

# BROWARDNEXT

## Workshop

DRAFT Updates to Policies, Definitions,  
Permitted Uses & Recommended Practices



Please Sign In

December 10, 2025



BROWARDNEXT  
Website



# Agenda

## Introduction

1. Framework for Policy 2.1.3, Seven (7) Year Review
2. Policies *Summary*
3. Definitions *Summary*
4. Permitted Uses *Summary*
5. Recommended Practices *Summary*
6. Highlighted Regional Issues
7. Prepared for Progress

*Also visit the BrowardNext website for more information:*  
<https://www.broward.org/BrowardNext/Pages/default.aspx>

- **Silence your phones | Sign-In**
- **Questions/comments**
- **Visit Website: [broward.org/browardnext](https://broward.org/browardnext)**
- **Support Documents**
  - BCLUP Map
  - Estimation of Permitted Dwelling Units
  - BCLUP Residential Allowances
- **Written/Verbal Public Comments**
  - Ongoing throughout update
  - Received from municipalities, government agencies, organizations, development community, individuals, etc.

Please sign in!





# Framework

The updated Framework includes:

- Steering Committee directives
- Staff recommendations
- Status information
- Summary of interested party comments through October



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.

 Intergovernmental Coordination and/or Refinement

 Resiliency

 Housing/Densification

 Transportation/Mobility

 Multiple

# Policies



## Residential



**Policy 2.2.1 – recognize density exceptions with affordable housing**



**Policy 2.2.2 – update to clarify intent**



**Policy 2.2.5 – memorialize alternative housing type density calculations**



**Policy 2.2.6 – eliminate for lack of advocacy**

## Commerce



**Policy 2.3.4 – update to clarify intent**



# Policies

## Activity Center



**Policy 2.4.3 – memorialize dwelling unit substitution for all Activity Centers**



**Policy 2.4.10 – eliminate site planning criteria**



**Policy 2.4.12 – memorialize Planning Council interpretation regarding dwelling unit substitution**

## Parks/Conservation



**Policy 2.5.6 – include alternative assessments**

## Urban Agriculture



**Policy 2.6.2 – update to clarify intent**

# Policies



## Compatibility



**Policy 2.10.1 – eliminate “within 500 feet”**



**Policy 2.10.3 – encourage increased density along transportation and transit corridors**

## Public Facilities & Services



**Policy 2.11.5 – corrects agency references consistent with Florida Statutes**



**Policy 2.11.6 – eliminate redundancy of related policies**

## Disaster Planning & Post-Disaster Redevelopment



**Policy 2.12.6 – ensure utilization of parks for emergency operations**





# Policies

## Transportation



**Policy 2.14.1/2/3/4/8 – now proposed for deletion to comply with Florida Statutes and Broward Code of Ordinances**



**Policy 2.14.6 – update to clarify intent**



**Policy 2.14.9 – identify specific model**

## Public Schools



**Policy 2.15.6 – support the coordination of local governments and School Board for traffic circulation**



**Policy 2.15.7 – support exemption of school impact fees without limitation**



## Affordable Housing Bonus Density

# Policies



**Policy 2.16.3 (Bonus Density) – additional opportunities for bonus density**



**Policy 2.16.4 (Residential by Right – Commerce and Activity Centers) – No updates proposed by Senator Geller at this time**



**Policy 2.16.5 (Residential by Right – Government Owned Parcels) – clarify ownership, expand to faith-based ownership and modify density**



**Policy 2.16.6 – promote mixed-income development**



**Policy 2.18.1/2 – now proposed for deletion to comply with Florida Statutes and Broward Code of Ordinances**

## Transportation Multi- Modal Levels of Service



# Policies

## Smart Growth



**Policy 2.20.14 – enhance inclusion of CCAP and RCAP strategies; consider removal of additions and maintain deletions**



**Policy 2.20.17 – adaptive reuse of non-residential buildings to residential**

## Environmentally Sensitive Lands



**Policy 2.23.1 – update to clarify intent**



**Policy 2.23.3 – expand strategies to protect Local Areas of Particular Concern**

## Water Resources Management



**Policy 2.24.5 – include heat mitigation**

## Greenways & Trails



**Policy 2.29.4 – focus design of greenways and trails to address future climate conditions; applicable to public lands only**



