

BROWARDNEXT

Steering Committee Meeting

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



Please Sign In

April 24, 2025



BROWARDNEXT
Website

Agenda

Call to Order

1. Planning Council Staff Recommendations for Discussion

- Framework for Policy 2.1.3, Seven (7) Year Review
- *Administrative Rules Document (ARD)*, Article 5
- Section 2 Policies
- Section 2 Definitions
- Section 2 Permitted Uses
- Section 3 Recommended Practices
- Future Conditions Water Storage Map
- Adaptation Action Area – Social Resilience Map
- Support Documents and Comments

2. Next Meeting Date: All of Items above plus remaining framework recommendations and Highlighted Regional Issues

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



Framework

- Approved in June 2024 by the Steering Committee as the guiding BrowardNext update document
- The updated Framework includes:
 - March 27, 2025 Steering Committee directives
 - Staff recommendations
 - Status information
 - Summary of interested party comments through April 17

ARD, Article 5, 5.3 In-Lieu Update

- Broward County will use **15%** of project housing units as a default guideline.

OR

- Payment Amount
 - Current: \$1 per gross square foot
 - **Proposed:** \$10,609 per dwelling unit (equal to Policy 2.16.4 in-lieu payment payment; increases by 3% annually)

The BCLUP Sections have 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 and ~~double strike-through~~/double underline format, the latter denotes changes incorporated after the March 27, 2025, Steering Committee meeting. Policy language that is not proposed to change/reflects minor housekeeping updates is in gray font



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

Policies

General



Policy 2.1.1 – update to include resiliency

Residential



Policy 2.2.1 – recognize density exceptions with affordable housing



Policy 2.2.2 – update to clarify intent



Policy 2.2.5 – memorialize alternative housing type density calculations



Policy 2.2.6 – eliminate for lack of advocacy



Policy 2.2.6 (new) – encourage variety of housing and wealth building

Policies

Commerce



Policy 2.3.4 – update to clarify intent

Activity Center



Policy 2.4.3 – memorialize dwelling unit substitution for all Activity Centers



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



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



Policy 2.4.10 – eliminate site planning criteria



Policy 2.4.11 – prioritize interconnectivity of mobility options within Activity Center

Policies

Activity Center



Policy 2.4.12 – memorialize Planning Council interpretation regarding dwelling unit substitution

Parks/Conservation



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



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



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

Urban Agriculture



Policy 2.6.1 – promote access to fresh food



Policy 2.6.2 – update to clarify intent

Policies

Mining



Policy 2.9.3 – strengthen Fracking details

Compatibility



Policy 2.10.1 – eliminate “within 500 feet”



Policy 2.10.3 – encourage increased density along transportation and transit corridors

Public Facilities & Services



Policy 2.11.5 – update to clarify intent



Policy 2.11.6 – eliminate redundancy of related policies

Disaster Planning & Post-Disaster Redevelopment



Policy 2.12.6 – ensure utilization of parks for emergency operations

Policies

Transportation



Policy 2.14.3 – update to clarify intent



Policy 2.14.7 – update to clarify intent



Policy 2.14.8 – identify specific model



Policy 2.14.10 – relocated to more appropriate topic as Policy 2.18.1

Public Schools



Policy 2.15.6 – support the coordination of local governments and School Board for traffic circulation



Policy 2.15.7 – support exemption of school impact fees without limitation

Policies

Affordable Housing Bonus Density



Policy 2.16.3 (Bonus Density) – additional opportunities for bonus density



Policy 2.16.4 (Residential by Right – Commerce and Activity Centers) – on hold pending Senator Geller working group



Policy 2.16.5 (Residential by Right – Government Owned Parcels) – clarify ownership, expand to faith-based ownership and modify density



Policy 2.16.6 – promote mixed-income development

Transportation Multi- Modal Levels of Service



Policy 2.18.1 – relocated to more appropriate topic, previously Policy 2.14.10

Complete Streets



Policy 2.19.1 – prioritize zero traffic fatalities and serious injuries (Broward Safety Action Plan)

