



AGENDA

BROWARD COUNTY PLANNING COUNCIL
BrowardNext Steering Committee
April 24, 2025 – 9:00 a.m.
Broward County Governmental Center – Room 422

Call to Order

1. Planning Council Staff Recommendations for Discussion

See memo for Item 1 immediately following agenda.

- **Framework for Policy 2.1.3, Seven (7) Year Review of [BrowardNext – Broward County Land Use Plan](#)**
- **Administrative Rules Document: BrowardNext – Article 5 Excerpt**
- **Policies**
- **Definitions**
- **Permitted Uses**
- **Recommended Practices**
- **Proposed Natural Resource Map Series:**
 - **Future Conditions Water Storage Map**
 - **Adaptation Action Area – Social Resilience Map**
- **Support Documents**
- **Comments**

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

Adjournment

BROWARD COUNTY
Planning Council

TO: The Honorable Chair and Steering Committee Members

FROM: Barbara Blake Boy, Executive Director 

SUBJECT: BrowardNext Steering Committee: Planning Council Staff Recommendations

DATE: April 17, 2025

Introduction

As you may recall, the Broward County Board of County Commissioners adopted the update of the “BrowardNext” version of the Broward County Land Use Plan (BCLUP) at its April 25, 2017, public hearing with unanimous support from the Planning Council at both the transmittal and adoption hearings. The update included Policy 2.1.3 which requires the review of the BCLUP at least every seven (7) years, including public outreach and participation. The Planning Council Executive Committee is serving as the Steering Committee for this effort.

The Steering Committee approved a **Framework** document to guide the effort in June 2024. Subsequent to the initiation of this effort, Planning Council staff held a kick-off meeting in August 2024 to present the Framework to interested parties. The Steering Committee then held a series of Subject Matter Expert Presentations regarding affordable housing, resiliency and transportation, as well as policy discussions regarding same to provide Planning Council staff direction for the BCLUP update. The public has been invited to attend the foregoing, as well as encouraged to submit comments throughout the process.

Meeting Materials

Based on the March 27, 2025, Steering Committee Meeting discussion and directives, Planning Council staff is pleased to share the updated **Framework** document which includes those directives, as well as staff recommendations, status and interested party comments (verbal and written) through April 17, 2025. The materials are presented as below:

Tabs: **Framework** (as of April 17, 2025)
Administrative Rules Document: BrowardNext (ARD) – Article 5 Excerpt
Policies *including Summary Document*
Definitions *including Summary Document*
Permitted Uses *including Summary Document*
Recommended Practices
Proposed NRMS (Natural Resource Map Series)
Support Documents (BCLUP Map and Residential Uses Table)
Comments (Written comments from the public as submitted through April 17, 2025)

As stated above, the **Policies**, **Definitions** and **Permitted Uses** tabs include a summary document for ease of review. It is noted that the proposed changes to the **ARD – Article 5 Excerpt**, **Policies**,

Definitions, Permitted Uses and **Recommended Practices** tabs are formatted in ~~strike-through/underline~~ (modifications proposed at the March 27 Steering Committee meeting and the ARD Excerpt) or double ~~strike-through/underline~~ (modifications made following the March 27 Steering Committee discussion).

Planning Council staff has revised the icon system to differentiate subject matter as follows: Intergovernmental Coordination and/or Refinement, Resiliency, Housing/Densification, Transportation/Mobility and Multiple (a reference to more than one category). Proposed changes that do not include an icon are housekeeping items only.

Administrative Rules Document: BrowardNext

The **Administrative Rules Document: BrowardNext (ARD)** is adopted and maintained by the Broward County Planning Council for the purpose of providing guidance for the implementation of the BrowardNext – Broward County Land Use Plan. Timing wise, the **ARD** will not be considered for adoption by the Planning Council and County Commission until after the anticipated BCLUP adoption and completion of the Chapter 163 process. It is noted that it was previously indicated that the **ARD** would be presented in total at this meeting. However, based on the discussion at the March 27, 2025, Steering Committee meeting and in consideration of the timing, it was felt that the review of the entire document is premature and should be shifted. It is noted that based on Steering Committee feedback, Planning Council staff may request to present additional platting exemptions or updates related to affordable housing, such as the Article 5 excerpt included in the meeting materials.

Resources and Educational Materials

A compilation of various planning resources and educational materials is posted to the broward.org/browardnext website and will continue to be developed.

Next Steps

Planning Council staff expects that any direction from the Steering Committee on April 24, 2025, as well as the outstanding **Highlighted Regional Issues, Implementation Regulations and Procedures** and remaining pending **Policies** will be presented at the next Steering Committee meeting. At the conclusion of that discussion, Planning Council staff will hold a series of interested party workshops for public input, as well as continue to request written comments. Staff anticipates that the Steering Committee will have at least two more meetings (May 2025 and summer 2025) prior to the presentation of the materials to the Planning Council for a transmittal recommendation to the Broward County Board of County Commissioners.



Framework for Policy 2.1.3, Seven (7) Year Review of BrowardNext – Broward County Land Use Plan

Highlighted Regional Issues

Review and Update.

Status: All Highlighted Regional Issues will be provided at the next Steering Committee meeting.

Policies Section

- **Clean-up/Housekeeping**

Review statutory dates and references, as well as reports; modify to “as amended” to eliminate necessity to update Policies as Florida Statutes or reports are updated. **(Complete)**

Make references to agencies such as the Environmental Planning and Growth Management Department (now Resilient Environment Department) generic throughout Plan. **(Complete)**

- **Reconsideration of Timeframes/References**

POLICY 2.2.6 By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges. **(See Policies, Page 2; Policy Proposed for Deletion)**

Planning Council Staff Rationale: There has not been advocacy from municipalities in pursuit of this Policy. Planning Council staff recommends the deletion of the Policy and to continue to be responsive.

POLICY 2.12.4 Broward County shall, by December 31, 2017, work with municipalities and affected parties to identify and designate a “Coastal Storm Area” on the County’s Natural Resource Map Series which shall depict the Coastal High Hazard Area, as defined by state statutes, all properties directly connected to the mainland by bridges and all low-lying properties that have restricted evacuation and emergency access. **(Status:** Pending input from Broward County Office of Emergency Management.)

POLICY 2.18.2 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

Status: Existing Policy 2.4.8 primarily addressed transportation impacts in “...designated or proposed and eligible Activity Centers,...” Understanding that the County will be considering the adoption of a Low Stress Multimodal Mobility Master Plan which may include Quality

Level of Service criteria, Planning Council staff anticipates recommendation at the next Steering Committee meeting.

POLICY 2.21.7 In order to ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, tidally-influenced municipalities shall adopt within 24-months of the effective date of this Policy (February 13, 2020), regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas. These standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line. **(See Policies, Page 30; Pending renumbering to 2.21.12: No Update Recommended by County Resilient Environment Department)**

POLICY 2.23.4 By 2019, Broward County shall work with Broward’s municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled. **(See Policies, Page 31; Policy proposed for deletion)**

Planning Council Staff Recommendation: No update recommended by County Resilient Environment Department. Policy is proposed to be deleted and is supported by immediately preceding Policy 2.23.3 which outlines preservation strategies and Planning Council staff has also proposed the expansion of the same.

Further, Planning Council staff notes that the corresponding Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan (BCLUP) Natural Resources Map Series (NRMS) was initially adopted in 1989. The ESL Map is not statutorily mandated, rather a reflection of the County’s decades long commitment to preservation and resiliency. While the Map has been amended from time to time to reflect modifications such as the addition of conservation areas purchased through the 2000 Safe Parks and Land Preservation Bond Program, it has come to Planning Council and County staff’s attention that the application process for environmental licensing and the land use plan amendment process are operating separately, creating an entanglement of processes with no clear path forward. In at least one instance, the referenced data set has differed. Planning Council staff is of the opinion that the current process is onerous and does not necessarily accomplish an additional preservation of lands. County staff is placed in a conflicted position that they are statutorily required to accept permit or licensing applications, which may indicate a path forward for the private or public owner; however, if the site is on the ESL Map, the owner may submit a BCLUP NRMS amendment and the same County staff provides a thorough review and comments regarding the quality of the site, etc. In consultation with the Resilient Environment Department Director, Planning Council staff recommends that the mutual staffs pursue the requirements to maintain the ESL Map as a planning tool similar to the Wetlands Map, which would require an updated Policy that includes a data update every other year and the environmental licensing requirements would then fall wholly under the Broward County Code of Ordinances.

If the map recommendation is pursued then the referenced policies would be amended to reflect that process.

Update: As applicable, the Broward County Code of Ordinances and Administrative Code Chapters will subsequently be amended if the proposed Policy revision is adopted. **(See Policies, Policy 2.23.2, Page 31)**

POLICY 2.36.2 The Broward County Planning Council and Broward County shall, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, and issue model guidelines, methods, and tools to advance environmental justice. **(See Policies, Page 36)**

- **Policy Updates, Modifications or Additions**

POLICY 2.2.5 A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations. – **Consider expansion of Policy or additional Policy or definition to memorialize Single Occupancy Residential density calculations such as sleeping rooms that share common living facilities such as kitchens and gathering areas, consistent with the Broward Affordable Housing Master Plan recommendations. (See Policies, Page 2)**

POLICY 2.3.4 Local certified land use plans may decrease by 20 percent the lands designated “Commerce” on the Broward County Land Use Plan Map for residential use in accordance with the rules established with the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process. – **Clarify Policy as follows:**

~~Local certified land use plans governments may decrease by 20 percent the lands designated “Commerce” or similar designation on the Broward County Land Use Plan Map its local certified land use plan map for residential use in accordance with the rules established within Article 3.5(A)(1) of the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.~~

(See Policies, Page 3)

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

...

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment. - **Modernize to reflect “...or equivalent assessment, as deemed acceptable by the appropriate Broward County staff...”**

(See Policies, Page 8; Pending renumbering to 2.5.6)

Add Policy to Activity Centers Section to address swapping out permitted dwelling unit types for those dwelling unit types that generate fewer students as a universal Policy, consistent with the Planning Council's formal interpretation of April 25, 2024. **(See Policies, Policy 2.4.3, Page 4)**

Planning Council Staff Rationale: The Planning Council made an interpretation in April 2024 that any Activity Center with adopted language that dwelling units from any given category can be substituted for dwelling units of any category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates, regardless of if the category was reflected in the text. The interpretation positively impacted four (4) Activity Centers. Planning Council staff proposes that updated Policy 2.4.3 be formulated to the benefit of the remaining eight (8) Activity Centers that have a specified mix of units without the substitution language or generic unit references such as "multi-family." (There are 39 designated Activity Centers in 20 unique municipalities). This proposed amendment modernizes the Broward County Land Use Plan to promote the implementation of planning principles to allow the local government to react to market and municipal conditions while eliminating the substantial land use plan amendment process, which includes the statutorily required Chapter 163 requirements.

POLICY 2.10.1...Allocations of "Flexibility Units" and "Redevelopment Units" shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of "Flexibility Units" or "Redevelopment Units" result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less. – **Remove reference to "Redevelopment Units" as it is in conflict with the 2017 adoption of Redevelopment Units Policy, as well as with the current Administrative Rules Document: BrowardNext, Appendix 3, which prohibits the allocation of Redevelopment Units east of the Intracoastal Waterway. (See Policies, Page 10)**

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed. - **Modernize to reflect and refocus protection of single-family neighborhoods (See Policies, Page 11)**

Examine Disaster Planning and Post-Disaster Redevelopment Section to update and modify Policies in a manner that is reflective of definable data and processes. **(Status:** Pending input from Broward County Office of Emergency Management.)

Update, Modify or Additional Policy(ies) to Affordable Housing Section to reflect additional incentives and/or densification opportunities, **consistent with the Broward Affordable Housing Master Plan recommendations**, such as:

- **POLICY 2.16.2 (Land Use Plan Amendment Requirements):** Reconsider amendment applicability and corresponding Administrative Rules Document, Article 5 in-lieu of references for set asides and voluntary payments. Reconsider payment amount to be consistent with Policy 2.16.4. **(See Policies, Pages 16-17)**

(**Status:** The reconsideration of the voluntary in-lieu payment amount defined in Article 5 for Broward County Land Use Plan amendments that are not meeting Policy 2.16.2 to align with the in-lieu payment amount for Policy 2.16.4. Planning Council staff recommends expediting the revision. See Administrative Rules Document Tab for excerpt. The remaining Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments.)

- **POLICY 2.16.3 (Bonus Density):** Examine additional densification opportunities for bonus density. (**See Policies, Pages 17-19**)
- **POLICY 2.16.4 (Residential by Right - Commerce and Activity Centers):** Examine the inclusion of additional land use designations (such as medium to high residential densities) within one-half mile of passenger rail stations. (**Status:** Pending input from Senator Geller's working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)
- **POLICY 2.16.5 (Residential by Right on Government Owned Parcels):** Examine expansion of ownership to other quasi-governmental agencies. (**See Policies, Pages 21-22**)

Update, Modify or Additional Policy(ies) to Climate Resiliency, Adaptation Action Areas and Priority Planning Areas Section to address new vulnerability study outcomes, updated groundwater mapping, etc. (**See Policies, Beginning on Page 28**)

Update, Modify or Additional Policy(ies) to Environmentally Sensitive Lands Section to address conflicts with Broward County Code of Ordinances and processes, as appropriate.

Planning Council Staff Recommendation: As stated earlier, the Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan (BCLUP) Natural Resources Map Series (NRMS) was initially adopted in 1989. The ESL Map is not statutorily mandated, rather a reflection of the County's decades long commitment to preservation and resiliency. While the Map has been amended from time to time to reflect modifications such as the addition of conservation areas purchased through the 2000 Safe Parks and Land Preservation Bond Program, it has come to Planning Council and County staff's attention that the application process for environmental licensing and the land use plan amendment process are operating separately, creating an entanglement of processes with no clear path forward. In at least one instance, the referenced data set has differed. Planning Council staff is of the opinion that the current process is onerous and does not necessarily accomplish an additional preservation of lands. County staff is placed in a conflicted position that they are statutorily required to accept permit or licensing applications, which may indicate a path forward for the private or public owner; however, if the site is on the ESL Map, the owner may submit a BCLUP NRMS amendment and the same County staff provides a thorough review and comments regarding the quality of the site, etc. In consultation with the Broward County Resilient Environment Department Director, Planning Council staff recommends that the mutual staffs pursue the requirements to maintain the ESL Map as a planning tool similar to the Wetlands Map, which would require an updated Policy that includes a data update every other year and the environmental licensing requirements would then fall wholly under the Broward County Code of Ordinances.

Update: As applicable, the Broward County Code of Ordinances and Administrative Code Chapters will subsequently be amended if the proposed Policy revision is adopted. **(See Policies, Policy 2.23.2, Page 31)**

Update, Modify or Additional Policy(ies) to Transportation Multi-Modal Levels of Service, Complete Streets and/or Greenways and Trails Sections to reflect updated policies or programs such as the 30-Year Transportation Surtax Plan. **(See Policies. See proposed ~~strike-through~~ and underline throughout.)**

Definitions Section

Holistically updated Definitions Section in 2021 – Review for continued consistency and consideration of additional definitions for Plan clarification. **(See Definitions. See proposed ~~strike-through~~ and underline throughout.)**

Permitted Uses Section

Clean up of **Activity Centers** permitted uses to implement the Broward County Planning Council formal interpretation dated April 25, 2024, to address swapping out permitted dwelling unit types for those dwelling unit types that generate fewer students for the cities of Hallandale Beach, Hollywood, Lauderdale Lakes and Tamarac and/or address as a universal Policy as noted earlier in the document. **(See Permitted Uses, Pages 2 through 26)**

Planning Council Staff Rationale: As stated earlier, the Planning Council made an interpretation in April 2024 that any Activity Center with adopted language that dwelling units from any given category can be substituted for dwelling units of any category provided that the substitution results in the same or lesser student generation using the County’s adopted student generation rates, regardless of if the category was reflected in the text. The interpretation positively impacted four (4) Activity Centers. Policy 2.4.3 is proposed to be amended to be formulated to the benefit of the remaining eight (8) Activity Centers that have a specified mix of units without the substitution language or generic unit references such as “multi-family.” (There are 39 designated Activity Centers in 20 unique municipalities).

Status: Proposed deletion of substitution language as proposed update to Policy 2.4.3 will supersede and implement the above rationale.

In addition, a review of the Activity Center permitted uses proposes the modernization of the high-rise dwelling unit definition which was “four stories or more” through 2008. The modified definitions in effect are mid-rise meaning “four (4) to eight (8) residential stories” and high-rise meaning “nine (9) residential stories or more.” The addition of the reference mid-rise is a housekeeping item that does not modify the intent of the effective text.

Further, Planning Council staff is proposing the elimination of the bonus dwelling unit language from the City of Fort Lauderdale Downtown Activity Center. The language was adopted as an incentive in 2015 and predates the effective adopted bonus density formulas which are more liberal. The City did not utilize the bonus density but the language should be deleted as to not penalize future redevelopment opportunities that would permit the use of the more generous adopted bonus density formulas that are in effect.

Consider the addition of affordable housing opportunities on lands designated **Recreation and Open Space** (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate. (No change recommended. See Table under Support Documents Tab.)

Planning Council Staff Rationale: Upon review of the Broward County Park System and in consultation with the Broward County Parks Director, as well as the County's policies and directives related to resiliency planning, Planning Council staff does not support the addition of affordable housing opportunities on Broward County owned-lands designated Recreation and Open Space. Accessible open space and recreation opportunities are at a premium in Broward County, including support of the County's robust resiliency efforts. As the population continues to grow, additional County owned park space opportunities will primarily remain static. Although the County could consider authorizing these uses for municipal park spaces, it is Planning Council staff's opinion that this would be a challenging endeavor as many central and eastern county local governments struggle to maintain three (3) acres per existing and projected 1,000 permanent residents while balancing continued growth. The mechanism to achieve affordable housing on these lands exists in the County/local government land use plan amendment process which is transparent and avails the public of the intention. In addition, loss of open space is in conflict with and must be addressed via BCLUP Policy 2.5.4.

Further, the Broward County Park System not only serves as a high-quality recreation and open space destination and attraction but also as a critical regional resource after natural or man-made disasters and other emergency situations, including debris management, food and water distribution, and availability for temporary housing, per BCLUP Policy 2.12.6.

Planning Council staff has prepared a table of the BCLUP land use designations that permit residential uses by right or per criteria (see Table under Support Documents Tab). In review of that information, Planning Council staff does not recommend the expansion of permitted uses of additional land use designations, but does support the expansion within existing permissible categories.

Update: Per the directive of the Steering Committee at its March 27, 2025, meeting, **see Permitted Uses, Page 35.**

Clean-up: **Community** Permitted Uses – modify Special Residential Facilities (SRF) use from the Permitted Uses Section back to Implementation Section, as well as amending the definitions of SRF 1, 2 and 3 to be consistent with Florida Statutes Chapters 419 and 429. (**Status:** The applicable Permitted Uses and Definitions Sections have been updated to modernize the references. Upon further review, the Implementation Section will not be updated to include references to SRF's.)

Redirect the Residential “dashed-line area” designation to a more powerful and flexible tool to accommodate smaller areas of redevelopment that currently utilize the Activity Center designation. There is potential to promote densification, **consistent with the Broward Affordable Housing Master Plan recommendations. (See Permitted Uses, Page 40)**

Implementation Section

PCT 24-1 Parks Section and Implementation Regulation Section

- Expanding Parks and Open Space allowable acreage to the benefit of local governments.
- Streamline, reorder and update Implementation Regulation Section.

(**Status:** Completed in 2024; Planning Council staff continues to review allowable acreage to the benefit of local governments as submitted by at least one (1) local government. The Implementation Section will be provided at the next Steering Committee meeting.)

Recommended Practices

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. – **Eliminate as in conflict with PCT 24-1. (See Recommended Practices, Page 2)**

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. – **Review Study reference. Recommended for deletion by Broward County Water Management Division as outdated and not conducive to the County’s system of individual water suppliers. (See Recommended Practices, Page 3)**

Consider recommended practices and local government consideration of intensity incentives for non-residential when preserving tree canopy, LEED building, green roofs, cool pavements, etc. that will likely reduce heat islands. Consider for Policy Section. (**See Policies, Pages 6, 28-30, and Recommended Practices, Page 3**)

Natural Resource Map Series

- Refine the Wellfield map to accurately reflect Zones 1, 2 and 3. (**Status:** Pending input from County Resilient Environment Department.)
- Examine Environmentally Sensitive Lands map to identify and remove properties that were permitted and developed. (**Status:** See Recommendation below that is consistent with Policy 2.23.4 above.)
- Update Floodplains map to add “Coastal Storm Area” per Policy 2.12.4 and check map for updated Federal Emergency Management Agency data and maps. (**Status:** Pending input from Broward County Office of Emergency Management.)

Planning Council Staff Recommendation: Planning Council staff notes the Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan (BCLUP) Natural Resources Map Series (NRMS) was initially adopted in 1989. The ESL Map is not statutorily mandated, rather a reflection of the County’s decades long commitment to preservation and resiliency. While the Map has been amended from time to time to reflect modifications such as the addition of conservation areas purchased through the 2000 Safe Parks and Land Preservation Bond Program, it has come to Planning Council and County staff’s attention that the application process for environmental licensing and the land use

plan amendment process are operating separately, creating an entanglement of processes with no clear path forward. In at least one instance, the referenced data set has differed. Planning Council staff is of the opinion that the current process is onerous and does not necessarily accomplish an additional preservation of lands. County staff is placed in a conflicted position that they are statutorily required to accept permit or licensing applications, which may indicate a path forward for the private or public owner; however, if the site is on the ESL Map, the owner may submit a BCLUP NRMS amendment and the same County staff provides a thorough review and comments regarding the quality of the site, etc. In consultation with the Resilient Environment Department Director, Planning Council staff recommends that the mutual staffs pursue the requirements to maintain the ESL Map as a planning tool similar to the Wetlands Map, which would require an updated Policy that includes a data update every other year and the environmental licensing requirements would then fall wholly under the Broward County Code of Ordinances.

Update: As applicable, the Broward County Code of Ordinances and Administrative Code Chapters will subsequently be amended if the proposed Policy revision is adopted. **(See Policies, Policy 2.23.2, Page 31)**

Administrative Rules Document: BrowardNext

There was a previous provision in the County's Chapter 1 of the Code of Ordinances that prohibited the same or substantially the same matter from being brought before the Board within 12 months of when it was denied. This was applicable to Broward County Land Use Plan amendment applications.

Section 1-21 of the Broward County Code of Ordinances, entitled "Time limitation on bringing matters before the board of county commissioners" was repealed in its entirety on 8/25/2022 and effective 10/13/22. The elimination of this prohibition sets the unintended consequence in motion that an application could be refiled the same day as a denial by the County Commission. Planning Council staff recommends that this be memorialized in Article 1.1 regarding County Commission Adoption of Amendments. Suggestion: 6 months before the application can be refiled with the Planning Council. (**Status:** The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)

ARTICLE 3.5(A)(3) – Consideration of expansion of mixed residential to include both horizontal and vertical integration of retail and office uses on higher density Residential (over 25 dwelling units per acre). (**Status:** The corresponding Permitted Use is proposed for update in Permitted Uses, Page 37. The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)

ARTICLE 5 - Reconsideration of voluntary buyout amount for affordable housing to mimic Policy 2.16.4 and update Article in its entirety. (**Status:** The reconsideration of the voluntary in-lieu payment amount defined in Article 5 for Broward County Land Use Plan amendments that are not meeting Policy 2.16.2 to align with the in-lieu payment amount for Policy 2.16.4. Planning Council staff recommends expediting the revision. See Administrative Rules Document Tab for excerpt. The remaining Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments.)

Interested Party Written and Verbal Comments

August 15, 2024 - Kick-Off Meeting Comments:

- Continued consideration of expanding open space opportunities to accommodate anticipated population growth, as few local governments will have additional budgetary or land opportunities. New multi-family buildings often include interior recreational opportunities. (**Status:** Completed overview of Section in 2024; Planning Council staff continues to review allowable acreage to the benefit of local governments as submitted by at least one (1) local government. The Implementation Section will be provided at the next Steering Committee meeting.)
- Consider inclusion of statutory Live Local Act authorization in BCLUP. (Not recommended by Steering Committee.)
- Coordination with the Broward Metropolitan Planning Organization on a multi-modal level-of-service. (**Status:** Existing Policy 2.4.8 primarily addresses transportation impacts in "...designated or proposed and eligible "Activity Centers,..." In addition, the BCLUP has other supportive policies, see Policies, Pages 5 and 24. Understanding that the County will be considering the adoption of a Low Stress Multimodal Mobility Master Plan which may include Quality Level of Service criteria, Planning Council staff anticipates recommendation at the next Steering Committee meeting.)
- Consider separated shared-use paths, for safety and their use as park space. (**Status:** Completed overview of Section in 2024; Planning Council staff continues to review allowable acreage to the benefit of local governments as submitted by at least one (1) local government. The Implementation Section will be provided at the next Steering Committee meeting.)
- Consider elimination of the in-lieu payment for Policy 2.16.4. (Not recommended by Steering Committee)
- Ensure that long-term neighborhood residents are not displaced from their homes due to redevelopment. (See Policies 2.2.6, 2.10.2 and 2.10.3)
- Consider the conversion of non-residential uses such as offices and hotel units to residential uses. (See Policy 2.20.17)

August 29, 2024 - Planning Council Meeting Member Comment:

- Consideration of school transportation and impacts to transportation network, both local and regional. (See Policy 2.15.6)

September 11, 2024 - Broward Workshop Group Comments:

- Consider additional platting exemptions for affordable housing. (**Status:** The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)
- Continued examination of additional residential by right. (See Permitted Uses)
- School Impact Fee reductions and exemptions. (See Policy 2.15.7)

September 12, 2024 - Subject Matter Expert Presentations Comments (Housing):

- Consider additional platting exemptions for affordable housing. (**Status:** The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)
- Consider the elimination of the plat note amendment process. (**Status:** Forwarded to County staff for consideration of modification of Broward County Land Development Code.)
- Consider parking reductions. (**Status:** New Policy 2.4.10 for lands designated Activity Centers. Local Governments responsible for implementation through zoning and/or site plan requirements.)
- Continued examination of additional residential by right in other permitted uses.

Planning Council Staff Recommendation: As noted above, Planning Council staff does not support the expansion into Commercial Recreation, Conservation, Electrical Generation Facilities, Recreation and Open Space nor Transportation uses and has prepared a table of the BCLUP land use designations that permit residential uses by right or per criteria. In review of that information, Planning Council staff supports the expansion within existing permissible categories. See Table under Support Documents Tab.

- Consideration of increase to residential density cap for affordable housing. (See Policy 2.16.3 and Permitted Uses)
- School Impact Fee reductions and exemptions. (**Status:** Although the foregoing is under the authority of the School Board of Broward County, Planning Council staff is supportive of the concept. See Policy 2.15.7)
- Mixing income requirements (Example: 15% affordable housing – 12% moderate income and 3% low or very-low). (See Policy 2.16.3) (**Status:** The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)

September 26, 2024 - Subject Matter Expert Presentations Comments (Housing):

- Consider modification of Policy 2.16.4 regarding non-residential thresholds for developments over 5 acres. (See ~~strike-through~~ below)
- Consider modification of Policy 2.16.4 to eliminate number 9. (See ~~strike-through~~ below)

Submitted by City of Pompano Beach on September 26, 2024:**POLICY 2.16.4**

...

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

~~(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.~~

...

~~(9) In addition to the provisions of this Policy, parcels designated "Commerce" and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners ("Board"), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:~~

- ~~(a) Local government adoption of this Policy into the municipal Comprehensive Plan;~~
- ~~(b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);~~
- ~~(c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:~~
 - ~~1. Establishment of a minimum net residential density of twenty five (25) dwelling units per acre;~~
 - ~~2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and~~
 - ~~3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.~~
- ~~(d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.~~

...

~~* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.~~

...

(Status: Pending input from Senator Geller's working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)

October 17, 2024 - Subject Matter Expert Presentations Comments (Resiliency and Sea Level Rise):

- Policy protection and consideration of range of green (softer, natural techniques for living shorelines such as vegetation, edging and sills) and gray (harder techniques for shoreline and offshore coastal structures such as breakwater, revetment and bulkhead) techniques to reduce a range of wave energy and prevent erosion.
- Protection of existing affordable housing through retroactive dry or wet proofing.
- Encourage local government codes to:
 - incentivize (re)development with resiliency criteria;
 - consider road designs that include rainfall design storm event and tidal flooding beyond FDOT Greenbook;

- consider adoption of storm water regulations incorporating future groundwater conditions into the pre and post development;
 - Identify Resilient Growth Priority Areas: Study and identify priority areas for development/redevelopment that advance the County's resilience goals. Might include areas of lower flood risk, connected to desired infrastructure and community services.
 - Apply the Countywide Resilience Plan and Scenario Viewer in Review of all Land Use Proposals: Evaluate all land use proposals for future flood risk and assignment of water management needs.
 - Enhance Green Streets Requirements: Promote the conversion of selected neighborhoods from 2-way roads to 1-way roads with green infrastructure.
 - Reduce Impervious Cover: Provide incentives for property owners to convert impervious area to pervious area on private property for purposes of drainage.
 - Increase Stormwater Storage/Management Requirements: Increase required onsite storage capacity requirements on land being developed or redeveloped.
 - Green Development Incentives - Facilitate development incentives and variances for providing additional storage at new developments and redeveloped properties if a “net benefit” to the community would be achieved, such as additional density bonuses for enhanced stormwater management or green infrastructure.
 - Discourage Large Surface Parking Lots: Provide incentives and/or regulations for property owners to replace asphalt parking lots with parking garages or other alternatives.
 - Adaptively Manage the County's Seawall Ordinance: Revisit minimum elevation requirements for tidal flood barriers as sea levels rise. Prepare an updated seawall ordinance to upgrade seawalls from the current 5.0 feet to 7.0 feet NAVD - or appropriate flood protection levels - based on sea level rise trends and projections.
 - Resilient Complete Streets Design Standards: Incorporate resilience standards into complete streets projects and standard designs, including bioswales, permeable paving, planted areas, street trees, lighter/reflective paving, and shade structures through resilient complete streets design standards (see NACTO urban street design guide as a reference).
 - Resilience through Overlay Districts: Explore the use of overlay districts to further resilience as part of land use development requirements, particularly in furtherance of green infrastructure to address the combined heat and flood risk in priority areas.
- (See full comments in Exhibit.) (See proposed ~~strike-through~~ and underline throughout Policies, Recommended Practices and corresponding Natural Resource Map Series. All Highlighted Regional Issues will be provided at the next Steering Committee meeting.)

December 5, 2024 – City of Pompano Beach Comment (Housing):

Framework Recommendation: Consider the addition of affordable housing opportunities on lands designated Recreation and Open Space (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.

Pompano does not support this. It would make it too easy to entitle remaining golf courses without a Comp Plan amendment. Commercial and industrial land is already subject to potentially incompatible affordable housing development due to Live Local, we don't need communities with private golf courses being consumed by housing without proper compatibility and sustainability (drainage) review.

Planning Council Staff Rationale: As stated above, upon review of the Broward County Park System and in consultation with the Broward County Parks Director, as well as the County's policies and directives related to resiliency planning, Planning Council staff does not support the addition of affordable housing opportunities on Broward County owned-lands designated Recreation and Open Space. Accessible open space and recreation opportunities are at a premium in Broward County, including support of the County's robust resiliency efforts. As the population continues to grow, additional County owned park space opportunities will primarily remain static. Although the County could consider authorizing these uses for municipal park spaces, it is Planning Council staff's opinion that this would be a challenging endeavor as many central and eastern county local governments struggle to maintain three (3) acres per existing and projected 1,000 permanent residents while balancing continued growth. The mechanism to achieve affordable housing on these lands exists in the County/local government land use plan amendment process which is transparent and avails the public of the intention. In addition, loss of open space is in conflict with and must be addressed via BCLUP Policy 2.5.4.

Further, the Broward County Park System not only serves as a high-quality recreation and open space destination and attraction but also as a critical regional resource after natural or man-made disasters and other emergency situations, including debris management, food and water distribution, and availability for temporary housing, per BCLUP Policy 2.12.6.

Planning Council staff has prepared a table of the BCLUP land use designations that permit residential uses by right or per criteria (see Table under Support Documents Tab). In review of that information, Planning Council staff does not recommend the expansion of permitted uses of additional land use designations, but does support the expansion within existing permissible categories.

(**Status:** Per the directive of the Steering Committee at its March 27, 2025, meeting, see Permitted Uses, Page 35.)

December 10, 2024 –

Senator Nan Rich at County Commission Meeting (Housing):

- Reconsideration of Redevelopment Unit affordable housing set aside for bonus units. (Administrative Rules Document)
 - Staff Follow Up: Consider threshold reduction from 500 and return mechanism.
- (**Status:** Distributed to local governments and interested parties based on March 27, 2025, Executive Committee discussion.)

Senator Steve Geller Discussion (Housing):

- Working Group to update Policy 2.16.4
 - Authorize expansion of passenger rail station criteria to include all land uses
- (**Status:** Pending input from Senator Geller's working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)
- Expansion of Accessory Dwelling Units to not require affordability affidavit (See Permitted Uses, Pages 36, 39, 41 and 42)

December 11, 2024 – Surtax Oversight Board (Transportation):

- Redevelopment and densification along transportation corridors and arterials creates redlining (a discriminatory practice related to environmental and/or social justice) affect that forces residents to live only where they can afford. (Not recommended by Steering Committee.)

December 17, 2024 – Subject Matter Expert Presentations Comments (Transportation/Transit):

- No specific recommendations.

January 8, 2025 – Interested Party Email Comment – Maximiliano Goldstein (Transportation):

- It is mandated/prioritized that the county adopts a multimodal level of service standard that places more priority on frequent transit and for safe and connected walking and biking than current standards allow. I know that the previous BrowardNext plan included a goal of adopting a new standard, but it hasn't been done yet and it needs to happen as our county continues to urbanize.
- I believe the BrowardNext plan should give priority to transit operations on corridors identified in the PREMO plan, for example by making it standard policy that such corridors be redesigned with transit-only lanes/facilities. This way, as those roads get repaved/resurfaced, FDOT and our county agencies can do the prep work for those future transit facilities to make the actual construction less time consuming and costly.
- The county should adopt the Broward Safety Action Plan and Low Stress Multimodal Master Mobility plan as mandatory/enforceable documents, and require projects on county and state owned facilities to use the guidelines and designs identified in those two plans. I know that the two plans are not finished yet, but they will be finished very soon and need to have teeth to improve the safety of our transportation network.

Status: Existing Policy 2.4.8 primarily addresses transportation impacts in “...designated or proposed and eligible “Activity Centers,...” In addition, the BCLUP has other supportive policies, see Policies, Pages 5 and 24. Understanding that the County will be considering the adoption of a Low Stress Multimodal Mobility Master Plan which may include Quality Level of Service criteria, Planning Council staff anticipates recommendation at the next Steering Committee meeting.

January 8, 9, and 11, 2025 – Interested Party Email Comments – Michael Madfis, Lourdes Donikian, Carrie Roach, Susan Regev, Jaime Castoro, Leann Barber (Food Policy):

- The planning for food distribution for Broward County should be included in the master plan. (See Policies 2.20.17 and 2.36.2 and Recommended Practices, Policy 3.2.6)

January 11, 2025 – Interested Party Email Comment – Leann Barber (Housing):

- Consideration of adaptive and modular type dwelling units to accommodate a multitude of living scenarios such as multiple single individuals, multi-generational and unrelated families. (See Policies 2.2.5 and 2.20.17)

January 28, 2025 – Interested Party Email Comment – Marianne Winfield (Water Supply & Evacuation Routes):

- Consideration of water supply capabilities, especially in a natural disaster, as well as the evacuation routes given the typically crowded roadways and where people will evacuate if something catastrophic occurs.

Status: Updates to existing BCLUP policies and potential additions are pending input from the Broward County Office of Emergency Management. In addition, the BCLUP has other supportive policies, see proposed ~~strike-through~~ and underline throughout Policies, Recommended Practices and corresponding Natural Resource Map Series.

January 28, 2025 – Noted indirect written comments regarding the BCLUP as submitted by Andria Wingett, City of Hollywood, directly to Senator Geller upon his request:

- The existing county-imposed density cap of 25 units per acre on the Barrier Island has created challenges, particularly as many existing structures exceed this threshold. (**Status:** Planning Council staff notes that the countywide density cap is 50 dwelling units per acre; this comment appears to reference allocations of flexibility units, which are limited to a maximum of 25 dwelling units per acre east of the Intracoastal waterway.)
- Including residential areas under the Geller Amendment (Policy 2.16.4) would allow the city to respond more effectively to redevelopment trends occurring in commercial sites. (**Status:** Pending input from Senator Geller’s working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)
- Staff encourages that the County’s Land Use Plan should prioritize the preservation of protected economic zones, safeguarding them from residential conversion. (**Status:** Pending input from Senator Geller’s directive for Broward County Planning Director’s Roundtable to discuss. Item was presented by the City at the February 10, 2025, meeting, and is pending further discussion. Planning Council staff does not recommend any substantive modifications without the additional input.)

