

BROWARDNEXT

Broward County Land Use Plan 7-year Update

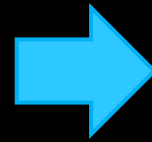


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Virtual & Physical Participation

- ALL participants - please sign in



- Any questions/comments received today that are not addressed, will be in the coming weeks and posted to the BrowardNext website
- Please hold questions/comments for the end
 - Virtual participants – please enter questions/comments in the chat on the Vimeo webcast

Thanks

for joining us today

We are the
Planning
Council staff



Barbara Blake Boy



Andy Maurodis



Deanne Von Stetina



Dawn Teetsel



Kim Rudominer



Huda Ashwas



Alicia Joseph



Leslie Nelson

Menti Instructions

Use QR Code or Link to access Menti Survey



<https://www.menti.com/alb9tgzmr511>

Access Code
7845 8968

Agenda

1. Welcome and Opening Remarks
2. Historical Perspective
3. 2017 [BrowardNext – Broward County Land Use Plan](#)
4. BrowardNext – Broward County Land Use Plan Updates since 2017 Adoption
5. BrowardNext 2024 Framework
6. BrowardNext – Broward County Land Use Plan Update Timeline and Roadmap
7. Let's Keep in Touch!
8. Questions/Comments

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



Historical Perspective

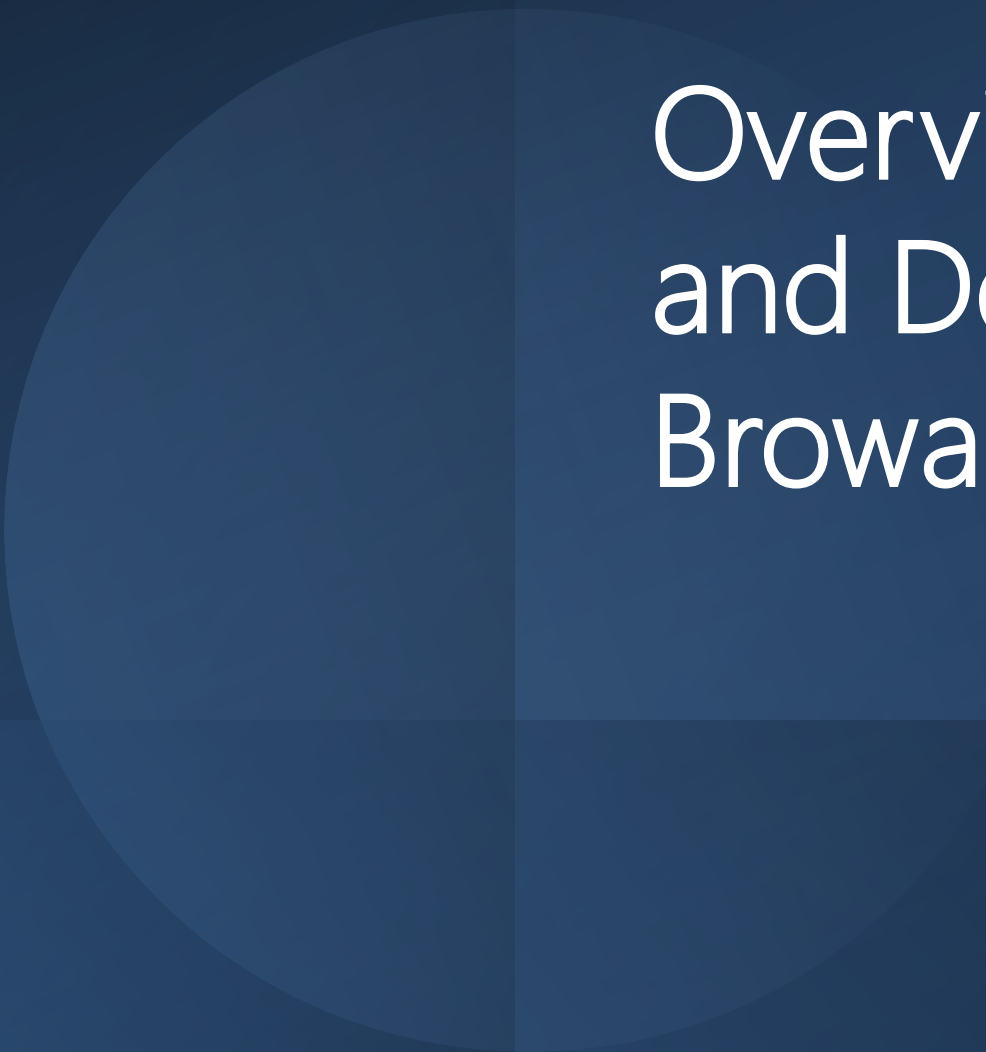


Menti Question 1

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Overview of Planning and Development in Broward County



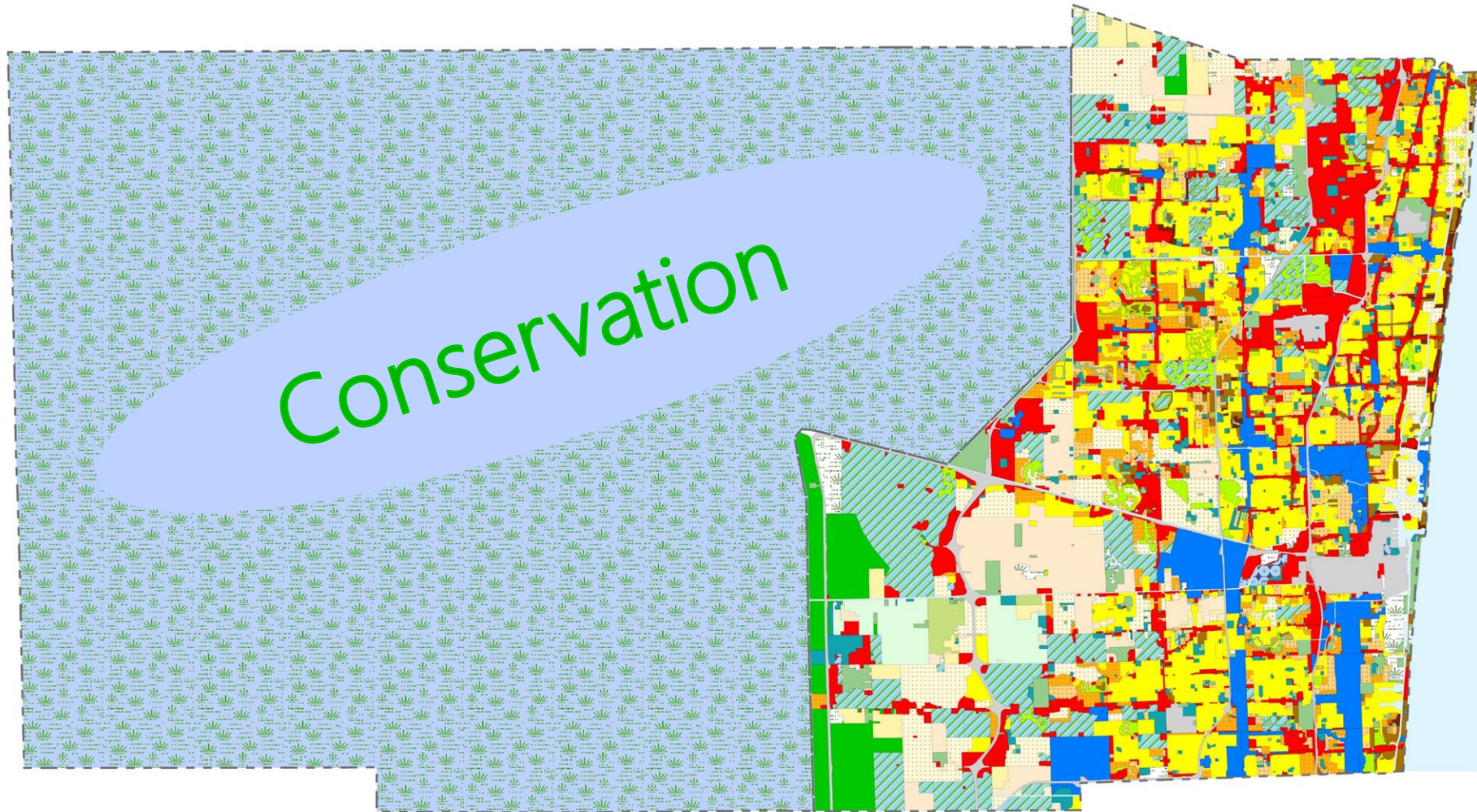
Menti Question 2

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Broward County Land Use Plan



