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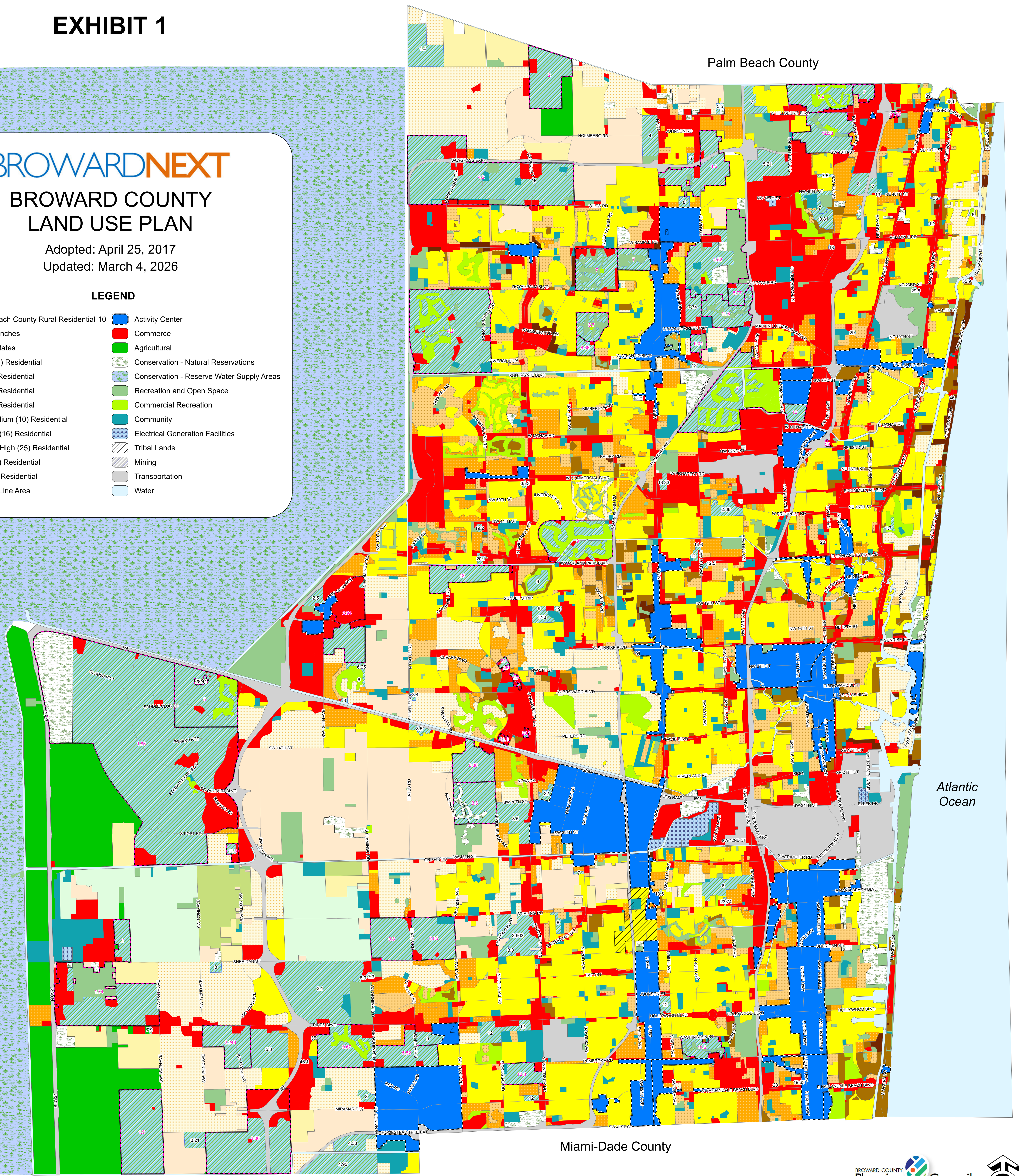
## BROWARDNEXT

