

# EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED TEXT AMENDMENTS**

- A. PCT 26-4: Highlighted Regional Issues
- B. PCT 26-5: Policies
- C. PCT 26-6: Definitions
- D. PCT 26-7: Permitted Uses
- E. PCT 26-8: Recommended Practices

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. BrowardNext Steering Committee Recommendation October 16, 2025

Approval of Attachments A, B, C, D and E which was reconfirmed at the January 29, 2026, Planning Council meeting, with the additional directive to distribute for interested party comment in preparation for a Planning Council public hearing.

- II. Planning Council Staff Transmittal Recommendation April 14, 2026

Planning Council staff recommends approval of the transmittal of the following proposed text amendments as follows:

- Attachment A: **PCT 26-4**: Highlighted Regional Issues
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation.
- Attachment B: **PCT 26-5**: Policies
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, including the clarification of Policy 2.16.3 and excluding Policy 2.24.5, which staff has determined to likely be inconsistent with SB 180 and should be deleted from Attachment B. If necessary, Attachment B will be updated to reflect the Planning Council’s recommendation.
- Attachment C: **PCT 26-6**: Definitions
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, with the additional clarification of the Aircraft definition as noted in double-underlined text and the deletion of the Water Storage definition as it no longer corresponds to existing or proposed Policies, Permitted Uses or Recommended Practices as those are being held in abeyance in consideration of SB 180. See Attachment C.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

*II. Planning Council Staff Transmittal Recommendation (continued) April 14, 2026*

- Attachment D: **PCT 26-7: Permitted Uses**
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, excluding the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space. If the Planning Council chooses to retain and recommend approval of the proposed permitted use to allow affordable housing on parcels under 5 acres and designated Recreation and Open Space, Planning Council staff supports the application if restricted to west of and including US 1/Federal Highway.
  
- Attachment E: **PCT 26-8: Recommended Practices**
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation. See Attachment E.

Please note that all Attachments will be updated based on the Council’s transmittal recommendations, if necessary.

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. BrowardNext Steering Committee Recommendation*

*April 23, 2026*

Approval per Planning Council staff recommendations as follows:

- Attachment A: **PCT 26-4**: Highlighted Regional Issues
  - Approval per Planning Council staff recommendation.
- Attachment B: **PCT 26-5**: Policies
  - Approval per Planning Council staff recommendation, including the clarification of Policy 2.16.3 and excluding Policy 2.24.5.
- Attachment C: **PCT 26-6**: Definitions
  - Approval per Planning Council staff recommendation, with the additional clarification of the Aircraft definition and the deletion of the Water Storage definition.
- Attachment D: **PCT 26-7**: Permitted Uses
  - Approval per Planning Council staff recommendation, excluding the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space.
- Attachment E: **PCT 26-8**: Recommended Practices
  - Approval per Planning Council staff recommendation.

*IV. Planning Council Transmittal Recommendation*

*April 23, 2026*

Approval per the April 23, 2026, Steering Committee recommendations as detailed below. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman and DiGiorgio)

- Attachment A: **PCT 26-4**: Highlighted Regional Issues
  - Approval per the April 23, 2026, Steering Committee recommendation.
- Attachment B: **PCT 26-5**: Policies
  - Approval per the April 23, 2026, Steering Committee recommendation, including the clarification of Policy 2.16.3 and excluding Policy 2.24.5.
- Attachment C: **PCT 26-6**: Definitions
  - Approval per the April 23, 2026, Steering Committee recommendation, with the additional clarification of the Aircraft definition and the deletion of the Water Storage definition.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

IV. Planning Council Transmittal Recommendation (continued)

April 23, 2026

- Attachment D: **PCT 26-7: Permitted Uses**
  - Approval per the April 23, 2026, Steering Committee recommendation, excluding the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space.
  
- Attachment E: **PCT 26-8: Recommended Practices**
  - Approval per the April 23, 2026, Steering Committee recommendation.

**SECTION II**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED TEXT AMENDMENTS**

**BACKGROUND**

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. Low-density, suburban development with a focus on auto-oriented design were the predominant premises of these plans. The 1989 BCLUP was amended piecemeal scores of times through the years to better reflect current planning strategies and address economic market forces.