January 30, 2025 – Noted indirect written comments regarding the BCLUP as submitted by Mayor Joy Cooper, City of Hallandale Beach, directly to Senator Geller upon his request:

- Consider establishing a Park and Open Space Concurrency Area for communities such as Hallandale Beach that are fully built out. Rather than requiring a set percentage of mandatory green space in our city, the county should provide an “in lieu of payment system.” Developments would still be required to provide public spaces where they make sense, but impact fees could be set for both city parks as part of small developments and in the case of developments of regional impact contribute to the county park system. (Comment also submitted verbally by Mayor Cooper at the August 15 Meeting)

January 30, 2025 – Noted indirect verbal comments regarding the BCLUP at Senator Geller Meeting regarding 2.16.4:

- Modify Policy 2.16.3 to all in-lieu of payment.
Planning Council Staff Rationale: Planning Council supports maintaining the existing bonus density Policy requirements.
- Modify Policy 2.16.5 to include privately held properties such as religious institutions (Included in original framework) (See Policies, Pages 21-22)
- Expansion of Residential Uses Section e. Redevelopment in Coastal High Hazard Area to be Countywide and include bulk and form such as height increases while maintaining

number of units or fewer. (Geller) (See Permitted Uses, Page 40; Additional revision may be proposed by Senator Geller working group during May 2025.)

February 6, 2025 – Broward Metropolitan Planning Organization (Transportation):

- Broward County currently uses Level of Service (LOS) as a primary consideration for transportation needs. The way the system is set up now gives greater emphasis to moving vehicles.
- The emphasis on congestion has implications for roadway safety. Adding turn lanes and widening roads quite often can make it more difficult for vulnerable roadway users to cross streets. There are various examples where there is no pedestrian crosswalk because of impacts to traffic flow.
- Is there an opportunity to adjust the measures that set the expectations for the roadway system to add an emphasis for addressing safety in combination with congestion?
- The document outlines numerous strategies (e.g., climate resilience, disaster recovery, affordable housing), is there a way to include clear, measurable outcomes or timelines? Consider adding specific benchmarks or indicators of success to track progress effectively.
- Additional comments regarding Highlighted Regional Issues including:
 - Directing growth consistent with the County’s investments in transit;
 - Reflect Surtax
 - Recommending recognizing the Multi Modal LOS tool developed as part of Broward County’s Low Stress Multimodal Mobility Master Plan
- Policy 2.14.2: Revise to recognize multimodal priority over vehicular traffic.
- Policy 2.14.9:
 - Consider Complete Streets elements and amenities as acceptable mitigation strategies.
 - Look into Vehicles Miles Traveled to evaluate transportation impacts.
- Policy 2.19.1: Include bicycle and pedestrian accommodations.
- Policy 2.21.4: Include criticality of transportation infrastructure

(See full comments in Exhibit.) (See Policies, Pages 13-14, 24 and 29. **Status:** All Highlighted Regional Issue Sections to be presented at the next Steering Committee meeting.)

February 12, 2025 – Broward County Resilient Environment Department (Resilience and Natural Resources):

- Revise the Climate Change Resilience Vision to achieve carbon neutrality by 2050, enhance resiliency strategies, reflect the most current Climate Action Plans and support a sustainable resilience funding source.
- Revise the Natural and Cultural Resource Protection and Enhancement Vision to reflect the County’s water management and resiliency efforts.
- Consider the introduction of an “Adaptation Action Area – Social Resilience” map and “Future Conditions Water Storage” map to the Natural Resource Map Series.
- Consider revising policies to protect open space and conservation areas, address water storage, flood management and heat mitigation, and be consistent with the proposed Countywide Resilience Plan and the two (2) proposed natural resource maps above.
- Consider additional recommended practices to support water storage and flood protection, green infrastructure and resilient design strategies.

(See full comments in Exhibit.) (See proposed ~~strike-through~~ and underline throughout Policies, Recommended Practices and corresponding Natural Resource Map Series. All Highlighted Regional Issues will be provided at the next Steering Committee meeting.)

February 17, 2025 – Interested Party Email Comment – Carrie Roach (2) (Food Policy):

- Update Policies 2.18.2 and 2.36.2 to further address food deserts and access to local, fair, healthy fresh food. (See Policy 2.36.2 and Recommended Practices, Policy 3.2.6)

February 25, 2025 – Broward County Urban Planning Division (Housing):

- Consider removing affordable housing affidavit requirement for accessory dwelling units (ADU). (See Permitted Uses, Pages 36, 39, 41 and 42)

February 25, 2025 – Broward County Parks and Recreation Department (Housing):

- The Broward County parks system is critically limited and needs to be preserved for recreational purposes that provide social and environmental benefits for everyone in the County, as well as for emergency management purposes. (Per the directive of the Steering Committee at its March 27, 2025, meeting, see Permitted Uses, Page 35).

March 4, 2025 – Verbal comments from Broward County Housing Finance Division (Housing):

- Housing Affordability Vision: Address expiring Tax Increment Financing funds (**Status:** All Highlighted Regional Issue Sections to be presented at the next Steering Committee meeting).
- Policy 2.16.3: Consider increasing rental affordability period to 50 years and decreasing ownership period to 15 years; consider mixed-income requirement. (See Policies, Pages 17-19)
- Policy 2.16.4: Consider increasing rental affordability period to 50 years. (**Status:** Planning Council staff and County Housing Finance Division staff agreed to maintain a minimum of 30 years throughout the BCLUP and that the 50-year threshold is self-effectuating for bond and tax credit developments. In addition, ownership period of 15 years is supportable.)
- Policy 2.16.5: Consider increasing maximum density. (See Policies, Pages 21-22)
- Administrative Rules Document, Article 5: Consider splitting in-lieu funds between City and County. (**Status:** The Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments and inclusive of this recommendation.)

March 6, 2025 – Broward County Urban Planning Division (Transportation Concurrency and Impact Fee):

- Maintain existing Transportation Concurrency and Impact Fee Section and Policies until conclusion of updated study and Board direction.

March 14, 2025 – Broward County Urban Planning Division (Affordable Housing, Platting/Land Development Code, Parks, Special Residential Facilities):

- Updates to the Housing Affordability Vision. (**Status:** All Highlighted Regional Issues will be provided at the next Steering Committee meeting.)

- Policy 2.2.5: Consider density calculations for alternative housing types and Single Occupancy Residential. (See Policies, Page 2)
- Policy 2.5.5: Consider modernization of language for environmental studies. (See Policies, Page 8)
- Policy 2.16.3: Consider excluding dashed-line areas and an alternative percentage breakdown of affordable units for increasing the maximum density. (See Policies, Pages 17-19)
- Policy 2.16.4: Consider refinements/clarifications to development requirements and criteria. **(Status:** Pending input from Senator Geller’s working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)
- Policy 2.16.5: Consider refinements/clarifications to ownership. (See Policies, Pages 21-22)
- Proposed new platting policy regarding development applications. **(Status:** The BCLUP should not address development applications.)
- Proposed updated terminology and definitions for Special Residential Facilities (SRF) (i.e. replaced SRF with Assisted Living Facilities, Community Residential Home, Community Residential One-Family Dwelling, Nursing Home, Single Room Occupancy). (See Definitions, Pages 3, 5, 16 and 20-21, and Permitted Uses, Pages 28-29, 31, 37-39, 41-42 and 44-45)
- Administrative Rules Document, Article 5: Consider in-lieu fee to align with Policy 2.16.4, consider refinements/clarifications to evaluation criteria. **(Status:** The reconsideration of the voluntary in-lieu payment amount defined in Article 5 for Broward County Land Use Plan amendments that are not meeting Policy 2.16.2 to align with the in-lieu payment amount for Policy 2.16.4. Planning Council staff recommends expediting the revision. See Administrative Rules Document Tab for excerpt. The remaining Administrative Rules Document will be presented in its entirety subsequent to the adoption of the proposed amendments.)

(See full comments in Exhibit.)

March 18, 2025 – Interested Party Email Comment – Richard Brownscombe (Affordable Housing):

- Mixed-income building requirements are an underutilized zoning strategy in Broward County, and the positive social and economic values of mixed-income and mixed-use developments should be considered. (See Policies, Pages 17-22)

ARTICLE 5

RULES FOR IMPLEMENTATION AND ADMINISTRATION OF BROWARD COUNTY LAND USE PLAN POLICY 2.16.2

5.1 INTENT

These administrative rules address the following: 1) to provide guidelines to local governments for submittal of an affordable housing study, report or information and strategy to demonstrate compliance with Policy 2.16.2 of the Broward County Land Use Plan (BCLUP); and 2) to provide “default” criteria for those applicants who wish to offer mitigation as part of the BCLUP amendment or other applicable application process. The primary purpose of Policy 2.16.2 is for local governments to approve an affordable housing study, report or information and strategy that are in compliance with the Policy. For those applications which meet the Policy via a local government study, report or information and strategy, County staff will issue comments that do not recommend additional mitigation from the applicant or local government.

5.2 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN POLICY 2.16.2

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;

- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within this document.

For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

5.3 DESCRIPTION OF SELECT TERMS USED IN POLICY 2.16.2

The following are descriptions of select terms used in Policy 2.16.2 as they relate to implementation of the Policy.

Professionally Accepted Methodologies, Policies and Best Available Data and Analysis:

Used to prepare a study, report, or information submitted by the local governing body which includes estimates of the existing supply of affordable housing (i.e. "very low," "low" and "moderate") within the local government boundary in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

The local government shall estimate its supply of affordable housing utilizing the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. The local government may submit additional data and analysis regarding the unique circumstances of its municipality.

A sufficient supply for affordable housing must be consistent with a minimum 5 year planning horizon, but no greater than the adopted planning horizon of the local government comprehensive plan.

The demand and supply may consider the existing availability of affordable housing within 3 miles within a contiguous local government, subject to approval by such contiguous local government.

In-Lieu: Refers to either a commitment to provide on-site affordable dwelling units or monies paid to the local government and/or the Broward County Affordable Housing Trust Fund by developers when affordable housing is not included on-site in a development in compliance with a standard adopted by the local government, as follows:-

- Broward County will use 15% of project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 2.16.2; however, a local government may officially adopt a different standard. However, if the standard is lower than 15% the local government must demonstrate that the proposed level is consistent with demand in the applicable area; or
- Fifty percent (50%) of in-lieu fee payments may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction or acquisition of new affordable units in an amount equal to \$10,609 per unit (which sum shall increase by 3% annually, effective January 1, 2026, and consistent with BCLUP Policy 2.16.4 in-lieu payment) for the total number of units within the development. All in-lieu payments shall be made at the time of issuance of building permit. In the absence of a municipal Affordable Housing Trust Fund, all funds shall be paid to the County.

Such monies must be used by the local government to fund affordable housing construction and/or programs. In-lieu monies shall be sufficient to provide for the availability of affordable housing consistent with the standard set by the local government.

Should the local government and developer agree to an in-lieu of fee, the local government shall have the sole and absolute discretion regarding how and where said payment shall be utilized, consistent with its housing policies and programs and shall not be subject to review by the Broward County Commission. If the local government and developer agree to an in-lieu of fee and direct the funds to the Broward County Affordable Housing Trust Fund, the Broward County Commission shall have sole and absolute discretion regarding how

and where said payment shall be utilized, consistent with its housing policies and programs.

~~The in-lieu methodology identifies the costs associated with achieving the development of affordable housing units within the local government. For example, an in-lieu methodology may be calculated at a rate per gross square foot per new market rate residential unit. As an alternative example, the in-lieu methodology may be based on a percentage of the costs of construction or sales price of all new market rate units within a project.~~

~~Broward County will use one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling unit as a default guideline in the review of in-lieu methodologies for all additional market rate units within a project; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.~~

~~**Gross Square Footage (Gross Floor Area):** The sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, staircases, and mezzanines, but not including architectural projections. Included are areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. This definition includes areas which are not enclosed, but roofed; however, it does not include unroofed areas.~~

5.4 COUNTY STAFF GUIDELINES: DETERMINATIONS OF APPLICATION CONSISTENCY WITH POLICY 2.16.2

- (A) The local government shall provide an estimate of the existing supply of affordable housing within the local government's boundaries for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
- (B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate consistent with the local government's planning horizon.
- (C) The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021.

- (D) At a minimum, if a deficit of affordable housing is projected or assumed, Broward County will use 15% of additional project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 2.16.2; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.
- (E) A study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review.

5.5 REVIEW PROCEDURES FOR LAND USE PLAN AMENDMENTS SUBJECT TO POLICY 2.16.2

- (A) After an application for a Broward County land use plan amendment has been received by the Broward County Planning Council, the Planning Council staff shall determine if the application is subject to Policy 2.16.2.
- (B) If a land use plan amendment application is subject to Policy 2.16.2, Planning Council staff shall forward the application to the Broward County Environmental Protection and Growth Management Department and request comments in a timeframe consistent with the Planning Council's standard land use plan amendment review schedule.
- (C) If Broward County staff issues a determination that a land use plan amendment application is not in compliance with Policy 2.16.2, Broward County staff shall specify in writing the reasons for such determination.
- (D) Determinations issued by Broward County staff regarding Policy 2.16.2 shall be forwarded to the Planning Council staff and shall be made a part of the land use plan amendment report.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

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 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

SECTION 2: POLICIES - SUMMARY

GENERAL



POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability, resiliency and livability.

RESIDENTIAL



POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan, with the exception of affordable housing density bonuses or allocations of flexibility or redevelopment units.



POLICY 2.2.2 Establish ~~flexibility~~ discretion within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.



POLICY 2.2.5

- A.** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.
- B.** Alternative housing types, such as student or adaptive dwelling units, that accommodate a variety of living scenarios such as multiple single individuals, may be counted by the local government as one (1) dwelling unit for residential density calculations for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.



~~**POLICY 2.2.6** By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges.~~



POLICY 2.2.6 Broward County and its local governments are encouraged to promote a variety of housing types that allow residents of all income ranges an opportunity to build economic security.

COMMERCE



~~**POLICY 2.3.4** Local certified land use plans governments may decrease by 20 percent the lands designated “Commerce” or similar designation on the Broward County Land Use Plan Map its local certified land use plan map for residential use in accordance with the rules established within Article 3.5(A)(1) of the “Administrative Rules Document: BrowardNext Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.~~

ACTIVITY CENTERS



POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center). Dwelling units from any given category may be substituted by the local government for dwelling units of another category provided that the substitution results in the same or lesser student generation utilizing the student generation rates as adopted in the Broward County Code of Ordinances.



POLICY 2.4.78 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating design features that promote and enhance pedestrian and bicycle mobility and safety to ensure every resident and visitor can safely and confidently navigate the transportation network. ~~paths, as well as greenways.~~



POLICY 2.4.10 Municipalities which propose or have designated an Activity Center on the Broward County Land Use Plan should consider reduced parking ratios, shared parking and smart parking technologies, as well as the use of cool materials.

~~**POLICY 2.4.10** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:~~

- ~~• Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.~~
- ~~• Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.~~
- ~~• Buildings should front the street (zero or minimal setbacks are encouraged).~~
- ~~• Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).~~
- ~~• Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).~~



POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed-use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, ~~pedestrian and other non-motorized movement~~ pedestrian, bicycle and transit usage and is compatible with adjacent land uses.



POLICY 2.4.12 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

PARKS/CONSERVATION



POLICY 2.5.4 Broward County shall strongly encourage the preservation of conservation, open space, community and recreational areas, especially those publicly owned lands on the barrier island.



POLICY 2.5.45 Amendments to the Broward County Land Use Plan which would result in the loss of conservation, open space, environmentally sensitive lands, or community and recreational areas shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated, inclusive of flood and urban heat implications.



POLICY 2.5.56 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

...



- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development, consistent with future conditions standards and water storage needs identified in the Future Conditions Water Storage Map.

...



- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff. A Phase 2 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff, may be required based upon the findings of the Phase 1 or equivalent assessment.

...

URBAN AGRICULTURE



POLICY 2.6.1 Broward County shall support and encourage municipalities to ~~provide~~ promote access to fresh food farm-to-table opportunities throughout Broward County when considering the location of residential uses.



POLICY 2.6.2 The Broward County Land Use Plan shall encourage local governments to permit appropriate and compatible urban agriculture activities in all land use categories of the Broward County Land Use Plan, except ~~“Conservation” and “Recreation and Open Space”~~ (excluding community gardens as deemed appropriate by local governments) and “Conservation,” while also ensuring that protection and promotion of rural agriculture activities remain a priority.

MINING



POLICY 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of conventional or unconventional drilling methods and the use of hydraulic or gas fracturing, acid fracturing, and any form of extreme or other well stimulation techniques, including but not limited to the practice of injecting acids, chemicals, proppants, solvents and other aqueous and non-aqueous fluids to create fractures, fissures or other areas of increased permeability or porosity for the purposes of resource extraction.

COMPATIBILITY



POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

...

- c. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, ~~located within 500 feet~~, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.



POLICY 2.10.3 In order to prevent future incompatible land uses, the Broward County Land Use Plan shall continue to encourage local governments to increase residential density along major transportation and transit corridors, as well as in Activity Centers, and to protect areas with lower density residential designations and development, as the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

PUBLIC FACILITIES AND SERVICES



POLICY 2.11.5 New onsite sewage treatment and disposal systems (such as septic tank systems) shall only be permitted when the Environmental Health section of the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection (FDEP) determines they are consistent with Broward County’s Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the FDEP, Florida Statutes and the Florida Administrative Code.



~~**POLICY 2.11.6** Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.~~

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT



~~**POLICY 2.12.6** Broward County shall encourage the utilization of park and open space land to locate temporary housing for those visitors and residents who have been displaced by man-made or natural disasters.~~ Broward County shall allow the utilization of park and open space land for emergency operations as deemed appropriate by local governments to support the temporary emergency needs after a man made or natural disaster.

~~TRANSPORTATION CONCURRENCY AND IMPACT FEES~~



POLICY 2.14.3 Prior to plat or site plan approval, whichever occurs first, Broward County and/or the appropriate local government shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.



POLICY 2.14.67 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and ~~approved by the Broward County Board of County Commissioners~~ accepted by Broward County to determine the capacities and levels of service on the regional roadway network.



POLICY 2.14.98 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments as modeled in the latest version of the Southeast Florida Regional Planning Model.



~~**POLICY 2.14.10** Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. (Note: Policy relocated to Transportation Multi-Modal Levels of Service as Policy 2.18.1)~~

PUBLIC SCHOOLS



Policy 2.15.6 Broward County and its local governments should coordinate with the Broward County School Board to ensure that traffic circulation near and around public schools has a minimal impact on the regional and local transportation network as well as maximizing public school transportation opportunities especially within the final two (2) travel miles.



POLICY 2.15.7 Broward County and its local governments shall continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

AFFORDABLE HOUSING BONUS DENSITY



POLICY 2.16.3

- (1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:
- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
 - Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*
 - Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

~~*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.~~

...



- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least ~~thirty (30)~~ fifteen (15) years for owner occupied housing.



- (4) The total number of units, including affordable and bonus units, on lands designated as "Residential" below 16 dwelling units per acre may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan and those lands designated "Residential" 16 dwelling units per acre and above may not exceed a maximum of 75 dwelling units per acre on the Broward County Land Use Plan. When at least 15 percent of the units are affordable with a minimum of 5 percent at the moderate-income level and a minimum of 10 percent at the low- income levels, these maximum densities shall not apply for lands designated "Residential" 16 dwelling units per acre and above. For parcels designated "Commerce" or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing

and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.



- (5) At the time of allocation of bonus density, the applicable local government must make a finding of compatibility with existing and future land uses, and that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.

...

POLICY 2.16.4 (Status: Pending input from Senator Geller’s working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.)

...

- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road, except for the horizontal integration of office or commercial uses. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.



- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing.

...

POLICY 2.16.5 Within parcels located west of and including US 1 and designated “Community” on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:



- (1) The parcel is ~~and will remain~~ publicly owned by a municipality and within its jurisdiction or is ~~and will remain~~ publicly owned by the Broward County Board of County Commissioners or School Board of Broward County; or the parcel is owned by a faith-based institution, with direct access to city, county or state roads as defined by the Broward County Road Jurisdiction map.
- (2) At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;



- (3) Maximum density ~~does not exceed 50 dwelling units per acre~~ shall be determined by the applicable local government addressing building bulk, shadow and form;

...



POLICY 2.16.6 Broward County and its local governments are encouraged to promote mixed-income development to optimize the economic sustainability of its residents and affordable housing supply.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE



POLICY 2.18.1 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. *(Note: Relocated from Policy 2.14.10)*

COMPLETE STREETS



POLICY 2.19.1 Broward County and its partners shall aim to achieve zero traffic fatalities and serious injuries throughout Broward County by implementing comprehensive safety measures to ensure every resident and visitor can safely and confidently navigate the transportation network.

SMART GROWTH



POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, directed to areas with reduced flood risk, and which maximizes preservation and conservation of natural resources.



~~**POLICY 2.20.2** Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups. *(Note: Replaced with Policy 2.2.6)*~~



~~**POLICY 2.20.1514**~~ **POLICY 2.20.1514** Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those

(re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles, ~~and methods, and recommendations~~ consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition, as well as plans including the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners. ~~which may generally include the following:~~

- ~~(1) Community/Neighborhood — use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.~~
- ~~(2) Lot Choice — priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.~~
- ~~(3) Site Choice — re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.~~
- ~~(4) Water Efficiency/Conservation — use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.~~
- ~~(5) Energy Efficiency/Conservation — use of light colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.~~
- ~~(6) Materials — use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.~~
- ~~(7) Health — use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.~~



POLICY 2.20.16~~15~~ Broward County shall pursue strategies to diversify and expand clean and renewable energy sources and infrastructure ~~in order~~ to reduce greenhouse gas emissions within Broward County, the region and the state of Florida.



POLICY 2.20.17 In an effort to promote sustainable communities with a variety of housing options, the Broward County Land Use Plan shall encourage Broward County and its municipalities to consider adaptive reuse of underutilized non-residential uses, such as office, retail and hotel uses to residential uses, where such adaptive reuse is in proximity to supportive services for residential uses, such as transit, healthy food, schools, employment, etc. Density

may be accommodated by one or more of the following: allocation of “flexibility units” or “redevelopment units” or Policy 2.2.5, 2.16.3, 2.16.4 or 2.16.5.

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS



POLICY 2.21.3 Broward County shall evaluate plan amendments within the Adaptation Action Area - Social Resilience Map and shall discourage those amendments which would contribute to additional flood or heat risk within the basin, and for adjacent properties, under current and future conditions. In review of such amendments, the County shall review for:

- a. Stormwater storage improvements that provide a net benefit to the community.
- b. Green infrastructure projects that present a net benefit to the community.
- c. Additional infrastructure improvements supporting implementation of the 2025 Countywide Resilience Plan.



POLICY 2.21.4 Plan amendments within the Adaptation Action Area - Social Resilience Map should require a minimum of 20% of site area be dedicated to green infrastructure features, such as tree plantings, vegetated storage (swales, bioswales, stormwater planters), on-site water management systems, and alternatives to paved surfaces. If 20% green infrastructure is not feasible, the applicant or sponsoring municipality may include consideration and implementation of programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required green infrastructure investments elsewhere within the sub-basin.



POLICY 2.21.5 Broward County shall establish and maintain a Future Conditions Water Storage Map to guide redevelopment requirements for enhanced water management investments accounting for future conditions planning and consistent with the 2025 Countywide Resilience Plan.



POLICY 2.21.6 Site development and redevelopment shall be required to provide sufficient on-site water management infrastructure to achieve enhanced water storage in accordance with the Future Conditions Water Storage Map and the established water storage allocation for the sub-basin. The applicant or sponsoring municipality may include consideration and implementation of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required storage or equivalent water management improvements elsewhere within the sub-basin or to provide funding to facilitate the establishment of same;
- b. programs and policies in which the municipality facilitates the maintenance or upgrade

of existing water infrastructure to improve water storage, drainage or flood control within the relevant sub-basin or other priority areas.

- c. property tax abatement programs aimed at generating revenues for resilience investments;
- d. streamlined and reduced-cost permitting procedures for resilience projects investments;
- e. use of appropriate existing public lands or public land-banking to generate additional water storage areas.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve the required additional water storage to support flood protection under predicted future conditions.

Local governments shall document and track programs, policies and projects implemented for the purpose of enhancing sub-basin storage consistent with the Future Conditions Water Storage Map.



POLICY 2.21.7 Broward County, affected municipalities, and other appropriate agencies shall coordinate and cooperate to implement policies, methods and programs consistent with the 2025 Countywide Resilience Plan to achieve the targeted additional water storage required throughout the County consistent with future conditions analyses.



POLICY 2.21.38 Broward County shall update climate related policies and maps in the Land Use Plan, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort and related studies, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.



POLICY 2.21.49 Broward County shall ~~work cooperatively~~ collaborate with local governments and transportation agencies to identify and ~~evaluate~~ assess transportation infrastructure and assets at risk from climate events and other hazards. ~~and help coordinate adaptation efforts~~ for will focus on coordinating adaptation strategies to enhance the resilience of key infrastructure, including immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes, ensuring continued functionality and accessibility for all communities, particularly those near for coastal populations high-hazard areas.



POLICY 2.21.510 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map, ~~and the Priority Planning Areas for Sea Level Rise Map and Adaptation Action Area – Social Resilience Map, respectively,~~ determine that the subsequent development will be served by and further adequate storm water management and drainage facilities consistent with the 2025 Countywide Resilience Plan, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

ENVIRONMENTALLY SENSITIVE LANDS



POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on ~~a~~ the Environmentally Sensitive Lands Map of Local Areas of Particular Concern within the Future Broward County Land Use Plan Natural Resource Map Series.



POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County Resilient Environment Department ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~



POLICY 2.23.3 Broward County and its local governments ~~shall~~ should develop and implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations, such as the consideration of density and intensity bonuses; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

WATER RESOURCES MANAGEMENT



POLICY 2.24.5 In order to enhance water management, heat mitigation and community resiliency, Broward County shall support, further and incentivize the integration of “green infrastructure” into the built urban environment.

BEACHES AND RIVERS



POLICY 2.27.1 Land development codes and regulations shall require the protection, preservation and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

GREENWAYS AND TRAILS



POLICY 2.29.4 Broward County's greenways and trails shall be designed with consideration for use consistent with future climate conditions, especially extreme heat, and shall be designed to include water bottle refill stations, enhanced tree canopy and cool materials.

ENVIRONMENTAL JUSTICE



POLICY 2.36.2 The Broward County Planning Council and Broward County shall continue to ~~, by 2019,~~ work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, ~~and issue model guidelines, methods, and tools~~ to advance environmental justice, including the consideration of access to fresh food, medical resources and other services which provide a safe and supportive life environment.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

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 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

SECTION 2: POLICIES

GENERAL



POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability, resiliency and livability.

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

POLICY 2.1.3 The Broward County Planning Council shall review the Broward County Land Use Plan at least every seven (7) years, including considerable public outreach and participation.

RESIDENTIAL



POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan, with the exception of affordable housing density bonuses or allocations of flexibility or redevelopment units.



POLICY 2.2.2 Establish flexibility discretion within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

POLICY 2.2.3 Local certified land use plans may rearrange the residential densities shown on the Broward County Land Use Plan Map utilizing “flexibility units” and/or “redevelopment units” in accordance with this Plan and the rules established within the “Administrative Rules Document: BrowardNext Broward County Land Use Plan.”

POLICY 2.2.4 Allocations of Flexibility Units shall be subject to the following restrictions: Within areas east of the Intracoastal Waterway, in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.



POLICY 2.2.5

- A.** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.
- B.** Alternative housing types, such as student or adaptive dwelling units, that accommodate a variety of living scenarios such as multiple single individuals, may be counted by the local government as one (1) dwelling unit for residential density calculations for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.



~~**POLICY 2.2.6** By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges.~~



POLICY 2.2.6 Broward County and its local governments are encouraged to promote a variety of housing types that allow residents of all income ranges an opportunity to build economic security.

POLICY 2.2.7 Within areas east of the Intracoastal Waterway, land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3 shall not be counted in calculations to determine allowable residential density. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

POLICY 2.2.8 Within areas east of the Intracoastal Waterway, land designated for residential uses which has been utilized in calculations to determine allowable residential density shall not be eligible for use as office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

COMMERCE

POLICY 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan.

POLICY 2.3.2 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

POLICY 2.3.3 To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”



POLICY 2.3.4 Local ~~certified land use plans~~ governments may decrease by 20 percent the lands designated “Commerce” or similar designation on the Broward County Land Use Plan Map ~~its local certified land use plan map~~ for residential use in accordance with the rules established within Article 3.5(A)(1) of the “Administrative Rules Document: BrowardNext Broward County Land Use Plan” and the Chapter 163, Florida Statutes ~~plan adoption and amendment process.~~

ACTIVITY CENTERS

POLICY 2.4.1 Permitted residential densities and hotel rooms within areas designated Activity Center on the Broward County Land Use Plan (except for any Activity Center located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas

designated Activity Center on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. “Every five (5) years” means starting from the effective date of a new or revised Activity Center.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for Activity Center proposals which would exceed the above referenced residential and/or non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/~~workforce~~ housing needs of Activity Centers.
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including public schools.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.



POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center). Dwelling units from any given category may be substituted by the local government for dwelling units of another category provided that the substitution results in the same or lesser student generation utilizing the student generation rates as adopted in the Broward County Code of Ordinances.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use. Maximum non-residential intensities must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Non-residential intensities may vary along transit corridors and may be specified either as a maximum Floor Area Ratio (FAR) in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use or land use category in the Activity Center].

POLICY 2.4.5 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “very low” or “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 2.4.6 Local governments shall include within their local land use element policies that protect archaeological and paleontological resources and promote the preservation, rehabilitation and use of historic structures within a proposed Activity Center.

POLICY 2.4.97 Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.



POLICY 2.4.78 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating design features that promote and enhance pedestrian and bicycle mobility and safety to ensure every resident and visitor can safely and confidently navigate the transportation network. ~~paths, as well as greenways.~~

POLICY 2.4.89 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.



POLICY 2.4.10 Municipalities which propose or have designated an Activity Center on the Broward County Land Use Plan should consider reduced parking ratios, shared parking and smart parking technologies, as well as the use of cool materials.

~~**POLICY 2.4.10** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:~~

- ~~Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.~~
- ~~Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.~~
- ~~Buildings should front the street (zero or minimal setbacks are encouraged).~~
- ~~Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).~~
- ~~Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).~~



POLICY 2.4.11 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed-use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of ~~vehicular, pedestrian and other non-motorized movement~~ pedestrian, bicycle and transit usage and is compatible with adjacent land uses.



POLICY 2.4.12 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and

3. Dwelling units, including number and type as may be substituted per Policy 2.4.3, and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

PARKS/CONSERVATION

POLICY 2.5.1 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the ~~“Community and Regional Parks”~~ “Community Parks and Open Space” subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

POLICY 2.5.2 The Broward County Board of County Commissioners shall provide for a minimum of three (3) acres of Regional level parks for every 1,000 existing and projected permanent Broward County residents. The acreage that may be used to meet this requirement is listed in the ~~“Community and Regional Parks”~~ “Regional Parks and Open Space” subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

POLICY 2.5.3 The Broward County Planning Council shall publish on its website each municipality’s “Community Parks and Open Space” parks inventory list, and links to municipal parks and county parks websites. Municipalities should also publish on their website, or equivalent method of communication, the municipal “Community” parks inventory list.



POLICY 2.5.4 Broward County shall strongly encourage the preservation of conservation, open space, community and recreational areas, especially those publicly owned lands on the barrier island.



POLICY 2.5.45 Amendments to the Broward County Land Use Plan which would result in the loss of conservation, open space, environmentally sensitive lands, or community and recreational areas shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated, inclusive of flood and urban heat implications.



POLICY 2.5.56 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.



- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development, consistent with future conditions standards and water storage needs identified in the Future Conditions Water Storage Map.
- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.



- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff. A Phase 2 environmental assessment or equivalent or superior assessment, as deemed acceptable by the appropriate Broward County staff, may be required based upon the findings of the Phase 1 or equivalent assessment.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

POLICY 2.5.67 No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

POLICY 2.5.78 Natural reservations identified in the Conservation Permitted Uses of the Broward County Land Use Plan shall be designated for conservation use on the Broward County Land Use Plan Map for the purpose of protecting publicly owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

URBAN AGRICULTURE



POLICY 2.6.1 Broward County shall support and encourage municipalities to ~~provide~~ promote access to fresh food ~~farm-to-table opportunities throughout Broward County~~ when considering the location of residential uses.



POLICY 2.6.2 The Broward County Land Use Plan shall encourage local governments to permit appropriate and compatible urban agriculture activities in all land use categories of the Broward County Land Use Plan, except "Conservation" and "Recreation and Open Space" (excluding community gardens as deemed appropriate by local governments) and

“Conservation,” while also ensuring that protection and promotion of rural agriculture activities remain a priority.

PORT

POLICY 2.7.1 Port Everglades shall be developed in a manner which is sensitive to marine and other natural resources, consistent with the goals, objectives and policies of the Port Everglades Master Plan.

POLICY 2.7.2 The Broward County Planning Council shall coordinate with the Port Everglades Department, the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department and the Cities of Fort Lauderdale, Dania Beach and Hollywood to ensure compatibility between the Port Everglades Master/Vision Plan, the Broward County Land Use Plan and local land use plans.

AIRPORTS/AVIATION

POLICY 2.8.1 Existing airports and lands committed for airport use shall be designated under the Transportation land use category as defined within the Permitted Uses subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan, and should not be converted to other uses unless adequate replacement sites and facilities have been provided.

POLICY 2.8.2 Within areas surrounding existing or committed airports/heliports, Broward County’s local governments shall not issue development orders for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 2.8.3 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas.

POLICY 2.8.4 Broward County’s local governments shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors.

MINING

POLICY 2.9.1 Broward County shall ensure that mining operations are compatible with existing surrounding land uses and consistent with the Broward County Land Use Plan’s policies regarding protection of natural resources including environmentally sensitive lands and water resource quality and quantity.

POLICY 2.9.2 Local land development regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County’s residents.



POLICY 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of conventional or unconventional drilling methods and the use of hydraulic or gas fracturing, acid fracturing, and any form of extreme or other well stimulation techniques, including but not limited to the practice of injecting acids, chemicals, proppants, solvents and other aqueous and non-aqueous fluids to create fractures, fissures or other areas of increased permeability or porosity for the purposes of resource extraction.

COMPATIBILITY



POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

- a. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.
- b. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
- c. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, ~~located within 500 feet,~~ or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the ~~Planning Council’s administrative rules~~ Administrative Rules Document: BrowardNext.

Allocations of “Flexibility Units” ~~and “Redevelopment Units”~~ shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of “Flexibility Units” ~~or “Redevelopment Units”~~ result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.



POLICY 2.10.3 In order to prevent future incompatible land uses, the Broward County Land Use Plan shall continue to encourage local governments to increase residential density along major transportation and transit corridors, as well as in Activity Centers, and to protect areas with lower density residential designations and development, as the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

PUBLIC FACILITIES AND SERVICES

Potable Water and Sanitary Sewer

POLICY 2.11.1 Broward County shall maintain regulations requiring new development to be serviced by centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

POLICY 2.11.3 Broward County, in coordination with its municipalities and service providers, shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.



POLICY 2.11.5 New onsite sewage treatment and disposal systems (such as septic tank systems) shall only be permitted when the Environmental Health section of the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection (FDEP) determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the FDEP, Florida Statutes and the Florida Administrative Code.



~~**POLICY 2.11.6** Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.~~

~~**POLICY 2.11.7** Facilities which service live-aboard boats shall provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state and federal law.~~

Solid Waste

POLICY 2.11.87 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

Electrical Generation Facilities

POLICY 2.11.98 Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

POLICY 2.11.109 Broward County shall coordinate land use plan amendment proposals to designate sites to the Electrical Generation Facility land use category with the Florida Electrical Power Plant Siting Act, as amended, and ensure such amendments are consistent with the Act.

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT

POLICY 2.12.1 Develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of Broward County's current and future residents.

