

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

*The Recommended Practices 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. Although the recommended practices section does not indicate a requirement, it is noted that the Florida Department of Commerce has been aggressive in its interpretation of SB 180 and staff notes are made in consideration of that posture.*



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 3: RECOMMENDED PRACTICES

RESIDENTIAL

POLICY 3.1.1 Special residential facilities should be located within existing and designated residential areas wherever possible; however, they may also be placed in non-residential areas specified within the Permitted Uses subsection of the Plan Implementation Requirements section of this plan, as deemed appropriate by local governments.

POLICY 3.1.2 Encourage the retention of agricultural lands and uses through the utilization of financial incentives and creative land development regulations.

POLICY 3.1.3 Strongly discourage land use plan amendments to more intensive uses within designated rural estate and rural ranch areas.

COMMERCE/ECONOMIC DEVELOPMENT

POLICY 3.2.1 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

POLICY 3.2.2 Activities intended to diversify Broward County's economy should not adversely impact the quality of life of the County's permanent, seasonal, or tourist populations.

POLICY 3.2.3 Broward County and its local governments should address the integration of tourism in their cultural, historical, archeological and park and recreation plans.

POLICY 3.2.4 Local governments should consider effects on the marine industry when making land use policy and decisions, and consider developing incentives for the retention of the same.

POLICY 3.2.5 Local governments should consider the identification and elimination of “food deserts” when making land use policy and decisions.



POLICY 3.2.6 Access to healthy and fresh food should be a primary consideration in the review and approval of amendments to the Broward County and local land use plans which increase residential density.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, Recommended Practices do not indicate requirements as this is a “should” Policy.

ENVIRONMENTAL

POLICY 3.3.1 The preservation and proper maintenance of all significant tree groupings, and specific incentives for the reestablishment or creation of tree canopy should be a primary consideration of infill and redevelopment projects.

POLICY 3.3.2 Innovative public measures, including tax relief techniques, purchase or transfer of development rights and other measures, should be instituted to encourage the retention of existing agricultural lands and uses.

~~**POLICY 3.3.3** As of the effective date of this Policy (March 21, 2013), water body and/or waterway acreage added to a community or regional parks inventory may count no more than ten (10) percent of such additional inventory, unless it is actively managed by a government agency for recreation or environmental purposes and greater than 0.5 acres, in which case the entire water body can be counted.~~

POLICY 3.3.43 Natural watercourses and their tributaries should be protected from alteration and preserved in their natural state.

POLICY 3.3.54 Encourage the restoration of Broward County’s vegetative communities and hydrologic connections including those hydrologic connections to the Everglades and Big Cypress Swamp.

Steering Committee Directive April 2025: Proceed as noted.

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

POLICY 3.3.65 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits.

POLICY 3.3.76 Support land acquisition and management practices which provide a sufficient fresh potable water supply, protect wildlife and natural resources, and provide public access to natural areas.



POLICY 3.3.7 Support land acquisition for additional surface water storage area to benefit water management and flood protection.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, Recommended Practices do not indicate requirements.



POLICY 3.3.8 Require reductions in impervious cover and enhanced on-site above and below ground water storage (where feasible) as part of redevelopment projects.

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 or shift “Require” to “Encourage.”



POLICY 3.3.9 Establish minimum requirements and promote expansion of green infrastructure as integral to water management infrastructure.

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 3.3.10 Promote resilient design strategies focused on elevating infrastructure and accommodating landward movement of the shoreline, beaches and dunes in conjunction with redevelopment on the barrier island.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, Recommended Practices do not indicate requirements as this is a “promote” Policy.

POLICY 3.3.811 The use of former landfill sites for public recreational purposes should be encouraged but not permitted until properly reclaimed and environmentally sound.

POLICY 3.3.912 Discourage activities in the vicinity of Local Areas of Particular Concern which would have a detrimental impact upon such areas.

POLICY 3.3.1013 Encourage local governments to protect natural resources through the implementation of land development regulations and procedures that promote the acquisition, retention and management of such areas.

~~**POLICY 3.3.11** Broward County and its local governments should continue to implement the recommendations of the 1986 Study of Water Supply and Selection of Future Wellfield Sites in Broward County, as amended by the Board of County Commissioners.~~

Steering Committee Directive April 2025: Proceed as noted.

