

DRAFT: December 2025
BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Definitions Section was holistically updated in 2021 and is proposed to be updated consistent with the Framework for Policy 2.1.3, 7-Year Review of the Plan, as well as in consideration of 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. All changes are indicated in ~~strike-through~~/underline format and are based on the BrowardNext Steering Committee recommendations (March 27, 2025, April 24, 2025, and October 16, 2025). 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.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 2: DEFINITIONS - SUMMARY



ADAPTATION ACTION AREAS - means a designation ~~in the coastal management element of a geographic area within~~ a local government's comprehensive plan ~~which identifies one or more areas~~ that experience ~~coastal~~ flooding due to extreme high tides, rainfall, and storm surge or lack surface or subsurface water storage or adequate conveyance, and that are vulnerable to the related impacts of rising sea levels, flooding, or rainfall for the purpose of prioritizing funding for infrastructure needs and adaptation planning.



AIRCRAFT – means a device that is used for and intended for flight in the air such as airplanes, helicopters, drones or other machines.



ASSISTED LIVING FACILITY (formerly known as Special Residential Facility Category 3) – means any building or buildings, section or distinct part of a building, private home, boarding home, home for aged, or other residential facility, regardless of whether operated for profit, that

through its ownership or management provides housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to fifteen (15) or more adults who are not relatives of the owner or administrator. Facilities with a licensed capacity of fewer than fifteen (15) adults who are not relatives of the owner or administrator shall be considered a Community Residential Home, as defined in this section of the Plan. Density for assisted living facilities may be counted by the local government as two (2) sleeping rooms per dwelling unit, regardless of the number of kitchens or bathrooms.



~~BARRIER ISLAND— means all lands east of the Intracoastal Waterway, which features lie above the line of mean high water and front upon the open waters of the Atlantic Ocean to its east.~~ (Proposed for elimination based on April 24, 2025, Steering Committee discussion. BCLUP reference will preserve previous “east of the Intracoastal Waterway” nomenclature.)



~~COASTAL BARRIER ISLAND— means geological features which are completely surrounded by marine waters that front upon the open waters of the Atlantic Ocean and are composed of quartz sands, clays, limestone, oolites, rock, coral, coquina, sediment, or other material, including spoil disposal, which features lie above the line of mean high water. Mainland areas which were separated from the mainland by artificial channelization for the purpose of assisting marine commerce shall not be considered coastal barrier islands as provided in Subsection 161.54(2), Florida Statutes.~~ (Proposed for elimination based on April 24, 2025, Steering Committee discussion. BCLUP reference will preserve previous “east of the Intracoastal Waterway” nomenclature.)



COMMUNITY RESIDENTIAL HOME (formerly known as Special Residential Facility Category 2) – shall have the same meaning as a “community residential home” as defined in Section 419.001, Florida Statutes. Density for community residential homes may be counted by the local government as two (2) dwelling units per facility.



COMMUNITY RESIDENTIAL ONE-FAMILY DWELLING (formerly known as Special Residential Facility Category 1) – means a detached dwelling unit licensed to serve six (6) or fewer unrelated residents and that otherwise meets the definition of a community residential home. A community residential one-family dwelling shall be deemed a one-family dwelling unit and a noncommercial, residential use for the purposes of local laws and ordinances. Density for community residential one-family dwellings may be counted by the local government as one (1) dwelling unit per facility.



COOL MATERIALS – means materials that reflect more solar energy, emit heat and enhance water evaporation or otherwise help lower surface temperatures. Cool materials can be used on the exterior of buildings or other outdoor surfaces, such as pavement, to reduce temperatures, energy usage and heat island effect.



ELECTRICAL POWER PLANT - means an electrical generating facility where electricity is produced for the purpose of supplying at least ~~twenty-five~~ 25 megawatts (MW) but no more than 75 MW or more to utility power distribution systems, including any associated facility, ~~as referenced in Section 403.503(7), Florida Statutes,~~ that directly supports the operation of the electrical power plant, as provided in Section 403.503(7) and (14), Florida Statutes.



FLOODPLAINS - means any land areas susceptible to being inundated from any source during an identified flood event or identified by the National Flood Insurance Program (NFIP) as Special Flood Hazard Areas (zones beginning with A and V) and Non- Special Flood Hazard Areas (zones beginning with B, C and X) as identified ~~A Zones (A, AE, AH AO), V Zones (V, VE) or X Zone~~ on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.



LOCAL PLANNING AGENCY - means the agency designated to prepare the comprehensive plan required by Chapter 163, Florida Statutes. The Broward County Planning Council serves as the local planning agency to the Broward County Board of Commissioners per Article VIII of the Charter of Broward County.



NURSING HOME – means any facility that provides nursing services as defined in Part I of Chapter 464, Florida Statutes, and is licensed pursuant to State law. The local government is not required to assign residential density to nursing homes.



PASSENGER RAIL STATION – means 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.



SEPTIC TANK - means an on-site sewage treatment and disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.



SINGLE ROOM OCCUPANCY (SRO) – means a living situation in which a rented room is equipped with its own lock, which is accessed through a common area or hallway, with access to a shared kitchen. Density for SRO dwelling units may be counted by the local government as one (1) dwelling unit for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.



WATER STORAGE – means the volume or water (or portion of) as mapped by sub-basin as shown in the Future Conditions Water Storage Map.

Note: Unless otherwise specified, all statutory references shall be deemed to be to the statute cited and all subsequent amendments thereto.