

BROWARD COUNTY LAND USE PLAN HISTORY AND SUMMARY

1977 to 1989

The Broward County Land Use Plan was established during the 1970s and 1980s when much of the County was undeveloped and unincorporated. The initial Broward County Land Use Plan (BCLUP) was adopted in 1977 and the subsequent BCLUP in 1989 to address the 1985 Florida Growth Management legislation, utilizing the 1977 Plan as its foundation. Low-density, suburban development with a focus on auto-oriented design were the predominant premises of these plans.

1989 to 2014

The 1989 BCLUP was amended piecemeal scores of times through the years to better reflect current planning strategies and address economic market forces.

2017

On April 22, 2014, the Broward County Commission initiated a comprehensive evaluation and update of the BCLUP as a joint undertaking by the Broward County Planning Council and County Planning staffs, in coordination with municipalities and affected and interested stakeholders. The effort was branded “BrowardNext.”

“BrowardNext” comprehensively updated the County’s land use planning program within the context of meeting the challenges of Broward County's future and anticipated population growth of 235,000 new residents by the Year 2040. The update reoriented the BCLUP to setting regional priorities and parameters, e.g., transit and mobility, affordable housing, climate resilience and adaptation, regional economic development, environmental protection, enhancement and protection of recreation and open space areas, and disaster preparedness. After extensive public outreach with local governments, stakeholders and interested parties, the result was a renewed land use planning and policy relationship between the County and its municipalities, to better ensure the County’s focus on sustainable regional policies and enable municipalities to have appropriate and effective planning tools for the future.

The Broward County Board of County Commissioners adopted the update of the “BrowardNext” version of the Broward County Land Use Plan at its April 25, 2017, public hearing with unanimous support from the Planning Council at both the transmittal and adoption hearings.

2024

The BrowardNext update included Policy 2.1.3 which requires the review of the BCLUP at least every seven (7) years, including public outreach and participation.

Summary of BrowardNext Actions as Adopted on April 25, 2017

Climate Change Resilience

- Supported and furthered mitigation and adaptation strategies consistent with the County's adopted Climate Action Plan.
- Supported and utilized "Priority Planning Areas" as part of the land use plan amendment review process.
- Supported identification and adoption of "Adaptation Action Areas."

Targeted Redevelopment

- Retained County approval requirements for "Activity Center" designations.
- Continued to support "Smart Growth" policies and emphasize the housing and transportation connection.
- Supported the Broward Redevelopment Program, including use for affordable housing proposals.
- Retained County policy to limit or require enhanced review for development on the barrier island.
- Retained the County land use plan amendment golf course conversion review requirements.
- Retained the County land use plan "compatibility review" requirements and supported established neighborhoods and the County's unique rural areas.
- Retained requirements for adequate public facilities and services, including public school concurrency.

Multi-Modal

- Continued to support the context sensitive implementation of Complete Streets (pedestrian, bicycle, vehicle, transit) throughout the County.
- Retained existing Port and Aviation land use plan policies.
- Retained Broward County Trafficways Plan dedication requirements.

World-Class Natural Resource Protection and Enhancement

- Updated the County's many successful environmental protection programs, including water management and flood protection in light of climate change.
- Maintained the County land use plan municipal and regional parks requirement of three (3) acres per thousand permanent residents.
- Enhanced the County's support and programs to designate and protect historic, archaeological and paleontological resources.
- Supported the County's policy to oppose fracking.
- Supported compatible urban agriculture.

Affordable Housing

- Retained the County land use plan amendment affordable housing review requirements and established a standardized methodology for County land use plan amendment reviews.

- Supported the identification and implementation of sustainable funding sources for affordable housing.
- Authorized an affordable housing density bonus program.
- Allowed municipalities to count efficiency and studio units (up to 500 square feet for each unit) as 0.5 units instead of 1.0 units for density purposes.
- Supported the investigation and identification of construction techniques affording significant cost savings, while meeting the applicable building codes.

Disaster Planning and Post-Disaster Redevelopment

- Supported long-term recovery and post-disaster redevelopment strategies, including a disaster housing strategy.
- Addressed repetitive loss properties.
- Enhanced hurricane evacuation modelling.

Renewed Intergovernmental Partnership

- Reformed land use plan “flexibility rules” by eliminating the current 125 flexibility zone boundaries and replacing with municipal boundaries.
- Introduced a pool of residential units, called “Redevelopment Units,” which may be allocated per Planning Council/Broward County Commission approval.
- Allowed a limited increase, every 5 years, to permitted densities (500 units or 20% of units, whichever is less) and intensities (200,000 square feet or 20%, whichever is less) for County designated “Activity Centers,” (not including the barrier island) with a requirement that such limited increases be subject to a municipal land use plan amendment process.
- Authorized municipal “Transfer of Development Rights” programs.
- Revised the land use plan platting requirements exemption threshold from five (5) acres to ten (10) acres.
- Supported environmental and social justice for underserved populations.

Further, “BrowardNext” shifted the focus of the BCLUP from ‘map-based amendments’ to regional policy issues, as described below:

- Collapsed the existing “Commercial,” “Industrial,” “Employment Center” (High and Low) and “Office Park” non-residential permitted uses related to a single “Commerce” land use plan classification in both the text and on the map.
- Collapsed the existing “Community Facilities” and “Utilities” to a “Community” designation in both the text and on the map.
- Collapsed the previous “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Corridor,” “Transit Oriented Development” and “Mixed-Use Residential” permitted uses, mixed-use designations into a single “Activity Center” designation (maintained adopted intensities and densities).
- Allowed for the minimal conversion (up to 5 acres) of lands designated “Recreation and Open Space” on the BCLUP to permit community or public uses, as long as functional and sufficient open space remains for area residents.

Local government plans may continue to be more restrictive.

The Recommended Practices section of the updated BCLUP focuses on policies or strategies that the County is interested in supporting or promoting through local government but does not mandate or regulate.

New policies were adopted regarding:

- The discouragement of food deserts.
- Preservation of marine industry uses.
- The encouragement of safe routes to schools and parks.
- Reduction of light pollution.

The adoption of BrowardNext was the beginning of a renewed relationship between the County and municipalities. The hope was that this Plan provide a more balanced approach to move the County and municipalities forward to accomplish mutual goals of smart growth and economic development opportunities.