### BROWARD COUNTY LAND USE PLAN

Adopted: April 25, 2017  
Updated: March 4, 2026

#### 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.

## BCLUP Permitted Dwelling Unit Estimate

<b>Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
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>		<b>129,889.2</b>	<b>845,727</b>

<b>Irregular Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
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	4.0	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	6.0	268.3	1,609
Irregular 6.25 Residential	6.25	47.1	294
Irregular 7 Residential	7.0	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	8.0	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	9.0	245.2	2,207
Irregular 12 Residential	12.0	342.0	4,103
Irregular 12.5 Residential	12.5	15.1	188
Irregular 13 Residential	13.0	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	19.0	15.7	298

<b>Irregular Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Irregular 19.2 Residential	19.2	15.5	297
Irregular 19.63 Residential	19.63	2.8	54
Irregular 20 Residential	20.0	4.4	87
Irregular 20.1 Residential	20.1	22.5	451
Irregular 22 Residential	22.0	52.0	1,143
Irregular 23.74 Residential	23.74	8.3	197
Irregular 28 Residential	28.0	7.1	199
Irregular 28.44 Residential	28.44	24.9	709
Irregular 29 Residential	29.0	8.6	250
Irregular 29.5 Residential	29.5	12.1	357
Irregular 35 Residential	35.0	7.8	274
Irregular 35.3 Residential	35.3	14.2	499
Irregular 35.9 Residential	35.9	3.4	123
Irregular 36 Residential	36.0	6.5	232
Irregular 37 Residential	37.0	3.2	117
Irregular 38 Residential	38.0	9.4	355
Irregular 39 Residential	39.0	8.4	326
Irregular 46 Residential	46.0	7.2	331
Irregular 46.1 Residential	46.1	7.6	348
Irregular 48.6 Residential	48.6	5.7	276
<i>Subtotal</i>		<b>7,138.8</b>	<b>42,810</b>

<b>Dashed-Line Areas</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
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	2.0	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	5.0	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	7.0	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	9.0	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

<b>Dashed-Line Areas</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Dashed-Line Area Permitting 12.6 DUA	12.6	26.5	334
Dashed-Line Area Permitting 13 DUA	13.0	470.2	6,112
Dashed-Line Area Permitting 16 DUA	16.0	128.6	2,056
Dashed-Line Area Permitting 20 DUA	20.0	35.0	699
Dashed-Line Area Permitting 20.1 DUA	20.1	14.3	287
Dashed-Line Area Permitting 21 DUA	21.0	28.7	602
Dashed-Line Area Permitting 21.82 DUA	21.82	16.5	361
Dashed-Line Area Permitting 25 DUA	25.0	10.8	268
Dashed-Line Area Permitting 50 DUA	50.0	6.8	340
<i>Subtotal</i>		<b>36,562.0</b>	<b>160,130</b>

<b>Activity Centers</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
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
Fort Lauderdale Uptown Urban Village AC	361.7	4,239
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

Subtotal

19,196.2

165,232

<b>Regular Land Use Categories</b>	<b>845,727</b>
<b>Irregular Residential Land Use Categories</b>	<b>42,810</b>
<b>Dashed-Line Areas</b>	<b>160,130</b>
<b>Activity Centers</b>	<b>165,232</b>
<b>Permitted Dwelling Unit Estimate</b>	<b>1,213,899</b>

As of July 2025

Notes: 39,499 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.

## 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 3; 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 35; Pending renumbering to 2.21.12: No Update Recommended by County Resilient Environment Department)**

**POLICY 2.23.2** 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. **(See Policies, Page 36; Policy proposed for deletion and replaced with alternative review process for the Environmentally Sensitive Lands Map)**

**Planning Council Staff Recommendation:** No update recommended by County Resilient Environment Department. Policy is proposed to be deleted and is supported by immediately following 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: October 9, 2025:** The Planning Council expedited this update and will consider a proposed text amendment at its December 4, 2025, meeting.