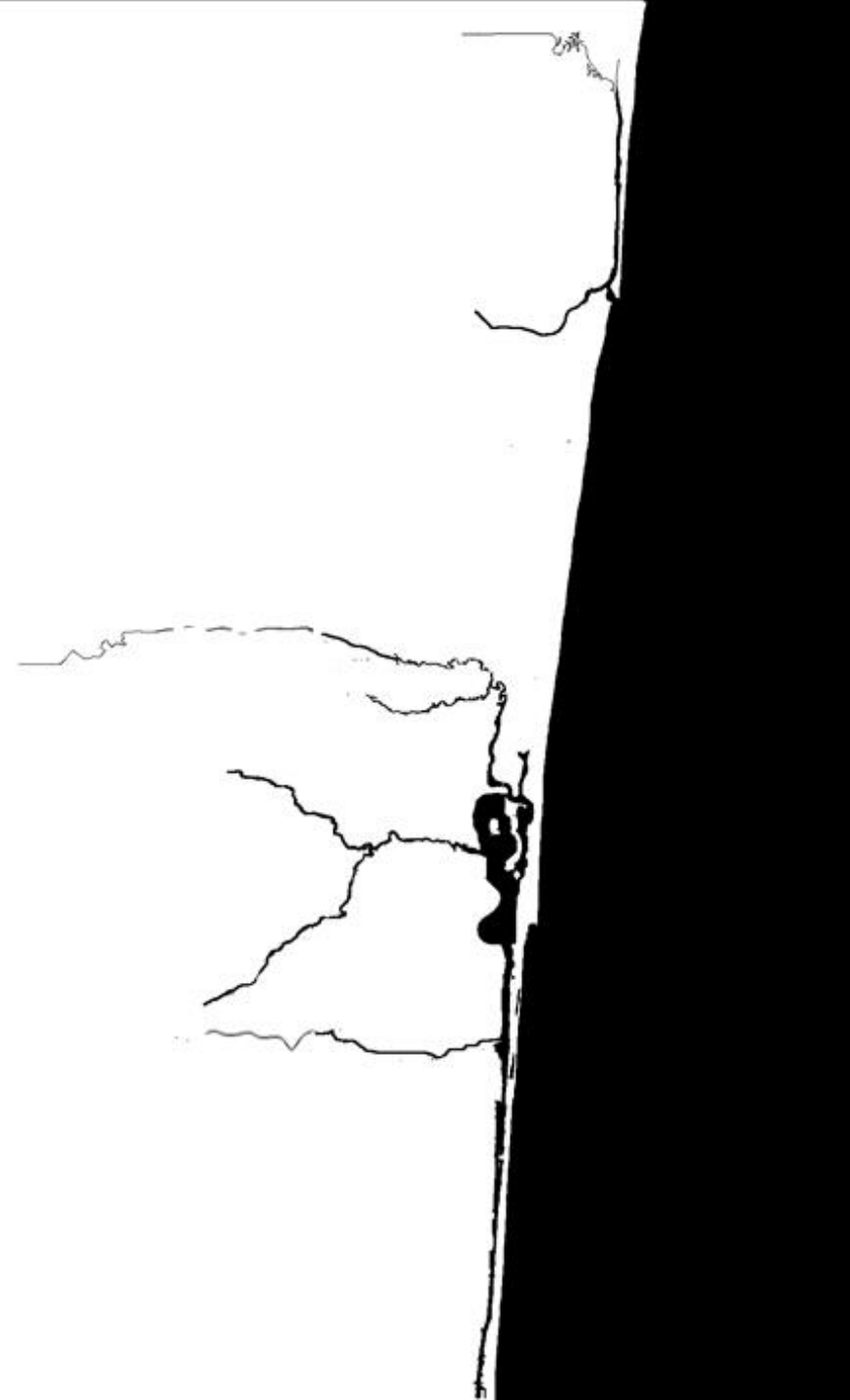
Menti Question 3

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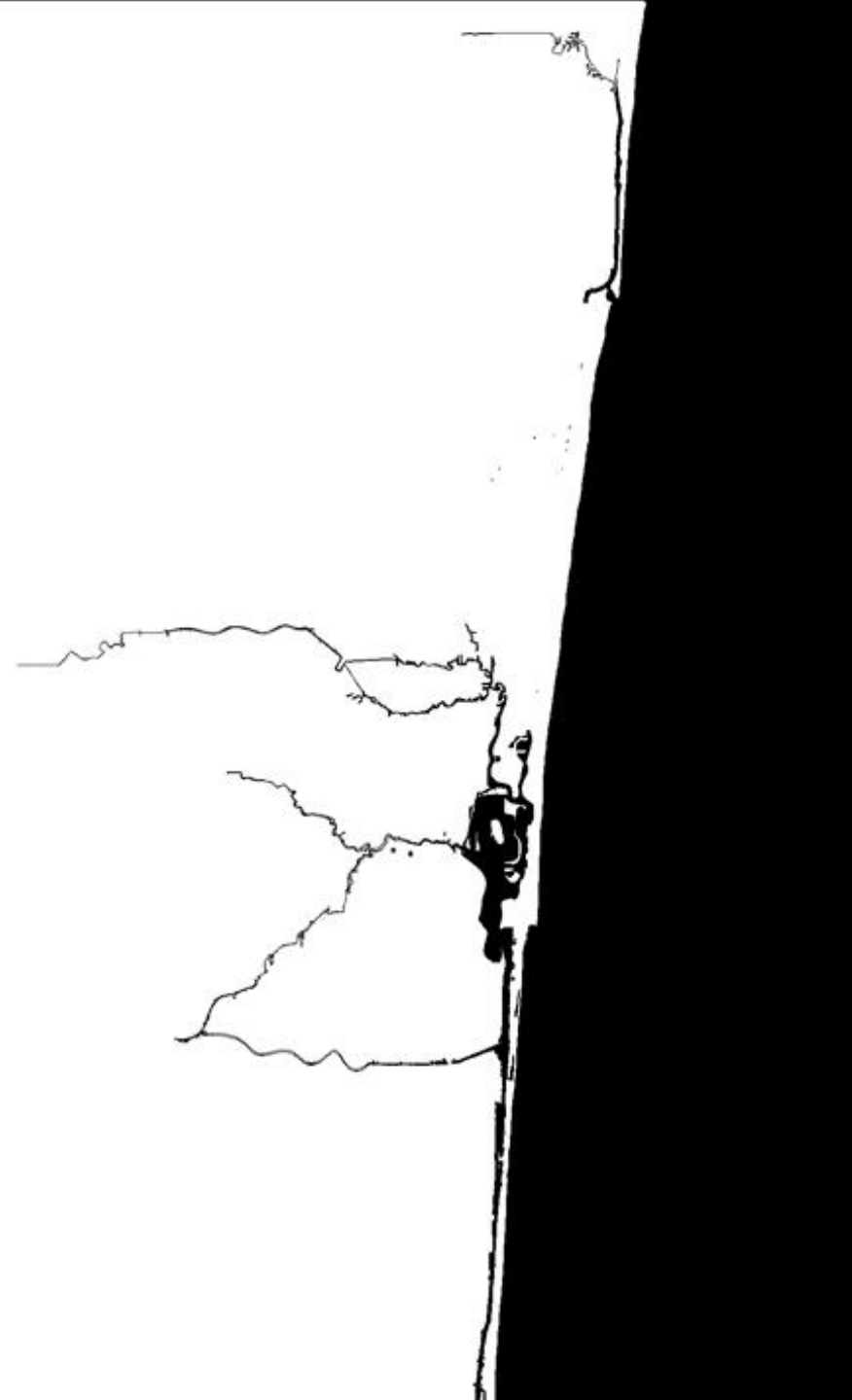


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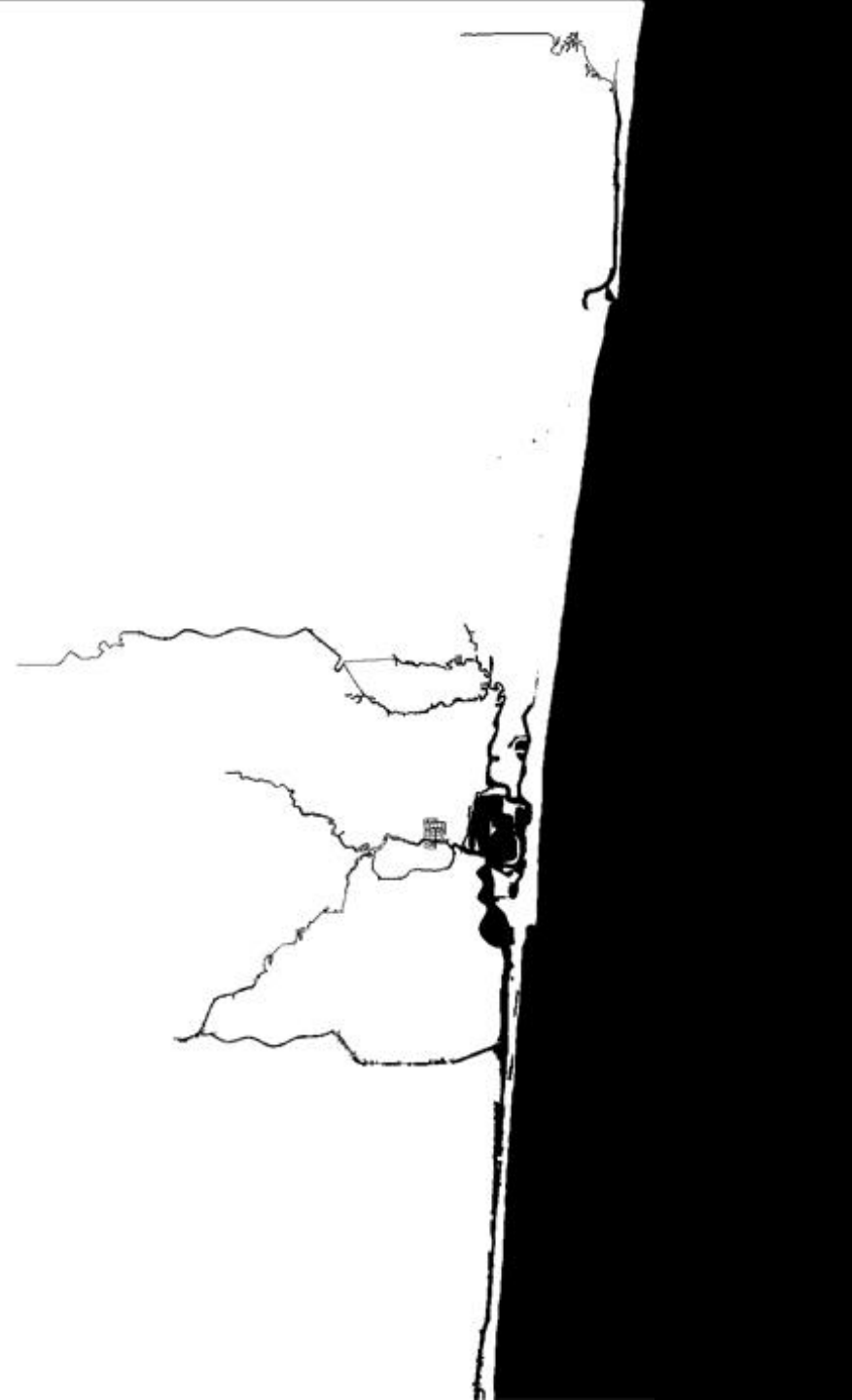
1400s



