

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Policies Section has been updated consistent with the Framework for Policy 2.1.3, 7-Year Review of the Plan, which includes rationales/explanations for significant changes. 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. All changes are indicated in ~~strike-through~~/underline format (as presented at the March and April Steering Committee meetings). Policies that are not proposed to change/reflects minor housekeeping updates is in gray font. 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; if there is no notation, the proposed changes have been deemed consistent with SB 180.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 2: POLICIES

GENERAL



POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability, resiliency and livability.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider removal of modification and maintain existing Policy.

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

POLICY 2.1.3 The Broward County Planning Council shall review the Broward County Land Use Plan at least every seven (7) years, including considerable public outreach and participation.

RESIDENTIAL



POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan, with the exception of affordable housing density bonuses or allocations of flexibility or redevelopment units.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.2.2 Establish flexibility discretion within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification. Likely considered less restrictive or burdensome. Proceed.

POLICY 2.2.3 Local certified land use plans may rearrange the residential densities shown on the Broward County Land Use Plan Map utilizing “flexibility units” and/or “redevelopment units” in accordance with this Plan and the rules established within the “Administrative Rules Document: BrowardNext Broward County Land Use Plan.”

POLICY 2.2.4 Allocations of Flexibility Units shall be subject to the following restrictions: Within areas east of the Intracoastal Waterway, in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.



POLICY 2.2.5

- A.** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.
- B.** Alternative housing types, such as student or adaptive dwelling units, that accommodate a variety of living scenarios such as multiple single individuals, may be counted by the local government as one (1) dwelling unit for residential density calculations for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



~~**POLICY 2.2.6** By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.2.6 Broward County and its local governments are encouraged to promote a variety of housing types that allow residents of all income ranges an opportunity to build economic security.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider deletion of “...that allow residents of all income ranges an opportunity to build economic security.” or maintain existing Policy 2.20.2.

POLICY 2.2.7 Within areas east of the Intracoastal Waterway, land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3 shall not be counted in calculations to determine allowable residential density. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

POLICY 2.2.8 Within areas east of the Intracoastal Waterway, land designated for residential uses which has been utilized in calculations to determine allowable residential density shall not be eligible for use as office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

COMMERCE

POLICY 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan.

POLICY 2.3.2 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

POLICY 2.3.3 To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”



POLICY 2.3.4 ~~Local certified land use plans governments~~ may decrease by 20 percent the lands designated “Commerce” ~~or similar designation on the Broward County Land Use Plan Map~~ its local certified land use plan map for residential use in accordance with the rules established within Article 3.5(A)(1) of the “Administrative Rules Document: BrowardNext Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification of incentive. Likely considered less restrictive or burdensome. Proceed.

ACTIVITY CENTERS

POLICY 2.4.1 Permitted residential densities and hotel rooms within areas designated Activity Center on the Broward County Land Use Plan (except for any Activity Center located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated Activity Center on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. “Every five (5) years” means starting from the effective date of a new or revised Activity Center.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for Activity Center proposals which would exceed the above referenced residential and/or non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of Activity Centers.
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including public schools.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.



POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center). Dwelling units from any given category may be substituted by the local government for dwelling units of another category provided that the substitution results in the same or lesser student generation utilizing the student generation rates as adopted in the Broward County Code of Ordinances.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use. Maximum non-residential intensities must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Non-residential intensities may vary along transit corridors and may be specified either as a maximum Floor Area Ratio (FAR) in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use or land use category in the Activity Center].

POLICY 2.4.5 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “very low” or “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 2.4.6 Local governments shall include within their local land use element policies that protect archaeological and paleontological resources and promote the preservation, rehabilitation and use of historic structures within a proposed Activity Center.

POLICY 2.4.97 Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green

space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.



POLICY 2.4.78 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating design features that promote and enhance pedestrian and bicycle mobility and safety to ensure every resident and visitor can safely and confidently navigate the transportation network. paths, as well as greenways.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.4.89 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.



POLICY 2.4.10 Municipalities which propose or have designated an Activity Center on the Broward County Land Use Plan should consider reduced parking ratios, shared parking and smart parking technologies, as well as the use of cool materials.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider removal from draft. Hold proposed modification in abeyance for future consideration.

~~**POLICY 2.4.10** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:~~

- ~~• Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.~~
- ~~• Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.~~

- ~~Buildings should front the street (zero or minimal setbacks are encouraged).~~
- ~~Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).~~
- ~~Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed-use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of ~~vehicular, pedestrian and other non-motorized movement~~ pedestrian, bicycle and transit usage and is compatible with adjacent land uses.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.4.12 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

Steering Committee Directive April 2025: Proceed as noted.
October 2025 Note: Municipal reporting clarification. Proceed.