POLICY 2.12.2 Broward County, in coordination with its local governments, shall adopt a countywide long-term recovery and redevelopment strategy which focuses on immediate recovery needs and establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

POLICY 2.12.3 Broward County's long-term recovery and redevelopment strategy shall inventory hazard prone properties, including repetitive loss properties, and utilize public funds to purchase such properties to reduce future property damages and losses. *(Note: Pending change.)*

POLICY 2.12.4 Broward County shall, by December 31, 2017, work with municipalities and affected parties to identify and designate a "Coastal Storm Area" on the County's Natural Resource Map Series which shall depict the Coastal High Hazard Area, as defined by state statutes, all properties directly connected to the mainland by bridges and all low-lying properties that have restricted evacuation and emergency access. *(Note: Pending change.)*

POLICY 2.12.5 Broward County shall limit public funding within the identified "Coastal Storm Area," unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise. *(Note: Pending change.)*



POLICY 2.12.6 ~~Broward County shall encourage the utilization of park and open space land to locate temporary housing for those visitors and residents who have been displaced by man-made or natural disasters.~~ Broward County shall allow the utilization of park and open space

land for emergency operations as deemed appropriate by local governments to support the temporary emergency needs after a ~~man-made~~ unnatural or natural disaster.

POLICY 2.12.7 Broward County shall encourage and incentivize the transition of mobile homes to affordable housing options such as manufactured and modular housing which meet or exceed current building code standards.

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. *(Note: Pending change.)*

PLATTING AND LAND DEVELOPMENT CODE

POLICY 2.13.1 No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets the criteria established within Article 4 of the *Administrative Rules Document: BrowardNext*.

POLICY 2.13.2 Development permits granted by local governments within Broward County shall be consistent with this plan.

POLICY 2.13.3 Continue to enforce the countywide platting requirements of the Broward County Charter and ensure that land development within Broward County meets the minimum standards of the Broward County Land Development Code. Further, local jurisdictions shall adopt land development regulations that require platting at least in those circumstances where this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries.

TRANSPORTATION ~~CONCURRENCY AND IMPACT FEES~~

POLICY 2.14.21 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

POLICY 2.14.42 In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, Broward County shall continue to implement the improvement, dedication and impact fee requirements contained within the Broward County Land Development Code, as amended.



POLICY 2.14.3 Prior to plat or site plan approval, whichever occurs first, Broward County and/or the appropriate local government shall ensure that the public facilities and services

necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

POLICY 2.14.14 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

POLICY 2.14.5 For those portions of the regional roadway network within their respective jurisdictions, local governments within Broward County shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element.

POLICY 2.14.86 No municipal government shall accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.



POLICY 2.14.67 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and ~~approved by the Broward County Board of County Commissioners~~ accepted by Broward County to determine the capacities and levels of service on the regional roadway network.



POLICY 2.14.98 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments as modeled in the latest version of the Southeast Florida Regional Planning Model.

POLICY 2.14.79 Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.



~~**POLICY 2.14.10** Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. (Note: Policy relocated to Transportation Multi-Modal Levels of Service as Policy 2.18.1)~~

PUBLIC SCHOOLS

POLICY 2.15.1 Local governments shall implement development review procedures to assure that facilities and services meet established countywide and municipal level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes, as amended (1993).

POLICY 2.15.2 Broward County and its local governments shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

POLICY 2.15.3 Broward County, based upon studies and recommendations provided by the School Board of Broward County, shall implement school impact fee provisions within the Broward County Land Development Code, and review and revise the school impact fees at least every three years, to require new residential development to pay its fair share of the cost of land acquisition and construction for new public elementary and secondary school facilities. No municipal government shall accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County.

POLICY 2.15.4 Broward County, its local governments and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.

POLICY 2.15.5 The Broward County Planning Council will coordinate with the Broward County School Board and area colleges and universities to meet educational needs relevant to regional and local planning and growth management.



Policy 2.15.6 Broward County and its local governments should coordinate with the Broward County School Board to ensure that traffic circulation near and around public schools has a minimal impact on the regional and local transportation network as well as maximizing public school transportation opportunities especially within the final two (2) travel miles.



POLICY 2.15.7 Broward County and its local governments shall continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units, consistent with its criteria and without a maximum, as permitted by Florida Statutes.

AFFORDABLE HOUSING

POLICY 2.16.1 Local governments, except for municipalities with planned populations of less than 15,000 shall establish programs to provide, encourage, or enable, very-low, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the most recent "Broward County Affordable Housing Needs Assessment," ~~2018~~, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, ~~after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP.~~ The median annual income estimate should be updated at least yearly.

AFFORDABLE HOUSING BONUS DENSITY



POLICY 2.16.3

- (1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:
 - Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
 - Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*
 - Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

~~*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.~~

- (2) Bonus Formulas

Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).



- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least ~~thirty (30)~~ fifteen (15) years for owner occupied housing.



- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” below 16 dwelling units per acre may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan and those lands designated “Residential” 16 dwelling units per acre and above may not exceed a maximum of 75 dwelling units per acre on the Broward County Land Use Plan. When at least 15 percent of the units are affordable with a minimum of 5 percent at the moderate-income level and a minimum of 10 percent at the low- income levels, these maximum densities shall not apply for lands designated “Residential” 16 dwelling units per acre and above. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.



- (5) At the time of allocation of bonus density, the applicable local government must make a finding of compatibility with existing and future land uses, and that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the

bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.

- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) “Affordable” unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
 - a. One hundred percent (100%) of “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - b. The local government must require that “affordable” units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

POLICY 2.16.4 (*Status: Pending input from Senator Geller’s working group during May 2025. Planning Council staff does not recommend any substantive modifications without the additional input.*) Within parcels located west of and including US 1* that are designated “Commerce” on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners (“Board”), herein after referred to as a “Qualified Road,” or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as 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 (“Qualified Rail Station”); or (3) are within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “bonus” units to “affordable” unit formula(s) described below:
 - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - (b) Low income: nine (9) bonus units for every (1) one low income unit.
 - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.
- (2)
 - (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or
 - (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road, except for the horizontal integration of office or commercial uses. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.



- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing.
- (5) Within a development containing residential units, the following shall apply:
- (a) Office and commercial use may either be vertically or horizontally integrated providing the following:
 - 1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
 - 2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.
 - (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.
- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit (Note: Effective January 1, 2023) for the total number of units within the development which sum shall increase by 3% annually (Note: Beginning January 1, 2024).
- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.
- (8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:
- (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty- five percent (25%) of bonus units are available for occupancy.
- (9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County

arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), or within one-half (1/2) mile from a Qualified Rail Station, the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

- (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
- (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);
- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
 - 1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
 - 2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
 - 3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.

(d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

** Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

POLICY 2.16.5 Within parcels located west of and including US 1 and designated “Community” on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:



- (1) The parcel is ~~and will remain~~ publicly owned by a municipality and within its jurisdiction or is ~~and will remain~~ publicly owned by the Broward County Board of County Commissioners or School Board of Broward County; or the parcel is owned by a faith-based institution, with direct access to city, county or state roads as defined by the

Broward County Road Jurisdiction map.

- (2) At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;



- (3) Maximum density ~~does not exceed 50 dwelling units per acre~~ shall be determined by the applicable local government addressing building bulk, shadow and form;
- (4) The applicable local government must make a finding that sufficient public facilities and services are in place, or will be in place with completion of project construction, to accommodate the proposed development;
- (5) The governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting consistent with its notification requirements;
- (6) Local governments may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map; and
- (7) Local governments may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.



POLICY 2.16.6 Broward County and its local governments are encouraged to promote mixed-income development to optimize the economic sustainability of its residents and affordable housing supply.

TRANSPORTATION RIGHTS-OF-WAY/TRAFFICWAYS PLAN

POLICY 2.17.1 Local plans shall contain a policy that forms the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan.

POLICY 2.17.2 In order to ensure that the rights-of-way necessary to accommodate all modes of Broward County's future transportation needs are available, Broward County shall implement the Broward County Trafficways Plan.

POLICY 2.17.3 Rules for the implementation of the Broward County Trafficways Plan shall be contained within the "Documentation of the Broward County Trafficways Plan."

POLICY 2.17.4 At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

POLICY 2.17.5 Local governments shall adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.

POLICY 2.17.6 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE



POLICY 2.18.1 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures. *(Note: Relocated from Policy 2.14.10)*

POLICY 2.18.12 For Land Use Plan amendments, transportation impacts from development within designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas, may be analyzed utilizing an Institute of Transportation Engineers (ITE) “urban infill area – person trip methodology.”

POLICY 2.18.23 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible “Activity Centers,” or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development. *(Note: Pending change.)*

COMPLETE STREETS



POLICY 2.19.1 Broward County and its partners shall aim to achieve zero traffic fatalities and serious injuries throughout Broward County by implementing comprehensive safety measures to ensure every resident and visitor can safely and confidently navigate the transportation network.

POLICY 2.19.12 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, inclusive of bicycle and pedestrian accommodations, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

POLICY 2.19.23 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

POLICY 2.19.34 To identify multi-modal transportation systems consistent with the *Broward Complete Streets Guidelines*, Broward County and its local governments should utilize the “Context Sensitive Corridor” Broward County Trafficways Plan designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.

POLICY 2.19.45 Additional policies and criteria which guide Broward County’s implementation of Complete Streets are adopted as part of the Broward County Transportation Element.

SMART GROWTH



POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, directed to areas with reduced flood risk, and which maximizes preservation and conservation of natural resources.



~~**POLICY 2.20.2** Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups. (Note: Replaced with Policy 2.2.6)~~

POLICY 2.20.32 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, an increased efficiency of utilizing water and energy resources to reduce the consumption of water and fossil fuel energy and the production of waste materials via techniques such as efficient design, renewable energy, efficient equipment and green infrastructure management systems.

POLICY 2.20.43 Broward County shall promote and encourage, and shall implement to the maximum extent feasible where appropriate for those (re)development projects and lands owned by the County or within unincorporated areas, the preservation and creation of open space, areas of natural beauty, community gardens and similar uses, designed on an urban scale and suitable for an urban mixed-use neighborhood, for perpetual public use.

POLICY 2.20.54 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of distinctive buildings and neighborhoods with a strong sense of place that will give residents the satisfaction of living in a unique and desirable neighborhood.

POLICY 2.20.65 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, mixed land uses serviced by a variety of transportation modes within an integrated transportation network, and link intensive development to existing or planned pedestrian, bicycle and public transportation nodes or corridors.

POLICY 2.20.76 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.20.87 Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a “smart growth” vision and to attract high quality development.

POLICY 2.20.98 Broward County shall promote and encourage community and stakeholder collaboration using innovative methods of involving residents in visioning and planning for new development.

POLICY 2.20.109 Broward County and the Broward County Planning Council shall promote and serve as a means for regional collaboration between public and stakeholder organizations on common issues or resources and fiscal sustainability affecting smart growth initiatives, plans, policy formulation and implementation.

POLICY 2.20.1110 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select neighborhood and commercial revitalization and the public need to maximize its tax base of property.

POLICY 2.20.1211 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.20.1312 Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

POLICY 2.20.1413 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the use of the “NatureScape Broward” program, and “Florida Friendly” landscaping, to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect Broward’s natural resources.



POLICY 2.20.1514 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles, and methods, and recommendations consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition, as well as plans including the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners. ~~which may generally include the following:~~

- ~~(1) Community/Neighborhood — use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.~~
- ~~(2) Lot Choice — priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.~~
- ~~(3) Site Choice — re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.~~
- ~~(4) Water Efficiency/Conservation — use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.~~
- ~~(5) Energy Efficiency/Conservation — use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy~~

~~efficient appliances and indoor lighting; efficient well pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.~~

~~(6) Materials — use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.~~

~~(7) Health — use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.~~



POLICY 2.20.16 ~~15~~ Broward County shall pursue strategies to diversify and expand clean and renewable energy sources and infrastructure in order to reduce greenhouse gas emissions within Broward County, the region and the state of Florida.

~~POLICY 2.20.17~~ ~~16~~ Broward County shall develop and adopt regulations to eliminate invasive exotic vegetation while encouraging the use of native vegetation, including maintaining a list of plant species which require minimal watering and fertilization.



POLICY 2.20.17 In an effort to promote sustainable communities with a variety of housing options, the Broward County Land Use Plan shall encourage Broward County and its municipalities to consider adaptive reuse of underutilized non-residential uses, such as office, retail and hotel uses to residential uses, where such adaptive reuse is in proximity to supportive services for residential uses, such as transit, healthy food, schools, employment, etc. Density may be accommodated by one or more of the following: allocation of “flexibility units” or “redevelopment units” or Policy 2.2.5, 2.16.3, 2.16.4 or 2.16.5.

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY 2.21.2 Broward County shall, in coordination with its local municipalities and other affected agencies, designate Adaptation Action Areas (AAAs), per Florida State Law, in order to: a. Identify areas of regional significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects.



POLICY 2.21.3 Broward County shall evaluate plan amendments within the Adaptation Action Area - Social Resilience Map and shall discourage those amendments which would contribute to additional flood or heat risk within the basin, and for adjacent properties, under current and future conditions. In review of such amendments, the County shall review for:

- a. Stormwater storage improvements that provide a net benefit to the community.
- b. Green infrastructure projects that present a net benefit to the community.
- c. Additional infrastructure improvements supporting implementation of the 2025 Countywide Resilience Plan.



POLICY 2.21.4 Plan amendments within the Adaptation Action Area - Social Resilience Map should require a minimum of 20% of site area be dedicated to green infrastructure features, such as tree plantings, vegetated storage (swales, bioswales, stormwater planters), on-site water management systems, and alternatives to paved surfaces. If 20% green infrastructure is not feasible, the applicant or sponsoring municipality may include consideration and implementation of programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required green infrastructure investments elsewhere within the sub-basin.



POLICY 2.21.5 Broward County shall establish and maintain a Future Conditions Water Storage Map to guide redevelopment requirements for enhanced water management investments accounting for future conditions planning and consistent with the 2025 Countywide Resilience Plan.



POLICY 2.21.6 Site development and redevelopment shall be required to provide sufficient on-site water management infrastructure to achieve enhanced water storage in accordance with the Future Conditions Water Storage Map and the established water storage allocation for the sub-basin. The applicant or sponsoring municipality may include consideration and implementation of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required storage or equivalent water management improvements elsewhere within the sub-basin or to provide funding to facilitate the establishment of same;
- b. programs and policies in which the municipality facilitates the maintenance or upgrade of existing water infrastructure to improve water storage, drainage or flood control within the relevant sub-basin or other priority areas.
- c. property tax abatement programs aimed at generating revenues for resilience investments;
- d. streamlined and reduced-cost permitting procedures for resilience projects investments;

- e. use of appropriate existing public lands or public land-banking to generate additional water storage areas.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve the required additional water storage to support flood protection under predicted future conditions.

Local governments shall document and track programs, policies and projects implemented for the purpose of enhancing sub-basin storage consistent with the Future Conditions Water Storage Map.



POLICY 2.21.7 Broward County, affected municipalities, and other appropriate agencies shall coordinate and cooperate to implement policies, methods and programs consistent with the 2025 Countywide Resilience Plan to achieve the targeted additional water storage required throughout the County consistent with future conditions analyses.



POLICY 2.21.38 Broward County shall update climate related policies and maps in the Land Use Plan, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort and related studies, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.



POLICY 2.21.49 Broward County shall ~~work cooperatively~~ collaborate with local governments and transportation agencies to identify and ~~evaluate~~ assess transportation infrastructure and assets at risk from climate events and other hazards. ~~and help coordinate adaptation e~~Efforts for will focus on coordinating adaptation strategies to enhance the resilience of key infrastructure, including immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes, ensuring continued functionality and accessibility for all communities, particularly those near ~~for coastal populations high-hazard areas.~~



POLICY 2.21.510 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, ~~and Coastal High Hazard Areas Map, and the~~ Priority Planning Areas for Sea Level Rise Map and Adaptation Action Area – Social Resilience Map, respectively, determine that the subsequent development will be served by and further adequate storm water management

and drainage facilities consistent with the 2025 Countywide Resilience Plan, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

POLICY 2.21.611 Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners.

POLICY 2.21.712 In order to ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, tidally-influenced municipalities shall adopt within 24-months of the effective date of this Policy (February 13, 2020), regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas. These standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line.

WETLANDS

POLICY 2.22.1 The Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department shall protect the functional values of wetlands within Broward County through mechanisms such as its Environmental Resource License requirements.

POLICY 2.22.2 Broward County and its local governments shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

POLICY 2.22.3 Broward County shall update the Generalized Wetlands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County ~~Environmental Protection and Growth Management~~ Department Resilient Environment Department and establishment of specific wetland mitigation areas.

ENVIRONMENTALLY SENSITIVE LANDS



POLICY 2.23.1 Natural resources that have been found to comply with the definition of Local Areas of Particular Concern have been identified on ~~a~~ the Environmentally Sensitive Lands Map of Local Areas of Particular Concern within the Future Broward County Land Use Plan Natural Resource Map Series.



POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County Resilient Environment Department ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~



POLICY 2.23.3 Broward County and its local governments ~~shall~~ should develop and implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations, such as the consideration of density and intensity bonuses; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

POLICY 2.23.4 ~~By 2019,~~ Broward County shall work with Broward’s municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled.

WATER RESOURCES MANAGEMENT

POLICY 2.24.1 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies.

POLICY 2.24.2 New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

POLICY 2.24.3 Designate and protect Broward County west of Levees 33, 35A, 36, L-37 and L-35 for Conservation Use in order to promote groundwater recharge and prevent saltwater intrusion.

POLICY 2.24.4 To minimize soil erosion on new construction sites, the land development codes and regulations of all local government entities shall require treatments and other measures consistent with Chapter 27 of the Broward County Code.



POLICY 2.24.5 In order to enhance water management, heat mitigation and community resiliency, Broward County shall support, further and incentivize the integration of “green infrastructure” into the built urban environment.

POLICY 2.24.6 Broward County shall participate in and support regional water supply and conservation projects, including the C-51 reservoir project in Palm Beach County.

AIR QUALITY

POLICY 2.25.1 Broward County and its local governments shall review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

WELLFIELDS

POLICY 2.26.1 Broward County shall maintain and protect the functions of the County's ground water recharge of the surficial aquifer system to improve and protect water supply, abate saltwater intrusion, and preserve or enhance environmental systems. This will be accomplished through water resource modeling and planning, and the implementation of existing regulations concerning wellfield protection, surface water permitting, water resource management, and hazardous materials facilities licensing and through regulations and policies developed as the result of water resource management studies, including but not limited to the South Florida Water Management District Lower East Coast Water Supply Plan and the U.S. Army Corps of Engineers Restudy of the Central Southern Florida Flood Control Project.

POLICY 2.26.2 In order to protect its existing and future potable water supply, Broward County shall continue to implement its Potable Water Supply Wellfield Protection Ordinance, as amended.

POLICY 2.26.3 Amendments to the Broward County Land Use Plan Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.

BEACHES AND RIVERS



POLICY 2.27.1 Land development codes and regulations shall require the protection, preservation and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

POLICY 2.27.2 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

POLICY 2.27.3 The Broward County Land Use Plan and local land use plans shall give priority to protecting public beach access sites.

POLICY 2.27.4 Broward County and its local governments shall provide for the protection of marine habitat and water quality of Broward County's coastal waters, including the protection of natural and artificial reefs.

POLICY 2.27.5 Broward County, in cooperation with its coastal municipalities, shall develop a comprehensive beach management and maintenance plan to address activities including dune

and vegetation management, beach nourishment, and sand by-passing. The plan shall include consideration of climate change impacts on these efforts.

SEA TURTLE LIGHTING

POLICY 2.28.1 In order to protect and enhance sea turtle nesting, coastal municipalities, in coordination with the Sea Turtle Conservation Program of the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department, shall prepare and adopt land development regulations consistent with state and federal guidelines. Each coastal municipality shall also, through ordinance, adopt regulations to control beachfront lighting. Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan.

GREENWAYS AND TRAILS

POLICY 2.29.1 Broward County shall map existing and potential greenways and trails of countywide significance and incorporate the map into the Natural Resource Map Series of the Broward County Land Use Plan.

POLICY 2.29.2 Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

POLICY 2.29.3 Broward County's greenways and trails shall be designed to include restoration and enhancement of native ecological systems, including enhancement of the tree canopy, and provide opportunities for environmental education.



POLICY 2.29.4 Broward County's greenways and trails shall be designed with consideration for use consistent with future climate conditions, especially extreme heat, and shall be designed to include water bottle refill stations, enhanced tree canopy and cool materials.

POLICY 2.29.45 Broward County shall prioritize the development of greenways and trails and prepare detailed plans for the highest priority corridors.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 2.30.1 The Broward County Land Use Plan and local land use plans shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

POLICY 2.30.2 Broward County and its local governments shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources.

COMMUNITY REDEVELOPMENT AREAS

POLICY 2.31.1 Broward County will continue to fund the Broward Redevelopment Program (BRP) to provide funding for economic development, affordable housing, and job creation projects in defined redevelopment areas which have demonstrated blighting conditions, higher unemployment rates and lower property value growth than those of the municipality which the project is located or the County. The evaluation of BRP applications will award extra points to projects which demonstrate furtherance of one or more of the Broward County Land Use Plan’s “Highlighted Regional Issues and Strategies,” including targeted redevelopment, multi-modal transportation, affordable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

INTERGOVERNMENTAL COORDINATION

POLICY 2.32.1 The Broward County Planning Council, as the Countywide Local Planning Agency (LPA), shall continue to use the Chapter 163, Florida Statutes local comprehensive plan review process as a means of ensuring coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida and the comprehensive plans of adjacent counties.

PLANNING COUNCIL RECERTIFICATION REQUIREMENTS

POLICY 2.33.1 The Broward County Planning Council shall continue to administer the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County’s ~~local governments~~ municipalities are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the “Administrative Rules Document: Broward County Land Use Plan.”

POLICY 2.33.2 The Broward County Land Use Plan shall further the consistency and compatibility among the land use plans of Broward County’s ~~local governments~~ municipalities through the Broward County Planning Council’s certification and recertification process.

POLICY 2.33.3 The land use plans and plan amendments of Broward County’s ~~local governments~~ municipalities shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.

TRANSFER OF DEVELOPMENT RIGHTS

POLICY 2.34.1 Municipalities may adopt “Transfer of Development Rights” (TDR) programs within their jurisdictions, or, with other Broward County local governments pursuant to a legally binding agreement, and in accordance with this Plan. A TDR “sending area” must further a public purpose, such as, but not limited to, enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historical/archaeological resources, or areas identified as appropriate for climate resiliency strategies (e.g. repetitive loss properties, Priority Planning Areas, or Adaptation Action Areas). A TDR program must include the following:

1. Any TDR “receiving area” must be identified and designated in advance of any action to transfer rights from a TDR “sending area.”
2. Broward County’s barrier island (i.e. land east of the Intracoastal Waterway) is not eligible to be a TDR “receiving area,” unless the associated “sending area” is from within the barrier island and meets all other criteria of this policy.
3. A TDR program must ensure that any “sending area” properties which utilize the program do not have any legal residual development rights that are not consistent with the stated public purpose to be furthered by the TDR program.
4. A municipal TDR program must ensure that “sending area” properties which utilize the program are properly managed and maintained after development rights have been transferred.
5. A TDR “receiving area” must be, by the applicable municipality, suitable and preferred for growth and redevelopment and be within areas such as “activity centers,” designated on the Broward County Land Use Plan, and/or identified redevelopment areas approved by Broward County.
6. Prior to TDR allocations to a property within a designated “receiving area,” municipalities must demonstrate that resulting development will address the following:
 - be compatible with adjacent existing and planned land uses;
 - public facilities and services (e.g. potable water, sanitary sewer, solid waste, transportation, etc.) will be adequate, consistent with adopted level of service standards;
 - meet applicable storm evacuation standards
 - not negatively impact environmental and historic resources.
7. The chief elected official and municipal manager, or equivalent, of municipalities and unincorporated areas located within 1,000 feet of a proposed TDR “receiving area” must be notified in writing at least 30 days prior to the first hearing and 30 days prior to any adoption hearing.

REDEVELOPMENT UNITS

POLICY 2.35.1 “Redevelopment Units” are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less, in accordance with this Plan and the criteria established within the *“Administrative Rules Document: BrowardNext.”*

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.



POLICY 2.36.2 The Broward County Planning Council and Broward County shall continue to ~~, by 2019,~~ work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, ~~and issue model guidelines, methods, and tools~~ to advance environmental justice, including the consideration of access to fresh food, medical resources and other services which provide a safe and supportive life environment.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Definitions Section was holistically updated in 2021 and with this update has been reviewed for continued consistency and additions to further clarify the Plan as indicated in the Framework for Policy 2.1.3, 7-Year Review of the Plan. 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.



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 of 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.



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.



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 of 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.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Definitions Section was holistically updated in 2021 and with this update has been reviewed for continued consistency and additions to further clarify the Plan as indicated in the Framework for Policy 2.1.3, 7-Year Review of the Plan. 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. Definition 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

SECTION 2: DEFINITIONS

ACCESSORY DWELLING UNIT - means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary single-family dwelling unit.

ACCESSORY USE - means a use or activity naturally and customarily incidental, subservient or subordinate to the principal use or activity on site.

ACCOMMODATION - means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, cruise ship cabin, houseboat or other vessel, recreational or other motor vehicle, or any private or commercial structure which is situated on real or personal property and designed for overnight occupancy by one or more individuals.



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 of 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.

ADJACENT - means next to or adjoining; having a common side or point; separated only by a street right-of-way or canal right-of-way, not including the Florida Intrastate Highway System.

ADMINISTRATIVE RULES DOCUMENT - means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and the general public and direction to Council staff in implementing the BrowardNext - Broward County Land Use Plan.

AFFECTED PERSONS - includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

AFFORDABLE HOUSING - means housing for which monthly rents or monthly mortgage payments (including taxes, utilities and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

AGRICULTURAL USES - means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; silviculture areas; and equestrian uses.



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

AMENDMENT - means any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(4), Florida Statutes.

ANCILLARY - means of secondary importance; subordinate; aiding; supplementary.

ANNEXATION - means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

ARTERIAL ROAD - means a roadway providing service which is relatively continuous and of relatively high traffic volume, long average trip length (i.e. more than one mile), high operating speed and high mobility importance (i.e. serves not only automobiles, but other transportation modes such as bus, rapid bus, light rail and/or rail). In addition, every United States numbered highway is an arterial road.



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.

BEACH - means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to line of permanent vegetation, usually the affective limit of storm waves. “Beach,” as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

BICYCLE AND PEDESTRIAN FACILITIES - means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BROWARD COMPLETE STREETS GUIDELINES 2.0 - means a document endorsed by the Broward Metropolitan Planning Organization in November 2019.

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN - means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and Florida Statutes Chapter 163.

BROWARD COUNTY TRAFFICWAYS PLAN - means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of Trafficways for Broward County.

BUILDING - means any structure having a roof and used or built for the shelter or enclosure of persons, animals, or property of any kind.

BUILDING PERMIT - means:

- (1) Any permit for the erection or construction of a new building or structure as required by the Florida Building Code and Broward County Administrative Provisions, as amended, or
- (2) Any permit for an addition or renovation to an existing building which would:
 - a. create one or more dwelling units,
 - b. be required for renovations necessary for a change in the occupancy of a building as described in the Florida Building Code and Broward County Administrative Provisions, as amended, or
 - c. be required for the nonresidential operations included in the Florida Building Code and Broward County Administrative Provisions, as amended.

CAPITAL IMPROVEMENT - means physical assets constructed or purchased to provide, improve or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

CERTIFIED LAND USE PLAN - means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

CERTIFIED LOCAL GOVERNMENT - means municipal and county governments which have made historic preservation a public policy through the passage of a historic preservation ordinance consistent with State Statutes, and the creation of a historic preservation advisory board, making them eligible for state- and federally-funded historic preservation grants to assist their historic preservation programs.

CLIMATE CHANGE - means a change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.



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.

COASTAL CONSTRUCTION CONTROL LINE - means the line established by the Florida Department of Environmental Protection after a determination, through comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to Section 161.053, Florida Statutes.

COASTAL HIGH HAZARD AREA - means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as provided in Section 163.3178, Florida Statutes.

COASTAL PLANNING AREA - means all land and water eastward of the westward right-of-way of Federal Highway/U.S. 1.

COLLECTOR ROAD - means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. These roadways collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs.

COMMERCIAL USES - means activities within land areas which are predominantly connected with the sale, rental and distribution of goods or services.

COMMUNITY CULTURAL FACILITY - means a facility that is readily accessible to all segments of the community for cultural activities (performing, visual and literary arts). The center should include classroom and workshop space, exhibit and performance space and cultural programming by professional artists for all age groups.

COMMUNITY PARK - means acreage as described in the ~~“Community and Regional Parks”~~ “Parks and Open Space” subsection of the Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.



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.

COMPATIBILITY - means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

COMPLETE STREET - means a street where the entire right-of-way is planned, designed, and operated for all modes of transportation and all users regardless of age or ability. Pedestrians, bicyclists, transit riders, and motorists of all ages and abilities must be able to safely move along

and across a Complete Street. Complete Streets make it easy to cross the street, walk to shops, catch the bus, bike to work, and enjoy many other healthy activities.

COMPREHENSIVE PLAN - means a plan that meets the requirements of Sections 163.3177 and 163.3178, Florida Statutes, as amended.

CONCURRENCY - means public facilities and services needed to support development will be provided in order to achieve and maintain the adopted level of service standards, per Section 163.3180, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM - means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and Section 163.3180, Florida Statutes, as amended.

CONDO-HOTEL - means hotel units that function in the same manner as a conventional hotel, with the exception that units may be purchased and accessed by the owner a minority of days per year. The units must be available to hotel guests a majority of days per year.

CONSERVATION USES - means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CONSISTENT - means compatible with and furthers. Compatible with - means not in conflict with. Furthers - means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

CONTEXT SENSITIVE ROADWAYS - means roadways that are planned and developed with improvements that are considerate of the character and built and natural environment of the corridor and the surrounding neighborhood, are responsive to multiple transportation modes, and maintain safety and mobility.

CONTIGUOUS - means touching or adjacent.



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.

COST BURDENED – means the extent to which gross housing costs, including utility costs, exceed 30 percent but less than 50 percent of gross income, based on data available from the U.S. Census Bureau.

COUNTY COMMISSION - means the Board of County Commissioners, Broward County, Florida.

DASHED-LINE AREA - means an area on the Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall allowable density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area, for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

DEVELOPER - means any person, including a governmental agency, undertaking any development.

DEVELOPMENT - means the carrying out of any construction activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses shall be taken for the purposes of this Plan to involve “development,” as defined in this section:

- A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- A change in the intensity of use of land, such as an increase or decrease in the number of dwelling units in a structure or on land or a material increase or decrease in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in Section 161.021, Florida Statutes.
- Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
- Demolition of a structure.
- Clearing of land as an adjunct of construction.
- Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of this Plan to involve “development” as defined herein:

- Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
- Work by any utility and other persons engaged in the distribution or transmission of gas, electricity or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected landowners.

- Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
- The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- A change in the ownership or form of ownership of any parcel or structure.
- The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.
- “Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of the above.

DEVELOPMENT ORDER - means any order granting, denying, or granting with conditions an application for a development permit.

DEVELOPMENT PERMIT - includes any building permit, zoning permit, subdivision or plat approval, rezoning, certification, special exception, variance, or any other official action having the effect of permitting the development of land.

DISASTER - means any natural, technological or civil emergency that causes damage of sufficient severity and magnitude to result in a declaration of a state of emergency by a county, the Governor or the President of the United States.

DRAINAGE FACILITIES - means a system of man-made structures designed to collect, convey, hold, divert or discharge storm water, and includes storm water sewers, canals, detention structures, and retention structures.

DUNE - means a mound, bluff or ridge of unconsolidated sediments, usually sand-sized sediments, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

DWELLING UNIT - means any building, structure or portion thereof which is designed, occupied or intended for occupancy as complete independent living facilities for one (1) or more persons, with direct access from the outside of the building or through a common hall and with permanent provisions for living, sleeping, eating, cooking and sanitation, including nontransient rental units contained in a multi-unit structure or complex or live-aboard vessels located in multi-family “Residential” designated areas which are required to hookup to marine sanitation systems.

EASEMENT - means any strip of land created for public or private utilities, drainage, sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the public record.

ECOLOGICAL COMMUNITY - means a distinctive combination of two or more ecologically related species, living together and interacting with each other in a characteristic natural habitat.

EDUCATIONAL USES - means activities and facilities of public or private pre-schools, primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

EFFICIENCY OR STUDIO DWELLING UNIT - means an apartment in which one room typically contains the kitchen, living, and sleeping quarters, with a separate bathroom. Efficiency or studio dwelling units no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.



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.

ENVIRONMENTAL JUSTICE - means the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies to avoid, minimize, or mitigate disproportionately high and adverse human health and environmental effects, including interrelated social and economic effects, on vulnerable populations.

ENVIRONMENTALLY SENSITIVE LAND - means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Lands are contained within the Implementation Requirements and Procedures section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands are contained within the Broward County Land Use Plan.

ESTUARY - means a semi-enclosed, naturally existing coastal body of water in which saltwater is measurably diluted by freshwater derived from riverine systems and which has an open connection with oceanic waters. "Estuaries" include bays, lagoons, sounds and tidal streams.

EVACUATION ROUTES - means routes designated by county emergency management authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

EXTREMELY-LOW INCOME PERSONS - means one or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

FABRICATION AND ASSEMBLY - means the manufacturing from standardized parts of a distinct object differing from the individual components involving raw materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

FLEXIBILITY UNITS - shall equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the local government's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the local government's certified future land use plan map. Flexibility units are allocated at the discretion of the local government.

FLEXIBILITY ZONE - corresponds to the municipal boundaries upon the adoption of BrowardNext and the completion of the administrative local government flexibility zone unification.



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.

FLOOR AREA RATIO (FAR) - means the square footage of the floor area of a building divided by the square footage of the lot (net site area) on which the building is located. Figure 1 illustrates how a FAR of 1.0 can be calculated. The first example is a one story building covering the entire lot; the second is a two story building covering 50% of the lot and the third, a four story building covering 25% of the lot.

Figure 1

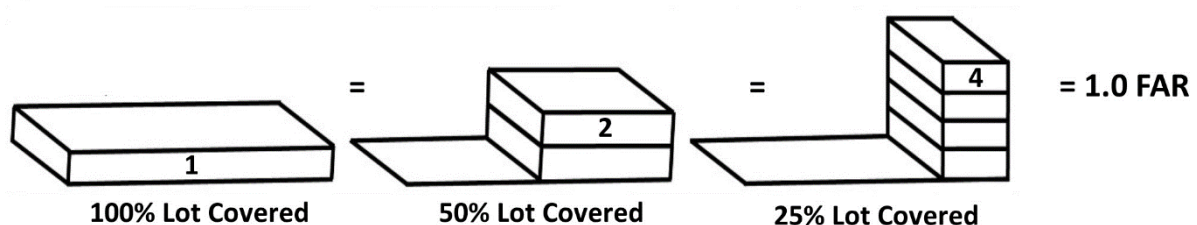
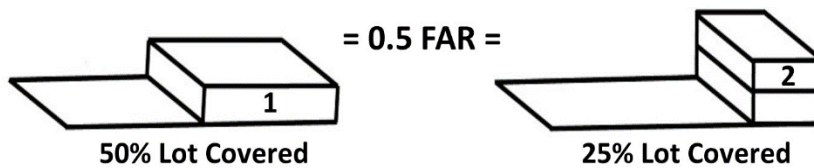


Figure 2 illustrates how a lot with FAR of 0.5 can be calculated. The building is limited to 50% of the square footage of the lot (net site area). The first example is a one story building covering 50% of the lot; the second is a two story building covering 25% of the lot.

Figure 2



The illustrations above represent a net site area of 39,204 square feet of floor area (0.9 gross acres) a FAR of 1.0 will allow a 39,204 square foot building. If the same lot has a 0.5 FAR, then it will yield a building of 19,602 square feet.

FRESHWATER MARSH - means a wetland having more than 25 percent vegetative cover by terrestrial herbs, but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., sawgrass).

FRESHWATER SWAMP - means a wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).

FUTURE BROWARD COUNTY LAND USE PLAN MAP (SERIES) - means the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Cultural Resource Map Series and Natural Resources Map Series.

GREENHOUSE GAS EMISSIONS - means any of the atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface. They include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (NO₂), and water vapor.

GROSS ACREAGE - means the total number of acres in an area, including acreage used or proposed for streets, lakes, and/or waterways, not including the rivers and canals of the primary drainage system as identified within this Plan.

GROSS DENSITY – means the total number of dwelling units divided by the gross acreage of the area.