Policies

Smart Growth



Policy 2.20.1 – update to clarify intent



Policy 2.20.2 – replaced with Policy 2.2.6



Policy 2.20.14 – enhance inclusion of CCAP and RCAP strategies



Policy 2.20.15 – update to clarify intent



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

Policies

Climate Resiliency, AAA & PPA



Policy 2.21.3 – amendment review criteria for Social Resilience Map



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



Policy 2.21.5 – establish Future Conditions Water Storage Map



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



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



Policy 2.21.8 – update to clarify intent

Policies

Climate Resiliency, AAA & PPA

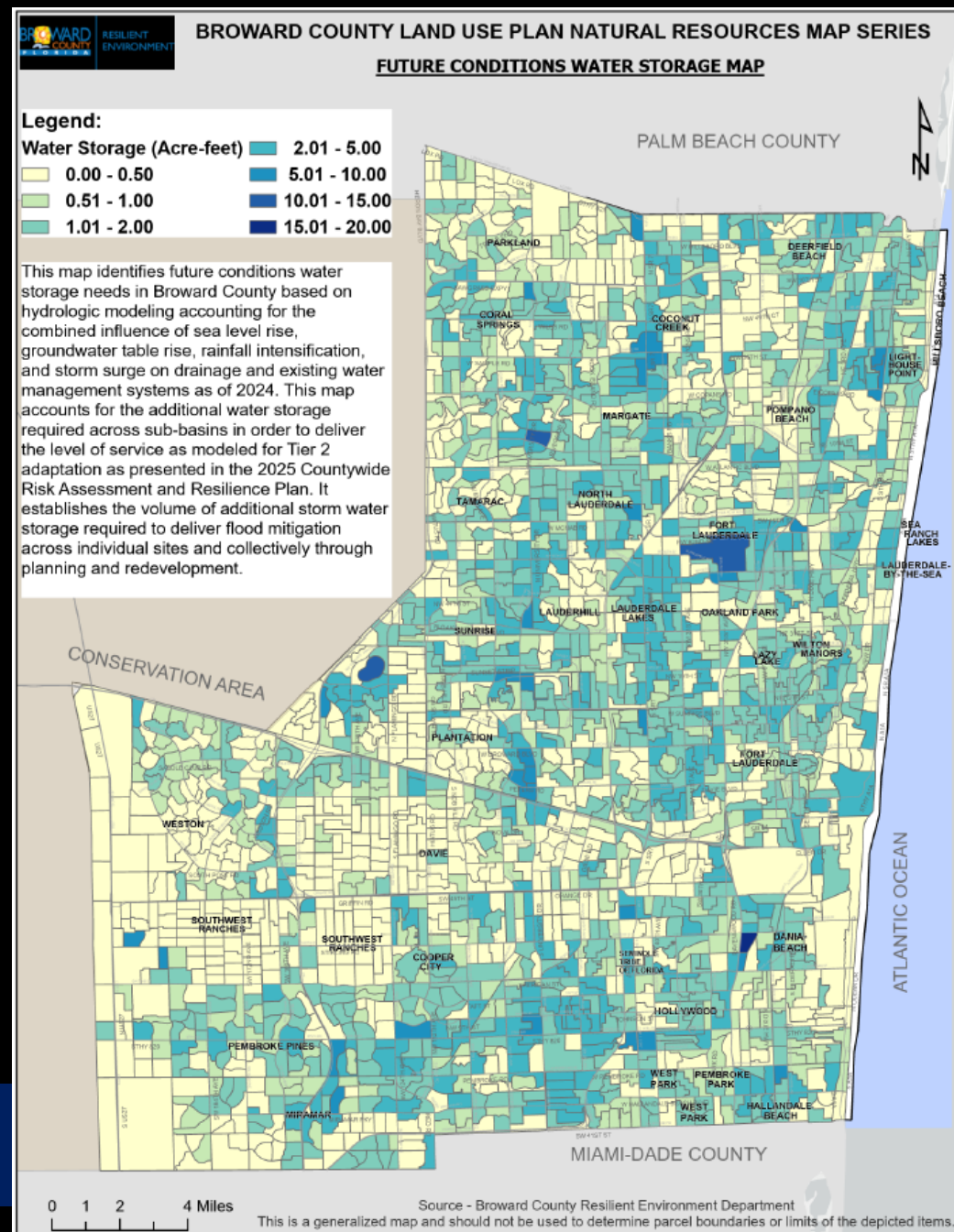
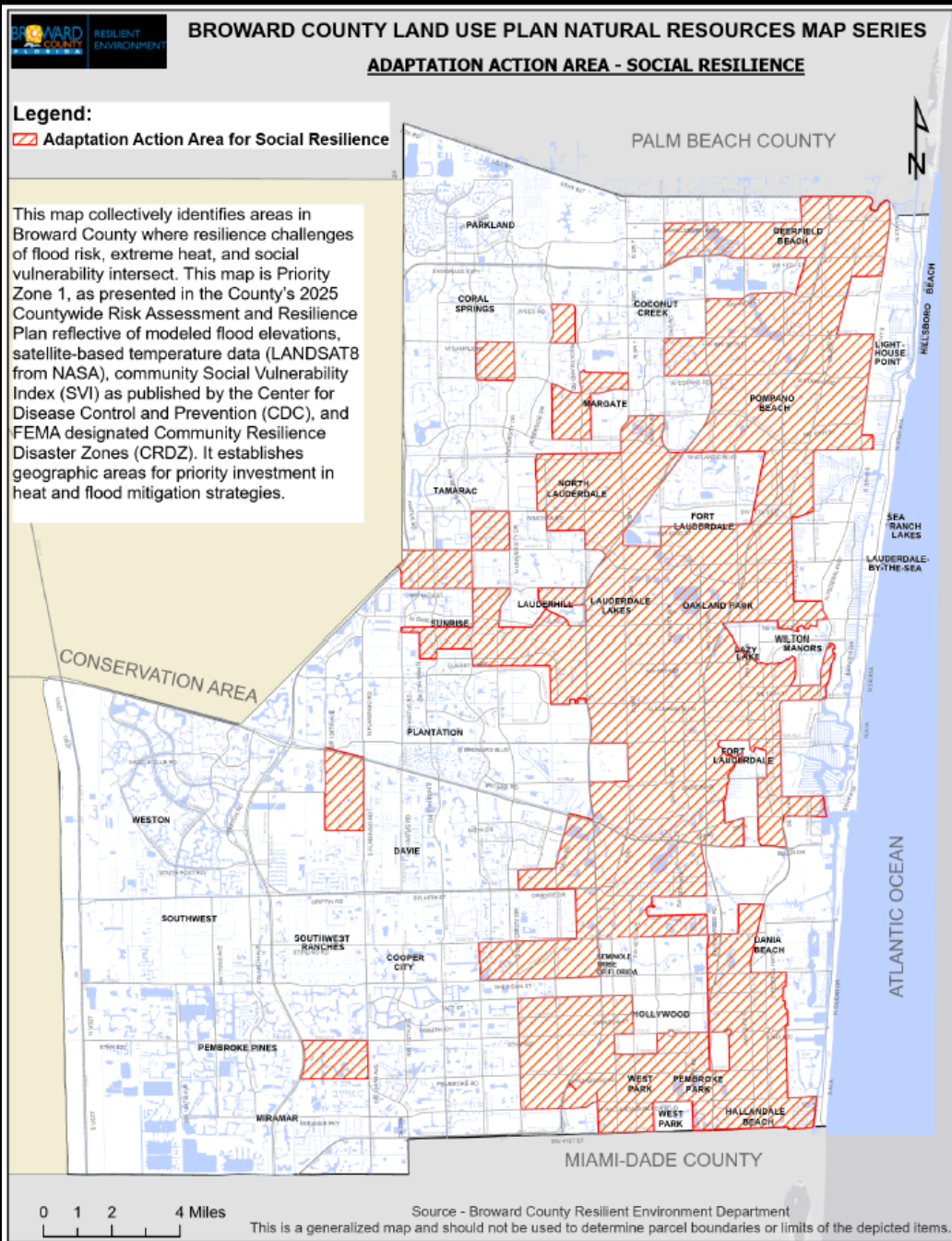