PARKS/CONSERVATION

POLICY 2.5.1 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the ~~“Community and Regional Parks”~~ “Community Parks and Open Space” subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

POLICY 2.5.2 The Broward County Board of County Commissioners shall provide for a minimum of three (3) acres of Regional level parks for every 1,000 existing and projected permanent Broward County residents. The acreage that may be used to meet this requirement is listed in the ~~“Community and Regional Parks”~~ “Regional Parks and Open Space” subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

POLICY 2.5.3 The Broward County Planning Council shall publish on its website each municipality’s “Community Parks and Open Space” parks inventory list, and links to municipal parks and county parks websites. Municipalities should also publish on their website, or equivalent method of communication, the municipal “Community” parks inventory list.



POLICY 2.5.4 Broward County shall strongly encourage the preservation of conservation, open space, community and recreational areas, especially those publicly owned lands on the barrier island.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.
October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.5.45 Amendments to the Broward County Land Use Plan which would result in the loss of conservation, open space, environmentally sensitive lands, or community and recreational areas shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated, inclusive of flood and urban heat implications.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.
October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.5.56 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.



- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development, consistent with future conditions standards and water storage needs identified in the Future Conditions Water Storage Map.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.



- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff. A Phase 2 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff, may be required based upon the findings of the Phase 1 or equivalent assessment.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

POLICY 2.5.67 No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

POLICY 2.5.78 Natural reservations identified in the Conservation Permitted Uses of the Broward County Land Use Plan shall be designated for conservation use on the Broward County Land Use Plan Map for the purpose of protecting publicly owned sanctuaries, preserves, archaeological or

historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

URBAN AGRICULTURE



POLICY 2.6.1 Broward County shall support and encourage municipalities to ~~provide~~ promote access to fresh food farm-to-table opportunities throughout Broward County when considering the location of residential uses.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider deletion of all proposed modifications or of “...when considering the location of residential uses.” Hold proposed modification in abeyance for future consideration. Maintain proposed Recommended Practices Policy 3.2.6 as it is optional.



POLICY 2.6.2 The Broward County Land Use Plan shall encourage local governments to permit appropriate and compatible urban agriculture activities in all land use categories of the Broward County Land Use Plan, except ~~“Conservation” and “Recreation and Open Space”~~ (excluding community gardens as deemed appropriate by local governments) and “Conservation,” while also ensuring that protection and promotion of rural agriculture activities remain a priority.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

PORT

POLICY 2.7.1 Port Everglades shall be developed in a manner which is sensitive to marine and other natural resources, consistent with the goals, objectives and policies of the Port Everglades Master Plan.

POLICY 2.7.2 The Broward County Planning Council shall coordinate with the Port Everglades Department, the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department and the Cities of Fort Lauderdale, Dania Beach and Hollywood to ensure compatibility between the Port Everglades Master/Vision Plan, the Broward County Land Use Plan and local land use plans.

AIRPORTS/AVIATION

POLICY 2.8.1 Existing airports and lands committed for airport use shall be designated under the Transportation land use category as defined within the Permitted Uses subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan, and should not be converted to other uses unless adequate replacement sites and facilities have been provided.

POLICY 2.8.2 Within areas surrounding existing or committed airports/heliports, Broward County's local governments shall not issue development orders for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 2.8.3 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas.

POLICY 2.8.4 Broward County's local governments shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors.

MINING

POLICY 2.9.1 Broward County shall ensure that mining operations are compatible with existing surrounding land uses and consistent with the Broward County Land Use Plan's policies regarding protection of natural resources including environmentally sensitive lands and water resource quality and quantity.

POLICY 2.9.2 Local land development regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County's residents.



POLICY 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of conventional or unconventional drilling methods and the use of hydraulic or gas fracturing, acid fracturing, and any form of extreme or other well stimulation techniques, including but not limited to the practice of injecting acids, chemicals, proppants, solvents and other aqueous and non-aqueous fluids to create fractures, fissures or other areas of increased permeability or porosity for the purposes of resource extraction.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

COMPATIBILITY



POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

- a. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.
- b. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
- c. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, ~~located within 500 feet,~~ or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the ~~Planning Council's administrative rules~~ Administrative Rules Document: BrowardNext.

Allocations of "Flexibility Units" and ~~"Redevelopment Units"~~ shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of "Flexibility Units" ~~or "Redevelopment Units"~~ result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.



