

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Policies Section has been updated consistent with the Framework for Policy 2.1.3, 7-Year Review of the Plan, which includes rationales/explanations for significant changes. The symbols below categorize proposed changes throughout the Plan into five categories, four of which are specific and the last of which identifies changes that address more than one specific category. Proposed housekeeping changes do not have a symbol. All changes are indicated in ~~strike-through~~/underline format (as presented at the March and April Steering Committee meetings). 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 staff notes are made in consideration of that posture.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 2: POLICIES - SUMMARY

GENERAL



POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability, resiliency and livability.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider removal of modification and maintain existing Policy.

RESIDENTIAL



POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan, with the exception of affordable housing density bonuses or allocations of flexibility or redevelopment units.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.2.2 Establish ~~flexibility~~ discretion within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.2.5

- A.** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.
- B.** Alternative housing types, such as student or adaptive dwelling units, that accommodate a variety of living scenarios such as multiple single individuals, may be counted by the local government as one (1) dwelling unit for residential density calculations for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



~~**POLICY 2.2.6** By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.2.6 Broward County and its local governments are encouraged to promote a variety of housing types that allow residents of all income ranges an opportunity to build economic security.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider deletion of "...that allow residents of all income ranges an opportunity to build economic security." or maintain existing Policy 2.20.2.

COMMERCE



POLICY 2.3.4 Local ~~certified land use plans~~ governments may decrease by 20 percent the lands designated "Commerce" or similar designation on the Broward County Land Use Plan Map ~~its local certified land use plan map~~ for residential use in accordance with the rules established within Article 3.5(A)(1) of the "Administrative Rules Document: BrowardNext." ~~Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification of incentive. Likely considered less restrictive or burdensome. Proceed.

ACTIVITY CENTERS



POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center). Dwelling units from any given category may be substituted by the local government for dwelling units of another category provided that the substitution results in the same or lesser student generation utilizing the student generation rates as adopted in the Broward County Code of Ordinances.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.4.78 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating design features that promote and enhance pedestrian and bicycle mobility and safety to ensure every resident and visitor can safely and confidently navigate the transportation network. ~~paths, as well as greenways.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.4.10 Municipalities which propose or have designated an Activity Center on the Broward County Land Use Plan should consider reduced parking ratios, shared parking and smart parking technologies, as well as the use of cool materials.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider removal from draft. Hold proposed modification in abeyance for future consideration.

~~**POLICY 2.4.10** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:~~

- ~~• Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.~~
- ~~• Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.~~
- ~~• Buildings should front the street (zero or minimal setbacks are encouraged).~~
- ~~• Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).~~
- ~~• Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed-use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement pedestrian, bicycle and transit usage and is compatible with adjacent land uses.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.4.12 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Municipal reporting clarification. Proceed.

PARKS/CONSERVATION



POLICY 2.5.4 Broward County shall strongly encourage the preservation of conservation, open space, community and recreational areas, especially those publicly owned lands on the barrier island.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.5.45 Amendments to the Broward County Land Use Plan which would result in the loss of conservation, open space, environmentally sensitive lands, or community and recreational areas shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated, inclusive of flood and urban heat implications.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.5.56 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

...



- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development, consistent with future conditions standards and water storage needs identified in the Future Conditions Water Storage Map.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

...



- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff. A Phase 2 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff, may be required based upon the findings of the Phase 1 or equivalent assessment.

...

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

URBAN AGRICULTURE



POLICY 2.6.1 Broward County shall support and encourage municipalities to ~~provide~~ promote access to fresh food farm-to-table opportunities throughout Broward County when considering the location of residential uses.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider deletion of all proposed modifications or of "...when considering the location of residential uses." Hold proposed modification in abeyance for future consideration. Maintain proposed Recommended Practices Policy 3.2.6 as it is optional.



POLICY 2.6.2 The Broward County Land Use Plan shall encourage local governments to permit appropriate and compatible urban agriculture activities in all land use categories of the Broward County Land Use Plan, except “Conservation” and “Recreation and Open Space” (excluding community gardens as deemed appropriate by local governments) and “Conservation,” while also ensuring that protection and promotion of rural agriculture activities remain a priority.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

MINING



POLICY 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of conventional or unconventional drilling methods and the use of hydraulic or gas fracturing, acid fracturing, and any form of extreme or other well stimulation techniques, including but not limited to the practice of injecting acids, chemicals, proppants, solvents and other aqueous and non-aqueous fluids to create fractures, fissures or other areas of increased permeability or porosity for the purposes of resource extraction.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

COMPATIBILITY



POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

...

