

FUTURE LAND USE ELEMENT – DATA AND ANALYSIS

I. Introduction

The Future Land Use Element (FLUE) of a Comprehensive Plan serves as a guide for land development in an economically, environmentally and socially acceptable manner. It contains a planned program to direct all physical development within a municipality. Its function is to define future land uses and their locations, recognize development trends and maintain consistency throughout the comprehensive plan to improve the quality of life for the community. This Element describes the land uses that provide the basis for planning future City services and facilities. The FLUE has been prepared in accordance with the appropriate County, State and Federal guidelines, and includes the goals, objectives and policies for future land use that the City of Fort Lauderdale supports.

The City's FLUE establishes the vision for future growth and redevelopment within the City (Future Land Use Map 1), which is then implemented by the City's land development regulations. Since the last EAR, changing demographics, financial support for government programs, and local economics within the South Florida region have effected how the plan was implemented. Disaster planning, seasonal influx of populations, and wide dispersal of jobs and housing centers also affect land use decisions.

The Existing Conditions section includes a general description and location of the community's land uses. The methodology for the collection of data recorded on the existing utilization of land use is included as required by Chapter 9J-5, F.A.C.

The Planning for the Future section describes how the City will create an economically, environmentally and socially sustainable development in the future. Balancing the need to protect natural systems with the need to provide opportunities to enhance the economic and social well-being of the City's present and future residents requires a well-articulated vision of land use. Due to the lack of vacant land in Broward County, Fort Lauderdale has become the primary location for redevelopment.

Deteriorating commercial centers and residential neighborhoods are being revitalized through redevelopment in regional activity centers, the implementation of CRA community redevelopment plans and other programs.

Support for redevelopment should consider public safety and disaster preparedness. Public safety should be enhanced by establishing a policy of no net increase of residential and hotel densities in areas requiring evacuation from a Category 3 or less storm event, by placing the financial burden of replacing structures destroyed in a hurricane on the property owner rather than the public, and by evaluating alternatives for parcels where property in a coastal high-hazard area has been

destroyed during hurricanes, such as public acquisition or other options that protect both public safety and property rights.

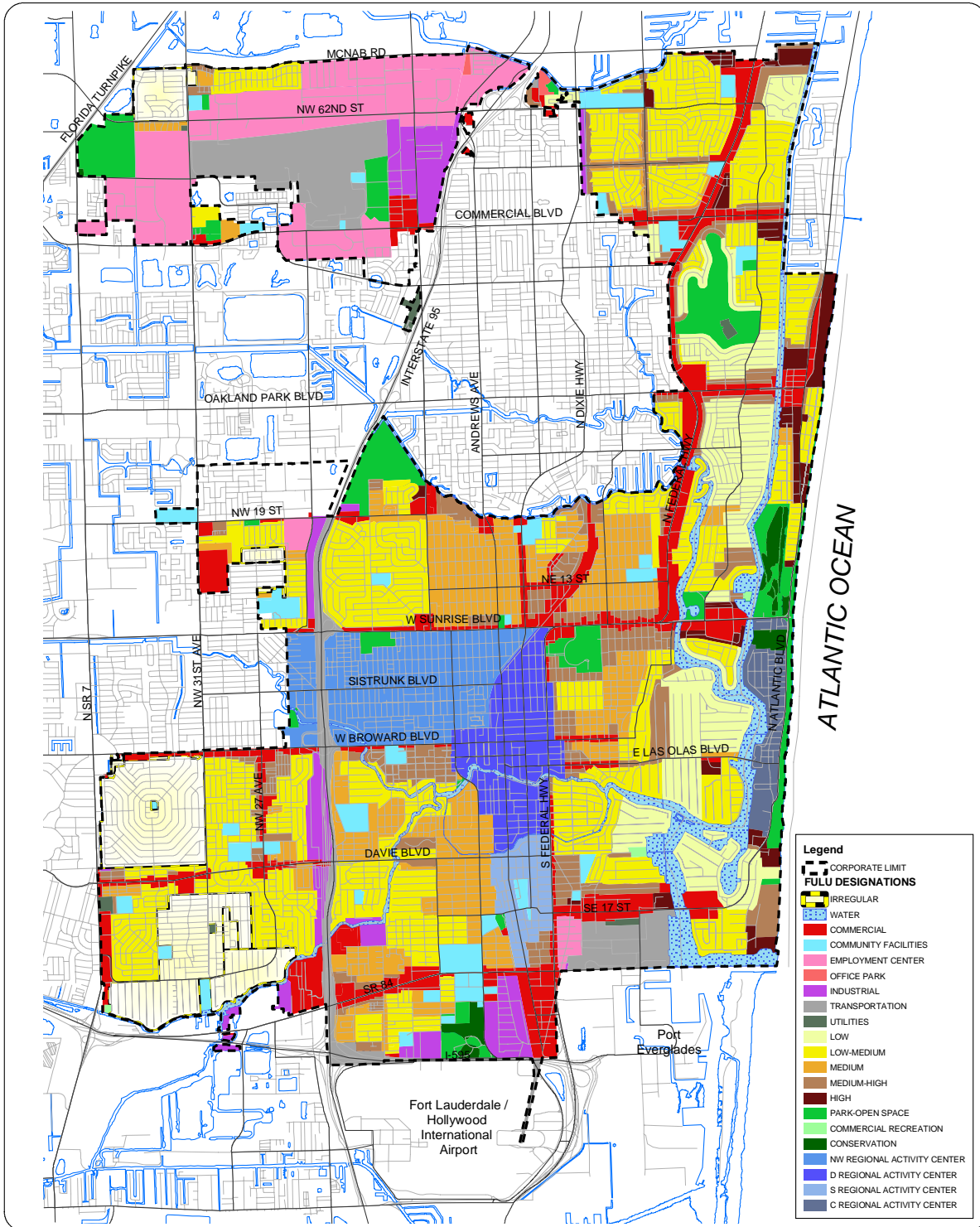
As Fort Lauderdale is nearing build-out, there is little vacant land remaining to accommodate new development. The patterns and pressures for development are of redevelopment and revitalization. To accommodate these facts the FLUE sets forth the strategies for redevelopment over the next 5 to 10 years.

The 1989 FLUE identified a number of target areas for redevelopment, defining those areas as “focal points.” These areas were characterized as offering either economic or community development potential for both the City and the region. The focal points are located: the Downtown, the Beach/Port/Airport; the Cypress Creek area, and the Northwest area. The focal point emphasis allows the City to support a compact development pattern and preserve existing neighborhoods and direct redevelopment to areas where infrastructure would be available to serve needs. Many of the FLUE Objectives were written to further the redevelopment prospects of the designated areas. The focal point concept will continue to emphasize the Downtown and Cypress Creek areas for major employment-oriented redevelopment, the Northwest, the Downtown and areas to the south of the Downtown (near the Port/Airport and Broward General Hospital) for infill housing and housing redevelopment opportunities, and the Beach area for tourism and recreationally-oriented redevelopment.

The adoption of the “Water Works 2011” plan in 2003 will enable central wastewater collection to be made available in portions of the City where such service was previously not available. As Fort Lauderdale is a mature city, infill development that is compatible with adjacent uses and is located in areas outside of the original “focal points” will not constitute sprawl development. Such infill development is desirable redevelopment that can reduce impacts on Broward County’s regional roadway network.

Development activity continues to be centered on the focal point areas. Since the Plan’s adoption redevelopment activity has occurred downtown and in the Central Beach and Northwest areas. A downtown Arts and Science District has been the development site for a performing arts center and a science/technology museum. Major retail and entertainment center are now open on the Beach and downtown. Following infrastructure improvements, new commercial and residential development has occurred on the beach. Major new housing development has occurred in the Northwest. The City continues to update its zoning code to ensure that its land development regulations are consistent with and implement the City’s FLUE.

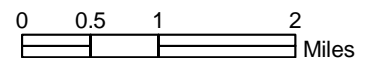
The Substantial Conformity with the Broward County Land Use Plan section describes the land use hierarchy required by the Broward County Charter.



OFFICIAL FUTURE LAND USE MAP

MAP 1

DATA SOURCE: CITY OF FORT LAUDERDALE PLANNING AND ZONING DEPARTMENT JULY, 2006
MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006