POLICY 2.10.3 In order to prevent future incompatible land uses, the Broward County Land Use Plan shall continue to encourage local governments to increase residential density along major transportation and transit corridors, as well as in Activity Centers, and to protect areas with lower density residential designations and development, as the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Steering Committee Directive April 2025: Proceed with directive to clarify description of uses.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

PUBLIC FACILITIES AND SERVICES

Potable Water and Sanitary Sewer

POLICY 2.11.1 Broward County shall maintain regulations requiring new development to be serviced by centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

POLICY 2.11.3 Broward County, in coordination with its municipalities and service providers, shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.



POLICY 2.11.5 New onsite sewage treatment and disposal systems (such as septic tank systems) shall only be permitted when the Environmental Health section of the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection (FDEP) determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the FDEP, Florida Statutes and the Florida Administrative Code.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Corrects agency references, consistent with Florida Statutes. Likely considered less restrictive or burdensome. Proceed.



~~**POLICY 2.11.6** Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

~~**POLICY 2.11.76** Facilities which service live-aboard boats shall provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state and federal law.~~

Solid Waste

POLICY 2.11.87 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

Electrical Generation Facilities

POLICY 2.11.98 Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

POLICY 2.11.109 Broward County shall coordinate land use plan amendment proposals to designate sites to the Electrical Generation Facility land use category with the Florida Electrical Power Plant Siting Act, as amended, and ensure such amendments are consistent with the Act.

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT

POLICY 2.12.1 Develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of Broward County's current and future residents.

POLICY 2.12.2 Broward County, in coordination with its local governments, shall adopt a countywide long-term recovery and redevelopment strategy which focuses on immediate recovery needs and establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

POLICY 2.12.3 Broward County's long-term recovery and redevelopment strategy shall inventory hazard prone properties, including repetitive loss properties, and utilize public funds to purchase such properties to reduce future property damages and losses.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy as modification could be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.12.4 Broward County shall, ~~by December 31, 2017,~~ work with municipalities and affected parties to identify and designate a "Coastal Storm Area" on the County's Natural Resource Map Series which shall depict the Coastal High Hazard Area, as defined by state statutes, all properties directly connected to the mainland by bridges and all low-lying properties that have restricted evacuation and emergency access.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Remove date and maintain existing Policy as further modification could be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.12.5 Broward County shall limit public funding within the identified “Coastal Storm Area,” unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.



~~**POLICY 2.12.6** Broward County shall encourage the utilization of park and open space land to locate temporary housing for those visitors and residents who have been displaced by man-made or natural disasters.~~ Broward County shall allow the utilization of park and open space land for emergency operations as deemed appropriate by local governments to support the temporary emergency needs after an unnatural or natural disaster.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed and consider deletion of “...unnatural or natural...”

POLICY 2.12.7 Broward County shall encourage and incentivize the transition of mobile homes to affordable housing options such as manufactured and modular housing which meet or exceed current building code standards.

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

PLATTING AND LAND DEVELOPMENT CODE

POLICY 2.13.1 No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets the criteria established within Article 4 of the *Administrative Rules Document: BrowardNext*.

POLICY 2.13.2 Development permits granted by local governments within Broward County shall be consistent with this plan.

POLICY 2.13.3 Continue to enforce the countywide platting requirements of the Broward County Charter and ensure that land development within Broward County meets the minimum standards of the Broward County Land Development Code. Further, local jurisdictions shall adopt land development regulations that require platting at least in those circumstances where this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries.

~~TRANSPORTATION CONCURRENCY AND IMPACT FEES~~

~~**POLICY 2.14.1** Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.~~

Steering Committee Directive April 2025: Proceed.

October 2025 Note: Continue to recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review.

October 2025 Note: Recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.



~~**POLICY 2.14.32**~~ Prior to plat or site plan approval, whichever occurs first, Broward County and/or the appropriate local government shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Recommend deletion of Policy to comply with legislation and Broward County Code of Ordinances.

POLICY 2.14.41 In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, Broward County shall continue to implement the improvement, dedication and impact fee requirements contained within the Broward County Land Development Code, as amended.

POLICY 2.14.14 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

POLICY 2.14.5 For those portions of the regional roadway network within their respective jurisdictions, local governments within Broward County shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element.

POLICY 2.14.86 No municipal government shall accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.



POLICY 2.14.67 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and ~~approved by the Broward County Board of County Commissioners~~ accepted by Broward County to determine the capacities and levels of service on the regional roadway network.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.14.98 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments as modeled in the latest version of the Southeast Florida Regional Planning Model.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

POLICY 2.14.79 Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.



~~**POLICY 2.14.10** Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. (Note: Policy relocated to Transportation Multi-Modal Levels of Service as Policy 2.18.1)~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Based on anecdotal State of Florida review agency comments, relocation may be viewed as readoption of Policy and could be deemed more restrictive or burdensome. Consider maintaining existing Policy 2.14.10 and do not include relocation.