- c. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, ~~located within 500 feet,~~ or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.10.3 In order to prevent future incompatible land uses, the Broward County Land Use Plan shall continue to encourage local governments to increase residential density along major transportation and transit corridors, as well as in Activity Centers, and to protect areas

with lower density residential designations and development, as the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

PUBLIC FACILITIES AND SERVICES



POLICY 2.11.5 New onsite sewage treatment and disposal systems (such as septic tank systems) shall only be permitted when the Environmental Health section of the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection (FDEP) determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the FDEP, Florida Statutes and the Florida Administrative Code.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Corrects agency references, consistent with Florida Statutes. Likely considered less restrictive or burdensome. Proceed.



~~**POLICY 2.11.6** Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT



~~**POLICY 2.12.6** Broward County shall encourage the utilization of park and open space land to locate temporary housing for those visitors and residents who have been displaced by man-made or natural disasters.~~ Broward County shall allow the utilization of park and open space land for emergency operations as deemed appropriate by local governments to support the temporary emergency needs after an unnatural or natural disaster.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed and consider deletion of "...unnatural or natural..."

TRANSPORTATION ~~CONCURRENCY AND IMPACT FEES~~



POLICY 2.14.67 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and ~~approved by the Broward County Board of County Commissioners~~ accepted by Broward County to determine the capacities and levels of service on the regional roadway network.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.14.98 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments as modeled in the latest version of the Southeast Florida Regional Planning Model.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



~~**POLICY 2.14.10** Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. (Note: Policy relocated to Transportation Multi-Modal Levels of Service as Policy 2.18.1)~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Based on anecdotal State of Florida review agency comments, relocation may be viewed as readoption of Policy and could be deemed more restrictive or burdensome. Consider maintaining existing Policy 2.14.10 and do not include relocation.

PUBLIC SCHOOLS



Policy 2.15.6 Broward County and its local governments should coordinate with the Broward County School Board to ensure that traffic circulation near and around public schools has a minimal impact on the regional and local transportation network as well as maximizing public school transportation opportunities especially within the final two (2) travel miles.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.15.7 Broward County and its local governments shall continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Staff recommends modifying as follows based on the April discussion:

POLICY 2.15.7 Broward County and its local governments should support the exemption of school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

Potential to be deemed more restrictive or burdensome; however, this is a “should” Policy and not a requirement.

AFFORDABLE HOUSING BONUS DENSITY



POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*
- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

~~*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.~~

...



(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus

units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least ~~thirty (30)~~ fifteen (15) years for owner occupied housing.



- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” below 16 dwelling units per acre may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan and those lands designated “Residential” 16 dwelling units per acre and above may not exceed a maximum of 75 dwelling units per acre on the Broward County Land Use Plan. When at least 15 percent of the units are affordable with a minimum of 5 percent at the moderate-income level and a minimum of 10 percent at the low- income levels, these maximum densities shall not apply for lands designated “Residential” 16 dwelling units per acre and above. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.



- (5) At the time of allocation of bonus density, the applicable local government must make a finding of compatibility with existing and future land uses, and that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.

...

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

POLICY 2.16.4

...

- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road, except for the horizontal integration of office or commercial uses. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.



- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the

affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing.

...

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based clarification. Likely considered less restrictive or burdensome. Proceed. Senator Geller’s office has indicated no additional policy modifications at this time.

POLICY 2.16.5 Within parcels located west of and including US 1 and designated “Community” on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:



- (1) The parcel is ~~and will remain~~ publicly owned by a municipality and within its jurisdiction or is ~~and will remain~~ publicly owned by the Broward County Board of County Commissioners or School Board of Broward County; or the parcel is owned by a faith-based institution, with direct access to city, county or state roads as defined by the Broward County Road Jurisdiction map.
- (2) At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;



- (3) Maximum density ~~does not exceed 50 dwelling units per acre~~ shall be determined by the applicable local government addressing building bulk, shadow and form;

...