GROSS FLOOR AREA - means the total combined square footage of each floor level, measured from principal outside faces of exterior walls, including but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, staircases and mezzanines, but not including architectural projections.

GROUNDWATER – means water within the earth supplied by wells and springs.

~~**GROUP HOME** – means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not~~

~~include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.~~

HAMMOCK - means a dense growth of broad-leaved trees on a slight elevation; not considered wet enough to be a swamp.

HAZARDOUS WASTE - means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

HISTORIC RESOURCES - means all districts, sites, buildings, structures or objects significant in the history, architecture, engineering, archaeology or culture of the state, its communities, or the nation and listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HISTORICAL TREE – includes a tree or group of trees designated by the Broward County Board of County Commissioners pursuant to Chapter 27 of the Broward County Code of Ordinances which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as “Historical” requires the approval of the County Commission.

HURRICANE SHELTER - means a structure designated by local officials as a place of safe refuge during a storm or hurricane or an interior room, space within a building, or an entirely separate building, designated and constructed to protect its occupants from hurricanes or tornados. Shelters are intended to provide protection against both wind forces and impact of windborne debris.

HURRICANE VULNERABILITY ZONE (also “areas subject to coastal flooding”) - means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation.

IMPROVEMENTS - may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.

INDUSTRIAL USES - means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFRASTRUCTURE - means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; storm water systems; utilities;

piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; roadways; railroads; sidewalks; and bikeways.

LAKE - means a large body of water surrounded by land and too deep to permit the growth of rooted plants from shore to shore.

LAND - means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

LAND DEVELOPMENT CODE - means the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

LAND DEVELOPMENT REGULATION - means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

LAND USE - means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

LEVEL OF SERVICE - means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LIGHT MANUFACTURING - means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

LIMITED ACCESS FACILITY - means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

LIVE-ABOARD VESSEL - means any vessel which is a habitable vessel on which habitation is occurring, and which is used as a person's primary legal residence or temporary or seasonal residence even though it is not used solely as a residence but is also used for other purposes. A person's primary legal residence is a vessel where a person is presently living with the present intention of making it his or her permanent abode. A temporary or seasonal residence means habitation aboard a floating home or a vessel occupied by one (1) or more persons, while the home or vessel is moored or docked. Habitable vessel means a vessel that is equipped with an on-board toilet. The term live-aboard vessel shall not include commercial fishing boats. Nothing within this definition shall be construed to prohibit or regulate the anchorage of non-live aboard vessels engaged in the exercise of rights of navigation.

LOCAL AREA OF PARTICULAR CONCERN - means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and/or the criteria for Local Areas of Particular Concern contained in the Implementation Requirements and Procedures Section of this Plan.

LOCAL GOVERNMENT - means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a government. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation authority, a turnpike project, a regional planning council, or a school board or other special district.



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.

LOCAL ROAD - means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOT - means a tract or parcel of land designated and identified as a single unit of area in a subdivision plat recorded in the Official Records of Broward County, Florida.

LOW INCOME FAMILIES - means “lower income families” as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households.”

LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income between 50 and 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

MAJOR TRIP GENERATORS OR ATTRACTORS - means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MANUFACTURED HOME - means a home built in the controlled environment of a manufacturing plant and transported in one (1) or more sections on a permanent chassis. Each section bears a red U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.

MARINE HABITAT - means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs,

worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

MARINE RESOURCES - means living oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

MARINE WETLANDS - means areas with a water regime determined primarily by tides and the dominant vegetation is plant species that have adapted to survive and reproduce in the marine environment.

MASS TRANSIT - means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

MEAN HIGH WATER - means the average height of the high waters over a 19-year period. For shorter periods of observation, “mean high water” means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.

MEAN HIGH WATER LINE - means the intersection of the tidal plane of mean high water with the shore.

MEAN LOW WATER - means the average height of the low waters over a 19-year period. For shorter periods of observation, “mean low water” means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

MEAN LOW WATER LINE - means the intersection of the tidal plane of mean low water with the shore.

MINERALS - means all solid minerals, including, but not limited to, clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths which have heretofore been discovered or may be discovered in the future, which are contained in the soils or waters of the state.

MINING - means the extraction of minerals found in natural deposits on or in the earth from their location so as to make them suitable for commercial, industrial, or construction use.

MIXED-USE - means a development pattern on a single unified site that allows a mix of residential uses with compatible non-residential uses, such as but not limited to, office, service, retail, entertainment, and food/beverage, designed in a pedestrian-oriented environment. The development pattern may be vertical, accommodating multiple principle uses within a single building, or horizontal, with single use buildings adjacent to each other.

MOBILE HOME - means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, and which is built on an integral chassis and

designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein.

MODERATE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income between 80 and 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

MODULAR HOME – means a home built in the controlled environment of a manufacturing plant, transported to a building site and professionally assembled on a permanent foundation. Modular homes meet or exceed local building code standards.

MUNICIPALITY - means any incorporated city, town, or village.

NATURAL RESERVATIONS - means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

NATURAL RESOURCES - means water, existing and planned water wells and cones of influence; water recharge areas; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, springs, groundwaters and harbors; wetlands; minerals and soils; forests; wildlife; fisheries; marine habitat; and air.

NEIGHBORHOOD PARK - means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

NET SITE AREA - means the entire acreage of the site located inside the parcel boundary.



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.

OCEAN WATERS - means waters of the Atlantic Ocean, excluding estuaries, bays, lagoons, or harbors.

OPEN SPACES - means undeveloped lands suitable for passive recreation or conservation uses.

PARCEL OF LAND - means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

PARK - means a public or private area of land, with or without buildings, primarily used for active or passive recreational purposes.



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.

PERSON - means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

PHASE 1 ENVIRONMENTAL ASSESSMENT - means a thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection, interviews and comprehensive report (no collection of physical samples).

PHASE 2 ENVIRONMENTAL ASSESSMENT – means a thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.

PLANNING COUNCIL - means the Broward County Planning Council per Article VIII of the Charter of Broward County, Florida.

PLAT - means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of the Broward County Land Development Code and of any local ordinances, and may include the terms “replat,” “amended Plat,” or “revised Plat.”

POLICY - means the way in which programs and activities are conducted to achieve an identified goal.

POLLUTION - means the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

POND - means a small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

PORT FACILITY - means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

POTABLE WATER FACILITIES - means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

PRINCIPAL BUILDING - means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

PRINCIPAL USE - means the primary or main use of a parcel of land as distinguished from an ancillary or accessory use. There may be more than one principal or main use on a parcel of land.

PUBLIC ACCESS - means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

PUBLIC FACILITIES - means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

PUBLIC NOTICE OR DUE PUBLIC NOTICE as used in connection with the phrase “public hearing” or “hearing to be held after due public notice” - means publication of notice of the time, place, and purpose of such hearing in a newspaper of general circulation in the area not less than 7 days prior to the date of the hearing.

PUBLIC RECREATION SITES - means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

PUBLIC UTILITY - includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

RECERTIFICATION - means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendments to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

RECREATION - means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

RECREATION FACILITY - means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

RECREATIONAL USES - means activities within areas where recreation occurs.

RECREATIONAL VEHICLE PARK - means a place set aside and offered by a person or public body, for either direct or indirect remuneration of the owners, lessor or operator of such place, for the

parking and accommodation of six or more recreational vehicles (as defined in Section 320.01(1)(b), Florida Statutes) or tents utilized for sleeping or eating; and the term also includes buildings and sites set aside for group camping and similar recreational facilities.

REDEVELOPMENT UNITS - means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext - Broward County Land Use Plan.

REGIONAL PARK - means acreage as described in the ~~“Community and Regional Parks”~~ “Parks and Open Space” subsection of the Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

REGIONAL TRANSPORTATION NETWORK - means the facilities contained within the Broward Metropolitan Planning Organization’s adopted long range plan and roadway capacity tables, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways and freight.

REMNANT NATURAL RIVER - means a naturally occurring watercourse or riverine system, or a portion or segment thereof, whose channel has remained unaltered over time as evidenced by historical surveys or other appropriate documentation. Examples of remnant natural rivers in Broward County include portions of the following: South Fork of the Middle River, North Fork of the New River, New River, Tarpon Creek, South Fork of the New River and Whiskey Creek.

REPETITIVE LOSS PROPERTY - means any insurable property for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.

RESIDENT POPULATION - means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

RESIDENTIAL USES - means activities within areas used predominantly for housing.

RESEARCH LABORATORY - means an establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

RIGHT-OF-WAY - means land in which the state of Florida, the Florida Department of Transportation, Broward County, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility, including but not limited to streets, sidewalks, bike paths, alleys and public utility infrastructure.

ROADWAY CAPACITY - means the maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.

ROADWAY FUNCTIONAL CLASSIFICATION - means the assignment of roads into systems according to the character of service they provide in relation to the total road network using procedures developed by the Federal Highway Administration. Basic functional categories in both urban and rural forms include principal arterial roads, minor arterial roads, collector roads and local roads. Principal arterial roads include three (3) subcategories: Interstate, Other Freeways & Expressways (OF&E) and Other Principal Arterial (OPA). Collector roads are subcategorized into major and minor levels.

RURAL CHARACTER - means an area that is characterized by natural, agricultural, equestrian, pastoral or rustic uses.

RURAL PURPOSES - means the use of a sparsely developed area of land primarily for agricultural, horticultural, equestrian, managed forests or mining purposes, or maintained in a natural state as wetlands, fields or forests.

SALTWATER MARSH - means a wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).

SALTWATER SWAMP - means a wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).

SANITARY SEWER FACILITIES - means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SEASONAL POPULATION - means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.



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.

SEVERLY COST BURDENED – means the extent to which housing costs, including utility costs, exceed 50 percent of income, based on data available from the U.S. Census Bureau.

SHORELINE OR SHORE - means the intersection of a specified plane of water with the beach and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.



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.

SOLID WASTE - means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

SOLID WASTE FACILITIES - means lands, structures or systems designed for the treatment, storage, collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

SOLID WASTE PROCESSING PLANT - means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

STATE COMPREHENSIVE PLAN - means the goals and policies contained within the state comprehensive plan, Section 187.201, Florida Statutes.

STORMWATER - means the flow of water which results from a rainfall event.

STREET - includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

STRUCTURE - means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and freestanding signs.

SUBDIVISION - means the platting of real property into two or more lots, parcels, tracts, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

SUBSTANTIAL CONFORMITY - refers to the Broward County Charter requirement contained in Article VIII, Section 8.05 D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

SURFACE WATERS - means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Publicly owned waters upon the surface of the earth, whether contained in bounds, created naturally or artificially, or diffused.

THREATENED SPECIES - means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification to its environment.

TIDALLY-INFLUENCED AREAS – means a waterway with water level changes in response to the daily tide.

TIDE - means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.

TIME-SHARE PERIOD - means that period of time when a purchaser of a time-share plan is entitled to the possession and use of the accommodations or facilities, or both, of a time-share plan.

TIME-SHARE PLAN - means any arrangement, plan, scheme, or similar device, other than an exchange program, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, or right-to-use agreement or by any other means, whereby a purchaser, in exchange for a consideration, receives ownership rights in or a right to use accommodations or facilities, or both, for a period of time less than a full year during any given year, but not necessarily for consecutive years and which extends for a period of more than 3 years.

TIME-SHARE PROPERTY - means one or more time-share units subject to the same time-share instrument, together with any other property or rights to property appurtenant to those units.

TIME-SHARE UNIT - means an accommodation of a time-share plan which is divided into time-share periods.

TOURIST UNIT – means a house, an apartment, a group of rooms or a single room occupied or intended for occupancy as a separate living quarter which is licensed, or intended for license as a “hotel,” “motel,” “bed and breakfast,” “timeshare” or “vacation rental” by the State Department of Business and Professional Regulation.

TRANSFER OF DEVELOPMENT RIGHTS - means a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

URBAN AGRICULTURE - urban agriculture or urban farming means the production of fruits and vegetables, raising of animals, and cultivation of fish for local sale and consumption. Urban agriculture can also involve home vegetable gardens, community gardens, hydroponics, community supported agriculture, fish farming, farm to school, farmer’s markets, animal husbandry, aquaculture, agroforestry, and urban beekeeping. It does not include marijuana cultivation.

URBAN CHARACTER - means an area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

VERY LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

VESTED RIGHTS - means rights to undertake and complete the development and use of property which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

WATER CONSERVATION AREA - means designated Conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.

WATER-DEPENDENT ACTIVITIES - means activities which can be conducted or carried out only on, in, over or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply, and where the use of the water body or sovereign submerged lands is an integral part of the activity.

WATER RECHARGE AREAS - means land or water areas through which groundwater is replenished.

WATER-RELATED USES - means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water dependent or waterway uses.



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

WATER-WELLS - means any excavation that is drilled, cored, bored, washed, jetted, dug, driven or otherwise constructed when the intended use of such excavation is for the location, acquisition, development, or artificial recharge of ground water or for the supply of industrial, agricultural or potable water for general public consumption.

WETLANDS - means those areas which are inundated or saturated by water, with sufficient frequency and duration to support, and normally do support an assemblage of organisms that is adapted to saturated or seasonally saturated soil conditions for growth and reproduction including, but not necessarily limited to, swamps, marshes, bayheads, bogs, cypress domes and

strands, sloughs, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, flood plains, and wet prairies, and other similar areas.

WORKFORCE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

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

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Permitted Uses 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 and ~~double strike through~~/double underline format, the latter denotes changes incorporated after the March 27, 2025, Steering Committee meeting.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 2: PERMITTED USES - SUMMARY

ACTIVITY CENTER USE

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. The Activity Center criteria continue to live in Policies 2.4.1 through 2.4.12 of the Plan.

AGRICULTURAL USE

The Agricultural Use category has been updated to reflect the modern reference for the Special Residential Facilities.

COMMERCE USE

The Commerce Use category has been updated to reflect the modern reference for Special Residential Facilities.

COMMUNITY USE

The Community Use category has been updated to reflect the modern reference for Special Residential Facilities.

MINING USE

*The Mining Use category has been omitted, as there are no lands on the Broward County Land Use Plan Map designated as such. Mining uses continue to be a permitted use within the Commerce and Agricultural categories. The remaining permitted uses within this designation continue to be allowed in several land use categories of this Plan. **The Policies section of the Plan continues to maintain protective measures and prohibition of fracking.***

RECREATION AND OPEN SPACE USE

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.



8. Residential uses, up to five (5) acres, provided:

- a. At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;
- b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
- c. The proposed residential use is limited to no more than 5 acres and the municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.

RESIDENTIAL USE

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.



9. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:

- d. Regardless of the constraints above, space within residential buildings in areas designated for Medium (16) Residential ~~Medium-High (25) Residential~~ or higher density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.

- ~~e. Regardless of the constraints above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.~~



- e. Regardless of the constraints above, parcels up to 10 acres designated for Medium-High (25) Residential or higher density may include the horizontal integration of offices and/or retail sales of merchandise or services, as long as no more than 50% of the parcel area is used for said purposes.

Residential Density



- d. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. In the modern era, dashed-line areas may be appropriate for redevelopment areas that are less than 50 acres to facilitate redevelopment opportunities that may be best suited for a limited mix of uses that have access to transit and offers multi-modal opportunities on a less intense scale than is encouraged in Activity Centers. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.



- ~~e. Redevelopment in Coastal High Hazard Area~~

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, ~~located within the coastal high hazard area~~ which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including applicable building

code, flood elevation and hurricane evacuation standards. ~~Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units , and~~ subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies ~~addressing the protection of beaches, rivers and marine resources~~ enumerated within the Broward County Land Use Plan.

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 USE

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.



Air Transportation Areas

Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories. Emerging mobility options and transportation technologies may further join land use and transportation practices such as Advanced Air Mobility systems and small- and large uncrewed aerial systems. Whereas air operations were traditionally confined to aviation facilities such as airports, planning and permitting processes for separate takeoff and landing or delivering facilities for localized low altitude aircraft may need to be developed.

As we look toward the future, planning for the arrival of these new technologies and associated infrastructure requires that all aspects, both positive and negative, of such advances are investigated prior to incorporation into County and municipal land use plan updates.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

The Permitted Uses 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 and ~~double strike through~~/double underline format, the latter denotes changes incorporated after the March 27, 2025, Steering Committee meeting.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

SECTION 2: PERMITTED USES

This section identifies those uses permitted in the future land use categories established within the Broward County Land Use Plan. Local government zoning as to permitted uses and densities must be in compliance with these permitted uses and the Future Broward County Land Use Plan Map (Series) designation.

Local government zoning as to permitted uses which is in compliance with a certified land use plan shall be in compliance with the Broward County Land Use Plan. A certified local land use plan and land development regulations adopted by a local government may prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan.

Areas designated on the Future Broward County Land Use Plan Map (Series) for particular uses are approximate. The exact boundaries for zoning will be determined by the local government within the reasonable limits of the designation on the map. Local governments will determine those uses which will be permitted, allowed by special exceptions or not permitted from those uses listed below.

ACTIVITY CENTER USE

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. The Activity Center criteria continues to live in Policies 2.4.1 through 2.4.12 of the Plan.

The areas designated for activity center use on the Future Broward County Land Use Plan Map (Series) are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan. Municipal land use designations that are under the umbrella of activity center include Local Activity Center, Regional Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential.

For an area to qualify as an Activity Center, the ~~following~~ criteria ~~must be met~~ as adopted in Section 2, Activity Center Policies must be met:

- ~~• Substantial housing opportunities must be a component of any Activity Center (AC).~~
- ~~• At least two non-residential uses must be permitted.~~
- ~~• Affordable housing needs of the AC must be addressed within the local land use plan.~~
- ~~• Park land and/or open space that is open to the public must be included as a functional component.~~
- ~~• Convenient access to mass transit and/or multi-modal facilities must be ensured.~~
- ~~• The development of key intersections or major transit stops to create nodes of development should be promoted.~~
- ~~• Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half mile walk.~~
- ~~• Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the local government in the local land use plan.~~
- ~~• An interlocal agreement between the municipality and County for monitoring development activity must be executed no later than 6 months after the effective date of adoption.~~

In addition, Pprior to submitting an AC amendment, the municipality shall ensure that the proposal has been subject to a broad public participation process, including explanatory information concerning the AC category and a description of potential effects on individual property rights to property owners within and surrounding the AC amendment area. Examples of a broad public participation process may include, but not be limited to: mailed notices to affected property owners, advertised public workshops, and meetings targeting all stakeholders.

~~Please note that all existing Local Activity Centers, Regional Activity Centers, Transit Oriented Corridors and Transit Oriented Development permitted uses remain in effect. Activity Centers are listed below in alphabetical order.~~

The following areas have been designated as Activity Centers within the Broward County Land Use Plan:

Coconut Creek MainStreet Activity Center

Acreage: Approximately 500 acres

General Location: Bound on the north by Wiles Road, on the south by Sample Road, on the east by Lyons Road and on the west by State Road 7/U.S. 441.

Density and Intensity of Land Uses:

Residential Land Uses: 6,450 multi-family dwelling units

Commercial Land Uses: 3,300,000 square feet

Office Land Uses: 1,094,500 square feet

Community Facilities Land Uses: 303,000 square feet

Hotel: 1,300 rooms

Conservation: 14.7 acres minimum

Recreation and Open Space Land Uses: 5.0 acres minimum

Coral Springs Downtown Activity Center

Acreage: Approximately 138.1 acres

General Location: South of Northwest 35 Street and Broken Woods Drive, north of Northwest 31 Court, west of Northwest 90 Avenue, and east of Northwest 99 Way; bisected by University Drive and Sample Road.

Density and Intensity of Land Uses:

The total impact of development growth will generate no more than 2,802 vehicle trips at the P.M. peak hour*

Residential Land Uses: 2,400 mid-rise or high-rise± dwelling units

Commercial Land Uses: 1,200,000 square feet

Office Land Uses: 2,000,000 square feet

Library: 72,000 square feet

School: 1,600 students

Government Office: 100,000 square feet
Hotel: 750 rooms
Movie Theater: 80,000 square feet
Recreation and Open Space Land Uses: 3.0 acres minimum

Remarks:

*Per Institute of Transportation Engineers (ITE) traffic generation equations.

Dania Beach Activity Center

Acreage: Approximately 1,344.0 acres

General Location: Located east of Interstate 95, between Griffin Road and Sheridan Street.

*Density and Intensity of Land Uses:**

Residential Land Uses: 11,818 dwelling units**
Hotel: 640 rooms
Commercial Land Uses: 264.0 acres plus an additional 500,000 square feet
Industrial Land Uses: 247.5 acres
Employment Center Land Uses: 74.5 acres
Parks and Recreation Land Uses: 40.5 acres minimum
Community Facilities Land Uses: 36.2 acres maximum
Transportation Land Uses: 6.5 acres
Conservation Land Uses: 2.6 acres minimum
Utilities Land Uses: 2.5 acres maximum

Remarks:

Chapter 163 Community Redevelopment Area, provides access to Fort Lauderdale-Hollywood International Airport and Port Everglades, and is located around the proposed FEC commuter rail alignment.

*Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the portion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

**Consisting of 3,683 multi-family units, 2,665 single-family units, 286 duplexes, 2,047 townhomes, 972 garden apartments and 2,165 high or mid-rise units. ~~Dwelling units from any given category (ex. single family, townhouse, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.~~

At least 600 (15%) of the additional 4,000 dwelling units permitted by PCT 22-7 will be affordable at the “moderate-income” (up to 120% of the median income) level or below for a minimum period of 30 years.

Prior to the site plan approval of unit 2,001 of the 4,000 additional dwelling units, the City shall demonstrate that at least 300 of the permitted or built units are deed restricted as affordable (up to 120% of area median income adjusted for family size) for a period of at least 30 years. If the City is unable to demonstrate that at least 300 of the permitted or built dwelling units meet that criteria, no additional market rate units shall be permitted or built until such time that the City provides an implementation action plan or program that is reviewed by the Planning Council and approved by the County Commission. Per Broward County Land Use Plan Policy 2.4.12, a written record reflecting the current status of allocated or assigned dwelling units shall be transmitted to the Planning Council twice per year, during the months of January and July, and shall include the referenced affordable units, including the location and annual confirmation of income certification.

No more than 5,367 dwelling units shall be located east of U.S. 1.

No building permits issued for new residential development within the Airport’s current 60+ DNL noise contour, as amended and as clarified by the County Commission that areas within the 60+ DNL where residential was previously permitted by land use and/or zoning of residential may continue to allow residential development.

Davie Activity Center I

Acreage: Approximately 2,244 acres

General Location: Between University Drive and Florida’s Turnpike, south of State Road 84 and north of Griffin Road.

Density and Intensity of Land Uses:

Residential Land Uses: 11,903* dwelling units

(3,174 of the 11,903 units are additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 10-6. These units are prohibited in areas that fall within the Airport’s 60 DNL noise contour per the Runway 9R/27L Environmental Impact Statement, December 2008 2020 Blb. These units are restricted to the following unit types: 2,150 mid-rise, 489 high rise, 300 garden apartments, 150 townhouse/duplex/villa and 85 single family homes).

Commercial Land Uses: 3,532,528 square feet

Industrial Land Uses: 7,629,000 square feet

Community Facilities Land Uses: 12,388,500 square feet

Recreation and Open Space: 13 acres minimum (Wes Griffin Park is restricted to Recreation/Open Space Use)

Remarks:

*Except upon a separate action by Town Council with super-majority vote, the number of maximum residential units shall be phased as follows:

9,787 prior to the year 2013

10,845 prior to the year 2015

11,903 prior to the year 2017

1. The Regional Activity Center land use designation shall promote and encourage large-scale development and re-development as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income levels; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and employment opportunities including the use of mixed residential/nonresidential uses.
2. All industrial development within wellfield zones of influence shall comply with the appropriate wellfield protection standards of Chapter 27, Article XIII, of the Broward County Code.
3. Site is a center of regional education and employment activity.

Davie Activity Center II

Acreage: Approximately 903.7 acres

General Location: South side of Interstate 595 between State Road 7/U.S. 441 and Florida's Turnpike.

Density and Intensity of Land Uses:

Residential Land Uses: 6,428 dwelling units*

Industrial/Flex Land Uses: 3,600,000 square feet

Office Land Uses: 1,700,000 square feet

Commercial Land Uses: 600,000 square feet

Hotel: 750 rooms

Open Space: 120 acres minimum**

Remarks:

*Consisting of 1,800 high-rise dwelling units, 2,650 mid-rise dwelling units, 1,250 garden apartments and 500 townhouse dwelling units (228 mobile homes currently exist).

At least 15 percent of the residential units shall be provided as affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for a period of 15 years. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the Town is included therein which provides assurance that this affordable housing requirement will be met.

****Open space shall include but not be limited to parks and open space, stormwater retention ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.**

Deerfield Beach Pioneer Grove Activity Center

Acreage: Approximately 119.7 acres

General Location: Generally located on the east side of the Dixie Highway/FEC Railroad corridor, between the Hillsboro Canal and one-half block south of Southeast 5 Court.

Density and Intensity of Land Uses:*

Residential Land Uses: 2,150 multi-family dwelling units

Commercial Land Uses: 215,000 square feet

Community Facilities Land Uses: 169,000 square feet

Recreation and Open Space: 14.2 acres (minimum)

Remarks:

*Existing industrial uses as of March 14, 2017, may continue as non-conforming uses and may expand, to the extent permitted by the City's zoning regulations, within the parcel(s) upon which the existing development is located.

Deerfield Beach Station Activity Center

Acreage: Approximately 8.8 acres

General Location: On the south side of Hillsboro Boulevard, between the C.S.X. Railroad and Southwest 12 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 654 mid-rise or high-rise± dwelling units*

Commercial Land Uses: 29,525 square feet

Office Uses: 36,000 square feet

Hotel: 200 rooms

Canopies and Overhangs allowing Outdoor Commercial Uses: 14,000 square feet

Remarks:

*At least 15 percent of the residential units constructed must be affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

Fort Lauderdale Central Beach Activity Center

Acreage: Approximately 220 acres

General Location: South of Sunrise Boulevard, north of Holiday Drive, between the Atlantic Ocean and the Intracoastal Waterway.

Density and Intensity of Land Uses:

Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Fourth Edition.

The Bonnet House natural reservation shall be restricted to Conservation land uses.

List of Permitted Uses:

Residential Land Uses (maximum of 5,500 dwelling units)

Commercial Land Uses

Recreation and Open Space Land Uses

Community Facilities Land Uses

Remarks:

All development shall be consistent with the Fort Lauderdale Beach Action Plan.

Site is a center of regional tourist activity.

Fort Lauderdale Downtown Activity Center

Acreage: Approximately 710 acres

General Location: South of Sunrise Boulevard, north of Davie Boulevard, between U.S. 1/Federal Highway and Northwest 7 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 13,100 dwelling units[±]

(1,200 of the 8,000 additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 05-3 (450 dwelling units) and PCT 15-1 (750 dwelling units) are restricted to “affordable housing” as defined by the BCLUP)

Commercial Land Uses: no specified limit

Industrial Land Uses: no specified limit

Transportation Land Uses: no specified limit

Recreation and Open Space: 8.5 acres minimum (exclusive of easement areas and rights-of-way, Flagler Heights Park, Florence Hardy Park and Southside School sites are restricted to Recreation/Open Space use.)

Remarks:

~~¹The City will be granted three (3) additional density bonus market rate units for every one (1) “very low” (up to 50% of the median income limits adjusted for family size for the households) or “low” (up to 80% of the median income limits adjusted for family size for the households) affordable dwelling unit that is constructed for a maximum of an additional 750 market rate dwelling units as defined and restricted by Article 5 of the *Administrative Rules Document: BrowardNext*.~~

Site has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Station.

Fort Lauderdale Northwest Activity Center

Acreage: Approximately 1,093 acres

General Location: Located between Northwest 27 Avenue and U.S. 1/Federal Highway, south of Sunrise Boulevard and north of Broward Boulevard.

Density and Intensity of Land Uses:

Residential Land Uses: 10,900 dwelling units

Commercial Land Uses: 13,500,000 square feet

Industrial Land Uses: 4,500,000 square feet

Community Facilities Land Uses: 1,500,000 square feet

Utilities Land Uses: 500,000 square feet

Recreation and Open Space: 11.5 acres minimum

Conservation: 1.97 acres minimum (Exclusive of easement areas and rights-of-way, North Fork Riverfront Park is restricted to Conservation use.)

Remarks:

Site is a designated Chapter 163 Redevelopment Area and has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Station.

Fort Lauderdale South Activity Center

Acreage: Approximately 270.1 acres

General Location: Located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

Density and Intensity of Land Uses:

Residential Land Uses: 253 dwelling units

Commercial Land Uses: 6,000,000 square feet

Office Park Land Uses: 4,000,000 square feet

Community Facilities Land Uses: 1,000,000 square feet

Recreation and Open Space: 11.5 acres minimum

Hallandale Beach Activity Center

Acreage: Approximately 637.6 acres

General Location: The site is generally located east of Interstate 95, between Pembroke Road and Southwest 11 Street (Broward/Miami-Dade County Line).

*Density and Intensity of Land Uses*¹:

Residential Land Uses: 4,241 dwelling units^{2,5}

Commercial Land Uses: 234.86 gross acres

Commercial Recreation Land Uses: 49.03 gross acres

Community Facilities Land Uses: 22.47 gross acres

Recreation & Open Space: 19.56 gross acres minimum^{3,4}

Industrial Land Uses: 13.31 gross acres

Employment Center-High Land Uses: 4.42 gross acres

Remarks:

1. Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).
2. Consisting of 550 single-family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments. ~~Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.~~ Residential development east of U.S. 1 shall be limited to the number of units currently permitted by the Broward County Land Use Plan.
3. Resolution 2009-09 (adopted May 6, 2009) of the City of Hallandale Beach dedicates Foster Park to the public for twenty-five (25) years as an outdoor recreation area because funding was provided through the Florida Recreation Development Assistance program (FDRAP). Additionally, if any other existing park acreage in the RAC is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.
4. Park acreage includes the 0.4175 acres of the Foster Park Addition. Acquisition of the site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.
5. The City of Hallandale Beach allocated 500 additional dwelling units per BCLUP Policy 2.4.1 as recertified by the Planning Council on March 23, 2023.

Hallandale Beach Gulfstream Park Activity Center

Acreage: Approximately 65.5 acres

General Location: East side of U.S.1/Federal Highway, south of Hallandale Beach Boulevard.

Density and Intensity of Land Uses:

Residential Land Uses: 1,500 mid-rise or high-rise± dwelling units

Commercial Land Uses: 750,000 square feet

Office Land Uses: 140,000 square feet

Movie Cinema: 2,500 seats

Hotel: 500 rooms

Recreation and Open Space: 1.2 acres minimum

Commercial Recreation: 580 maximum number of p.m. peak hour trips through trade-offs with other uses

Hollywood Activity Center

Acreage: Approximately 40.4 acres

General Location: East side of the C.S.X. Railroad, between Sheridan Street and Taft Street.

Density and Intensity of Land Uses:

Commercial Land Uses: 300,000 square feet

Office Land Uses: 299,000 square feet

Mid-rise or high-rise± Residential Land Uses: 550 dwelling units

Multi-Family Residential Land Uses: 500 dwelling units

Hotel: 150 rooms

Transportation Uses: (Parking for Tri-Rail Station) 280,000 square feet, 793 spaces (minimum)

Remarks:

1. Sheridan Stationside Village is directly served by a Tri-Rail Station.
2. Pursuant to Agreement between Stationside Village Associates and FDOT, 793 parking spaces are obligated for the Tri-Rail Station.
3. The non-residential FAR is 0.218.
4. Prior to the issuance of building permits for more than 500 residential units, a minimum of 100,000 square feet of commercial (retail and/or office) square footage must be under construction.
5. Public park/Oak Hammock: Minimum 6 acres.
6. At least 20% of the total dwelling units (210 dwelling units) must be “workforce-income” affordable housing as defined in Section 420.5095, Florida Statutes, for those persons having a total anticipated income for the household that is not more than 140% of the area median income, adjusted for household size.

Hollywood Diplomat Activity Center

Acreage: Approximately 19.0 acres

General Location: Both sides of State Road A1A, north of Hallandale Beach Boulevard.

Density and Intensity of Land Uses:

Hotel Rooms: 1,500 rooms

Multi-Family Residential: 350 dwelling units

Commercial and Office Land Uses: 75,000 square feet

Convention Center: 150,000 square feet

Open Space: Publicly accessible Broadwalk parallel to the Intracoastal Waterway

Hollywood Downtown Activity Center

Acreage: Approximately 1,486 acres

General Location: Generally located south of Sheridan Street, east of Interstate 95, west of South 17 Avenue and north of Pembroke Road.

Density and Intensity of Land Uses:

Residential Land Uses: 15,100 dwelling units

Commercial Land Uses: 3,280,000 square feet

Office Land Uses: 1,500,000 square feet

Community Facilities: 390,000 square feet

Open Space/Recreation: 47.3 acres

Remarks:

The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1: September 6, 2005.

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

- i. To increase residential density above that permitted under the applicable property's zoned density; or
- ii. To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhoods adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

Hollywood Oakwood Activity Center

Acreage: Approximately 112.5 acres

General Location: On the east side of Interstate 95, between Stirling Road and Sheridan Street.

Density and Intensity of Land Uses:

Residential Land Uses: 3,800 multi-family dwelling units*

Hotel Rooms: 625 rooms

Office Land Uses: 1,890,000 square feet

Commercial Land Uses: 1,200,000 square feet

Recreation and Open Space: 2.5 acres minimum

Remarks:

*At least 380 (10%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level or below, for a minimum of 30 years.

Hollywood State Road 7/U.S. 441 Activity Center

Acreage: Approximately 980.3 acres

General Location: Located along both sides of State Road 7/U.S. 441 between the northern and southern City of Hollywood boundaries.

Density and Intensity of Land Uses:

Commercial Land Uses: 15,000,000 square feet

Office Uses: 2,000,000 square feet

Community Facilities: 1,000,000 square feet

Industrial Land Uses: 1,000,000 square feet

Hotel: 2,500 rooms

Residential Land Uses:* 5,309 dwelling units consisting of: 2,400 single family homes, 2,400 townhomes and 509 garden apartments*

Remarks:

~~*Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.~~
No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

Lauderdale Lakes Downtown Activity Center

Acreage: Approximately 140 acres

General Location: East of Northwest 43 Avenue, south of Northwest 36 Street, west of Northwest 35 Avenue and north of Northwest 29 Street.

Density and Intensity of Land Uses:

Residential Land Uses: 3,000 dwelling units*
Commercial Land Uses: 500,000 square feet
Hotel: 300 rooms
Community Facilities Land Uses: 50,000 square feet
Recreation and Open Space: 5.0 acres minimum

Remarks:

*Consisting of 1,500 mid-rise or high-rise± dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. ~~Additional high-rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total units are developed in the LAC and (ii) any such substitution is approved by the City Commission.~~

Lauderhill State Road 7/U.S. 441 Activity Center

Acreage: Approximately 483.7 acres

General Location: West of State Road 7/U.S. 441 between Northwest 29 Avenue and Sunrise Boulevard and east of State Road 7/U.S. 441 between Northwest 19 Street and Sunrise Boulevard.

Density and Intensity of Land Uses:

Residential Land Uses: 6,262 dwelling units
Commercial Land Uses: 5,229,208 square feet
Industrial Land Uses: 1,491,908 square feet
Recreation and Open Space: 128.8 acres minimum

Margate Activity Center

Acreage: Approximately 1,184.3 acres

General Location: South of Sample Road and approximately ½ mile north of Cypress Creek Road, bisected by State Road 7/U.S. 441.

Density and Intensity of Land Uses:

Commercial Land Uses: 4,454,894 square feet

Industrial Land Uses: 1,830,884 square feet

Office Land Uses: 1,371,159 square feet

Residential Land Uses: 3,565 dwelling units*

Hotel: 555 rooms

Recreation and Open Space: 35 acres (minimum)

Remarks:

*At least 15 percent (277 dwelling units) of the 1,849 additional, unbuilt residential units shall be provided as affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

Miramar Activity Center I

Acreage: Approximately 2,205 acres

General Location: North of Bass Creek Road between Palm Avenue and Flamingo Road.

Density and Intensity of Land Uses:

Residential Land Uses: 11,060 dwelling units

Retail Land Uses: 1,671,400 square feet

Office Land Uses: 1,750,000 square feet

Industrial Land Uses: 9,542,784 square feet

Municipal Facility Land Uses: 200,000 square feet

Remarks:

As required by the City of Miramar, all new construction of the 2,350 units resulting from amendment PCT 19-7, on a project by project basis, shall address affordable housing through one of the following methods as a developer or owner may elect:

- A contribution of \$500.00 per unit to be paid at the time of building permit.
- 15% of the residential units shall be provided as affordable, as defined in the BCLUP. The affordability of the units shall be maintained for a minimum of fifteen (15) years. A developer electing to provide 15% affordable units is not subject to the \$500 per unit fee.

