

Prepared for Progress

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The following Policies were proposed to be updated consistent with the Framework for Policy 2.1.3, 7-Year Review of the Plan, which includes rationales/explanations for significant changes. However, based on the October 16, 2025, BrowardNext Steering Committee meeting, the proposed changes are being held in abeyance until modification or resolution of 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.

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.



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

ACTIVITY CENTERS



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



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

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.

Steering Committee Directive October 2025: 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.

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

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 October 2025: 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.

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

COMPATIBILITY



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 ~~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 October 2025: Proceed with adding highlighted section. Underlined text has potential to be deemed more restrictive or burdensome; hold proposed modification in abeyance for future consideration.

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.

Steering Committee Directive October 2025: Maintain existing Policy. Hold 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.

Steering Committee Directive October 2025: Maintain existing Policy. Hold 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.

Steering Committee Directive October 2025: Maintain existing Policy. Hold 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.

Steering Committee Directive October 2025: Maintain existing Policy. Hold in abeyance for future consideration.

TRANSPORTATION ~~CONCURRENCY AND IMPACT FEES~~



~~**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 October 2025: 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.

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 October 2025: 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.

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.

Steering Committee Directive October 2025: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

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



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 October 2025: Proceed with deleting highlighted section. Underlined text has potential to be deemed more restrictive or burdensome; hold proposed additions in abeyance for future consideration.



POLICY 2.20.1615 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 October 2025: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

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.

Steering Committee Directive October 2025: 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.

Steering Committee Directive October 2025: 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.

Steering Committee Directive October 2025: 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.

Steering Committee Directive October 2025: 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.

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

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

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Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 3: RECOMMENDED PRACTICES - SUMMARY

...

ENVIRONMENTAL

...










POLICY 3.3.9 Establish minimum requirements and promote expansion of green infrastructure as integral to water management infrastructure.

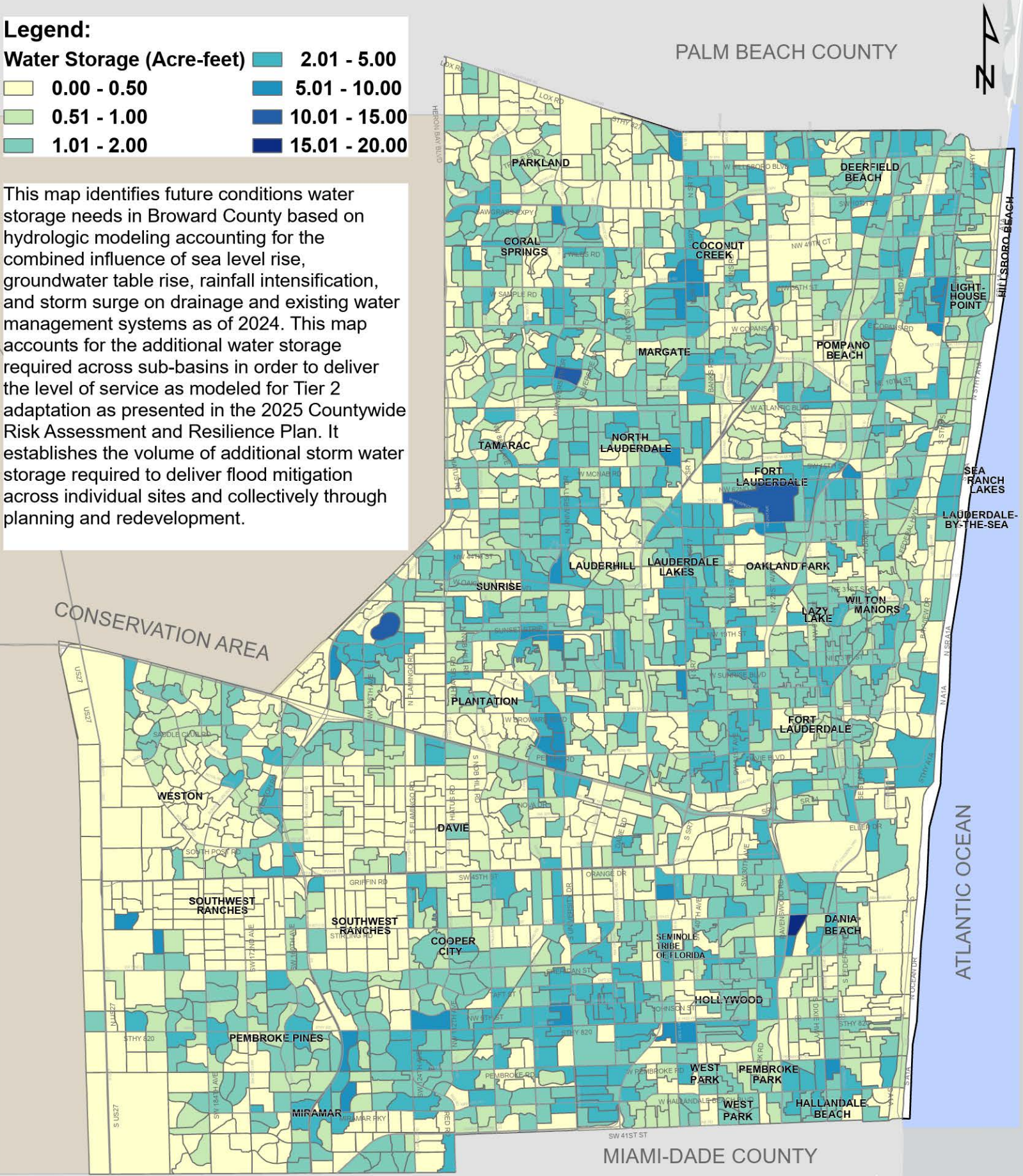
Steering Committee Directive October 2025: Potential to be deemed more restrictive or burdensome. Hold in abeyance for future consideration.

FUTURE CONDITIONS WATER STORAGE MAP

Legend:

Water Storage (Acre-feet)	 0.00 - 0.50	 2.01 - 5.00
	 0.51 - 1.00	 5.01 - 10.00
	 1.01 - 2.00	 10.01 - 15.00
		 15.01 - 20.00

This map identifies future conditions water storage needs in Broward County based on hydrologic modeling accounting for the combined influence of sea level rise, groundwater table rise, rainfall intensification, and storm surge on drainage and existing water management systems as of 2024. This map accounts for the additional water storage required across sub-basins in order to deliver the level of service as modeled for Tier 2 adaptation as presented in the 2025 Countywide Risk Assessment and Resilience Plan. It establishes the volume of additional storm water storage required to deliver flood mitigation across individual sites and collectively through planning and redevelopment.



ADAPTATION ACTION AREA - SOCIAL RESILIENCE

Legend:
 **Adaptation Action Area for Social Resilience**

This map collectively identifies areas in Broward County where resilience challenges of flood risk, extreme heat, and social vulnerability intersect. This map is Priority Zone 1, as presented in the County's 2025 Countywide Risk Assessment and Resilience Plan reflective of modeled flood elevations, satellite-based temperature data (LANDSAT8 from NASA), community Social Vulnerability Index (SVI) as published by the Center for Disease Control and Prevention (CDC), and FEMA designated Community Resilience Disaster Zones (CRDZ). It establishes geographic areas for priority investment in heat and flood mitigation strategies.