PUBLIC SCHOOLS

POLICY 2.15.1 Local governments shall implement development review procedures to assure that facilities and services meet established countywide and municipal level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes, as amended ~~(1993)~~.

POLICY 2.15.2 Broward County and its local governments shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

POLICY 2.15.3 Broward County, based upon studies and recommendations provided by the School Board of Broward County, shall implement school impact fee provisions within the Broward County Land Development Code, and review and revise the school impact fees at least every three years, to require new residential development to pay its fair share of the cost of land acquisition and construction for new public elementary and secondary school facilities. No municipal government shall accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County.

POLICY 2.15.4 Broward County, its local governments and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.

POLICY 2.15.5 The Broward County Planning Council will coordinate with the Broward County School Board and area colleges and universities to meet educational needs relevant to regional and local planning and growth management.



Policy 2.15.6 Broward County and its local governments should coordinate with the Broward County School Board to ensure that traffic circulation near and around public schools has a minimal impact on the regional and local transportation network as well as maximizing public school transportation opportunities especially within the final two (2) travel miles.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.



POLICY 2.15.7 Broward County and its local governments shall continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Staff recommends modifying as follows based on the April discussion:

POLICY 2.15.7 Broward County and its local governments should support the exemption of school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

Potential to be deemed more restrictive or burdensome; however, this is a “should” Policy and not a requirement.

AFFORDABLE HOUSING

POLICY 2.16.1 Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, very-low, low and moderate income housing to meet the needs of Broward County’s existing and future residential population and economic activities.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or

other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the most recent "Broward County Affordable Housing Needs Assessment," ~~2018~~, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, ~~after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP.~~ The median annual income estimate should be updated at least yearly.

AFFORDABLE HOUSING BONUS DENSITY



POLICY 2.16.3

- (1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*
- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

~~*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.~~

- (2) Bonus Formulas

Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).



- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least ~~thirty (30)~~ fifteen (15) years for owner occupied housing.



- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” below 16 dwelling units per acre may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan and those lands designated “Residential” 16 dwelling units per acre and above may not exceed a maximum of 75 dwelling units per acre on the Broward County Land Use Plan. When at least 15 percent of the units are affordable with a minimum of 5 percent at the moderate-income level and a minimum of 10 percent at the low-income levels, these maximum densities shall not apply for lands designated “Residential” 16 dwelling units per acre and above. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.



- (5) At the time of allocation of bonus density, the applicable local government must make a finding of compatibility with existing and future land uses, and that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.
- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) “Affordable” unit and bonus unit construction is subject to the following, as enforced by the applicable local government:

- a. One hundred percent (100%) of “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
- b. The local government must require that “affordable” units are available before or concurrently with bonus units.

(10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

POLICY 2.16.4 Within parcels located west of and including US 1* that are designated “Commerce” on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners (“Board”), herein after referred to as a “Qualified Road,” or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as a station for the transportation of passengers by rail on board trains, locomotives, rail cars, or rail equipment pursuant to a passenger rail service provided by a governmental or non-governmental entity (“Qualified Rail Station”); or (3) are within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “bonus” units to “affordable” unit formula(s) described below:
 - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - (b) Low income: nine (9) bonus units for every (1) one low income unit.
 - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.
- (2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or
 - (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).
- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road, except for the horizontal integration of office or commercial uses. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.



- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the

affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based clarification. Likely considered less restrictive or burdensome. Proceed. Senator Geller’s office has indicated no additional policy modifications at this time.

- (5) Within a development containing residential units, the following shall apply:
 - (a) Office and commercial use may either be vertically or horizontally integrated providing the following:
 - 1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
 - 2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.
 - (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.
- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit (Note: Effective January 1, 2023) for the total number of units within the development which sum shall increase by 3% annually (Note: Beginning January 1, 2024).
- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.
- (8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:
 - (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty- five percent (25%) of bonus units are available for occupancy.
- (9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), or within one-half (1/2) mile from a Qualified Rail Station, the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:
 - (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
 - (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a

- permitted use, by right, within specific zoning district(s);
- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
 2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
 3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.
- (d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

** Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

POLICY 2.16.5 Within parcels located west of and including US 1 and designated “Community” on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:



- (1) The parcel is ~~and will remain~~ publicly owned by a municipality and within its jurisdiction or is ~~and will remain~~ publicly owned by the Broward County Board of County Commissioners or School Board of Broward County; or the parcel is owned by a faith-based institution, with direct access to city, county or state roads as defined by the Broward County Road Jurisdiction map.
- (2) At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;



- (3) Maximum density ~~does not exceed 50 dwelling units per acre~~ shall be determined by the applicable local government addressing building bulk, shadow and form;

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

- (4) The applicable local government must make a finding that sufficient public facilities and services are in place, or will be in place with completion of project construction, to accommodate the proposed development;
- (5) The governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting consistent with its notification requirements;
- (6) Local governments may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map; and
- (7) Local governments may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.