On April 22, 2014, the Broward County Commission initiated a comprehensive evaluation and update of the Broward County Land Use Plan, as a joint undertaking by the Broward County Planning Council and County Planning staff, 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 set 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 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 framework for the review was confirmed in April 2024, and the Planning Council Executive Committee is serving as the Steering Committee for this effort. See Exhibit 2.

Public participation commenced on August 15, 2024, with a presentation to interested parties. The Steering Committee then hosted a series of Subject Matter Expert Presentations regarding affordable housing, resiliency/climate change and transportation/transit. The Steering Committee gave policy directives to Planning Council staff and reviewed draft documents at its October 31, 2024, March 27, April 24 and October 16, 2025, meetings.

## **RELATIONSHIP TO FLORIDA STATUTES**

Planning Council staff finds that the proposed text amendments are less restrictive or burdensome, as they streamline and align Policies and Definitions, as well as offer inducements.

The Steering Committee held public workshops and provided directives to Planning Council staff at its March 27 and April 24, 2025, meetings. However, following the recommendations at those meetings, both the State House and Senate nearly unanimously approved Senate Bill 180 on May 2, 2025, which had been amended on May 1, 2025, to include the following language that had been struck earlier in the legislative session:

“Section 28. (1) Each county listed in the Federal Disaster 1061 Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.”

The Bill was signed by the Governor on June 26, 2025, and became effective on July 1, 2025.

All proposed changes discussed at the March 27 and April 24 meetings were 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. It is noted that the Florida Department of Commerce has been aggressive in its interpretation of SB 180 and recommendations have been made in consideration of that posture.

## **PREPARED FOR PROGRESS**

In light of the above referenced SB 180 legislation, the Steering Committee directed Planning Council staff at its October 16, 2025, meeting, to defer efforts regarding proposed updates related to resiliency, environmental, transportation and mobility that were previously considered at the March 27 and April 24, 2025, meetings, as any analysis would likely be interpreted as more restrictive or burdensome; however, these efforts will be held in abeyance for future consideration.

## **OUTREACH & PUBLIC PARTICIPATION**

The update to the BrowardNext - Broward County Land Use Plan is the culmination of an extensive outreach and communication effort. See **Exhibit 4** for a summary of the efforts.

All written comments received as of this writing are included in **Exhibit 2** (through February 11, 2026) and **Exhibit 3** (after February 11, 2026).

**SECTION III**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED TEXT AMENDMENTS**

**PLANNING ANALYSIS**

The updated BrowardNext - Broward County Land Use Plan (BCLUP) includes the following amendments:

➤ **PCT 26-4: Highlighted Regional Issues; See Attachment A.**

Section 1 of the 2017 BrowardNext update shifted the Plan's focus to regional policy issues recognized in the Highlighted Regional Issues (HRI) Section. The following visions were prioritized:

- **Climate Change Resilience;**
- **Targeted Redevelopment;**
- **Multi-Modal;**
- **World-Class Natural Resource Protection and Enhancement;**
- **Affordable Housing;**
- **Disaster Planning and Post-Disaster Redevelopment; and**
- **Renewed Intergovernmental Partnership.**

Each of the referenced visions includes between three (3) and six (6) Strategies with additional implementation strategies. The concept of the HRI section is that any individual reading this document would understand what is important to the future of Broward County and its residents in the realm of countywide land use planning.

However, the HRI Strategies are often redundant and exist throughout the Policies, Definitions, Permitted Uses and Recommended Practices sections of the BCLUP. BCLUP text amendments to any of those sections often result in a duplicative effort.