**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 42; Policy Proposed for Deletion)**

- **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 4)**

**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 5)**

**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 2.5.5** 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 9; Pending renumbering to 2.5.6)**

**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, Pages 11-12)**

**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 12)**

**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 19-20)**

**(Status:** Planning Council expedited an affordable housing incentive for in-lieu of payment option to meet affordable housing Policy 2.16.2 (Article 5); Article 5

amendment has been adopted by the Planning Council and County Commission and is in effect.)

- **POLICY 2.16.3 (Bonus Density):** Examine additional densification opportunities for bonus density. (See Policies, Pages 21-23)
- **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: Senator Geller's office has indicated no additional policy modifications at this time.)
- **POLICY 2.16.5 (Residential by Right on Government Owned Parcels):** Examine expansion of ownership to other quasi-governmental agencies. (See Policies, Pages 25-26)

**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 32)

**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 36)

**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, Pages 27-28 and 39. 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 4)**

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, 28-32, 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 36)**

**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:** Planning Council expedited an affordable housing incentive for in-lieu of payment option to meet affordable housing Policy 2.16.2. The amendment has been adopted by the Planning Council and County Commission and is in effect.)

## 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 6 and 27. 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 6 and 27. 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 25-26)
- 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 16-18, 28-30. **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 21-23)
- 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 25-26)
- 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, Pages 8-9)
- 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 21-23)
- 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 25-26)
- 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 21-26)

**April 22, 2025 – Interested Party Email Comment – Alejandro Munoz (Parking):**

- Municipalities should be encouraged to eliminate off-street parking requirements from zoning codes and let the market determine the appropriate amount. (See Policy 2.4.10)

**April 22, 2025 – Interested Party Email Comment – Barbara Armand (Bicycles):**

- Encourage bicycle rack and infrastructure requirements for commercial/retail developments where appropriate. (See Policies, Pages 5-6 and 27-28)

**April 23, 24 and 25, May 8, 13, 14, 20, 21, 22, 23, 25, 26 and 28, 2025, June 17 and 18, 2025, October 14, 15, 16, 23, 24 and 27 and November 11, 2025 – Interested Party Email Comments – Rebecca Williams, Rick Goldman, Linda Montanari, Steve Schneider, Catherine Uden, Julie Greenfield, Elizabeth Aguerre, Sharon Camden, Sonia Velazquez, Jill Gehring, Helen Chrisman, Celestine Taffet, Linda Evans, Michelle Lewis, Jessica Barbone, Liliana Peana, Debbie Johnson, Dorothyann Callahan, Sharon Camden, Sandra Buchman, Rebecca Williams, Karen McSwain, Amanda Carter, Karen Goldstein, Anna Leite, Carl Burkhardt, Jill Gehring, Leah Weisburd, Alina Reyes, Kathleen DiBona, Kat Quinlan, Maureen Villaverde, Jill Catherine, Steve Feraday, Jonas Caulfield, Sara Berke, Laura VanRiper, Patty De Biase, Adam Roberti, Robert O’Neill, Celestine Taffet, Mari Mennel-Bell, Milton Lezcano, Lori Bembanaste, Michelle Fishman, Maritza Suzarte, Jonas Caulfield, Cat Uden, Michelle F., Rebecca Williams, Evan Resnick, Donna Ragland Greene, Rodolfo Gonzalez (Resiliency/Barrier Island):**

- Concerned about development on the barrier island in Hollywood and its impacts on hurricane evacuation and the environment and infrastructure, as well as potential loss of community/recreational space to other uses, including residential use. Supports barrier island definition including all lands east of the Intracoastal Waterway. (**Status:** Based on April 24, 2025, Steering Committee discussion, the BCLUP reference will preserve previous “east of the Intracoastal Waterway” nomenclature to identify the barrier island. Given this, the BCLUP definitions for “Barrier Island” and “Coastal Barrier Island” are proposed for elimination. See the Definitions Section. The BCLUP has policies that address hurricane evacuation, preservation of open space and public facilities and services. See Policies, Pages 8-9 and 13-15.)