This area is the subject of an Areawide Development of Regional Impact.

Miramar Activity Center II

Acreage: Approximately 439.7 acres

General Location: Located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.

Density and Intensity of Land Uses:

Residential Land Uses: 3,406 dwelling units consisting of:

Single-Family: 755 dwelling units, including 32 existing mobile homes

Multi-Family: 2,651 dwelling units

Office Land Uses: 2,000,000 square feet

Commercial Land Uses: 2,500,000 square feet

Hotel: 250 rooms

Parks: 61.31 acres minimum*

Remarks:

*Park acreage includes Snake Warrior's Island Park (55 acres) and Miramar Athletic Park (6.31 acres). Acquisition of 0.6 acres of Miramar Athletic Park was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

Miramar Innovation and Technology Activity Center

Acreage: Approximately 83.2 acres

General Location: On both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 450 multi-family dwelling units*

Commercial Land Uses: 300,000 square feet

Public School Uses: 276,000 square feet

Office Land Uses: 200,000 square feet

Municipal Facility Uses: 160,000 square feet

Recreation and Open Space: 10.23 acres minimum

Remarks:

*At least 67 (15%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level to achieve sufficient supply of affordable housing for a period of 30 years, subject to a legally enforceable mechanism.

- Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods.
- Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity.

- The City shall coordinate with Broward County Transit to plan for an integrated transit hub within the Activity Center, in order to reduce reliance on automobile travel.
- Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that prioritize pedestrian mobility, including connectivity to the transit hub.
- Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the Activity Center; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from elements.
- Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public; as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the Activity Center.

Oakland Park Activity Center

Acreage: Approximately 148.2 acres

General Location: South of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 1,800 dwelling units*

Commercial Land Uses: 400,000 square feet

Office Land Uses: 125,000 square feet

Community Facilities Land Uses: 100,000 square feet

Employment Center (High) Land Uses: 200,000 square feet

Recreation and Open Space Land Uses: 5.47 acres minimum

(Includes the City's proposed Downtown Park located in the 3900 block of North Dixie Highway that consists of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

Remarks:

*Consisting of 80 single-family homes, 120 duplex, 700 villas, 500 townhomes and 400 garden apartments. Mid-rise or high-rise± units may be substituted for the above units, if approved by the City Commission.

Pembroke Pines Activity Center

Acreage: Approximately 164.6 acres

General Location: Bound on the north by Pines Boulevard, on the east by Palm Avenue and on the south by Washington Street.

Density and Intensity of Land Uses:

Residential Land Uses: 2,215 dwelling units*
Commercial Land Uses: 358,000 square feet***
Office Land Uses: 120,000 square feet***
Industrial Land Uses: 80,000 square feet
Hotel: 350 rooms
Recreation and Open Space Land Uses: 2.5 acres minimum

Remarks:

*Consisting of 701 mid-rise and/or high-rise± dwelling units (of which 276 of these dwelling units would be affordable housing units**), 275 townhouse dwelling units and 1,239 multi-family dwelling units (of which 49 of these dwelling units would be affordable housing units**).

**For the purposes of the Pembroke Pines RAC, “Affordable Housing” shall mean housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing 120% of the median incomes adjusted for family size for all households within the City of Pembroke Pines; including “Workforce Housing” as adopted and defined in the Broward County Land Use Plan.

***The Office and Commercial intensities listed above shall be convertible for Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City’s AC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the 9th Edition of the ITE Traffic Generation Manual) will not exceed 1,507 peak hour trips.

Site is a center of governmental employment activity.

Plantation State Road 7/U.S. 441 Activity Center

Acreage: Approximately 345.8 acres

General Location: South of the northern municipal boundary (approximately one block north of Sunrise Boulevard) to north of the southern municipal boundary (Davie Boulevard/Peters Road), west of the eastern municipal boundary and east of Northwest 43 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 1,960 dwelling units*
Commercial Land Uses: 3,147,000 square feet
Community Facilities Land Uses: 10.62 acres maximum
Recreation and Open Space Land Uses: 3.64 acres minimum

Remarks:

*Consisting of 737 mid-rise or high-rise± dwelling units, 853 garden apartments and 370 townhouses.

Pompano Beach Downtown Activity Center

Acreage: Approximately 272.8 acres

General Location: Generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 3,368 dwelling units*
Commercial Land Uses: 4,051,220 square feet
Office Land Uses: 2,835,557 square feet
Community Facilities: 1,459,260 square feet
Utilities: 95,832 square feet
Hotel: 420 rooms
Recreation and Open Space: 2.1 acres (minimum)**

Remarks:

*Consisting of 143 single-family dwelling units, 236 townhomes and 2,989 multi-family dwelling units.

**If any existing park acreage in the Activity Center (AC) is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed AC, as follows:

Guiding Design Principles and Procedures:

All Applicants with development proposals in the AC will be required to attend a mandatory pre-design workshop with the CRA and City Urban Designers prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- (1) Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- (2) Building setbacks that increase compatibility between proposed and existing development.

- (3) Service areas that do not impact adjacent residential development.
- (4) All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- (5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- (6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- (7) Protection of designated historic resources including buildings and historic and specimen trees.

Affordable Housing:

- (8) All new residential construction in the AC will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the AC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.

The City may apply to new housing projects, without limitation, one or a combination of the following affordable housing strategies:

- a. a specific set-aside of all or a portion of the 15% base units as vertically integrated affordable housing;
- b. contribute, through in-lieu-of fees multiplied by the number of base units (15% of total units proposed in the project):
 - to programs that facilitate the purchase or renting of the existing affordable housing stock;
 - to programs which facilitate the maintenance of the existing supply of affordable housing;
 - to programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
 - to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the AC that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; and promote transit amongst low income populations.

Pompano Beach East Activity Center

Acreage: Approximately 279.4 acres

General Location: On both sides of Atlantic Boulevard, between Cypress Road and the Intracoastal Waterway, and on both sides of Federal Highway, between Southeast 5 Court and Northeast 8 Street.

Density and Intensity of Land Uses:

Residential Land Uses: 86 unrestricted dwelling units and 3,632 multi-family dwelling units

Commercial Land Uses: 7,000,000 square feet

Community Facilities Land Uses: 5.0 acres

Recreation and Open Space: 5.5 acres (minimum)

New Educational Facilities will not be permitted uses in those areas restricted for such uses based on regulations associated with the Airpark runway 15/33.

Remarks:

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ETOC, as follows:

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-design workshop with staff prior to Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- (1) Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- (2) Building setbacks that increase compatibility between proposed and existing development and FAA height limits, if applicable.
- (3) Service areas that do not impact adjacent residential development.
- (4) All land uses, including educational, institutional and utility uses, must be designed to be compatible with adjacent properties and Airpark protection regulations.

Connectivity:

- (5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- (6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- (7) Protection of designated historic resources.

Affordable Housing:

- (8) The ETOC land use plan amendment created 2,334 new residential units and a minimum of 15% of those units (350 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- a. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 350 affordable housing units as vertically integrated affordable housing; or
- b. Until such time as all 350 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- Programs that facilitate the purchase or renting of the existing affordable housing stock;
- Programs which facilitate the maintenance of the existing supply of affordable housing;
- Programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- Other programs or initiatives designed and implemented by the City to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low-income populations.

Pompano Beach Hidden Harbour Activity Center

Acreage: Approximately 9.6 acres

General Location: East side of Federal Highway/U.S. 1, between Northeast 14 Street and Northeast 17 Street.

Density and Intensity of Land Uses:

Development growth within the Pompano Beach Hidden Harbour Activity is restricted to the equivalent of no more than 1,377 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Ninth Edition.

List of Permitted Uses:

Multi-Family Residential: 343 units maximum

Commercial Development (including, but not limited to, boat sales, offices, showrooms, and related uses): 510,000 square feet maximum

Marina Use (including boat storage, boat repair, and slips): 75,000 square feet and 15 wet slips maximum

Pompano Beach John Knox Village Activity Center

Acreage: Approximately 69.7 acres

General Location: Generally located south of Southwest 3 Street, west of South Dixie Highway, east of Interstate 95 and north of Southwest 6 Court.

Density and Intensity of Land Uses:

Residential Land Uses: 1,224 dwelling units*

Commercial Land Uses: 42,300 square feet

Office Land Uses: 96,000 square feet

Recreation and Open Space Land Uses: 4.28 acres minimum

Remarks:

*The dwelling units are age restricted via a legally enforceable declaration recorded in Broward County public records.

Pompano Beach Arvida/Pompano Park North Activity Center

Acreage: Approximately 169.0 acres

General Location: South of Atlantic Boulevard between Powerline Road and the Seaboard Coastline Railroad.

The Pompano Park North Regional Activity Center consists of that portion of the Arvida/Pompano Park Development of Regional Impact (DRI) located north of Race Track Road. The RAC is located south of Atlantic Boulevard and north of Race Track Road, between Powerline Road and the CSX Railroad and comprises approximately 169 gross acres. The area encompassed by the RAC must be zoned in a mixed zoning district that limits the density and intensity of land uses to the following:

Density and Intensity of Land Uses:

Office Land Uses: 248,867 square feet

Industrial Land Uses: 1,013,250 square feet

Commercial Land Uses: 301,273 square feet

Pompano Beach Pompano Park South Activity Center

Acreage: Approximately 230.0 acres

General Location: Located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive.

The Pompano Park South Activity Center (AC) consists of the Pompano Park racetrack, casino, and adjacent property. The area encompassed by the AC must be zoned in a mixed-use zoning district that limits the density and intensity of the land uses to the following:

Density and Intensity of Land Uses:*

Residential Land Uses: 4,100 multi-family dwelling units**
Commercial Recreation Land Uses: 1,000,000 square feet
Commercial Land Uses: 300,000 square feet
Industrial Land Uses: 1,500,000 square feet
Office Land Uses: 1,350,000 square feet

Remarks:

*The Residential uses will consist of stand-alone residential as well as residential units as part of a mixed-use Commercial and Office development within the Commercial and Office designations.

Within mixed use projects, square footages shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross square footage of the development parcel will be assigned to A).

**At least 615 (15%) of the multi-family dwelling units will be affordable at the “moderate-income” (i.e. up to 120% of the median income) level.

Sunrise Metropica Activity Center

Acreage: Approximately 92.2 acres

General Location: North side of Sunrise Boulevard, along both sides of Northwest 136 Avenue.

Density and Intensity of Land Uses:

Commercial Land Uses: 485,000 square feet
Office Land Uses: 785,000 square feet
Mid-rise or high-rise Residential Land Uses: 2,500 dwelling units
Townhouse Residential Land Uses: 300 dwelling units

Sunrise Westerra Activity Center

Acreage: Approximately 100.4 acres

General Location: Southwest corner of Sunrise Boulevard and Northwest 136 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 1,750 dwelling units*
Office Land Uses: 1,615,000 square feet
Commercial Land Uses: 285,000 square feet
Industrial Land Uses: 140,000 square feet
Hotel: 300 rooms
Recreation and Open Space: 5 acres minimum

Remarks:

*Consisting of 1,650 mid-rise or high-rise dwelling units and 100 townhouse dwelling units.

Tamarac Activity Center

Acreage: Approximately 133.57 acres

General Location: Located on the north side of West Commercial Boulevard, between University Drive and Northwest 94 Avenue.

Density and Intensity of Land Uses:*

Residential Land Uses: 1,875 dwelling units**

Non-Residential Land Uses:

Commercial: 122.4 acres (maximum)

Community Facilities: 7.96 acres (minimum)

Recreation and Open Space: 3.21 acres (minimum) ***

Remarks:

* Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

** The assumed dwelling unit breakdown is as follows: 300 townhouses, 700 garden apartments, and 875 mid-rise apartments, ~~however, dwelling units from any given category (ex: townhouse, garden apartment, etc.) may be substituted for dwelling units of another type provided that the substitution results in the same or lesser student generation using the county's adopted student generation rates.~~

*** Park acreage includes Swim Central Park Addition. Acquisition of the Swim Central Park Addition site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

West Park State Road 7/U.S. 441 Activity Center

Acreage: Approximately 323.7 acres

General Location: East of State Road 7/U.S. 441 between Pembroke Road and Southwest 41 Street (the Broward/Miami-Dade County Line).

Density and Intensity of Land Uses:

Residential Land Uses: 2,323 dwelling units*

Commercial Land Uses: 1,247,800 square feet

Office Land Uses: 575,000 square feet

Industrial Land Uses: 384,731 square feet

Institutional Land Uses: 34,800 square feet

Hotel: 200 rooms

Remarks:

*Consisting of 955 mid-rise dwelling units, 570 garden apartment dwelling units, 303 townhouse dwelling units and 495 single-family dwelling units.

Wilton Manors Activity Center

Acreage: Approximately 114.2 acres

General Location: Generally located between Northeast 11 Avenue and Northeast 15/16 Avenue, and between the South Fork of the Middle River and the North Fork of the Middle River.

Density and Intensity of Land Uses:

Residential Land Uses: 519 dwelling units*

Hotel: 172 rooms

Commercial Land Uses: 538,200 square feet

Industrial Land Uses: 71,600 square feet

Transportation: 7.8 acres

Recreation and Open Space: 6.9 acres (minimum)**

Remarks:

*Consisting of 279 high-rise units, 30 single-family units, 44 townhouse units, 72 garden apartments, 84 duplexes and 10 studios.

**Park acreage includes Colohatchee Park.

Wilton Manors West Activity Center

Acreage: Approximately 117.8 acres

General Location: Along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River.

Density and Intensity of Land Uses:

Single-Family Residential Land Uses: 72 dwelling units

Multi-Family Residential Land Uses: 1,357 dwelling units

Commerce Land Uses: 697,000 square feet

Community Land Uses: 185,000 square feet

~~† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.~~

AGRICULTURAL USE

The Agricultural Use category has been updated to reflect the modern reference for Special Residential Facilities.

Agricultural areas are designated on the Future Broward County Land Use Plan Map (Series) to promote agriculture and agricultural related uses. Residential development may occur within specific limits.

The permitted uses in areas designated agriculture are as follows, as deemed appropriate by the local jurisdiction:

1. Agricultural and related uses may be broadly defined by the local government to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities.
2. Communication facilities.
3. Community facilities such as, but not limited to, schools, day care centers, religious institutions, clinics, governmental administration, police and fire facilities, libraries and civic centers not to exceed twenty (20) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of December 14, 1999, (the adoption date of the text amendment), and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community facilities parcels shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Broward County Trafficways Plan.
4. Mining operations consistent with existing local regulations and permits as of December 31, 1993, and thereafter with extended, amended or renewed permits (including permits granted as a result of a reapplication that was filed prior to expiration of the existing permit) may continue pursuant to such permits and regulations.
5. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, electrical substations and electric lines and drainage facilities and structures, excluding electrical power plants.
6. Recreation and open space uses, such as passive and active recreational uses, cemeteries and outdoor cultural, educational and civic facilities.
7. Residential uses at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2 1/2) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel.
8. Clustering of dwelling units may be permitted if the following conditions are met:
 - a. the parcel is developed under a unified development plan;

- b. the areas from which density is transferred are relinquished of all future development rights; and
 - c. the arrangement of clustered dwelling units is in conformance with locally established development standards.
- 9. Community residential one-family dwellings and community residential homes subject to the definition and density limitations in this Plan ~~Special Residential Facility Category (1) and (2), subject to the requirements of this land use category for the location of one (1) dwelling unit.~~
- 10. Transportation facilities.

COMMERCE USE

The Commerce Use category has been updated to reflect the modern reference for Special Residential Facilities.

The areas designated for commerce use on the Future Broward County Land Use Plan Map (Series), provide land area for commercial, employment center, industrial and office park enterprises which support the resident and tourist populations of Broward County. Accordingly, municipal land use designations that are under the umbrella of commerce include Commercial, Employment Center, Industrial and Office Park.

The permitted uses in areas designated commerce are as follows, as deemed appropriate by the local jurisdiction:

1. Commercial uses, such as hotels, restaurants, retail, financial institutions, personal services, new/used automobile, truck, motorcycle, boat and trailer display, sales, and service, printing plants, trade shops, motion picture studios, ice houses, propane gas sales and repair, and salvage yards.
2. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, marinas and stadiums.
3. Communication facilities.
4. Community facilities, such as educational, religious, hospitals, governmental administration, fire and police stations, civic centers, libraries, nursing homes, correctional facilities, courts and cemeteries.
5. Employment uses, such as offices for administrative, professional, research and business purposes.
6. Industrial uses, if determined by the local government as compatible with surrounding planned land uses, such as manufacturing, wholesaling, storage, warehouse, research facilities, laboratories and businesses, and medical or dental laboratories.

7. Mining, if determined by the local government as compatible with surrounding planned land uses.
8. Non-residential Agricultural uses.
9. Recreation and open space uses, such as passive and active recreational uses, boat ramps/docks, camping grounds and facilities, golf courses intended to remain as open space.
10. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations.
11. Residential uses, up to 10 acres, are permitted via local government allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated “Commerce” or equivalent land use designation within the municipality. Areas east of the Intracoastal Waterway are limited to a maximum of 25 dwelling units per acre and are not permitted to utilize “redevelopment units.”
12. Residential units within the same structure as commerce uses for the owner, manager or caretaker of the commerce uses are permitted.
13. Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan ~~Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.~~
 - ~~a. Special Residential Facility Category (1) development shall be subject to the allocation of one (1) flexibility or redevelopment unit in accordance with the provisions and policies as contained in the “Administrative Rules Document: Broward County Land Use Plan.”~~
 - ~~b. Special Residential Facility Category (2) development shall be subject to the allocation of two (2) flexibility or redevelopment units in accordance with provisions and policies as contained in the “Administrative Rules Document: Broward County Land Use Plan.”~~
 - ~~c. Special Residential Facility Category (3) development shall be subject to the allocation of flexibility or redevelopment units in accordance with the provisions and policies as contained in the “Administrative Rules Document: Broward County Land Use Plan”; each flexibility or redevelopment unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.~~

14. Transportation facilities.

15. Utilities, excluding electrical power plants.

Municipalities shall further define the permitted uses and development intensities of their land use designations that are within the umbrella BCLUP “Commerce” land use designation within their local land use plans, zoning ordinances and land development codes.

Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of permitted commerce development that is compatible with adjacent and surrounding land uses.

COMMERCIAL RECREATION USE

<i>The Commercial Recreation Use category has no proposed changes.</i>
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Commercial Recreation areas are designated on the Future Broward County Land Use Plan Map (Series) to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit-making enterprises. Commercial recreation ventures in Broward County can be divided into two categories; golf courses and commercial recreation associated with structures and/or indoor facilities.

The permitted uses in areas designated commercial recreation are as follows, as deemed appropriate by the local jurisdiction:

1. Active and passive recreation uses, such as nature centers and trails, picnic areas, playgrounds and athletic fields.
2. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
3. Outdoor and indoor recreation facilities, such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, and dog and horse racing facilities.
4. Recreational vehicle sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such location is prohibited by the local land development regulations; subject to the allocation by the local government of available flexibility or redevelopment units.
5. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the local government to be an integral part of and supportive to the primary recreation facility (excluding residential uses).

COMMUNITY USE

The Community Use category has been updated to reflect the modern reference for Special Residential Facilities.

The areas designated for community use on the Future Broward County Land Use Plan Map (Series), ensure the availability of land necessary to provide for a full range of regional and community facilities and utilities to meet the current and future needs of Broward County. Municipal land use designations that are under the umbrella of community use include Community Facilities and Utilities.

The following uses may be permitted in the areas designated community use, as long as the location of these uses is deemed appropriate and compatible with surrounding planned land uses by the local government:

1. Communication facilities.
2. Community facilities, such as educational, hospitals, governmental, religious, civic, cultural, judicial, and correctional facilities.
3. Non-residential agricultural uses.
4. Other uses determined to be ancillary to the civic and utilities uses described above.
5. Recreation and open space uses, such as passive and active recreational uses, boat ramps/docks, camping grounds and facilities, golf courses intended to remain as open space.
6. Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan ~~Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.~~
7. Utilities, such as water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations, excluding electrical power plants.
8. Community uses are also allowed in areas designated residential, commerce, activity center and agricultural.

CONSERVATION USE

The Conservation Use category has a minor clarification. There is no change to the permitted uses.

Conservation areas are designated on the Future Broward County Land Use Plan Map (Series) to protect major reserve natural reservations and water supply areas.

Natural Reservations

Natural Reservations are designated for Conservation use on the Future Broward County Land Use Plan Map (Series) and include public lands which are conservation areas operated by contractual agreement with or managed by a federal, state, regional, local government or non-profit agencies.

Natural Reservations that are designated for Conservation use on the Future Broward County Land Use Plan Map (Series) include but is not limited to:

- a. Birch State Park (historic dunes area, coastal dune lakes, coastal hammock and mangrove area)
- b. Bonnet House (mangrove and coastal strand hammock areas)
- c. Deerfield Island (mangrove area)
- d. Easterlin County Park (nature trail area)
- e. Fern Forest Nature Center
- f. Hacienda Flores (mitigation area)
- g. North Beach Park (conservation easement)
- h. Pond Apple Slough
- i. Secret Woods Nature Center
- j. Snyder Park (tropical hardwood hammock area)
- k. Tivoli Sand Pine
- l. Tradewinds South (cypress area)
- m. Treetops Park (hammock area)
- n. West Lake County Park (mangrove areas)

The permitted uses in areas designated Conservation - Natural Reservation are as follows, as deemed appropriate by the local jurisdiction:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

Reserve Water Supply Areas

The major reserve water supply areas include, but are not limited to, the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35. All uses, other than active outdoor recreation uses described below, in the Reserve Water Supply Areas shall be subject to authorization by the South Florida Water Management District, as set forth in applicable laws, rules and regulations.

The permitted uses in areas designated Conservation - Reserve Water Supply Areas are as follows, as deemed appropriate by the local jurisdiction:

1. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.
2. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.
3. Boat ramps and docks and camping facilities.
4. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
5. State and Federal Indian Reservations, including the Miccosukee leased area.
6. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge, and seepage management features, which may include curtain wall or other types of technology.
7. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.
8. Surface impoundments that store water at depths not to exceed 12 feet.
9. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines and electrical power plants, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state and federal agencies.

ELECTRICAL GENERATION FACILITIES USE

The Electrical Generation Facilities Use category has no proposed changes.

Electrical Generation Facilities Uses are designated on the Future Broward County Land Use Plan Map (Series) to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of Broward County's population.

The permitted uses in areas designated electrical generation facilities are as follows, as deemed appropriate by the local jurisdiction:

1. Electrical power plants as defined in Section 2: Definitions.

2. Other uses determined to be ancillary to the primary uses.
3. Recreation and open space uses may also be permitted as long as the location of the uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

MINING USE

The Mining Use category has been omitted, as there are no lands on the Broward County Land Use Plan Map designated as such. Mining uses continue to be a permitted use within the Commerce and Agricultural categories. The remaining permitted uses within this designation continue to be allowed in several land use categories of this Plan.

~~Mining uses are designated on the future Broward County Land Use Plan Map (Series) to identify mining uses in order to ensure that mining operations are compatible with existing surrounding and planned land uses.~~

~~The permitted uses in areas designated mining are as follows, as deemed appropriate by the local jurisdiction:~~

- ~~1. Communication facilities and easements.~~
- ~~2. Community facilities, such as, educational, hospitals, governmental, religious, civic, cultural, judicial, and correctional facilities.~~
- ~~3. Utilities, excluding electrical power plants.~~
- ~~4. Mining, including crushing, batching, mixing and forming of mined materials.~~
- ~~5. Transportation facilities and easements.~~

RECREATION AND OPEN SPACE USE

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.

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within county-wide and local comprehensive plans to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Areas designated as recreation and open space on the Future Broward County Land Use Plan Map (Series) include existing public and private park sites ~~over five (5) acres~~, existing cemetery sites, and golf courses intended to remain as permanent open space.

The permitted uses in areas designated recreation and open space are as follows, as deemed appropriate by the local jurisdiction:

1. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
2. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
3. Boat ramps and docks.
4. Camping grounds and facilities.
5. Cemeteries.
6. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
7. Community facilities and utility uses, up to five (5) acres, provided ~~that the~~:
 - a. Community facility and/or utility uses are publicly owned and intended to serve a public purpose to promote health, safety and welfare;
 - b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
 - c. The proposed community facility or utility use is limited to no more than 5 acres and the municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.



8. Residential uses, up to five (5) acres, provided:

- a. At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;
- b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
- c. The proposed residential use is limited to no more than 5 acres and the municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.

~~8-9~~ Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.

~~9-10~~ Golf courses which are intended to remain as permanent open space.

~~10-11~~ Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells and outdoor classrooms.

RESIDENTIAL USE

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

The areas designated for residential use on the Future Broward County Land Use Map (Series) are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.

The permitted uses in areas designated residential are as follows, as deemed appropriate by the local jurisdiction:

1. Dwelling units, subject to the density limits for a parcel as designated on the Future Broward County Land Use Plan Map (Series) or certified local land use plan map and as explained in the following subsection entitled "Residential Density."



Accessory dwelling units are permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771.~~

2. Agriculture.
3. Communication facilities.
4. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.
5. Home occupations and other uses accessory to a dwelling unit.
6. Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.
7. Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.

8. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations, excluding landfills and electrical power plants.
9. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:
 - a. No more than a total of 5% of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a municipality may be used for offices and/or neighborhood retail sales of merchandise or services.
 - b. No such contiguous area may exceed 10 acres;
 - c. Must be separated by at least 500 feet.



- d. Regardless of the constraints above, space within residential buildings in areas designated for Medium (16) Residential ~~Medium-High (25) Residential~~ or higher density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.

- ~~e. Regardless of the constraints above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.~~



- e. Regardless of the constraints above, parcels up to 10 acres designated for Medium-High (25) Residential or higher density may include the horizontal integration of offices and/or retail sales of merchandise or services, as long as no more than 50% of the parcel area is used for said purposes.

10. Recreational vehicle park sites in the Low-Medium (10), Medium (16), Medium-High (25) and High (50) Residential density ranges. The maximum number of recreational vehicle park sites permitted is:
 - a. Equal to the maximum number of dwelling units designated for that parcel on the land use plan map if the local land development regulations allow permanent location of recreational vehicles on the sites; or
 - b. Double the maximum number of dwelling units designated for that parcel on the land use plan map if the local land development regulations prohibit permanent location of recreational vehicles on the sites.
11. Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan ~~Special Residential Facilities; subject to: meeting one of the Category definitions as contained in~~

~~the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan, meeting density provisions by Category type stated below, and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of redevelopment units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan."~~

~~Density Provisions:~~

- ~~a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.~~
- ~~b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.~~
- ~~c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.~~

Residential Density

a. Density Standards

Residential areas are shown on the Future Broward County Land Use Map (Series) according to eight ranges of density:

- The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.
- The Low (2) Residential category permits up to two (2) dwelling units per gross acre.
- The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
- The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
- The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.
- The High (50) Residential category permits up to fifty (50) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Residential development within the Agricultural land use category is subject to the density standards and provisions contained within the Agricultural Permitted Uses ~~subsection of the Plan Implementation Requirements~~ section of this plan.
- ~~Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.~~
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses ~~subsection of the Plan Implementation Requirements~~ section of this plan.
- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses ~~subsection of the Plan Implementation Requirements~~ section of this plan.



- Accessory dwelling units permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771~~ shall not be included in density calculations. Local governments shall report to the Planning Council the number of accessory dwelling units granted building permits on an annual basis.



b. Density Calculation

All references to density within the Broward County Land Use Plan mean gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan. ~~Any existing live aboard vessels which conformed to the regulations in effect when such vessels were included within the definition of "dwelling unit," that become nonconforming by the enactment of Text Amendment PCT 98-5 shall be removed or discontinued as a dwelling unit within five (5) years of the effective date of Text Amendment PCT 98-5. (Effective Date: September 7, 1998)~~

Calculations of acreage covered by different land use categories on the Future Broward County Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines.

A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The Intracoastal Waterway, North and South Lakes in Hollywood, Sylvan Lake, Lake Santa Barbara, New River, Middle River, and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit toward residential density.

c. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Broward County Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Broward County Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.



d. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. In the modern era, dashed-line areas may be appropriate for redevelopment areas that are less than 50 acres to facilitate redevelopment opportunities that may be best suited for a limited mix of uses that have access to transit and offers multi-modal opportunities on a less intense scale than is encouraged in Activity Centers. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.



e. ~~Redevelopment in Coastal High Hazard Area~~

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, ~~located within the coastal high hazard area~~ which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including applicable building code, flood elevation and hurricane evacuation standards. ~~Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units , and~~ subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies ~~addressing the protection of beaches, rivers and marine resources~~ enumerated within the Broward County Land Use Plan.

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.

Areas are designated Rural Estates on the Future Broward County Land Use Plan Map (Series) to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per acre. Limited community facility and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/redevelopment units and commercial flexibility is not permitted within areas designated Rural Estates.

The permitted uses in areas designated rural estates are as follows, as deemed appropriate by the local jurisdiction:

1. Dwelling units at a maximum of one unit per gross acre with no clustering permitted.



Accessory dwelling units are permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771.~~

2. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
3. Cemeteries.
4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size. Notwithstanding the aforesaid, public schools shall not be subject to the five (5) acre restriction.
5. Home occupations and other uses accessory to a dwelling unit.
6. Open space and recreation uses designed to serve the residential area.
7. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and transmission lines and drainage facilities and structures.
8. Community residential one-family dwellings subject to the definition and density limitations in this Plan.

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.

Areas are designated Rural Ranches on the Future Broward County Land Use Plan Map (Series) to protect the semi-rural character and lifestyle of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one-half gross acres

or one unit per two net acres. Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/redevelopment units and commercial flexibility is not permitted within areas designated Rural Ranches.

The permitted uses in areas designated rural ranches are as follows, as deemed appropriate by the local jurisdiction:

1. A maximum of one unit per two and one-half gross acres or one unit per two net acres with no clustering permitted.



Accessory dwelling units are permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771.~~

2. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
3. Cemeteries.
4. Community facilities designed to serve the residential area limited to schools, daycare centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size. Notwithstanding the aforesaid, public schools shall not be subject to the five (5) acre restriction.
5. Home occupations and other uses accessory to a dwelling unit.
6. Open space and recreation uses designed to serve the residential area.
7. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and electric lines and drainage facilities and structures.
8. Community residential one-family dwellings subject to the definition and density limitations in this Plan.

TRANSPORTATION USE

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.

Existing airports, Port Everglades, and existing and proposed expressways are designated transportation on the Future Broward County Land Use Plan Map (Series).

Those uses permitted in areas designated transportation are as follows:

Port Everglades Transportation Area

Shipping, warehousing and, with the exception of residential uses, all other uses which may be permitted by the Broward County Board of County Commissioners which are consistent with tourism, international trade, and maritime commerce.



Air Transportation Areas

Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories. Emerging mobility options and transportation technologies may further join land use and transportation practices such as Advanced Air Mobility systems and small- and large uncrewed aerial systems.



Expressways

Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage and parks are permitted in proposed expressways. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long-term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction of an expressway be allowed.

~~Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway but may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses.~~

~~If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent land use designation as determined by the appropriate local government through the Planning Council (re)certification process.~~

COMMUNICATION FACILITIES

The Communication Facilities language has been updated to reflect appropriate land use categories.

Communication facilities such as television and radio stations and relay structures and telephone facilities are not specifically designated on the Future Broward County Land Use Plan Map (Series)

as a separate category. Such facilities may be permitted in areas designated under the following categories:

1. Activity Center
2. Agricultural
3. Commerce
4. Community
5. ~~Mining~~
5. Recreation and Open Space
6. Residential
7. Rural Estates
8. Rural Ranches
9. Transportation

SPECIAL RESIDENTIAL FACILITIES

The Special Residential Facilities language has been updated to reflect the modern reference for same. The use continues to be permitted in the Agricultural, Commerce, Community and Residential designations.

~~The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.~~

~~Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject, when applicable, to the Special Residential Facilities provisions and allocation of redevelopment, flexibility, or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan." In order to facilitate implementation of this section, each local government may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.~~

~~Special residential facilities are not specifically designated on the Future Broward County Land Use Plan Map (Series) as a separate land use category.~~

~~Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:~~

- ~~1. Agricultural~~
- ~~2. Commerce~~
- ~~3. Community~~
- ~~4. Residential~~

~~Broward County does not encourage local governments to locate special residential facilities in commercial, office park or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential~~

~~facilities, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.~~

~~Definitions of Special Residential Facilities Categories:~~

~~SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.~~

~~SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.~~

~~SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) means (a) Any housing facility licensed by the State of Florida for more than sixteen (16) non elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or (b) Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or (d) Any not for profit housing facility for unrelated elderly individuals; or (e) Any housing facility which provides a life care environment. A life care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off site or on site medical care.~~

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 and ~~double strike-through~~/double underline format, the latter denotes changes incorporated after the March 27, 2025, Steering Committee meeting. Recommended Practices 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

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.

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.

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.



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.



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



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.

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.~~

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.

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.

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.

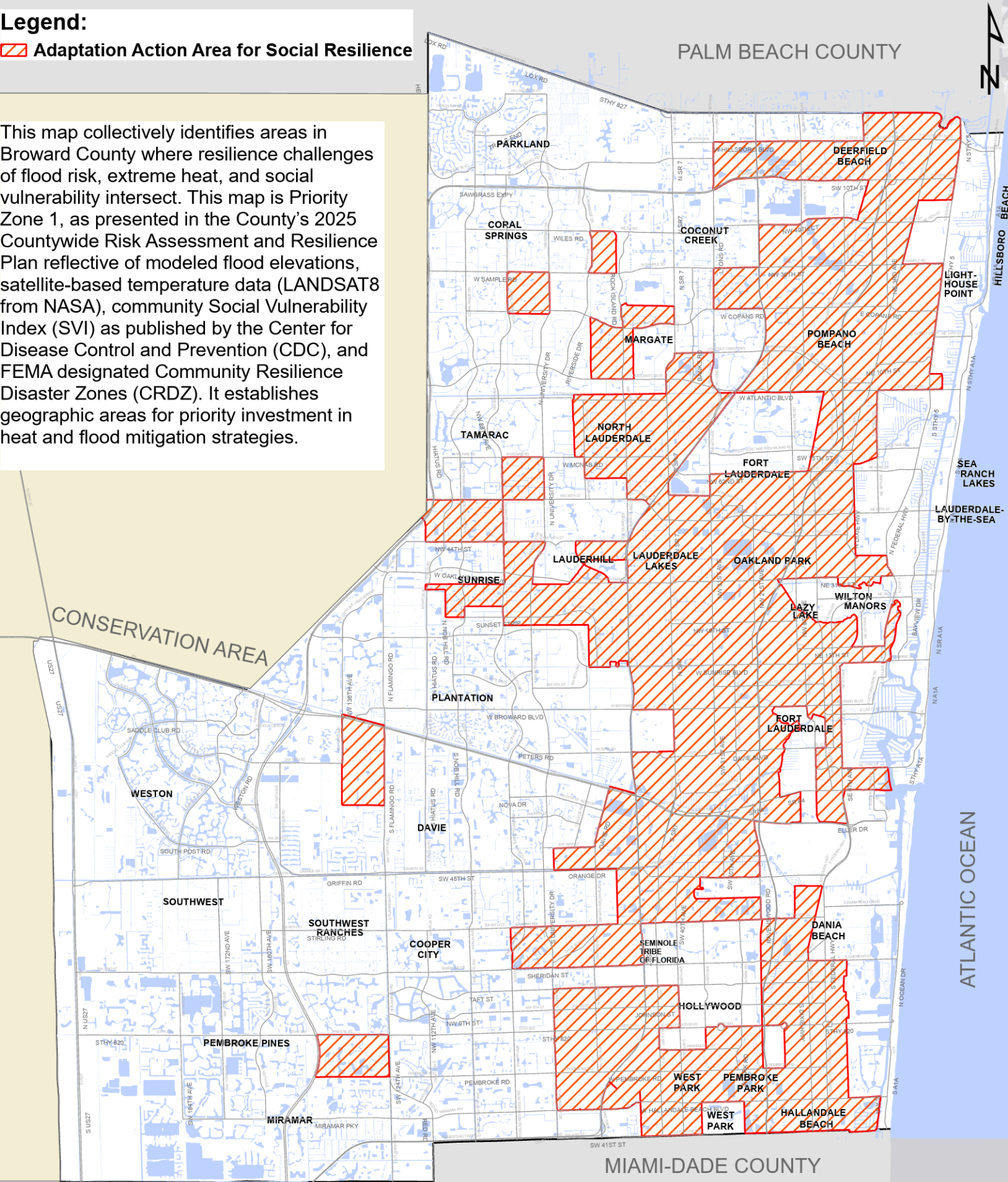
POLICY 3.7.3 Historic resources within redevelopment areas should be protected and restored.