**The BrowardNext Steering Committee recommended that the HRI section be deleted from the BCLUP and that a version of the HRI be reimagined as a support document to continue the narrative of these vital topics. The support document would include a similar narrative for each HRI and would continue the strategies in the Policies or other appropriate section of the BCLUP which require fulfillment of the Florida Statutes, Chapter 163 process. Bifurcation of the HRI document will allow for the narrative to be updated with data and information as necessary and remove it from the statutory process.**

## **PLANNING ANALYSIS (continued)**

### **➤ PCT 26-5: Policies; See Attachment B.**

The Policies section reflects a balance between policy issues better served in a countywide context and provides support and tools for municipalities to further their unique visions. The following is a summary of key existing and proposed policies that will promote the same:

- **Residential**
  - To provide incentives for alternative housing types allow up to eight (8) sleeping rooms to count as one (1) dwelling unit.
- **Activity Centers**
  - Allows the substitution of any given residential dwelling unit type which would result in the same or less student generation rates.
- **Parks/Conservation**
  - Allows for an equivalent or superior environmental assessment to determine the level of environmental contamination.
- **Urban Agriculture**
  - Allows local governments to permit community gardens on lands designated Recreation and Open Space, as deemed appropriate.
- **Compatibility**
  - Recognizing the urbanized nature of the County, maintains compatibility reviews for allocations of flexibility attached or separated only by streets or highways, canals and rivers, or easements and removes 500-foot separation reference.
- **Public Facilities and Services**
  - Modernizes Policy to reflect applicable State references.
- **Transportation**
  - Eliminates obsolete references to concurrency and impact fees.
  - Updates transportation model reference.
- **Public Schools**
  - Promotes the coordination of transportation opportunities within the final two (2) travel miles of schools.
  - Supports the exemption of school impact fees for affordable housing, as permitted by Florida Statutes.
- **Affordable Housing Bonus Density**
  - 2.16.3: Supports increases of density up to 75 dwelling units per acre when at least 15% of the units are affordable and include low-income.
  - 2.16.4: Clarifies horizontal integration of office or commercial uses.
  - 2.16.3/4/5: Modifies ownership affordability period to be consistent with finance opportunities and programs as recommended by the Housing Finance Authority Director.
  - 2.16.5: Broadens ownership requirements, expands incentive to faith-based institutions and allows for local government to address density based on bulk, shadow and form.

## **PLANNING ANALYSIS (continued)**

- **Smart Growth**
  - Eliminates site planning criteria that may be in conflict with the generalized nature of the BCLUP and shifts standards to local governments' zoning and land development codes.
  - Establishes promotion of adaptive reuse of underutilized non-residential uses.
- **Water Resources Management**
  - **Further examination of the proposed Policy update indicates that there is likely a conflict with SB 180 as the expansion to the "shall" Policy criteria to include heat mitigation may be considered more restrictive or burdensome. Planning Council staff recommends the removal of the Policy update.**

**Update: April 23, 2026:** The Planning Council recommended approval to exclude this Policy from the proposed amendment, as reflected in Attachment B.

- **Greenways and Trails**
  - Greenways and trails design should consider future climate conditions.

### **➡ PCT 26-6: Definitions; See Attachment C.**

The Definitions section was comprehensively amended in 2022 and is being updated to clarify or add definitions for references that did not previously exist in the BCLUP.

Existing Definitions proposed to be modernized or address statutory consistency:

- **Adaptation Action Areas** – corresponds to Implementation Requirements and Procedures section.
- **Electrical Power Plants** – corresponds to Policies and Permitted Uses sections.
- **Floodplain** – corresponds to Definitions section.
- **Local Planning Agency** – corresponds to Definitions section.
- **Septic Tank** – corresponds to Policies section.

New Definitions proposed to modernize plan or address statutory consistency:

- **Aircraft** – corresponds to Permitted Uses section; modernizes Transportation permitted uses.
  - Planning Council staff further recommends including the addition of vertical or horizontal take-off modification as suggested by the City of Fort Lauderdale, as it expands the definition. **See Exhibit 3.A.**
- **Assisted Living Facilities** – corresponds to Permitted Uses section; modernizes former Special Residential Facility (SRF) references (f/k/a SRF Category 3) to conform with Florida Statutes.
- **Community Residential Home** – corresponds to Permitted Uses section; modernizes former SRF references (f/k/a SRF Category 2) to conform with Florida Statutes.
- **Community Residential One-Family Dwelling** – corresponds to Permitted Uses section; modernizes former SRF references (f/k/a SRF Category 1) to conform with Florida Statutes.

