

BROWARDNEXT

Executive and Steering Committee Meeting

March 27, 2025



Agenda

Call to Order

Executive Committee Item

1. Administrative Rules Document:
BrowardNext – Redevelopment Units

BrowardNext Steering Committee Items

2. Phase 1 Planning Council Staff
Recommendations for Discussion
3. Next Meeting Date: Phase 2

Adjournment

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

Executive Committee Item

- Introduction
- What are Redevelopment Units?
- Planning Council Staff Proposal
- Executive Committee Discussion

Steering Committee Items

- Introduction

- Framework for Policy 2.1.3, Seven (7) Year Review
- 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

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.



Intergovernmental Coordination and/or Refinement



Resiliency



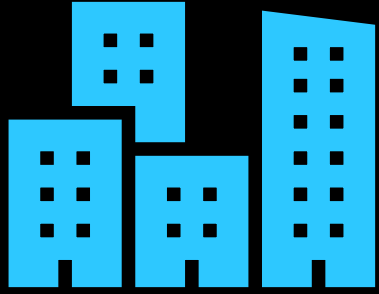
Affordable Housing/Densification



Transportation/Mobility



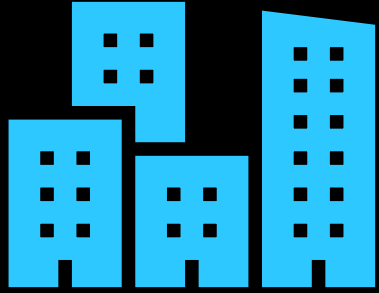
Multiple



Affordable Housing/ Densification

Policies Section

- **Policy 2.2.5** – Memorialize Single Occupancy Residential density calculations
- **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 on Government Owned Parcels)** – Expand to Faith-Based and modify maximum density



Affordable Housing/ Densification

Permitted Uses Section - Residential Uses

- Modify Accessory Dwelling Units to eliminate affordable housing affidavit requirement

Intergovernmental Summary features additional incentives.



Transportation/ Mobility

Policies Section

- **Policy 2.4.11** – Prioritize the interconnectivity of pedestrian, bicycle and transit usage within Activity Centers
- **Policy 2.10.3**– Encourage increased density along transportation and transit corridors
- **Policy 2.15.6** – Support the coordination of local governments and School Board for traffic circulation
- **Policy 2.19.1** – Prioritize zero traffic fatalities and serious injuries (Broward Safety Action Plan)
- **Pending** – Highlighted Regional Issue and additional Policy modifications