II. Existing Conditions

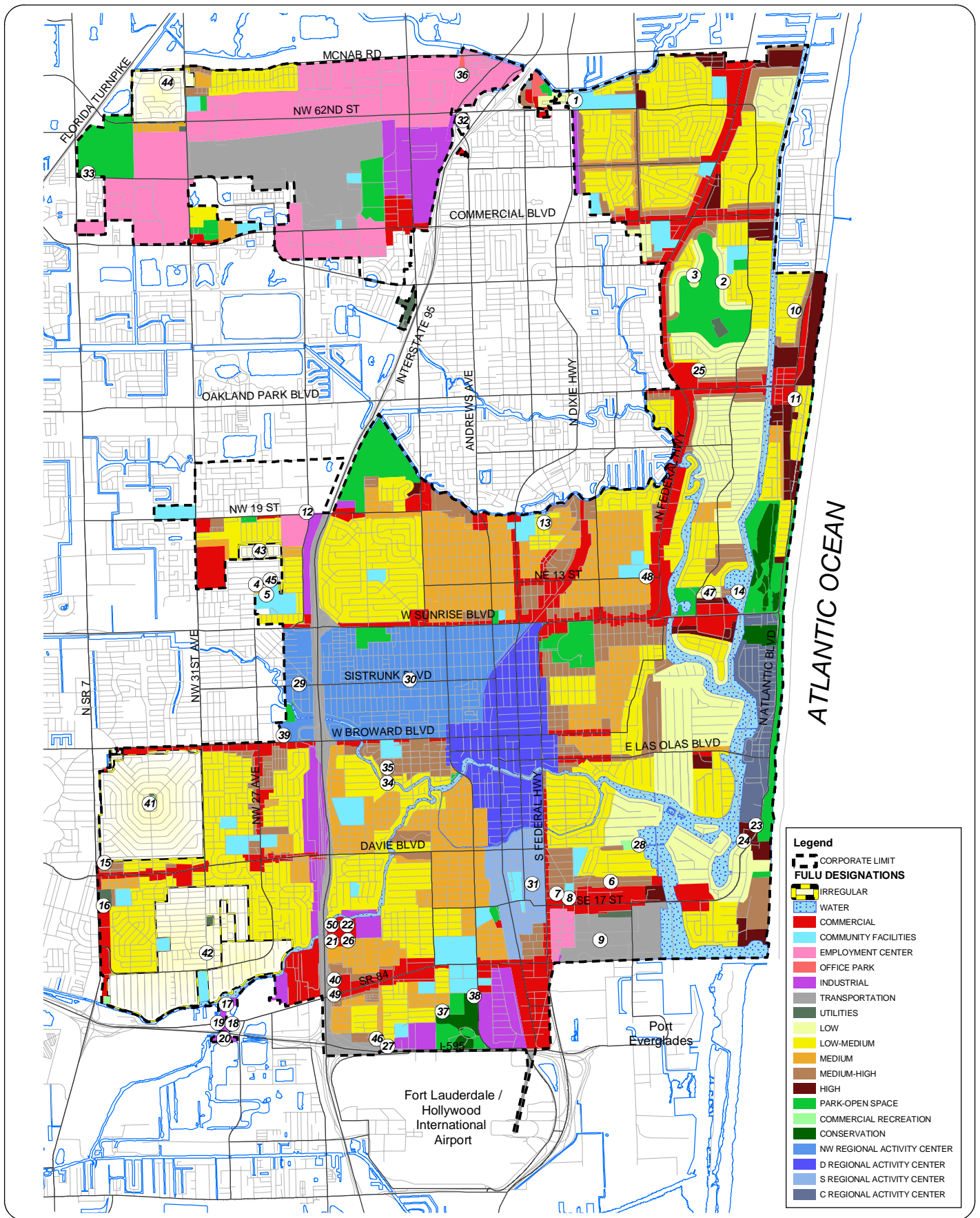
Future Land Use Plan Amendments Since 1989

Since 1989 the Future Land Use Plan has been amended to reflect the changes shown in Table 1. Map 2 describes the location of these amendments.

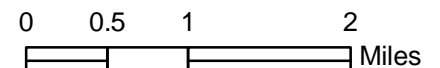
Table 1
Future Land Use Map Amendments

LAND USE DESIGNATION	DATE	PREVIOUS DESIGNATION	AREA	ACRES	MAP ID
Residential					
LOW	Sept 1999	LOW-MEDIUM	Coral Ridge	35.85	2
LOW	Sept 1999	LOW-MEDIUM	Coral Ridge	43.28	3
LOW – Ord. C-90-23	April 1990	LOW-MEDIUM	Coral Ridge	87	47
LOW-MEDIUM	Oct 1999	MEDIUM	Middle River Terrace	20.04	13
LOW-MEDIUM	April 2000	LOW	Coral Ridge	3.32	25
LOW-MEDIUM	Dec 2002	COMMUNITY FACILITY	Sailboat Bend	3.23	34
MEDIUM	April 2000	COMMERCIAL REC.	S Fork New River	1.60	26
MEDIUM	October 2006	COMMUNITY FACILITY (scrivener's error)	Poinsettia Ridge	.86	48
MEDIUM-HIGH and COMMERCIAL RECREATION – Ord. C-90-94	Nov 1990	INDUSTRIAL	I-95	34.44	50
MEDIUM-HIGH	Sept 1999	HIGH	SE 17 ST	41.78	6
MEDIUM-HIGH	Oct 1999	HIGH	N A1A	16.94	10
MEDIUM-HIGH	Oct 1999	HIGH	N A1A	4.40	11
MEDIUM-HIGH	Mar 2000	HIGH	S A1A	2.51	24
MEDIUM-HIGH	Dec 2002	COMMUNITY FACILITY	Sailboat Bend	12.05	35
MEDIUM-HIGH AND MEDIUM	June 2007	TRANSPORTATION	3325 SW 15 Avenue	.16	49
HIGH	Sept 1999	MEDIUM-HIGH	SE 17 ST	1.41	7
HIGH	Sept 1999	COMMUNITY FACILITIES	SE 17 ST	1.85	8
Non-Residential					
COMMUNITY FACILITIES	Sept 1999	INDUSTRIAL	Cypress Creek	6.13	1
COMMUNITY FACILITIES		PARK-OPEN SPACE	Snyder Park	5.11	37
COMMERCIAL RECREATION	Oct 1999	PARK-OPEN SPACE	E Sunrise Blvd	3.49	14
COMMERCIAL RECREATION	April 2000	PARK-OPEN SPACE	SE 17 ST	16.86	28
OFFICE PARK	Dec 2004	EMPLOYMENT CENTER	McNab Rd.	6.52	36
COMMERCIAL – Ord. 95-14	April 1995	MEDIUM-HIGH	SR84/I-95	5.83	49
COMMERCIAL	Oct 1999	EMPLOYMENT CENTER	NW 19 St	0.96	12
COMMERCIAL	Oct 1999	UTILITIES	State Rd 7	1.80	16

LAND USE DESIGNATION	DATE	PREVIOUS DESIGNATION	AREA	ACRES	MAP ID
COMMERCIAL	Dec 1999	COMMERCIAL REC.	S Fork New River	18.35	21
COMMERCIAL	Dec 1999	MEDIUM-HIGH	S Fork New River	18.68	22
COMMERCIAL	April 2000	TRANSPORTATION	FTL Airport Area	2.22	27
CENTRAL BEACH RAC	Mar 2000	HIGH	S A1A	1.69	23
Redevelopment Ord. C-92-48	Designated Transportation Concurrency Exception Area				N/A
NORTHWEST RAC	August 2000	VARIOUS	NWRAC	156.77	29
NORTHWEST RAC	August 2000	VARIOUS	NWRAC	931.15	30
SOUTH RAC	August 2000	VARIOUS	South RAC	270.15	31
INDUSTRIAL	Oct 1999	MEDIUM-HIGH	State Rd 7	1.57	15
TRANSPORTATION	Sept 1999	INDUSTRIAL	Port Area	142.76	9
COMMERCIAL	May 2006	MEDIUM-HIGH	SR84	3.38	40
COMMUNITY FACILITIES	July 2007	CONSERVATION	Snyder Park	1.42	38
Annexed Areas		County			
MEDIUM	Sept 1999	MEDIUM	Dillard HS	3.86	4
COMMUNITY FACILITIES	Sept 1999	COMMUNITY FACILITIES	Dillard HS	1.74	5
INDUSTRIAL	Oct 1999	INDUSTRIAL	Marina Mile	20.79	17
COMMERCIAL	Oct 1999	COMMERCIAL	Marina Mile	1.05	18
INDUSTRIAL	Oct 1999	INDUSTRIAL	Marina Mile	2.86	19
INDUSTRIAL	Oct 1999	INDUSTRIAL	Marina Mile	7.54	20
COMMERCIAL	Jan 2001	INDUSTRIAL. (used 20% flex)	Cypress Creek Rd	5.20	32
CONSERVATION	March 2002	COMMERCIAL	Texaco Site	1.93	33
LOW, LOW MED, MEDIUM, COMMERCIAL	2005	LOW, LOW-MEDIUM, MEDIUM, COMMERCIAL, COMMUNITY FACILITIES	Melrose Park	579.97	41
IRREGULAR LOW, IRREGULAR LOW MEDIUM, COMMUNITY FACILITIES, COMMERCIAL, UTILITIES	2005	LOW (3), LOW (5), LOW- MEDIUM, COMMUNITY FACILITIES, COMMERCIAL, COMMERCIAL RECREATION, UTILITIES	Riverland	728.76	42
IRREGULAR LOW	2005	LOW	Golden Heights	31.6	43
IRREGULAR LOW, IRREGULAR LOW MEDIUM	2005	LOW, LOW MEDIUM	Palm Aire	150.3	44
IRREGULAR LOW	2005	LOW	Dillard	5.41	45
COMMERCIAL	June 2007	COMMERCIAL	Broward Blvd./NW25th Avenue	3.19	39



FUTURE LAND USE AMENDMENTS MAP 2



DATA and MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING AND ZONING DEPARTMENT JULY, 2006

Annexations

Since 1989 the City has annexed several unincorporated areas into the City's boundaries. Table 2 contains a description of all annexed areas. Changes in the City's land use plan have been made to identify these areas on the City's adopted land use map.

Additional annexations have occurred since the 1997 EAR. As these annexations were voluntary annexations pursuant to state legislation (annexation bills passed by the State Legislature), they did not require adoption of an ordinance by the City of Fort Lauderdale. Instead, a City in Broward County needs only to adopt a resolution expressing its interest, and submit it to the Broward County Legislative Delegation. The Delegation then introduces a local bill that enables unincorporated area residents to vote in a referendum to decide which City they wish to join.