POLICY 2.16.6 Broward County and its local governments are encouraged to promote mixed-income development to optimize the economic sustainability of its residents and affordable housing supply.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

TRANSPORTATION RIGHTS-OF-WAY/TRAFFICWAYS PLAN

POLICY 2.17.1 Local plans shall contain a policy that forms the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan.

POLICY 2.17.2 In order to ensure that the rights-of-way necessary to accommodate all modes of Broward County's future transportation needs are available, Broward County shall implement the Broward County Trafficways Plan.

POLICY 2.17.3 Rules for the implementation of the Broward County Trafficways Plan shall be contained within the "Documentation of the Broward County Trafficways Plan."

POLICY 2.17.4 At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

POLICY 2.17.5 Local governments shall adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.

POLICY 2.17.6 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE



POLICY 2.18.1 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. *(Note: Relocated from Policy 2.14.10)*

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Based on anecdotal State of Florida review agency comments, relocation may be viewed as readoption of Policy and could be deemed more restrictive or burdensome. Consider maintaining existing Policy 2.14.10 and do not include relocation.

POLICY 2.18.12 For Land Use Plan amendments, transportation impacts from development within designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas, may be analyzed utilizing an Institute of Transportation Engineers (ITE) “urban infill area – person trip methodology.”

POLICY 2.18.23 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review as awaiting County staff comment.

October 2025 Note: Maintain existing Policy. Hold proposed modification in abeyance for future consideration.

COMPLETE STREETS



POLICY 2.19.1 Broward County and its partners shall aim to achieve zero traffic fatalities and serious injuries throughout Broward County by implementing comprehensive safety measures to ensure every resident and visitor can safely and confidently navigate the transportation network.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Consider modification from “shall” to “should.” Hold proposed modification in abeyance for future consideration.

POLICY 2.19.12 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, inclusive of bicycle and pedestrian accommodations, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

POLICY 2.19.23 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

POLICY 2.19.34 To identify multi-modal transportation systems consistent with the *Broward Complete Streets Guidelines*, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.

POLICY 2.19.45 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.

SMART GROWTH



POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational

opportunities and open space areas, directed to areas with reduced flood risk, and which maximizes preservation and conservation of natural resources.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



~~**POLICY 2.20.2** Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups. (Note: Replaced with Policy 2.2.6)~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Consider maintaining proposed Policy 2.2.6 with edit.

~~**POLICY 2.20.32** Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, an increased efficiency of utilizing water and energy resources to reduce the consumption of water and fossil fuel energy and the production of waste materials via techniques such as efficient design, renewable energy, efficient equipment and green infrastructure management systems.~~

~~**POLICY 2.20.43** Broward County shall promote and encourage, and shall implement to the maximum extent feasible where appropriate for those (re)development projects and lands owned by the County or within unincorporated areas, the preservation and creation of open space, areas of natural beauty, community gardens and similar uses, designed on an urban scale and suitable for an urban mixed-use neighborhood, for perpetual public use.~~

~~**POLICY 2.20.54** Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of distinctive buildings and neighborhoods with a strong sense of place that will give residents the satisfaction of living in a unique and desirable neighborhood.~~

~~**POLICY 2.20.65** Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, mixed land uses serviced by a variety of transportation modes within an integrated transportation network, and link intensive development to existing or planned pedestrian, bicycle and public transportation nodes or corridors.~~

~~**POLICY 2.20.76** Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.~~

POLICY 2.20.87 Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a “smart growth” vision and to attract high quality development.

POLICY 2.20.98 Broward County shall promote and encourage community and stakeholder collaboration using innovative methods of involving residents in visioning and planning for new development.

POLICY 2.20.109 Broward County and the Broward County Planning Council shall promote and serve as a means for regional collaboration between public and stakeholder organizations on common issues or resources and fiscal sustainability affecting smart growth initiatives, plans, policy formulation and implementation.

POLICY 2.20.1110 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select neighborhood and commercial revitalization and the public need to maximize its tax base of property.

POLICY 2.20.1211 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.20.1312 Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

POLICY 2.20.1413 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the use of the “NatureScape Broward” program, and “Florida Friendly” landscaping, to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect Broward’s natural resources.