1793



1895



1915

Population ■ 4,763



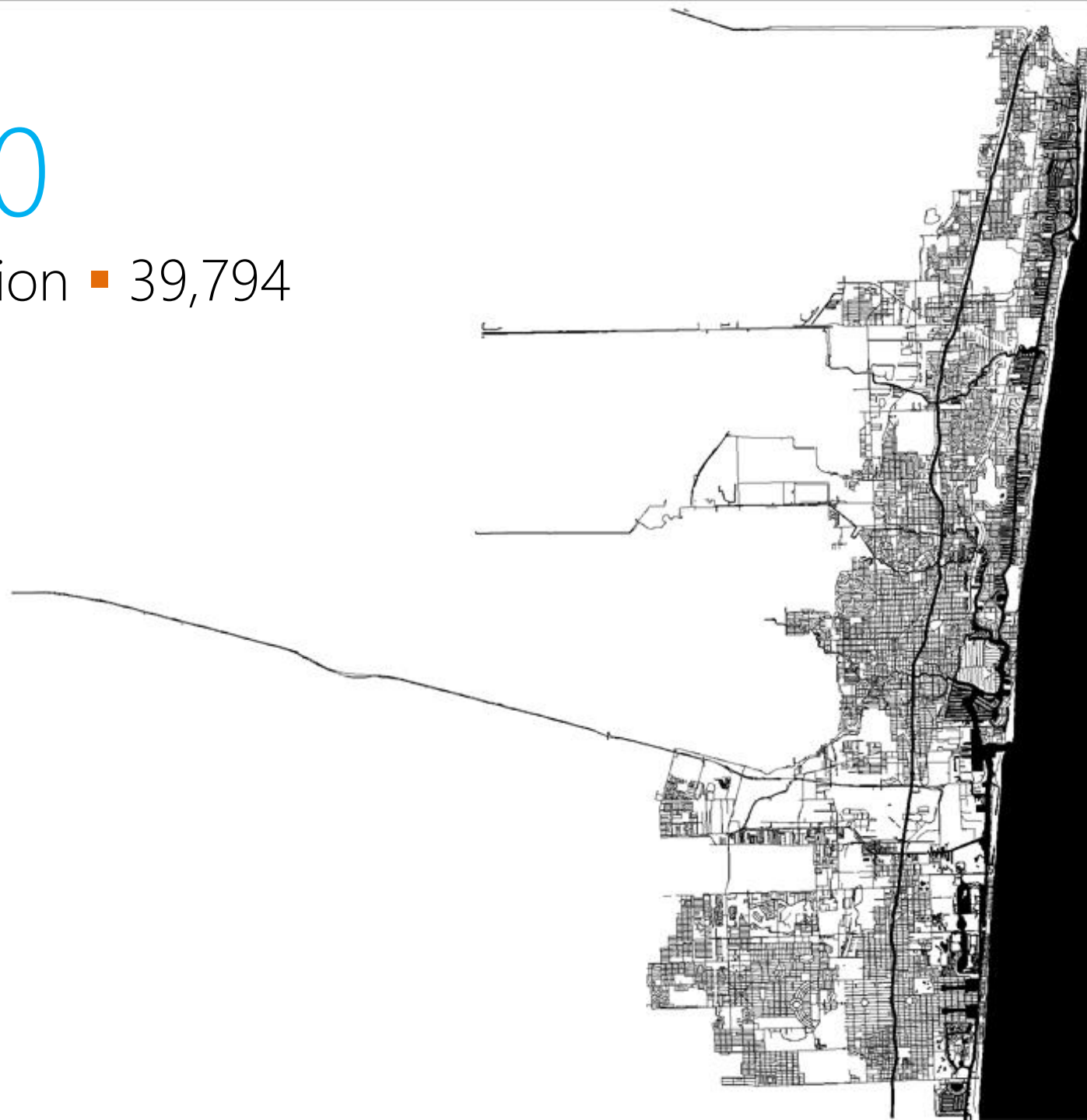
1920

Population ■ 5,135



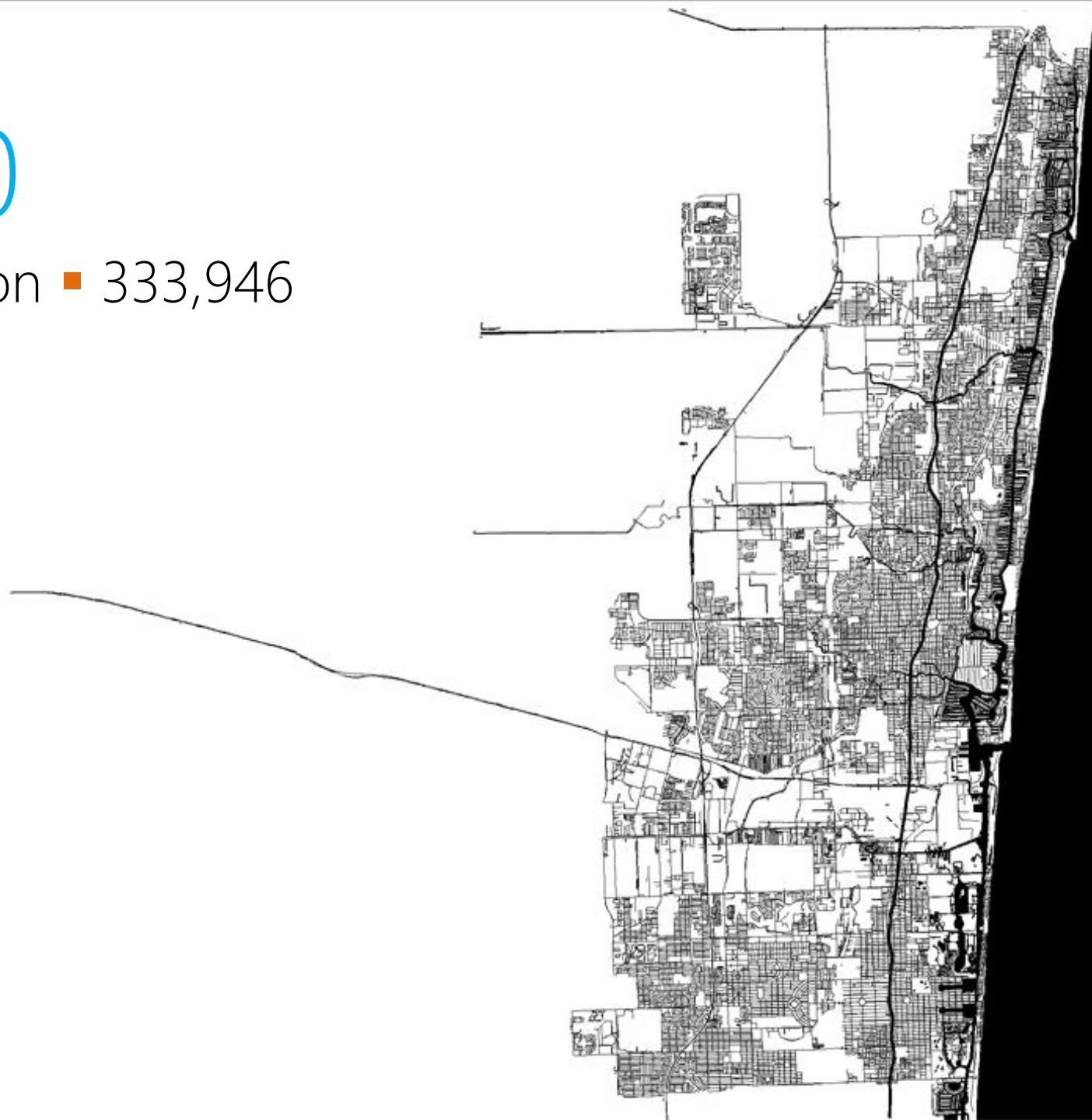
1940

Population ■ 39,794



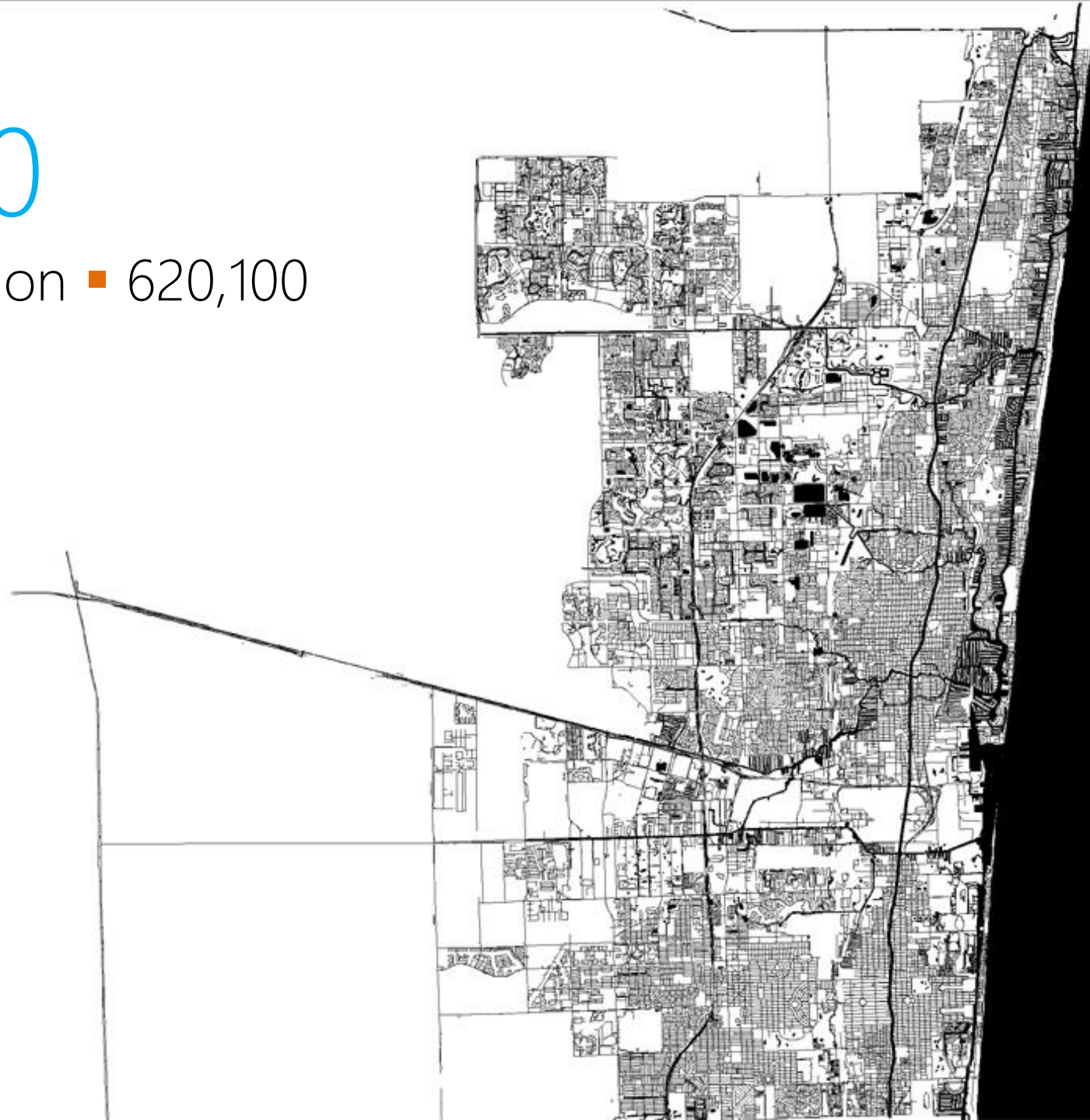
1960

Population ■ 333,946



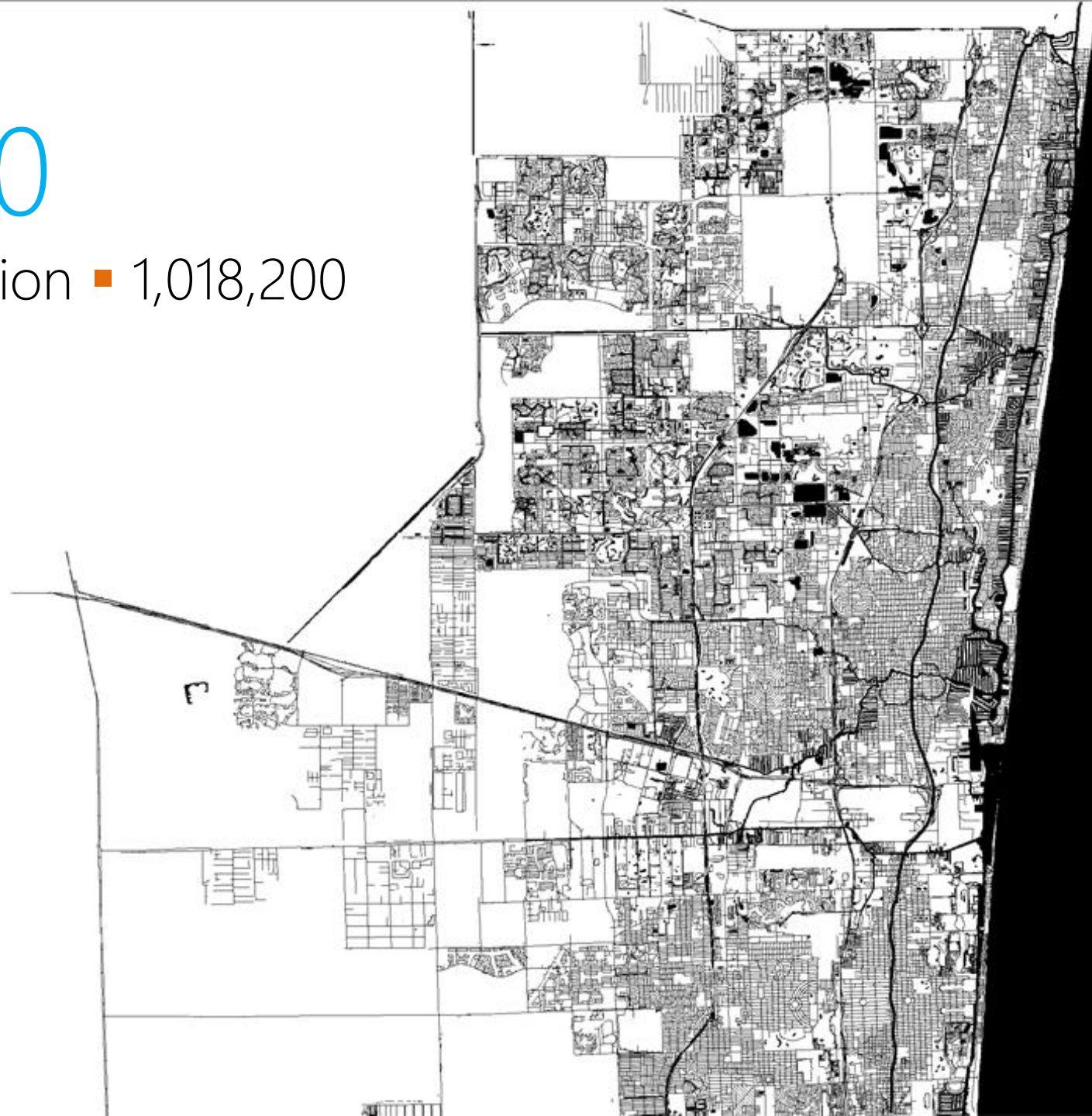