Table 2
Annexations

LOCATION	PROJECT NAME	ORD. # or House Bill	ADOPTION DATE	FLEX ZONE
Seaboard RR, NW 62 nd St N. Andrews Ave.	Cypress Broward Trade Center	C-94-15	5/5/95	42
FEC RR, NE 62nd St NE 9th Ave	Phillips Tract Harrah Plat	C-94-16	6/7/94	42
SR 84 north side Seaboard RR E side	Marina Bay	C-94-42	10/18/94	58
SR 84	Marina Mile	C-94-52	10/15/94	58
I-95 and N. Andrews	Styles/Benton Beach	C 94-41	2/7/95	42
Cypress Creek Rd. & I-95	Shell Plat at I-95	C-95-6	4/4/95	42
SR 84	Seaboard Farms	C-95-7	4/4/95	58
SR 84 S fork of the New River	Pipe Welders et al	C-95-42	9/9/95	58
Cypress Creek Rd & I-95 E of Andrews	Nautical Furnishings et al	C-95-43	9/19/95	42
E of NW 27 Ave N of Sunrise Blvd	Dillard High	C-96-4	9/19/95	51
Elmore Area	Elmore	C-96-18	4/10/96	58
NW 62 nd Street at NW 31 st Avenue	Palm Aire	C-97-171 and C-99-7	10/7/97 1/20/99	20
NW 16 th Court	Golden Heights	C-97-171	10/7/97	51
Broward Blvd between SW 31 Ave and State Road 7	Melrose Park	C-02-27	2/26/02	53

Riverland Road	Greater Riverland Road	C-02-28	2/26/02	57
16 th St. between 24 th Terrace and 28 th Ave.	Golden Heights	HB 1761	9/15/00	51
NW of NW 31 st Ave. and NW 62 nd St.	Palm Aire Village	HB 1563	9/15/00	20
NE of Broward Blvd. And NW 25 th Ave.	Konover Site (Zayres Property)	C-00-72	10/01/00	51
NE of Prospect Road and SR 7	Texaco Property	C-00-71	12/12/00	42
S of Davie Blvd. N of the New River	Riverland	HB 915	9/15/02	57
S of Broward Blvd between NW 31 st Ave and SR 7	Melrose Park	HB 871	9/15/02	53
NW of Powerline Road and Prospect Road	Twin Lakes North	HB 1399	9/2005	44
NW of NW 19 St. and I-95	Rock Island	HB 1487	9/2005	44

Land Use Development

Fort Lauderdale is a mature urban environment that is nearly at build-out. At present, only four percent of the City land area is vacant, most of which is zoned for industrial, institutional or commercial land uses. Thus, most future development will be the result of redevelopment.

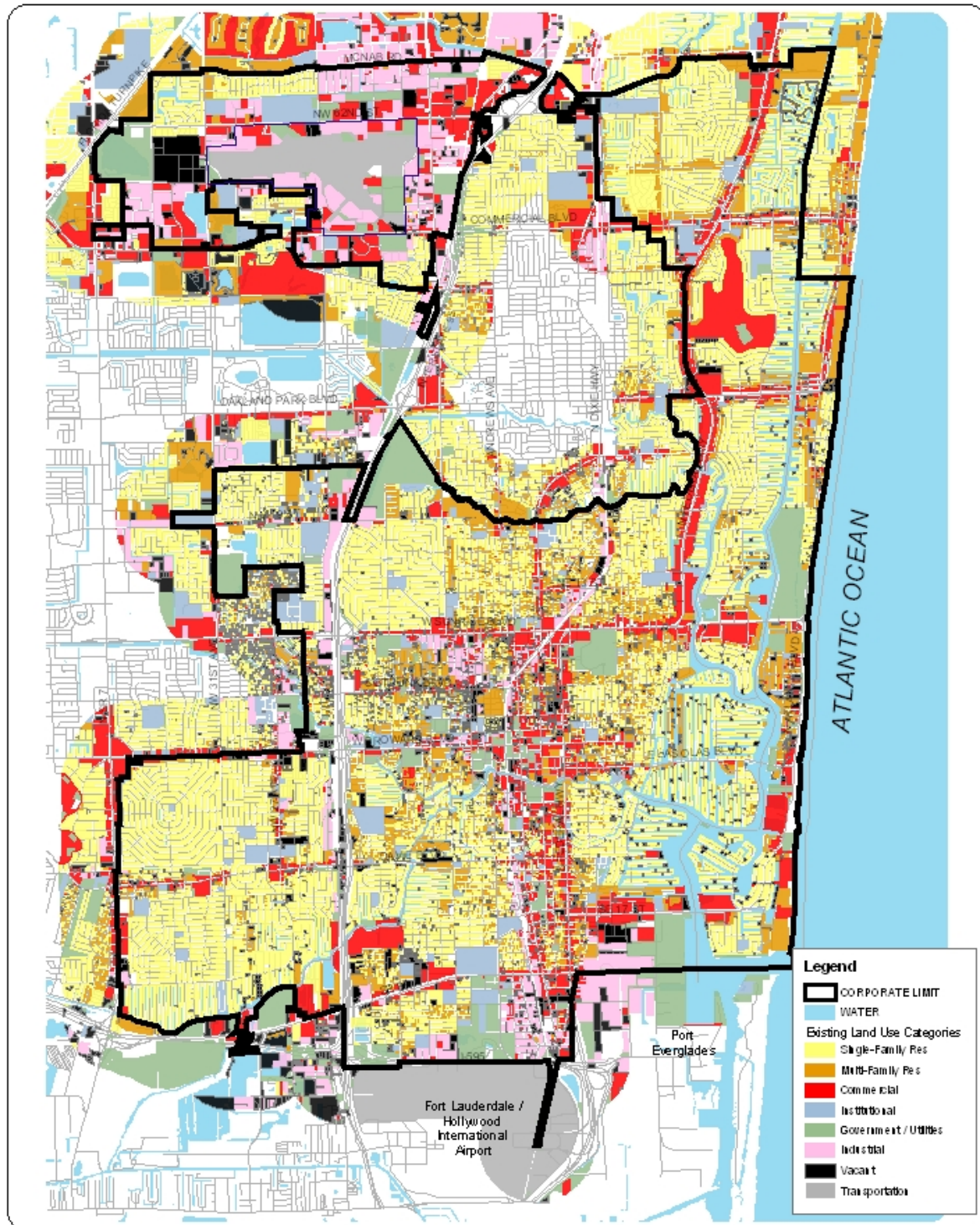
The City has a traditional mix of uses with residential and commercial/business representing the majority of the City's land use. However, unlike many older cities of a similar size, Fort Lauderdale's general development pattern is that of sprawling, low density downzoning efforts that occurred between 1969 and 1977. More than 1,200 acres were down-zoned city-wide in an effort to preserve the City's single family neighborhoods and low density image in the face of large scale development occurring in surrounding municipalities and unincorporated Broward County. Later, the City removed density restrictions for residential development in the downtown in an effort to attract quality, high density residential development in the City's downtown where sewer and water facilities are adequate to support growth.

The City encompasses approximately 36.29 square miles, including the annexations referenced in Table 2, and shares boundaries with nine municipalities, the Atlantic Ocean, and unincorporated sections of Broward County. This boxed-in condition effectively precludes any large scale annexations, although there are some unincorporated tracts immediately adjacent to City boundaries, which could be annexed. Table 3 describes the acreage of existing land uses. Map 3 shows existing land uses within the City of Fort Lauderdale.

**Table 3
Existing Land Uses**

Land Use	Acres	Percent of Land Area
Single Family	6882	31%
Multi-family	2226	10%
Commercial	2580	12%
Industrial	1252	6%
Agriculture	4	Less than 1%
Institutional	691	3%
Government/Utilities	7575	34%
Vacant	801	4%
TOTAL	22,011	100%

Source: Broward County Property Appraiser and City of Fort Lauderdale Planning & Zoning Department



EXISTING LAND USE MAP

MAP 3

DATA SOURCE: BROWARD COUNTY PROPERTY APPRAISER'S OFFICE/
CITY OF FORT LAUDERDALE PLANNING AND ZONING DEPARTMENT NOV, 2006
MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006

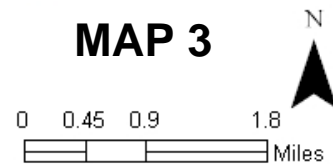


Table 4 describes the acreage of future land uses depicted on the City's Future Land Use Map (Map 1).

Table 4
Future Land Use Map Acres of Each Category
2007

Land Use	Acres	Percent of Land Area
Residential		
Low	1482.53	6.69%
Low-Medium	5031.84	22.70%
Medium	2129.35	9.61%
Medium-High	1402.28	6.33%
High	408.94	1.85%
Irregular 3.52	154.29	.70%
Irregular 5.68	3.93	.02%
Irregular 6.07	542.91	2.45%
Irregular 6.47	65.25	.29%
Irregular 6.72	31.61	.14%
Irregular 6.80	124.78	.56%
Irregular 6.85	489.67	2.21%
Irregular 7.00	1.46	.01%
Irregular 7.65	142.01	.64%
Irregular 11.00	4.37	.02%
Irregular 12.22	25.72	.12%
Irregular 12.67	3.08	.01%
Irregular 12.98	8.13	.04%
Irregular 15.58	.51	.00%
Irregular 16.00	1.49	.01%
Irregular 18.07	78.15	.35%
Irregular 21.37	1.46	.01%
Irregular 33.50	7.05	.03%
Residential Sub Total	12,140.81	54.78%
Commercial	2149.26	9.70%
Commercial Recreation	14.14	.06%
Community Facilities	684.52	3.09%
Conservation	167.48	.76%
Employment Center	1584.45	7.15%
Industrial	782.45	3.53%
Office Park	18.76	.08%
Park-Open Space	1099.49	4.96%
Regional Activity Center	2304.06	10.40%
Transportation	1162.69	5.25%
Utilities	54.33	.25%
Non Residential Total	10,021.63	45.22%
TOTAL LAND AREA	22,162.44	100.00%
Source: City of Fort Lauderdale Planning & Zoning Department, 2007		
NOTE: There are 987.26 acres of water shown on the Future Land Use Map.		

Vacant Land Analysis

The Broward County Property Appraiser's database was used to analyze vacant land. The 2006 Property Appraiser's file shows 801 acres of vacant land. There are no soil, topography, natural resource or historic resource restrictions on dry vacant parcels making them suitable for development. The majority of these parcels are comprised of small infill lots.

