

**ADVANCE**  
**FORT LAUDERDALE**



# COMPREHENSIVE PLAN

## City of Fort Lauderdale

**Adopted: November 17, 2020**

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City of Fort Lauderdale Department of Sustainable Development  
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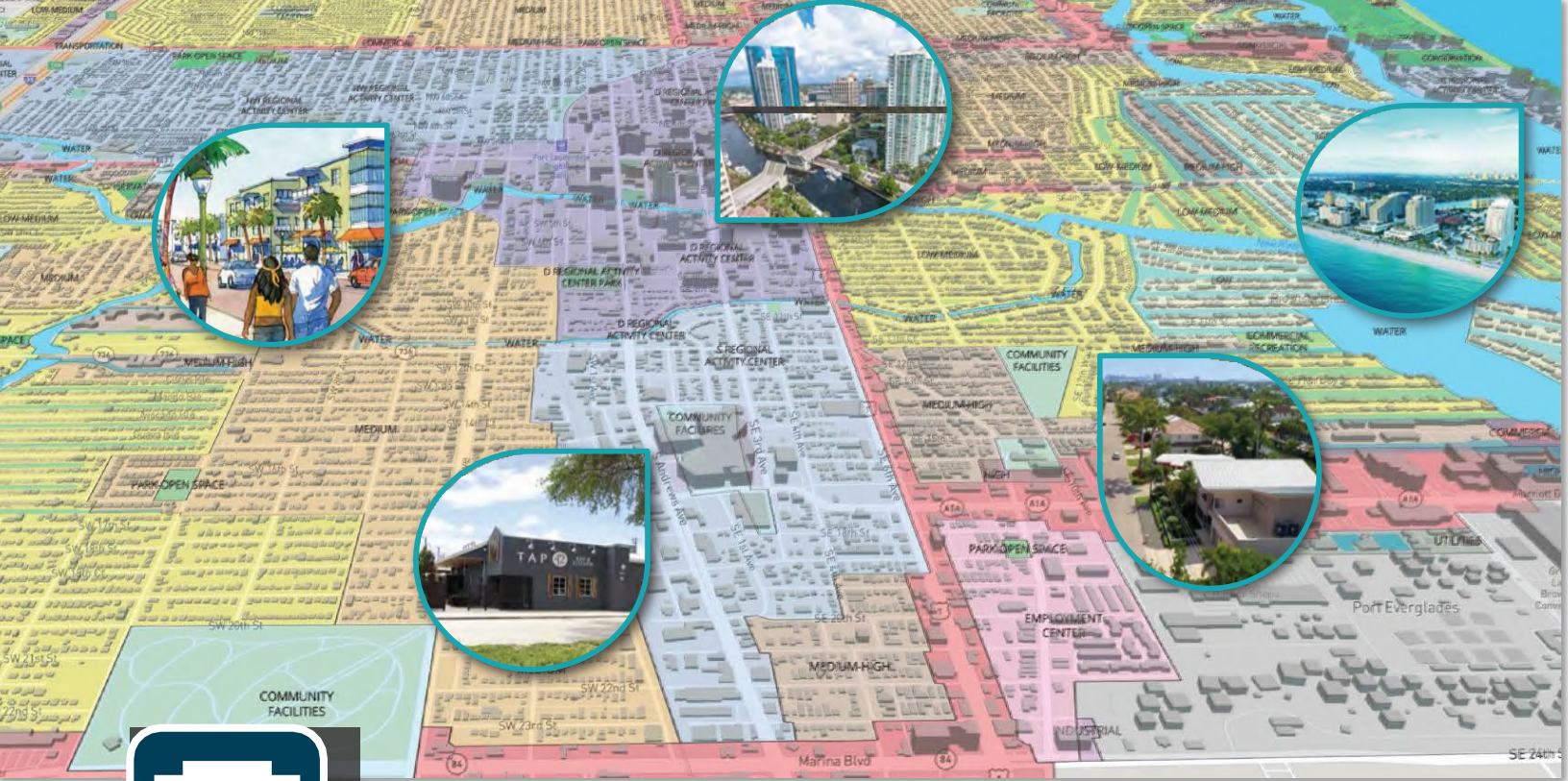
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# NEIGHBORHOOD ENHANCEMENT

## FUTURE LAND USE ELEMENT

### PRINCIPLES

The intent of the Future Land Use Element is to guide orderly and sustainable development and meet the City's vision for its future built environment.

The City's future land use map along with the goals, objectives and policies included in this element help to define existing and future land uses, guide the designation of proposed future land use distribution, location, and intensity, while meeting social, economic and environmental needs, providing for adequate services and facilities, and ensuring compatibility of land uses.

The goals, objectives and policies place special focus on the context and character of specific areas and neighborhoods, promoting an appropriate mix of uses, supporting access to a local and regional multi-modal transportation network, ensuring capital investments support future growth and contribute to a sustainable environment and a high quality of life.



# GOALS, OBJECTIVES, POLICIES, AND EVALUATION MEASURES

**GOAL 1 - Permitted Uses:** Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (Series).  
The City's Unified Land Development Regulations (ULDR) may prohibit or restrict any of the land uses permitted within any land use category of the City's Land Use Plan.

## OBJECTIVE FLU 1.1: Ensure Adherence to Standards

The following establishes the Future Land Use designations, permitted uses and special considerations:

**EVALUATION MEASURE FLU 1.1a:** Annual record of the City's adherence to the density standards and permitted uses, as provided by the Future Land Use Element.

**EVALUATION MEASURE FLU 1.1b:** Annual record of consideration of the neighborhood compatibility as part of the development review process.

**POLICY FLU 1.1.1:** Density and intensity standards are utilized to control the intensity or density of all uses within the City in order to ensure compliance with the Goals, Objectives and Policies of the Plan. These standards include, but are not limited to:

- The regulation of the amount of open space surfaces required for a development to control the intensity of development, especially in areas of sensitive natural resources to reduce environmental impacts;
- Consideration of unique characteristics of the land or site to determine its capacity for residential and/or non-residential uses;
- The regulation of the amount of impervious surfaces provided on a development site;
- The regulation of density through density ranges and housing types;
- The regulation of structures on a development site through the application of minimum lot sizes, yards and setbacks, height and bulk control planes, floor area ratios, off-street parking and loading;
- The regulation of uses permitted in each land use category in order to prevent the mixing of incompatible uses, which may have a negative effect on another; and
- The reduction of nonconforming uses.

**POLICY FLU 1.1.2:** The development review process to foster innovative and flexible planning and development strategies in order to ensure adequate reuse and redevelopment when applying such intensity standards, while ensuring that adequate measures are used to regulate intensity and density in accordance with the Plan. Such intensity standards also include, but are not limited to:

- Principles of urban form and interrelationship with anticipated future land uses;
- Achieving a cleaner, healthier environment;
- Protecting natural areas;
- Advancing the efficient use of land and other resources;
- Creating a quality community and jobs for residents of the City;
- Distribution, extent and location of future land uses proposed within a development; and
- Anticipated impacts on future land uses and on public services and facilities.



**POLICY FLU 1.1.3:** All references to density within the City's Land Use Plan mean net density, with the exception of mixed use development, which shall have a density limitation based on gross acres, as defined by the Broward County Land Use Plan.

- a. Mixed Use Development - Single Use Buildings. A mixed use development, which contains both residential and commercial business, uses that are housed in separate buildings.
- b. Mixed Use Development - Mixed Use Buildings. A mixed use development which contains a mixture of residential and commercial business uses within the same building." Net density means the number of dwelling units constructed or proposed within an area, divided by the net acreage of the area. Net acreage means the total number of acres in an area, excluding public rights-of-ways and public waterways and other publicly dedicated land.

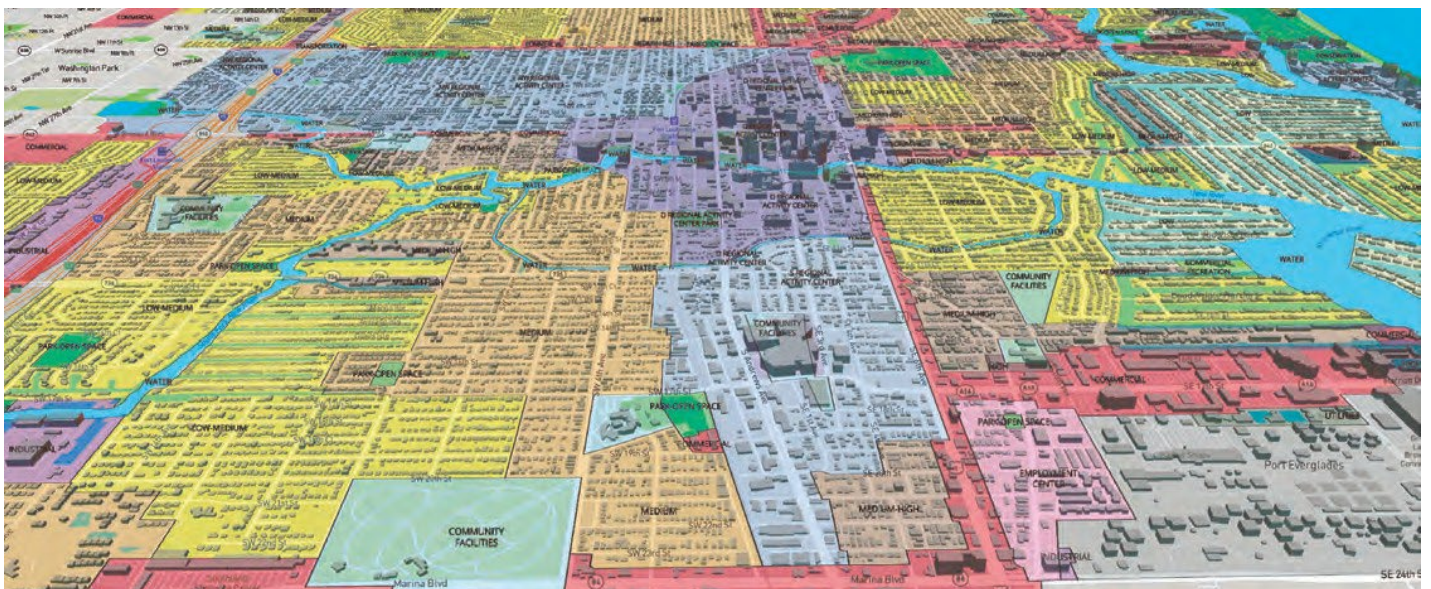
**POLICY FLU 1.1.4:** Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City's Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The distribution of units will be determined by zoning of the parcel and other restrictions imposed by the Unified Land Development Regulations.

**POLICY FLU 1.1.5:** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the City as 0.5 dwelling units for residential density calculations. (Cross-reference BCLUP\* Policy 2.2.5 and AFLCP\*\* Policy HS 1.3.11.)

**POLICY FLU 1.1.6:** The city shall employ its comprehensive plan (land use plan), zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated Commercial, Employment Center, Office Park and Industrial.

**POLICY FLU 1.1.7:** The city shall employ the comprehensive plan (land use plan) and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

**POLICY FLU 1.1.8:** In compliance with Section 163.3177(6)(a), Florida Statutes, the City has adopted a city-wide Floor Area Ratio (FAR) as a standard for use in establishing a measure to calculate the impacts of proposed nonresidential land use amendments upon the City's ability to serve the proposed land use amendment. For these purposes, FAR is defined as follows: "the gross floor area of all buildings or structures on a plot of land divided by the total plot area, excluding such features as stairwells and cupolas." There is a city-wide maximum FAR of 3.





**POLICY FLU 1.1.9:** Calculations of acreage covered by different land use categories on the City's Future Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land.

**POLICY FLU 1.1.10:** Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property. (Cross-reference BCLUP Policy 2.27.2.)

**POLICY FLU 1.1.11:** The City's land use plan shall give priority to protecting public beach access sites. (Cross-reference BCLUP Policy 2.27.3.)

**POLICY FLU 1.1.12:** The following Future Land Use designations shall be applied to the Future Land Use Map Series:

### Commercial Use

Commercial uses are business, retail, service, office and other commercial enterprises. The following uses are permitted within the Commercial Land Use category.

1. Retail and restaurant uses.
2. Office, service and business uses.
3. Automobile sales and repair.
4. Wholesale, warehouse, storage, distribution, light manufacturing or fabricating uses.
5. Hotels, motels and similar lodging.
6. Hospitals and public health facilities.
7. Community facilities including schools.
8. Marinas and marine repair.
9. Utilities, transportation and communication facilities, excluding landfills and electrical power plants.
10. Non-residential agricultural uses.
11. Government administration, judicial, police, fire, and library services.
12. Banking and financial institutions.
13. Special residential facilities.
14. Residential uses are permitted as part of a mixed use development, without the need to amend the Land Use Plan Map, provided that the parcel is in the City's approved unified residential flex area applies to the parcel in one or more of the following manners:
  - a. With form-based regulations that transition to adjacent lower density along major corridors provide for: affordable housing provisions linked to transportation options and provide connections to local services and amenities that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; affordable units are allowed as single use residential dwellings without the need for mixed use development per the Broward County Land Use Plan; and/or
  - b. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial.
  - c. Special Residential Facilities such as group homes and foster care facilities are subject, when applicable, to the Special Residential Facilities provisions and allocation of redevelopment, flexibility, or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan." In order to facilitate implementation of this section, each local government may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.



## Commercial Recreation

Commercial recreation uses are intended to accommodate major public and private commercial recreation facilities. The following uses are permitted within the Commercial Recreation Land Use category:

1. Outdoor and indoor active recreation, theme parks and amusement facilities.
2. Accessory uses, excluding residential, that are determined to be an integral part of and supportive to the primary recreation facility.
3. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
4. Public and private golf courses.
5. Utilities and transportation facilities.