Policy 2.21.9 – enhance resiliency of infrastructure, particularly near coastal high-hazard areas



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

Proposed Natural Resource Maps



Policies

Environmentally Sensitive Lands



Policy 2.23.1 – update to clarify intent



**Policy 2.23.2 – establish biannual update for
Environmentally Sensitive Lands Map**



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

Policies

Water Resources
Management



Policy 2.24.5 – include heat mitigation

Beaches & Rivers



Policy 2.27.1 – include preservation

Greenways & Trails



Policy 2.29.4 – focus design of greenways and trails to address future climate conditions

Environmental Justice



Policy 2.36.2 – enhance to consider access to supportive life environment resources

Permitted Uses

Activity Center

- The Activity Center Use category has been updated to remove the policy criteria from the land use description and the transitional language from the 2017 update, as well as to reflect the Planning Council interpretation regarding swapping out permitted dwelling unit types for those that generate fewer students.

Agriculture/Commerce/Community

- Updated to reflect the modern reference for the Special Residential Facilities.

Mining

- The Mining Use category has been omitted, as there are no lands on the BCLUP Map designated as such. **The Policies section of the Plan continues to maintain protective measures and prohibition of fracking.**

Recreation and Open Space

- The Recreation and Open Space Use category has been updated to permit residential use by right with an affordable housing requirement, per the Steering Committee direction provided at its March 27, 2025, meeting.

Definitions

Adaptation Action Areas

Aircraft

Assisted Living Facilities

Barrier Island

Coastal Barrier Island

Community Residential Home

Community Residential One-Family Dwelling

Cool Materials

Electrical Power Plants

Floodplain

Local Planning Agency

Nursing Home

Passenger Rail Station

Septic Tank

Single Room Occupancy

Water Storage

Permitted Uses

Residential

- The Residential Use category has been updated to permit horizontal mixed use, reflect the modern reference for Special Residential Facilities, remove outdated language for accessory dwelling units and live-aboard vessels and modernize descriptions for Dashed-Line and Redevelopment Areas.

Rural Estates

- The Rural Estates Use category has been updated to remove outdated language for accessory dwelling units and add community residential dwellings to the permitted uses.

Rural Ranches

- The Rural Ranches Use category has been updated to remove outdated language for accessory dwelling units and add community residential dwellings to the permitted uses.

Transportation

- The Transportation Use category has been updated to modernize consideration for various transportation technologies and advancements and remove outdated language for the underlying land uses of expressways.

Recommended Practices

Commerce/Economic
Development



Policy 3.2.6 – consider access to food when increasing residential density with a land use plan amendment

Environmental



Policy 3.3.3 – eliminate outdated language in conflict with PCT 24-1



Policy 3.3.4 – update to clarify intent



Policy 3.3.7 – support increasing surface water storage



Policy 3.3.8 – support reducing impervious cover and enhancing ground water storage



Policy 3.3.9 – promote expanding green infrastructure for water management

Recommended Practices

Environmental



Policy 3.3.10 – promote resilient design strategies that elevate infrastructure on the barrier island



Policy 3.3.11 – eliminate outdated language that is not conducive to County’s system of water supply

Public Facilities & Services



Policy 3.4.1 – update to clarify intent



Policy 3.4.3 – include climate-focused

Support Documents

- BCLUP Map
- Estimation of Permitted Dwelling Units
- BCLUP Residential Allowances

Public Comments

- Ongoing throughout update
- Received from municipalities, government agencies, organizations, development community, individuals, etc.

Next Meeting

- Present Highlighted Regional Issues
- Present Implementation Procedures
- Present Updated Policies, Permitted Uses, Definitions, Recommended Practices
 - Include Comments from today's Steering Committee Meeting
 - Include Pending Modifications as noted in Framework, including public input

BROWARDNEXT ROADMAP