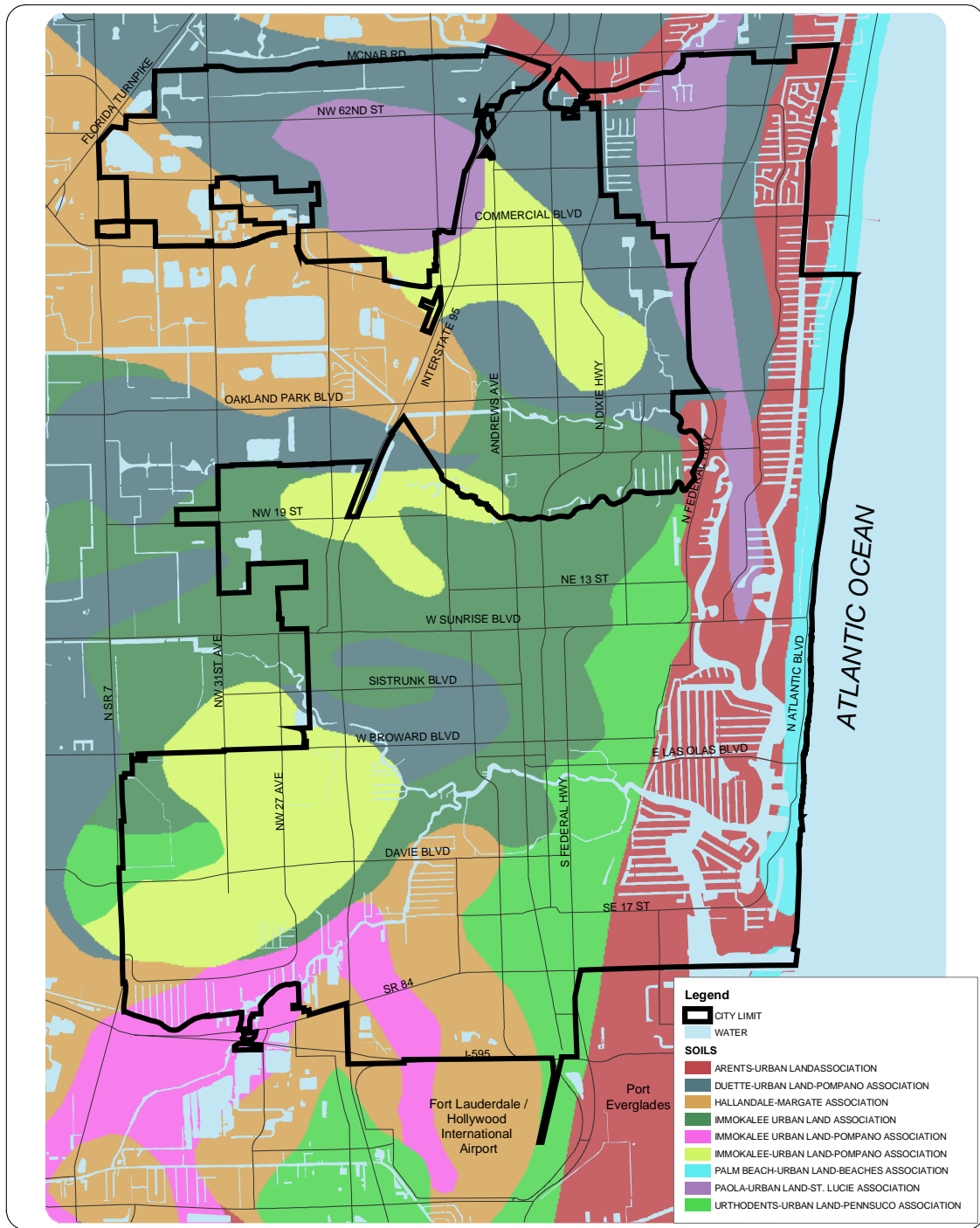
All of the vacant land in the City has access to adequate infrastructure facilities and services. Most of the vacant land in the City is zoned for commercial institutional or industrial land uses. Vacant residential land often times provides an attractive option for infill development. Development of these properties may be low-scale individual lot development or assembled with adjacent developed properties for larger redevelopment.

The Executive Airport area has several vacant tracts of land greater than five acres. The City or corporate developers own these properties. Considering proximity to the airport and the prevalent office uses in the area, it is expected that most of these properties will be developed as office/industrial projects.

The City's Northwest RAC contains the largest amount of vacant land in the central city. Development in the NWRAC should provide for a mix of land uses including workforce and affordable housing.

It is expected that the remaining vacant land in the City will be developed at intensity similar to adjacent land uses.

The soils and topography of vacant land are suitable for future development, as most have already stood the test of suitability. Map 4 provides soil classifications for the entire City. An analysis of soils on vacant land would prove meaningless as most of the City's acreage has been developed, and vacant parcels are small and located between developed areas.



SOILS

MAP 4

DATA SOURCE: BROWARD COUNTY PLANNING SERVICES DIVISION
MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006

0 0.5 1 2 Miles

Availability of Facilities and Services to Serve Existing Land Uses

Increases in demand for services are expected to be directly related to new development and redevelopment in designated RACs and other infill sites. No infrastructure facility deficiencies or substantial future deficiencies are anticipated. The following provides a brief overview of facilities and services necessary to support existing land uses. More detailed information is presented in the respective elements.

Drainage

Stormwater drainage in the City is accomplished by a combination of positive drainage systems, deep well injection system and natural percolation. The City's Building and Zoning codes, and regional, state and federal regulations carefully regulate stormwater management for modern and future development. Stormwater management of future development of private and public property is to be provided by the enforcement of existing local, state and Federal regulations. Should property owners request storm sewers, the City would construct the improvement and assess the property owner for the total cost.

Potable Water

The City operates two water treatment plants which service the potable water needs for the City and portions of adjacent unincorporated Broward County and nearby cities. The combined current plant capacity of 90 million gallons per day (MGD) exceeds the daily flow of 50 MGD. The 2010 demand projection is 65.82 MGD. The Infrastructure Element discusses groundwater recharge area as it relates to the City.

Sanitary Sewer

The capacity of the sanitary treatment facility is 55.7 million gallons per day (MGD). This capacity is adequate to meet current peak period demands. The City's recently adopted Water and Wastewater Master Plan, and Waterworks 2011 Plan, indicates that this capacity will meet projected needs through 2020.

Solid Waste

Waste Management provides solid waste collection service through its contract with the City. It is disposed of at the Broward County Central Disposal Sanitary Landfill located in unincorporated Broward County. The disposal of solid waste at the County facility is established via an interlocal agreement between the City and the County. Broward County's solid waste resource recovery system augments the County's long-range demands for disposal.

Traffic Circulation

State and County roads, located within the City boundaries, are the responsibility of the respective government. Roadway capacity is provided in the Traffic Circulation Element

School Siting

Based on amendments to the text of the City of Fort Lauderdale Future Land Use Element, schools are allowable on lands with a designation of Commercial, Community Facilities, Office Park, Employment Center, Industrial, and, subject to conditions, Regional Activity Center. The location of educational uses, public buildings/grounds and other public facilities are illustrated by Government/Utilities on the Existing Land Use Map (Map 2). In addition, schools are allowable on lands designated Residential, subject to Conditional Use zoning approval. All school development must be consistent with FLUE policies 3.8-3.12.

Currently sufficient land proximate to residential development to meet the projected need for schools exists within Fort Lauderdale. Due to an adopted amendment to the Florida Constitution that limits class sizes, the School Board issued a revised "Five Year District Plant Survey", identifying the number of critically overcrowded schools in Broward County. During the 2005-06 school year Stephen Foster Elementary School and William E. Dandy Middle School were the only schools classified as critically overcrowded. In compliance with State Law, the City of Fort Lauderdale has entered into an Interlocal Agreement with the School Board to share information, involve the School Board in the evaluation of development proposals that may increase density, and further coordinate planning in order to assure availability of school capacity for students.

Adjacent Land Uses

In general, land uses adjacent to the City's boundaries are consistent with those within the City. Adjacent uses are shown on Map 3.

Population Projections

The City's population growth peaked between 1960 and 1970. Growth slowed and then reversed during the 1980's and the City's 1990 population of 149,238 residents was somewhat lower than that of 1980.

The City's population has stabilized since 1990 and was estimated at 150,175 residents in 1997. The US Census of 2000 reported a total population of 152,397. The annexations included in the 2003 amendments have also added population to the City. Using the person per household rate for the City of Fort Lauderdale in the 2000 Census, it was estimated that the populations of the annexed areas were: 1,703 in Palm Aire, 338 in Golden Heights, 6,188 in Melrose Park and 6,935 in the Greater Riverland annexation area, for a total of 15,164 persons. The estimated City population in 2000, including the annexed areas, was thus 167,561.

Future population projections were performed by the City's consultant in the preparation of the City's updated Potable Water and Wastewater Master Plan. Table 5 describes the City's population forecast. These projections were developed in consultation with Broward County staff. The increase in population reflects both annexations and successful infill development of areas where the City is encouraging revitalization.

**Table 5
Population Projections**

2005	2007	2010	2015	2020	2025	2030
177,635	181,095	186,287	198,983	212,571	227,225	237,920

Source: Fort Lauderdale Water and Wastewater Master Plan and Broward County

There are no official estimates or projections of seasonal population. Data from the 2000 Census on seasonal housing units, persons per household and vacancies indicates that the City's 2000 seasonal population was approximately 14,766 persons living in 6,900 units. Broward County estimated that there were 6,914 seasonal units in 2006. Table 3 in the Housing Element Support section provides a description of seasonal housing units. Seasonal population was factored into the South Florida Regional Evacuation Study referenced in the Coastal Management Element.

Land Needed to Accommodate the Projected Population

No additional land is need to accommodate future population is foreseen. New housing needs will be accommodated by buildout of vacant land and redevelopment throughout the City.