1970

Population ■ 620,100



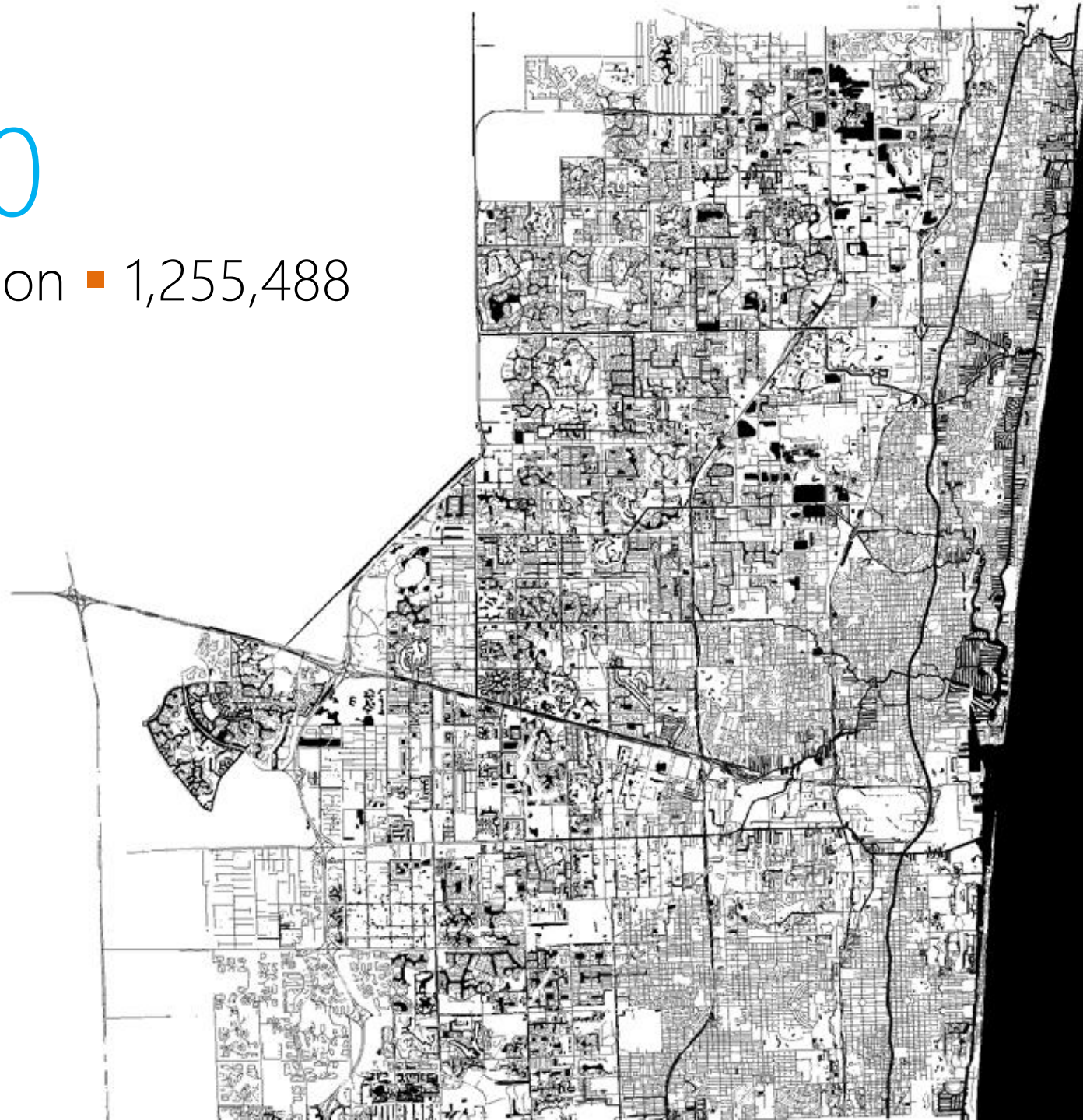
1980

Population ■ 1,018,200



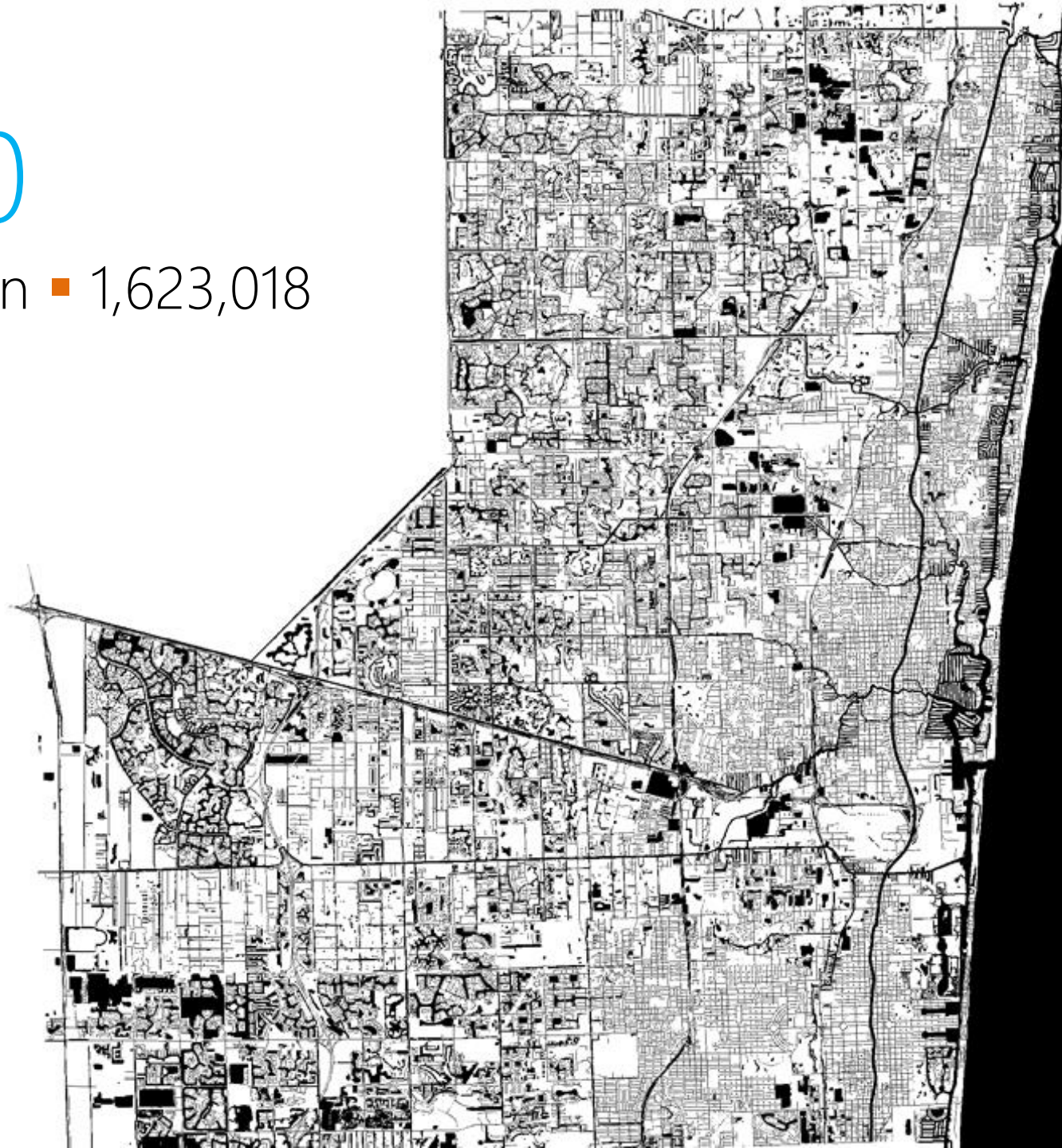
1990

Population ■ 1,255,488



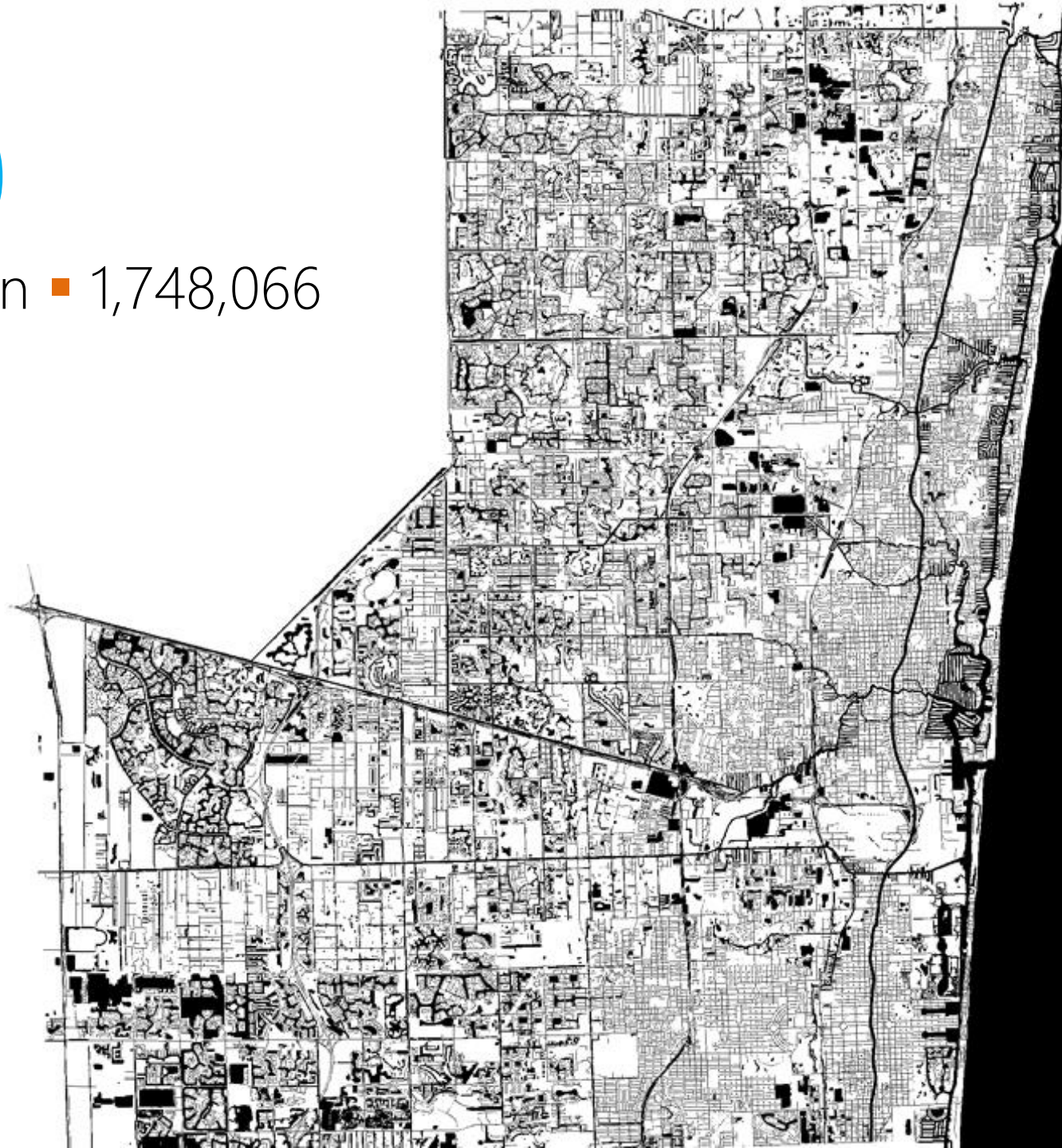
2000

Population ■ 1,623,018