Resiliency

Policies Section

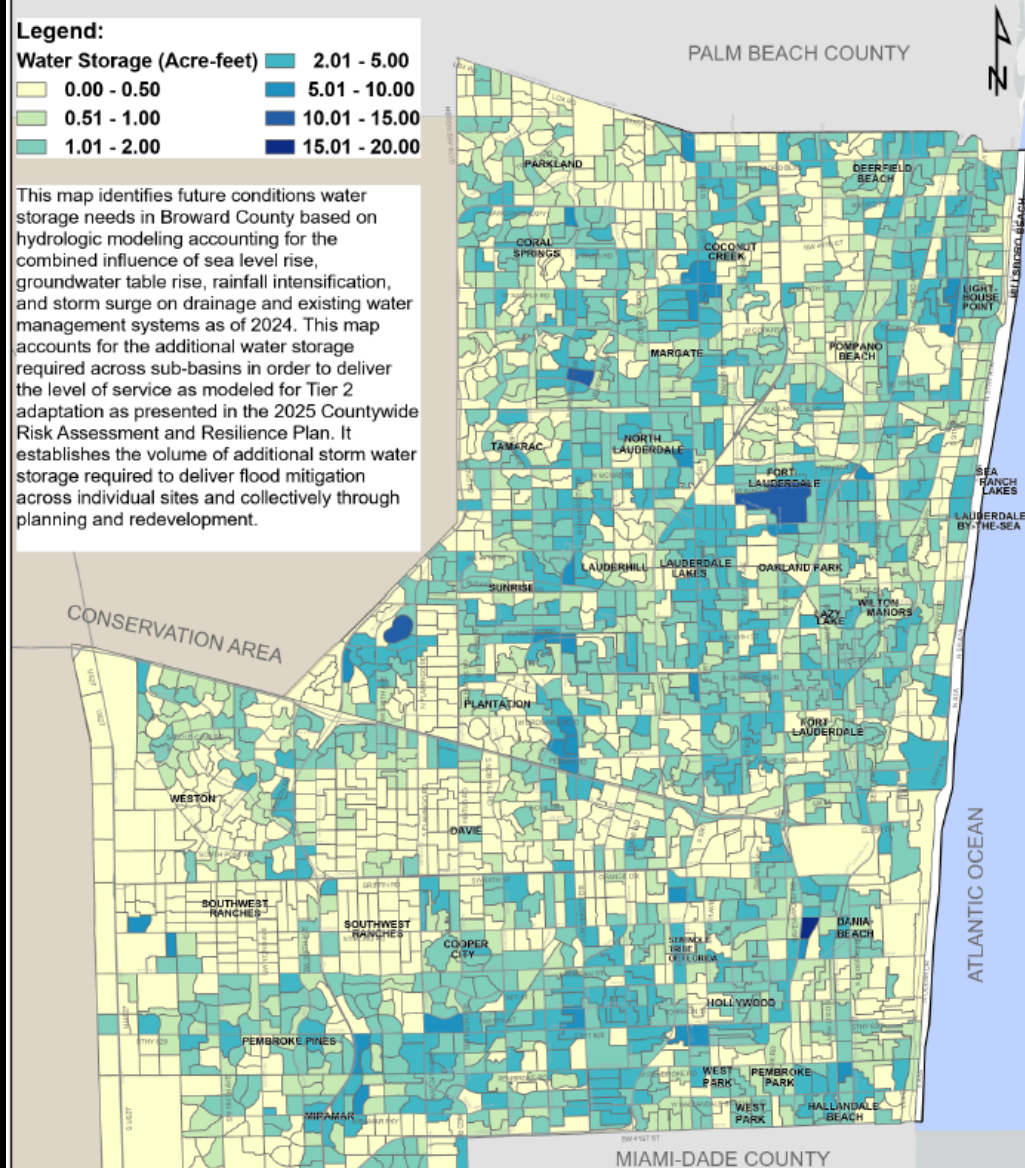
- **Policy 2.5.5** – Include future conditions standard and water storage needs during review of golf course amendments
- **Policy 2.9.3** – Strengthen Fracking details
- **Policy 2.20.14** – Modify Policy to be more inclusive of CCAP and RCAP strategies.
- **Climate Resiliency, Adaptation Action Areas and Priority Planning Areas Policies**
 - Expand section to include Social Resilience Map for amendments that would contribute to additional flood or heat risk within the basin – Corresponding NRMS Map
 - Expand section to include Future Conditions Water Storage Map to guide redevelopment and water management investments – Corresponding NRMS Map

FUTURE CONDITIONS WATER STORAGE MAP

Legend:

Water Storage (Acre-feet)	
0.00 - 0.50	2.01 - 5.00
0.51 - 1.00	5.01 - 10.00
1.01 - 2.00	10.01 - 15.00
	15.01 - 20.00

This map identifies future conditions water storage needs in Broward County based on hydrologic modeling accounting for the combined influence of sea level rise, groundwater table rise, rainfall intensification, and storm surge on drainage and existing water management systems as of 2024. This map accounts for the additional water storage required across sub-basins in order to deliver the level of service as modeled for Tier 2 adaptation as presented in the 2025 Countywide Risk Assessment and Resilience Plan. It establishes the volume of additional storm water storage required to deliver flood mitigation across individual sites and collectively through planning and redevelopment.