**April 23, 2025 – Interested Party Email Comment – Leann Barber (Food Policy):**

- Information regarding NUS (neglected underutilized species) to address food security and health with local urban gardeners. (See Policies, Pages 10 and 32 and Recommended Practices, Page 2.)

**April 23, 2025 – Interested Party Email Comment – Ross Frick (Resiliency/Barrier Island):**

- Concerned about proposed marina within Broward County Loggerhead Park being constructed in proximity to an existing privately maintained marina, as intruding in separation requirements and unsure if waste discharge will be appropriately managed. (**Status:** Outside the purview of the BCLUP.)

**May 28, 2025 – City of Fort Lauderdale Comment (Affordable Housing, Historic and Archaeological Resources, Public Facilities and Services and Transportation):**

- Suggests clarifications to Policies 2.2.5, 2.4.3, 2.16.3, 2.16.4, 2.16.5 regarding affordable housing
- Policy 2.16.3 - does not support unlimited density and suggests language for affordability restrictions
- Permitted Uses - does not support residential uses in lands designated Recreation and Open Space, and reference bonus unit policies in appropriate land use designations
- Suggests adding policies to regularly review affordable housing, as well as policies to incentivize deregulated housing to continue affordability restrictions, maintain existing affordable housing and conversion of hotels to housing units

- Suggests completion of and transition to a multi-modal level of service when analyzing traffic impacts, incorporate the countywide master plan of low stress bicycle and pedestrian facilities and connectivity and transportation safety plans as applicable, continue supporting Complete Streets Guidelines, including for county port and airport projects
- Suggests confirmation from water and sewer provider prior to permitting
- Inquiring about County's method to evaluate success of its affordable housing policies, the impact that increasing market units may have on affordable units, the potential of shifting bonus density public facilities and services analysis from local government to County, and how to address the lack of units for a transfer of development rights program (**Status:** Planning Council staff will incorporate the provided clarifications as appropriate for future consideration by the Steering Committee. It is noted that many of the City staff comments are outside the purview of the BCLUP. Planning Council staff will coordinate with the City to ensure its comments are directed to the appropriate agencies.)

(See full comments in Exhibit.)

**May 29, 2025 – Interested Party Email Comment – Clive Taylor (Barrier Island):**

- Excerpt of book with barge bridge information in the City of Hollywood.

**Note: All comments are on file at the Broward County Planning Council office.**

## EXHIBIT 3

### Correspondence from Interested Parties Received Subsequent to February 11, 2026

**Comments oppose affordable housing as a permitted use on lands designated Recreation and Open Space**  
(exceptions summarized in 3.A. and 3.C. below)

**At its April 23, 2026 public hearing, the Planning Council recommended to exclude affordable housing as a permitted use on lands designated Recreation and Open Space and it is deleted in Attachment D**

- **Exhibit 3.A. - Email correspondence from City of Fort Lauderdale staff dated March 23, 2026**
  - City does not support permitting affordable housing in the Recreation and Open Space land use category.
  - Consider adding language to Policy 2.34.1 that promotes transfer of development rights.
  - City supports expanding Aircraft definition to include vertical takeoff and landing.
- **Exhibit 3.B. - Email correspondence from Broward County Parks and Recreation Division dated April 2, 2026**
- **Exhibit 3.C. - Email correspondence from City of Deerfield Beach staff dated April 3, 2026**
  - City supports the changes to the affordable housing bonus density incentives, the alternative housing types language, the update to the Commerce permitted uses and Dashed-Line Areas. Concerns with dwelling unit substitution in Activity Centers and update to Transportation Use
  - Consider options that allow local changes to Dashed-Line Areas that do not require County approval.
- **Exhibit 3.D. - Email correspondence from Julie Greenfield dated April 7/8, 2026**
- **Exhibit 3.E. - Email correspondence from City of Pompano Beach staff dated April 15, 2026**
- **Exhibit 3.F. - Email correspondence from Cat Uden dated April 16, 2026**
- **Exhibit 3.G. - Email correspondence from Kelly Mulligan dated April 19, 2026**
- **Exhibit 3.H. - Email correspondence from Barbara Miller dated April 19, 2026**
- **Exhibit 3.I. - Email correspondence from Leah Weisburd dated April 19, 2026**
- **Exhibit 3.J. - Email correspondence from Maureen Villaverde dated April 19, 2026**
- **Exhibit 3.K. - Email correspondence from Patty De Biase dated April 19, 2026**
- **Exhibit 3.L. - Email correspondence from Patricia Roth dated April 19, 2026**
- **Exhibit 3.M. - Email correspondence from Liz Cercone dated April 19, 2026**
- **Exhibit 3.N. - Email correspondence from Lorraine Saunders dated April 19, 2026**
- **Exhibit 3.O.1. - Email correspondence from Brenda Lee Chalifour dated April 19, 2026**