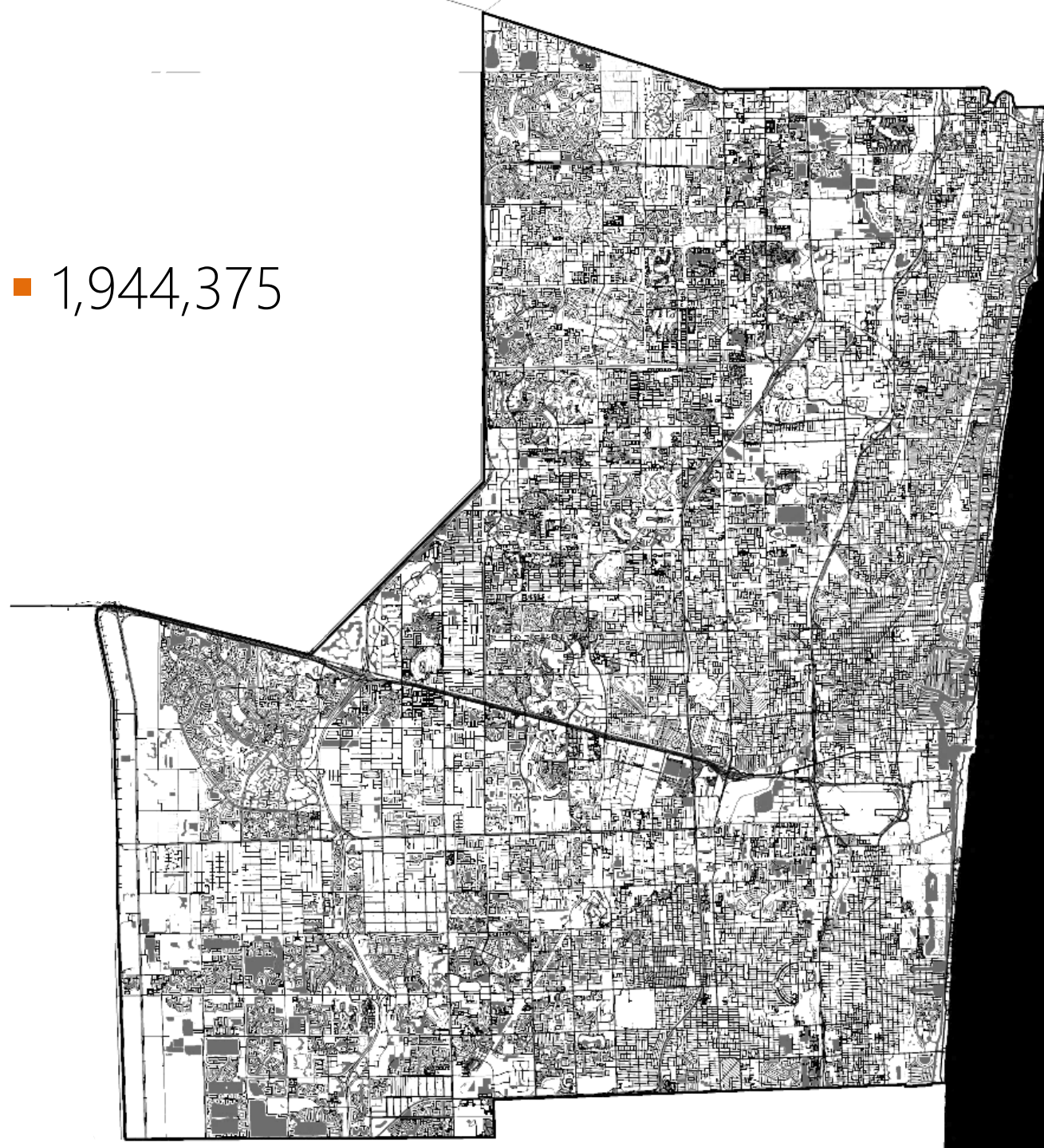
2010

Population ■ 1,748,066



2020

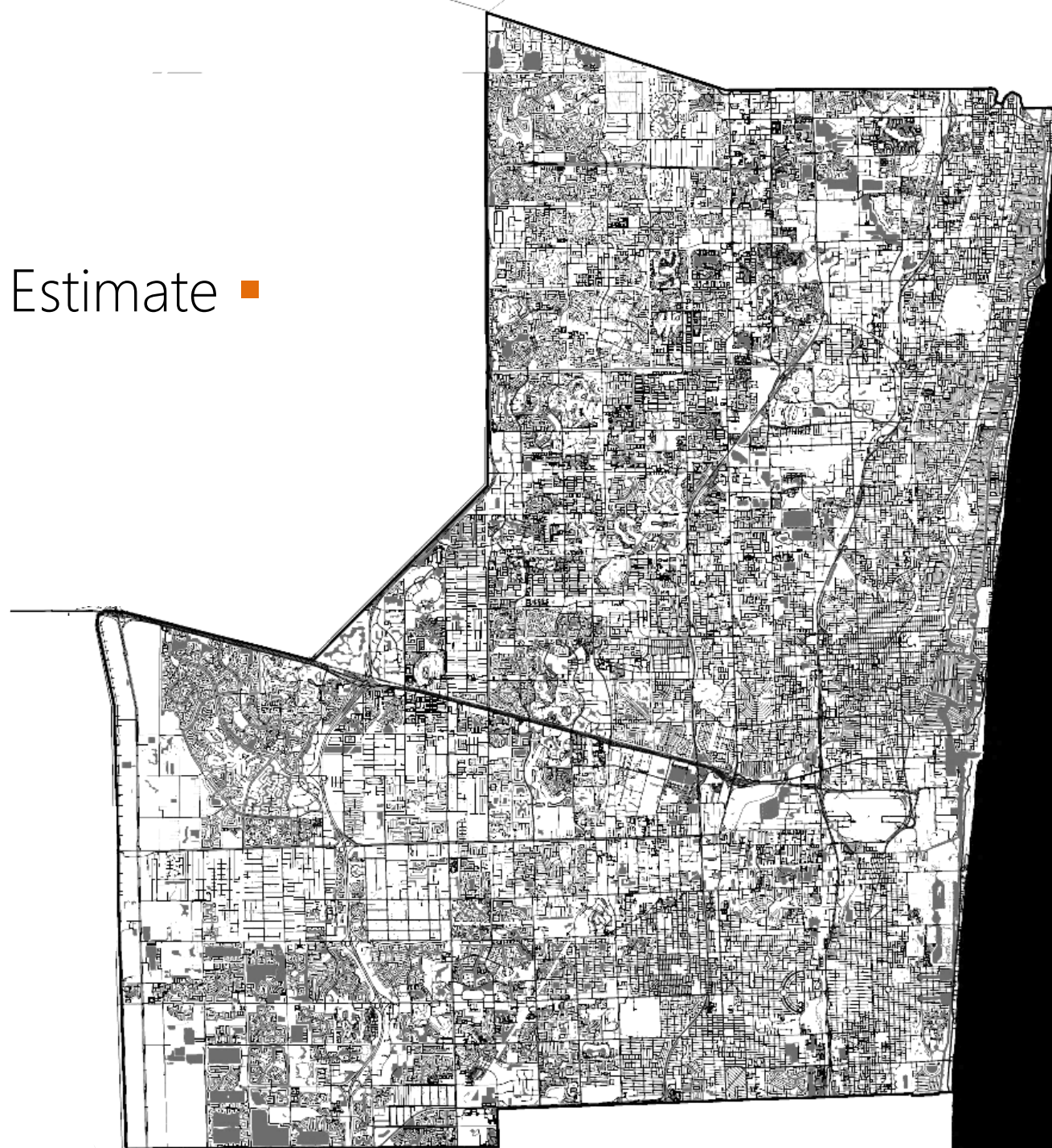
Population ■ 1,944,375



2024

Population Estimate ■

1,978,443



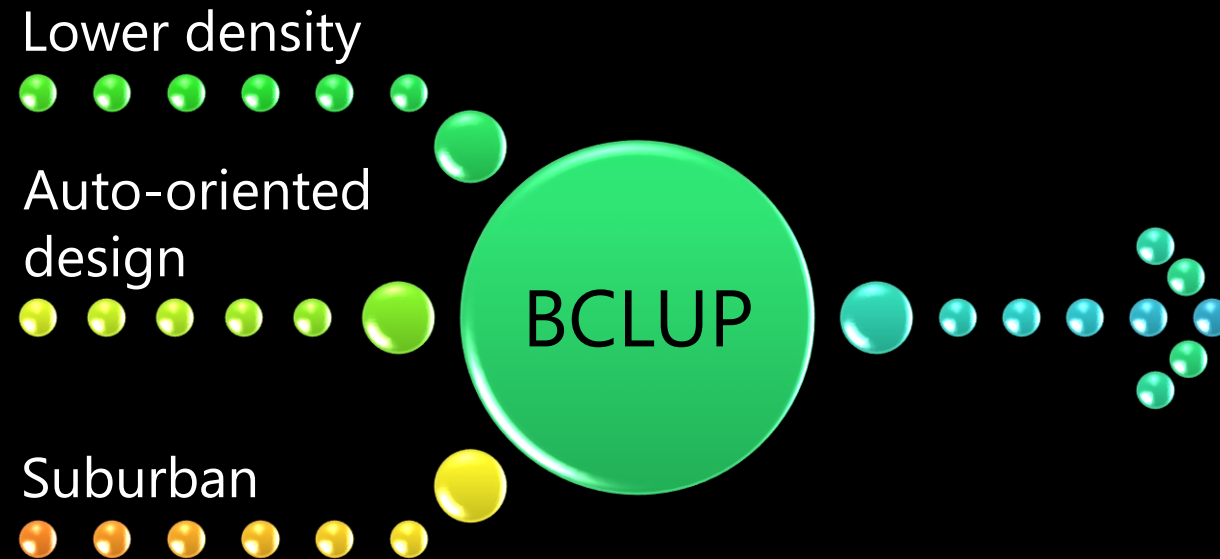
The County's Role in Planning

Late 1970's and Early 1980's