# Definitions

Adaptation Action Areas

Aircraft

Assisted Living Facilities

~~Barrier Island~~

~~Coastal Barrier Island~~

Community Residential Home

Community Residential One-Family Dwelling

Cool Materials

Electrical Power Plants

Floodplain

Local Planning Agency

Nursing Home

Passenger Rail Station

Septic Tank

Single Room Occupancy

Water Storage



# Permitted Uses

## Activity Center

- The Activity Center Use category has been updated to remove the policy criteria from the land use description and the transitional language from the 2017 update, as well as to reflect the Planning Council interpretation regarding swapping out permitted dwelling unit types for those that generate fewer students.

## Agriculture/**Commerce**/Community

- Updated to reflect the modern reference for the Special Residential Facilities. **October 2025 Direction: Planning Council staff proposes elimination of the acreage maximum for allocations of Flexibility or Redevelopment Units.**

## Mining

- The Mining Use category has been omitted, as there are no lands on the BCLUP Map designated as such. **The Policies section of the Plan continues to maintain protective measures and prohibition of fracking.**

## **Recreation and Open Space**

- The Recreation and Open Space Use category has been updated to permit residential use by right with an affordable housing requirement, per the Steering Committee direction provided at its March 27, 2025, meeting. **October 2025 Direction: Should exclude east of the Intracoastal Waterway consistent with other incentives.**



# Permitted Uses

## Residential

- The Residential Use category has been updated to permit horizontal mixed use, reflect the modern reference for Special Residential Facilities, remove outdated language for accessory dwelling units and live-aboard vessels and modernize descriptions for Dashed-Line and Redevelopment Areas.

## Rural Estates

- The Rural Estates Use category has been updated to remove outdated language for accessory dwelling units and add community residential dwellings to the permitted uses.

## Rural Ranches

- The Rural Ranches Use category has been updated to remove outdated language for accessory dwelling units and add community residential dwellings to the permitted uses.

## Transportation

- The Transportation Use category has been updated to modernize consideration for various transportation technologies and advancements and remove outdated language for the underlying land uses of expressways.



