

BROWARDNEXT

Workshop

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



Please Sign In

January 21, 2026



BROWARDNEXT
Website

- **Silence your phones | Sign-In**
- **Questions/comments**
- **Visit Website: broward.org/browardnext**
- **Support Documents**
 - BCLUP Map
 - Estimation of Permitted Dwelling Units
 - BCLUP Residential Allowances
- **Written/Verbal Public Comments**
 - Ongoing throughout update
 - Received from municipalities, government agencies, organizations, development community, individuals, etc.

Please sign in!



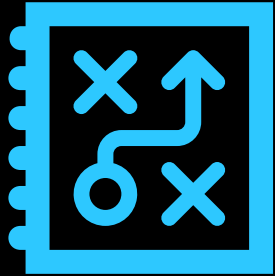


Agenda

Introduction

1. Framework for Policy 2.1.3, Seven (7) Year Review
2. Policies *Summary*
3. Definitions *Summary*
4. Permitted Uses *Summary*
5. Recommended Practices *Summary*
6. Highlighted Regional Issues
7. Prepared for Progress

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



Framework

The updated Framework includes:

- Steering Committee directives
- Staff recommendations
- Status information
- Summary of interested party comments through today



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

 Transportation/Mobility

 Multiple

Policies



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

Commerce



Policy 2.3.4 – update to clarify intent



Policies

Activity Center



Policy 2.4.3 – memorialize Planning Council interpretation regarding dwelling unit substitution for all Activity Centers



Policy 2.4.10 – eliminate site planning criteria



Policy 2.4.12 – regarding reporting and to memorialize regarding dwelling unit substitution

Parks/Conservation



Policy 2.5.6 – include alternative assessments

Urban Agriculture



Policy 2.6.2 – update to clarify intent

Policies



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 – corrects agency references consistent with Florida Statutes



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 2.14.1/2/3/4/8 – now proposed for deletion to comply with Florida Statutes and Broward Code of Ordinances



Policy 2.14.6 – update to clarify intent



Policy 2.14.9 – identify specific model

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



Affordable Housing Bonus Density

Policies



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



Policy 2.16.4 (Residential by Right – Commerce and Activity Centers) – No updates proposed by Senator Geller at this time



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



Policy 2.18.1/2 – now proposed for deletion to comply with Florida Statutes and Broward Code of Ordinances

Transportation Multi- Modal Levels of Service



Policies

Smart Growth



Policy 2.20.14 – enhance inclusion of CCAP and RCAP strategies; consider removal of additions and maintain deletions



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

Environmentally Sensitive Lands



Policy 2.23.1 – update to clarify intent (Expediting 2.23.2 regarding ESL Map)



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

Water Resources Management



Policy 2.24.5 – include heat mitigation

Greenways & Trails



Policy 2.29.4 – focus design of greenways and trails to address future climate conditions; applicable to public lands only



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

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. **October 2025 Direction: Planning Council staff proposes elimination of the acreage maximum for allocations of Flexibility or Redevelopment Units.**

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. **October 2025 Direction: Should exclude east of the Intracoastal Waterway consistent with other incentives.**



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/Rural Ranches

- 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.

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



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



Highlighted Regional Issues

- Climate Change Resilience
- Targeted Redevelopment
- Multi-Modal
- World-Class Natural Resource Protection and Enhancement
- Housing Affordability
- Disaster Planning and Post-Disaster Redevelopment
- Renewed Intergovernmental Partnership