- ➡ Broward County Charter
- ➡ Broward County Planning Council
- ➡ Broward County Land Use Plan
- ➡ Broward County Comprehensive Plan

Broward County Charter

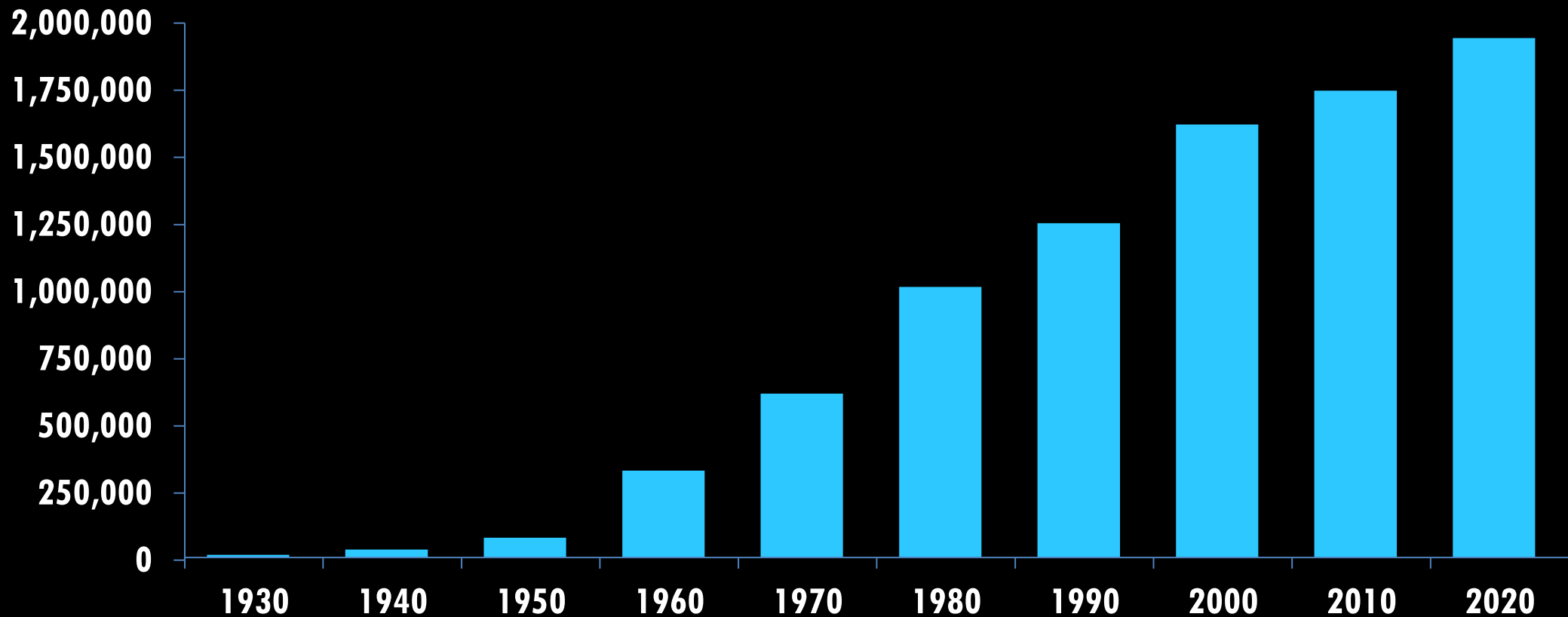
- ➡ Since the 1970's, Broward County has a countywide role in land use planning.



