

TO: The Honorable Chair and Steering Committee Members

FROM: Barbara Blake Boy, Executive Director 

SUBJECT: BrowardNext Steering Committee: Recommendations in Consideration of Senate Bill 180 Potential Impacts

DATE: October 9, 2025

Meeting Materials

The revised materials are presented as follows:

Tabs: Framework

~~Administrative Rules Document: BrowardNext (ARD) – Article 5 Excerpt~~ **ADOPTED**

Policies *Summary Document*

Definitions *Summary Document*

Permitted Uses *Summary Document*

Recommended Practices

Highlighted Regional Issues (HRI)

Proposed NRMS (Natural Resource Map Series)

Support Documents (BCLUP Map and Residential Uses Table)

Comments (Written comments from the public as submitted through October 2025)

Planning Council Staff Recommendation for Policies, Definitions, Permitted Uses, Recommended Practices and Proposed NRMS:

In recognition of the aggressive interpretation of Senate Bill 180 and the anecdotal review of comprehensive plans that have been deemed null and void since July 1, 2025, Planning Council staff recommends a phased approach that will primarily proceed with incentives or modifications that provide optional densification opportunities and hold potential policy recommendations that are likely to be deemed more restrictive or burdensome in abeyance until such time that the Florida Statutes are modified by legislative or other means.

Background Information

The Steering Committee held public workshops and provided directives to Planning Council staff at its March 27 and April 24 meetings. However, following the recommendations at those meetings, both the State House and Senate nearly unanimously approved Senate Bill 180 on May 2, 2025, which had been amended on May 1, 2025, to include the following language which had been struck earlier in the legislative session:

- Section 28. (1) Each county listed in the Federal Disaster 1061 Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any

moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

The Bill was signed by the Governor on June 26, 2025, and became effective on July 1, 2025.

All proposed changes have been evaluated compared to 2025 Florida Legislature SB 180 which prohibits the proposal or adoption of more restrictive or burdensome amendments to its comprehensive plan retroactive to August 1, 2024, through October 1, 2027. It is noted that the Florida Department of Commerce has been aggressive in its interpretation of SB 180 and Planning Council staff notes for each section are made in consideration of that posture.

Highlighted Regional Issues (HRI)

The adoption of the 2017 BrowardNext – Broward County Land Use Plan (BCLUP) included an introductory narrative of the County’s shift to regional policy issues referred to as “Highlighted Regional Issues” (HRI). The following HRI were prioritized:

- Climate Change Resilience
- Targeted Redevelopment
- Multi-Modal
- World-Class Natural Resource Protection and Enhancement
- Housing Affordability
- Disaster Planning and Post-Disaster Redevelopment
- Renewed Intergovernmental Partnership

Each of the referenced visions includes between three (3) and six (6) Strategies. The concept was that any individual reading this document would recognize what is important to the future of Broward County and its residents in the realm of countywide land use planning.

Planning Council Staff Recommendation for Highlighted Regional Issues (HRI)

The HRI Strategies are redundant and exist throughout the Policies, Definitions, Permitted Uses and Recommended Practices sections of the BCLUP. BCLUP text amendments to any of those sections often result in a duplicative effort.



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Planning Council staff suggest that the HRI be deleted from the BCLUP and that a version of the HRI be reimagined as a support document to continue the narrative of these vital topics. The support document would include a similar narrative for each HRI and would continue the strategies in the Policies or other appropriate section of the BCLUP which require fulfillment of the Florida Statutes, Chapter 163 process. Bifurcation of the HRI document will allow for the narrative to be updated with data and information as necessary.

Administrative Rules Document: BrowardNext

The **Administrative Rules Document: BrowardNext (ARD)** is adopted and maintained by the Broward County Planning Council for the purpose of providing guidance for the implementation of the BrowardNext – Broward County Land Use Plan. Timing wise, the ARD will not be considered for adoption by the Planning Council and County Commission until after the anticipated BCLUP adoption and completion of the Chapter 163 process. However, the Planning Council expedited an affordable housing incentive for Redevelopment Unit applications (Article 3) and in-lieu of payment option to meet affordable housing Policy 2.16.2 (Article 5); both the Article 3 and Article 5 amendments have been adopted by the Planning Council and County Commission and are in effect.