## Community Facilities

Community facilities are provided to serve the basic social needs of the population. The following uses are permitted in Community Facilities Land Use category:

1. Schools and churches.
2. Hospitals and public health clinics.
3. Special residential facilities.
4. Philanthropic clubs and lodges.
5. Government administration, judicial system and police, fire and library services.
6. Civic, community and cultural centers, including co-located public schools.
7. Historic areas and buildings.
8. Utilities and transportation facilities.



## Conservation

Conservation areas are intended to protect water supply, environmentally sensitive lands, wildlife habitat and the natural environment. The following uses are permitted within the Conservationland use category:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable cont policies of the federal, state regional, county, municipal or non profit agency which manages the area.
3. Natural Reservations are designated for conservation use on the City's Future Land Use Map and include public lands, which are conservation areas. Natural Reservations that are designated for conservation use on the City's Future Land Use Map include:
  - a. Birch State Park (historic dunes area, coastal dune lakes, coastal hammock and mangrove area)
  - b. Bonnet House (mangrove and coastal strand hammock areas)
  - c. Snyder Park (tropical hardwood hammock area)
  - d. Bill Keith Preserve
4. City approved outdoor events.
5. Areas subject to repeated flooding due to sea level rise.





### Electrical Generation Facilities Use

Electrical Generation Facilities Uses are designated on the Broward County Map, consistent with Broward County Land Use Plan, to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of Broward County's population.

The land use shall not exceed a lot coverage of 50% (not including parking, surface cooling water and fuel storage tanks) and a maximum daily output of 60 megawatts of electrical power.

Uses permitted in the areas designated Electrical Generation Facilities are as follows:

1. Electrical power plants as defined in Section IV. Plan Implementation Requirements, A. Definitions of the Broward County Comprehensive Plan.
2. Other uses determined to be ancillary to the primary uses described in (1).

The following uses may also be permitted in these areas as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

3. Recreation, open space uses and City-approved outdoor events.

An application to designate land within the City of Fort Lauderdale with the land use "Electrical Generation Facilities Use" shall be required to demonstrate the following:

1. That power to be generated will directly serve the City of Fort Lauderdale among other customers,
2. That the facility shall comply with all applicable Federal, State and Local environmental standards for air quality, water quality and management of fuels and wastes,
3. That the facility shall comply Neighborhood Compatibility and Adequate Facilities requirements of the City of Fort Lauderdale Comprehensive Plan and Unified Land Development Regulations (ULDR),
4. That the facility shall be compatible with the plans of Fort Lauderdale Executive Airport and Fort Lauderdale- Hollywood International Airport if located in proximity to the clear zones of those facilities,
5. That the facility shall not be adjacent to or within land with a residential land use designation or land containing a school or house of worship,
6. That the facility shall remain in compliance with the latest National Fire and Electrical Codes and federal regulations regarding noise and particulate matter and,
7. That the facility shall implement security provisions in compliance with requirements of the US Homeland Security Department or any successor agency or authority, and
8. That the proposal shall be consistent with the Florida Electrical Power Plan Siting Act, as amended.

(No specific sites designated at time of printing.)

### Employment Center

Employment Center areas are provided to encourage employment-based development. Commercial and retail business uses may also be permitted based upon the criteria for flex units in the Broward County Land Use Plan and Administrative Rules and as long as the total area of these does not consume more than twenty percent of the employment center land





within the flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.

The following uses are permitted within the Employment Center land use category:

1. Retail and restaurant uses.
2. Office, service and business uses.
3. Automobile sales with repair.
4. Hotels, motels and similar lodging.
5. Wholesale, warehouse, storage, light manufacturing or fabricating uses, logistics facilities.
6. Industrial and manufacturing uses, research laboratories, or technology park.
7. Parks, recreation, open space, commercial recreation and City approved outdoor events.
8. Community facilities, including schools.
9. Communication facilities.
10. Non-residential agricultural uses.
11. Residential densities in accordance with the City's unified flex zone map.
12. Affordable housing units.
13. Mixed uses along major corridors in accord with the City's unified residential flex policies.
14. Utilities, excluding electric power plants.

### Industrial

This category provides for industrial uses which accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assembly plants and their support enterprises for warehouse, storage, distribution, research and development.



Source: [fortlauderdale.ecdev.org/](http://fortlauderdale.ecdev.org/) and [fortlauderdale.ecdev.org/](http://fortlauderdale.ecdev.org/)

The following uses are permitted within the Industrial land use category:

1. Industrial and manufacturing uses, including but not limited to wholesale uses, warehouse and logistic facilities, research laboratories, office uses.
2. Heavy commercial uses, including marinas.
3. The sale, display, manufacturing and servicing of aircraft and aviation parts and supplies.
4. Utilities, transportation and communication facilities, excluding electrical power plants.
5. Parks, recreation, open space and City approved outdoor events as long as the location of these do not preclude or adversely affect the future use of the surrounding areas for industry.
6. Community facilities.
7. Non-residential agricultural uses that do not preclude or restrain industrial use of the surrounding areas.
8. The following uses may also be permitted subject to the requirements of the Broward County Land Use Plan, and the Citywide Unified Flex policy if there is no adverse impact on future industrial uses:
  - a. Commercial and retail business uses.
  - b. Hotel, motel and similar lodging.



## Local Activity Center

The intent of the Local Activity Center land use designation is to support a balanced mix of land uses characterized by compactness, pedestrian-friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within Local Activity Centers shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as an Local Activity Center, the following criteria must be met:

1. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as 75% of the originally designated Local Activity Center is developed/ redeveloped, an expansion to a subject Local Activity Center up to 100% may be proposed.
2. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified for inclusion within the Future Land Use Element Permitted Uses section.
3. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
4. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open space land may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers and berms, for purposes of this criteria, are not considered park land or open space.
5. A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center.
6. Seventy-five percent (75%) of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter-mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. Local governments shall ensure convenient access to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the local government shall require design standards in the local land use element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.
7. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the City of Fort Lauderdale Comprehensive Plan.
8. An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

(No specific sites designated at time of printing.)



### Mixed Use

The Mixed Use designation supports a pedestrian-oriented urban environment that combines a mix of compatible uses such as residential, retail, professional office, and public amenities that are integrated into mixed-use structures and mixed-use sites located accessible to transit. The goal is to encourage smart growth principles by promoting efficient and sustainable land development that optimizes infrastructure investments, consumes less land and supports the development of functionally integrated communities. The Mixed Use designation



creating opportunities for more efficient development patterns that also allow for a wider variety of economic opportunities, affordable housing, placemaking, and access to multimodal options contextual to the surrounding area.

#### a. Density and Intensity Standards

The City of Fort Lauderdale Mixed Use future land use category categories has the following density and intensity standard:

	Density	Intensity
Mixed Use	Maximum 50 residential dwelling units per gross acre	Floor Area Ratio 3

Note: Residential density and floor area ratio calculations are based on gross acreage as defined by the Broward County Land Use Plan.

There is a minimum of two uses required within the development and a minimum percentage of 10% for any one use as follows:

1. For parcels 5 acres or less, 10% of the net site area;
2. For parcels greater than 5 acres, 10% of the net floor area.

For purposes of this provision, provision the following definitions shall apply:

Net site area means the entire acreage of the site located inside the parcel boundary as defined by the Broward County Land Use Plan.

Net floor area means the total floor area of all floors of a building, excluding: stairwells, elevator shafts, equipment rooms, corridors/hallways, common areas, covered parking, loading areas, and parking garages.

#### b. Permitted Uses

Uses permitted under the Residential, Commercial, Commercial Recreation, Community Facilities and Employment Center future land use designations may be applied. Uses are further defined in the City's Unified Land Development Regulations (ULDR);



A mix of uses is encouraged. A minimum of two uses is required which shall include at least one residential use and one non-residential use; and

Non-residential use may be configured in a vertically or horizontally development pattern.

### c. Design Guidelines

The design guidelines for Mixed Use shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes safety and interconnectivity of vehicular, pedestrian and other non-motorized movement and contributes to an exceptional public realm. These guidelines may include:

- Buildings framing streets; minimum setbacks are preferable to promote a strong framing of the street and a positive human scale pedestrian experience;
- Open space, urban public plazas and/or recreational areas and landscape provisions that include street trees, and other elements that contribute to a sense of place and high quality public realm;
- Vehicle parking strategies, which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street)
- Design features, which promote transit (e.g. integrated transit stop, shelter or station on site);
- A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes;
- The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall;
- Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements;
- Protect the integrity of existing single-family neighborhoods through design elements, which maintain consistency and/or improve the aesthetic quality of the neighborhood;
- Promote multi-modal connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes; and
- Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces).



### Office Park

Office Park areas are designated on the City's Future Land Use Plan Map (Series) to encourage the location of planned office complexes and corporate headquarters. Office Park areas should ensure a campus-like atmosphere with substantial buildings and ample open space. Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use.

The following uses are permitted within the Office Park Land Use category:

1. Offices for uses such as administrative, professional and business purposes.
2. Banking and financial institutions.
3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Restaurants and personal services, which are accessory to the primary office uses.
5. Community facilities including schools.
6. Special Residential Facility Category (2) development as defined in the Special Residential Facilities subsection of this Element.
7. Utilities excluding sanitary landfills and electrical power plants.
8. Communication facilities.
9. Non-residential agricultural uses.
10. Parks, recreation, open space uses and City approved outdoor events.
11. Hotels, motels or similar lodging.

### Parks, Recreation, and Open Space

Park and open space uses serve public recreation needs, by providing space for outdoor recreational activities and visual relief to the landscape, support increased tree canopy, water transpiration and air purification, or by serving as an absorbing buffer from obnoxious sights and sounds.

The following park, recreation and open space uses are permitted within the Park, Recreation and Open Space Land Use category:

1. Active and passive outdoor recreation.
2. Outdoor cultural, educational and civic facilities including, but not limited to nature exhibits, habitats, band shells outdoor classrooms.
3. Public or private golf courses which are intended to remain as permanent open space through recorded legal restrictions.
4. Vistas, scenic views, greenways, natural or native preserves, and landscaped paths or trails.
5. Uses accessory or supportive to the above uses. Concessions, only when accessory to the above uses including refreshment stands, pro shops, souvenir shops and rental facilities.
6. City approved outdoor events.
7. Civic, cultural and educational facilities may be permitted if they are ancillary to the primary recreation use of the site.

Areas designated on the City's Future Land Use Map for particular uses are approximate. The exact boundaries for zoning will be determined by the City within the reasonable limits of the designation on the map.





## Regional Activity Center

The Regional Activity Center (RAC) land use category is intended to encourage development or redevelopment of areas that have regional significance and facilitate a mix of uses, encourage mass transit, reduce the need for automobile travel, and encourage a strong definition of the urban form, promoting a “live, work, play” environment. Examples of areas which may be appropriate for the regional activity center designation, include downtown and community redevelopment areas; adopted developments of regional impact, and areas surrounding regional community facilities such as airports, convention centers or governmental complexes.



For an area to qualify as a Regional Activity Center, the following criteria must be met:

1. The Regional Activity Center land use designation shall not be approved where other land use designations within the City Land Use Plan provide sufficient flexibility for the existing or proposed land uses.
2. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the City Land Use Plan.
3. Regional Activity Centers shall include mixed land uses of regional significance.
4. Regional Activity Centers shall either be the subject of an adopted Development of Regional Impact, or be a center of regional tourist activity, or provide direct access to existing or proposed airports, ports and rail mass transportation facilities.
5. Each Regional Activity Center shall be a defined geographical area, delineated on the City Future Land Use Plan Map (Series).
6. Regional Activity Centers shall provide for substantial housing opportunities including workforce and affordable housing.
7. Public park space shall be included as a functional component of all Regional Activity Centers.
8. Redevelopment activities should be encouraged within Regional Activity Centers.
9. Developments should be pedestrian-friendly and promote the use of mass transit to reduce reliance upon automobile travel.

The following areas have been designated Regional Activity Centers within the City Land Use Plan:

### Downtown Regional Activity Center (DRAC)

The Downtown Regional Activity Center (DRAC) land use category was created in 1989 and is intended to encourage a vibrant mixed-use Downtown, combining residential uses with office space, retail, restaurants, and places for art, culture, entertainment and civic space. The vision for a livable downtown which supports a dynamic economy, strong sense of place and high quality of life is realized through implementation of the City’s Downtown Master Plan, which guides the form of buildings and design of streets and amenities.



The Downtown Master Plan design guidelines and unified land development regulations address the intensity and limitation of uses, as well as promote a form of building scale based on defined character areas. Higher intensity uses and building forms are promoted in the urban



core, and transitions on the Downtown's periphery are incorporated through design guidelines that address impact of building mass and scale on surrounding residential neighborhoods.

The Downtown RAC has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Terminal. As the center for this transit-supportive, multimodal city center, the Downtown Master Plan and related unified land development regulations shall encourage an enhanced pedestrian environment through implementation of a unified system of pedestrian corridors. Streetscape guidelines for the Downtown-RAC may include provisions for arcades, landscaping and other pedestrian amenities.

The Riverwalk Master Plan provides additional guidance for the Riverwalk District to preserve the open character and vistas along the New River by moderating building heights on the riverfront and by coordinating public improvements with private development.

The existing Downtown-RAC boundary may be updated as appropriate to reflect current conditions and proposed development, and to assure compatibility with adjacent neighborhoods giving particular consideration to areas east of US-1.

*General Location:*

South of Sunrise Boulevard, north of Davie Boulevard, between US-1 and NW 7 Avenue.

*Density and Intensity of Land Uses:*

Maintain a FAR of 4 through 2035. The FAR will not be applied to individual parcels but to the entire DRAC. Thus, individual parcels may exceed the maximum for nonresidential land use, but maintaining the FAR maximum for the DRAC will assure that the City of Fort Lauderdale can provide services.