0 1 2 4 Miles

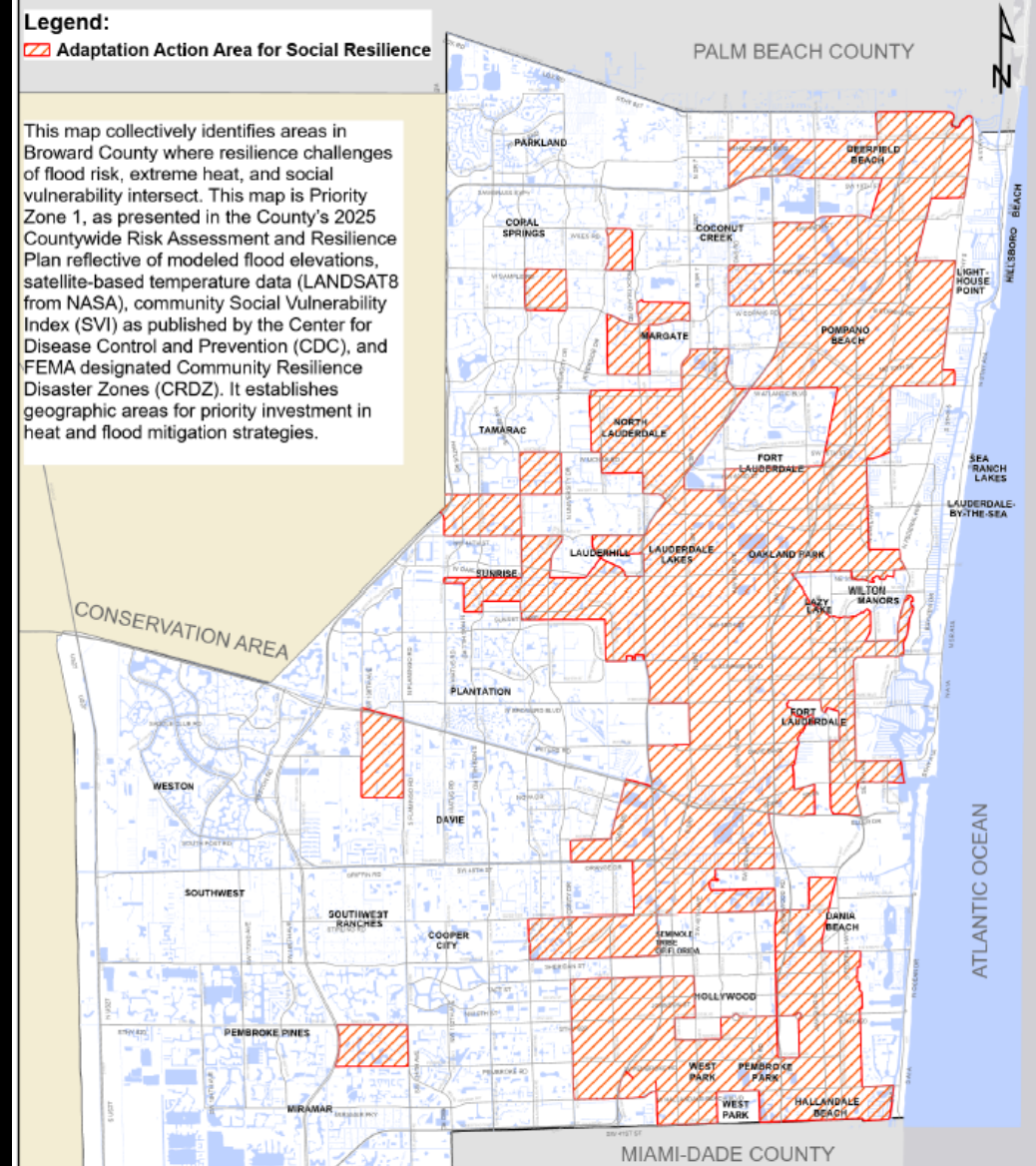
Source - Broward County Resilient Environment Department
This is a generalized map and should not be used to determine parcel boundaries or limits of the depicted items.