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

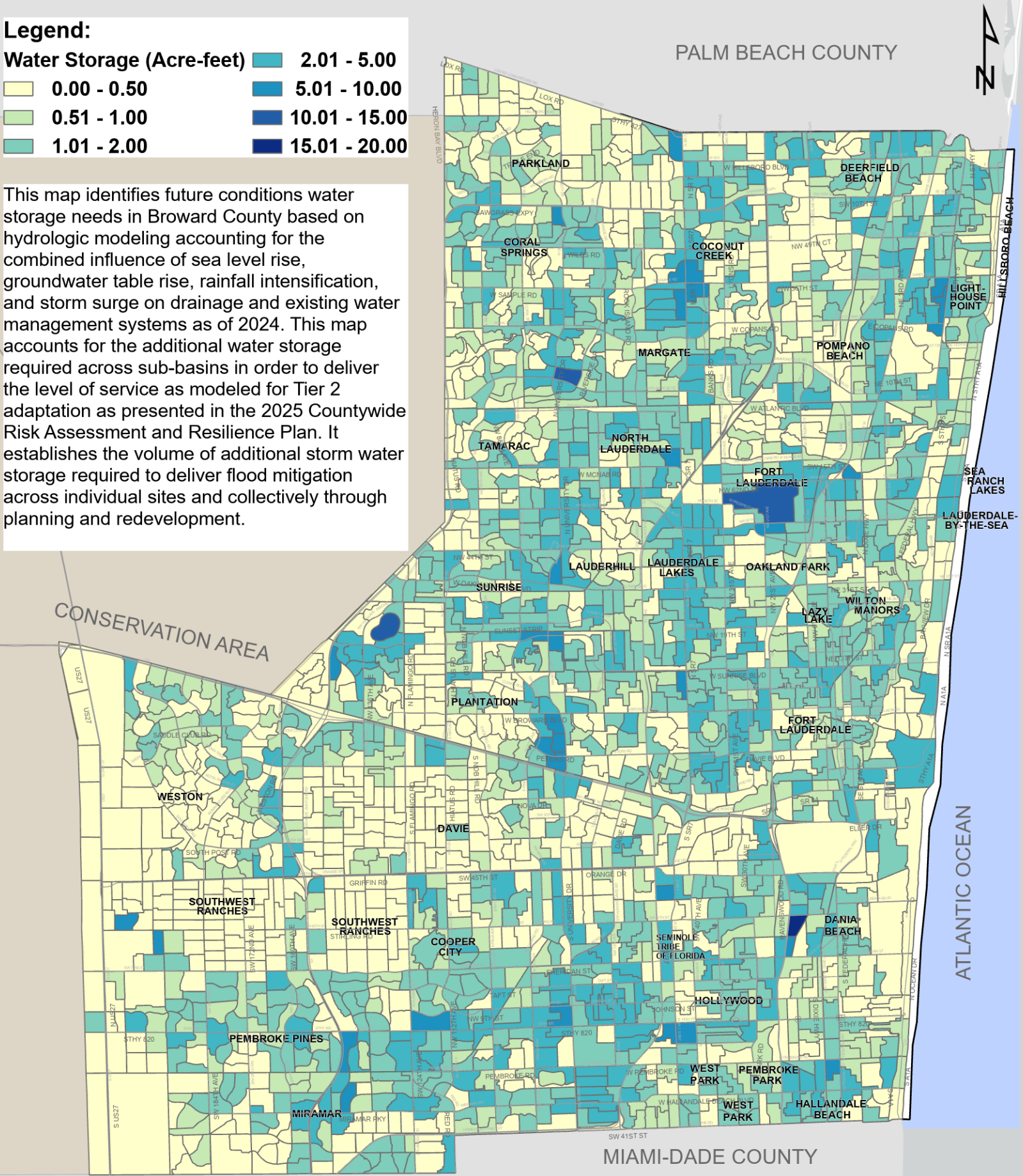
Source - Broward County Resilient Environment Department
This is a generalized map and should not be used to determine parcel boundaries or limits of the depicted items.

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.



BROWARDNEXT

BROWARD COUNTY LAND USE PLAN

Adopted: April 25, 2017

Updated: March 6, 2025

LEGEND

- | | |
|--|---|
| Palm Beach County Rural Residential-10 | Activity Center |
| Rural Ranches | Commerce |
| Rural Estates | Agricultural |
| Estate (1) Residential | Conservation - Natural Reservations |
| Low (2) Residential | Conservation - Reserve Water Supply Areas |
| Low (3) Residential | Recreation and Open Space |
| Low (5) Residential | Commercial Recreation |
| Low-Medium (10) Residential | Community |
| Medium (16) Residential | Electrical Generation Facilities |
| Medium-High (25) Residential | Tribal Lands |
| High (50) Residential | Mining |
| Irregular Residential | Transportation |
| Dashed-Line Area | Water |

Palm Beach County

Atlantic
Ocean

Miami-Dade County

Municipal land use plans must be consistent with the Broward County Land Use Plan. The Broward County Planning Council reviews each municipal land use plan pursuant to the Broward County Charter and certifies those municipal land use plans which have been found to be in "substantial conformity" with the Broward County Land Use Plan. When certified by the Council, the municipal land use plan becomes the effective land use plan for the municipal jurisdiction. The land use designations on the Broward County Land Use Plan serve as the basis for municipal jurisdiction. The municipal land use plans may be more restrictive than the Broward County Land Use Plan and may depict uses and categories other than those shown on the Broward County Land Use Plan for specific parcels. Areas designated on the Broward County Land Use Plan Map or particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map. For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designation for a specific parcel, please contact the Broward County Planning Council at 954.357.6695.

BROWARD COUNTY
Planning Council

1 inch = 4,500 feet



BCLUP Permitted Dwelling Unit Estimate

Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Rural Ranches	0.4	5,332.0	2,132
Rural Estates	1.0	1,366.0	1,366
Estate 1 Residential	1.0	16,043.6	16,043
Low 2 Residential	2.0	4,208.5	8,416
Low 3 Residential	3.0	20,575.6	61,726
Low 5 Residential	5.0	52,040.5	260,202
Palm Beach County Rural Residential 10	0.1	93.2	9
Low-Medium 10 Residential	10.0	13,068.3	130,683
Medium 16 Residential	16.0	10,901.1	174,417
Medium-High 25 Residential	25.0	4,891.4	122,284
High 50 Residential	50.0	1,369.0	68,449
<i>Subtotal</i>		129,889.2	845,727

Irregular Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Irregular 1.4 Residential	1.4	416.3	582
Irregular 1.7 Residential	1.7	21.7	36
Irregular 2.5 Residential	2.5	77.9	194
Irregular 2.88 Residential	2.88	140.7	405
Irregular 3.1 Residential	3.1	1,418.3	4,396
Irregular 3.21 Residential	3.21	120.1	385
Irregular 3.3 Residential	3.3	9.3	30
Irregular 3.4 Residential	3.4	13.0	44
Irregular 3.5 Residential	3.5	354.9	1,242
Irregular 3.663 Residential	3.663	486.2	1,780
Irregular 3.81 Residential	3.81	109.1	415
Irregular 4 Residential	4	230.1	920
Irregular 4.33 Residential	4.33	189.6	820
Irregular 4.95 Residential	4.95	488.0	2,415
Irregular 5.21 Residential	5.21	348.8	1,817
Irregular 5.3 Residential	5.3	490.2	2,598
Irregular 5.5 Residential	5.5	24.2	133
Irregular 6 Residential	6	268.3	1,609
Irregular 6.25 Residential	6.25	47.1	294
Irregular 7 Residential	7	294.1	2,059
Irregular 7.3 Residential	7.3	12.2	88
Irregular 7.5 Residential	7.5	15.8	118
Irregular 7.74 Residential	7.74	146.0	1,129
Irregular 7.9 Residential	7.9	7.5	59
Irregular 8 Residential	8	318.8	2,550
Irregular 8.5 Residential	8.5	45.4	386
Irregular 8.9 Residential	8.9	6.9	61
Irregular 9 Residential	9	245.2	2,207
Irregular 12 Residential	12	342.0	4,103
Irregular 12.5 Residential	12.5	15.1	188
Irregular 13 Residential	13	53.0	689
Irregular 13.33 Residential	13.33	39.6	527
Irregular 13.5 Residential	13.5	6.3	84
Irregular 14.6 Residential	14.6	10.2	148
Irregular 17.3 Residential	17.3	79.5	1,376
Irregular 19 Residential	19	15.7	298
Irregular 19.2 Residential	19.2	15.5	297

Irregular Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Irregular 19.63 Residential	19.63	2.8	54
Irregular 20 Residential	20	4.4	87
Irregular 20.1 Residential	20.1	22.5	451
Irregular 22 Residential	22	52.0	1,143
Irregular 23.74 Residential	23.74	8.3	197
Irregular 28 Residential	28	7.1	199
Irregular 28.44 Residential	28.44	24.9	709
Irregular 29 Residential	29	8.6	250
Irregular 29.5 Residential	29.5	12.1	357
Irregular 35 Residential	35	7.8	274
Irregular 35.3 Residential	35.3	14.2	499
Irregular 35.9 Residential	35.9	3.4	123
Irregular 36 Residential	36	6.5	232
Irregular 37 Residential	37	3.2	117
Irregular 38 Residential	38	9.4	355
Irregular 39 Residential	39	8.4	326
Irregular 46 Residential	46	7.2	331
Irregular 46.1 Residential	46.1	7.6	348
Irregular 48.6 Residential	48.6	5.7	276
<i>Subtotal</i>		7,138.8	42,810

Dashed-Line Areas	Density	Acres	Potential Dwelling Units
Dashed-Line Area Permitting 1.5 DUA	1.5	1,263.2	1,894
Dashed-Line Area Permitting 1.74 DUA	1.74	1,905.1	3,314
Dashed-Line Area Permitting 1.83 DUA	1.83	9,441.2	17,277
Dashed-Line Area Permitting 2 DUA	2	967.3	1,934
Dashed-Line Area Permitting 2.243 DUA	2.243	560.2	1,256
Dashed-Line Area Permitting 2.85 DUA	2.85	647.6	1,845
Dashed-Line Area Permitting 2.94 DUA	2.94	842.3	2,476
Dashed-Line Area Permitting 3.06 DUA	3.06	1,881.7	5,758
Dashed-Line Area Permitting 3.6 DUA	3.6	618.3	2,225
Dashed-Line Area Permitting 3.8 DUA	3.8	614.9	2,336
Dashed-Line Area Permitting 4.2 DUA	4.2	5,372.0	22,562
Dashed-Line Area Permitting 4.5 DUA	4.5	757.7	3,409
Dashed-Line Area Permitting 4.52 DUA	4.52	1,334.6	6,032
Dashed-Line Area Permitting 5 DUA	5	1,219.2	6,095
Dashed-Line Area Permitting 5.04 DUA	5.04	102.3	515
Dashed-Line Area Permitting 5.52 DUA	5.52	563.7	3,111
Dashed-Line Area Permitting 5.77 DUA	5.77	139.2	803
Dashed-Line Area Permitting 6.38 DUA	6.38	493.9	3,150
Dashed-Line Area Permitting 7 DUA	7	2,569.8	17,988
Dashed-Line Area Permitting 7.4 DUA	7.4	556.3	4,116
Dashed-Line Area Permitting 8.38 DUA	8.38	104.4	875
Dashed-Line Area Permitting 8.7 DUA	8.7	282.7	2,459
Dashed-Line Area Permitting 9 DUA	9	1,035.3	9,318
Dashed-Line Area Permitting 9.67 DUA	9.67	808.4	7,817
Dashed-Line Area Permitting 10.8 DUA	10.8	280.0	3,023
Dashed-Line Area Permitting 11.3 DUA	11.3	461.5	5,214
Dashed-Line Area Permitting 11.5 DUA	11.5	260.1	2,991
Dashed-Line Area Permitting 11.8 DUA	11.8	65.2	769
Dashed-Line Area Permitting 12.58 DUA	12.58	676.4	8,509
Dashed-Line Area Permitting 12.6 DUA	12.6	26.5	334
Dashed-Line Area Permitting 13 DUA	13	470.2	6,112

Dashed-Line Areas	Density	Acres	Potential Dwelling Units
Dashed-Line Area Permitting 16 DUA	16	128.6	2,056
Dashed-Line Area Permitting 20 DUA	20	35.0	699
Dashed-Line Area Permitting 20.1 DUA	20.1	14.3	287
Dashed-Line Area Permitting 21 DUA	21	28.7	602
Dashed-Line Area Permitting 21.82 DUA	21.82	16.5	361
Dashed-Line Area Permitting 25 DUA	25	10.8	268
Dashed-Line Area Permitting 50 DUA	50	6.8	340
<i>Subtotal</i>		36,562.0	160,130

Activity Centers	Acres	Potential Dwelling Units
Coconut Creek MainStreet AC	500.0	6,450
Coral Springs Downtown LAC	138.1	2,400
Dania Beach AC	1,344.0	11,818
Davie AC I	2,244.0	11,903
Davie AC II	903.7	6,428
Deerfield Beach Pioneer Grove AC	119.7	2,150
Deerfield Beach Station AC	8.8	654
Fort Lauderdale Central Beach AC	220.0	5,500
Fort Lauderdale Downtown AC	710.0	13,100
Fort Lauderdale Northwest AC	1,093.0	10,900
Fort Lauderdale South AC	270.1	253
Hallandale Beach AC	637.6	4,241
Hallandale Beach Gulfstream Park AC	65.5	1,500
Hollywood AC (Sheridan Station)	40.4	1,050
Hollywood Diplomat AC	19.0	350
Hollywood Downtown AC	1,486.0	15,100
Hollywood Oakwood AC	112.5	3,800
Hollywood State Road 7/US 441 AC	980.3	5,309
Lauderdale Lakes Downtown AC	140.0	3,000
Lauderhill State Road 7/US 441 AC	483.7	6,262
Margate AC	1,184.3	3,565
Miramar AC I	2,205.0	11,060
Miramar AC II	439.7	3,406
Miramar Innovation and Technology AC	832.0	450
Oakland Park AC	234.3	2,720
Pembroke Pines AC	164.6	2,215
Plantation State Road 7/US 441 AC	345.8	1,960
Pompano Beach Downtown AC	272.8	3,368
Pompano Beach East AC	279.4	3,718
Pompano Beach Hidden Harbour AC	9.6	343
Pompano Beach John Knox Village AC	69.7	1,224
Pompano Beach Arvida/Pompano Park North AC	169.0	-
Pompano Beach Pompano Park South AC	230.0	4,100
Sunrise Metropica AC	92.2	2,800
Sunrise Westerra AC	100.4	1,750
Tamarac AC	133.6	1,875
West Park State Road 7/US 441 AC	323.7	2,323
Wilton Manors AC	114.2	519
Wilton Manors West AC	117.8	1,429
<i>Subtotal</i>	18,834.5	160,993

Regular Land Use Categories	845,727
Irregular Residential Land Use Categories	42,810
Dashed-Line Areas	160,130
Activity Centers	160,993
Permitted Dwelling Unit Estimate	1,209,660

As of March 2025

Notes: 35,260 additional dwelling units permitted since the adoption of the BrowardNext BCLUP in 2017. Estimate does not include local allocations of Flexibility or Redevelopment Units or use of incentive Policies such as 2.16.3 or 2.16.4.

Broward County Land Use Categories and Residential Allowances

Land Use	Residential Allowed (Yes/No)	Permitted Uses and Policies
Activity Center Use	Yes	Residential use as a primary component. Policy 2.16.4
Agriculture Use	Yes	Residential uses limited to one unit per 2.5 gross acres.
Residential Use	Yes	Subject to density limits on land use plan.
Rural Estates	Yes	Low-density residential, typically one dwelling unit per 1.0 gross acre.
Rural Ranches	Yes	Very low-density residential, typically one dwelling unit per 2.5 gross acres.
Commerce Use	Yes (Limited)	Residential uses up to 10 acres permitted via local government allocation of “flexibility units” and/or “redevelopment units.” Policies 2.16.3 and 2.16.4
Community Use	Yes (Limited)	Policy 2.16.5 (Publicly-owned lands; update proposed for expansion)
Commercial Recreation Use	No	Residential use is prohibited.
Conservation Use	No	Residential use is prohibited.
Electrical Generation Facilities Use	No	Residential use is prohibited.
Mining Use (proposed for elimination)	No	Residential use is prohibited.
Recreation and Open Space Use	No	Residential use is prohibited.
Transportation Use	No	Residential use is prohibited.



PUBLIC COMMENTS

**Received through
April 17, 2025**

**Broward County Board of County Commissioners
Broward County Planning Council**



From: [Jean Dolan](#)
To: [Von Stetina, Deanne](#)
Cc: [David Recor](#)
Subject: RE: BrowardNext Update
Date: Thursday, December 5, 2024 2:31:11 PM

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Deanne – Pompano only has this one comment so far:

1. *Consider the addition of affordable housing opportunities on lands designated Recreation and Open Space (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.* – Pompano does not support this. It would make it too easy to entitle remaining golf courses without a Comp Plan amendment. Commercial and industrial land is already subject to potentially incompatible affordable housing development due to Live Local, we don't need communities with private golf courses being consumed by housing without proper compatibility and sustainability (drainage) review.

Thanks for the opportunity to review.

Jean



Hours of Operation Mon – Thurs 7am to 6pm



From: mmadfis@gmail.com
To: [Planning Council](#)
Cc: leannbarber@gmail.com
Subject: The Broward County comprehensive plan should include food policy.
Date: Wednesday, January 8, 2025 10:06:49 AM

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The Broward County comprehensive plan should include food policy. Currently we have no food policy in Broward County at all. It's left up to the industry. The access to and quality of our food is his primary to the population's health and economic well-being. Without any plan at all we are likely to face serious issues in the future just relying on the industry. We are a County heading into food insecurity. Unlike other Florida counties We have no production in our county of tabletop foods.

Architect Michael Madfis
520 SW. 16th Ct.
Fort Lauderdale, FL 33315
954-854-8788 mmadfis@gmail.com

From: [Maximiliano Goldstein](#)
To: [Planning Council](#); [Blake Boy, Barbara](#)
Subject: Comments for BrowardNext
Date: Wednesday, January 8, 2025 2:20:16 PM

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Good afternoon Barbara and other Planning Council Staff,

For the BrowardNext update, there are three things I'd like to see included, all related to transportation policies.

The first is that it is mandated/prioritized that the county adopts a multimodal level of service standard that places more priority on frequent transit and for safe and connected walking and biking than current standards allow. I know that the previous BrowardNext plan included a goal of adopting a new standard, but it hasn't been done yet and it needs to happen as our county continues to urbanize.

The second is that I believe the BrowardNext plan should give priority to transit operations on corridors identified in the PREMO plan, for example by making it standard policy that such corridors be redesigned with transit-only lanes/facilities. This way, as those roads get repaved/resurfaced, FDOT and our county agencies can do the prep work for those future transit facilities to make the actual construction less time consuming and costly.

The third is that the county should adopt the Broward Safety Action Plan and Low Stress Multimodal Master Mobility plan as mandatory/enforceable documents, and require projects on county and state owned facilities to use the guidelines and designs identified in those two plans. I know that the two plans are not finished yet, but they will be finished very soon and need to have teeth to improve the safety of our transportation network.

Let me know if you have any questions or concerns!

Kind regards,
Max

From: [Lourdes Donikian](#)
To: [Planning Council](#)
Subject: Food planning for Broward County
Date: Wednesday, January 8, 2025 8:50:08 PM

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Dear Sir/Madam,

Please, the planning for food distribution for Broward County it's included in the master plan.

Sincerely,
Lourdes Donikian

From: sueregev@gmail.com
To: [Planning Council](#)
Subject: Comprehensive Plan Issue
Date: Thursday, January 9, 2025 8:56:17 AM
Importance: High

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Dear Broward County Planning Council,

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy.

The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you for your attention to this important issue.

Thank you Kindly,

Susan Regev
954-857-4975

From: jaime@thefruitfulfield.org
To: [Planning Council](#)
Subject: Food Planning should be in the comprehensive plan
Date: Thursday, January 9, 2025 12:05:08 PM

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Dear Broward County Planning Council,

I read the county is updating the Comprehensive Plan.

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy. The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

Through COVID, we learned that FOOD ACCESS is an important piece of urban planning. Broward county is primarily an urban area and a plan for food access should be a part of the comprehensive plan.

Access to fresh food is considered to be a human right. Florida is a leading producer of fruits and vegetables. Most are shipped outside the area. Broward county is between two of the leading counties for food production. Yet during COVID, food was left to rot in the fields because there was no direction or plan to remove it and get it to the tables of local residents.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you!

Jaime Castoro
954 922 0220

From: [Carrie Roach](#)
To: [Planning Council](#)
Subject: Food Policy: BC Planning Council_ comprehensive plan needed
Date: Friday, January 10, 2025 5:00:05 PM

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Dear Broward County Planning Council,

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy.

The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you for your attention to this important issue.

Sincerely,

Carrie Roach

Broward County Resident since 1985

Community Member of the State of Florida since 1957

<https://www.linkedin.com/in/carrie-roach-0a370120/>

From: [Leann Barber](#)
To: [Teetsel, Dawn](#)
Cc: mmadfis@gmail.com
Subject: Re: The Broward County comprehensive plan should include food policy.
Date: Saturday, January 11, 2025 12:07:47 AM

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Hi Dawn,

Michael copied me on this email as I am very involved in urban gardening in Broward County. I am also involved in affordable housing and homeless issues. I'm not sure your process for taking comments, but I'll make a couple here, which you can use as you see fit.

Having studied the housing crisis for several years now, it seems to me that the fundamental issues are:

- 1) our housing design is not aligned with today's demographics. New houses are being built today 3-bed, 2-bath, to accommodate the "standard" family size of 2 adults that share a bedroom and 2 children that don't share. The reality is that the vast majority of households are different from that. So you have over capacity, houses being occupied by a single person or two, or houses being shared by multiple adults and children maybe related, maybe not, with lack of the appropriate separation and privacy.
- 2) it is almost impossible to have adaptive reuse of the property you own. Land use restrictions, permitting process, etc. means that as the family grows, shrinks, ages, etc. the government/banking system/land developers are so intent on maintaining "the look" of the neighborhood and a commodity for financing mortgages that the family cannot utilize the property in the best possible use. Maybe it would be better to make an addition or rent out a room, or subdivide a lot, but most of these things are nearly impossible. This leads to people having to disrupt their lives, move to a new neighborhood, loose connections with family and friends, etc. We think it's a great idea to simply sweep the granny to an old folks home rather than make an accommodation to allow her to age in place, being a resource to the community, looking after the children, etc.
- 3) It makes no sense to try to solve this problem with incremental building and not addressing the existing housing stock, especially in a county that is completely developed. Whenever I raise the issue of changes to zoning, since that is what got us into this pickle, I'm told it is a sacred cow and cannot be changed. It has to change, as it is the only way we can accommodate the reality of the way people live today. Houses, especially those in the mid and lower price ranges should be built in a much more modular fashion to accommodate multiple dwelling units and allow for flexibility of occupancy. Student housing is a great example, four ensuite bathrooms with shared kitchen and small living room. I don't see any of this type of housing being built in Broward, but it should be readily available for anyone in an entry level position, or on a limited income.

The county cannot build its way out of this problem, so it's bad policy to interfere with a property owner's desire to adapt his/her property to meet his changing circumstances.

on the food front, echoing Michael.

- 1) in 2019, the state legislature passed the gardening bill to stop local government interference with citizens that want to grow their own food. The county should encourage and celebrate anyone that wants to take the initiative to improve their own health and financial wellbeing, but 6 years later, the county is

still trying to thwart the efforts of everyday residents to grow their own food. When is the county going to recognize that this is bad policy and start to empower people to take more responsibility for their own health? Do we really think that "curb appeal" should override a family's right to develop their own legitimate food sources? Can't there not be a discussion and compromise without code enforcement patrolling the neighborhoods and fining taxpayers that are living peacefully and committing no crime?

It's bad policy to thwart the efforts of citizens and taxpayers that are trying to legally and peacefully make a better life for themselves. This should be encouraged rather than regulated, restricted, and punished. The current approach contributes to poverty, homelessness, poor health, despondency, and crime.

Kind regards,

Leann Barber
Made in Broward
208 NW 28th Terrace
Fort Lauderdale FL 33311
954-303-6750

From: [Marianne Winfield](#)
To: [Planning Council](#)
Subject: Request for Comments
Date: Tuesday, January 28, 2025 1:44:36 PM

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Good afternoon,

I have been following the Broward Next presentations over the last several months and in my humble opinion the presentations are filled with worthwhile information.

I have been a resident of Broward County since 1976 and have watched the growth and amazed that "no more land to build" has been a myth since everywhere we look something is being built.

My personal comments relate to what we have witnessed in Southern California in the last few weeks.

We live in fear of what could happen if there is a hurricane that will impact Broward County - what is our water supply capable of handling?

The comments I have heard are at least with a hurricane we have a few days notice - what impact will we have in evacuation areas since getting across many streets and roadways is already impossible on most days.

Housing is already an issue - where will people evacuate to if something catastrophic occurs.

I don't expect any response to these comments - there is not much that can be said..

Thank you for the opportunity to share my thoughts.

Marianne Winfield

From: [Cooper, Joy](#)
To: [Geller, Steve](#)
Cc: [Blake Boy, Barbara](#); [Furr, Beam](#); [MBrogan@Broward.org](#); [Udine, Michael](#); [Fisher, Lamar](#); [Davis, Aviance](#); [RMcKenzie@Broward.org](#); [HRogers@Broward.org](#); [Cepero, Monica](#); [JErale@cohb.org](#); [Leroy, Vanessa](#)
Subject: Todays Meeting
Date: Thursday, January 30, 2025 9:23:51 AM

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Good morning ,

As mentioned, I am unable to attend today. Please include this as part of the public record.

Thank you!

Joy

Dear Commissioner Geller

Thank you very much for your service to our County. Over the years I have been involved with development and redevelopment efforts in our city, Hallandale Beach. I have also served in leadership positions on various boards including the Florida Redevelopment Agency Board.

As an eastern city that has been developed over the past 96 years, I understand the complexities of in-fill redevelopment. Many laws that we must follow are dated and often are one size rules that have stymied the ability to add much need housing units and additional commercial within our urban boundary.

While there have been many changes incorporated by your board to provide flexibility in governing development and land use, cities like Hallandale Beach have been hitting a wall when it comes to our ability to implement additional RAC units due to existing comprehensive plan requirements.

Broward County is remarkably diverse, and we are just seeing western cities utilizing their green fields for development. Cities like Hallandale Beach that are built out have no areas to add green space. Our city has been the most densely populated area for years at 10,000 per square mile. We are an urban city.

Within those 4.4 square miles we have seventeen parks of many sizes including a beach. While

we continue to try and expand open space the process is simply limited as there are not city owned sites to make an impact on the existing requirements.

Recently, Broward Next adopted changes to allow a percentage of onsite amenities to provide credit towards our open space requirements. They have also added a percentage for "shared use" parks. Our city has also adopted urban plazas and other changes to include roof amenities that add access to recreational opportunities. These are good steps but not are not impactful enough when it comes to compliance with comprehensive plan restraints.

I am reaching out to suggest just like Broward County created transformational changes from roads to Transportation Concurrency Areas the planning council and County Commission should consider establishing a Park and Open Space Concurrency Area for communities such as Hallandale Beach that are fully built out.

Our city declared our parks in perpetuity when we passed our Parks GO Bond. These parks add vitality and economic value to our community. They also require ongoing maintenance and upkeep. Even our beach is in constant need of maintenance and renourishment. These items cost millions of dollars.

Rather than requiring a set percentage of mandatory green space in our city, the county should provide an "in lieu of payment system." Developments would still be required to provide . public spaces where they make sense, but impact fees could be set for both city parks as part of small developments and in the case of developments of regional impact contribute to the county park system.

I will be unbale to attend the meeting but want to go on record with this concept. It is extremely timely as we look at ways to create viable infill development opportunities.

Sincerely,

Mayor Joy Cooper

cc: Ex. Dir. Barbara Blake-Boy

Mayor Beam Furr

Vice Mayor Mark Brogan

Broward Commissioners

County Administrator Monica Cepero

City Manager Dr Jermey Earle

Director Vannesa Leroy

From: [Garcia-Arteaga, Jacqueline](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Follow up--Potential Geller Amendments
Date: Thursday, January 30, 2025 4:09:59 PM
Attachments: [image001.png](#)

See Hollywood below. Thanks for the compliment, Barbara! We're a great team!

JACQUELINE GARCIA-ARTEAGA, ESQ.
CHIEF OF STAFF

OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5

115 S. Andrews Avenue, Room 414, Fort Lauderdale, FL 33301

PHONE: 954-357-7005 | jgarciaarteaga@broward.org | www.broward.org/commission/district5



From: Andria Wingett <AWingett@hollywoodfl.org>

Sent: Tuesday, January 28, 2025 7:15 PM

To: steve@gellerlawfirm.com

Cc: jgarciaarteaga@broward.org ; Raelin Storey <rstorey@hollywoodfl.org>; gkeller@hollywoodfl.org;
Damaris Henlon <DHENLON@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Deena Kapp
<dkapp@HollywoodFL.org>; Joann Hussey <JHUSSEY@hollywoodfl.org>; Vincent Morello
<vmorello@hollywoodfl.org>; Russell Long <RLong@hollywoodfl.org>; bkopec@broward.org
[[MAILTO:bkopec@broward.org](mailto:bkopec@broward.org)]; Alicia Vereia-Feria <AVEREA-FERIA@hollywoodfl.org>; Adam Reichbach
<AREICHBACH@hollywoodfl.org>; Gus Zambrano <GZAMBRANO@hollywoodfl.org>; Mary Johns
<MJOHNS@hollywoodfl.org>

Subject: Follow up--Potential Geller Amendments

Commissioner Geller,

Thank you for brainstorming with staff on some of the upcoming amendments you are thinking about proposing. Please note that the following reflects an unresearched high-level recommendation of city staff and should not be interpreted as the official position of the City of Hollywood.

Barrier Island

The existing county-imposed density cap of 25 units per acre on the Barrier Island has created challenges, particularly as many existing structures exceed this threshold. Due to the age of these developments, many no longer reflect best practices in building siting, configuration, or compatibility with surrounding areas. Furthermore, these older buildings often fail to comply with FEMA requirements, potentially leaving residents at increased risk due to habitable units located below flood elevation.

Staff supports addressing non-conforming structures through potential policy amendments that align land use policies with existing conditions. Such amendments should allow for beach revitalization. Additionally, the intersection of insurance requirements and development feasibility necessitates careful examination to guide sustainable redevelopment policies.

Policies enabling like-for-like rebuilding after disasters or demolitions—whether through replacement of the number of units or habitable space—should integrate FEMA compliance and safety considerations into new

development. Staff encourages exploring an "Activity Center"-like designation or overlay tailored to the beach area. This approach could establish a pool of redevelopment units that can be reallocated to support redevelopment across the island. It would provide site-specific flexibility for properties to exceed the density target in certain areas without increasing the overall density island-wide.

It is equally important that proposed policies distinguish between hotel and residential density regulations to reduce confusion and ensure compliance.

The rebuilding process also presents an opportunity to enhance the island's resilience by incorporating infrastructure improvements, such as raising streets and undergrounding utilities. These measures would strengthen the island's overall infrastructure against future hazards. Policies should include provisions for establishing reasonable rebuild timelines to avoid long-term vacancies and ensure timely revitalization.

Finally, staff supports allowing greater flexibility for taller structures during redevelopment. This approach could encourage innovative design while minimizing environmental and infrastructure strain. Staff are supportive of policies that address non-conformity, with respect to density, height and parking. Generally staff would encourage that flexibility be left at the discretion of local municipalities, as opposed to being governed too prescriptively by the County.

Geller Amendment

Staff supports the redevelopment of underutilized commercial properties along transit corridors as part of a broader strategy to enhance mobility, improve modal splits, and optimize land use. Including residential areas under the Geller Amendment would allow the city to respond more effectively to redevelopment trends occurring in commercial sites. This would enable better transitions between high-density development and stable residential areas while incorporating urban design principles that promote sustainable, well-designed cities. Such transitions would also activate transit-oriented corridors, providing opportunities for affordable and attainable housing while fostering a balanced and integrated community fabric.

Protected Economic Zones

Staff encourage that the County's Land Use Plan should prioritize the preservation of protected economic zones, safeguarding them from residential conversion. Employment lands are a finite resource that are increasingly threatened by state interventions such as the Live Local Act, which encourages residential redevelopment. Staff emphasizes the critical importance of preserving regionally significant areas, particularly those around the port and airport, to ensure economic and municipal fiscal sustainability. Preventing these areas from being converted to non-economic uses is essential to maintaining their role as key drivers of regional prosperity.

Staff also recommends the County consider prescribing employment density targets in line with modern planning practices and urban economics. Prescribing employment density could ensure that municipalities provide sufficient job opportunities for their residents, reducing vehicle miles traveled, fostering local economic stability, and supporting transit viability. Policies promoting proximity between jobs and housing would improve quality of life and reduce the environmental impact of long commutes. For reference, best practices include planning frameworks from cities such as Vancouver and Portland, which emphasize employment targets within transit-oriented development areas to balance jobs and housing needs.

We appreciate the opportunity to provide input on these important matters and remain committed to developing policies and strategies that enhance the City of Hollywood's resilience, economic sustainability,

and quality of life. Should additional information or discussion be required, please do not hesitate to contact us.

Andria Wingett

Director, Development Services

Department of Development Services

P.O. Box 229045

City of Hollywood, Florida 33022

Email: AWingett@hollywoodfl.org

Telephone: [954-921-3471](tel:954-921-3471) x6621

Fax: [954-921-3347](tel:954-921-3347)

www.HollywoodFL.org

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From: [Garcia-Arteaga, Jacqueline](#)
To: [Blake Boy, Barbara](#)
Subject: Tamarac Email Chain
Date: Thursday, January 30, 2025 4:08:58 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)

See email chain below.

JACQUELINE GARCIA-ARTEAGA, ESQ.
CHIEF OF STAFF

OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5

115 S. Andrews Avenue, Room 414, Fort Lauderdale, FL 33301

PHONE: 954-357-7005 | jgarciaarteaga@broward.org | www.broward.org/commission/district5



From: Stone, Ralph <RSTONE@broward.org>
Sent: Tuesday, January 21, 2025 4:42 PM
To: Kopec, Barbara <BKOPEC@broward.org>; steve@gellerlawfirm.com
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Sure, when we (Barbara Boy and the city Planning Directors) crafted this split, they recognized issue was that the City's do not have the depth of resources to fund even a single affordable rental project, which is where the overwhelming need is. The 50% that goes to the County goes into the Affordable Housing Trust Fund which supplements the large funding commitments that the BCC makes each year. For example, this year the funding amount for the FY 25 RFA is \$20M. In addition the gap deals that are selected are guaranteed HFA bond funding, which is generally another \$20M-\$30M dollars per project. No city can match that level of funding which is required for a rental deal.

Which means the cities generally add their 50% of the funding to home repair and purchase assistance programs, which are already funded in each city with CDBG, HOME and SHIP grant funds.

Final thought, Broward is still last of all counties in the state for available affordable units servicing households at 60% AMI. Coincidentally, half of ALL employees in Broward County (meaning in each city) earn 60% AMI or less. None of these households can afford to purchase a home and most cannot afford rent in the available rental stock.



Ralph Stone

Director Housing Finance Division

Executive Director Housing Finance Authority

110 NE 3rd Street, Suite 300 | Fort Lauderdale, FL 33301 – [map it](#)

Office: 954-357-4900 | Fax: 954-357-8221

RStone@Broward.org

www.Broward.org/housing

From: Kopec, Barbara <BKOPEC@broward.org>
Sent: Tuesday, January 21, 2025 2:10 PM
To: steve@gellerlawfirm.com; Stone, Ralph <RSTONE@broward.org>
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>

Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Hi Ralph:

Senator Geller asked that I forward the below email to you from the City of Tamarac and if you could please provide the Senator with your response. Thank you.



*Barbara Kopec
County Commission Aide
Commissioner Steve Geller
District 5
Broward Government Center
115 S. Andrews Avenue
Room 416
Ft. Lauderdale, FL 33301
Phone: (954) 357-7005*

From: Steve Geller <steve@gellerlawfirm.com>

Sent: Tuesday, January 21, 2025 1:42 PM

To: Kopec, Barbara <BKOPEC@broward.org>

Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>

Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

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Please forward to Ralph Stone and ask him for his response.

