

BROWARDNEXT

Steering Committee Meeting

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



Please Sign In

October 16, 2025



BROWARDNEXT
Website

Agenda

Call to Order

1. Planning Council Staff Recommendations for Discussion

- Framework for Policy 2.1.3, Seven (7) Year Review
- Policies Summary
- Definitions Summary
- Permitted Uses Summary
- Recommended Practices
- Highlighted Regional Issues – *New Item*
- Proposed Natural Resource Map Series:
 - Future Conditions Water Storage Map
 - Adaptation Action Area – Social Resilience Map
- Support Documents – *Updated*
- Comments – *Updated*

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



Framework

- The updated Framework includes:
 - April 24, 2025, Steering Committee directives
 - Staff recommendations
 - Status information
 - Summary of interested party comments through this week

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

Policies

General



Policy 2.1.1 – update to include resiliency

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



Policy 2.2.6 (new) – Consider deletion of “economic security” reference or maintain existing Policy 2.20.2

Policies

Commerce



Policy 2.3.4 – update to clarify intent

Activity Center



Policy 2.4.3 – memorialize dwelling unit substitution for all Activity Centers



Policy 2.4.8 – promote safety of transportation network for non-vehicular users



Policy 2.4.10 – (new) encourage parking options and cool materials



Policy 2.4.10 – eliminate site planning criteria



Policy 2.4.11 – prioritize interconnectivity of mobility options within Activity Center

Policies

Activity Center



Policy 2.4.12 – memorialize Planning Council interpretation regarding dwelling unit substitution

Parks/Conservation



Policy 2.5.4 – enhance preservation of park and conservation areas, especially on barrier island



Policy 2.5.5 – enhance preservation of park and conservation areas and resiliency considerations



Policy 2.5.6 – include future conditions standard, water storage and alternative assessments

Urban Agriculture



Policy 2.6.1 – consider deletion of proposed modifications or “..when considering the location of residential uses”



Policy 2.6.2 – update to clarify intent

Policies

Mining



Policy 2.9.3 – strengthen Fracking details; hold in abeyance

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; consider removal of unnatural or natural

Policies

Transportation



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



Policy 2.14.7 – update to clarify intent



Policy 2.14.8 – identify specific model



Policy 2.14.10 – relocated to more appropriate topic as Policy 2.18.1; maintain location

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

Policies

Affordable Housing Bonus Density



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

Transportation Multi- Modal Levels of Service



Policy 2.18.1 – relocated to more appropriate topic, previously Policy 2.14.10; maintain location

Complete Streets



Policy 2.19.1 – prioritize zero traffic fatalities and serious injuries (Broward Safety Action Plan); shift to “should”

Policies

Smart Growth



Policy 2.20.1 – update to clarify intent



Policy 2.20.2 – replaced with Policy 2.2.6



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



Policy 2.20.15 – update to clarify intent



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

Policies

Climate Resiliency, AAA & PPA



Policy 2.21.3 – amendment review criteria for Social Resilience Map



Policy 2.21.4 – encourage green infrastructure for areas identified on the Social Resilience Map



Policy 2.21.5 – establish Future Conditions Water Storage Map



Policy 2.21.6 – amendment review criteria for Future Conditions Water Storage Map



Policy 2.21.7 – support the water storage targets of the 2025 Countywide Resilience Plan