POLICY 2.20.1514 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles, and methods, and recommendations consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition, as

well as plans including the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners. which may generally include the following:

- ~~(1) Community/Neighborhood — use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.~~
- ~~(2) Lot Choice — priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.~~
- ~~(3) Site Choice — re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.~~
- ~~(4) Water Efficiency/Conservation — use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.~~
- ~~(5) Energy Efficiency/Conservation — use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.~~
- ~~(6) Materials — use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.~~
- ~~(7) Health — use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome based on proposed addition of referenced plans; consider removal of additions and maintain deletions. Hold proposed additions in abeyance for future consideration.



POLICY 2.20.1615 Broward County shall pursue strategies to diversify and expand clean and renewable energy sources and infrastructure in order to reduce greenhouse gas emissions within Broward County, the region and the state of Florida.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.20.17 ~~16~~ Broward County shall develop and adopt regulations to eliminate invasive exotic vegetation while encouraging the use of native vegetation, including maintaining a list of plant species which require minimal watering and fertilization.



POLICY 2.20.17 In an effort to promote sustainable communities with a variety of housing options, the Broward County Land Use Plan shall encourage Broward County and its municipalities to consider adaptive reuse of underutilized non-residential uses, such as office, retail and hotel uses to residential uses, where such adaptive reuse is in proximity to supportive services for residential uses, such as transit, healthy food, schools, employment, etc. Density may be accommodated by one or more of the following: allocation of “flexibility units” or “redevelopment units” or Policy 2.2.5, 2.16.3, 2.16.4 or 2.16.5.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY 2.21.2 Broward County shall, in coordination with its local municipalities and other affected agencies, designate Adaptation Action Areas (AAAs), per Florida State Law, in order to: a. Identify areas of regional significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects.



POLICY 2.21.3 Broward County shall evaluate plan amendments within the Adaptation Action Area - Social Resilience Map and shall discourage those amendments which would contribute to additional flood or heat risk within the basin, and for adjacent properties, under current and future conditions. In review of such amendments, the County shall review for:

- a. Stormwater storage improvements that provide a net benefit to the community.
- b. Green infrastructure projects that present a net benefit to the community.
- c. Additional infrastructure improvements supporting implementation of the 2025 Countywide Resilience Plan.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.4 Plan amendments within the Adaptation Action Area - Social Resilience Map should require a minimum of 20% of site area be dedicated to green infrastructure features, such as tree plantings, vegetated storage (swales, bioswales, stormwater planters), on-site water management systems, and alternatives to paved surfaces. If 20% green infrastructure is not feasible, the applicant or sponsoring municipality may include consideration and implementation of programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required green infrastructure investments elsewhere within the sub-basin.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.5 Broward County shall establish and maintain a Future Conditions Water Storage Map to guide redevelopment requirements for enhanced water management investments accounting for future conditions planning and consistent with the 2025 Countywide Resilience Plan.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.6 Site development and redevelopment shall be required to provide sufficient on-site water management infrastructure to achieve enhanced water storage in accordance with the Future Conditions Water Storage Map and the established water storage allocation for the sub-basin. The applicant or sponsoring municipality may include consideration and implementation of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required storage or equivalent water management improvements elsewhere within the sub-basin or to provide funding to facilitate the establishment of same;
- b. programs and policies in which the municipality facilitates the maintenance or upgrade of existing water infrastructure to improve water storage, drainage or flood control within the relevant sub-basin or other priority areas.
- c. property tax abatement programs aimed at generating revenues for resilience investments;
- d. streamlined and reduced-cost permitting procedures for resilience projects investments;
- e. use of appropriate existing public lands or public land-banking to generate additional water storage areas.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve the required additional water storage to support flood protection under predicted future conditions.

Local governments shall document and track programs, policies and projects implemented for the purpose of enhancing sub-basin storage consistent with the Future Conditions Water Storage Map.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.7 Broward County, affected municipalities, and other appropriate agencies shall coordinate and cooperate to implement policies, methods and programs consistent with the 2025 Countywide Resilience Plan to achieve the targeted additional water storage required throughout the County consistent with future conditions analyses.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.38 Broward County shall update climate related policies and maps in the Land Use Plan, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort and related studies, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.49 Broward County shall ~~work cooperatively~~ collaborate with local governments and transportation agencies to identify and ~~evaluate~~ assess transportation infrastructure and assets at risk from climate events and other hazards. ~~and help coordinate adaptation efforts for~~ will focus on coordinating adaptation strategies to enhance the resilience of key infrastructure, including immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes, ensuring continued functionality and

accessibility for all communities, particularly those near for coastal populations high-hazard areas.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.



POLICY 2.21.510 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map, ~~and the Priority Planning Areas for Sea Level Rise Map and Adaptation Action Area – Social Resilience Map, respectively,~~ determine that the subsequent development will be served by and further adequate storm water management and drainage facilities consistent with the 2025 Countywide Resilience Plan, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.21.611 Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners.