- **Exhibit 3.O.2. - Email correspondence from Brenda Lee Chalifour dated April 21, 2026**
- **Exhibit 3.O.3 - Email correspondence from Brenda Lee Chalifour dated April 23, 2026**
- **Exhibit 3.P. - Email correspondence from Michelle Kain dated April 19, 2026**
- **Exhibit 3.Q.1. - Email correspondence from Ana Bankemper dated April 19, 2026**
- **Exhibit 3.Q.2. - Email correspondence from Ana Bankemper dated April 21, 2026**
- **Exhibit 3.R. - Email correspondence from Heather Schueler dated April 19, 2026**
- **Exhibit 3.S. - Email correspondence from Jonas Caulfield dated April 19, 2026**
- **Exhibit 3.T. - Email correspondence from Lisa Hoffmeyer dated April 19, 2026**
- **Exhibit 3.U. - Email correspondence from Pam Gillick dated April 19, 2026**
- **Exhibit 3.V. - Email correspondence from Michael Waxer dated April 20, 2026**
- **Exhibit 3.W. - Email correspondence from Vince dated April 20, 2026**
- **Exhibit 3.X. - Email correspondence from Abby Mayginnnes Ramirez dated April 20, 2026**
- **Exhibit 3.Y. - Email correspondence from Katrina Mays dated April 20, 2026**
- **Exhibit 3.Z. - Email correspondence from Broward County Urban Wilderness Advisory Board dated April 20, 2026**
- **Exhibit 3.A.A. - Email correspondence from Janice Waite dated April 20, 2026**
- **Exhibit 3.B.B. - Email correspondence from Doris Edelman dated April 20, 2026**
- **Exhibit 3.C.C. - Email correspondence from Chaka Ferguson dated April 20, 2026**
- **Exhibit 3.D.D. - Email correspondence from Elise Orter dated April 20, 2026**
- **Exhibit 3.E.E. - Email correspondence from Nancy Battista dated April 20, 2026**
- **Exhibit 3.F.F. - Email correspondence from Kam M. dated April 20, 2026**
- **Exhibit 3.G.G. - Email correspondence from Siobhan McLaughlin dated April 20, 2026**
- **Exhibit 3.H.H. - Email correspondence from Mary Hannon dated April 20, 2026**
- **Exhibit 3.I.I. - Email correspondence from Jo Kokofsky dated April 20, 2026**
- **Exhibit 3.J.J. - Email correspondence from City of Coconut Creek staff dated April 20, 2026**
- **Exhibit 3.K.K.1. - Email correspondence from Tiffany Grantham dated April 21, 2026**
- **Exhibit 3.K.K.2. - Email correspondence from Tiffany Grantham dated April 23, 2026**
- **Exhibit 3.L.L. - Email correspondence from Sylvia Meyer dated April 21, 2026**
- **Exhibit 3.M.M. - Email correspondence from Joni LeViness dated April 21, 2026**
- **Exhibit 3.N.N. - Email correspondence from Angel Williams dated April 21, 2026**
- **Exhibit 3.O.O. - Email correspondence from Sara Cover dated April 21, 2026**
- **Exhibit 3.P.P. - Email correspondence from Heather Gilchrist dated April 21, 2026**
- **Exhibit 3.Q.Q. - Email correspondence from Lynn Hessley dated April 21, 2026**
- **Exhibit 3.R.R. - Email correspondence from Lynne Mitchem dated April 21, 2026**
- **Exhibit 3.S.S. - Email correspondence from Eleanor Sobel dated April 21, 2026**
- **Exhibit 3.T.T. - Email correspondence from Luana Goncalves dated April 21, 2026**
- **Exhibit 3.U.U. - Email correspondence from Caryl Iseman dated April 21, 2026**