Policy 2.21.8 – update to clarify intent

Policies

Climate Resiliency, AAA & PPA

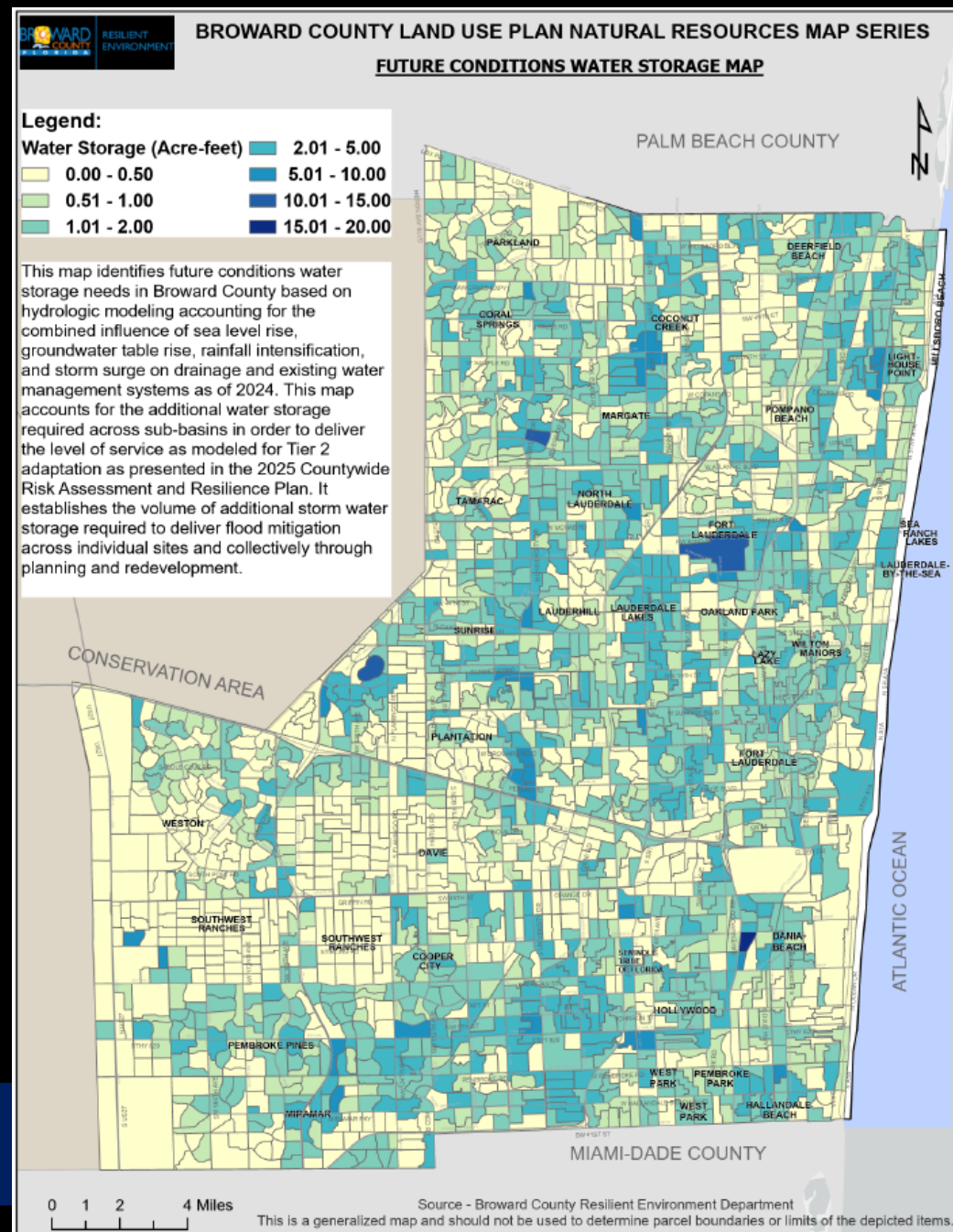
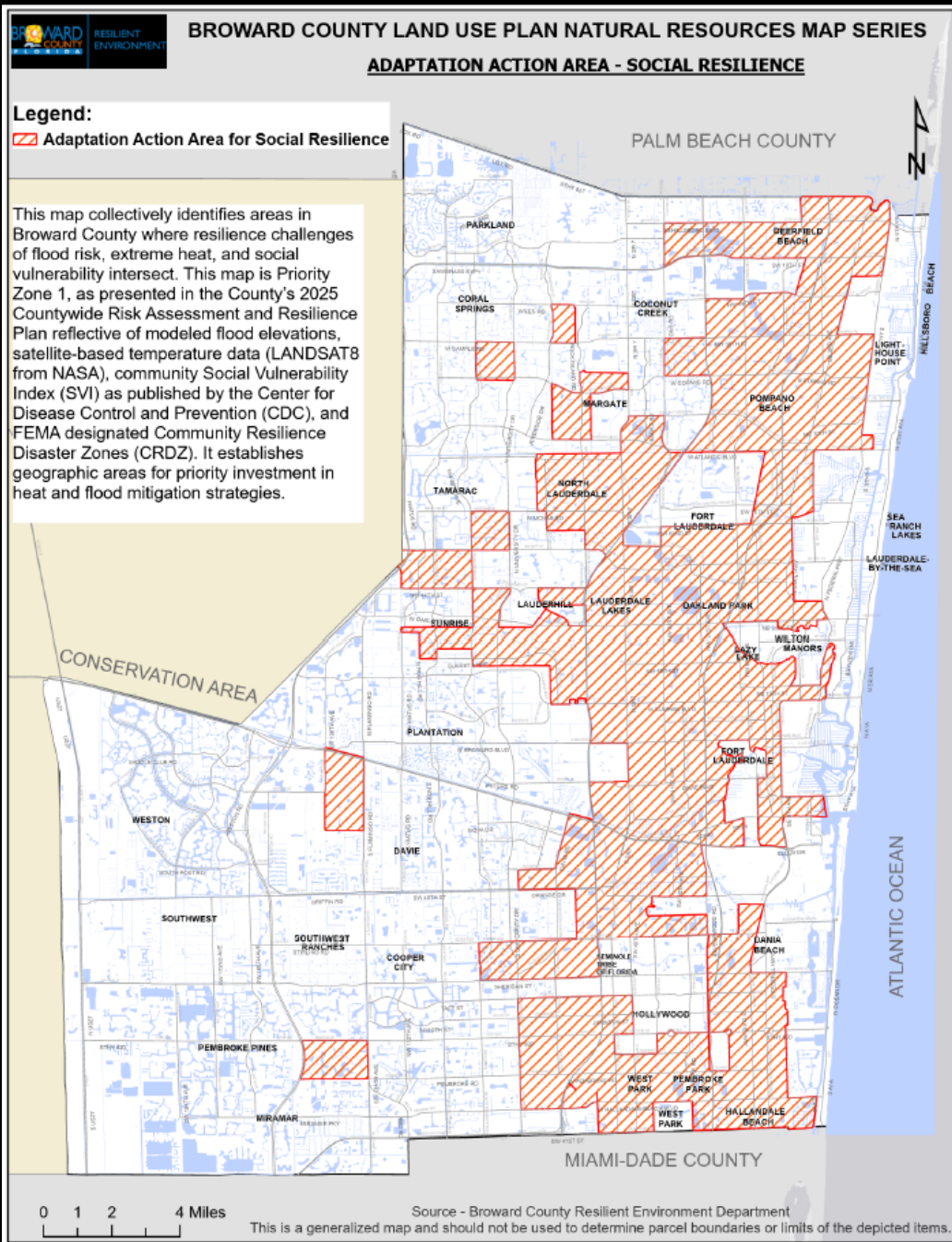