Issues in the 21st Century:
Disconnect with the 1970's "vision"

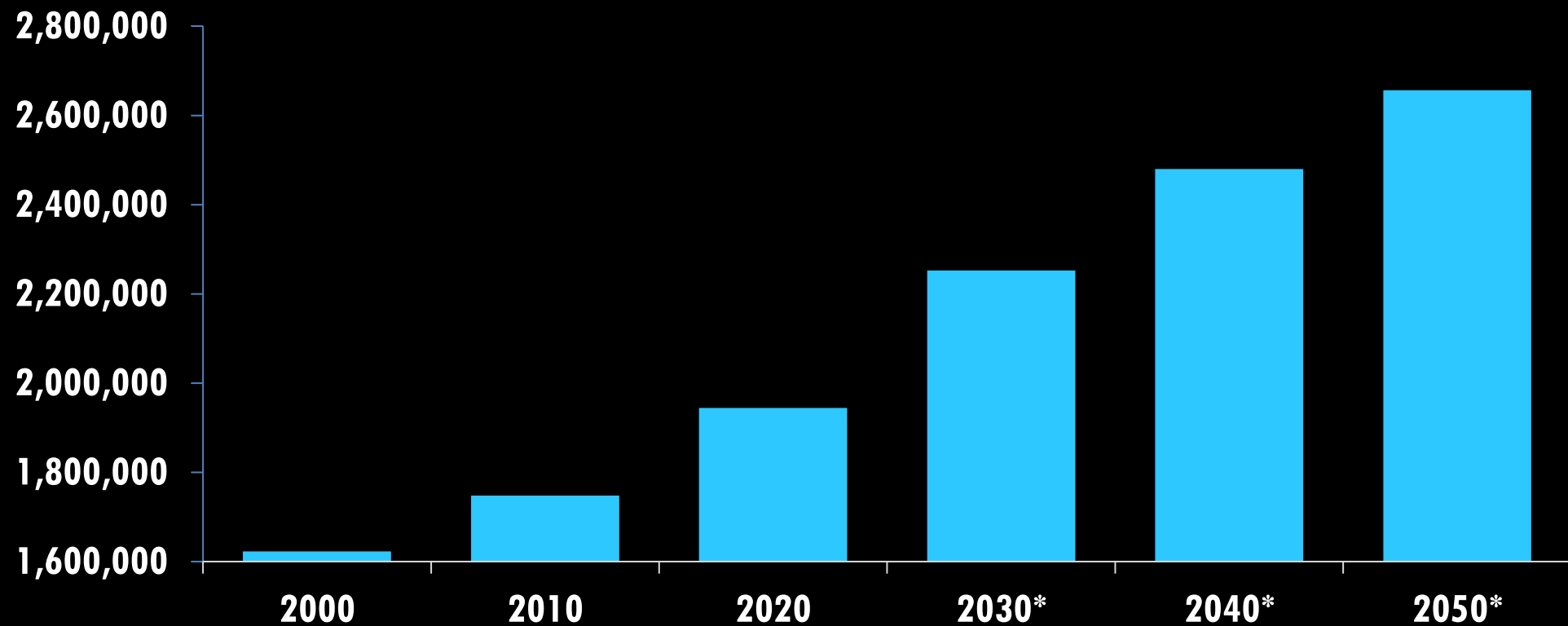


A History of Growth



Broward County population
increased by over 1.3 million
over the past 50 years.

Future Growth



By 2050, Broward will have

675,000+

new residents.

2017 BrowardNext Summary

Climate Change Resilience



- Supported and furthered mitigation and adaptation strategies consistent with the County's adopted Climate Action Plan.
- Supported and utilized "Priority Planning Areas" as part of the land use plan amendment review process.
- Supported identification and adoption of "Adaptation Action Areas."

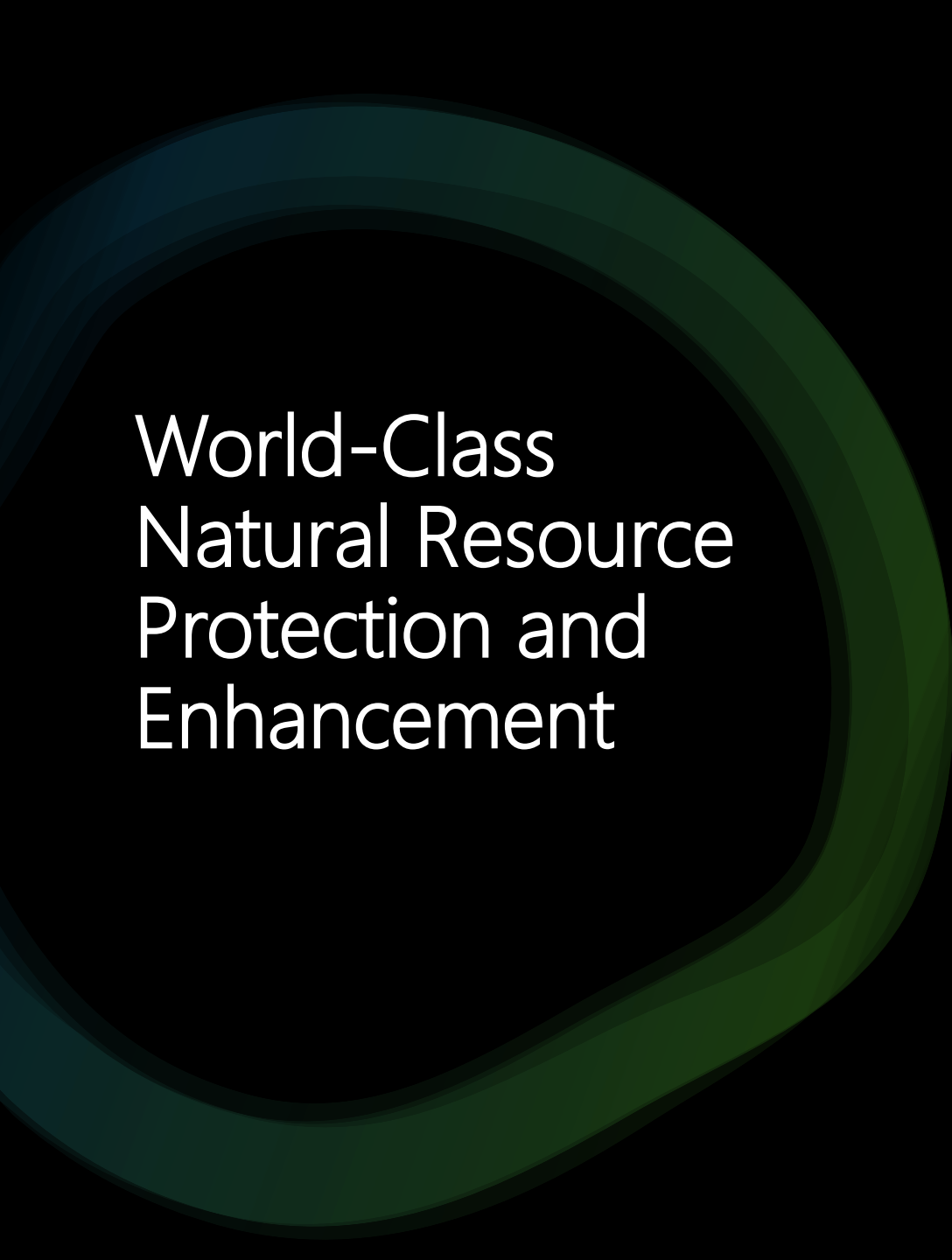
Targeted Redevelopment

- Retained County approval requirements for “Activity Center” designations.
- Continued to support “Smart Growth” policies and emphasize the housing and transportation connection.
- Supported the Broward Redevelopment Program, including use for affordable housing proposals.
- Retained County policy to limit or require enhanced review for development on the barrier island.
- Retained the County land use plan amendment golf course conversion review requirements.
- Retained the County land use plan “compatibility review” requirements and supported established neighborhoods and the County’s unique rural areas.
- Retained requirements for adequate public facilities and services, including public school concurrency.

Multi-Modal

- Continued to support the context sensitive implementation of Complete Streets (pedestrian, bicycle, vehicle, transit) throughout the County.
- Retained existing Port and Aviation land use plan policies.
- Retained Broward County Trafficways Plan dedication requirements.





World-Class Natural Resource Protection and Enhancement

- Updated the County's many successful environmental protection programs, including water management and flood protection in light of climate change.
- Maintained the County land use plan municipal and regional parks requirement of three (3) acres per thousand permanent residents.
- Enhanced the County's support and programs to designate and protect historic, archaeological and paleontological resources.
- Supported the County's policy to oppose fracking.
- Supported compatible urban agriculture.

Affordable Housing

- Retained the County land use plan amendment affordable housing review requirements and established a standardized methodology for County land use plan amendment reviews.
- Supported the identification and implementation of sustainable funding sources for affordable housing.
- Authorized an affordable housing density bonus program.
- Allowed municipalities to count efficiency and studio units (up to 500 square feet for each unit) as 0.5 units instead of 1.0 units for density purposes.
- Supported the investigation and identification of construction techniques affording significant cost savings, while meeting the applicable building codes.



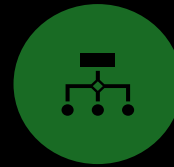
Renewed Intergovernmental Partnership

- Reformed land use plan “flexibility rules” by eliminating the current 125 flexibility zone boundaries and replacing with municipal boundaries.
- Introduced a pool of residential units, called “Redevelopment Units,” which may be allocated per Planning Council/Broward County Commission approval.
- Allowed a limited increase, every 5 years, to permitted densities (500 units or 20% of units, whichever is less) and intensities (200,000 square feet or 20%, whichever is less) for County designated “Activity Centers,” (not including the barrier island) with a requirement that such limited increases be subject to a municipal land use plan amendment process.
- Authorized municipal “Transfer of Development Rights” programs.
- Revised the land use plan platting requirements exemption threshold from five (5) acres to ten (10) acres.
- Supported environmental and social justice for underserved populations.

Shift to Regional Policy Issues



Collapsed the existing "Commercial," "Industrial," "Employment Center" (High and Low) and "Office Park" non-residential permitted uses related to a single "Commerce" land use plan classification in both the text and on the map.



Collapsed the existing "Community Facilities" and "Utilities" to a "Community" designation in both the text and on the map.



Collapsed the previous "Regional Activity Center," "Local Activity Center," "Transit Oriented Corridor," "Transit Oriented Development" and "Mixed-Use Residential" permitted uses, mixed-use designations into a single "Activity Center" designation (maintained adopted intensities and densities).



Allowed for the minimal conversion (up to 5 acres) of lands designated "Recreation and Open Space" on the BCLUP to permit community or public uses, as long as functional and sufficient open space remains for area residents.



Local government plans may continue to be more restrictive.

Recommended Practices



The discouragement of food deserts.



Preservation of marine industry uses.



The encouragement of safe routes to schools and parks.



Reduction of light pollution.

Summary of Substantive Text and Natural Resource Map Series Amendments since the Adoption of BrowardNext on April 25, 2017

Since 2017 BrowardNext Adoption

PCT 18-1: BCLUP Corrective Amendments for clarification or omissions as a result of 2017 BrowardNext adoption.

PCT 18-4: Strengthened existing fracking Policy.

PCNRM 19-2: Updated Beaches and Shores Map to reflect revised dredge disposal sites and memorialize primary drainage system.

PCT 19-5: Updated Policy 2.16.2 Bonus Density Formulas to be consistent with Florida Statutes.