- **Exhibit 3.V.V. - Email correspondence from Karyn Scholz dated April 21, 2026**
- **Exhibit 3.W.W. - Email correspondence from Paul Muller dated April 21, 2026**
- **Exhibit 3.X.X. - Email correspondence from Broward County League of Women Voters dated April 21, 2026**
- **Exhibit 3.Y.Y. - Email correspondence from Shannon Griffin dated April 21, 2026**
- **Exhibit 3.Z.Z. - Email correspondence from Linda Bloomfield dated April 21, 2026**
- **Exhibit 3.A.A.A. - Email correspondence from Thais Fernandes dated April 21, 2026**
- **Exhibit 3.B.B.B. - Email correspondence from Harriet Mathis dated April 21, 2026**
- **Exhibit 3.C.C.C. - Email correspondence from Margaret Pennell dated April 21, 2026**
- **Exhibit 3.D.D.D. - Email correspondence from Maxine Robbins dated April 21, 2026**
- **Exhibit 3.E.E.E. - Email correspondence from Linda Pratt dated April 21, 2026**
- **Exhibit 3.F.F.F. - Email correspondence from Stephanie Sabato dated April 21, 2026**
- **Exhibit 3.G.G.G. - Email correspondence from Linette Santiago dated April 21, 2026**
- **Exhibit 3.H.H.H. - Email correspondence from Madeline Ives dated April 21, 2026**
- **Exhibit 3.I.I.I. - Email correspondence from Cheri dated April 21, 2026**
- **Exhibit 3.J.J.J. - Email correspondence from Carin Talero dated April 21, 2026**
- **Exhibit 3.K.K.K. - Email correspondence from Eva Hayward dated April 21, 2026**
- **Exhibit 3.L.L.L. - Email correspondence from William Candis dated April 21, 2026**
- **Exhibit 3.M.M.M. - Email correspondence from Diana Canellis dated April 22, 2026**
- **Exhibit 3.N.N.N. - Email correspondence from Helen Lesley dated April 22, 2026**
- **Exhibit 3.O.O.O. - Email correspondence from Lori Parrish and Geoff Cohen dated April 22, 2026**
- **Exhibit 3.P.P.P. - Email correspondence from Richard Cahoon dated April 22, 2026**
- **Exhibit 3.Q.Q.Q. - Email correspondence from Calvin Haralson dated April 22, 2026**
- **Exhibit 3.R.R.R. - Email correspondence from Christopher Calvano dated April 22, 2026**
- **Exhibit 3.S.S.S. - Email correspondence from Lori Goldstein dated April 22, 2026**
- **Exhibit 3.T.T.T. - Email correspondence from Jenny Wuenschel dated April 22, 2026**
- **Exhibit 3.U.U.U.1. - Email correspondence from Linda Montanari dated April 22, 2026**
- **Exhibit 3.U.U.U.2. - Email correspondence from Linda Montanari dated April 24, 2026**
- **Exhibit 3.V.V.V. - Email correspondence from Alyssa St. Martin dated April 22, 2026**
- **Exhibit 3.W.W.W. - Email correspondence from Gabis Mihalovits dated April 22, 2026**
- **Exhibit 3.X.X.X. - Email correspondence from Stephanie and Michael Jofe dated April 22, 2026**
- **Exhibit 3.Y.Y.Y. - Email correspondence from Janice John dated April 22, 2026**
- **Exhibit 3.Z.Z.Z. - Email correspondence from Alexandra Bu dated April 22, 2026**
- **Exhibit 3.A.A.A.A. - Email correspondence from Noel Stillings dated April 22, 2026**
- **Exhibit 3.B.B.B.B. - Email correspondence Alexa Pavan dated April 22, 2026**
- **Exhibit 3.C.C.C.C. - Email correspondence Dennis DiMartino dated April 22, 2026**