## PLANNING ANALYSIS (continued)

- **Cool Materials** – corresponds to Policies section; Policy 2.29.4.
- **Nursing Home** – corresponds to Permitted Uses section.
- **Passenger Rail Station** – corresponds to Permitted Uses section.
- **Single Room Occupancy** – corresponds to Definitions section.

Although the following definition was supported at the October 16, 2025, Steering Committee meeting, further examination recommends that the following definition move to referenced “prepared for progress” as it no longer corresponds to adopted text or proposed amendments:

- **Water Storage** – the corresponding Future Conditions Water Storage Map is being held in abeyance.

**Update: April 23, 2026:** The Planning Council recommended approval to exclude the Water Storage definition from the proposed amendment, as reflected in Attachment C.

### ➡ **PCT 26-7: Permitted Uses; See Attachment D.**

The review of the Permitted Uses section of the existing plan resulted in the continued streamlining and improvement of Permitted Uses as described below:

- **Activity Centers**
  - 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.
  - Reflect the Planning Council interpretation regarding substituting permitted dwelling unit types for those that generate fewer students.
  - Update mid-rise and high-rise text to reflect contemporary Code definitions.
- **Agricultural**
  - Updated to reflect modern references for Special Residential Facilities, including updated Definitions section.
- **Commerce**
  - Updated to reflect modern references for Special Residential Facilities, including updated Definitions section.
  - Proposed elimination of the acreage maximum for allocations of Flexibility or Redevelopment Units.
- **Community**
  - Updated to reflect modern references for Special Residential Facilities, including updated Definitions section.
- **Mining**
  - The Mining Use category has been omitted, as there are no lands on the BCLUP Map designated as such. **The Policies section of the Plan continues to maintain protective measures and prohibition of fracking.**

## **PLANNING ANALYSIS (continued)**

- **Recreation and Open Space**

- Updated to permit residential use by right with an affordable housing requirement, per the Steering Committee direction provided at its March 27, 2025, meeting, including the October 16, 2025, Committee affirmation of the applicability “west of and including US 1/Federal Highway.”
  - **Planning Council staff does not support the inclusion of the proposed permitted use. In addition, objections have been received from the cities of Fort Lauderdale and Pompano Beach, as well as the Broward County Parks and Recreation Division and an interested party. See Exhibits 2, 3.A., 3.B. and 3.D.**

*Planning Council Staff Rationale:* 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 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 Exhibit 1.

**Update: April 23, 2026:** The Planning Council recommended **excluding** affordable housing as a permitted use on lands designated Recreation and Open Space from the proposed amendment, as reflected in Attachment D.

- **Residential**

- The Residential Use category has been updated to permit horizontal mixed-use, reflect the modern reference for Special Residential Facilities (including updated Definitions section), remove outdated language for accessory dwelling units and live-aboard vessels and modernize descriptions for Dashed-Line and Redevelopment Areas.

## **PLANNING ANALYSIS (continued)**

- **Rural Estates/Rural Ranches**
  - The Rural Estates Use category has been updated to remove outdated language for accessory dwelling units and add community residential dwellings (f/k/a Special Residential Category 1) to the permitted uses.
- **Transportation**
  - 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.

**The proposed amendment maintains or increases allowable intensities and densities, resulting in no net loss to property rights. Local government plans may always be more restrictive.**

The Implementation Section remains intact and is not proposed to be amended as it was holistically updated in mid-2024.

### **➡ PCT 26-8: Recommended Practices; See Attachment E.**

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

New policies are proposed regarding:

- **Commerce/Economic Development**
  - Consideration of access to food when increasing residential density.
- **Environmental**
  - Support increasing surface water storage.
  - Support the reduction of impervious cover and enhancing ground water storage.
  - Promote the expansion of green infrastructure for water management.

## **DATA AND ANALYSIS**

The following support documents are included as **Exhibits 1 through 4**:

### **➡ Support Documents; See Exhibit 1.**

- Broward County Land Use Plan Map
- Broward County Land Use Plan Summary of Uses
- Broward County Land Use Categories and Residential Allowances

### **➡ Framework Document and Public Comments Received through February 11, 2026; See Exhibit 2.**

### **➡ Public Comments Received subsequent to February 11, 2026; See Exhibit 3.**

## **PLANNING ANALYSIS (continued)**

### **➡ BrowardNext Outreach Summary; See Exhibit 4.**

Exhibit 4 provides the public outreach meeting and email contact summaries.