*List of Permitted Uses:*

Residential	16,060 dwelling units permitted
Commercial	FAR - 4
Industrial	FAR - 4
Transportation	no specified limit
Community Facilities including government administration, judicial system, police, fire and library services	no specified limit
Park-Open Space	8.5 acres minimum

*Comments:*

1. The Downtown RAC was created in 1989 with a baseline of 5,100 residential units. In 2003, 2,960 dwelling units (2,750 flex and 210 reserve units) were added to the Downtown RAC, followed by a land use plan amendment in 2006, which added 3,000 additional dwelling units (450 of the 3,000 additional dwelling units are restricted to affordable housing as defined by the Broward County Land Use Plan) and a land use plan amendment in 2016, which added 5,000 dwelling units (750 of the 5,000 additional dwelling units are restricted to affordable housing as defined by the Broward County Land Use Plan).
2. Exclusive of easement areas and right of ways, Flagler Heights Park, Florence Hardy Park and Southside School sites are restricted to Park-Open Space use. (Ord. C-10- 17)



### Central Beach Regional Activity Center

The Central Beach Regional Activity Center serves as a local and regional destination and is a center for tourist activity, in addition to serving existing and future residential, hotel and commercial uses. The intent of this designation is to encourage high quality mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront and marina experience, complemented by a world-class pedestrian environment and open space. Sustainability of the beach community shall be achieved through encouraging multimodal transportation options, consideration of sea level rise resilience, and opportunities to create a connected environment with a strong sense of place.



*General Location:*

South of Sunrise Boulevard, north of Harbor Drive, between the Atlantic Ocean and the Intracoastal Waterway.

*Density and Intensity of Land Uses:*

Density and intensity of uses will be limited by traffic capacity based on specialized traffic studies and plans as agreed by the City and Broward County.

*List of Permitted Uses:*

Residential	5,500 Dwelling Units (3,050 dwelling units existing as of July 1998) – limited by peak hour trip cap described in Comment #2 below
Commercial	Limited by peak hour trip cap described in Comment #2 below
Recreation/Open Space	Limited by peak hour trip cap described in Comment #2 below
Community Facilities, including “schools within businesses” and excluding electrical power plants	Limited by peak hour trip cap described in Comment #2 below

*Comments:*

1. In 1990, a land use designation change was made in the Central Beach Area, from residential and recreation and open space to Regional Activity Center (RAC), in order to encourage private sector redevelopment/revitalization efforts in a 262-acre area, primarily commercial in character. Blight and crime had contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists. A redevelopment plan was adopted to guide revitalization of the Central Beach and redevelopment is ongoing, including completed infrastructure improvements and new time-share and commercial uses. More details on this are discussed in the Coastal Element.





2. Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the latest edition of the *Institute of Transportation Engineers Trip Generation Manual*.
3. The Bonnet House natural reservation shall be restricted to Conservation land uses.

**Northwest Regional Activity Center**

The intent of the Northwest Regional Activity Center is created a vibrant community with a successful mix of businesses and residential uses defined with walkable streets and quality buildings based upon the Northwest-Progresso-Flagler Heights Implementation Plan (NPF CRA). The Northwest Regional Activity Center provides the ultimate flexibility for redevelopment activities and for preserving single-family residential neighborhoods within the area. 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.

*General Location:*

West of Flagler Avenue, west to the City limits, north of Broward Boulevard, and south of Sunrise Boulevard.

*Density and Intensity of Uses:*

Development shall be consistent with the Northwest Progresso/Flagler Heights Community Redevelopment Plan.

*List of Permitted Uses:*

Residential	10,900 dwelling units Maximum
Commercial	13,500,000 sq. ft. Maximum
Industrial	4,500,000 sq. ft. Maximum
Community Facilities, including Schools	1,500,000 sq. ft. Maximum
Utilities, excluding Electrical power plants	500,000 sq. ft. Maximum
Recreation/Open space	500,000 sq. ft. Minimum
Conservation	1.97 acres Minimum

*Comments:*

1. Exclusive of easement areas and right of ways the North Fork Riverwalk Park site is restricted to Conservation use. (Ord. C-09-03)

**South Regional Activity Center**

*General Location:*

South of the Tarpon River, east of Flagler Drive, west of Federal Highway and north of State Road 84.



## FUTURE LAND USE ELEMENT

### Density and Intensity of Uses:

Development shall be consistent with the intensity and density of uses that have been generally established in this area.

### List of Permitted Uses:

Residential	936 dwelling units Maximum
Commercial	6,000,000 sq. ft. Maximum
Office	4,000,000 sq. ft. Maximum
Community Facilities, including schools and excluding electrical generating plants	1,000,000 sq. ft. Maximum
Recreation/Open Space	500,000 sq. ft Minimum

### Comments:

1. As a means to provide the opportunity for positive redevelopment in the area south of the City's Downtown, the South Regional Activity Center (South-RAC) is established to permit the professional office and residential uses which exist in the area to continue. The South-RAC land use provides the basis to develop zoning districts that continue to support a mix of uses to create an urban village while maintaining existing professional office and single family uses in the area.
2. It is envisioned that an Andrews Avenue and Federal Highway Mixed Use district will be developed that encourages high quality commercial retail, mixed uses and standalone multifamily/residential development. In addition, a Railroad Mixed Use district will be developed to allow the existing uses on both sides on the Florida East Coast tracks to be maintained while having incentives to encourage mixed use development.

## Residential Use

Residential areas are intended primarily for dwellings and other land uses in support of the residential environment.

Uses permitted in areas designated residential are as follows:

1. Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Plan Map.



Category	Allowed
Low Residential	Up to 4.4 dwelling units per net acre.
Low-Medium Residential	Up to eight (8) dwelling units per net acre.
Medium Residential	Up to fifteen (15) dwelling units per net acre.
Medium-High Residential	Up to twenty-five (25) dwelling units per net acre.
High Residential	Up to sixty (60) dwelling units per net acre.

2. Home occupations and other uses accessory to a dwelling unit.
3. Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the Future Land Use Plan designation.



4. Parks, playgrounds, golf courses, open space, other outdoor recreational facilities, and recreational, civic or cultural buildings ancillary to the primary outdoor recreational use of the site and City approved outdoor events.
5. Community facilities designed to serve the residential area, such as schools, churches, day care centers, health clinics, nursing homes, hospitals, rehabilitation quarters, governmental administration, police and fire protection facilities, libraries and civic centers.
6. Public utilities including water and wastewater treatment plants; pumping and transfer stations; transmission facilities; excluding landfills and electric power generating plants.
7. Communication facilities.
8. Agriculture limited to flower and vegetable gardens, greenhouses and groves.
9. Offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Broward County Land Use Plan for those portions of the City of Fort Lauderdale which are subject to this policy and the following limitations and provisions:
  - a. No added contiguous area used for neighborhood offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purposes of this provision, contiguous is defined as: attached; located within 500 feet; or separated by only streets and highways, canals and rivers, or easements.
  - b. Within a flexibility zone, no more than a total of 5% of the area designated for residential use on the City Land Use Plan Map (Series) may be used for neighborhood offices and/or neighborhood retail sales of merchandise or services.
  - c. No added contiguous area used for offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
  - d. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium-High (25 dwelling units per net acre) and High (60 dwelling units per net acre) residential density may be used for offices and/or retail sales of merchandise or services, so long as no more than 50% of the floor area is used for offices.
  - e. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated medium residential density (15 dwelling units per net acre) may be used for offices, as long as no more than 50% of the floor area is used for offices.
10. Recreational vehicle/mobile home park sites in the Low-Medium (10), Medium (15), and Medium-High (25) density ranges. The maximum number of recreational vehicle park sites permitted is: a. Equal to the maximum number of dwelling units designated for that parcel on the Future Land Use Map and as limited by the ULDR.
11. A vessel used for habitation shall be treated as a dwelling unit when moored or docked on a waterway adjacent to property with a residential land use designation. In a residential land use area, habitation aboard a vessel is only permitted to be located on a waterway adjacent to property with a land use designation of medium (15 dwelling units per net acre), Medium-High (25) dwelling units per net acre or High (60 dwelling units per net acre), and shall be subject to the following density limitations: The density limitations applicable to the real property adjacent to the vessel or floating home shall not be exceeded in residential areas; however, if the waterway which the vessel is to be located has a minimum width of one hundred (100) feet and does not terminate in a "dead end", then the density limitation shall be increased to a maximum of forty (40) units per net acre subject to the availability of flexibility, in order to accommodate habitation aboard the vessels. In all cases, the overall density shall be consistent with the density limitations of the Broward county Future Land Use Plan.



## FUTURE LAND USE ELEMENT

12. Special Residential Facilities that meet one of the Category definitions as specified in the Broward County Land Use Plan and meet the density provisions by Category type stated below:

Special Residential Facility Category (1)	Development shall count as one (1) dwelling unit each.
Special Residential Facility Category (2)	Development shall count as two (2) dwelling units each.
Special Residential Facility Category (3)	Development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

The City's residential land use density is calculated based on the number of dwelling units permitted per net acre.

13. Irregular Residential Densities - selected areas of the City that exist as of the date of the adoption of the Plan or are annexed into the City with existing densities other than those contained in the City's Future Land Use Element, are identified on the Future Land Use Plan Map as Irregular with the maximum overall density appearing in the circle below the map designation.

That number can be multiplied by the number of net acres within the area circumscribed by the dashed line. That number shall limit the maximum number of dwelling units allowed within the circumscribed by the dashed line. The Irregular density may permit a mixture of residential types and nonresidential uses as further restricted by zoning and flexibility provisions.

Such areas are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number, which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

14. The Broward County Land Use Plan is structured on a "gross density" basis. The following table shows the relationship of the City map legend expressed in net acres with the County map designations expressed in gross acres.

City Residential Land Use Category Dwelling Units Per Net Acre	County Residential Land Use Category Dwelling Units Per Gross Acre
Low (up to 4.4 du/net acre)	Low (2) Residential (2 du/gross acre) Low (3) Residential (3 du/gross acre) Low (5 du/gross acre)
Low Medium (up to 8 du/net acre)	Low Medium (10 du/gross acre)
Medium (up to 15 du/net acre)	Medium (16 du/gross acre)
Medium High (up to 25 du/net acre)	Medium High (25 du/gross acre)
High (up to 60 du/net acre)	High (50 du/gross acre)



**Broward County Special Residential Facilities Definitions**

The Broward County Land Use Plan defines categories of special Residential Facilities, for the purpose of determining permitted locations and density standards. Special facilities such as group homes and foster care facilities are defined by category type and are subject when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility, to bonus sleeping rooms as contained in the flexibility rules of the ULDR and “The Administrative Rules Document” of the Broward County Planning Council in order to allow the City to permit a maximum of one hundred (100) “bonus” sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special Residential Facilities are not designated on either the City Land Use Plan or the Future Broward County Land Use Plan Map as a separate land use category. Special Residential Facilities are permitted within limitations as stated in the Permitted Use section of the Broward County Land Use Plan in the following land use categories: residential, commercial, office park, agricultural and community facilities. In general, Special Residential Facilities are permitted in the category as specified in Subsection II Permitted Uses of this Plan, within the limitations contained in the City’s Social Service Residential Facilities Ordinance (Ordinance C88-73).

Definitions of Special Residential Facilities Categories (Broward County Land Use Plan):

The following County definitions regarding Special Residential Facilities are included for the purpose of achieving consistency with the Broward County Land Use Plan.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (1)--means a housing facility, which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or other. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) -- means a housing facility, which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or other. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) -- means

- a. Any housing facility licensed by the State of Florida for more than sixteen (16) non- elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or
- b. Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
- c. Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or



- d. Any not-for-profit housing facility for unrelated elderly individuals; or
- e. Any housing facility, which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

### Transit Oriented Development

Transit Oriented Development (TOD) maximum FAR of 2.5 for combined development (residential and non-residential). Specific density and intensity standards for each TOD will be specified when the map designation is applied.

Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Development (TOD) land use category within the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan.

Transit Oriented Developments must incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed use with a "sense of place" and is transit supportive.

#### *Land Use Criteria:*

Residential use is required as a principal component within a Transit Oriented Development.

Maximum residential densities must be specified when the designation is applied to the future land use map. Residential densities may be specified, at the option of the local government, either as units per net acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units like in the "Local Activity Center" and "Regional Activity Center" designations). When the density of the Transit Oriented Development is specified as units per net acre the percentage distribution among the mix of uses must also be identified.

At least two non-residential uses must be permitted in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within a Transit Oriented Development must be specified by and described in the permitted uses section of the Future Land Use Element. Minimum non-residential FARs (Gross) of two are encouraged. Non-residential intensities may vary in the TOD and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

Additional or expanded, standalone automobile oriented uses such as large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited, unless designed in a manner to encourage pedestrian and transit usage.



### *Design Guideline Principles:*

Within one year of the adoption of the first TOD on the future land use map, the City shall establish design guidelines in the ULDR for the area. These guidelines shall promote an urban form with the well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and mobility through safe and convenient interconnectivity or vehicular, transit, pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public area through open space, urban public plazas, and/or recreational or community facility areas. The guidelines shall promote connectivity and access to transit stations and stops, while establishing a “sense of place”. Transit Oriented Developments shall promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Integrated transit stops with shelter or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Development.
- Wide (5 feet shall be the minimum consistent with ADA Requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Transit Oriented Developments shall include internal pedestrian and transit amenities (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas) to serve the residents and employees within the area.

