

# 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

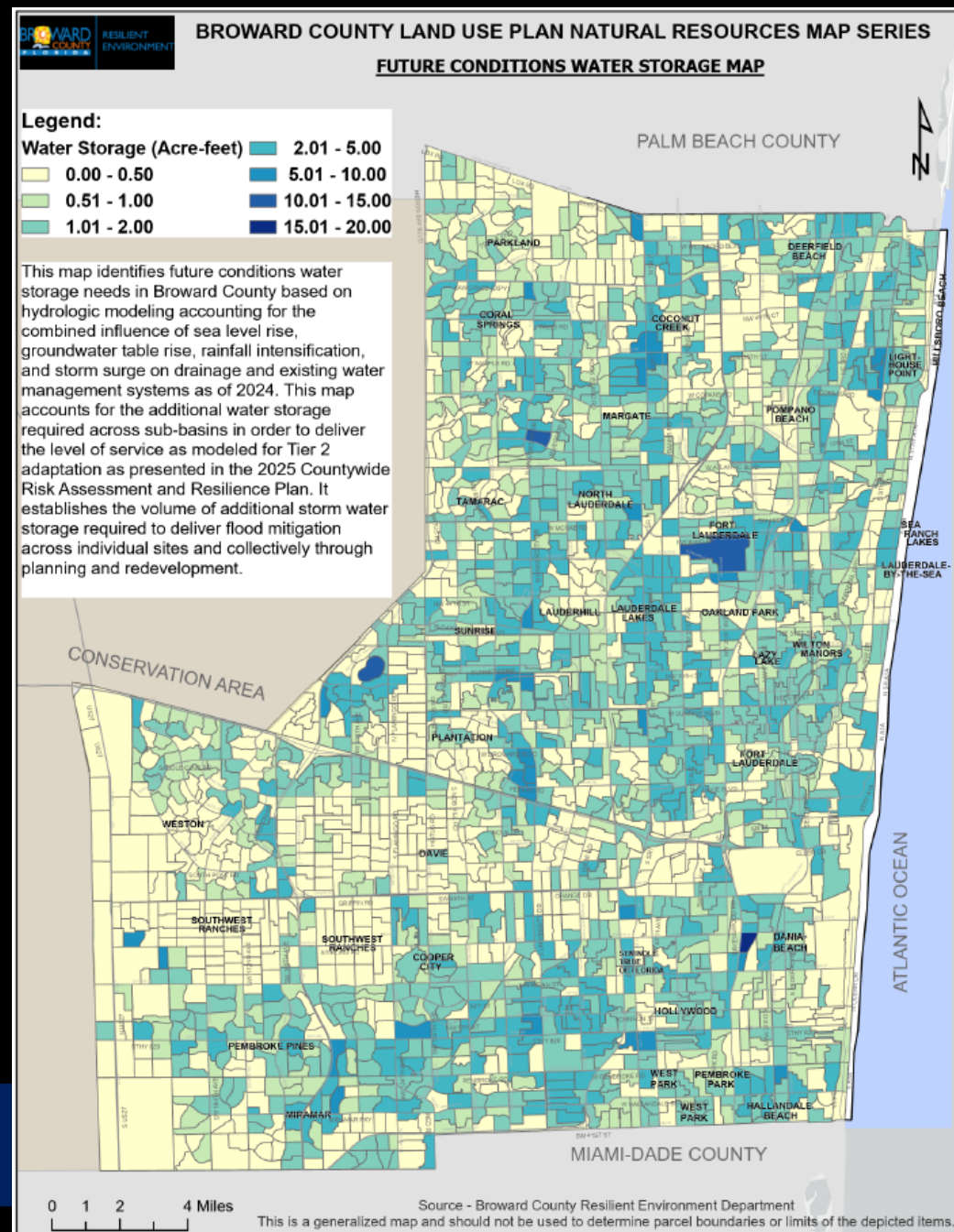
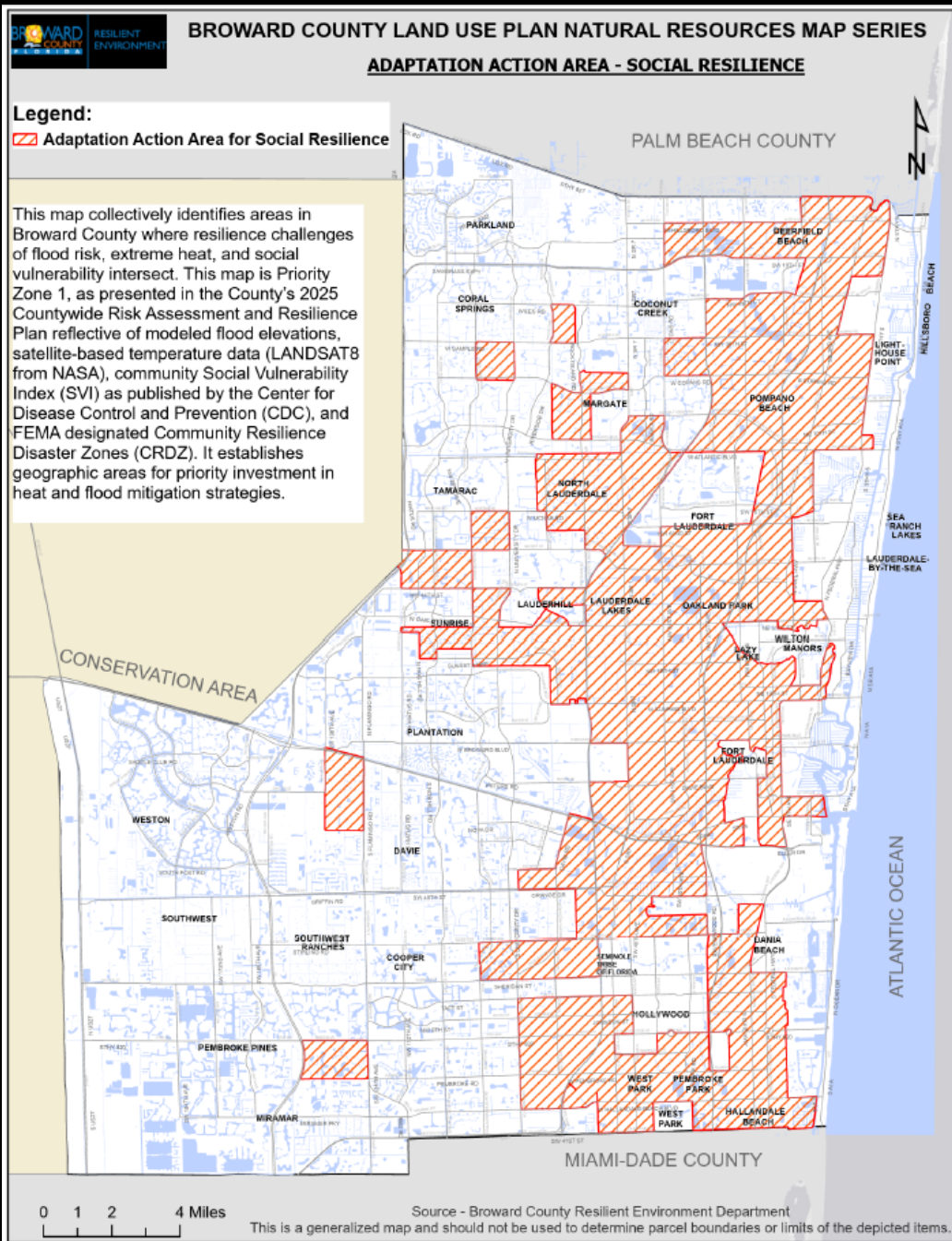


**Policy 2.21.9 – enhance resiliency of infrastructure, particularly near coastal high-hazard areas**



**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