- **Exhibit 3.D.D.D.D. - Email correspondence Rosemarie Carieri dated April 22, 2026**
- **Exhibit 3.E.E.E.E. - Email correspondence Christy Hertsch dated April 22, 2026**
- **Exhibit 3.F.F.F.F. - Email correspondence Kimberly Kirchheiner dated April 22, 2026**
- **Exhibit 3.G.G.G.G. - Email correspondence Lauren Hernandez dated April 22, 2026**
- **Exhibit 3.H.H.H.H. - Email correspondence Laila Haddad dated April 22, 2026**
- **Exhibit 3.I.I.I.I. - Email correspondence Linda Vilardo dated April 22, 2026**
- **Exhibit 3.J.J.J.J. - Email correspondence Gladys Campillo dated April 22, 2026**
- **Exhibit 3.K.K.K.K. - Email correspondence Ryan Xu dated April 23, 2026**
- **Exhibit 3.L.L.L.L. - Email correspondence Anonymous dated April 23, 2026**
- **Exhibit 3.M.M.M.M. - Email correspondence Karen Mayorga dated April 23, 2026**
- **Exhibit 3.N.N.N.N. - Email correspondence Veronica Bailey dated April 23, 2026**
- **Exhibit 3.O.O.O.O. - Email correspondence Judy Kopelow dated April 23, 2026**
- **Exhibit 3.P.P.P.P. - Email correspondence Cynthia Iannacone dated April 24, 2026**
- **Exhibit 3.Q.Q.Q.Q. - Email correspondence Anonymous dated April 24, 2026**
- **Exhibit 3.R.R.R.R. - Email correspondence Joshua Orsini dated April 24, 2026**
- **Exhibit 3.S.S.S.S. - Email correspondence Arlene Avellanet dated April 25, 2026**
- **Exhibit 3.T.T.T.T. - Email correspondence Lynda Elbaum dated April 26, 2026**
- **Exhibit 3.U.U.U.U. - Email correspondence Robin Strauss dated April 28, 2026**

**Note: All comments are on file at the Broward County Planning Council office.**

## EXHIBIT 4

### BrowardNext Outreach Calendar of Events and Constant Contact Correspondence

2024

- April 25**      **Broward County Planning Council Executive Committee Framework Discussion**
- April 25**      **Broward County Planning Council Framework Discussion and Initiation**
- June 27**      **Broward County Planning Council Executive Committee**
- July 15      Email to local governments, elected officials and interested parties announcing BCLUP Review & Update
- July 23      Constant Contact Email – Kick Off Meeting & Affordable Housing Master Plan Workshop
- July 25**      **Broward County Planning Council Steering Committee**
- August 13      Constant Contact Email – Reminder: Meeting Announcement
- August 14**      **Kick Off Meeting (also webcast)**
- August 19**      **Planning Director’s Roundtable**
- August 19      Constant Contact Email – Follow Up to Kick Off
- August 29      Constant Contact Email – Meeting Announcement
- September 11**      **Broward Workshop Group**
- September 11      Constant Contact Email – Reminder: Meeting Announcement
- September 12**      **Subject Matter Expert Presentation: Affordable Housing**
- September 19      Constant Contact Email – Meeting Announcement
- September 25      Constant Contact Email – Reminder: Meeting Announcement
- September 26**      **Subject Matter Expert Presentation: Affordable Housing**
- October 1      Constant Contact Email – Meeting Announcement
- October 7      Constant Contact Email – Rescheduled Meeting Announcement (due to weather)
- October 11      Constant Contact Email – Meeting Announcement
- October 10**      **Subject Matter Expert Presentation: Resiliency/Climate Change (Rescheduled to October 17)**
- October 14**      **Northwest Council of Elected Officials**
- October 15      Constant Contact Email – Reminder: Meeting Announcement
- October 17**      **Subject Matter Expert Presentation: Resiliency/Climate Change**
- October 23      Constant Contact Email – Meeting Announcement
- October 30      Constant Contact Email – Reminder: Meeting Announcement
- October 31**      **Steering Committee: Affordable Housing and Resiliency/Climate Change**
- November 5**      **Habitat for Humanity Land Committee**
- November 22      Constant Contact Email – Meeting Save the Date