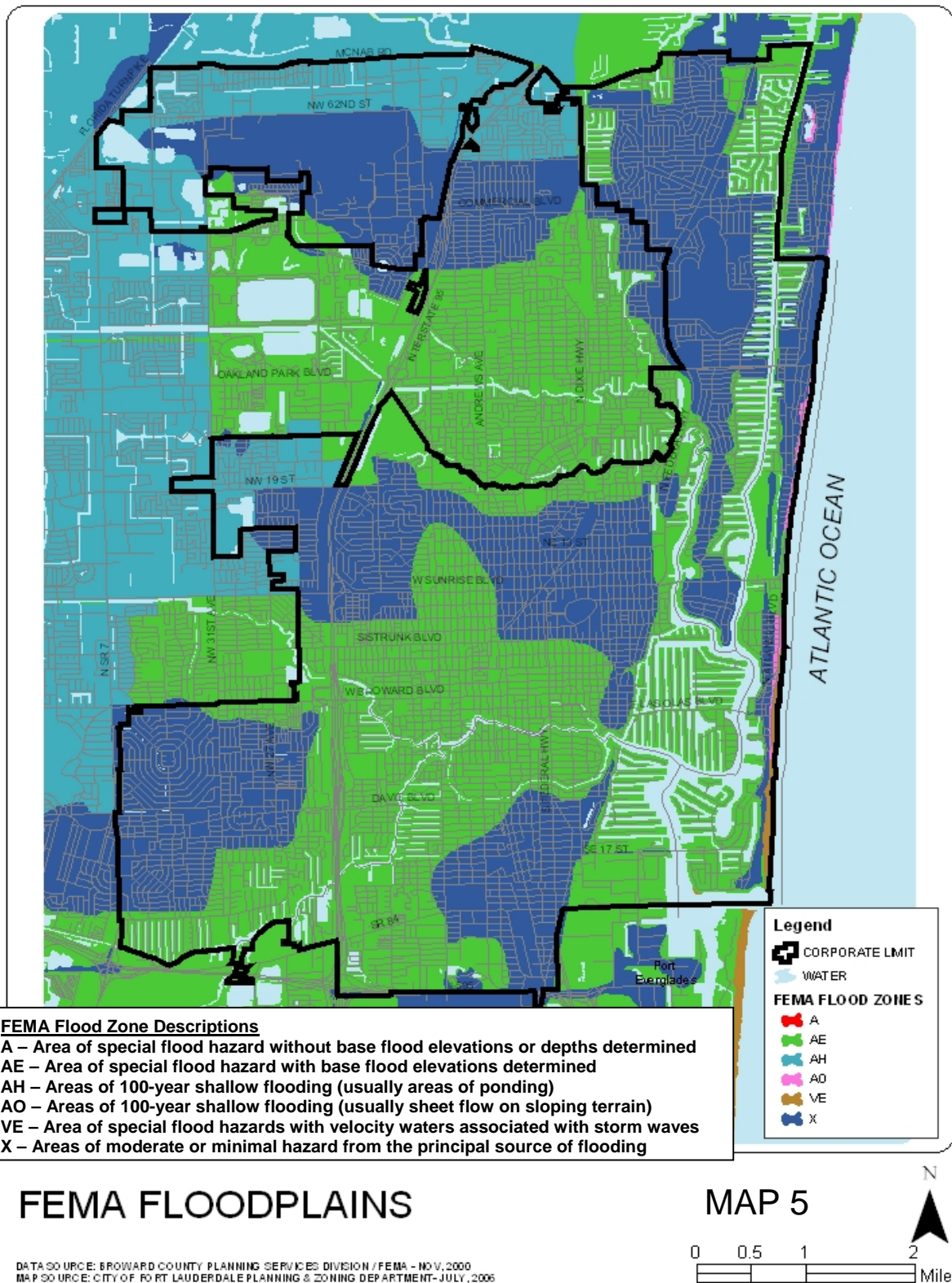
Need for Redevelopment

There are several areas of the City in need of redevelopment in order to eliminate or reduce uses inconsistent with the City's character. Additional detail on long range studies focusing on redevelopment is provided in Part III of this element.

Development in Flood-Prone Areas

Much of the City's land area is located within the flood plain, including intensely developed locations east of Federal Highway. The most susceptible flood prone areas are located along the New River, the Intracoastal Waterway and the Atlantic Ocean. Flood zones are shown on Map 5.

Waterfront sites in the City are developed with a continuous bulkhead and backfill to provide elevated sites. Homes and other buildings along the waterways are well maintained. Development along the New River, Intracoastal Waterway and other waterways is mostly single family homes. A concentration of mixed-use, multi-family, and hotel developments characterize the Central Beach RAC and commercial/office buildings are concentrated along the New River in the Downtown RAC.



Some of the development along the Atlantic Ocean is at a high density in the form of high-rise multi-family buildings, commercial uses and hotels. All development proposals are subject to review for compatibility with the Florida Building Code to protect the health and safety of residents.

Natural Resources

The majority of natural habitat in the City was altered years ago when development first occurred. In South Florida the urban environment includes a mix of native and exotic vegetation used in landscaping such as various species of hardwoods, palms, pines and shrubs. Soil conditions are shown on Map 4. Natural Resources, including mangroves, tropical hammocks, turtle nesting beach areas, coastal tern roosting and turtle hatcheries are shown on Map 6.

There are no designated areas of critical state concern in the City of Fort Lauderdale. Also, there are no dredge spoil disposal sites in the City. The Broward County Board of Commissioners has designated five Local Areas of Particular concern (LAPC's) and thirteen Natural Resource Areas (NRA) within the jurisdictional boundaries of Fort Lauderdale.

A Local Area of Particular Concern (Vegetation Category) is an area which shows a predominance of native vegetation associated with one or more of the following ecological communities: Beach and Dune; Coastal Strand Forest; Mangrove (Saltwater Swamp/Marsh), Scrub; Pine Flatwoods; High Hammock; Low Hammock; Cypress (Freshwater Swamp) or Everglades (Freshwater Marsh). In addition, a Local Area of Particular concern must satisfy the following criteria:

Uniqueness - The site contains a significant sample of rare or endangered species; or the site is among a small number of sites in Broward County representing a particular ecological community.

Diversity - A significant sample of two or more ecological communities are contained within the site.

Low Level of Exotic Invasion - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

Potential for Protection - Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

Geography - The site has proximity to other resources, which would heighten its value as an LAPC (e.g., other designated sites, public parks, waterfront).

Under the County's Land Development Code, the designation of a parcel as an LAPC triggers a County review only upon application for plat report identifying the effects that the proposed development would have on the unique natural qualities and resources of the area. The County Commission may approve a plat subject to conditions, which the Commission determines to be reasonably necessary to minimize adverse environmental impact. In addition, the County Commission may defer action on the application for up to twelve months from the date approval would otherwise be required, in order to arrange for acquisition of the land or some interest therein.

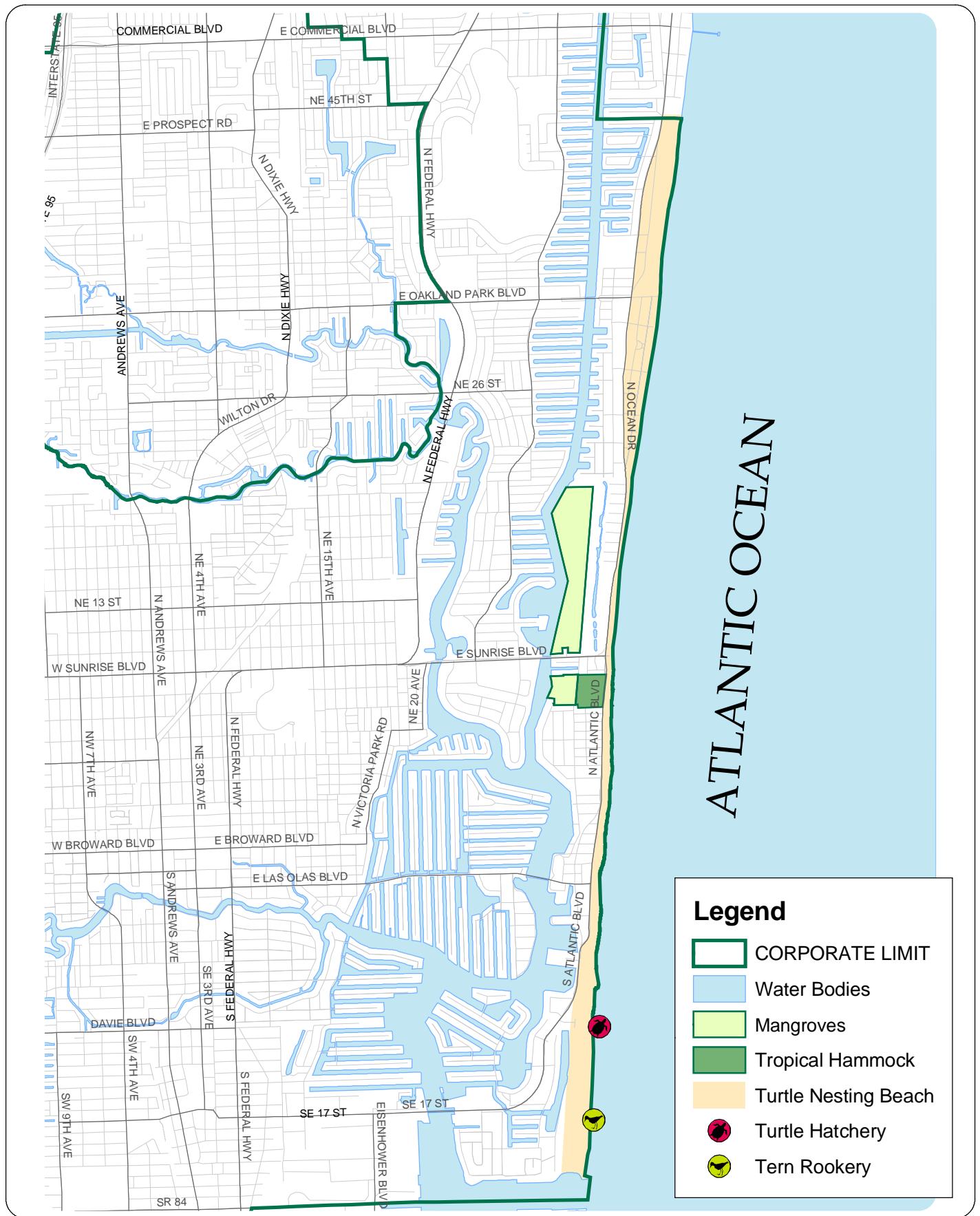
The LAPC designation does not prevent activities, which do not require a development permit, such as clearing of vegetation. The designation also has no effect on sites, which have already been platted. All LAPC's also fall under the Natural Resource Areas (NRA) designation.

Broward County Ordinance 89-6 enables the designation of NRAs by the County Commission. Before a site may be designated, the Board must determine that the site contains native vegetation associated with at least one of the following ecological communities: Beach and Dune; Coastal Strand Forest; Mangrove (Saltwater Swamp/Marsh); or Pine Everglades (Freshwater marsh). The County Ordinance prohibits clearing of the site prior to municipal site plan or building permit approval, of those specific properties designated as Natural Resource Areas. Exceptions to the clearing prohibition are described in Section 5-283 of the Ordinance. LAPC's, NRA's and Environmentally sensitive lands within the City are shown on Map 7.