### *Review Process Considerations:*

The transportation impact analysis for a proposed Transit Oriented Development designation shall consider the modal shift provided through the provision of transit and the transit-oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development, the impact analysis for the designation in the Broward County Land Use Plan and City of Fort Lauderdale Comprehensive Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the City's Future Land Use Element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Development which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.  
(No specific sites designated at time of printing.)



## Transportation

Existing airports, Port Everglades, and existing and proposed expressways are designated Transportation on the City’s Future Land Use Plan Map (Series).

*Executive Airport* - The uses permitted in the Executive Airport area are the airport and facilities related to its function, operation and maintenance facilities for aircraft, sale and display of aircraft and aviation equipment, aviation manufacturing and servicing, distribution centers and other compatible uses. Those land uses listed in the City’s Comprehensive Plan as permitted uses in the Community Facilities, Parks, Recreation and Open Space and Commercial Recreation land use categories in compliance with the noise requirements of F.A.R. Part 150 (Appendix) and with Subsection 333.03 (2) (c), (2) (d) and (3) of Florida Statutes, may be allowed when they do not preclude or restrain the aeronautical use of the surrounding area, if such uses are designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses.



Source: [www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/comprehensive-plan](http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/comprehensive-plan)

*Port Everglades Transportation Area* - Shipping, warehousing, and, with the exception of residential uses, all other uses which may be permitted by the City of Fort Lauderdale City Commission and the Port Everglades Development District (PEDD) contained City’s Unified Land Development Regulations which are consistent with tourism, international trade and maritime commerce.

*Other Air Transportation Areas* - Other airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.



*Expressways* - Uses of an impermanent nature such as agriculture, nurseries, grazing, nonrequired parking, open storage and parks are permitted in proposed expressways. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long-term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use, which impedes the future construction of an expressway, be allowed.

Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses. If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the





expressway corridor shall be those permitted by the adjacent land use designation as determined by the City through the Broward County Planning Council (re) certification process.

### Utilities

The areas designated Utilities on the City's Future Land Use Plan Map (Series) are intended to provide for adequate levels of utility service to meet the current and future needs of population.

The following uses are permitted within the Utilities Land Use category:

1. Utilities such as water and wastewater treatment plants, pumping stations, substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in 1 above, as further restricted by the Unified Land Development Regulations.
3. Parks, recreation, open space and City approved outdoor events that do not preclude or adversely affect the future utility use of the surrounding areas for utility facilities.
4. Non-residential agricultural uses that do not preclude or adversely affect the future utility use of the surrounding areas for utility facilities.

## **OBJECTIVE FLU 1.2: Utilization of Flexibility Rules**

The City shall follow Flexibility Rules established in the Broward County Land Use Plan in order to facilitate the arrangement of residential densities and nonresidential intensities to respond to changing economic conditions. Flexibility units are the difference between the number of residential dwelling units permitted by the Broward County Land Use Plan and the number of residential dwelling units permitted by the City's Land Use Plan. Nonresidential flexibility is based on an acreage percentage by land use category. Flexibility Rules are further defined by zones or zone and the City has a citywide unified zone.

**EVALUATION MEASURE FLU 1.2:** Annual record of approved applications utilizing Flexibility Rules within the City.

**POLICY FLU 1.2.1:** The City's Unified Flex Strategy shall focus on a long-term vision that promotes a sustainable built environment by focusing development in the City's Regional Activity Centers and shall consider major transit corridors for future mixed-use development, with supporting multimodal transportation options.

**POLICY FLU 1.2.1a:** The Unified Flex Strategy shall be geographically defined by a citywide unified zone as depicted on the City's official flex map.

**POLICY FLU 1.2.1b:** Factors in the evaluation and update of the strategy shall include, but not be limited to: improved livability and affordability for residents, heightened community revitalization and placemaking, lower housing and transportation costs, increased mobility options and access to jobs, more efficient transportation investments and enhanced regional connections, expanded shopping and housing choices, increased sustainability and reduced greenhouse gas emissions (i.e. less need to drive), and enhanced economic development.





**POLICY FLU 1.2.1c:** Where appropriate, the official flex map shall be amended to assist the City in protecting and preserving residential neighborhoods as well as limiting growth on the barrier island, through directed approaches in the location of flex units.

**POLICY FLU 1.2.1d:** The Unified Flex Strategy shall be utilized to maintain the availability of nonresidential flexibility throughout the City and availability of affordable housing.

**POLICY FLU 1.2.1e:** The City shall adopt a form-based, mixed-use zoning district to address flex unit allocation along major transit corridors for future development. The form-based, mixed use zoning district shall incorporate design standards to address neighborhood compatibility, enhanced pedestrian safety, multimodal connectivity, and shall include options to incorporate affordable housing.

**POLICY FLU 1.2.1f:** The City shall consider the availability of and strategic investment in future infrastructure, multimodal transportation, climate change and resiliency considerations in the designation of future eligible areas for flexibility incorporation.

**POLICY FLU 1.2.2:** The City may rearrange residential densities through the use of Flexibility Units in accordance with the County and City's adopted Land Use Plans and the "Administrative Rules Document" of the County Land Use Plan.

**POLICY FLU 1.2.2a:** Utilization of Flexibility Units shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

1. Allocations to sites east of the Intracoastal Waterway which impacts access to public beaches.
2. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
3. Allocations to sites which are adjacent to an environmentally Sensitive Land, as defined with the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals, and rivers or easements, upon request of the Broward County Commission.
4. To ensure compliance with the rules and procedures for the processing of County Commission compatibility reviews as provided for by the Broward County Planning Council's administrative rules.

**POLICY FLU 1.2.2b:** Allocations of Flexibility Units shall be subject to the following restrictions: Within areas east of the Intracoastal Waterway, in no instance shall allocations of Flexibility 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.

**POLICY FLU 1.2.2c:** Within areas east of the Intracoastal Waterway, land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per the Broward County Land Use Plan shall not be counted in calculations to determine allowable residential density. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.



**POLICY FLU 1.2.3:** The City may rearrange nonresidential intensities through the use of Flexibility Rules in accordance with the County and City’s adopted Land Use Plans and the “Administrative Rules Document” of the County Land Use Plan.

**POLICY FLU 1.2.3a:** The City shall permit up to 5% of the area with a residential land use designation to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan” to allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods.

**POLICY FLU 1.2.3b:** The city’s certified comprehensive plan (land use plan) may decrease by 20% the lands designated “Commerce” on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.

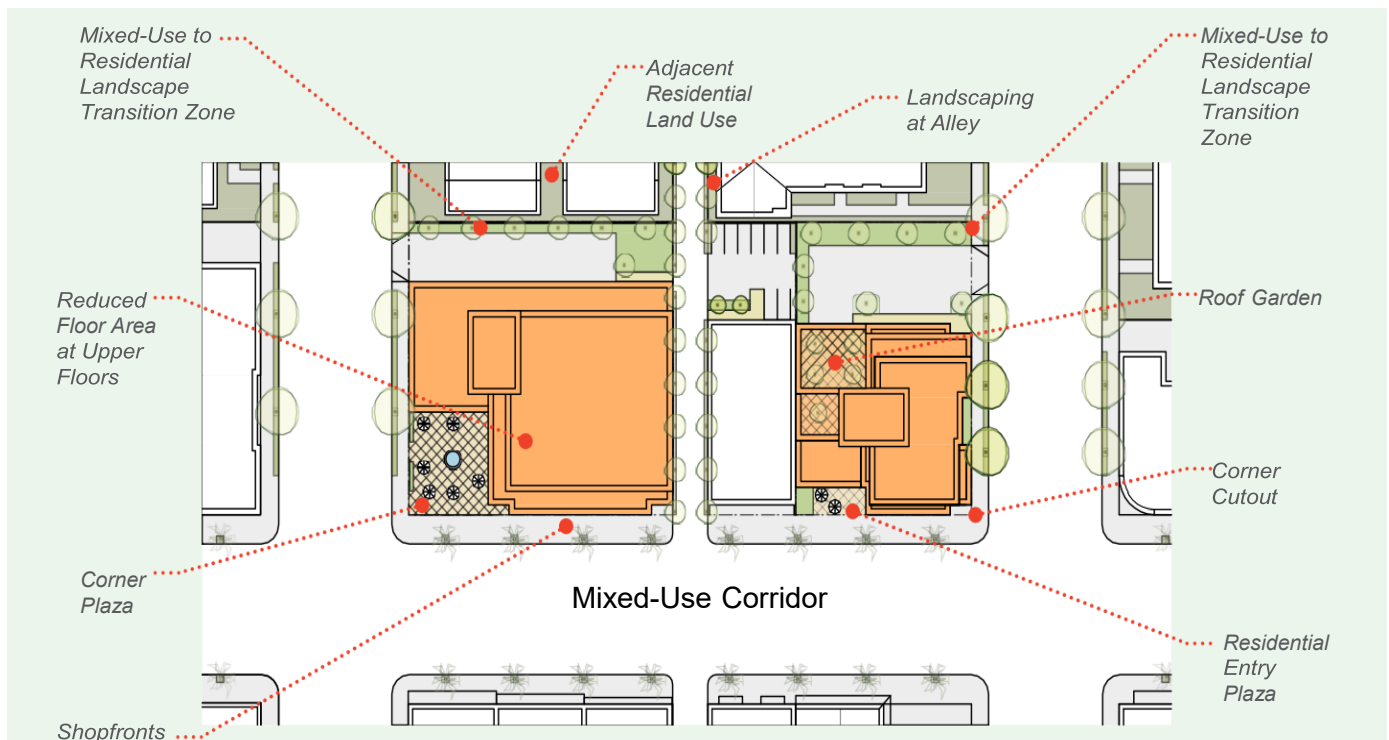
**POLICY FLU 1.2.3c:** Residential uses, up to 10 acres (up to 20 acres for projects that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years), are permitted via allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated Commercial, Employment Center, Office Park and Industrial.

**GOAL 2 - Sustainable Development:** The city shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

**OBJECTIVE FLU 2.1: Neighborhood Compatibility**

Protect existing and future residential neighborhoods from impacts created by more intense adjacent uses.

**EVALUATION MEASURE FLU 2.1a:** Annual record of development permits issued for non-residential development adjacent to residential neighborhoods.





**POLICY FLU 2.1.1:** Continue to utilize intensity criteria contained in the Future Land Use Element to ensure that all new development is compatible with adjacent residential land uses.

**POLICY FLU 2.1.2:** Maintain, through the ULDR, buffering provisions, including setbacks and buffer landscaping, which are necessary to protect residential areas from adjacent uses of greater intensity.

**POLICY FLU 2.1.3:** Through the design review process, the City shall continue to maintain provisions which address the potential adverse impacts of noise, vibration, air pollution, glare, heat, solidwaste, hazardous waste, fire and explosion.

**POLICY FLU 2.1.4:** Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

**POLICY FLU 2.1.5:** The City shall review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated. (Cross-reference BCLUP Policy 2.25.1.)

**OBJECTIVE FLU 2.2: Neighborhood Resilience**

Implement strategies to create more resilient neighborhoods that can adapt to climate change and sea level rise.

**EVALUATION MEASURE FLU 2.2a:** Adoption of ULDR amendments for increased building flood protection and a transfer of development rights program.

**POLICY FLU 2.2.1:** Increase protection of residential areas and neighborhoods through the support of green design guidelines and/or form-based codes for new development and major renovation residential areas, historic neighborhoods, and areas vulnerable to flooding.

**POLICY FLU 2.2.2:** The City will continue to encourage new development in higher elevated, and areas less vulnerable to flooding, such as Uptown.

**POLICY FLU 2.2.3:** The City will adopt and regularly review design guidelines based on higher base flood elevations that continue to enhance neighborhoods and pedestrian experiences, including amendments to maximum freeboard requirements.

**POLICY FLU 2.2.4:** Review potential to adopt regulations to administer a Transfer of Development Rights from coastal areas to less vulnerable areas and to protect historical resources as appropriate.

**OBJECTIVE FLU 2.3: Mixed-Use Development Multimodal Environment**

Encourage mixed use developments to enhance the livability of the City in order to discourage urban sprawl.

**EVALUATION MEASURE FLU 2.3a:** Annual record of number of approved mixed-use development orders.





**POLICY FLU 2.3.1:** Mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement.



**POLICY FLU 2.3.2:** Amend the ULDR to include appropriate design standards to ensure a mixed-use development is compatible with adjacent existing land uses and adjacent adopted Future Land Use designations.

**POLICY FLU 2.3.3:** Mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments.

**POLICY FLU 2.3.4:** Encourage affordable micro-units and mixed-use development when the micro-units are limited to less than 30% of the total units, and combined with enhanced residential amenities and more common areas than required by the code.

**POLICY FLU 2.3.5:** Utilize standards for residential properties along major thoroughfares, as necessary, to encourage higher densities and support use of public transit.

**POLICY FLU 2.3.5a:** The ULDR shall continue to provide incentives to encourage growth in the designated major transit corridors, this shall include, but not be limited to reduced height and setback requirements, reduced parking standards and modified landscaping requirements.



**POLICY FLU 2.3.6:** The City shall actively support the Florida Department of Transportation, other State agencies or Federal agencies in any funding or planning initiatives for the development of a transit system that will link the Fort Lauderdale Hollywood International Airport to Port Everglades to the Beach Area and to the Central Urban Redevelopment/Downtown Revitalization Area in a loop arrangement with a connecting spur to or from the Tri-Rail System.

**POLICY FLU 2.3.7:** The City shall continue to improve connectivity between modes, including adding additional miles of bike lanes, sidewalks, and transit facilities and consider this connectivity in land use and development review considerations.

**POLICY FLU 2.3.8:** Transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan.

**POLICY FLU 2.3.8a:** Evaluate options to connect the Uptown Area to other key activity nodes within the City such as Lockhart Stadium, Downtown, and the Central Beach Area.