POLICY 2.21.712 In order to ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, tidally-influenced municipalities shall adopt within 24-months of the effective date of this Policy (February 13, 2020), regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas. These standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line.

WETLANDS

POLICY 2.22.1 The Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department shall protect the functional values of wetlands within Broward County through mechanisms such as its Environmental Resource License requirements.

POLICY 2.22.2 Broward County and its local governments shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

POLICY 2.22.3 Broward County shall update the Generalized Wetlands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County ~~Environmental Protection and Growth Management Department~~ Resilient Environment Department and establishment of specific wetland mitigation areas.

ENVIRONMENTALLY SENSITIVE LANDS



POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a the Environmentally Sensitive Lands Map of Local Areas of Particular Concern within the Future Broward County Land Use Plan Natural Resource Map Series.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Clarification of title. Likely considered less restrictive or burdensome. Proceed.



POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County Resilient Environment Department ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Shifts ESL Map to original intent of planning purposes only. Proceed.



POLICY 2.23.3 Broward County and its local governments shall ~~shall~~ should develop and implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations, such as the consideration of density and intensity bonuses; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Likely considered less restrictive or burdensome. Proceed.

POLICY 2.23.4 By 2019, Broward County shall work with Broward’s municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled.

WATER RESOURCES MANAGEMENT

POLICY 2.24.1 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies.

POLICY 2.24.2 New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

POLICY 2.24.3 Designate and protect Broward County west of Levees 33, 35A, 36, L-37 and L-35 for Conservation Use in order to promote groundwater recharge and prevent saltwater intrusion.

POLICY 2.24.4 To minimize soil erosion on new construction sites, the land development codes and regulations of all local government entities shall require treatments and other measures consistent with Chapter 27 of the Broward County Code.



POLICY 2.24.5 In order to enhance water management, heat mitigation and community resiliency, Broward County shall support further and incentivize the integration of “green infrastructure” into the built urban environment.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentive based. Likely considered less restrictive or burdensome. Proceed.

POLICY 2.24.6 Broward County shall participate in and support regional water supply and conservation projects, including the C-51 reservoir project in Palm Beach County.

AIR QUALITY

POLICY 2.25.1 Broward County and its local governments shall review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

WELLFIELDS

POLICY 2.26.1 Broward County shall maintain and protect the functions of the County’s ground water recharge of the surficial aquifer system to improve and protect water supply, abate saltwater intrusion, and preserve or enhance environmental systems. This will be accomplished through water resource modeling and planning, and the implementation of existing regulations concerning wellfield protection, surface water permitting, water resource management, and hazardous materials facilities licensing and through regulations and policies developed as the result of water resource management studies, including but not limited to the South Florida

Water Management District Lower East Coast Water Supply Plan and the U.S. Army Corps of Engineers Restudy of the Central Southern Florida Flood Control Project.

POLICY 2.26.2 In order to protect its existing and future potable water supply, Broward County shall continue to implement its Potable Water Supply Wellfield Protection Ordinance, as amended.

POLICY 2.26.3 Amendments to the Broward County Land Use Plan Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.

BEACHES AND RIVERS



POLICY 2.27.1 Land development codes and regulations shall require the protection, preservation and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome. Hold proposed modification in abeyance for future consideration.

POLICY 2.27.2 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

POLICY 2.27.3 The Broward County Land Use Plan and local land use plans shall give priority to protecting public beach access sites.

POLICY 2.27.4 Broward County and its local governments shall provide for the protection of marine habitat and water quality of Broward County's coastal waters, including the protection of natural and artificial reefs.

POLICY 2.27.5 Broward County, in cooperation with its coastal municipalities, shall develop a comprehensive beach management and maintenance plan to address activities including dune and vegetation management, beach nourishment, and sand by-passing. The plan shall include consideration of climate change impacts on these efforts.

SEA TURTLE LIGHTING

POLICY 2.28.1 In order to protect and enhance sea turtle nesting, coastal municipalities, in coordination with the Sea Turtle Conservation Program of the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department, shall prepare and adopt land development regulations consistent with state and federal guidelines. Each coastal municipality shall also, through ordinance, adopt regulations to control beachfront lighting.

Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan.

GREENWAYS AND TRAILS

POLICY 2.29.1 Broward County shall map existing and potential greenways and trails of countywide significance and incorporate the map into the Natural Resource Map Series of the Broward County Land Use Plan.

POLICY 2.29.2 Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.29.3 Broward County's greenways and trails shall be designed to include restoration and enhancement of native ecological systems, including enhancement of the tree canopy, and provide opportunities for environmental education.