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

~~**POLICY 3.3.1214** Local land development regulations should protect Broward County’s remnant natural rivers by prohibiting new construction, not including the repair or replacement, of bulkheads, revetments and seawalls in such areas, by promoting softened shorelines, riprap and other natural methods to prevent erosion, by requiring the restoration of historic vegetative cover to the areas being restored, and by ensuring that the construction of new docks is compatible with the growth of submerged and littoral vegetation and communities of bottom dwelling organisms.~~

~~**POLICY 3.3.1315** The Broward County Environmental Protection and Growth Management Resilient Environment Department and local governments should mitigate the impacts of beach renourishment projects on near shore hard bottom areas through the creation of similar near shore habitat.~~

PUBLIC FACILITIES AND SERVICES



POLICY 3.4.1 Private onsite sewage treatment and disposal systems (such as septic tanks) and wells in Broward County should be phased out and replaced with centralized water and wastewater systems, ~~where necessary~~, to protect the health, safety, and welfare of Broward County's residents.

Steering Committee Directive April 2025: Proceed as noted.

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

POLICY 3.4.2 Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available, and properly zoned in anticipation of future needs.



POLICY 3.4.3 The disposal of solid wastes by sanitary landfill should be environmentally sound, climate-focused, and state of the art.

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Potential to be deemed more restrictive or burdensome; however, Recommended Practices do not indicate requirements as this is a “should” Policy.

POLICY 3.4.4 Local governments should ensure that adequate land is available for police, fire and emergency medical service facilities to serve their current and future residents.

POLICY 3.4.5 Local governments, Florida Power and Light Company, developers and landowners should coordinate and cooperate with one another with respect to the utilities route selection and location of electric facilities to ensure the future electrical energy needs of Broward County residents will be served. New electric transmission lines subject to the Florida Transmission Lines Siting Act should be sited in a manner that will consolidate such lines within existing corridors and that new corridors should be planned in coordination with land use plans of local governments.

POLICY 3.4.6 Broward County and local redevelopment plans should incorporate provisions for installing electrical distribution lines underground, where appropriate due to groundwater elevations, to minimize electrical service disruptions during natural disasters.

POLICY 3.4.7 Planning for the expansion and attraction of institutions of higher learning within Broward County should be encouraged in order to serve the County’s full range of future educational needs.

TRANSPORTATION

POLICY 3.5.1 Promote mass transit use and discourage automobile travel by encouraging local governments to locate mixed land uses along major roadway corridors with mass transit facilities.

POLICY 3.5.2 Large developments which generate high traffic volumes should be located with direct access to mass transit.

POLICY 3.5.3 Transportation facilities should be planned and located in a manner which minimizes the potential for adverse impacts on adjacent land uses.

POLICY 3.5.4 The “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.

SMART GROWTH/COMPLETE STREETS

POLICY 3.6.1 Encourage local governments to establish and/or expand their pedestrian and bikeway facilities in accordance with the Florida Department of Transportation and the American Association of State Highway Transportation Officials planning and design standards, and coordinate their placement with Broward County, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 3.6.2 Ample and secure bicycle parking should be incorporated into non-residential and mixed use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”

POLICY 3.6.3 Local governments should include within their development codes and regulations incentives for constructing safe and accessible pedestrian and bicycle facilities, pathways and greenways throughout Broward County, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 3.6.4 Regional or community libraries, clinics, civic centers, cultural facilities and other public facilities should be located in areas of concentrated activity, such as downtown areas and community or regional shopping centers, in order to allow multi-purpose trips, provide easy access by mass transit and economize on parking areas.

POLICY 3.6.5 Development designs should be context-sensitive, and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.

POLICY 3.6.6 Transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

POLICY 3.6.7 Encourage all local governments to include, within their adopted comprehensive plans, policies and standards addressing CPTED principles, such as lighting, street design, natural surveillance, natural access control and territorial reinforcement.

POLICY 3.6.8 Local land use elements and development codes should include design guidelines to promote use of light only where needed thereby limiting excess light and reducing glare and to create a safe and pedestrian scaled lit environment, utilizing Night Friendly Lighting or Dark Sky principles outlined in the Model Lighting Ordinance by International Dark-Sky Association and the Illuminating Engineering Society of North America, or other local resources, for the purpose of creating appropriate outdoor lighting standards that reduce energy use, increase public safety, and protect human health and wildlife.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 3.7.1 Local governments with historic resources should implement programs which preserve and/or rehabilitate historic resources through techniques such as historic preservation ordinances, building code provisions and tax incentives.

POLICY 3.7.2 Broward County and its local governments should, as appropriate, identify those unique areas which reflect the community's cultural character and address their preservation through their land use plans and/or land development codes and regulations.

POLICY 3.7.3 Historic resources within redevelopment areas should be protected and restored.