## **EXPEDITED AMENDMENTS**

In order to accelerate policy progress and responsiveness, the Steering Committee expedited a series of BCLUP and Administrative Rules Document: BrowardNext (ARD) amendments related to the Environmentally Sensitive Lands Map process, Environmental Justice and Affordable Housing – Articles 3 and 5 (Redevelopment Units and payment in-lieu options).

## **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. However, the Planning Council expedited an affordable housing incentive for Redevelopment Unit applications (Article 3) and in-lieu of payment option to align with affordable housing Policy 2.16.2 (Article 5); both the Article 3 and Article 5 amendments have been adopted by the Planning Council and County Commission and are in effect. An updated ARD will be presented to the Planning Council’s Executive Committee near the conclusion of any adoption process.

## **BROWARD COUNTY AGENCY REFERENCES**

All text amendments have been updated to reflect the current Broward County agency references.

## **SUMMARY/RECOMMENDATIONS**

Planning Council staff recommends approval of the transmittal of the following proposed text amendments as follows:

- Attachment A: **PCT 26-4:** Highlighted Regional Issues
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation.
  
- Attachment B: **PCT 26-5:** Policies
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, including the clarification of Policy 2.16.3 and excluding Policy 2.24.5 which staff has determined to likely be inconsistent with SB 180 and should be deleted from Attachment B and moved to Prepared for Progress.

## **PLANNING ANALYSIS (continued)**

- Attachment C: **PCT 26-6: Definitions**
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, with the additional clarification of the Aircraft definition and moving the Water Storage definition to Prepared for Progress, as noted in Attachment C.
  
- Attachment D: **PCT 26-7: Permitted Uses**
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation, excluding the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space. If the Planning Council chooses to retain and recommend approval of the proposed permitted use to allow affordable housing on parcels under 5 acres and designated Recreation and Open Space, Planning Council staff supports the applicability “west of and including US 1/Federal Highway.”
  
- Attachment E: **PCT 26-8: Recommended Practices**
  - Planning Council staff recommends approval per the October 16, 2025, Steering Committee recommendation.

Further, staff notes that if the Broward County Commission supports the transmittal of the proposed amendments to the State of Florida review agencies per Florida Statutes, Chapter 163, the State of Florida is anticipated to issue comments within 30 days of receipt. Upon issuance of any comments of State significance, the County will have 180 days to adopt the proposed amendments.

If the Broward County Commission transmits the proposed amendments to the State review agencies, Planning Council staff does not recommend a second Planning Council public hearing due to the streamlined nature of the update; however, a second Planning Council public hearing could be triggered as outlined in Administrative Rules Document: BrowardNext, Article 1.2(A).

### **Update: April 23, 2026:**

- Attachment A: **PCT 26-4: Highlighted Regional Issues**
  - Planning Council recommended approval.
  
- Attachment B: **PCT 26-5: Policies**
  - Planning Council recommended approval, including the clarification of Policy 2.16.3 and excluding Policy 2.24.5.
  
- Attachment C: **PCT 26-6: Definitions**
  - Planning Council recommended approval, with the additional clarification of the Aircraft definition and moving the Water Storage definition to Prepared for Progress.

## **PLANNING ANALYSIS (continued)**

### **Update: April 23, 2026 (continued):**

- Attachment D: **PCT 26-7: Permitted Uses**
  - Planning Council recommended approval, **excluding** the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space.
  
- Attachment E: **PCT 26-8: Recommended Practices**
  - Planning Council recommended approval.

**SECTION IV**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED TEXT AMENDMENTS**

**ATTACHMENTS**

- A. PCT 26-4: Highlighted Regional Issues**
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**EXHIBITS**

- 1. Support Documents**
- 2. Framework Document and Public Comments Received through February 11, 2026**
- 3. Public Comments Received subsequent to February 11, 2026**
- 4. BrowardNext Outreach Summary - Calendar of Events and Constant Contact Correspondence**