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.16.6 Broward County and its local governments are encouraged to promote mixed-income development to optimize the economic sustainability of its residents and affordable housing supply.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE



POLICY 2.18.1 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions,

improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. (Note: Relocated from Policy 2.14.10)

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Based on anecdotal State of Florida review agency comments, relocation may be viewed as readoption of Policy and could be deemed more restrictive or burdensome. Consider maintaining existing Policy 2.14.10 and do not include relocation.

COMPLETE STREETS



POLICY 2.19.1 Broward County and its partners shall aim to achieve zero traffic fatalities and serious injuries throughout Broward County by implementing comprehensive safety measures to ensure every resident and visitor can safely and confidently navigate the transportation network.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider modification from “shall” to “should.” Hold proposed modification in abeyance for future consideration.

SMART GROWTH



POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, directed to areas with reduced flood risk, and which maximizes preservation and conservation of natural resources.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



~~**POLICY 2.20.2** Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups. (Note: Replaced with Policy 2.2.6)~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Consider maintaining proposed Policy 2.2.6 with edit.



POLICY 2.20.1514 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles, and methods, and recommendations consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition, as well as plans including the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners. ~~which may generally include the following:~~

- ~~(1) Community/Neighborhood — use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.~~
- ~~(2) Lot Choice — priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.~~
- ~~(3) Site Choice — re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.~~
- ~~(4) Water Efficiency/Conservation — use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.~~
- ~~(5) Energy Efficiency/Conservation — use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.~~
- ~~(6) Materials — use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.~~
- ~~(7) Health — use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome based on proposed addition of referenced plans; consider removal of additions and maintain deletions. Hold proposed additions in abeyance for future consideration.



POLICY 2.20.16 Broward County shall pursue strategies to diversify and expand clean and renewable energy sources and infrastructure in order to reduce greenhouse gas emissions within Broward County, the region and the state of Florida.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.20.17 In an effort to promote sustainable communities with a variety of housing options, the Broward County Land Use Plan shall encourage Broward County and its municipalities to consider adaptive reuse of underutilized non-residential uses, such as office, retail and hotel uses to residential uses, where such adaptive reuse is in proximity to supportive services for residential uses, such as transit, healthy food, schools, employment, etc. Density may be accommodated by one or more of the following: allocation of “flexibility units” or “redevelopment units” or Policy 2.2.5, 2.16.3, 2.16.4 or 2.16.5.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS



POLICY 2.21.3 Broward County shall evaluate plan amendments within the Adaptation Action Area - Social Resilience Map and shall discourage those amendments which would contribute to additional flood or heat risk within the basin, and for adjacent properties, under current and future conditions. In review of such amendments, the County shall review for:

- a. Stormwater storage improvements that provide a net benefit to the community.
- b. Green infrastructure projects that present a net benefit to the community.
- c. Additional infrastructure improvements supporting implementation of the 2025 Countywide Resilience Plan.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.4 Plan amendments within the Adaptation Action Area - Social Resilience Map should require a minimum of 20% of site area be dedicated to green infrastructure features, such as tree plantings, vegetated storage (swales, bioswales, stormwater planters), on-site water management systems, and alternatives to paved surfaces. If 20% green infrastructure is not feasible, the applicant or sponsoring municipality may include consideration and implementation of programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees,

and other funding sources as appropriate to provide the required green infrastructure investments elsewhere within the sub-basin.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.5 Broward County shall establish and maintain a Future Conditions Water Storage Map to guide redevelopment requirements for enhanced water management investments accounting for future conditions planning and consistent with the 2025 Countywide Resilience Plan.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.6 Site development and redevelopment shall be required to provide sufficient on-site water management infrastructure to achieve enhanced water storage in accordance with the Future Conditions Water Storage Map and the established water storage allocation for the sub-basin. The applicant or sponsoring municipality may include consideration and implementation of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required storage or equivalent water management improvements elsewhere within the sub-basin or to provide funding to facilitate the establishment of same;
- b. programs and policies in which the municipality facilitates the maintenance or upgrade of existing water infrastructure to improve water storage, drainage or flood control within the relevant sub-basin or other priority areas.
- c. property tax abatement programs aimed at generating revenues for resilience investments;
- d. streamlined and reduced-cost permitting procedures for resilience projects investments;
- e. use of appropriate existing public lands or public land-banking to generate additional water storage areas.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve the required additional water storage to support flood protection under predicted future conditions.