Policy 2.21.9 – enhance resiliency of infrastructure, particularly near coastal high-hazard areas



Policy 2.21.10 – incorporate consideration of Social Resilience Map and 2025 County Resilience Plan

Proposed Natural Resource Maps



Policies

Environmentally Sensitive Lands



Policy 2.23.1 – update to clarify intent



Policy 2.23.2 – establish biannual update for
Environmentally Sensitive Lands Map



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

Policies

Water Resources
Management



Policy 2.24.5 – include heat mitigation

Beaches & Rivers



Policy 2.27.1 – include preservation

Greenways & Trails



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

Environmental Justice



Policy 2.36.1/2 – delete to comply with Florida Statutes

Policies

Disaster Planning



Policy 2.12.3/4/5/8 – maintain existing policies in light of legislation; consider removal of date for Policy 2.12.4

Transportation Multi-Modal Levels of Service



Policy 2.18.3 – maintain existing Policy

Transportation Concurrency



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

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 Comment: 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 Comment: 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



Policy 3.3.9 – promote expanding green infrastructure for water management

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

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.



Next Steps

Proceed to two (2) public workshops for interested parties

Updated Policies, Permitted Uses, Definitions, Recommended Practices

- Include Comments from today's Steering Committee Meeting

Draft HRI Narrative

Create and post/share a document with only modifications to be held in abeyance