**POLICY FLU 2.3.8b:** Consider adopting new mixed-use zoning districts for the Uptown Area that contain form-based standards and encourages transit-oriented development with



convenient, accessible, and affordable housing options.

**POLICY FLU 2.3.9:** Transform the South Andrews Regional Activity Center into a lively mixed-use urban neighborhood characterized by low to mid-rise buildings of a variety of commercial and residential uses through the implementation of the South Andrews Master Plan.

**POLICY FLU 2.3.9a:** Consider adopting new mixed-use zoning districts for the South Andrews Area that contain form-based standards and encourages transit-oriented development with convenient, accessible, and affordable housing options.

## **OBJECTIVE FLU 2.4: Encourage Revitalization of Redevelopment Areas**

Direct growth to designated Urban Redevelopment/Downtown Revitalization Areas in order to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

**EVALUATION MEASURE FLU 2.4a:** Adherence to design guidelines and ULDRs in new development and capital improvements that support the vision of redevelopment plans.

**POLICY FLU 2.4.1:** Create a vibrant mixed-use Downtown, combining new homes with office space, shops and restaurants, and places for art, culture and civic life through the Downtown Master Plan.



**POLICY FLU 2.4.1a:** Implement the Downtown Master Plan principles through development and redevelopment projects and capital improvement investments.

**POLICY FLU 2.4.1b:** Coordinate with the Downtown Development Authority on implementation of the Downtown Master Plan.



**POLICY FLU 2.4.2:** Implement the Riverwalk District Arts & Entertainment (A&E)/Public Realm Plan to improve and enhance the Riverwalk and the blocks north and south of the New River.

**POLICY FLU 2.4.2a:** Strengthen and expand the identity and presence of arts, cultural and entertainment uses within the Riverwalk District.

**POLICY FLU 2.4.2b:** Create lively, safe, attractive and comfortable public spaces, that draw people and activity to the River.

**POLICY FLU 2.4.2c:** Introduce a management strategy for operating, marketing, programming, evaluating,





improving, and ensuring the sustainability of the Riverwalk District.

**POLICY FLU 2.4.3:** The City shall continue to implement the Redevelopment Plan for the Northwest/ Progresso/Flagler Heights area (NWPFH), which was prepared and adopted pursuant to Chapter 163, Part III, Florida Statutes. The City designated the NWPFH Area as a slum or blighted area, which was eligible for treatment as a CRA pursuant to Florida Statutes.

**POLICY FLU 2.4.3a:** Support community development activities and programs including housing rehabilitation, small business development, facilitation of all types of housing, including, but not limited to low-income and moderate-income housing, and land assembly programs in the NWPFH.

**POLICY FLU 2.4.3b:** The City shall create redevelopment strategies to promote redevelopment and “in-fill” activities in the NWPFH through the implementation of land development regulations for the Northwest Regional Activity Center (Northwest-RAC).

**POLICY FLU 2.4.3c:** Amend the ULDR as necessary to incorporate appropriate recommendations of the NWPFH CRA Plan to implement the Northwest-RAC.



**POLICY FLU 2.4.3d:** Evaluate industrial land uses in the Northwest-RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.

**POLICY FLU 2.4.3e:** Evaluate established residential zoning in the Northwest-RAC neighborhoods to determine appropriate densities.

**POLICY FLU 2.4.3f:** Amend the Comprehensive Plan, as necessary, to incorporate recommendations of the Sistrunk Boulevard Safe Neighborhoods Plan.

**POLICY FLU 2.4.3g:** Continue to seek state assistance under the Florida Main Street Program and other state sources for redevelopment of Sistrunk Boulevard.

**POLICY FLU 2.4.3h:** Encourage developers to build mixed use projects and implement the City’s streetscape design and urban enhancements for Sistrunk Boulevard.

**POLICY FLU 2.4.4:** Implement the Central City Community Redevelopment Area (CRA) Plan’s vision of a vibrant community in the Middle River-South Middle River-Sunrise Boulevard area with a successful mix of business and residential uses defined with walkable streets and quality buildings through the creation of guidelines that enhances the pedestrian realm and gives clear intent for an active street level and an exceptional public realm experience.

## **OBJECTIVE FLU 2.5: Equitable Neighborhoods**

The City shall continue to support environmental justice and social equity as an approach for meeting the needs of underserved and vulnerable Fort Lauderdale neighbors through policies and programs that reduce disparities while fostering healthy and vibrant neighborhoods.



**POLICY FLU 2.5.1:** For local and regional land use policy and public infrastructure and services decisions, the City shall continue to ensure fair treatment and meaningful participation when considering the impacts to underserved and vulnerable Fort Lauderdale neighbors, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.

**POLICY FLU 2.5.2:** Changes in land use and zoning designations shall consider environmental justice to avoid, minimize, or mitigate disproportionately high and adverse human health and environmental effects, including interrelated social and economic effects, on underserved and vulnerable populations.

**POLICY FLU 2.5.2a:** The City shall consider potential outcomes of redevelopment including the needs of underserved populations and under-resourced markets including housing affordability, displacement, capacity building of impacted populations, preserving cultural assets, and potential for expanding minority business ownership.

**POLICY FLU 2.5.3:** The City shall prepare a Redevelopment Impact Study for the purpose of identifying areas that are vulnerable to, or may be in the early stages of an influx of investment and changes to the built environment that would lead to rising home values and cultural displacement.

## **OBJECTIVE FLU 2.6: Enhance Community Health and Food Access**

Create neighborhoods that enhance community health through access to public amenities, healthy food, and safe environments, for everyone.

**POLICY FLU 2.6.1:** The City will regularly monitor the food level of accessibility for residents to identify and reduce any healthy food priority areas in the City.



**POLICY FLU 2.6.1a:** Utilize data collected by the US Department of Agriculture, the Center for Disease Control, and from business licenses to map the locations of grocery stores, supermarkets, farmer markets, and similar establishments to determine the accessibility for residents in the City.

**POLICY FLU 2.6.1b:** Annually update the location map to determine underserved areas in the community.

**POLICY FLU 2.6.2:** Encourage the location of grocery stores, farmers markets, and community food gardens to support access to healthful food for all areas where people live.

**POLICY FLU 2.6.2a:** The City shall provide incentives for grocery stores, full-service supermarkets, farmers markets, food carts and other mobile vendors to locate in underserved communities, including consideration of land use amendments and permitted and consideration of conditional use regulations, where appropriate.

**POLICY FLU 2.6.2b:** Provide and promote resources designed to encourage urban agriculture opportunities, including, but not limited to, community and home gardens, including consideration of land use amendments and permitted and consideration of





conditional use regulations, where appropriate.

**POLICY FLU 2.6.2c:** Accommodate concentrations of food service providers at strategic locations in relation to the transportation system and concentrations of housing and employment in the City.

**POLICY FLU 2.6.2d:** Recognize the value of the local food system in sustaining the local economy and neighborhoods by supporting our capacity to grow, process, distribute, and access local foods. The City will explore, as appropriate, regulations allowing for the development of urban farms, vertical farming, and associated land use regulations to allow for hydroponic and aquaponic uses within the City.

**POLICY FLU 2.6.2e:** The City shall seek opportunities to partner with non-profit organizations, local businesses, student organizations, and other community efforts aimed at providing healthy and affordable food options for communities in Fort Lauderdale, including to identify areas of the City in need of additional resources or services.

**POLICY FLU 2.6.3:** The City shall institute a cross-disciplinary approach to addressing the social determinants of health and potential impacts to health equity resulting from land use policy, public infrastructure, or services decisions. Considerations shall include potential impacts upon individuals' access to clinical care, air and water quality, housing, transportation, jobs, income, education, social cohesion, community safety, child development, diet and exercise.

**POLICY FLU 2.6.4:** The City shall promote public health, safety, and welfare through the application of development standards.

## **OBJECTIVE FLU 2.7: Preservation of Environmental Assets**

Continue to comply with Broward County regulations concerning Local Areas of Particular Concern and Natural Resource Areas and develop local initiatives to protect and conserve the natural and vegetative resources of the City.

**EVALUATION MEASURE FLU 2.7a:** Annual record of local initiatives to protect and conserve the natural and vegetative resources of the City.

**EVALUATION MEASURE FLU 2.7b:** Record of permits issued for lot clearing in designated Natural Resource Areas.

**EVALUATION MEASURE FLU 2.7c:** Designation of Conservation Areas on the City's Future Land Use Map.

**POLICY FLU 2.7.1:** The City shall monitor development activity in designated Natural Resource Areas in accordance with the Broward County Lot Clearing Ordinance.

**POLICY FLU 2.7.2:** The development review process shall consider the presence of environmentally sensitive lands in formulating these recommendations for development approvals. Plats which include Local Areas of Particular Concern, shall be referred to the County for Environmental Impact Statements.





**POLICY FLU 2.7.3:** Local initiatives, which address environmentally sensitive lands, shall be developed:

- Based upon County standards for Local Areas of Particular Concern and Natural Resource Areas to assess environmentally sensitive lands as a measure to protect and conserve valuable ecological communities within the City which are an integral part of South Florida's and Broward County's natural environment;
- Giving due consideration to the size, location, and condition of the parcel to determine suitability and viability for preservation;
- To protect those environmentally sensitive lands deemed viable and valuable; and
- To regulate wetlands.

**POLICY FLU 2.7.4:** Areas determined to be natural reservations by the Broward County Planning Council shall be protected through designation as a "Conservation" use on the City's Land Use Plan.

**POLICY FLU 2.7.5:** As a part of the development review process, protect and conserve plant species listed in the Regulated Plant Index established through the Florida Department of Agriculture and Consumer Services.

**POLICY FLU 2.7.6:** Lakes shall be required to be constructed with vegetated shallow water habitats required by the Florida Department of Environmental Protection.

**POLICY FLU 2.7.7:** The City shall, in an effort to protect the groundwater supply from potential sources of pollution, recommend against land use designations which permit industrial uses that could negatively impact water quality within wellhead protection areas of influence.

**POLICY FLU 2.7.8:** The City shall restrict the use of septic tanks through the ULDRs. New septic tank systems shall only be permitted when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code. (Cross-reference BCLUP Policy 2.11.5.)

**POLICY FLU 2.7.9:** The City shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. (Cross-reference BCLUP Policy 2.11.6.)

**POLICY FLU 2.7.10:** New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water. (Cross-reference BCLUP Policy 2.24.2.)

**POLICY FLU 2.7.11:** To minimize soil erosion on new construction sites, the City's land development regulations shall require treatments and other measures consistent with Chapter 27 of the Broward County Code. (Cross-reference BCLUP Policy 2.24.4.)

**POLICY FLU 2.7.12:** The City shall coordinate with Broward County, its municipalities, and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled. (Cross-reference BCLUP Policy 2.23.4.)



**POLICY FLU 2.7.13:** The City in coordination with Broward County and its local governments shall provide for the protection of marine habitat and water quality of Broward County’s coastal waters, including the protection of natural and artificial reefs. (Cross-reference BCLUP Policy 2.27.4 and AFLCP CM 1.1.7.)

**POLICY FLU 2.7.14:** The City shall cooperate with Broward County and its coastal municipalities in developing a comprehensive beach management and maintenance plan to address activities including dune and vegetation management, beach nourishment, and sand by-passing. The plan shall include consideration of climate change impacts on these efforts. (Cross-reference BCLUP Policy 2.27.5.)

**POLICY FLU 2.7.15:** In order to protect and enhance sea turtle nesting, the City shall in coordination with the Sea Turtle Conservation Program of the Broward County Environmental Protection and Growth Management Department, maintain land development regulations consistent with state and federal guidelines. The City shall maintain regulations to control beachfront lighting. Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan. (Cross-reference BCLUP Policy 2.28.1.)

**GOAL 3 - Implementation of the Plan: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.**

**OBJECTIVE FLU 3.1: Compliance with Broward County Land Use Plan**

**POLICY FLU 3.1.1:** The City shall coordinate concurrency regulations and land use planning activities with the Broward County Land Use Plan.

**POLICY FLU 3.1.2:** Fort Lauderdale shall adopt land development regulations that require platting at least in those circumstances where this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within the City.

**POLICY FLU 3.1.2a:** Prior to plat approval, Broward County and/or the appropriate local government shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

**POLICY FLU 3.1.3:** Fort Lauderdale shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. The City shall not approve for recordation in the Official Records any plat of lands that is not in compliance with the Broward County Land Use Plan or with the City of Fort Lauderdale’s land use plan.

**POLICY FLU 3.1.3a:** This section will not apply to an application for a building permit which meets any of the following criteria:

- 1. Construction of two or fewer residential dwelling units. Applications for two or fewer residential dwelling units on property under the same ownership, within 500 feet of property exempted within the past twelve (12) months, shall not be exempt.



## FUTURE LAND USE ELEMENT

2. Construction on any multi-family or non-residential lot or parcel which is less than ten (10) acres in size and the majority of which is specifically delineated on a plat recorded on or before June 4, 1953;
3. Construction of a replacement building in which the proposed reconstruction will be utilized for the same general use, is equal to or less than the gross area of the original principal building and will be located within the same general footprint. (For the purpose of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978. November 22, 1978 was the effective date of the 1977 Broward County Land Use Plan countywide platting requirement.)
4. Construction of single-family, infill development that is deed-restricted to affordable housing for a time period of at least fifteen (15) years. For the purposes of this exemption, infill development shall be defined as, "the development of new housing on scattered vacant sites in a built-up area."
5. A building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the affected unit of local government and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The municipality and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
6. A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made in a resolution if Broward County is the government seeking to construct the facility and issue the permit; and by agreement with the affected units of local government in other circumstances.

**POLICY FLU 3.1.3b:** A certificate of occupancy shall not be issued until the plat is recorded. Provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

1. Compliance with the applicable land development regulations; and
2. Any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.

