

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 (as presented at the March and April Steering Committee meetings). All proposed changes have been evaluated compared to 2025 Florida Legislature SB 180 which prohibits the proposal or adoption of more restrictive or burdensome amendments to its comprehensive plan retroactive to August 1, 2024, through October 1, 2027; if there is no notation, the proposed changes have been deemed consistent with SB 180. It is noted that the Florida Department of Commerce has been aggressive in its interpretation of SB 180 and staff notes are made in consideration of that posture.



Intergovernmental Coordination and/or Refinement



Resiliency



Housing/Densification



Transportation/Mobility



Multiple

The following notes are applicable to the following Permitted Uses Summary:

Steering Committee Directive April 2025: Proceed as noted.

October 2025 Note: Incentives or clarifications to comply with Florida Statutes. Likely considered less restrictive or burdensome. Proceed, including October 2025 modification to Commerce Use.

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

October 2025 Update: *The Commerce Use category has been updated to remove the residential acreage restriction and to reflect the modern reference for Special Residential*

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.”

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.