ADAPTATION ACTION AREA - SOCIAL RESILIENCE

Legend:

Adaptation Action Area for Social Resilience

This map collectively identifies areas in Broward County where resilience challenges of flood risk, extreme heat, and social vulnerability intersect. This map is Priority Zone 1, as presented in the County's 2025 Countywide Risk Assessment and Resilience Plan reflective of modeled flood elevations, satellite-based temperature data (LANDSAT8 from NASA), community Social Vulnerability Index (SVI) as published by the Center for Disease Control and Prevention (CDC), and FEMA designated Community Resilience Disaster Zones (CRDZ). It establishes geographic areas for priority investment in heat and flood mitigation strategies.



0 1 2 4 Miles

Source - Broward County Resilient Environment Department
This is a generalized map and should not be used to determine parcel boundaries or limits of the depicted items.



Resiliency

Policies Section

- Policy 2.24.5 – Include heat mitigation
- Policy 2.29.4 – Focus Greenways and trails design to address future climate conditions

Recommended Practices Section

- Policy 3.3.7 – 3.3.10 – Support and promote land acquisition, reductions in impervious cover, expansion of green infrastructure for water management and resilient design strategies on barrier island (landward movement of shoreline, beaches and dunes)



Intergovernmental

Policies Section

- Policy 2.6.1 – Promote access to fresh food
- Policy 2.10.1 – Eliminate “within 500 feet”
- Policy 2.12.6 – Ensure utilization of parks for emergency operations
- Policy 2.16.3 – Modernize owner occupied housing to 15 years (maintains at least 30 years for rental)
- Policy 2.16.5 – Include faith-based lands; remove will remain publicly owned; maximum density subject to local government zoning
- Policy 2.36.2 – Modernize to consider access to fresh food, medical resources and other services which provide a safe and supportive life environment.



Intergovernmental

Permitted Uses Section

- Modernize **Activity Center Uses** to:
 - allow substitution of dwelling unit type for any type that generates fewer students (cross reference Policy 2.4.3)
 - Clean up of high-rise dwelling unit references
 - Clean up of bonus density formula that is not as generous as adopted and effective formulas
- Pending modification to modernize Special Residential Facilities references throughout. (To be presented at next meeting)
- Omit **Mining Use**
- Modernize **Residential Uses** to:
 - Allow for the integration of vertical commercial or office uses for higher densities
 - Update Dashed-Line Areas to accommodate mixed and multi-use development on parcels less than 50 acres
 - Allow for Redevelopment beyond Coastal High Hazard Areas (also being examined by Senator Geller working group)



Multiple

Policies Section

- **Policy 2.4.3** – Memorialize dwelling unit substitution for all Activity Centers
- **Policy 2.4.10** – Eliminate site planning criteria and modernize to promote reduced parking ratios, shared parking, use of cool materials, etc.
- **Policy 2.5.4** – Expand Policy that evolved from preservation of open space to include community and recreational areas, especially on the barrier island
- **Policy 2.10.3**– Encourage increased density along transportation and transit corridors
- **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



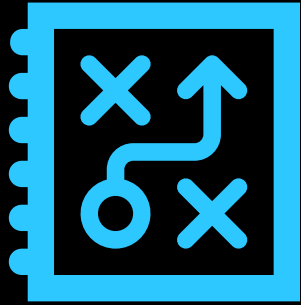
Multiple

Policies Section

- **Policy 2.20.17** – Adaptive reuse of non-residential buildings such as office and hotels as residential

Permitted Uses Section

- Modernize **Transportation Uses** to reflect broader Air Transportation Areas



Framework

- **ESL Map** – Impact to Policies/Coordination with County RED Staff
- Expansion of **Residential Uses** – Discussion of Recreation and Open Space: Table Reference

Next Meeting

- Present Highlighted Regional Issues
- Present Implementation Procedures
- Present Concepts for Administrative Rules Document: BrowardNext Articles 1 through 6
- 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