PCT 19-6: **Established Seawall Ordinance** to provide for consistent seawall and top-of-bank elevation for tidally-influenced waterways in accordance with sea level rise predicted through 2070.

PCNRM **Updated Priority Planning Area Map with best available data**

PCT 20-3: Updated Policy 2.16.2 Bonus Density Formulas.

PCT 20-4: **Updated & Expanded Bonus Density Formulas** for centers.

PCT 20-5: Updated Policy 2.16.2 for BCLUP amendments adding more than 100 new dwelling units and corresponding Administrative Rules Document

Established Residential by Right in Commerce & Activity Centers

PCT 20-8: Revised Climate Change Resiliency Strategies Highlighted Regional Issue to be consistent with corresponding Priority Planning Area Map

Expanded Resiliency Review to include Regional Climate Action Plan

PCT 21-3: Updated Definitions Section for consistency with federal, state and local statutes and regulations, as well as planning terminology.

PCT 22-1: **Established Residential by Right in Community** development Units Policies to streamline while retaining intent//Corresponding Administrative Rules Document Amendment

PCT 22-2: Revises **Expanded Residential by Right in Commerce to within ½ mile of passenger rail stations**

PCT 22-3: Updated Affordable Housing Highlighted Regional Issue.

PCT 22-4: Updated existing Policy 2.16.3 Bonus Density Formulas to expand applicability.

PCT 23-2: Updated existing Policy 2.21.6 to add applicability of Regional Climate Action Plan during review of BCLUP amendments.

PCT 23-3: Established Policy 2.16.5 Community Use Incentive Policy to permit affordable housing opportunities on lands owned by local governments within jurisdictions, County or School Board.

PCT 24-1: Updates Community and Regional Parks and Implementation subsections. (In Process: Pending/Referenced Above in Implementation Section)

PCT 24-2: Updates existing Policy 2.16.4 to add Commerce designated lands within one-half (1/2) mile of passenger rail stations as qualifying areas. (In Process: Pending Adoption Late Summer/Early Fall)

Menti Question 4

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Framework 2024 Highlights

Highlighted Regional Issues

- Review and Update
 - Clean-up/Housekeeping
 1. Climate Change Resilience
 2. Targeted Redevelopment
 3. Multi-Modal
 4. World-Class Natural Resource Protection & Enhancement
 5. Housing Affordability
 6. Disaster Planning & Post Disaster Redevelopment
 7. Renewed Intergovernmental Partnership

Menti Question 5

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Policies Section

- Policy Updates, Modifications or Additions
 - Consider expansion of Policy or additional Policy or definition to memorialize Single Occupancy Residential density calculations such as sleeping rooms that share common living facilities such as kitchens and gathering areas, consistent with the Broward Affordable Housing Master Plan recommendations.
 - POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed. - **Modernize to reflect and refocus protection of single-family neighborhoods.**

Policies Section (continued)

- Update, Modify or Additional Policy(ies) to Affordable Housing Section to reflect additional incentives and/or densification opportunities, consistent with the Broward Affordable Housing Master Plan recommendations, such as:
 - POLICY 2.16.2 (Land Use Plan Amendment Requirements): Reconsider amendment applicability and corresponding Administrative Rules Document, Article 5 in-lieu of references for set asides and voluntary payments. Reconsider payment amount to be consistent with Policy 2.16.4.
 - POLICY 2.16.3 (Bonus Density): Examine additional densification opportunities for bonus density.
 - POLICY 2.16.4 (Residential by Right - Commerce and Activity Centers): Examine the inclusion of additional land use designations (such as medium to high residential densities) within one-half mile of passenger rail stations.
 - POLICY 2.16.5 (Residential by Right on Government Owned Parcels): Examine expansion of ownership to other quasi-governmental agencies.

Policies Section (continued)

- Update, Modify or Additional Policy(ies) to Climate Resiliency, Adaptation Action Areas and Priority Planning Areas Section to address new vulnerability study outcomes, updated groundwater mapping, etc.
- Update, Modify or Additional Policy(ies) to Environmentally Sensitive Lands Section to address conflicts with Broward County Code of Ordinances and processes, as appropriate.
- Update, Modify or Additional Policy(ies) to Transportation Multi-Modal Levels of Service, Complete Streets and/or Greenways and Trails Sections to reflect updated policies or programs such as the 30-Year Transportation Surtax Plan.

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Definitions Section

- Holistically Updated Definitions Section in 2021 –
 - Review for continued consistency and consideration of additional definitions for Plan clarification.



Permitted Uses Section

- Clean up of **Activity Centers** permitted uses to implement the Broward County Planning Council formal interpretation dated April 25, 2024, to address swapping out permitted dwelling unit types for those dwelling unit types that generate fewer students for the cities of Hallandale Beach, Hollywood, Lauderdale Lakes and Tamarac and/or address as a universal Policy as noted earlier in the document.
- Consider the addition of affordable housing opportunities on lands designated **Recreation and Open Space** (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.

Permitted Uses Section (continued)

- Clean-up: **Community** Permitted Uses – modify Special Residential Facilities (SRF) use back to end of Permitted Uses Section instead of Implementation Section, as well as amending the definitions of SRF 1, 2 and 3 to be consistent with Florida Statutes Chapters 419 and 429.
- Redirect the Residential "dashed-line area" designation to a more powerful and flexible tool to accommodate smaller areas of redevelopment that currently utilize the Activity Center designation. There is potential to promote densification, **consistent with the Broward Affordable Housing Master Plan recommendations.**

Implementation Section

(In Process)

- PCT 24-1 Parks Section and Implementation Regulation Section
- Expanding Parks and Open Space allowable acreage to the benefit of local governments.
- Streamline, reorder and update Implementation Regulation Section.



Recommended Practices

- Consider recommended practices and local government consideration of intensity incentives for non-residential uses when preserving tree canopy, LEED building, green roofs, cool pavements, etc. that will likely reduce heat islands.
 - Consider for Policy Section.



Natural Resource Map Series

- Refine the Wellfield map to accurately reflect Zones 1, 2 and 3.
- Examine Environmentally Sensitive Lands map to identify and remove properties that were permitted and developed.
- Update Floodplains map to add “Coastal Storm Area” per Policy 2.12.4 and check map for updated Federal Emergency Management Agency data and maps.

Administrative Rules Document: BrowardNext



ARTICLE 3.5(A)(3) – Consideration of expansion of mixed residential to include both horizontal and vertical integration of retail and office uses on higher density Residential (over 25 dwelling units per acre).

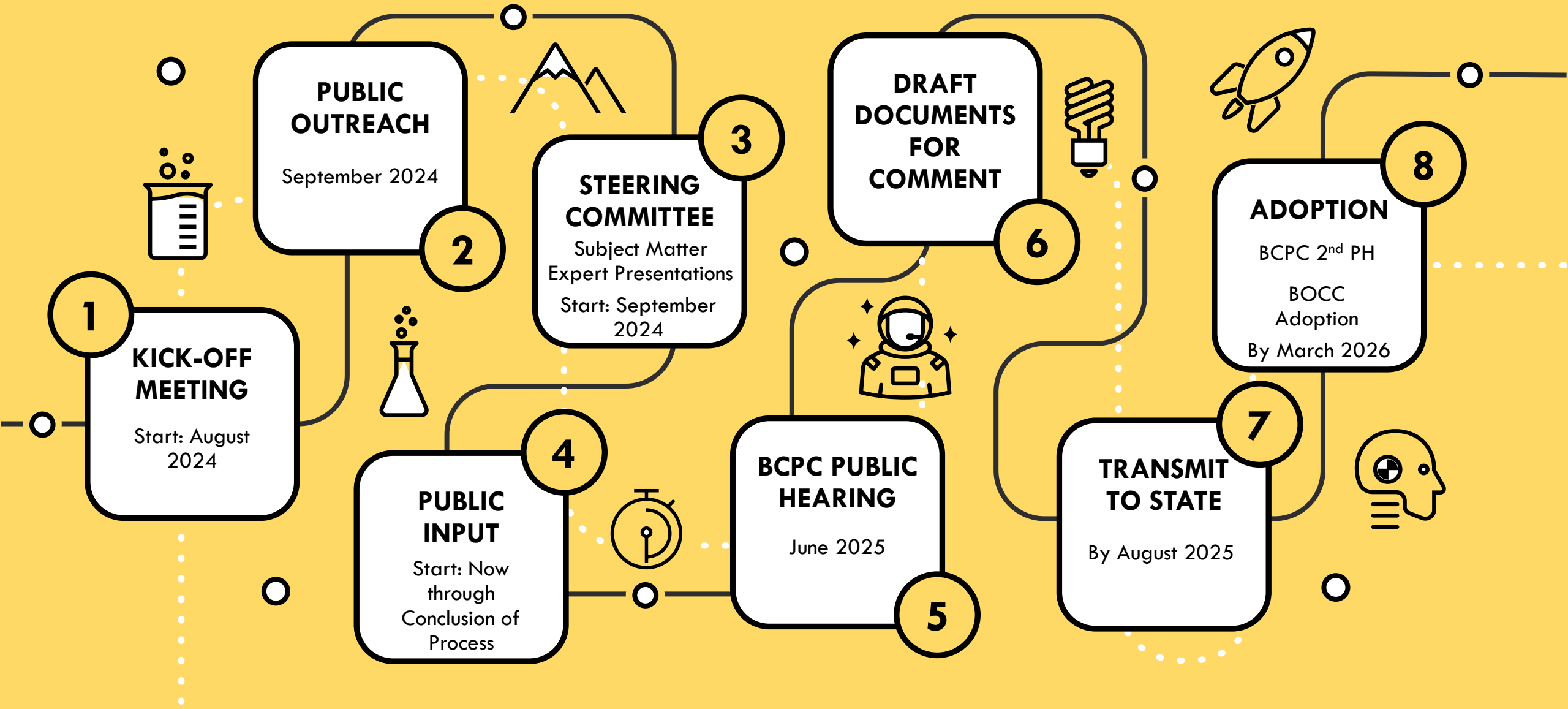


ARTICLE 4 – Consideration of additional platting exemptions.



ARTICLE 5 - Reconsideration of voluntary buyout amount for affordable housing to mimic Policy 2.16.4.

BROWARDNEXT ROADMAP



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broward.org/browardnext

---It is how to---

Stay notified

Sign-up for emails

Sign-up for SMS

Social Media (coming soon)

Submit comments



Participant Questions/Comments

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