**POLICY FLU 3.1.4:** Development permits granted by the City of Fort Lauderdale shall be consistent with the Broward County Land Use Plan.

**POLICY FLU 3.1.5:** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the City shall coordinate and cooperate with Broward County to implement the City's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

**POLICY FLU 3.1.5a:** In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the City may include consideration and implementation of the following affordable housing strategies:

- a. Programs and policies involving mechanisms such as, but not limited to, impact fees, in lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. Programs and policies involving mechanisms such as, but not limited to, impact fees, in



- lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. Programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. Property tax abatement programs aimed at preserving or creating affordable housing;
- e. Streamlined and reduced-cost permitting procedures for affordable housing;
- f. Specific minimum set-aside requirements for new affordable housing construction;
- g. Use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. Programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. Land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units; or
- j. Utilize the existing supply of affordable housing.

**POLICY FLU 3.1.5b:** The City shall demonstrate compliance with BrowardNEXT policies at the time of the County’s consideration of the applicable land use plan amendment, by establishing that the City has implemented or ensured adoption of appropriate policy and program measures to implement its chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

**POLICY FLU 3.1.5c:** The City shall estimate its supply of affordable housing utilizing the data and methodology referenced within the “Administrative Rules Document: BrowardNext.” For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the BCLUP.

**POLICY FLU 3.1.5d:** The median annual income estimate utilized to evaluate local conditions and needs should be updated at least yearly.

**POLICY FLU 3.1.6:** The ensure compliance with the provisions of the Broward Land Use Plan, policies AI 1.4.3, CM 1.1.2b, CM 1.1.7a, CM 3.1.4, CM 3.3.7, CM 4.1.8, TM 3.2.1, IC 1.2.5, CON 1.2.3, CON 3.2.1, CON 3.2.2, CON 5.1.3, CON 5.1.4, HP 1.2.3, PR 1.4.3, SWS 2.1.2b, SWS 6.1.3, CON 5.1.5a, SWS 7.4.4, Objectives EDU 1.3, IC 1.2 and their associated policies, are adopted by reference into the Land Use Element.

**POLICY FLU 3.1.7:** Amendments to the City’s future land use map requiring amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.



- 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.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways. (Cross-reference BCLUP POLICY 2.5.5 and AFLCP PR 1.1.6).

**POLICY FLU 3.1.8:** The City's land use plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources. (BCLUP Policy 2.30.1 and AFLCP Historic Preservation Element.)

**POLICY FLU 3.1.9:** The City shall continue to adhere to the Broward County Planning Council's certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: BrowardNEXT." (BCLUP Policy 2.33.1.)

**POLICY FLU 3.1.10:** The City shall continue to adhere to the Broward County Land Use Plan to further the consistency and compatibility among the land use plans of Broward County's local governments through the Broward County Planning Council's certification and recertification process. (BCLUP Policy 2.33.2.)

**POLICY FLU 3.1.11:** The City's land use plans and plan amendments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council. (BCLUP Policy 2.33.3 and AFLCP Policy 1.4.4.)

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## **OBJECTIVE FLU 3.2: Implementation of the Comprehensive Plan and the Future Land Use Map**

**POLICY FLU 3.2.1:** The City shall continue to enforce criteria for reviewing and making recommendations regarding the adoption of amendments to the Future Land Use Map.

**POLICY FLU 3.2.2:** The City's short-term planning horizon shall be 5 years and the long-term shall be 2040. The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population up to the projected 2040 population, and the City shall ensure that infrastructure and services are or will be made available to meet the needs of this projected population.

**POLICY FLU 3.2.3:** The City shall continue to utilize the development review process to implement its standards and criteria for construction and operation of stormwater management to provide for drainage and to control seasonal and/or periodic flooding in the City.

**POLICY FLU 3.2.4:** The City shall continue to implement flood hazard standards to safeguard the public health, safety, and to minimize public and private losses due to flooding through regulation of development in flood hazard areas.



**POLICY FLU 3.2.4a:** The City shall consider amending the ULDR to allowing a maximum freeboard requirement without penalty for height to allow flexible adaptability of the ground floor and sea level rise resilience.

**POLICY FLU 3.2.5:** The development review process shall continue to be used to review development permits in accordance with adopted goals, objectives, and policies of the Plan to ensure that new developments are compatible with surrounding land uses and provide for adequate municipal services to mitigate any development related impacts.

**OBJECTIVE FLU 3.3: Coordination of Water Supply Planning and Land Use Planning**

Coordinate water supply planning and land use planning activities of the City with municipalities receiving water from the City and providing water to the City to ensure that water needs of the City's residents are met.

**EVALUATION MEASURE FLU 3.3.a:** Implementation of water supply projects described in the 10-Year Water Supply Facilities Work Plan.

**POLICY FLU 3.3.1:** The City shall maintain a 10-Year Water Supply Plan and update this plan within eighteen (18) months of any update to the regional plan adopted by the South Florida Water Management District.

**POLICY FLU 3.3.2:** Maintain consistency between the demand calculations in the Water Supply Facilities Work Plan and the population projections contained in the Future Land Use Element.

**POLICY FLU 3.3.3:** Monitor water demand needs and land use planning in municipalities receiving water from the City and providing water to the City.

**POLICY FLU 3.3.4:** Assess the Water Supply Facilities Work Plan as part of the Evaluation and Appraisal Report analysis.

**POLICY FLU 3.3.5:** Work with Broward County and other municipalities to update the Broward County Population Forecasting Model. Wholesale user agreement shall meet the demand projected by the Broward County Population Forecasting Model. Monitoring of population projections for retail customers outside the City limits will be accomplished through the Broward County Population forecasting Model and annual confirmation of those projections with each City.



**POLICY FLU 3.3.6:** The City shall coordinate with Broward County and its municipalities to pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer. (Cross-reference BCLUP POLICY 2.11.3.)



## **OBJECTIVE FLU 3.4: Coordination of Transportation and Land Use Planning and Promote Mixed Use**

Coordinate City land use planning with transportation planning activities of the City, County and State to ensure that regional roadway network levels of service are met.

**EVALUATION MEASURE FLU 3.4a:** Comprehensive Plan amendments processed to achieve consistency with the Broward County Transportation Element.

**POLICY FLU 3.4.1:** For those portions of the Regional Roadway network located within the City of Fort Lauderdale, the City shall adopt levels of service and concurrency management consistent with the Broward County Transportation Element.

**POLICY FLU 3.4.2:** The City of Fort Lauderdale shall use the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization (MPO) and the Broward County Commission to determine capabilities and levels of service on the Regional Roadway Network.

**POLICY FLU 3.4.3:** The City of Fort Lauderdale shall continue to consider the individual and cumulative impacts of land use amendments on the existing and planned transportation facilities within the County.

**POLICY FLU 3.4.4:** Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the Future Land Use Element.

**POLICY FLU 3.4.5:** Mixed use residential development shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

**POLICY FLU 3.4.6:** Amend the ULDR to include appropriate design standards to ensure a mixed use development is compatible with adjacent existing land uses and adjacent adopted Future Land Use designations.

**POLICY FLU 3.4.7:** The City's plans shall support access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan.

**POLICY FLU 3.4.7a:** The City shall adopt and implement land development regulations in its ULDR to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.

**POLICY FLU 3.4.7b:** In order to protect the transportation corridors identified on the Broward County Trafficways Plan, Fort Lauderdale shall require that development is set back from identified rights-of-way when issuing development orders, while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

**POLICY FLU 3.4.7c:** At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.





## OBJECTIVE FLU 3.5: Coordination of Land Use and Airport/Heliport

**Planning** Ensure that incompatible land uses identified and reduced adjacent to existing and proposed airport/heliport facilities.

**EVALUATION MEASURE FLU 3.5a:** Interlocal agreements executed with local governments with jurisdiction over lands under noise contours and flight paths of Fort Lauderdale Executive Airport.

**POLICY FLU 3.5.1:** Areas surrounding existing airports shall be developed or redeveloped to promote compatible land uses consistent with the elements of the City of Fort Lauderdale Comprehensive Plan and affected elements of other local plans.

**POLICY FLU 3.5.2:** The City of Fort Lauderdale shall not issue development orders for land uses or structures that are incompatible with airport uses and/or which create a hazard to air navigation.

**POLICY FLU 3.5.3:** The recommendations of adopted Part 150 Study Reports shall be taken into consideration during land use decisions affecting airports and their adjacent areas as part of the City of Fort Lauderdale development review process.

**POLICY FLU 3.5.4:** The City of Fort Lauderdale shall protect navigable airspace regulated by the Federal Aviation Administration from obstruction.

**POLICY FLU 3.5.5:** The City shall post noise contour data and noise abatement information for Fort Lauderdale Executive Airport on the City's website.

**POLICY FLU 3.5.6:** All classroom areas located within the City of Fort Lauderdale shall comply with the noise level requirements of F.A.R. Part 150 (Appendix), as amended from time to time, and all schools located within the City of Fort Lauderdale shall comply with the requirements of Section 333.03 (2) (c), (2)(c) and (3), Florida Statutes.



# NEIGHBORHOOD ENHANCEMENT

PRINCIPLES

Image credit: DORSKY+YUE INTERNATIONAL LLC





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.

## **OBJECTIVE UD 1.1: Design Guidelines**

Strengthen the urban form throughout the City by building upon the character of the existing fabric of the built environment, while allowing for the addition of complementary new development through the application of urban design elements and design criteria that support an exceptional sense of place.

**POLICY UD 1.1.1:** In considering new design guidelines, the City shall incorporate criteria that address a safe, healthy, and attractive environment for people of all ages and abilities.

**POLICY UD 1.1.2:** Enhance the quality of development throughout the city over time through the review and application of design standards and guidelines. Update and implement design standards and guidelines to ensure the quality of development throughout the city is enhanced over time and is responsive to changing conditions.

**POLICY UD 1.1.3:** Base design standards and land development regulations on area context, with distinct characteristics considered for different areas, i.e. regional activity centers, transit-oriented corridors, lower density neighborhoods, etc.

**POLICY UD 1.1.4:** In considering new design guidelines, incorporate the following elements:

1. Street design focused on multi-modal connectivity and interconnectivity with surrounding development.
2. Context-sensitive building design, considering mass, scale and form of buildings.
3. Quality of architecture with special emphasis on lasting design, building façade composition and articulation, ground level pedestrian experience, window transparency, and quality building materials.
4. Climate-oriented design and alternative energy generation (i.e. solar).
5. Context-sensitive signage design and placement.



## URBAN DESIGN ELEMENT

6. Flexibility to support design accommodations for various uses over time.



High quality building design, illumination features, and parking garage screening. Sources: [awards.lighting.co.uk/winners-2018/](http://awards.lighting.co.uk/winners-2018/) & [www.pittsburghmagazine.com/downtown-plans-from-parking-garage-to-luxury-condos/](http://www.pittsburghmagazine.com/downtown-plans-from-parking-garage-to-luxury-condos/) (rendering courtesy AE7 Pittsburgh LLC, 2017)



"The Smart Growth Manual" (Andres Duany, Jeff Speck et al.) Source: [hjeffherzer.com/transects-a-lot-of-modeling-over-little-area/x](http://hjeffherzer.com/transects-a-lot-of-modeling-over-little-area/x)

**POLICY UD 1.1.5:** As redevelopment occurs ensure an appropriate building mass and scale through form- based design standards to address transition to adjacent lower-density residential areas.

**POLICY UD 1.1.6:** Where buildings engage the streets, promote high quality building design through the use of high-quality building materials and architectural treatments, incorporation of building façade features including sufficient windows for transparency purposes, high-quality parking garage treatments, and sustainable building illumination.



Strategic Entrances.  
Source: [www.plparchitecture.com/corso-como-renovation.html](http://www.plparchitecture.com/corso-como-renovation.html)

**POLICY UD 1.1.7:** Encourage the strategic placement of building entrances along active streets, adjoining public plaza spaces, and other open spaces.

**POLICY UD 1.1.8:** The City shall support public art considerations in the design of civic spaces and facilities and wherever possible to enhance the public realm and vitality of public spaces, as part of the planning and development review process.

## OBJECTIVE UD 1.2: Resiliency in Design

Design for Sea Level Rise and Resiliency and ensure the incorporation of design specific approaches to address sea level rise and resiliency for the City’s built environment.

**POLICY UD 1.2.1:** Promote adaptive building design (including first floor adaptability), through formbased approaches, including first floor ceiling heights, maximum building heights, freeboard regulations, and flex use, which provide for physical modifications of buildings or easy change of use, to preserve utilization or adaptive re-use.

**POLICY UD 1.2.2:** Promote approaches to design that lead to the reduction of heat islands, including, but not limited to the incorporation of acceptable alternative construction materials allowable by Building Code or engineering, cool roofs, and increases in tree canopies within the City.

**POLICY UD 1.2.3:** Encourage the incorporation of resilient design elements in new



## URBAN DESIGN ELEMENT

development and adopt design guidelines to address sea level rise mitigation, coordinated with Florida Building Code requirements.



## URBAN DESIGN ELEMENT

**POLICY UD 1.2.3a:** Design standards should focus on the City's local ecology, reinforcing the City's identity and relationship with water, promoting adaptation to rise of water levels, and considering the level of flood risk as an evaluation criterion in district-specific plans and the development review process.

Wuhan Master Plan - Yangtze River  
Image credit: SASAKI



**POLICY UD 1.2.3b:** Incorporate guidelines for adapting transitions at the ground level with regard to flood prone areas, such as greater floor to ceiling heights, adaptive ground level floors and other adaptive design strategies.

**POLICY UD 1.2.3c:** Assess, identify, and implement innovative infrastructure for site drainage management, including innovative hard and natural systems, and incorporate these water management guidelines into design construction criteria.