# Recommended Practices

Commerce/Economic  
Development



**Policy 3.2.6 – consider access to food when increasing residential density with a land use plan amendment**

Environmental



**Policy 3.3.3 – eliminate outdated language in conflict with PCT 24-1**



**Policy 3.3.4 – update to clarify intent**



**Policy 3.3.7 – support increasing surface water storage**



**Policy 3.3.8 – support reducing impervious cover and enhancing ground water storage**



# Recommended Practices

## Environmental



**Policy 3.3.10 – promote resilient design strategies that elevate infrastructure on the barrier island**



**Policy 3.3.11 – eliminate outdated language that is not conducive to County’s system of water supply**

## Public Facilities & Services



**Policy 3.4.1 – update to clarify intent**



**Policy 3.4.3 – include climate-focused**





# Highlighted Regional Issues

- 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

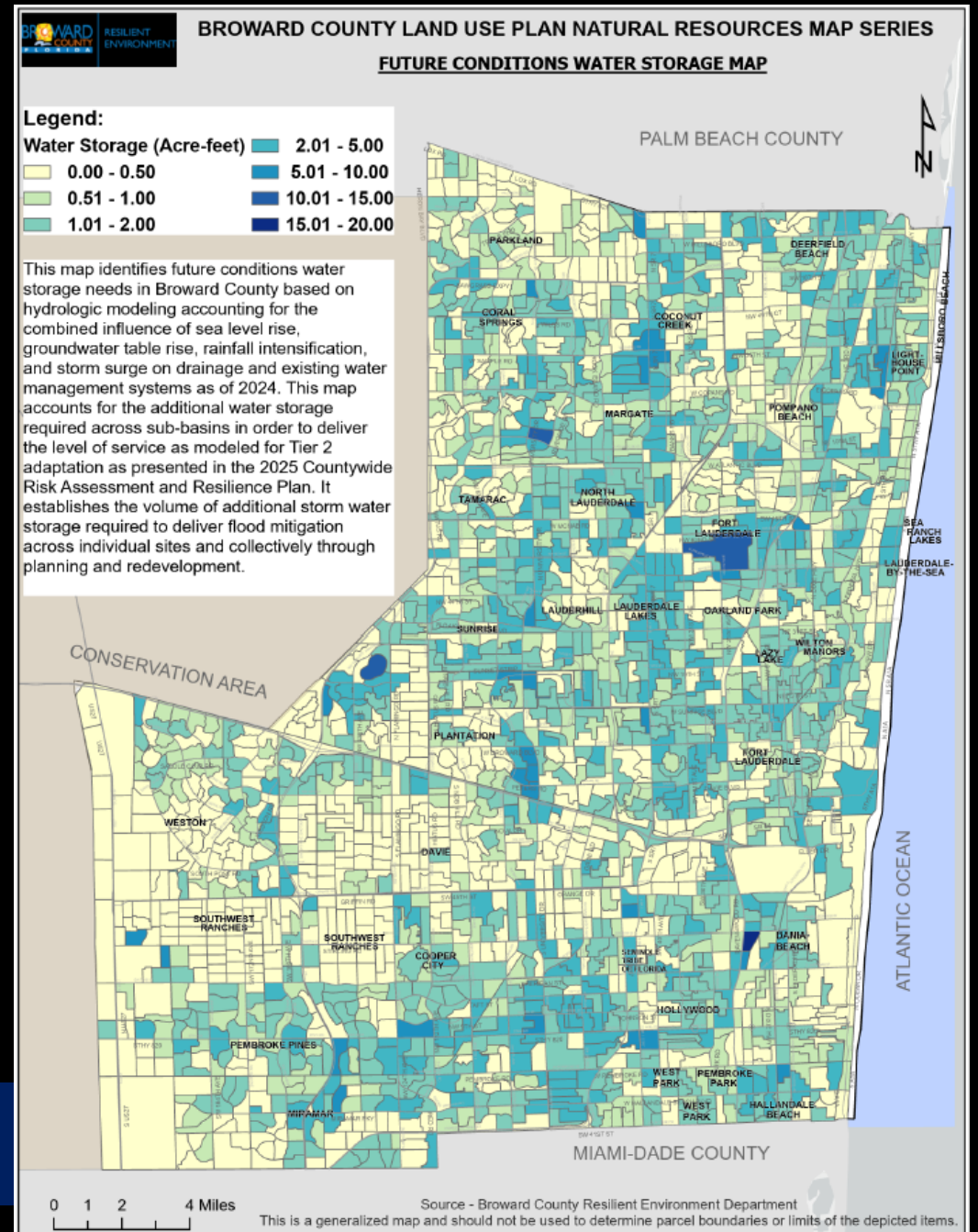
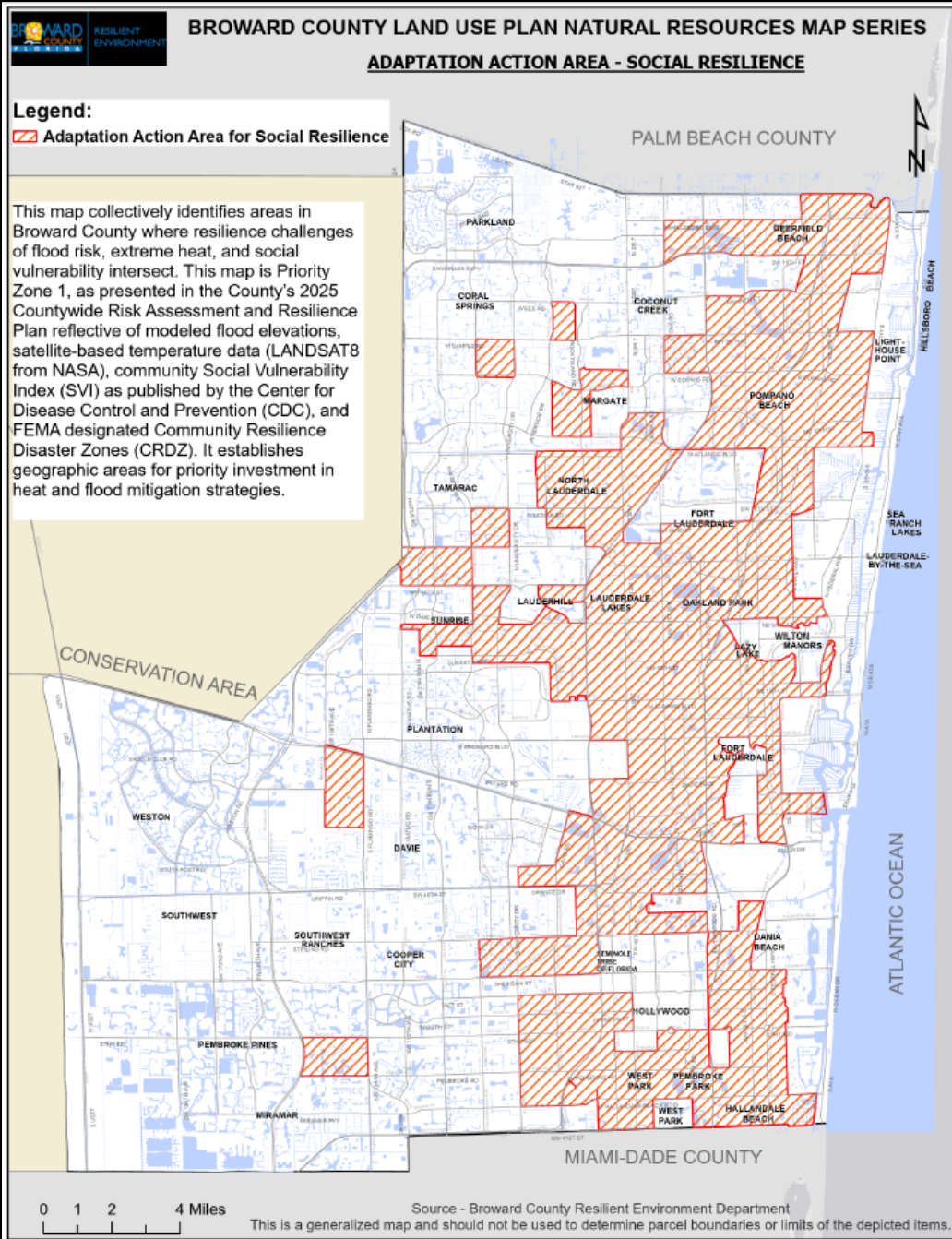


# *Prepared for Progress*

In consideration 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.

- Resiliency Planning
- Multi-Modal
- Disaster Planning and Post-Disaster Redevelopment

Prepared for Progress:  
Natural Resource Maps





## Next Steps:

Second Public Workshop  
(January or February 2026)

Planning Council First Public Hearing  
(Spring 2026)

County Commission Transmittal Public Hearing  
(Late Spring 2026)

State Review Agency Process (30 days)

Planning Council Second Public Hearing  
(Summer 2026)

County Commission Adoption Public Hearing  
(Fall 2026)

Resolution or Modification of SB 180 will determine  
Prepared for Progress Proposed Text and Workshop  
Schedule