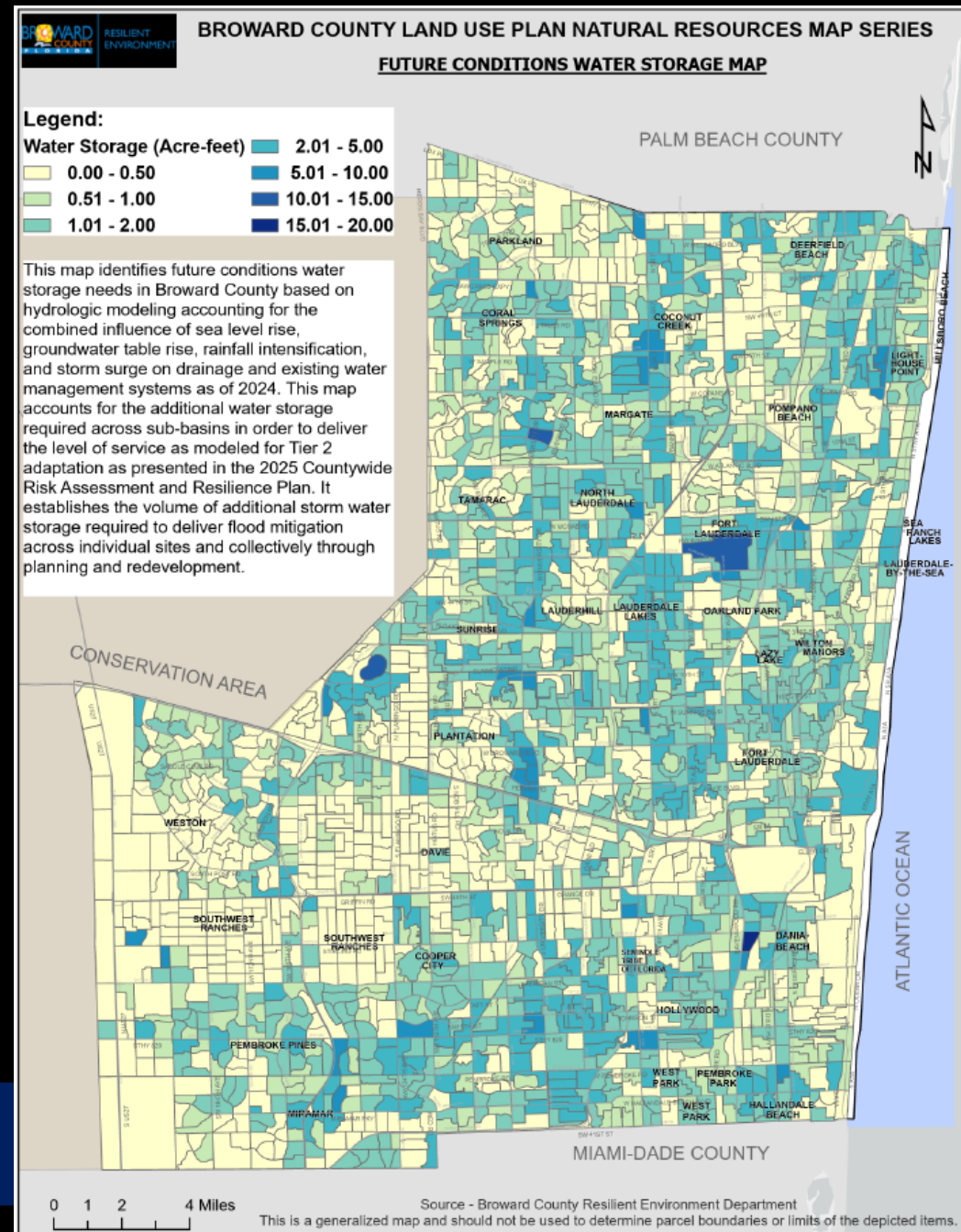
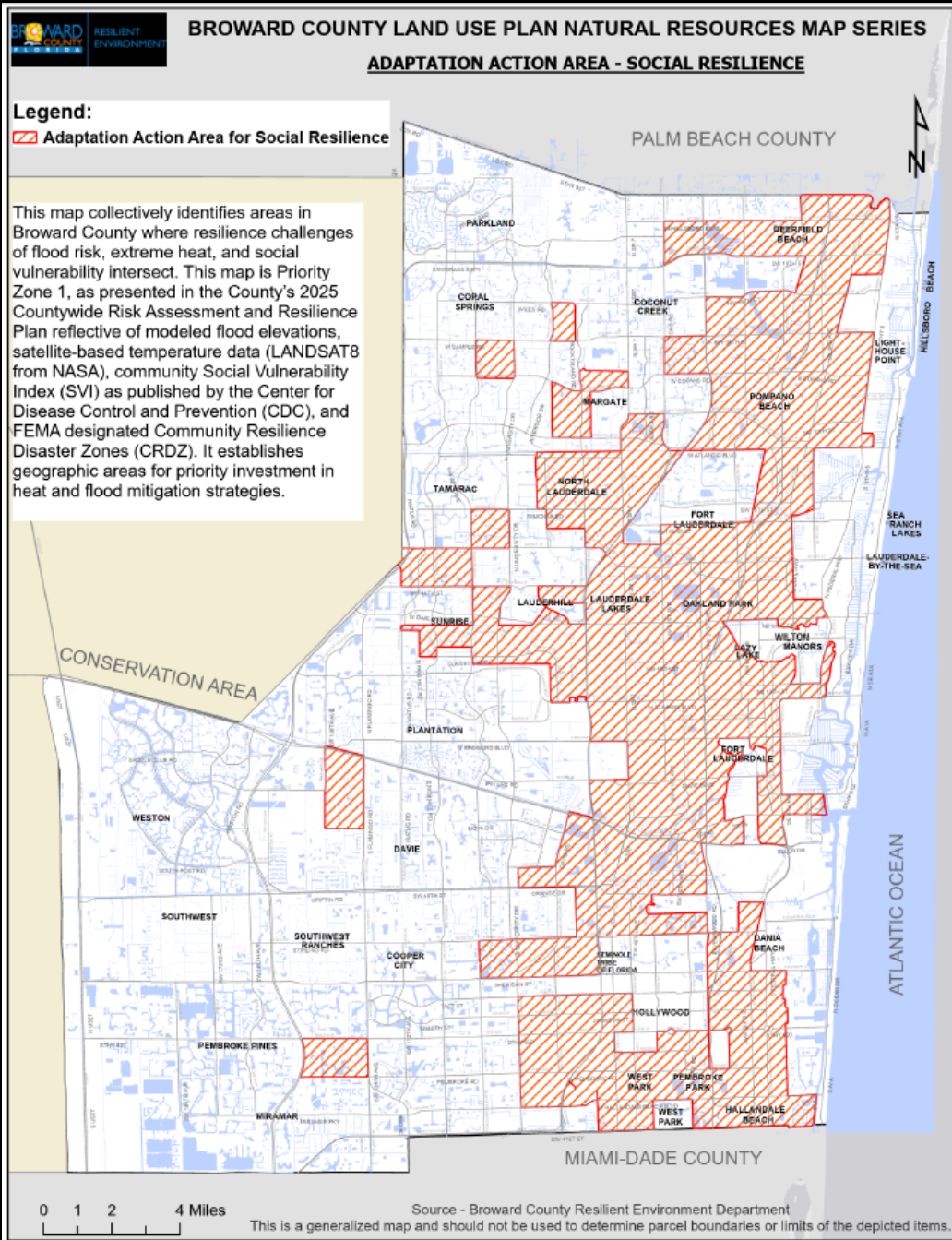


