

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 26-3

“Environmental Justice Policies”

RECOMMENDATIONS/ACTIONS

DATE

I. BrowardNext Steering Committee Recommendation

October 16, 2025

The BrowardNext Steering Committee recommended that the amendment be expedited to comply with Florida Statutes.

II. Planning Council Staff Transmittal Recommendation

November 24, 2025

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

RECOMMENDATIONS/ACTIONS (continued)

DATE

III. Planning Council Transmittal Recommendation

December 4, 2025

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; 10-1; Yes: Abramson, Fernandez, Fisher, Geller, Greenberg, Hardin, Levy, Newbold, Rosenof and DiGiorgio. No: Ryan)

IV. County Commission Transmittal Recommendation

March 3, 2026

Approval, as reflected in **Attachment 2**.

V. Summary of State of Florida Review Agency Comments

April 6, 2026

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

VI. Planning Council Staff Final Recommendation

April 14, 2026

Planning Council staff has no objection to the proposed update. **See Attachment 2**.

VII. Planning Council Final Recommendation

April 23, 2026

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman, and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-3

BACKGROUND INFORMATION

Upon review of the 2025 State of Florida legislative changes, Planning Council staff was advised by the Broward County Office of the County Attorney that BrowardNext – Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding Environmental Justice conflict with Senate Bill 2502, enacted on July 1, 2025.

The proposed text amendment was initiated as part of the BrowardNext update process and Planning Council staff was directed by the BrowardNext Steering Committee to expedite said amendment at its October 16, 2025, meeting.

RELATIONSHIP TO FLORIDA STATUTES

Planning Council staff finds that the proposed amendment is necessary to comply with Florida law and is less restrictive or burdensome.

CONCLUSION

Planning Council staff recommends approval of the proposed amendment. **See Attachment 1.**

Update: March 3, 2026: The Office of the Broward County Attorney submitted revised language as directed by the Broward County Commission at its January 22, 2026, meeting. **See Attachment 2.**

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-3

ATTACHMENTS

1. Proposed Broward County Land Use Plan Text Amendment – Deletion of Policies 2.36.1 and 2.36.2

Update: March 3, 2026:

2. Proposed Broward County Land Use Plan Text Amendment as transmitted by the Broward County Board of County Commissioners at its March 3, 2026, public hearing

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN

Proposed Text Amendment

PCT 26-3

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: POLICIES

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ENVIRONMENTAL JUSTICE

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The deletion of Policies 2.36.1 and 2.36.2 was initiated by the BrowardNext Steering Committee on October 16, 2025, in response to enacted State of Florida legislation. All changes are indicated in ~~strike-through~~/underline format.

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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, 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.~~

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ATTACHMENT 2

Alternate amendment submitted by the County Attorney's Office

BROWARD COUNTY LAND USE PLAN Proposed Text Amendment PCT 26-3

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: POLICIES

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The deletion of Policies 2.36.1 and 2.36.2 was initiated by the BrowardNext Steering Committee on October 16, 2025, in response to enacted State of Florida legislation. The section titled "Environmental Justice" is retitled "Nondiscrimination" and Policies 2.36.1 and 2.36.2 are replaced with Policy 2.36.1 as follows. All changes are indicated in ~~strike-through~~/underline format.

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ENVIRONMENTAL JUSTICE NONDISCRIMINATION

- 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 2.36.1** Local governments should consider the impacts of local and regional land use, public infrastructure, and public services in a nondiscriminatory manner consistent with applicable federal, state, and local laws, seeking to avoid, to the extent feasible, disproportionate negative impacts being imposed on any segment of Broward County's population.
- 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.~~