December 5 Email to local governments and interested parties requesting comments

December 5 Constant Contact Email – Meeting Announcement & Request for Comments

**December 11 Transportation Surtax Oversight Board (MAP)**

December 12 Constant Contact Email – Reminder: Meeting Announcement & Request for Comments

**December 17 Subject Matter Expert Presentation: Transportation and Transit**

December 19 Constant Contact Email – Request for Comments

**December 19 RED Staff Meeting (1)**

**2025**

**January 8** Constant Contact Email – Request for Comments & Promotional Video Launch

January 16 Constant Contact Email – Meeting Announcement & Request for Comments

January 22 Constant Contact Email – Reminder: Meeting Announcement & Request for Comments

**January 23 Steering Committee: Transportation and Updates**

**January 30 Senator Geller 2.16.4 Meeting**

**February 10 Planning Director’s Roundtable**

February 13 Constant Contact Email – Request for Comments

**February 13 RED Staff Meeting (2)**

**February 28 Broward County Housing Council Presentation**

**March 10 City of Oakland Park Planning and Zoning Committee Presentation**

**March 12 Housing Broward Panel and Presentation**

March 17 Constant Contact Email – Meeting Announcement & Request for Comments

March 25 Constant Contact Email – Reminder: Meeting Announcement & Request for Comments

**March 27 Steering Committee: Phase 1 presentation and discussion**

April 15 Constant Contact Email – Meeting Announcement & Request for Comments

April 22 Constant Contact Email – Reminder: Meeting Announcement & Request for Comments

**April 24 Steering Committee: Phase 1 presentation and discussion (continued)**

**April 28 Broward County Affordable Housing Advisory Committee Presentation**

**April 29 Senator Geller 2.16.4 Meeting**

**May 5 Senator Geller 2.16.4 Meeting**

**May 12 Senator Geller 2.16.4 Meeting**

**May 12 Planning Director’s Roundtable**

**May 19 Dillard Park Homeowner’s Association**

May 29 Constant Contact Email – Summer Pause to Address SB 180

**July 30 Broward Workshop Group**

**August 18**      **Planning Director’s Roundtable**

October 1      Constant Contact Email – Meeting Announcement

October 14      Constant Contact Email – Reminder: Meeting Announcement

**October 16**      **Steering Committee: Draft updates presentation and discussion**

November 19      Constant Contact Email – Workshop Announcement

December 4      Constant Contact Email – Reminder: Workshop Announcement

**December 10**      **Interested Parties Workshop (in-person and virtual)**

December 18      Constant Contact Email – Request for Comments

**2026**

January 9      Constant Contact Email – Workshop Announcement

January 20      Constant Contact Email – Reminder: Workshop Announcement

**January 21**      **Interested Parties Workshop (in-person)**

February 12      Constant Contact Email – Tentative First Public Hearing Announcement & Request for Comments

March 5      Email – Reminder: Tentative First Public Hearing Announcement & Request for Comments (sent to municipal managers and planning directors, as well as interested parties)

March 16      Constant Contact Email – Reminder: Request for Comments & Tentative First Public Hearing Announcement