POLICY 2.29.4 Broward County's greenways and trails shall be designed with consideration for use consistent with future climate conditions, especially extreme heat, and shall be designed to include water bottle refill stations, enhanced tree canopy and cool materials.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, applicable to public lands only. Proceed.

POLICY 2.29.45 Broward County shall prioritize the development of greenways and trails and prepare detailed plans for the highest priority corridors.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 2.30.1 The Broward County Land Use Plan and local land use plans shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

POLICY 2.30.2 Broward County and its local governments shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources.

COMMUNITY REDEVELOPMENT AREAS

POLICY 2.31.1 Broward County will continue to fund the Broward Redevelopment Program (BRP) to provide funding for economic development, affordable housing, and job creation projects in defined redevelopment areas which have demonstrated blighting conditions, higher

unemployment rates and lower property value growth than those of the municipality which the project is located or the County. The evaluation of BRP applications will award extra points to projects which demonstrate furtherance of one or more of the Broward County Land Use Plan's "Highlighted Regional Issues and Strategies," including targeted redevelopment, multi-modal transportation, affordable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

INTERGOVERNMENTAL COORDINATION

POLICY 2.32.1 The Broward County Planning Council, as the Countywide Local Planning Agency (LPA), shall continue to use the Chapter 163, Florida Statutes local comprehensive plan review process as a means of ensuring coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida and the comprehensive plans of adjacent counties.

PLANNING COUNCIL RECERTIFICATION REQUIREMENTS

POLICY 2.33.1 The Broward County Planning Council shall continue to administer the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's ~~local governments~~ municipalities are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 2.33.2 The Broward County Land Use Plan shall further the consistency and compatibility among the land use plans of Broward County's ~~local governments~~ municipalities through the Broward County Planning Council's certification and recertification process.

POLICY 2.33.3 The land use plans and plan amendments of Broward County's ~~local governments~~ municipalities shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.

TRANSFER OF DEVELOPMENT RIGHTS

POLICY 2.34.1 Municipalities may adopt "Transfer of Development Rights" (TDR) programs within their jurisdictions, or, with other Broward County local governments pursuant to a legally binding agreement, and in accordance with this Plan. A TDR "sending area" must further a public purpose, such as, but not limited to, enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historical/archaeological resources, or areas identified as appropriate for climate resiliency strategies (e.g. repetitive loss properties, Priority Planning Areas, or Adaptation Action Areas). A TDR program must include the following:

1. Any TDR "receiving area" must be identified and designated in advance of any action to transfer rights from a TDR "sending area."

2. Broward County's barrier island (i.e. land east of the Intracoastal Waterway) is not eligible to be a TDR "receiving area," unless the associated "sending area" is from within the barrier island and meets all other criteria of this policy.
3. A TDR program must ensure that any "sending area" properties which utilize the program do not have any legal residual development rights that are not consistent with the stated public purpose to be furthered by the TDR program.
4. A municipal TDR program must ensure that "sending area" properties which utilize the program are properly managed and maintained after development rights have been transferred.
5. A TDR "receiving area" must be, by the applicable municipality, suitable and preferred for growth and redevelopment and be within areas such as "activity centers," designated on the Broward County Land Use Plan, and/or identified redevelopment areas approved by Broward County.
6. Prior to TDR allocations to a property within a designated "receiving area," municipalities must demonstrate that resulting development will address the following:
 - be compatible with adjacent existing and planned land uses;
 - public facilities and services (e.g. potable water, sanitary sewer, solid waste, transportation, etc.) will be adequate, consistent with adopted level of service standards;
 - meet applicable storm evacuation standards
 - not negatively impact environmental and historic resources.
7. The chief elected official and municipal manager, or equivalent, of municipalities and unincorporated areas located within 1,000 feet of a proposed TDR "receiving area" must be notified in writing at least 30 days prior to the first hearing and 30 days prior to any adoption hearing.

REDEVELOPMENT UNITS

POLICY 2.35.1 "Redevelopment Units" are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. Municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "redevelopment units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less, in accordance with this Plan and the criteria established within the *"Administrative Rules Document: BrowardNext."*

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.

Steering Committee Directive April 2025: Not part of April 2025 Steering Committee review.

October 2025 Note: In conflict with 2025 State of Florida legislation. Recommend deletion of Policy to comply with legislation.



POLICY 2.36.2 The Broward County Planning Council and Broward County shall continue to, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, ~~and issue model guidelines, methods, and tools~~ to advance environmental justice, including the consideration of access to fresh food, medical resources and other services which provide a safe and supportive life environment.

Steering Committee Directive April 2025: Subject of discussion. Staff to draft modification.

October 2025 Note: In conflict with 2025 State of Florida legislation. Recommend deletion of Policy to comply with legislation.