Local governments shall document and track programs, policies and projects implemented for the purpose of enhancing sub-basin storage consistent with the Future Conditions Water Storage Map.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.7 Broward County, affected municipalities, and other appropriate agencies shall coordinate and cooperate to implement policies, methods and programs consistent with the 2025 Countywide Resilience Plan to achieve the targeted additional water storage required throughout the County consistent with future conditions analyses.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.38 Broward County shall update climate related policies and maps in the Land Use Plan, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort and related studies, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.49 Broward County shall ~~work cooperatively~~ collaborate with local governments and transportation agencies to identify and ~~evaluate~~ assess transportation infrastructure and assets at risk from climate events and other hazards. ~~and help coordinate adaptation efforts for~~ will focus on coordinating adaptation strategies to enhance the resilience of key infrastructure, including immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes, ensuring continued functionality and accessibility for all communities, particularly those near for coastal populations high-hazard areas.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.510 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, ~~and Coastal High Hazard Areas Map, and the Priority Planning Areas for Sea Level Rise Map~~ and Adaptation Action Area – Social Resilience Map, respectively, determine that the subsequent development will be served by and further adequate storm water management and drainage facilities consistent with the 2025 Countywide Resilience Plan, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

ENVIRONMENTALLY SENSITIVE LANDS



POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on ~~a~~ the Environmentally Sensitive Lands Map of Local Areas of Particular Concern within the Future Broward County Land Use Plan Natural Resource Map Series.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification of title. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County Resilient Environment Department ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Shifts ESL Map to original intent of planning purposes only. Proceed.



POLICY 2.23.3 Broward County and its local governments shall ~~should~~ develop and implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations, such as the consideration of density and intensity bonuses; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

WATER RESOURCES MANAGEMENT



POLICY 2.24.5 In order to enhance water management, heat mitigation and community resiliency, Broward County shall support further and incentivize the integration of “green infrastructure” into the built urban environment.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

BEACHES AND RIVERS



POLICY 2.27.1 Land development codes and regulations shall require the protection, preservation and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

GREENWAYS AND TRAILS



POLICY 2.29.4 Broward County’s greenways and trails shall be designed with consideration for use consistent with future climate conditions, especially extreme heat, and shall be designed to include water bottle refill stations, enhanced tree canopy and cool materials.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, applicable to public lands only. Proceed.

ENVIRONMENTAL JUSTICE



POLICY 2.36.2 The Broward County Planning Council and Broward County shall continue to ~~, by 2019,~~ work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, ~~and issue model guidelines, methods, and tools~~ to advance environmental

justice, including the consideration of access to fresh food, medical resources and other services which provide a safe and supportive life environment.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: In conflict with 2025 State of Florida legislation. Recommend deletion of Policy to comply with legislation.

The following pending changes from April 2025 with updated notes:

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT

POLICY 2.12.3 Broward County's long-term recovery and redevelopment strategy shall inventory hazard prone properties, including repetitive loss properties, and utilize public funds to purchase such properties to reduce future property damages and losses.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy as modification could be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.12.4 Broward County shall, ~~by December 31, 2017,~~ work with municipalities and affected parties to identify and designate a "Coastal Storm Area" on the County's Natural Resource Map Series which shall depict the Coastal High Hazard Area, as defined by state statutes, all properties directly connected to the mainland by bridges and all low-lying properties that have restricted evacuation and emergency access.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Remove date and maintain existing Policy as further modification could be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.12.5 Broward County shall limit public funding within the identified "Coastal Storm Area," unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE

POLICY 2.18.23 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development. *(Note: Pending change.)*

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

The following Policy modifications are proposed to meet statutory requirements:

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.1 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

Steering Committee Directive April 2025: Proceed.

October 2025 Note: Continue to recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review.

October 2025 Note: Recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.



POLICY 2.14.3 Prior to plat or site plan approval, whichever occurs first, Broward County and/or the appropriate local government shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.

POLICY 2.36.1 For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review.

October 2025 Note: In conflict with 2025 State of Florida legislation. Recommend deletion to of Policy to comply with legislation.