



Recreation Facilities in Low Density Category

Comprehensive Plan Amendment

PA-25-02724



City Commission
August 20, 2025

Department of Sustainable Development (DSD)



Request



The Applicant, Maltese Diplomat Owner, LLC, has filed Application No. PA-25-02724, requesting Comprehensive Plan Amendment to the Future Land Use Element to allow Recreation Facilities within the Low Density Land Use Category.

Current Regulations



Within the Future Land Use Element (FLUE) of the Comprehensive Plan, recreation facilities such as public parks and playgrounds are explicitly listed as a permitted use within the Low Density Category.

As such other recreation facilities would not be permitted in this category if they are not considered public parks or playgrounds.

Proposed Amendment



The Applicant proposes to amend the Comprehensive Plan Future Land Use element to **explicitly** allow public or private recreation facilities other than public parks and playgrounds within the Low Density Future Land Use Category, so long as such use is ancillary to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay PDO.

Additionally, such request remains consistent with the Broward County Land Use Plan as the “Residential” land use category currently permits other recreational facilities.

Staff Recommendation



On July 15, 2025, the Planning and Zoning Board recommended approval of the application by a vote of 4 to 0.

Staff recommends that the City Commission consider this item on first reading for transmittal to the State.



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