There are few remaining wetlands in Fort Lauderdale. Map 8 illustrates wetlands found within the City. Development in or around wetlands shall be reviewed by the Development Review Committee giving consideration to those uses that do not disrupt or alter the natural functions of wetlands. Development must also conform to County regulations and those of any other appropriate regulatory agency. Thus wetland concentrations are provided for as a natural resource of the City and County as a whole.

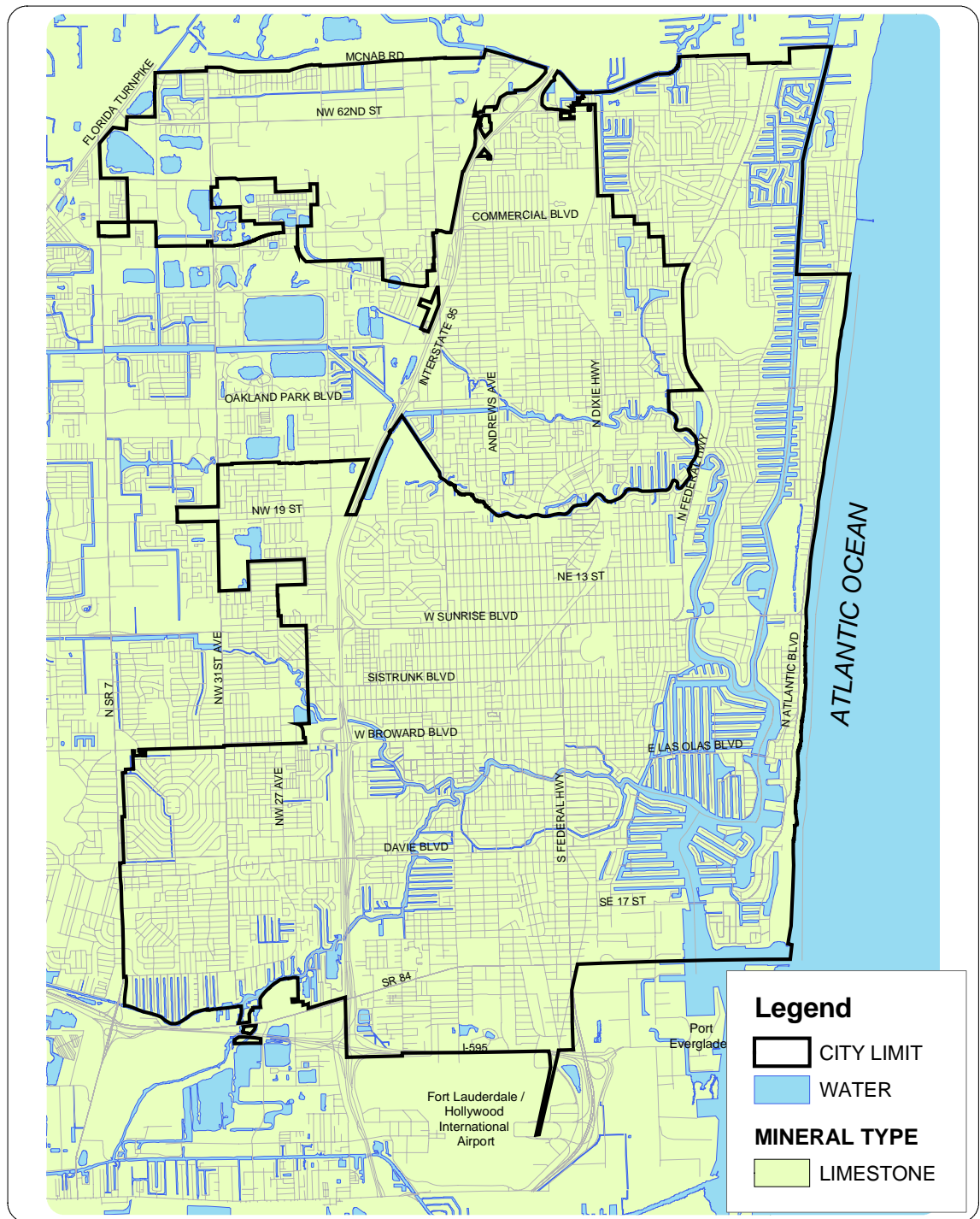
Map 9 shows Limestone as the primary mineral resource of the City.

Map 10 illustrates existing and planned public water wells and wellhead protection areas. Rivers, bays, beaches, shores and harbors are shown on Map 11.



NATURAL RESOURCES MAP 6

DATA and MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT JAN, 2007

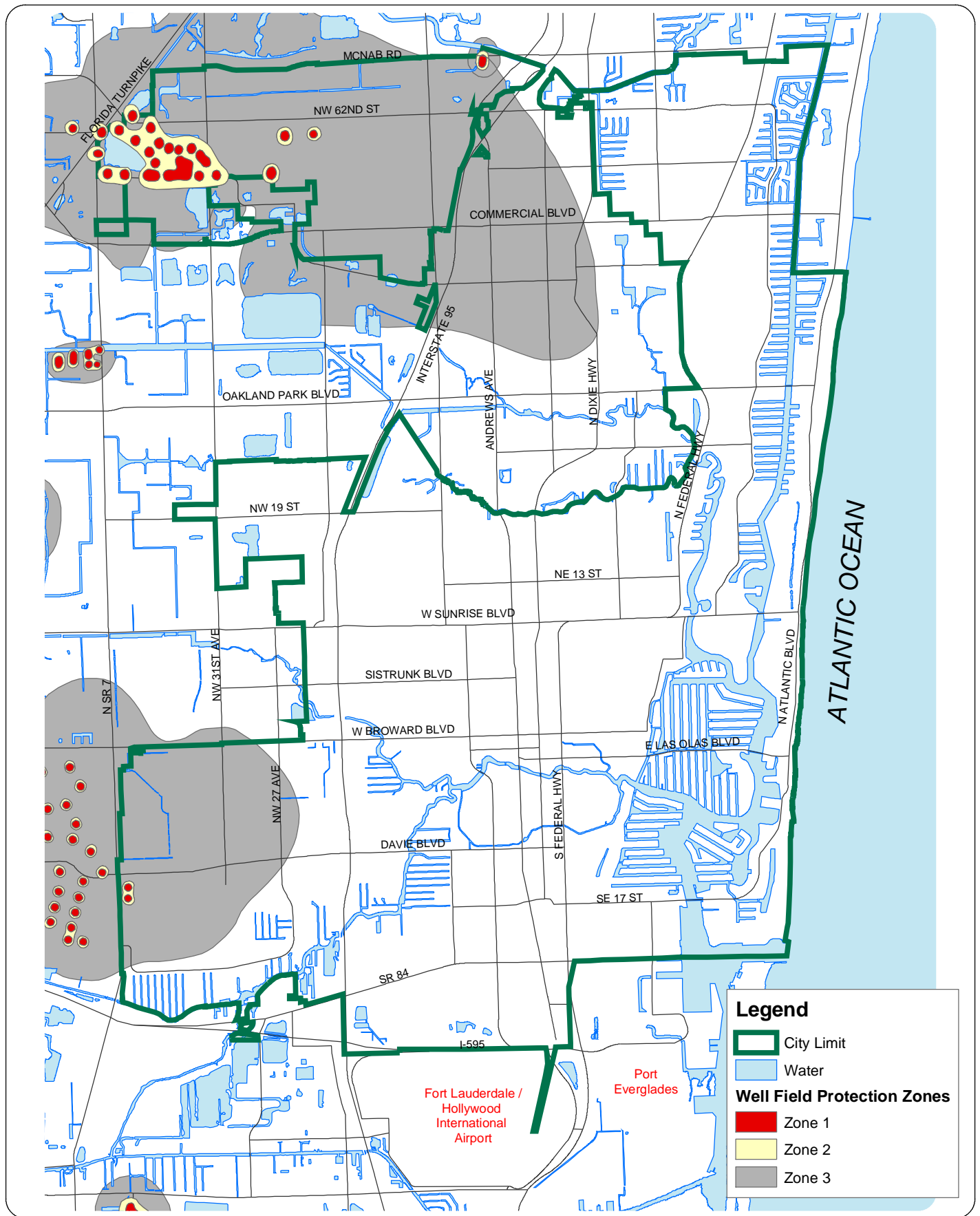


MINERALS

MAP 9

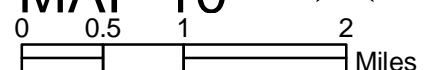
DATA SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006

