

Introduction

Countywide Planning - Moving Forward

The Broward County Land Use Plan was established during the 1970s and 1980s when much of the County was undeveloped and unincorporated. The initial Broward County Land Use Plan (BCLUP) was adopted in 1977 and the subsequent BCLUP in 1989. Low-density, suburban development with a focus on auto-oriented design were the predominant premises of these plans. The 1989 BCLUP was amended piecemeal scores of times through the years to better reflect current planning strategies and address economic market forces.

On April 22, 2014, the Broward County Commission initiated a comprehensive evaluation and update of the Broward County Land Use Plan, as a joint undertaking by the Broward County Planning Council and County Planning staffs, in coordination with municipalities and affected and interested stakeholders. The Broward County Planning Council took actions at its April 24 and May 22, 2014, meetings to affirm its support and participation in the evaluation and update. The effort was branded “BrowardNext.”

BrowardNext sought to comprehensively update the County’s land use planning program within the context of meeting the challenges of Broward County’s future and anticipated population growth of 235,000 new residents by the Year 2040. This update reorients the BCLUP to setting regional priorities and parameters, e.g., transit and mobility, affordable housing, climate resilience and adaptation, regional economic development, environmental protection, enhancement and protection of recreation and open space areas, and disaster preparedness. In addition, the result is a renewed land use planning and policy relationship between the County and its municipalities, to better ensure the County’s focus on sustainable regional policies and enabling municipalities to have appropriate and effective planning tools for the future.

For the Broward County Land Use Plan, as per the County Charter, the Broward County Planning Council serves as the coordinating agency, but the multiparty evaluation resulting in the new Plan fully engaged County staff as active participants, and was structured to include diverse and significant participation during the evaluation process. Full representation and participation from municipalities and their staffs were a vital component. Between August 2014 and August 2016, Planning Council and County staffs participated in over 80 public workshops, outreach efforts and presentations. Email communications were regularly provided to a contact list of approximately 1,500 residents, elected officials, engaged organizations, and municipalities. The BrowardNext Broward County Land Use Plan is the culmination of an extensive outreach and communication effort.

Relationship of the Broward County Land Use Plan to the Local Government Land Use Plans within Broward County

Under Florida Statutes, Chapter 163, each local government is required to prepare a land use plan element for its jurisdiction, which will be more definitive to meet specific local needs; however, this local land use element must be consistent with the Broward County Land Use Plan under the Broward County Charter. In order to determine the consistency, local governments must submit their land use plans, which have been prepared in conformance with the Florida Statute, to the Council for certification review. If the Council finds the local plan to be in substantial conformity to the Broward County Land Use Plan, the local land use plan will be certified by the Planning Council and become the land use guide for that jurisdiction with full force and effect of law under the Charter when adopted by the local governmental unit in conformance with the State Act. Unless otherwise noted, municipal plans may always be more restrictive than the County Plan.

Local jurisdictions must submit their own land use plans to the Council to be reviewed for (re)certification. If the Council determines the local land use plan is in substantial conformity with the County Land Use Plan, the Council will certify the local plan. A detailed explanation of (re)certification is found in the Plan Implementation Requirements Section of this plan.

The preparation of other required or optional elements of the comprehensive plans for each of the local jurisdictions is the responsibility of that jurisdiction.