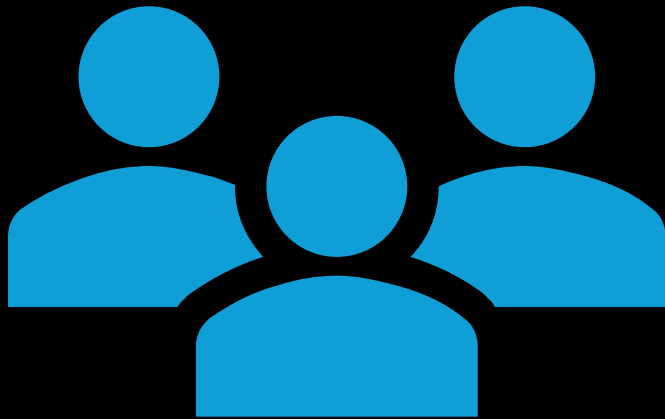
Prepared for Progress

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. We are closely monitoring 2026 legislative modifications.

- Resiliency Planning
- Multi-Modal
- Disaster Planning and Post-Disaster Redevelopment

Prepared for Progress: Natural Resource Maps





Next Steps:

Planning Council First Public Hearing
(Spring 2026)

County Commission Transmittal Public Hearing
(Late Spring 2026)

State Review Agency Process (30 days)

Planning Council Second Public Hearing
(Summer 2026)

County Commission Adoption Public Hearing
(Fall 2026)

Resolution or Modification of SB 180 will determine
Prepared for Progress Proposed Text and
Workshop Schedule