0 0.5 1 2
 Miles

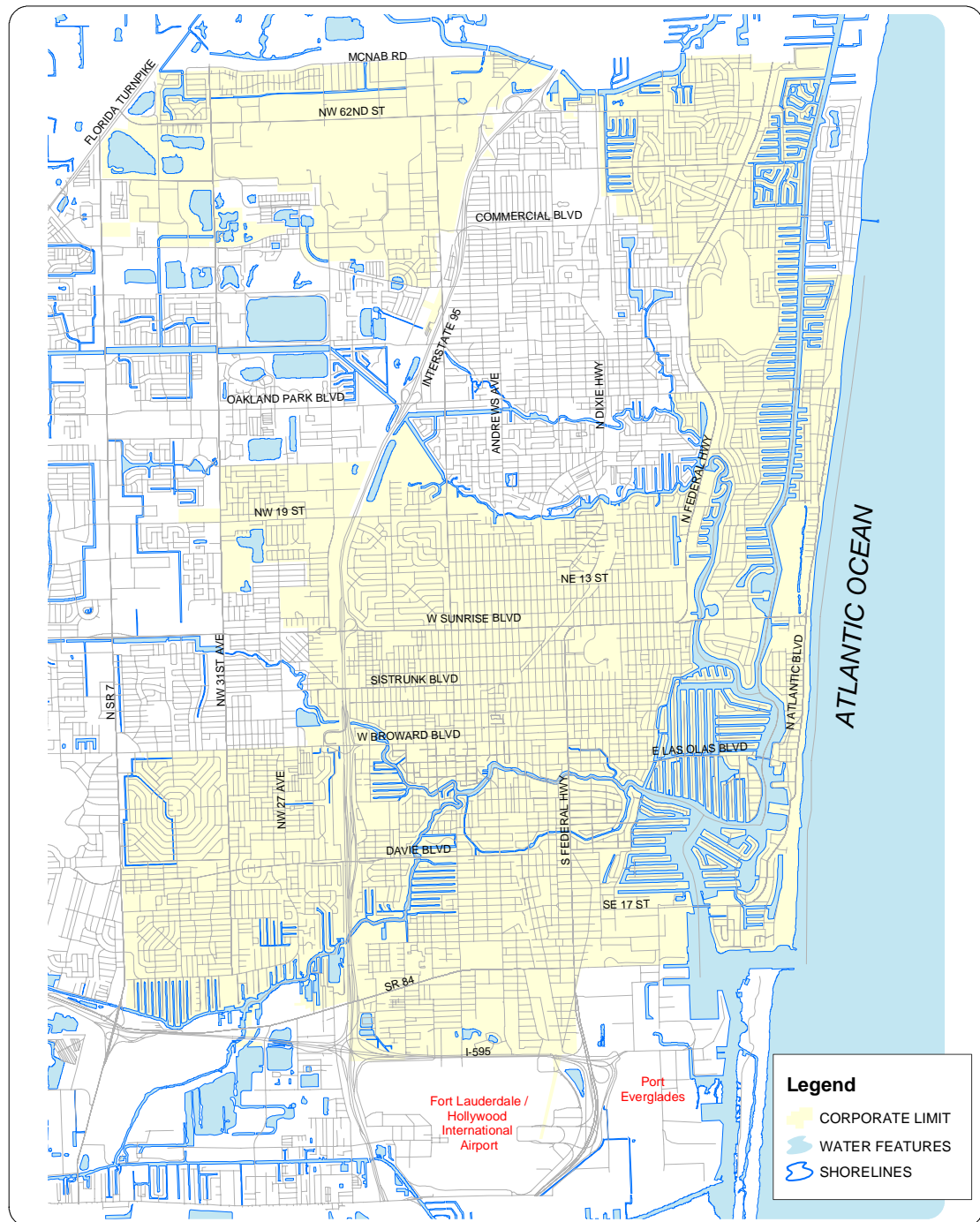


WELL FIELD PROTECTION ZONES

MAP 10



DATA SOURCE: CITY OF FORT LAUDERDALE GIS DATA - AUG, 2006
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006



WATERBODIES

MAP 11

DATA SOURCE: CITY OF FORT LAUDERDALE GIS DATA - AUG, 2006
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006

0 0.5 1 2
 Miles

III. Planning for the Future

The Future Land Use Map (Map 1) is a general description of future development potential in the City. Specific land use designation determinations may require legal interpretation. In addition to the FLUM, the City has prepared several long range planning studies focused on redevelopment.

Long Range Redevelopment Planning Initiative: *Downtown Fort Lauderdale RAC and Downtown Master Plan*

A modern downtown is distinguished by a number of components including viable office, retail, governmental, housing cultural and social uses. These activities support and complement one another and truly define a downtown. In addition to diversity of uses, compactness, intensity, balance and functional linkages emphasize a downtown.

Downtown Fort Lauderdale currently meets the definition of a modern downtown as it represents the core of business, government, education, and social and cultural facilities for all of Broward County. The Broward County Transit Facility, located at Broward Boulevard and the FEC tracks, is the major transfer point for all county transit service. Downtown Fort Lauderdale also serves as an employment and entertainment center for South Florida.

By virtue of its central location, Downtown Fort Lauderdale has become the governmental center with Federal, State and County administrative and judicial complexes located within close proximity to one another.

In terms of cultural and entertainment facilities, the existing Main Broward County Library and Museum of Art offer exhibits, educational lectures and theater presentations. The Broward Performing Arts Center is a part of the larger Arts and Science District which also includes Esplanade Park and the Museum of Science and Discovery and which forms the western anchor of the City's Riverwalk project. The Museum of Science and Discovery houses a children's science museum and state-of-the-art theatre.

The Riverwalk project is a linear park, located along the New River. Riverwalk ties a number of private developments and public projects together including the Historic District, Las Olas Boulevard, Brickell Avenue, City's parks and water-dependent activities.

Recognizing that Downtown Fort Lauderdale will continue to serve as the governmental, business, education, social and cultural center of Broward County, the City has invested a considerable amount of staff time to create a vision for Downtown. In November 2003, the City Commission adopted the Downtown Fort Lauderdale Master Plan. The Master Plan Study Area follows the boundaries of the

Downtown RAC shown on Map 1. The Master Plan process was structured around a series of public workshops, with an extensive public and stakeholder outreach program. It strives to create a livable downtown by describing the community's vision, setting the context and framework and providing design guidelines and implementation strategies. One of the objectives of the Downtown Master Plan is to stimulate residential development by considering incentives to make such development feasible. Updates to the design guidelines are expected to be completed and adopted as part of the Unified Land Development Regulations in 2007.

Zoning within the Downtown RAC directs residential development in terms of density, height, scale, etc., with the densest high-rise development allowed in the RAC City Center Zoning District and scaled down residential directed throughout other areas within the RAC.

Long Range Redevelopment Planning Initiative: *Northwest RAC*

In 1996, the City adopted a CRA for the Northwest-Progresso-Flagler Heights Area Community Redevelopment Area (NWPFH-CRA). The CRA is generally located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits on the west, and Federal Highway on the east; except for that portion lying south of NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, which is excluded.

The Northwest CRA Community Redevelopment Plan was prepared in accordance with Part III, Chapter 163, Florida Statutes entitled the Community Redevelopment Act (Redevelopment Act). The preparation of the CRA Plan was authorized on June 20, 1995, by the City Commission, at which time it was found that the Northwest-Progresso-Flagler Heights Community Redevelopment Area was impaired by a combination of factors and conditions indicative of blight. The CRA Plan was necessary in order to identify and develop plans and activities designed to eliminate and prevent the spread of blighting conditions. It includes development programs to aid in rehabilitation, conservation, and redevelopment.

The objectives of the CRA Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the NWPFH-CRA.

A detailed review of existing conditions and analysis of land use for the Northwest District was done to assess compatibility of existing residential and commercial uses, and to identify proposed changes in land use to better foster and assure the long range success of planned redevelopment efforts for this area. The analysis revealed that revisions were needed to the future land use map. As such the area

was designated as a Regional Activity Center. The RAC designation will encourage compatible residential and commercial development as well as foster redevelopment that will be in keeping with surrounding uses within this area.

Future zoning changes in the Northwest-RAC should provide for uses, dimensional regulations, density and design criteria to ensure that:

1. Commercial development is compatible with residential areas.
2. Planned residential development is provided, which encourages single-family housing.
3. Commercial lot depths are increased where appropriate.
4. Opportunities for mixed use residential and commercial development is provided as a means to cause the redevelopment in areas that are impacted by heavy commercial and industrial uses.

Long Range Redevelopment Planning: *Central Beach RAC and Associated Studies*

The Central Beach RAC was created in order to encourage private sector redevelopment/revitalization efforts in a 425 acre area, primarily commercial in character. In the late 1980's, blight and crime contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists. Public and private sector redevelopment is ongoing, including infrastructure improvements, residential and commercial uses. Several planning studies including the Central Beach Revitalization Plan, CRA Community Redevelopment Plan and Urban Land Institute study were completed in the late 1980's and early 1990's to create a framework for redevelopment and public improvements. Substantial public and private investment has occurred since the adoption of these plans creating the need to update to the master development plan contained in the CRA Plan. This update is expected to occur within the next two years.

Long Range Redevelopment Planning Initiative: *South RAC and South Andrews Avenue Master Plan*

As a means to provide the opportunity for positive redevelopment in the area south of the City's Downtown, the South RAC was established to permit a mix of professional office and residential uses. The area also serves as a major attraction due to the location of the Broward General Medical Center facility. The hospital has a Community Facility future land use designation.

The Fort Lauderdale City Commission approved the South Andrews Avenue Master Plan on May 18, 2004. The South Andrews study area includes properties located on both sides of a mile-long stretch of South Andrews Avenue that extends from the Tarpon River (north) to State Road 84 (south).

Through a multi-leveled public planning process that included stakeholder interviews and a weeklong design charrette, the South Andrews Avenue Master Plan resulted in a vision document that will guide future redevelopment within the study area. The plan also focuses on creating an interactive pedestrian environment along South Andrews Avenue. The South RAC land use designation and master plan recommendations provide the basis to develop zoning districts that continue to support the professional office and residential uses in the area. It is envisioned that an Andrews Avenue and Federal Highway Mixed Use district will be developed to encourage quality retail, office, mixed uses and multifamily residential development. The Planning & Zoning Department is in the process of working on zoning amendments to implement the vision for the area.

**Long Range Redevelopment Planning:
*Davie Boulevard Corridor Master Plan***

For the past several years, revitalizing Davie Boulevard has been a top priority for the southwest Fort Lauderdale community. In Fall 2004, the Davie Boulevard Corridor Master Plan project began. It resulted in a redevelopment plan and streetscape and beautification plan that supports the community's vision. The study area encompasses approximately two miles along Davie Boulevard from the western City limits at US 441/State Road 7 to Interstate 95 on the east. The plan incorporates FDOT's streetscape improvements with an interactive pedestrian environment along Davie Boulevard.

**Long Range Redevelopment Planning:
*Federal Highway / North US 1 Urban Design Plan***

The Federal Highway / North US 1 Urban Design Plan is currently being prepared in anticipation of increased redevelopment interest along the corridor. The project area for this study consists of all properties fronting on US 1, from Sunrise Boulevard to the city's northern limits.