Steve Geller, Esq.
Broward County Commissioner/ Former Florida Senator
GELLER LAW FIRM, PA
110 East Broward Boulevard, Suite 1700
Fort Lauderdale, Florida 33301
Tel.: 954 315-3926
Fax : 954 206-5732
Email: steve@gellerlawfirm.com
Website: www.gellerlawfirm.com



From: Kopec, Barbara <BKOPEC@broward.org>
Sent: Tuesday, January 21, 2025 12:01 PM
To: Steve Geller <steve@gellerlawfirm.com>
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Subject: FW: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

FYI. Regarding next week's meeting.

From: Maxine Calloway <Maxine.Calloway@tamarac.org>
Sent: Tuesday, January 21, 2025 11:22 AM
To: Geller, Steve <SGELLER@broward.org>; Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Cc: Kopec, Barbara <BKOPEC@broward.org>; levent.sucuoglu@tamarac.org; Maher Mansour <Maher.Mansour@tamarac.org>; Tanya Sterling <Tanya.Sterling@tamarac.org>
Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Commissioner Geller,

The City of Tamarac will not have representation at the upcoming Policy Discussion. We however offer the following point of discussion for your consideration.

- The City currently has an Affordable Housing Trust Fund and strongly objects to the retention of only fifty (50%) percent of the in-lieu fees as outlined in Section (10) of the Policy. We recommend that the Policy be amended to allow municipalities with Affordable Housing Trust Funds be allowed to retain one hundred (100%) or all in lieu fees paid to the applicable municipality.

Please advise if any additional information is needed for your consideration.

Best regards,

Maxine

Maxine A. Calloway, Esq. AICP
Deputy City Manager
7525 NW 88th Ave, Tamarac, FL 33321
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From: Geller, Steve <SGELLER@broward.org>
Sent: Tuesday, January 14, 2025 10:49 AM
To: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Cc: Kopec, Barbara <BKOPEC@broward.org>
Subject: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Importance: High

You don't often get email from sgeller@broward.org. [Learn why this is important](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

YOU'RE INVITED TO PARTICIPATE IN A POLICY DISCUSSION ABOUT LUP 2.16.4 "THE GELLER AMENDMENT"

The meeting is set for January 30, 2024, and will be held at
Broward County Government Center in the Workshop Room.
115 S Andrews Avenue, Room 430 Fort Lauderdale, FL 33301

from 10:00 am - 12:00 PM

PLEASE REGISTER FOR THE MEETING ON THE EVENTBRITE LINK BELOW.



Eventbrite Link: <https://www.eventbrite.com/e/policy-discussion-on-broward-county-lup-2164-the-geller-amendment-tickets-1118014404179?aff=oddtcreator>

Dear All,

As you may recall, Broward County Land Use Plan Policy 2.16.4 was initially adopted in early 2021. After the implementation of the ordinance, I held a roundtable discussion in 2022 to address municipal concerns and ideas regarding retail or office requirements and payment in lieu of fees and the updated ordinance was effective January 2023. Please follow the [Link to BCLUP Policy 2.16.4](#), for the effective language, which also includes the passenger rail station update. I would like to hold a roundtable discussion on potential policy modifications that continue to focus on creating cities and mixed-use opportunities, including a strong residential component, as well as retail and office uses to support the same. Other changes will also be considered, such as the potential for redevelopment East of the Intracoastal.

I have scheduled the discussion for Thursday, January 30th at Governmental Center East, 115 South Andrews Avenue, Room 430 from 10 am to 12 noon.

If you cannot make it to the meeting, feel free to send in your points of discussion in

writing before the date of the meeting to my email: sgeller@broward.org by Jan. 29 5pm, and I will be sure to read your comments into the record. I wish you all a happy holiday season and look forward to seeing you in the new year.

Warmly,
Steve Geller.

STEVE GELLER, ESQ.
COMMISSIONER FOR DISTRICT 5 OF BROWARD COUNTY
OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5
115 S. Andrews Avenue, Room 416, Fort Lauderdale, FL 33301
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The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

Comments Received from the Broward MPO on February 6, 2025 (condensed for ease of reference)

General Comments:

- Broward County currently uses Level of Service (LOS) as a primary consideration for transportation needs. The way the system is set up now gives greater emphasis to moving vehicles.
 - The emphasis on congestion has implications for roadway safety. Adding turn lanes and widening roads quite often can make it more difficult for vulnerable roadway users to cross streets. There are various examples where there is no pedestrian crosswalk because of impacts to traffic flow.
 - Is there an opportunity to adjust the measures that set the expectations for the roadway system to add an emphasis for addressing safety in combination with congestion?
 - The document outlines numerous strategies (e.g., climate resilience, disaster recovery, affordable housing), is there a way to include clear, measurable outcomes or timelines? Consider adding specific benchmarks or indicators of success to track progress effectively.
-

Targeted Redevelopment Vision

“...to direct growth to areas which maximize the efficient use of land and create places to shop, work and play.”

Comment: growth should also be directed consistent with the county's investments in transit, especially premium transit.

Targeted Redevelopment Vision

To facilitate the availability of affordable housing in proximity to ^ public facilities, services, amenities, and economic opportunities, the County's “Affordable Housing Density Bonus Program” shall be structured to target established and planned “activity centers,” such as downtowns and transit corridors and hubs.

Comment: transit (especially premium transit options),

Multi-Modal Vision

STRATEGY MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

Comments: Remove “where appropriate”. Complete Streets principles/concept should be considered in every corridor. The Term “where appropriate” should be considered when identifying a specific element or treatment.

The County has adopted the Complete Streets Guidelines 2.0. However, transportation projects continue to be designed using County engineering standards. Please consider a strategy to promote complete streets to clarify usage of CS guidelines 2.0

“Complete Streets” are roadways designed and constructed for all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets enhance the community’s quality of life, results in positive health benefits, and have a positive impact on the economy. Broward County’s transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.

Comments: Recommended revised language: *“Complete Streets” are roadways designed, constructed and operated for safe, comfortable, and convenient travel via all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets improve safety, enhance the community’s quality of life, results in positive health benefits, reduce environmental impacts, promote equity and have a positive impact on the economy. Broward County’s transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.*

Broward County shall promote, accommodate, and construct Complete Streets features throughout the County, consistent with the County’s jurisdictional responsibilities, and in a “context sensitive” fashion (e.g. consideration of the surrounding area, the primary existing and planned function of the roadway, including the prevalence of freight traffic and safety).

Comments: Should be noted that complete streets are needed to enhance other county investments in transit (PREMO).

Implementation strategies include:

- Accommodating Complete Streets features and technology into County-maintained roadways ~~where practical, context sensitive, and financially feasible~~, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.
- Supporting municipal, metropolitan planning organization, and state Complete Streets projects, including technical and financial support when available.

Comments: Expand Implementation Strategies to include data driven techniques, such as achieving Bike / Ped LTS 1 or 2.

Strike these words. ~~where practical, context sensitive, and financially feasible,~~

Notes explaining recommendation:

- We recommend removing “where practical” and “financially feasible”. This could lead to limited or no implementation of strategies.

-Complete Streets are not prescriptive. Developing context sensitive solutions is key in the implementation of Complete Streets strategies. We would recommend referencing the FDOT Context Classifications or directing staff to develop context classification for County-owned facilities.

Multi-Modal Vision

STRATEGY MM-2: Recognize and address the transportation and housing connection.

Comments: Revise Strategy MM-2 to clarify this issue is about transportation for residents who do not have ability to own their own car (age, disability, or income status). For instance, 32% of Broward population is considered Transportation Disadvantaged. See pg's 16 - 17 of [Link](#)

Also here is reference to the housing and transportation brief prepared by FDOT - there is very good language about the connection between transportation and housing. Affordability is just one concern: [Link](#)

Implementation strategies include:

- Promote and support redevelopment and mixed use opportunities within and along ~~major transportation hubs~~ and corridors;
- Support residential affordable housing bonus densities within and along major ~~transportation~~ corridors, ^ stations, and redevelopment areas.

Comments:

2 new suggested Implementation Strategies:

- 1 - ensure county's investments for affordable housing are strategically aligned with county's investments for transit.
- 2 - Promote and support implementing multimodal access (bike/ped) to major transportation hubs/stations and transit corridors.

~~major transportation hubs~~ → transit corridors

~~transportation~~ → transit

^ → transportation hubs/
(Between corridors, stations)

Multi-Modal Vision

STRATEGY MM-3: Promote and support a sustainable funding source for countywide transit and mobility needs.

Comments: Revise Strategy to reflect Surtax

Multi-Modal Vision

STRATEGY MM-4: Identify and implement a multi-modal level of service standard for redevelopment proposals.

Comments: We recommend recognizing the Multi Modal LOS tool developed as part of Broward County's Low Stress Multimodal Mobility Network Master Plan

World-Class Natural Resource Protection & Enhancement Vision

"...remaining dedicated to strengthening its policies and commitments in the region to protect and conserve natural resources, including the emerging importance of food systems planning."

Comments: Reference this goal in the development of transportation projects (encourage transportation projects utilize nature based solutions and water storage potential strategies)

Housing Affordability Vision

STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.

Comments: Need to mention the importance of location - especially within proximity to transit corridors. Maybe add that as part of the implementation strategies.

Transportation Concurrency and Impact Fees

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

Comment:

Continuing to rely on vehicles, the Level of Service will potentially hinder smart and sustainable development that is accompanied by Complete Street Elements. We recommend revising this policy to recognize multimodal priority over vehicular traffic.

POLICY 2.14.9 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments.

Comments:

- This policy should include language to ensure Complete Streets elements/amenities are acceptable mitigating strategies.
 - We would recommend looking into Vehicle Miles Traveled (VMT) to evaluate transportation impacts over LOS as it has been proven to be more effective in other jurisdictions.
-

Complete Streets

POLICY 2.19.1 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, ^ make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

Comment: (such as bicycle and pedestrian accommodations),

Climate Resiliency, Adaptation Actions Areas and Priority Planning Areas

POLICY 2.21.4 Broward County shall work cooperatively with local governments and transportation agencies to identify and evaluate transportation infrastructure at risk and help coordinate adaptation efforts for infrastructure immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes for coastal populations.

Comment: Include criticality (in addition to emergency evacuation routes)

CLIMATE CHANGE RESILIENCE VISION

Southeast Florida is one of the most vulnerable regions in the United States to the impacts of climate change. Critical action to adapt to the consequences of climate change must occur at the local level through regionally coordinated planning and investments. Broward County has been active in prioritizing efforts to investigate vulnerabilities, improve climate preparedness and identify strategies to increase resilience to extreme weather. Working with the 4-County Southeast Florida Climate Change Compact, Broward County has contributed to the development of a Regional Climate Action Plan, a unified regional sea level rise projection, and vulnerability assessments focused on infrastructure, public health, and natural systems. Independently, the County has developed its own Climate Change Action Plan, and convenes both a countywide Climate Change Task Force and an **internal** Government Operations Work Group to assist in implementing priority actions necessary for climate change preparedness and emissions reductions needed to mitigate future warming and the potential for severe climate disruptions. As a community, we need to be aware of the local impacts of climate change, to understand the vulnerabilities of social systems, natural resources and infrastructure, and to work to develop and implement strategies to adapt and increase our resilience with the goal of reducing risk, avoiding economic losses, and improving community livability and the quality of our natural systems.

➡ **STRATEGY CCR-1:** Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year to achieve a 50% reduction by 2030 and countywide carbon neutrality by 2050.

Reduction of heat-trapping greenhouse gas (GHG) emissions which cause global temperature rise is necessary to slow and limit the effects of climate change. According to the 201222 Broward County GHG Emissions Inventory, the main source of GHG emissions in Broward County is burning fossil fuels for electricity and transportation. In order to reduce emissions, energy sources must be diversified to include clean renewable energy for electricity and alternative fuels for transportation and the amount of energy consumed in buildings and for transportation must be reduced. The County must pursue regional strategies and participate in and support local efforts to increase energy efficiency and the use of renewables in order to reduce GHG emissions and mitigate the effects of climate change.

Broward County shall promote sustainable energy consumption through efficiency and conservation efforts, expand renewable and alternative energy accessibility, and create incentive programs to encourage the behavioral and operational transition to cleaner energy sources.

Implementation strategies include:

- Implementing strategies from the Renewable Energy Action Plan, Community Energy Action Plan and the Broward County Climate Change Action Plan and Regional Climate Action Plan.
- Implementing the County's Electric Vehicle (EV) Charging Infrastructure Strategy which includes pursuing municipal and public-private partnerships in order to equitably develop an expanded EV charging infrastructure network that provides supporting public access to alternative fuels and EV charging and opportunities for EV ownership.
- Reducing energy intensity of county and other commercial buildings by promoting energy efficiency practices that reduce energy consumption and encourage energy benchmarking consistent with the goals of at least 20% by 2025 through the Better Buildings Challenge and energy retrofits.

- Integrating transportation and land use decisions with emphasis on multi-modal transportation.
- Increasing the abundance of renewable energy projects, investments, and infrastructure across the County consistent with the County's support for a 2030% renewable energy portfolio by 2030 through public-private partnerships, encouraging financing options and County investment in solar projects.
- Decreasing fuel consumption by 10% by 2020 by improving and Accelerating non-carbon fuel investments and the transition to clean fuel and low or no emission vehicles by integrating multi-modal transportation and land uses that encourage the use of shared public transit proximate to urban areas a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit.

➔ STRATEGY CCR-2: Increase the resilience of our community to the effects of climate change.

Climate change, including sea level rise and severe storms, has the potential to fundamentally impact Broward County's beaches, coastal and inland communities, water supplies, natural systems, critical infrastructure and its economic core. An increase of 3 to 5 inches of sea level rise is expected locally by 2030 and up to 3.3 feet by 2070 (relative to 20400). As a community we need to plan and prepare for the impacts of sea level rise and other climate impacts and invest in resilient critical infrastructure, to sustain commerce, services, and natural resources vital to the health of our community and economy. Broward County shall consider and prepare for the following impacts in the planning and design of projects and operations of community services: severe tropical storms, temperature extremes, severe wet and dry seasons, sea level rise along the coast leading to coastal and inland flooding and rising groundwater levels, increased coastal erosion and increased stress and pressure on natural systems.

Implementation strategies include:

- Requiring all land use and planning decisions within the regionally designated Adaptation Action Areas and Priority Planning Areas to consider and effectively address future climate predictions and recommendations of the countywide Resilience Plan for a 50-year planning horizon.

- Designating Adaptation Action Areas to identify areas vulnerable to coastal flooding, implement adaptation policies, and enhance and prioritize the funding of infrastructure adaptation projects.
- Applying the **regionally**-unified sea level rise projection for Southeast Florida when considering land use (including areas of potential population growth, natural system restoration, and infrastructure adaptation) and long-term functionality of appurtenant infrastructure, especially water management, drainage, water supply and water treatment systems, both coastal and inland.
- Delineating anticipated habitat transition zones from climate impacted areas and expand zones through land use changes to protect environmentally-sensitive greenways and reserves for migrating species.
- Furthering the integration of green infrastructure and natural systems into the urban environment to increase resilience to future climate change impacts.
- Preserving and protecting the County's natural shoreline with an emphasis on the expansion and preservation of sand dunes, protection of beaches from armoring and the encroachment of development, and conservation of our coral reefs.
- In coordination with municipalities, adopting land use regulations to limit development and redevelopment in areas particularly vulnerable to flooding due to sea level rise, stormwater inundation, and other impacts of climate change.
- Using a green infrastructure map series to achieve community equity in the integrated use of green infrastructure ~~as part of~~ to guide and augment community resiliency strategies, including tree canopy coverage, heat maps, water storage needs and presence of solar projects installations ~~infrastructure, access to fresh food, etc.~~

STRATEGY CCR-3: Promote and support a sustainable funding source for countywide resilience investments.

Evolving climate conditions contribute to escalating flood and heat risk within the Broward landscape, affecting public health and safety, housing affordability, infrastructure, services and the economy. To support timely and coordinated infrastructure improvements consistent with the recommendations of the 2025 Countywide Resilience Plan, a sustainable funding source to advance flood and heat mitigation strategies for residents,

businesses and visitors, Broward County supports a sustainable funding source to accelerate, incentivize and coordinate the requisite investments.

Implementation strategies include:

- Identification, support and approval of sustainable resilience funding sources.
- Advance investments in water management and drainage consistent with future conditions analyses and water storage needs.
- Promote green infrastructure countywide and as part of all new development and redevelopment projects.
- Coordinate to ensure all public investments adequately address future conditions considerations.

➔ **STRATEGY CCR-34:** Maintain adequate water supply through efficiency and conservation efforts and increase resilience of natural systems through water resource management.

Saltwater intrusion has contaminated the coastal edge of the Biscayne Aquifer that is the primary source of drinking water in Broward County. While a number of factors have contributed to the inland migration of the saltwater front, sea level rise has accelerated the rate of intrusion and is predicted to drive the front further inland in the coming decades. Saltwater intrusion is anticipated to reduce coastal wellfield capacity 40% by 2060. Broward County shall preserve, protect and enhance the sustainability of County water resources.

Implementation strategies include:

- Ensuring existing water resources are protected and remain available through conservation and sustainable management, especially improved surface water storage, redistribution conveyance, reclaimed water reuse and aquifer recharge.
- Preserving capacity by diversifying source alternatives, with an emphasis on the expansion of reclaimed water projects, systems, and infrastructure.
- Preserving green space and consideration of land use in areas of potential regionalization and relocation of wellfields.

- Balancing the water needs of public consumers and natural systems: by affording space for surface water storage to accommodate and conveyance of current and future conditions projected rainfall, tidal flooding, and rising sea level and groundwater level rise.
- Supporting regional water supply and conservation projects such as future phases of the C-51 reservoir project and the expansion of a countywide water reuse network.

Supporting policy and implementation guidelines for the outlined strategies are included as appropriate in Sections 2 and/or 3 of the BrowardNext - Broward County Land Use Plan, the Administrative Rules Document: BrowardNext, and, as may be appropriate, the County's Comprehensive Plan and Code of Ordinances.

~~WORLD-CLASS~~ NATURAL AND CULTURAL RESOURCE PROTECTION & ENHANCEMENT VISION

Broward County recognizes its unique natural resources, including its exceptional water bodies, coastlines, open spaces, flora and fauna, and historical, archaeological and paleontological resources. In appreciation of these assets and recognition of their sensitivity, the County continues to be committed to the protection, enhancement and wise use of the environment. Broward County has long maintained its priority to preserve and conserve the environment, understanding it is essential for maintaining community sustainability, as well as being an important economic generator and enhancing the safety, enjoyment and education of residents and visitors alike. As Broward County anticipates approximately 235,315,000 new residents by the year 2040⁵⁰, it is vital for the County to continue to persevere in its commitment to protect and enhance its natural resources. In this light, Broward County strives, in partnership with its municipalities and other stakeholders, to be at the fore of natural resource protection and enhancement best practices, remaining dedicated to strengthening its policies and commitments in the region to protect and conserve natural resources, including the emerging importance of food systems planning.

➞ STRATEGY EP-1: Protect and enhance the shoreline and natural waterways of Broward County.

Tourism is vital to Broward County's economy and Broward's beaches and waterway systems lure attract millions of visitors here year after year. Beaches also protect public and private property and provide marine habitats on and along the barrier island coast. However, these beautiful beaches can be compromised by tropical storms and hurricanes, as well as by tides, wave action and natural sand flow erosion. Broward County must protect and maintain this critical environmental and economic resource through beach re-nourishment projects, the creation and enhancement of shoreline vegetation and dunes and sediment sand management plans.

Implementation strategies include:

- Protect and restore beaches through the use of dunes and vegetation, elevated walkways and conservation easements.
- Require public access to beaches and waterways.
- Designate "Adaptation Action Areas" to identify areas vulnerable to the impacts of climate change, such as sea level rise, flooding and storm surge, and advance create adaptation mitigation strategies to reduce these risks and increase community resiliency.
- Protect and enhance sea turtle nesting areas and require the installation of compliance with regulations mandating sea turtle-friendly lighting in such areas.
- Protect and restore the County's natural ocean reef system.

➞ STRATEGY EP-2: Create a countywide water management/flood protection plan.

Broward County is in a unique location of the country, with the Atlantic Ocean along its entire eastern border and over 790 square miles of water conservation and recharge areas within its western limits as part of the Everglades. This unique location presents both problems challenges and opportunities in regards to water supply and management. Broward County must protect, manage and enhance its water recharge areas, surface waters, groundwaters and potable water wellfields and zones of influence, while also preparing for seasonal flooding, groundwater and sea level rise. In this regard, wWetlands

and green infrastructure can play a vital role in improving the County's water quality, and in providing natural areas for storing floodwaters and maintaining surface water flow stormwater storage and conveyance. Wetlands and green infrastructure can function as natural sponges which trap to control surface water flows and filter pollutants and slowly release water. Wetlands These areas can also function as primary fish and wildlife habitats by providing food, water and shelter for a wide variety of plant and animal species.

Implementation strategies include:

- Implement a recommendations of the countywide Resilience Plan with an emphasis on achieving water management needs and water storage volumes delineated by basin and across municipalities plan, in coordination with local water management plans, which includes both groundwater and surface water.
- Improve water management infrastructure consistent with countywide water resilience standards and management strategies, and coordinate system improvements in conjunction with local plans and projects.
- Preserve, enhance and create surface waters and minimize direct discharge into such bodies of water through innovative storage and pre-treatment methods technologies.
- Preserve the County's groundwater quality through the provision of pre-treatment, storage, conveyance, drainage and stormwater management systems, minimization of surface water run-off and minimization of soil erosion and prevention of saltwater intrusion.
- Consider Ensure minimum floor elevations for structures and minimum crown elevations for roads based on projected account for future conditions, including compound flood conditions consistent with the County's most current from sea level rise projections and resilience standards, at a minimum.
- Protect and revitalize the functional value of wetlands, hydric soils and vegetative communities within Broward County.

➡ STRATEGY EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.

At the foundation of a healthy environment is an ecosystem with uncontaminated soil and pure air. Because of the clear connection between a healthy environment and the preservation of public health, safety and general welfare, Broward County established regulatory programs to protect the purity of our natural resources and to protect humans, plants and wildlife. Human activities associated with the County's tremendous growth carries the potential for the contamination of our natural environment, making the reasonable control and regulation of the activities that could threaten the quality and purity of these resources of paramount importance.

Implementation strategies include:

- Continue to utilize the County's Environmental Assessment and Remediation Program to ensure that contaminated sites are properly remediated and maintained under future conditions, reflective of recent modeling efforts.
- Continue to implement the County's Hazardous Materials Licensing and Compliance Assistance Program to prevent discharges of regulated hazardous materials into soil, groundwater and surface waters under current and future climate conditions.
- Continue to fulfill the goals of the County's Air Monitoring and Air Quality Program to prevent and control emissions from commercial and industrial air pollution sources through regulation and compliance assistance.
- Promote the use of alternative modes of transportation and alternative fuels to reduce carbon emissions and the negative impacts of exhaust fumes on air quality.
- Acquire, pProtect, preserve and enhance Local Areas of Particular Concern.
- Preserve and enhance Broward County's tree canopy and encourage the use of native vegetation for all new development.
- Continue to restore the County's natural areas and eliminate invasive exotic vegetation.

➡ **STRATEGY EP-4:** Provide recreation and open space areas which serve the diverse interests of both residents and visitors and that are compatible with the tropical and resort character of Broward County.

Recreation and open space areas are a critical part of the high quality of life Broward County wants to offer to its residents. These areas not only provide places for sports and activities, which help to promote healthy lifestyles for all age groups, but also provide places for people to relax and enjoy nature, which improves their mental health as well. Open space areas also promote a sustainable environment by providing natural habitats for various species of wildlife and vegetation. The County's recreation and open space system builds a sense of place, making our community a more attractive place to live and work, thereby increasing the County's economic health. Broward County should protect and enhance its remaining recreation, open space and conservation areas to promote healthy residents, a robust economy and a sustainable environment.

Implementation strategies include:

- Continue to require a minimum of three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.
- Encourage the preservation of existing public and private open space areas, including golf courses.
- Provide for an interconnected, countywide system of greenways, bikeways, blueways and equestrian and nature trails.
- Identify, conserve and protect all water conservation and natural reservation areas within Broward County.

➡ STRATEGY EP-5: Protect Broward County's historical, archaeological and paleontological resources.

It is vitally important to realize that the protection, enhancement, and perpetuation of historic, archaeological, and paleontological resources represent are distinctive elements of Broward County's unique history. Broward County promotes and supports historic preservation through the enforcement of its historic preservation ordinance, which mandates that the County seek maintain Certified Local Government (CLG) status, including: establishing a with oversight from an historic preservation board; maintaining and updating the historic site surveys; enforcing the state and local preservation laws; and providing opportunities for public participation in historic preservation activities. The County will also pursue actions to educate and advocate for the preservation of the County's cultural, historical, archaeological and paleontological resources.

Implementation strategies Include:

- Enhance the County's programs to identify, document, designate and protect cultural, historic, archaeological and paleontological resources.
- Promote intergovernmental coordination and cooperation between the County, its municipalities, other CLGs and state and federal agencies.
- Promote protection, adaptive reuse and conservation of historic, archaeological, and paleontological resources as a means for economic revitalization through heritage tourism development, redevelopment, and sustainable growth.

⇒ STRATEGY EP-6: Prioritize and support the food system planning efforts of Broward County and its municipalities.

Food system planning is the collaborative planning process of developing and implementing local and regional land use, economic development, public health and environmental goals, programs and policies to promote: sustainable agriculture and food production practices, community food security, physical and economic access to healthy food and reduction of food-related waste. It is considered an important part of sustainable and resilient development by communities around the world, and Broward County seeks to advocate food system planning throughout the region. Understanding that our population will continue to grow, it is important for Broward County and its local governments to advocate food system planning for the overall health and well-being of our communities.

Implementation strategies include:

- Support and encourage municipalities to provide farm-to-table opportunities throughout Broward County.
- Permit urban agriculture activities in all land use categories of the BCLUP, while also ensuring that protection and promotion of rural agriculture activities remain a priority.
- Update the Best Practices for Food System Planning at least bi-annually to ensure the information is reflective of current practices and technology.

Supporting policy and implementation guidelines for the outlined strategies are included as appropriate in ~~Sections 2 and/or 3~~ of the BrowardNext - Broward County Land Use Plan, the Administrative Rules Document: BrowardNext, ~~and, as may be appropriate,~~ the County's Comprehensive Plan and Code of Ordinances.

Resiliency Policies

SECTION 2: POLICIES

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated, inclusive of flood and urban heat implications.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development, consistent with future conditions standards and water storage needs identified in the Future Conditions Water Storage Map.
- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment or equivalent assessment, as deemed acceptable by the appropriate Broward County staff. A Phase 2 environmental assessment or equivalent assessment, as deemed acceptable by the appropriate Broward County staff may be required based upon the findings of the Phase 1 or equivalent assessment.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

POLICY 2.5.6 Discourage private development of open, community and recreational areas on the barrier island.

Policy 2.5.9 Broward County strongly supports the continued preservation of the Conservation – Natural Reservations and Reserve Water Supply Areas consistent with the Conservation Permitted Uses of this Plan. Amendments to the Broward County Land Use Plan which would result in the loss of these natural areas and water storage areas shall be strongly discouraged.

POLICY 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of conventional or unconventional drilling methods and the use of hydraulic or gas fracturing, acid fracturing, and any form of extreme or other well stimulation techniques, including but not limited to the practice of injecting acids, chemicals, proppants, solvents

and other aqueous and non-aqueous fluids to create fractures, fissures or other areas of increased permeability or porosity for the purposes of resource extraction.

POLICY 2.11.5 New onsite sewage treatment and disposal systems (such as septic tank systems) shall only be permitted when the Environmental Health section of the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection (FDEP) determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the FDEP, Florida Statutes and the Florida Administrative Code.

POLICY 2.11.6 Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.

POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, directed to areas with reduced flood risk, and which maximizes preservation and conservation of natural resources.

POLICY 2.20.16 Broward County shall pursue strategies to diversify and expand clean and renewable energy sources and infrastructure in order to reduce greenhouse gas emissions within Broward County, the region and the state of Florida.

POLICY 2.21.3 Broward County shall evaluate plan amendments within the Adaptation Action Area - Social Resilience Map and shall discourage those amendments which would contribute to additional flood or heat risk within the basin, and for adjacent properties, under current and future conditions. In review of such amendments, the County shall review for:

- a. Stormwater storage improvements that provide a net benefit to the community.
- b. Green infrastructure projects that present a net benefit to the community.
- c. Additional infrastructure improvements supporting implementation of the 2025 Countywide Resilience Plan.

POLICY 2.21.4 Plan amendments within the Adaptation Action Area - Social Resilience Map should require a minimum of 20% of site area be dedicated to green infrastructure features, such as tree plantings, vegetated storage (swales, bioswales, stormwater planters), on-site water management systems, and alternatives to paved surfaces. If 20% green infrastructure is not feasible, the applicant or sponsoring municipality may include consideration and implementation of programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required green infrastructure investments elsewhere within the sub-basin.

POLICY 2.21.5 Broward County shall establish and maintain a Future Conditions Water Storage Map to guide redevelopment requirements for enhanced water management investments accounting for future conditions planning and consistent with the 2025 Countywide Resilience Plan.

POLICY 2.21.6 Site development and redevelopment shall be required to provide sufficient on-site water management infrastructure to achieve enhanced water storage in accordance with the Future Conditions Water Storage Map and the established water storage allocation for the sub-basin. The applicant or sponsoring municipality may include consideration and implementation of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and other funding sources as appropriate to provide the required storage or equivalent water management improvements elsewhere within the sub-basin or to provide funding to facilitate the same;
- b. programs and policies in which the municipality facilitate the maintenance or upgrade of existing water infrastructure to improve water storage, drainage or flood control within the relevant sub-basin or other priority areas.
- c. property tax abatement programs aimed at generating revenues for resilience investments;
- d. streamlined and reduced-cost permitting procedures for resilience projects investments;
- e. use of appropriate existing public lands, or public land-banking to generate additional water storage areas.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve the required additional water storage to support flood protection under predicted future conditions.

Local governments shall document and track programs and projects implemented for the purpose of enhancing sub-basin storage consistent with the Future Conditions Water Storage Map.

POLICY 2.21.7 Broward County, affected municipalities, and other appropriate agencies shall coordinate and cooperate to implement policies, methods and programs consistent with the 2025 Countywide Resilience Plan to achieve the targeted additional water storage required throughout the County consistent with future conditions analyses.

POLICY 2.21.38 Broward County shall update climate related policies and maps in the Land Use Plan, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS Joint Climate Change Inundation Modeling effort and related studies,

which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's water supplies, drainage and flood control systems.

POLICY 2.21.510 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, ~~and Coastal High Hazard Areas Map, and the Priority Planning Areas for Sea Level Rise Map and Adaptation Action Area – Social Resilience Map, respectively,~~ determine that the subsequent development will be served by and further adequate storm water management and drainage facilities consistent with the 2025 Countywide Resilience Plan, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

POLICY 2.22.1 The Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department shall protect the functional values of wetlands within Broward County through mechanisms such as its Environmental Resource License requirements.

POLICY 2.22.3 Broward County shall update the Generalized Wetlands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County ~~Environmental Protection and Growth Management Department~~ Resilient Environment Department and establishment of specific wetland mitigation areas.

POLICY 2.24.5 In order to enhance water management, heat mitigation and community resiliency, Broward County shall support, further and incentivize the integration of "green infrastructure" into the built urban environment.

POLICY 2.27.1 Land development codes and regulations shall require the protection, preservation and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

POLICY 2.28.1 In order to protect and enhance sea turtle nesting, coastal municipalities, in coordination with the Sea Turtle Conservation Program of the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department, shall prepare and adopt land development regulations consistent with state and federal guidelines. Each coastal municipality shall also, through ordinance, adopt regulations to control beachfront lighting. Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan.

POLICY 2.29.4 Broward County's greenways and trails shall be designed with consideration for use consistent with future climate conditions, especially extreme heat, and shall be designed to include water bottle refill stations, enhanced tree canopy and cool materials.

SECTION 3: RECOMMENDED PRACTICES

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.

POLICY 3.3.76 Support land acquisition and management practices which provide a sufficient fresh source of 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.

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.

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

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.

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.

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.

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.

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

From: [Carrie Roach](#)
To: [Blake Boy, Barbara](#)
Subject: Re: Public comment needed!
Date: Monday, February 17, 2025 12:24:37 PM

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This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Deepest Regards, Barbara,

Hoping your extended weekend is glorious.

Adding additional support for a food policy into our county's "BrowardNext" is a great responsibility but also , pleasure for me personally as this has been a lifelong passion of mine. Thank you for including community members in this 7 year plan . Thank you for reaching out with your email for support for a food policy. What a gift to know I am not alone in this insight per public record.
Note: Michael Madfis, Susan Regev, Jaime Castoro, and Leann Barber.

I call your attention to further national support in addressing access to healthy food :

US HR 484 2025-2026

Supporting : 1. Opening new grocery stores in underserved areas (note: funds cannot be used for new construction).

2.. Supporting the operations of existing grocery stores.

Improving access to healthy food within these communities.

3. Eligibility Criteria for Loans

States can only provide loans to entities that meet specific criteria, such as:

Being a grocery store or planning to become one.

Emphasizing healthful, unprocessed foods and providing staple foods such as fruits and vegetables.

Maintaining affordable prices that are at or below market value.

Demonstrating qualifications to operate a grocery store or having partnerships for technical assistance.

4. Prioritization of Applications

States are encouraged to prioritize loan applications from entities that:

Hire local residents from the underserved community.

Offer classes on healthful diets.

Source food from local farms.

Have established connections with the grocery supply chain.

5. Loan Administration and Repayment

Daniel DeSoto and my US Congressional rep have co-sponsored with 37 others in Congress at this date, Feb. 17, 2025.

<https://www.congress.gov/bill/119th-congress/house-bill/484/cosponsors?q=%7B%22cosponsor-state%22%3A%22Florida%22%7D>

I ask:

Add as a policy : an intention of no more food deserts in our county.

I see this as inserted in either of these policies below but Barbara, I trust you to know best.

Thank you for your service and sharing your intelligence and moral standing to the whole of our local community.

Sincerely,

Carrie Roach

720 South Wind Circle Sunrise 33326

Resident of this address since 1985

Resident of Florida since 1957.

POLICY 2.18.2

By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible "Activity Centers," or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

POLICY 2.36.2

The Broward County Planning Council and Broward County shall, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, and issue model guidelines, methods, and tools to advance environmental justice.

ADD in either or both policy

POLICY 2.18.2

POLICY 2.36.2

: as a way to provide environmental justice, food deserts will be addressed as in HR 484

: Activity Centers to include access to local, fair, healthy fresh food

From: [Sesodia, Josie](#)
To: [Blake Boy, Barbara](#); [Stone, Ralph](#)
Cc: [Wight, Lisa](#); [Delsalle, Darby](#); [Von Stetina, Deanne](#); [Teetsel, Dawn](#)
Subject: RE: BrowardNext Affordable Housing Comments
Date: Tuesday, February 25, 2025 9:47:24 AM

One of the topics I think that should be reviewed is ADUs, especially in light of [SB 184](#).
The state definition of ADU is limited to affordable housing, should the County definition be expanded?

Jo

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Wednesday, February 19, 2025 11:17 AM
To: Stone, Ralph <RSTONE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>
Cc: Wight, Lisa <LWIGHT@broward.org>; Delsalle, Darby <DDELSALLE@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>
Subject: BrowardNext Affordable Housing Comments

Good morning—

As you are aware, Planning Council staff has been requesting comments from interested parties the past several months and is working on drafting updates to the Broward County Lane Used plan based on a framework (attached) that the steering committee approved last year as well as public comments that have been received as of today.

I am looking for comments from each of your agencies specifically related to affordable housing and densification opportunities, including single residential occupancy as counting towards density, consistent with the Commission's acceptance of the Broward County Affordable Housing Master Plan last year.

I understand that the concepts are general, but I would appreciate specific updates or proposed language that could reinforce the concepts in the County plan. I have attached the affordable housing primer, which is basically the highlighted regional issue and all the policies and incentive based policies for you to offer ideas from.

I would also like to know if you have specific ideas for updated strategies in the highlighted regional issues section. The opening of the section was updated in

2022 and I didn't know if there was any other language that could be included to modernize the strategies.

I am on a tight schedule as draft language will be provided to the Planning Council Steering Committee in mid-March. Please let me know if you have any questions. Thank you for your continued support and cooperation.