Source: [ec.europa.eu/environment/archives/greenweek2018/eugreenweek.eu/sites/default/files/partner\\_events/1611/visual\\_2.jpg](http://ec.europa.eu/environment/archives/greenweek2018/eugreenweek.eu/sites/default/files/partner_events/1611/visual_2.jpg)



Source: [www.daiwahouse.com/English/sustainable/eco/products/2014\\_4.html](http://www.daiwahouse.com/English/sustainable/eco/products/2014_4.html)





**GOAL 2:** Encourage urban design which responds to the climate and character of Fort Lauderdale, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create a vibrant public realm.

### OBJECTIVE UD 2.1: Promoting Community Identity

Promote community identity through building and streetscape enhancements, with a focus on primary entrances and gateways to the City.

**POLICY UD 2.1.1:** Include aesthetic and functional considerations in the design and implementation of public improvement projects along gateway corridors to support and enhance the visual quality, livability and character of the City.

**POLICY UD 2.1.1a:** An appropriate sense of transition and arrival should be designed to make a strong and positive visual impact at each gateway through a combination of landscaping, streetscape amenities, signage, and a strong framing of the street with form-based building and street design standards.

Proposed NOMA Gateway Project, Washington D.C.

*Image credit: Moya Design Partners*



Proposed Midtown Project, Tampa, Florida.

*Image credit: Bromley Cos.*





## OBJECTIVE UD 2.2: Pedestrian Friendly Design

Enhance pedestrian mobility through design standards that focus on pedestrian safety, comfort, reduction of barriers, and amenities.

**POLICY UD 2.2.1:** Address design features along physical barriers such as major highways, rail corridors, arterial roadways, block sizes and waterways to optimize connectivity for pedestrian movement and promote a more connected built environment.

**POLICY UD 2.2.2:** Adopt design guidelines for amenities and street furnishings based on character and context of each area, considering life cycle, South Florida climate and maintenance costs.

**POLICY UD 2.2.3:** Promote coordinated wayfinding systems that address how people move and connect throughout the city.

**POLICY UD 2.2.4:** Encourage the incorporation of public art features in development and infrastructure projects to enhance the nature of our urban spaces.

**POLICY UD 2.2.5:** Public gathering spaces along waterfronts, including promenades, viewpoints, marine facilities, and parks should be designed to promote continuous public access and views to the waterfront.



Area of Respite/Public art.  
Source:  
[foxlin.com/vanke-park-avenue-sculpture-design/](http://foxlin.com/vanke-park-avenue-sculpture-design/)



Source:  
[www.housing.uci.edu/communityLife/MC-Towers.html](http://www.housing.uci.edu/communityLife/MC-Towers.html)

**POLICY UD 2.2.5a:** Design treatments should promote a variety of experiences and vary based on context, i.e. “hardscape” plazas, passive open spaces more natural in character.



Source: [www.nbbj.com/work/cambridge-crossing-transit-oriented-master-plan/](http://www.nbbj.com/work/cambridge-crossing-transit-oriented-master-plan/)



**GOAL 3: Streetscape Design Elements - The City of Fort Lauderdale shall promote a complete mobility network and improve multimodal connectivity.**

**OBJECTIVE UD 3.1: Streetscape Design Standards**

Encourage streetscape design which enhances connectivity, and incorporates technological advancements and improvements in mobility.

**POLICY UD 3.1.1:** Site and streetscape design standards shall encourage trips by walking, bicycle, transit and other non-motorized modes of transportation with a focus on the integration of future technologies into the existing urban fabric.

**POLICY UD 3.1.2:** The City shall encourage standards for the design of public space facilities, including building orientation and pedestrian and/ or bicycling pathways on site and through buildings, which provide for connections between different modes of travel, including walking, public transit, bicycling, and driving.

**POLICY UD 3.1.3:** Encourage pedestrian and transit-oriented developments with greater emphasis on sidewalk width accommodation of multi-modal transportation options, incorporation of street trees and shading devices, bicycle facilities.

**POLICY UD 3.1.4:** Continue to enhance and expand a connected network of pedestrian pathways, bicycle routes and greenways.

**POLICY UD 3.1.4a:** Focus improvements on high destination areas including regional activity centers and add connections to adjacent neighborhoods.

**POLICY UD 3.1.4b:** Find new opportunities along existing corridors in considering new greenways.

**POLICY UD 3.1.4c:** Take advantage of existing underutilized corridors such as FEC tracks that already connect local destination areas.



Mobility Enhancements.  
Source: [egconnectsv1.wordpress.com/vision/](http://egconnectsv1.wordpress.com/vision/)



Urban Futuristic Living and Mobility.  
Source: [xoio.de/en/daimler-future-urban-scenarios/](http://xoio.de/en/daimler-future-urban-scenarios/)



The Underline, Miami, Florida.  
Image credit: Anna Baez



# OBJECTIVE UD 3.2: Neighborhood Design

**Standards** Adopt design standards to promote strong, healthy, and beautiful neighborhoods that enhance the physical character and distinctive qualities of individual neighborhoods throughout the city.

**POLICY UD 3.2.1:** Improve the appearance and identity of the City's streets by applying uniform design and construction standards that promote an exceptional sense of place and include elements and street furniture that reflect the context and climate of the local environment, have a high-quality aesthetic, life-cycle and minimal maintenance requirements.

**POLICY UD 3.2.2:** The City shall ensure regular outreach to neighborhood groups to determine how urban design standards can be improved to enhance livability and sense of place in the City.

**POLICY UD 3.2.3:** Encourage universal design principles in new construction and retrofit projects to create physically accessible housing, extending from the individual unit to the community, and promote accessibility and visit-ability (ADA standards, lighting, etc.) throughout the City.

**POLICY UD 3.2.3a:** Address accessibility issues in design standards to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

**POLICY UD 3.2.3b:** Adopt design standards that provide for light and air provisions through design, placement and form of buildings based on context.

**POLICY UD 3.2.4:** Incorporate Crime Prevention Through Environmental Design standards to create and enhance a sense of safety and security throughout the built environment.

**POLICY UD 3.2.5:** Maintain an approved plants list derived from the Florida Friendly Landscaping program for usage for streetscaping.

**POLICY UD 3.2.5a:** Encourage xeriscaping through design standards to reduce the need for excessive water usage.

**POLICY UD 3.2.6b:** Encourage street trees, whether planted as part of a public project or associated with private redevelopment,



Street Trees, Fort Lauderdale, Florida



Flagler Village. Source: Google Maps



Image credit: Rhodeside & Harwell  
Source: Fairfax County Virginia Office of Community Revitalization  
Urban Design Guidelines.



## URBAN DESIGN ELEMENT

provided the species and locations are appropriate based on context and approved by the agency with jurisdiction over the right-of-way.



### OBJECTIVE UD 3.3: Utilities

Promote visually enhanced streetscapes by reducing overhead utilities and other obtrusive elements.

**POLICY UD 3.3.1:** Coordinate with local utility providers to identify priority areas for undergrounding or relocating overhead electrical and telephone/cable wires to remove visual clutter of existing infrastructure.

Crime Prevention techniques.

Source: [webcpm.com/Articles/2014/03/01/CPTED.aspx](http://webcpm.com/Articles/2014/03/01/CPTED.aspx)

### OBJECTIVE UD 3.4: Wayfinding

Provide a comprehensive system of wayfinding to direct residents and visitors from Interstate-95 and the other major city gateways to local destinations and amenities within the City including the Downtown, Riverfront, Beaches, scenic viewpoints, major institutions, and other points of interest.

**POLICY UD 3.4.1:** Integrate gateway directional signage into a comprehensive city way-finding sign system.

**POLICY UD 3.4.2:** Establish a sign amortization program to reduce the clutter of large signs and billboards along major streets.



Gateway and Wayfinding Signage.

Source: [kudos.nyc/projects/bandung-city-wayfinding/](http://kudos.nyc/projects/bandung-city-wayfinding/) enhance the

## GOAL 4: Enhance the existing built environment and elements unique to Fort Lauderdale, including waterways, bridges, tunnels and other traversable features.

### OBJECTIVE UD 4.1: Waterfront Enhancement

Enhance the visual and functional characteristics of the waterfront areas and encourage redevelopment that preserves the public access and views of the water.

**POLICY UD 4.1.1:** Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to enhance the character of the city and context in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Site design, building placement and landscaping shall consider the relation to the waterway and other surrounding uses with the goal to enhance the public realm and overall sense of place.



## URBAN DESIGN ELEMENT

**POLICY UD 4.4.1a:** Require a high standard of design for all waterfront projects, with an emphasis on public access, orientation toward the water, and the creation of new water-oriented public amenities.

**POLICY UD 4.4.1b:** Ensure that the design of each waterfront site responds to its unique natural qualities. New buildings should be carefully designed to consider their appearance from multiple vantage points, both in the site vicinity and at various points on the horizon.



Miami Museum Park, Baywalk, Miami, Florida.  
Source: SavinoMiller



Mangrove Planter.  
Source: [floridalivingshorelines.com/project/flagler-mangrove-planter/](http://floridalivingshorelines.com/project/flagler-mangrove-planter/)



Redhook Office Project, Brooklyn, New York  
Image credit: Visualhouse



Image credit: WXY architecture + urban design



**POLICY UD 4.1.2:** The City shall continue to promote and preserve scenic and unique viewpoints in existing and promote new ones with redevelopment.

**POLICY UD 4.1.3:** The City shall protect and enhance river views in the design of buildings, bridges, and pedestrian walkways on or near waterfront sites. The scale, density and building form along the city's waterfronts should define the character of these areas as human-scale, pedestrian-oriented and should protect views for important sites.



Source: Getty Images





# NEIGHBORHOOD ENHANCEMENT

## HOUSING ELEMENT

### PRINCIPLES

- The City shall strive to ensure that housing opportunities are available for people of all ages, incomes, and abilities, allowing everyone to live in quality neighborhoods regardless of circumstances and special needs;
- Promote a range of attainable housing types supportive of a variety of incomes, including very low, low, and moderate income persons;
- Support quality development and revitalization that promotes energy efficient and climate adaptive design and construction methods; and
- Promote a live, work, play environment and accessibility to supporting services and amenities throughout all neighborhoods within Fort Lauderdale.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

## OBJECTIVE HS 1.1: Aspirational Goals

The City shall aspire to meet the increasing need for affordable housing for existing and future Fort Lauderdale residents.

**POLICY HS 1.1.1:** The City of Fort Lauderdale, in an effort to meet current and future residential need, shall establish programs to provide, encourage, or enable low and moderate income households to obtain or maintain affordable housing that supports the demand created by economic growth.



**POLICY HS 1.1.1a:** The City shall set and annually re-evaluate long-term affordable housing aspirational goals and short-term strategic goals, which shall serve as the basis for its affordable and attainable housing planning and guide the development of applicable programs designed to meet the City's evolving housing needs.

**POLICY HS 1.1.1b:** The City shall utilize HUD and SHIP income evaluations as a basis for goal setting and determine households that meet low and moderate income criteria, with the annual update to AMI data serving as benchmarking for goal updates.

**POLICY HS 1.1.1c:** The City shall, as part of its setting of affordable and attainable housing goals, include considerations and evaluations of workforce housing needs and goals.

**POLICY HS 1.1.1d:** As part of an annual evaluation, the City shall review and, at minimum, annually revise strategic policies, financing, and action steps necessary to achieve these affordable housing aspirational goals.

**POLICY HS 1.1.1e:** The City of Fort Lauderdale recognizes that equity and livability includes access to quality of life amenities such as broadband internet. The City shall regularly evaluate, incorporate into its consolidated planning processes evaluation of broadband internet access needs of housing units in low and moderate income neighborhoods, and include, as needed, policies and community infrastructure partnerships and investment to enhance equitable outcomes for Fort Lauderdale residents.

**POLICY HS 1.1.2:** The City shall maintain a database and report annually on available affordable housing and needs, including information on demographics, available funding and other resources, and grant opportunities.



## HOUSING ELEMENT

**POLICY HS 1.1.2a:** As part of the annual report, the City shall assess how the use of funds addresses the priorities and specific objectives for local attainable and affordable housing, giving special attention to the highest priority activities identified.



**POLICY HS 1.1.2b:** The annual report shall include the progress the jurisdiction has made in carrying out its strategic plan and its action plan and shall include a comparison of the proposed versus actual outcomes for each outcome measure for the priorities and specific objectives. If applicable, there should be an evaluation on why progress was not made toward meeting goals and objectives, with adjustments to strategic action items.

**POLICY HS 1.1.2c:** In conjunction with economic development efforts such as workforce development, the City shall as part of its annual reporting evaluate the effect of student debt on housing attainment in the City.

**POLICY HS 1.1.3:** The City of Fort Lauderdale shall strive to achieve a reduction of housing and transportation costs such that, by 2035, the Housing and Transportation Index represents 45% of household income.

## **OBJECTIVE HS 1.2: Affordable Housing Administration**

Administer programs for the creation of affordable homeownership and rental housing for very low, low and moderate income residents and maintenance of existing affordable housing, including structural and aesthetic improvements and the elimination of substandard dwelling conditions.



**POLICY HS 1.2.1:** Continue to utilize Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) State Housing Initiatives Program (SHIP) funds, and the Affordable Housing Trust Fund to support:

- New construction of rental housing
- Owner-occupied home rehabilitation
- Special needs home rehabilitation
- Purchase assistance
- Impact fee mitigation
- Disaster repair and mitigation
- Demolition and reconstruction
- Rapid re-housing program



**POLICY HS 1.2.2:** Continue to identify opportunities for nonprofit organizations to receive funding from the City’s federal allocations from the Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) to acquire and/or renovate existing rental housing stock for occupancy by very-low, and low-income households.