The purpose of the study is to evaluate the existing uses and the development potential for the corridor and to establish some general principles and design standards to guide future development. The objective is to allow for the restructuring of land uses and building forms to create a more vibrant and sustainable multi-use urban corridor. To that end, this study will endeavor to accomplish the following:

- Define character areas based on complementary land uses, streetscape conditions, and building forms;
- Encourage development that is attractive, compatible, pedestrian friendly, and transit oriented;
- Improve mobility and transit opportunities, and
- Remain sensitive to the surrounding neighborhoods.

Long Range Redevelopment Planning Initiative: *Community Area Planning*

The City initiated a multi-departmental sector planning process in 1999 to more closely determine a variety of planning issues, such as desired long range land use and zoning pattern and desired services (such as new parks, more intensive code compliance enforcement, pedestrian amenities, transit improvements). Citizens, business owners and representatives of outside agencies such as the Broward County School Board were involved in the Community Area Planning (CAP) Planning Process. For purposes of this planning effort, the City was divided into five geographic areas. Descriptions of the CAP areas and tables summarizing the nonresidential acreage for each CAP area are provided herein.

The CAP initiative is an effort intended to establish and maintain an ongoing endeavor to help the City Commission and City Administration manage growth. To address the unique issues and growing diversity facing distinct parts of the City, the decision was made to divide the City into five individual community areas.

CAP Area Boundaries

CAP areas were determined using physical and neighborhood characteristics.

Central CAP area is the area North of Broward Boulevard and West of US 1. It is bordered to the north by 19th St, I-95, and the North Fork of the Middle River (City Limit)

South CAP area is the area South of Broward Boulevard and West of US 1, extending to the southwest city limit.

East CAP area is the area between US 1 and the Intracoastal Waterway. The northern border is Commercial Boulevard. The southern border is Spangler Boulevard (City Limit)

North CAP area includes the areas surrounding the Executive Airport. It also includes the area east of Dixie Highway and north of Commercial Boulevard. The area north of Floranada Road and west of US 1 is also included.

Barrier Island Area includes everything east of the Intracoastal Waterway.

Tables 6 through 10 describe the CAP base acreages.

**Table 6
Central (Mid Town) CAP
1999**

Land Use	Acres
Commercial	760.14
Commercial Recreation	0
Community Facilities	174.75
Conservation	0
Employment Center	44.12
Industrial	152.62
Office Park	0
Park-Open Space	208.21
Transportation	126.37
Utilities	8.83
TOTAL	1,475.04

**Table 7
South CAP
1999**

Land Use	Acres
Commercial	746.23
Commercial Recreation	19.95
Community Facilities	304.52
Conservation	57.12
Employment Center	0
Industrial	432.60
Office Park	115.54
Park-Open Space	74.41
Transportation	200.10
Utilities	12.49
TOTAL	1,962.96

**Table 8
East CAP
1999**

Land Use	Acres
Commercial	619.24
Commercial Recreation	0
Community Facilities	40.27
Conservation	0
Employment Center	52.95
Industrial	.94
Office Park	0
Park-Open Space	371.82
Transportation	266.22
Utilities	19.97
TOTAL	1,371.41

**Table 9
North CAP
1999**

Land Use	Acres
Commercial	304.46
Commercial Recreation	0
Community Facilities	154.17
Conservation	0
Employment Center	1,490.89
Industrial	275.61
Office Park	13.77
Park-Open Space	257.71
Transportation	606.54
Utilities	19.92
TOTAL	3,123.07

Table 10
Barrier Island CAP
1999

Land Use	Acres
Commercial	130.84
Commercial Recreation	0
Community Facilities	0
Conservation	110.37
Employment Center	0
Industrial	0
Office Park	0
Park-Open Space	227.23
Transportation	14.27
Utilities	0
TOTAL	482.71

DCA Required Intensity Standards

Section 163.3177(6)(a) of Florida Statutes requires that local government comprehensive plans define, within the text of their future land use elements, "...specific standards for the ... intensity of use..." of nonresidential land uses, just as residential uses are defined in terms of permitted density. Until the City of Fort Lauderdale completed its 1998 Evaluation and Appraisal Report (EAR), the City had relied on its land development regulations to control intensity of nonresidential uses, through limitations on features such as height, lot coverage, number of permitted square feet, landscaping and parking requirements.

However, a Florida court case based on the failure of a local government to provide intensity standards in its comprehensive plan ruled that the plan was not in compliance with State Law. As a result, the Florida Department of Community Affairs (DCA) notified some local governments of the need to include intensity standards for nonresidential uses in their future land use elements. In correspondence dated March 11, 1999, from J. Thomas Beck, Chief of the Bureau of Local Planning of DCA to Mayor Jim Naugle, DCA advised that the City of Fort Lauderdale had agreed to provide these standards. The agreement was a condition for the City receiving a finding from DCA that the amendments submitted to implement the City's 1997 EAR were in compliance with State Law.

Pursuant to the City's Agreement with DCA, intensity standards would not be needed for land with a designation of RAC, because lands with those designations, under the Broward County Land Use Plan and City's Comprehensive Plan, have intensity standards in terms of maximum square footage. The DCA Agreement with the City had indicated that the City would establish an intensity standard for use by other Broward County cities, but in subsequent meetings with DCA staff and

planners from those cities, Fort Lauderdale established the fact that an intensity standard that was appropriate for a mature urbanized area could be inappropriate for suburbanizing towns and small cities. (Representatives of Coral Springs and Plantation, for example, favored an intensity standard based on minimum open space standards. This approach was not the most useful for a more urbanized area such as Fort Lauderdale.) Accordingly, the intensity standards recommended as a result of the City of Fort Lauderdale's data and analysis is particular to the City of Fort Lauderdale. Given that the State Statute allows each jurisdiction to establish its own intensity standard, this direction appeared most logical.

Research conducted for the City of Fort Lauderdale revealed that an intensity standard addressing minimum open space or landscaping requirements was not a useful measure, due to the fact that Fort Lauderdale, in its efforts to encourage more "walkable" neighborhood commercial areas, reduces required front and side yard setbacks for commercial buildings serving residential areas to reduce walking distances and encourage pedestrian activity in neighborhood areas. In addition, portions of the City are permitted to address open space requirements through architectural features in order to create an urban environment.

Based on these facts, Floor Area Ratio (FAR) was chosen as the best measure of intensity for the City. For purposes of inclusion in the Future Land Use Element, the definition of FAR is: "The gross floor area of all buildings or structures on a plot, divided by the total plot area. This definition shall include parking garages, and exclude such areas as stairwells, cupolas and the like."

Initial research revealed that application of an intensity standard on a parcel-by-parcel basis could create a number of legal nonconforming uses, and thus possible property rights issues. Examples included properties that had been built prior to the inclusion of parking garages as part of the calculation for FAR and existing commercial buildings now proposing parking garages. Table 11 below contains examples.

**Table 11
FAR Calculation**

Project	Location	FAR with garage	Land Use	CAP Area	Max CAP FAR
Bridgeside Square	NE corner of NE 30 th Street & NE 32 Ave.	3.1	Commercial	5	3
Paragon Center	2400 E. Commercial Blvd.	4*	Commercial	4	3

* Note: FAR calculated by staff of Planning and Zoning Department from site plans submitted prior to required inclusion of FAR information by applicants.

The City's policies have been to guide more intense non-residential land uses to its Downtown Regional Activity Center (RAC). This continues to be the City policy. However, it is also City policy to exempt the Downtown-RAC from minimum parking requirements, in order to encourage public transit use and redevelopment. Parking exemptions are not standard policy for non-residential uses along commercial corridors. The City also has a desire to encourage the use of parking garages, in order to reduce drainage problems caused by wide expanses of paved parking area along commercial corridors, and to foster a more "walkable" environment in commercial areas serving nearby neighborhoods. The inclusion of the floor area of the parking garage would therefore create difficulties for parking, drainage and overall walkability of the City if the FAR intensity standard were to be applied on a parcel-by-parcel basis. In addition, a parcel-based application could preclude the City from allowing desirable nonresidential development in support of Port Everglades, a regional employment asset.

As Broward County had already set a precedent in allowing "flexibility" of allocating residential densities, as long as the overall density of a flex zone was not exceeded, the logical extension for the City of Fort Lauderdale is to apply intensity standards to City subregions instead of parcels. The logical subregions are the CAP subregions. This system envisions the evaluation of each proposed land use amendment to determine whether approving the proposed amendment would cause the overall average of the FAR for the particular nonresidential land use or uses for that CAP region to be exceeded. If not, the amendment could be deemed compatible from the perspective of intensity.

The maximum FAR for nonresidential land uses in each CAP area, with certain exceptions explained below, is provided in Table 12.

Table 12
Maximum FAR Averages Per CAP Area

Land Use	FAR
Commercial	3
Community Facilities	3
Employment Center (nonresidential structures or portions of structures)	3
Office Park	3
Industrial	3
Utilities	3
Park-Open Space and Conservation (structures only)	3
Commercial Recreation (structures only)	3

IV. Substantial Conformity with the Broward County Land Use Plan

The Broward County Charter vests land use authority with Broward County. All city plans in Broward County must seek recertification of their future land use elements upon amendment approval by DCA, and city plans must be sufficiently compatible with the County Plan to be found “In Substantial Conformity”. As referenced in the goals, objectives and policies section, the City will continue to coordinate land use, transportation and other multi-jurisdictional issues with Broward County.

As a result of Broward County’s adoption of amendments in 2002 to delete “electrical power plants” from all land use categories where they had been permitted, and the creation of an additional land use category specific to that use. As discussed above, the City is required by the County Charter to maintain its Substantial Conformity with the County Plan, and is therefore required to make the change to remove that particular use from land use designations where it had previously been permitted.

However, as the City of Fort Lauderdale is a major city with little vacant land, the City has not elected to show the new land use designation to its list of land use designations on the future land use plan map at this time, as there does not appear to be a site of sufficient size to accommodate such a use. Should a private applicant seek to obtain permission for this use in the City of Fort Lauderdale, that applicant will need to provide supporting documentation to indicate that adequate land that can be buffered from other uses does exist, and can then proceed to submit applications to the City requesting that it amend its land use plan map to include that land use designation and to so designate the site in question.