Barbara

Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.broward.org/planningcouncil

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From: [West, Dan](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Affordable housing at CB Smith
Date: Tuesday, February 25, 2025 1:29:23 PM
Attachments: [image007.png](#)
[image012.png](#)

Barbara, thank you for allowing us to comment on this. The only addition I might add is the park's emergency response role in the justification. Over the years, CB Smith Park has served as a critical county wide resource during natural disasters and other emergencies, including recently as the primary COVID-19 testing, vaccination and debris management site. The regional significance as not only a high quality recreational and open space destination attraction for county residences and guests but also its adaptability and importance to our community resilience efforts.

Feel free to not include this or edit, as necessary.

Thanks again.

Dan



Erik Westberg, CRRP
Assistant Director
954-357-5107 • Broward.org/Parks
Recreation. Preservation. Education.
   

From: West, Dan <danwest@broward.org>
Sent: Monday, February 24, 2025 4:08 PM
To: PK_1STLINE <PK_1STLINE@broward.org>
Subject: FW: Affordable housing at CB Smith

Please review below and provide any additional suggestions or edits to me that I can respond back to Barbara's to the Planning Council. Commissioner Castillo sits on the council.

Dan

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Monday, February 24, 2025 4:03 PM
To: West, Dan <danwest@broward.org>
Subject: RE: Affordable housing at CB Smith

Hi again—

This is a draft rationale to respond to the idea. Is there anything that you would suggest to strengthen the rationale? Thank you for your consideration.
Barbara

Consider the addition of affordable housing opportunities on lands designated **Recreation and Open Space** (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate. (No change recommended.)

Rationale: Upon review of the Broward County Park System and in consultation with the Broward County Parks Director, as well as the County's policies and directives related to resiliency planning, Planning Council staff does not support the addition of affordable housing opportunities on Broward County owned-lands designated Recreation and Open Space. Accessible open space and recreation opportunities are at a premium in Broward County. As the population continues to grow, additional County owned park space will primarily remain static. Although the County could consider authorizing these uses for municipal park spaces, it is Planning Council staff's opinion that this would be a challenging endeavor as many central and eastern county local governments struggle to maintain three (3) acres per existing and projected 1,000 permanent residents. The mechanism to achieve affordable housing on these lands exists in the County/local government land use plan amendment process which is transparent and avails the public of the intention. In addition, loss of open space in in conflict with and must be addressed via BCLUP Policy 2.5.4.

Planning Council staff has prepared a graphic of the BCLUP land use designations that permit residential uses by right or per criteria. In review of that information, Planning Council staff does not recommend the expansion of permitted uses of additional land use designations, but does support the expansion within existing permissible categories.

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From: Blake Boy, Barbara
Sent: Monday, February 24, 2025 3:45 PM
To: West, Dan <danwest@broward.org>
Subject: RE: Affordable housing at CB Smith

Thank you and thank you for calling.

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.broward.org/planningcouncil

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From: West, Dan <danwest@broward.org>
Sent: Monday, February 24, 2025 3:33 PM
To: Blake Boy, Barbara <BBBLAKEBOY@broward.org>
Subject: FW: Affordable housing at CB Smith

Fyi, thanks so much for sharing

From: West, Dan
Sent: Thursday, February 13, 2025 3:35 PM
To: Campbell, Kimm <KCAMPBELL@broward.org>
Cc: Jean, Laurette <LJFAN@broward.org>
Subject: RE: Affordable housing at CB Smith

Kimm,

First, attached is the spreadsheet for all municipal and county parks in Pembroke Pines, including acreage and address location. This spreadsheet includes CB Smith Park the only county park within Pembroke Pines and Eagle Nest Conserved Area they mentioned for a potential swap. There is a total of 1503 acres of city and county owned parkland. From our understanding, Eagles Nest is not a dedicated park and would not serve all county residents because the U.S. Fish and Wildlife restrictions prohibit any visitors within a specified distance of an eagle's nest, so it would not serve the public's recreational needs. It also does not have any infrastructure, so the costs for us to maintain and improve this remote park, including removal of the exotics will be significant for the county.

BACKGROUND

The mission of Broward County Parks and Recreation is to provide Recreation – Preservation – Education to the residents and visitors of County. Broward County-managed parks are for everyone and are supported by County tax dollars to inclusively benefit all guests that live in the county. C.B. Smith Park is the fifth largest regional park in the Parks and Recreation Division system. Its annual attendance figures, however, belie the assumption that bigger parks are more popular. Attendance to date at C.B. Smith Park in FY25 is 303,231. In FY24, it was more than 861,000, an increase of more than 17% over FY23, and is the second most visited park in the system. Additionally, these figures do not include visitors to All Golf, which welcomed approximately 140,000 guests in FY24 alone.

Our parks are partners in public health, providing free and low-cost spaces to be physically active; connect with nature to improve mental health and well-being; mitigate climate, air, and water pollution impacts; and bring communities together to provide social benefits for everyone in the county, not just one municipality.

C.B. Smith Park provides:

- A central location within Broward for residents from Broward and Miami-Dade, as well as to the seniors living at Century Village and visitors to and employees of Memorial West Hospital.
- The Lakeside RV campground has 83 full hook-up sites that are reserved by visitors across North America.
- Paradise Cove is the system's largest and most popular water park.
- The Concert Green with a recently renovated open-air amphitheater (capacity 5,000) for large-scale events.
- All Golf Center, a public/private partnership that offers a driving range, batting cages, miniature golf, and a pro shop.
- Safety Town, a children's program of Joe DiMaggio Children's Hospital.
- Bike and walking paths.

REASONS WE CAN NOT DO THE PARCEL EXCHANGE

- It goes against the Charter of Broward County, Section 8.13 Broward County Park Preservation, A(2). "Park Purposes" shall mean the use of an area of land in the pursuit of outdoor leisure, athletic, or recreational activities and facilities ancillary thereto including, but not limited to, cultural, educational, and civic facilities, animal exhibits, habitats, band shells, pavilions, outdoor classrooms, and concessions," and this parcel exchange doesn't serve a park purpose as stated above.
- The Declaration of Restrictive Covenants prohibits use of the site to provide housing (See Attached).
- The County-wide Park system only has approximately 6,500 acres of which 3,500 acres are natural areas. The remaining 3,000 acres are for recreational purposes while the City's Parks own system has approximately 759 acres out of a total of 1,200 acres for recreational purposes. It does not make sense to pull from the County's critically limited Regional Park acreage to fill this non-recreational City need.
- Use of the site for the County's Emergency Response, i.e., during the COVID-19 pandemic when the park served as a testing and vaccination site for the State of Florida Department of Health, as well as debris site after storms in the northeast corner of the park.
- The Master Plan recommended that we seriously consider the future expansion of Paradise Cove water park with relocation to the north of the campgrounds with parking in the northwest quadrant. This site was also being considered in the future as an expansion of the campground which is rapidly becoming a very popular for residents and guests and is an economic revenue producer for the park system and local businesses.
- According to an article published on Local10.com on April 7, 2022, the commission changed the zoning of the Eagle Preserve parcel from residential property to a nature preserve with a unanimous vote.
- The suggested parcel, now considered a nature preserve, contains invasives – Australian pines and melaleuca – and two protected Bald Eagles, which would limit public access and is not zoned for diverse recreational opportunities.
- There is no mention of the preserve in the Citywide Parks Master Plan published in 2023 and it is not listed as a nature preserve on the City's Park Website.

As we previously discussed with them several years ago, if the areas outlined below in red are what they are considering now, this would be a poor location as it would take away our critical access to the area north of the campground which is currently utilized for large special events and the area north of All-Golf is used for parking vehicles. During gray skies, the site is also the designated debris management areas as identified in our Emergency Plan.

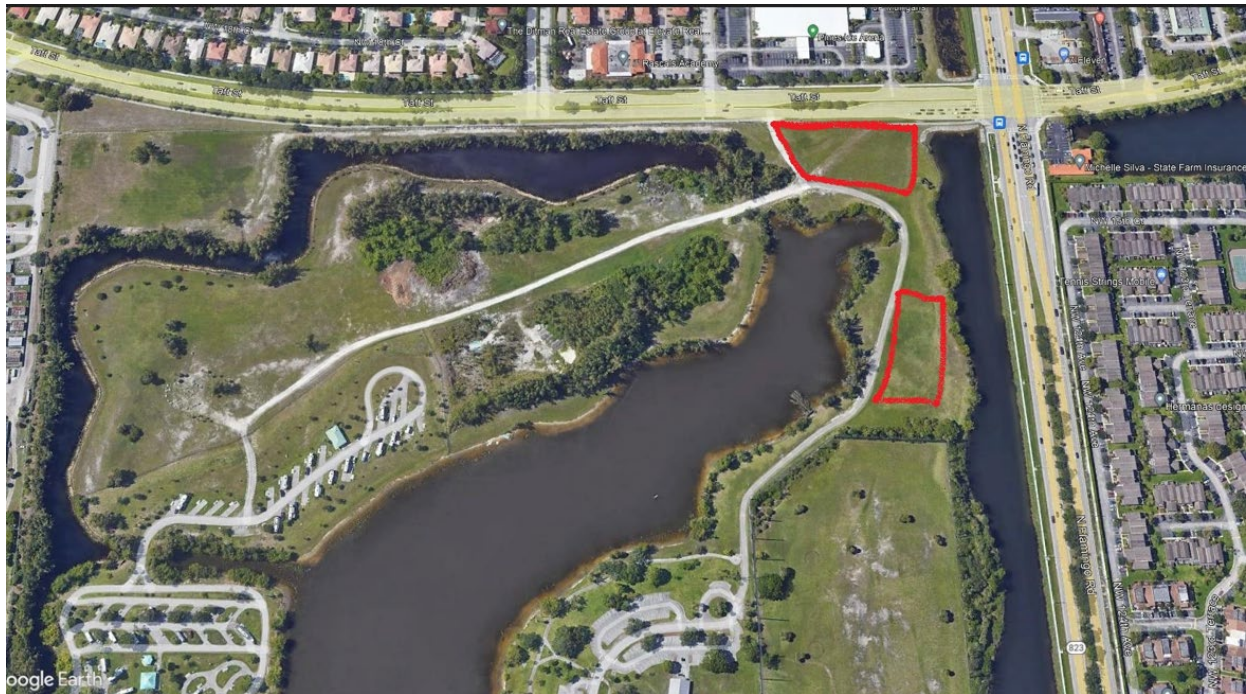
Although, we certainly realize the crucial need for affordable housing, removing land from a regional park sets a very dangerous precedent for the county park system. Access to and from this location would need to come from the Taft Street entrance and since Taft Street is one of the major roadways to get to and from Flanigan High School and Walter C. Young Middle School, the traffic congestion for us and the public would be challenging to say the least, especially when we are hosting larger events. There would also be additional logistical and operational issues for us to absorb because we would be carving out an area for a neighborhood inside the park that would require additional gates, fencing and security systems.

It's no secret that Broward County Parks and Recreation Division have one of the lowest ratios of accessible dedicated park lands vs # of residence in the entire country, especially considering the size and population of the county. Only 6500 acres in our entire system. We are already a critically land-poor park system and the few regional parks we have provide residences and guests easy and safe access to recreation areas within a ten to fifteen

minutes' drive from home. Although three quarters of the sawgrass is conservation lands, much of it is inaccessible to most Broward County residences. According to a study performed by Parks Environmental Management Group, the County's publicly accessible park land stands at 3,972 acres. Additionally, according to United States Census Bureau data and the County's annual growth rate of 0.99% (WorldPopulationReview.com), Broward's population is projected to exceed 2 million residents by 2026, creating the need for regional level parks at 6,000 acres. With 3,972 acres of publicly accessible regional park land, less than 2 acres are available per 1,000 residents, falling well short of the Land Use Plan's minimum standard. This was one of many reasons why the Park Charter and Deed of Restrictive Covenants were approved by the Board of Commissioners due to increasing urban sprawl, insufficient availability of county park lands and pressures by local cities, developers, and others to develop the very few acres we have left for public enjoyment for current and future generations. County regional parks are for everyone no matter where they live in the county, taxpayers who are all county residents and visitors paid for these parks and the intention was not to allow one community to divert the use of a county park intentionally or unintentionally for their own advantage (s). In summary, County Park systems fill the needs that are generally unmet by local municipalities and park visitors are treated equally whether they live in the city or not. We do not have residence requirements or charge differential fees depending on where you live. In conclusion, giving in now and taking open space from one of our most popular regional parks that serve almost a million visitors annually will have highly undesirable consequences for generations to come.

Please let me know if you need any further information. Thank you for allowing us to provide our comments.

Dan



From: Campbell, Kimm <KICAMPBELL@broward.org>
Sent: Wednesday, February 12, 2025 3:08 PM
To: West, Dan <danwest@broward.org>
Cc: Jean, Laurette <LJEAN@broward.org>
Subject: Affordable housing at CB Smith

Hey there. You will recall that a few years back Angelo Castillo proposed a land swap with Pembroke Pines so they could build affordable housing at the corner of flamingo and Taft. We declined the offer last time and it's re-emerging now. They swap they want to make us the Eagle preserve in a melaleuca forest/ nature preserve. Please send me whatever you have on it including why we said no ASAP.

Dr. Kimm R. Campbell, DSW, LCSW
Deputy County Administrator
Broward County

Message sent from iPhone. Please excuse typos.

From: [Delsalle, Darby](#)
To: [Blake Boy, Barbara](#)
Cc: [Sesodia, Josie](#); [Cunniff, Heather](#)
Subject: RE: I have a thought on what to do with these policies...give me a call whenever you have a chance
Date: Thursday, March 6, 2025 11:09:53 AM
Attachments: [image003.png](#)

Barbara,

I believe we should hold off on any policy changes to transportation concurrency and impact fees until after the Mobility Fee study is concluded and the Board provides direction. This will likely not be till the end of this year or early next.

Regards,

Darby



DARBY P. DELSALLE, AICP, ASSISTANT DIRECTOR

Resilient Environment Department

URBAN PLANNING DIVISION

1 North University Drive, Box 102, Plantation, Florida 33324

ddelsalle@broward.org | 954.357.9792

<http://www.broward.org/Planning>

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Wednesday, March 5, 2025 2:04 PM
To: Delsalle, Darby <DDELSALLE@broward.org>
Subject: I have a thought on what to do with these policies...give me a call whenever you have a chance

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.1 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

POLICY 2.14.3 Prior to plat or site plan approval, whichever occurs first, Broward County and/or the appropriate local government shall ensure that the

public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

POLICY 2.14.4 In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, Broward County shall continue to implement the improvement, dedication and impact fee requirements contained within the Broward County Land Development Code, as amended.

POLICY 2.14.5 For those portions of the regional roadway network within their respective jurisdictions, local governments within Broward County shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element.

POLICY 2.14.8 No municipal government shall accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.

Barbara Blake Boy, Executive Director

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Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: March 17, 2025

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Assistant Director
Urban Planning Division

SUBJECT: Administrative Rules/Broward County Land Use Plan Comments

Attached are the Urban Planning Division's comments that address the following:

- I. Environmentally Sensitive Lands Map,
- II. Housing Affordability Vision,
- III. Residential Policies,
- IV. Commerce Policies,
- V. Parks/Conservation Policies,
- VI. Compatibility Policies,
- VII. Platting and Land Development Code Policies,
- VIII. Public School Concurrency Policies,
- IX. Affordable Housing Policies,
- X. Smart Growth Policies,
- XI. Affordable Housing-Definitions,
- XII. Affordable Housing-Permitted Uses,
- XIII. Broward Next Administrative Rules Document, Sections 5.2, 5.3, 5.4, and 5.5.

If you have any questions, please contact me at 954-357-9792 or ddelsalle@broward.org.

Attachments (1)

cc: Josie P. Sesodia, AICP, Director
Heather E. Cunniff, AICP, Planner Section Supervisor

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Please note: The changes reflected below are combined with initial suggestions previously provided by Planning Council Staff.

I. Environmentally Sensitive Lands Map

The Environmentally Sensitive Lands Map is out-of-date and should be reviewed and parcels that have been fully developed or reflect changed environmental conditions should be considered for removal.

II. Affordable Housing Vision

Broward County includes a wide range of housing types, from large lot single family “estates” to multi-family high rise towers. Although the Broward County Land Use Plan accommodates a wide range of residential density, the availability of affordability of housing for large segments of our population has become increasingly difficult to provide. ~~The challenge of The scarcity of housing affordability housing became evident came to be recognized as a crisis during the County’s housing “bubble” between 2003 and 2007. The “bubble” resulted in~~ During this time, housing costs rapidly escalated housing appreciation and created a severe lack shortage of affordable housing-affordable. ~~to those in moderate to lower income ranges~~ While people in lower income groups have historically struggled to afford adequate housing, the rapid escalation of housing costs expanded this struggle to moderate income people. Since that time, the housing supply and affordability problem has amplified. ~~have become an even more significant problem.~~ The 2022 Broward County Affordable Housing Needs Assessment found the following:

- ~~that~~ Over 150,000 renter households in Broward County are cost-burdened, meaning they pay in excess of 30 percent of their incomes on housing costs.
- Many renters and owners are severely cost burdened due to paying greater than 50 percent of their incomes on housing costs. ~~The Study further revealed that~~
- ~~Only 8 percent of all households in the County are able to~~ can afford to purchase a the median priced home.
- ~~The Needs Assessment also found that the~~ majority (54 percent) of Broward County’s workers are employed in lower wage service sector occupations at wages equivalent to 40 to 60 percent of the median household income.
- ~~Currently Compared with similarly sized county’s in Florida,~~ Broward County is the lowest ranked, county in the State of Florida for affordable housing for this population with fewer than 25 units available for every 100 households.

~~In this light, t~~ The County is committed to implements a variety of policies and programs to maximize affordable housing opportunities. ~~for persons and households of moderate to lower incomes.~~ Such policies and programs include local and state funding sources, bonus market rate units in exchange for supplying affordable housing units, and modern construction techniques. While these practices do help provide affordable housing, they pose the following challenges:

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- Delivery of such housing is slow;
- Housing location may or may not be conducive to the economic stability of its inhabitants; and,
- Required agreements are labor intensive, their implementation uncertain, and information is not readily accessible for the public to locate units that are available.

Broward County will continue to seek ways to alleviate affordable housing supply challenges and implement current affordable housing policies and programs.

III. Residential Policies

SECTION 2: POLICIES

POLICY 2.2.5

- A. A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.
- B. Alternative housing types such as student or adaptive dwelling units that accommodate a multitude of living scenarios such as multiple single individuals may be counted by the local government as a single dwelling unit for residential density calculations up to four (4) sleeping rooms per kitchen and shared living space regardless of the number of bathrooms.
- C. Single room occupancy (SRO) units may be calculated by the local governments as 0.25 dwelling units for residential density.

IV. Commerce Policies

~~POLICY 2.3.4 Local certified land use plans governments may decrease by 20 percent the lands designated "Commerce" or similar designation on the Broward County Land Use Plan Map its local certified land use plan map for residential use in accordance with the rules established within Article 3.5(A)(1) of the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.~~

V. Parks/Conservation Policies

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

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d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment or equivalent assessment, as deemed acceptable by the appropriate Broward County staff.

VI. Compatibility Policies

POLICY 2.10.1. Allocations of “Flexibility Units” ~~and “Redevelopment Units”~~ shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of “Flexibility Units” ~~or “Redevelopment Units”~~ result in a residential density greater than twenty five (25) dwelling units per gross acre for the residentially designated parcel or portion of a nonresidentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

VII. Platting and Land Development Code Policies

Policy 2.13.4: When a development application is proposed on a plat, which has two or more future land use designations on the Broward County Land Use Plan, the uses may be located anywhere within the boundaries of the plat, provided the uses are consistent with density, intensity, and permitted use requirements of the Broward County Land Use Plan.

VIII. Public School Concurrency Policies

POLICY 2.15.6 Broward County and its local governments continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units without a maximum as permitted by Florida Statute

POLICY 2.15.6 Broward County and its local governments continue to encourage the School Board of Broward County to exempt school impact fees for affordable dwelling units without a maximum as permitted by Florida Statute.

IX. Affordable Housing Policies

POLICY 2.16.3

(4) The total number of units, including affordable and bonus units, on lands designated as “Residential” below 16 dwelling units per acre may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan and those lands designated “Residential” 16 dwelling units per acre and above may not exceed a maximum of 75 dwelling units per acre on

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the Broward County Land Use Plan. When at least 15 percent of the units are affordable with a minimum of 12 percent at the moderate-income level and a minimum of 3 percent at the low- and/or very-low income levels, these maximum densities shall not apply for lands designated "Residential" 16 dwelling units per acre and above, excluding dashed-line areas. For parcels designated "Commerce" or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.

(5) At the time of allocation of bonus density, the applicable local government must make a finding of compatibility with existing and future land uses, and that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.

POLICY 2.16.4 Within parcels located west of and including US 1* that are designated "Commerce" on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners ("Board"), herein after referred to as a "Qualified Road," or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as 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 ("Qualified Rail Station"); or (3) are within a parcel designated "Activity Center," multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(3) Single-family dwelling units are not permitted. ~~Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road.~~ As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

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1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress and other ground floor development requirements (mechanical/plumbing rooms, trash rooms, fire apparatus, lobbies, etc.), facing a Qualified Road shall provide office and/or commercial uses;
 2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.
- (b) On parcels fronting a qualified road, greater than five (5) acres, a minimum of three ~~ten~~ percent (31~~40~~%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

~~(9) In addition to the provisions of this Policy, parcels designated "Commerce" and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners ("Board"), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:~~

- ~~(a) Local government adoption of this Policy into the municipal Comprehensive Plan;~~
- ~~(b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);~~
- ~~(c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:~~
 - ~~1. Establishment of a minimum net residential density of twenty five (25) dwelling units per acre;~~
 - ~~2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and~~
 - ~~3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.~~
- ~~(d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.~~

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1

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and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. ~~A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.~~

POLICY 2.16.5: Suggest the following language change:

Within parcels located west of and including US 1 and designated “Community” on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:

- (1) The parcel is ~~and will remain~~ publicly owned by a municipality and within its jurisdiction or is ~~and will remain~~ publicly owned by the Broward County Board of County Commissioners or School Board of Broward County, or the parcel is owned by an on-site or off-site community facility use, such as a religious institution, with direct access to city, county or state roads as defined by the Broward County Road Jurisdiction map;

POLICY 2.16.6 Broward County and its local governments are encouraged to promote mixed-income development to optimize the economic sustainability of its residents and affordable housing supply.

X. Smart Growth Policies

POLICY 2.20.18 In an effort to promote sustainable communities with a variety of housing options, the Broward County Land Use Plan shall encourage Broward County and its local governments to consider adaptive reuse of underutilized non-residential uses, such as office, retail and hotel uses to residential uses, where such adaptive reuse is in proximity to supportive services for residential uses, such as transit, healthy food, schools, employment, etc.

XI. Affordable Housing - Definitions

SECTION 2: DEFINITIONS

ASSISTED LIVING FACILITY - Any building or buildings, section or distinct part of a building, private home, boarding home, home for the 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

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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 below.

COMMUNITY RESIDENTIAL HOME - Shall have the same meaning as a “community residential home” defined in Section 419.001, Florida Statutes, as may be amended.

COMMUNITY RESIDENTIAL ONE-FAMILY DWELLING: 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.

~~GROUP HOME – means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.~~

NURSING HOME - Any facility that provides nursing services as defined in Part I of Chapter 464, Florida Statutes, as may be amended, and is licensed pursuant to state law.

SINGLE ROOM OCCUPANCY (SRO): 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. SRO dwelling units may be calculated by the local governments as 0.25 dwelling units for residential density.

XII. Affordable Housing – Permitted Uses

SECTION 2: PERMITTED USES

AGRICULTURAL USE

Agricultural areas are designated on the Future Broward County Land Use Plan Map (Series) to promote agriculture and agricultural related uses. Residential development may occur within specific limits.

9. Special Residential Facility Categories 1 and 2 ~~Category (1) and (2), subject to the requirements of this land use category for the location of one (1) dwelling unit as defined in the Definition section and as further provided for in the Special Residential Facilities subsection of the Broward~~

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County Land Use Plan, are permitted subject to each facility type be allocated Residential Flexibility reflective of the Density Provision of that subsection.

COMMERCE USE

The areas designated for commerce use on the Future Broward County Land Use Plan Map (Series), provide land area for commercial, employment center, industrial and office park enterprises which support the resident and tourist populations of Broward County. Accordingly, municipal land use designations that are under the umbrella of commerce include Commercial, Employment Center, Industrial and Office Park.

13. Special Residential Facilities Category (1), (2) and (3) as defined in the Definition section and as further provided for in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan, are permitted subject to each facility type be allocated Residential Flexibility reflective of the Density Provision of that subsection.

~~a. Special Residential Facility Category A (1) development shall be subject to the allocation of one (1) flexibility or redevelopment unit in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."~~

~~b. Special Residential Facility Category B (2) development shall be subject to the allocation of two (2) flexibility or redevelopment units in accordance with provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."~~

~~c. Special Residential Facility Category (3) development shall be subject to the allocation of flexibility or redevelopment units in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or redevelopment unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.~~

COMMUNITY USE

The areas designated for community use on the Future Broward County Land Use Plan Map (Series), ensure the availability of land necessary to provide for a full range of regional and community facilities and utilities to meet the current and future needs of Broward County. Municipal land use designations that are under the umbrella of community use include Community Facilities and Utilities.

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6. Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

RESIDENTIAL USE

The areas designated for residential use on the Future Broward County Land Use Map (Series) are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.

The permitted uses in areas designated residential are as follows, as deemed appropriate by the local jurisdiction:

1. Dwelling units, subject to the density limits for a parcel as designated on the Future Broward County Land Use Plan Map (Series) or certified local land use plan map and as explained in the following subsection entitled "Residential Density."

Accessory dwelling units are permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771.~~

9. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:

f. Regardless of the constraints above, parcels up to 10 acres designated for Medium-High (25) Residential or higher density may include the horizontal integration of offices and/or retail sales of merchandise or services, as long as no more than 50% of the parcel area is used for said purposes.

11. ~~Special Residential Facilities; subject to: meeting one of the Category definitions, as further described in the Definitions Section, and as contained in~~ provided by the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; ~~meeting density provisions as provided therein by Category type stated below;~~ and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of redevelopment units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan."

~~Density Provisions:~~

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- ~~a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.~~
- ~~b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.~~
- ~~c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.~~

Residential Density

a. Density Standards

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan as further described by the Density Provision of the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

- Accessory dwelling units permitted in single-family residential areas ~~per and subject to Florida Statutes Chapter 163.31771 and~~ shall not be included in density calculations. Local governments shall report to the Planning Council the number of accessory dwelling units granted building permits on an annual basis.

d. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. In the modern era, dashed-line areas may be appropriate for redevelopment areas that are less than 50 acres to facilitate redevelopment opportunities that may be best suited for a limited mix of uses that have access to transit and offers multi-modal opportunities on a less intense scale

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than is encouraged in Activity Centers. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.

e. ~~Redevelopment in Coastal High Hazard Area~~

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, ~~located within the coastal high hazard area~~ which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including applicable building code, flood elevation and hurricane evacuation standards. ~~Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units, subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies addressing the protection of beaches, rivers and marine resources enumerated within the Broward County Land Use Plan.~~

RURAL ESTATES

The permitted uses in areas designated rural estates are as follows, as deemed appropriate by the local jurisdiction:

7. Special Residential Facility Category 1.

RURAL RANCHES

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The permitted uses in areas designated rural ranches are as follows, as deemed appropriate by the local jurisdiction:

8. Special Residential Facility Category 1.

SPECIAL RESIDENTIAL FACILITIES

This Subsection implements Chapters 419 and 429, Florida Statutes, and only applies to those facilities licensed by the State of Florida. These uses, as further described in the Definitions Section, consist of the following categories:

1. Community Residential One-Family Dwelling, one to six (1-6) residents;
2. Community Residential Home, seven to fourteen (7-14) residents; and
3. Assisted Living Facility; fifteen (15) or more residents.

~~The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.~~

~~Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and~~ are subject, when applicable, to the Special Residential Facilities provisions and allocation of redevelopment, flexibility, or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan.” ~~In order to~~ To facilitate implementation of this section, each local government may permit a maximum of one hundred (100) “bonus” sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density. Special residential facilities are not specifically designated on the Future Broward County Land Use Plan Map (Series) as a separate land use category.

Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:

1. Agricultural
2. Commerce
3. Community
4. Residential

Density calculation for Special Residential Facilities shall be calculated as follows:

- Community Residential One-Family Dwelling with one to six (1-6) shall count as one (1) dwelling unit each.

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- Community Residential Home with seven to ten (7-10) residents shall count as two (2) dwelling units each.
- Community Residential Home with ten to fourteen (10-14) residents shall count as three (3) dwelling units each.
- Assisted Living Facilities shall count Every bedroom as a half (0.5) dwelling unit.

Broward County does not encourage local governments to locate special residential facilities in commercial, office park or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential facilities, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.

~~Definitions of Special Residential Facilities Categories: SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel. SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.~~

~~SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) means (a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or (b) Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or (d) Any not for profit housing facility for unrelated elderly individuals; or (e) Any housing facility which provides a life care environment. A life care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.~~

XIII. BROWARD NEXT ADMINISTRATIVE RULES DOCUMENT

5.2 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN POLICY 2.16.2

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, shall ~~may include consideration and implementation of~~ the following affordable housing strategies:

- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

Further, in addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- ae. programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- bd. property tax abatement programs aimed at preserving or creating affordable housing;
- ce. streamlined and reduced-cost permitting procedures for affordable housing;
- df. specific minimum set-aside requirements for new affordable housing construction;

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- eg. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- fh. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- gi. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- hj. the existing supply of affordable housing.

5.3 DESCRIPTION OF SELECT TERMS USED IN POLICY 2.16.2

The following are descriptions of select terms used in Policy 2.16.2 as they relate to implementation of the Policy.

Professionally Accepted Methodologies, Policies and Best Available Data and Analysis:

Used to prepare a study, report, or information submitted by the local governing body which includes estimates of the existing supply of affordable housing (i.e. “very low,” “low” and “moderate”) within the local government boundary in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

The local government shall estimate its supply of affordable housing utilizing the most recent “Broward County Affordable Housing Needs Assessment,” ~~2018~~, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, ~~after January 7, 2021~~. The local government may submit additional data and analysis regarding the unique circumstances of its municipality.

A sufficient supply for affordable housing must be consistent with a minimum 5 year planning horizon, but no greater than the adopted planning horizon of the local government comprehensive plan.

~~The demand and supply may consider the existing availability of affordable housing within 3 miles within a contiguous local government, subject to approval by such contiguous local government.~~

In-Lieu: Refers to either a commitment to provide on-site affordable dwelling units or monies paid to the local government or the Broward County Affordable Housing Trust

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Fund by developers when affordable housing is not included on-site in a development in compliance with a standard adopted by the local government, as follows:-

- Broward County will use 15% of project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 2.16.2; however, a local government may officially adopt a different standard. However, if the standard is lower than 15% the local government must demonstrate that the proposed level is consistent with demand in the applicable area; or
- An in-lieu payment to the local government or the Broward County Affordable Housing Trust Fund equal to \$10,609 per unit (which sum shall increase by 3% annually, effective January 1, 2025, and consistent with Broward County Land Use Plan Policy 2.16.4 in-lieu payment) for the total number of units within the development.

Such monies must be used by the local government to fund affordable housing construction and/or programs. In-lieu monies shall be sufficient to provide for the availability of affordable housing consistent with the standard set by the local government.

Should the local government and developer agree to an in-lieu of fee, the local government shall have the sole and absolute discretion regarding how and where said payment shall be utilized, consistent with its housing policies and programs and shall not be subject to review by the Broward County Commission. If the local government and developer agree to an in-lieu of fee and direct the funds to the Broward County Affordable Housing Trust Fund, the Broward County Commission shall have sole and absolute discretion regarding how and where said payment shall be utilized, consistent with its housing policies and programs.

~~The in-lieu methodology identifies the costs associated with achieving the development of affordable housing units within the local government. For example, an in-lieu methodology may be calculated at a rate per gross square foot per new market rate residential unit. As an alternative example, the in-lieu methodology may be based on a percentage of the costs of construction or sales price of all new market rate units within a project.~~

~~Broward County will use one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling unit as a default guideline in the review of in-lieu methodologies for all additional market rate units within a project; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.~~

Urban Planning Division Comments

March 14, 2025

~~**Gross Square Footage (Gross Floor Area):** The sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, stair cases, and mezzanines, but not including architectural projections. Included are areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. This definition includes areas which are not enclosed, but roofed; however, it does not include unroofed areas.~~

5.4 COUNTY STAFF GUIDELINES: DETERMINATIONS OF APPLICATION CONSISTENCY WITH POLICY 2.16.2

- (C) The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the most recent “Broward County Affordable Housing Needs Assessment,” ~~2018~~, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, ~~after January 7, 2021~~.
- (D) At a minimum, if a deficit of affordable housing is projected or assumed, Broward County will use 15% of ~~additional~~ project housing units as a default guideline for an affordable housing standard within proposed residential development subject to Policy 2.16.2; however, a local government may officially approve, as part of their affordable housing report and strategy, a different standard and program utilizing professionally accepted methodologies, policies and best available data and analysis.

5.5 REVIEW PROCEDURES FOR LAND USE PLAN AMENDMENTS SUBJECT TO POLICY 2.16.2

- (B) If a land use plan amendment application is subject to Policy 2.16.2, Planning Council staff shall forward the application to the Broward County ~~Environmental Protection and Growth Management~~ Resilient Environment Department and request comments in a timeframe consistent with the Planning Council’s standard land use plan amendment review schedule.

From: [RICHARD BROWNSCOMBE](#)
To: [Planning Council](#)
Subject: Broward Next: Affordable Housing
Date: Tuesday, March 18, 2025 9:16:21 PM
Attachments: [Mixed-Income Projects.pdf](#)

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Dear Broward County Planning Council,

In Broward, where high-end private housing development is prevalent, mixed-income building requirements are an underutilized zoning strategy.

Typically, mixed-income apartment developers are required to construct and rent 20-30% of units for low- and middle-income tenants. These units must have rents within 30-50% of an occupant's income. These lower-rent units may be indistinguishable from high-rent units except in size and the luxury detailing of their interiors.

Well-designed mixed-income (and mixed-use) buildings are often perceived as more desirable by tenants, the neighborhood, and the city as a whole compared to exclusively high-end or exclusively low-end developments. Mixed-income and mixed-use buildings may raise the livability and appeal of a neighborhood. Our cities already have options for those who prefer high-end exclusivity. The success of mixed-income (and mixed-use) buildings effectively promotes this strategy and rewards those willing to implement an innovative housing strategy.

Broward County can utilize the experience and expertise of those who have already developed successful mixed-income housing in other communities. The recent scandal of public incentives to developers who ultimately failed to benefit low- and middle-income renters underscores the importance of requiring mixed-income rentals for the life of the building and drafting codes and contracts with care. I have attached examples of mixed-income housing projects for your reference.

Best regards,
Richard Brownscombe

PDF Attachment:
Mixed-Income Projects

1. Inclusionary Zoning Models

Many cities implement inclusionary zoning policies that require developers to include affordable units in market-rate developments:

- **Massachusetts Chapter 40B** allows developers to bypass certain local zoning restrictions if they make 20-25% of units affordable. While developers receive zoning relief, the financing is often entirely private.
- **New York City's Mandatory Inclusionary Housing (MIH)** requires 20-30% affordable units in rezoned areas. Some developers choose to build these even without utilizing tax incentives, particularly in high-value neighborhoods where market-rate units can cross-subsidize affordable ones.

2. Private Cross-Subsidization Models

Some developers have created business models around cross-subsidization without direct public funding:

- **Jonathan Rose Companies** has developed several projects where market-rate units effectively subsidize affordable ones. Their "Communities of Opportunity" model integrates various income levels with private financing, though they often utilize zoning bonuses.
- **Related Companies** began as an affordable housing developer and has created mixed-income

developments primarily through private financing, with higher-end units supporting the economics of lower-cost units.

3. Community Land Trusts with Private Development Partners

While not purely private, some models separate land ownership from building ownership:

- **Champlain Housing Trust** in Vermont has partnered with private developers who finance and build mixed-income housing on trust-owned land, which reduces overall costs while maintaining permanent affordability.

4. Standards and Best Practices

For operational standards in mixed-income developments:

- **Urban Land Institute** has published best practices for managing mixed-income communities, including design considerations that avoid stigmatizing affordable units while maintaining different price points.
- **Enterprise Community Partners** has developed standards for financially sustainable mixed-income operations that private developers can implement.

Note: Most successful examples involve some form of regulatory advantage or incentive, even if direct financial subsidies aren't used. The economics of purely private mixed-income housing typically work best in strong housing markets where premium units can generate sufficient revenue to offset below-market returns on affordable units.