**POLICY HS 1.2.3:** Continue to utilize Community Development Block Grant (CDBG) for minor homerepairs, public services and infrastructure improvements.

**POLICY HS 1.2.4:** Increase housing stability of persons living with HIV/AIDS and their families and reduce homelessness among such persons, thereby facilitating increased access to care through Housing Opportunities for Person with Aids program (HOPWA).

**POLICY HS 1.2.5:** Continue efforts for reducing and ending homelessness, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, through coordination and support of the Broward County Continuum of Care (CoC) Homeless Program, the Homeless Collaborative, and a Housing First approach to homelessness, among other programs and policies as appropriate.

**POLICY HS 1.2.6:** The City shall regularly evaluate, support, and adopt policies, as well as engage outside agencies and private and non-profit partners to support programs that assist the homeless in making the transition to permanent housing and independent living, including addressing emergency shelter and transitional housing needs, shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

**POLICY HS 1.2.7:** Continue to support Fort Lauderdale Housing Authority programs, including Section 8, housing choice voucher administration, homeownership programs, public housing construction and management, and self-sufficiency programs.

**POLICY HS 1.2.8:** Implement an inclusionary zoning ordinance to require construction of affordable housing with new residential construction in regional activity centers and along major transit corridors.

**POLICY HS 1.2.9:** Support the construction of diverse affordable housing types to include single-family detached, attached and duplex housing, multi-family and manufactured homes.

**POLICY HS 1.2.10:** Review ability to reduce transportation costs through location of affordable housing in proximity to transit.

**POLICY HS 1.2.11:** Review opportunities to use older and historic houses for affordable housing opportunities.

**POLICY HS 1.2.12:** Design mixed-income affordable housing programs that ensure the geographical distribution of affordable housing to discourage the over concentration of affordable housing units.

**POLICY HS 1.2.13:** Utilize job training, apprenticeships, internships, and job creation to improve the economic status of residents as a partial solution to affordable housing concerns.

**POLICY HS 1.2.14:** The City will continue to develop programs for workforce housing for households with up to 160% AMI.



## OBJECTIVE HS 1.3: Incentivize Construction and Development of Affordable Housing

The City shall develop programs to incentivize the construction and development of affordable housing throughout the City.

**POLICY HS 1.3.1:** The City shall continue to review financial and other incentives to assist the private sector in the provision of affordable housing including, but not limited to:

- Decrease in property tax assessment
- Density bonuses
- Tax increment financing (TIF)
- Municipal land
- Redistributed CRA funds
- Application fee reductions
- Other financing that incentivizes the development of affordable and workforce housing

**POLICY HS 1.3.2:** The City shall expedite the processing of building permits for Affordable, Attainable and Workforce Housing Units.

**POLICY HS 1.3.3:** The City will designate an ombudsman to assist developers and builders of affordable housing to expedite the planning, zoning and permitting processes and procedures and to apply for eligible developer incentives.



**POLICY HS 1.3.4:** Continue to allow reduced parking requirements for affordable housing.

**POLICY HS 1.3.5:** Continue to review the ULDR for amendments to incentivize creation of affordable housing.

**POLICY HS 1.3.6:** Review policies, procedures, ordinances, regulations or plans that would increase the cost of housing as required by Florida Statutes.

**POLICY HS 1.3.7:** The City shall continue to maintain an inventory of City owned property available for use as affordable housing as required by Florida Statutes.

**POLICY HS 1.3.8:** Continue to work with private and public sector partners to acquire vacant parcels and construct new single-family homes for very-low- income, and low income households that are first-time home buyers.

**POLICY HS 1.3.9:** Consider assembling city-owned vacant lots as available for affordable housing development.

**POLICY HS 1.3.10:** The City shall periodically evaluate minimum unit sizes in its ULDR to determine impact on the availability of affordable housing and amend regulations if needed to enhance local housing availability and affordability.

**POLICY HS 1.3.11:** A studio housing unit or efficiency housing unit, no greater than 500



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square feet

in size may be counted as 0.5 dwelling units for residential density calculations.





**POLICY HS 1.3.12:** The City shall regularly evaluate accessory dwelling unit regulations as a tool to promote affordable and attainable housing in areas of the City where zoned for single family use as appropriate. Where permitted, the City shall set specific standards and conditions regarding the design, size and occupancy, among other conditions as necessary, to ensure quality development and maintenance of neighborhood standards as appropriate.

**POLICY HS 1.3.13:** The City shall regularly evaluate Fort Lauderdale's housing stock to determine if there is a lack of middle options in terms of scale and density to encourage naturally occurring affordable housing such as duplexes, townhouses, and cluster developments that fit seamlessly into low-rise neighborhoods, the support walkability, locally-serving retail, and public transportation options, and update the land regulations, including neighborhood design criteria as needed.

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## **OBJECTIVE HS 1.4: Housing for Vulnerable Communities**

The City shall continue to ensure equity in affordable housing programs and provide for underserved and vulnerable populations.

**POLICY HS 1.4.1:** City affordable housing policies will consider the needs of the very low, low, and moderate income senior and special needs population.

**POLICY HS 1.4.2:** Continue to assess regulation of the placement of group homes by addressing maximum densities and the number of group homes and foster care facilities allowed within a geographically defined area.

**POLICY HS 1.4.3:** The City shall provide assurance for replacement housing for the relocation of persons within community redevelopment areas who are temporarily or permanently displaced due to redevelopment, as required by Florida State Statutes.



**POLICY HS 1.4.4:** The City shall incorporate into its affordable housing planning programs designed to assist low-income individuals and families in avoiding becoming homeless, including rapid re-housing and transitional housing programs.

**POLICY HS 1.4.5:** Mobile home parks and manufactured homes shall be allowed on appropriately zoned sites and in accordance with the ULDR.

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## **GOAL 2: Be a community of strong, beautiful and healthy neighborhoods.**

### **OBJECTIVE HS 2.1: Neighborhood Livability**

Preserve and revitalize the livability and sense of place of Fort Lauderdale neighborhoods.

**POLICY HS 2.1.1:** Develop and implement neighborhood design guidelines based on the unique characteristics of neighborhoods.



**POLICY HS 2.1.2:** Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses.

**POLICY HS 2.1.3:** The City shall maintain a list and develop a program for historically significant assets in the City which may be utilized for housing.



- Large windows promote casual supervision of sidewalk.
- Porches and sidewalk encourage interaction between neighbors.
- Paving and architectural treatments define public and private zones.
- Good pedestrian-scaled lighting on street.
- Low landscaping and fences define property lines without creating hiding places.

**POLICY HS 2.1.3a:**  
Encourage the conservation and reuse of historic residential resources based on the cultural and historic significance to the City.

**POLICY HS 2.1.4:** Promote energy efficiency, use of alternative energy, water conservation and climate adaptation methods in the construction and rehabilitation of new and existing buildings.

**POLICY HS 2.1.5:** Incorporate Crime Prevention through Environmental Design (CPTED) to ensure that issues of community safety and crime prevention are adequately considered in landuse, development and redevelopment activities to aid the integration of safety and security concerns throughout the development review process for all residential projects.

**POLICY HS 2.1.6:** Ensure that planning and land use still provides for healthy neighborhoods including easy accessibility to food, locally determined needs for goods and services and amenities that encourage physical activity.

**POLICY HS 2.1.7:** Through the Community Enhancement and Compliance Division, collaborate residential neighbors to foster the preservation and revitalization of our neighborhoods, prevent blight, and educate our neighbors on property maintenance standards.

**POLICY HS 2.1.8:** Ensure that planning for livable neighborhoods includes considerations of quality of life amenities such as broadband internet access.

## **OBJECTIVE HS 2.2: Ensuring Emergency Shelter and Temporary Housing**

Develop an emergency and longer-term transitional housing strategy to provide emergency shelter that offers safe, secure, time-limited housing with varying degrees of support services, for individuals and families to reside while they prepare to return to or move into new permanent housing.

**POLICY HS 2.2.1:** Assure the availability of suitable emergency shelters and temporary housing, for very low, low- and moderate-income populations when displacement occurs due to natural disaster.

**POLICY HS 2.2.2:** The City shall review regulations to permit temporary trailers as temporary housing after a declared natural disaster on single family lots.



# NEIGHBORHOOD ENHANCEMENT

## HISTORIC PRESERVATION ELEMENT

### PRINCIPLES

Ensure a high quality of life by identifying, promoting, and preserving the City's historic resources. The City is a Certified Local Government, and dedicated to ensuring that historic preservation is a maintained public policy through its programming and enacted ordinances.

Protect the City's culture by providing information on preserving the City's history.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** The City shall prepare and adopt a long-term approach to historic preservation

## OBJECTIVE HP 1.1: Strategic Historic Preservation Plan

Provide a long-range policy and planning document that provides appropriate guidance for historic preservation for the City of Fort Lauderdale.

**POLICY HP 1.1.1:** A Strategic Historic Preservation Plan will be prepared and adopted. This plan will be a long-term approach to historic preservation.

## OBJECTIVE HP 1.2: Resource Identification

Consistent with the Certified Local Government agreement, historic, architectural, and archaeologically significant resources in the City of Fort Lauderdale shall be identified.

**POLICY HP 1.2.1:** Perform new and update existing architectural resource, archaeological, and other related cultural resource surveys of buildings, structures, and sites, which contribute to the historical and cultural development of Fort Lauderdale.

**POLICY HP 1.2.2:** Evaluate the historical resources of Fort Lauderdale for eligibility as historic landmarks, pursuant to the historic preservation ordinance and/or nomination to the National Register of Historic Places and develop a priority schedule.



**POLICY HP 1.2.2a:** Architectural, archaeological, and other related cultural resource surveys shall be conducted pursuant to the standards and policies of the Florida Department of State, Division of Historical Resources and/or the provisions of the National Historic Preservation Act (1966).

**POLICY HP 1.2.2b:** Coordinate with Broward County and the Florida Department of State, Division of Historical Resources in the update and evaluation of architectural, archaeological, and cultural resource surveys.

**POLICY HP 1.2.2c:** All sites identified in surveys shall be forwarded to the Florida Department of State, Division of Historical Resources for recording and inclusion in the Florida Master Site File.

**POLICY HP 1.2.3:** Monitor applications within the development review process and consider the impacts of land use amendments for adverse effects to architecturally, archaeologically, and culturally significant resources.





**POLICY HP 1.2.3a:** Require all development proposals that involve ground disturbing activities on archaeological sites or within Archaeologically Significant Zones as identified on the official City of Fort Lauderdale Historic Resources Map, as amended, to provide an appropriate level cultural resource study to the city that indicates the location, extent, status, and proposed impacts to archaeological or related above ground historic resources.

**POLICY HP 1.2.3b:** All proposed impacts to locally or nationally designated historic resources or those deemed eligible for historic designation by the State Historic Preservation Officer shall be reported to the Historic Preservation Board (HPB) for review and comment utilizing the "Criteria of Adverse Effects" as outlined within the Code of Federal Regulations (CFR) under 36 CFR Part 800 and the "Seven Aspects of Integrity" as outlined within the code of Federal Regulations under 36 CFR Part 60.

### **OBJECTIVE HP 1.3: Records of Historic Resources**

Ensure that significant resources are recorded into a singular City database for review of renovations of historically designated landmarks and sites, structures located within designated historic districts, and properties listed on the National Register of Historic Places, as well as development occurring adjacent to recognized historic resources.

**EVALUATION MEASURE HP 1.3.1:** 1) Completion of an inventory of city-owned historic landmarks and structures located within a historic district. 2) Record of annual designations that place architectural, archaeological, or cultural resources on the local or national registers.

**POLICY HP 1.3.2:** Maintain a singular database that includes historic buildings, structures, and sites as recognized on the local, and national levels, as well as properties that are inventoried as part of the Florida Master Site File consistent with the Certified Local Government agreement.

**POLICY HP 1.3.2a:** The database should be in a format compatible with the Florida Department of State, Division of Historical Resources framework for the Florida Master Site File to allow for intergovernmental integration.

**POLICY HP 1.3.2b:** Continue to maintain contact with owners of historic properties to inform them of the property's status as a historic resource and the availability of historic preservation programs and potential incentives.

**POLICY HP 1.3.3:** Retrieve newly recorded and updated Florida Master Site File data from the Florida Department of State's Division of Historical Resources for corrections, updates, and removals of listed





## HISTORIC PRESERVATION ELEMENT

properties on an annual basis.



**GOAL 2:** Provide educational and incentive opportunities to further the City’s historic preservation goals.

**OBJECTIVE HP 2.1: Incentives and Funding Opportunities**

Provide incentives and funding opportunities to promote historic preservation.

**EVALUATION MEASURE HP 2.1.1:** Number of financial opportunities and incentives utilized for preservation purposes and new incentives established.

**POLICY HP 2.1.2:** The City shall monitor the availability of grants, and if feasible, apply for funding for land and property acquisition of historic structures.

**POLICY HP 2.1.3:** Encourage sensitive, adaptive reuse and rehabilitation of structures eligible for historic designation as a preferred alternative to demolition.

**POLICY HP 2.1.3a:** Provide information and encourage property owners to list structures on the National Register of Historic Places or seek local historic designation to take advantage of ad valorem tax exemptions, Historic Rehabilitation Tax credits and other financial incentives that may be available.

**POLICY HP 2.1.4:** The City shall evaluate and determine if a transfer of developmental rights (TDR) program is beneficial to preserving historical resources.

**OBJECTIVE HP 2.2: Educational Tools**

Educate the public about archaeological and historic preservation programs.

**POLICY HP 2.2.1:** Update the Historic Preservation Design Guidelines to assist historic property owners to obtain information on preserving and maintaining their properties.

**POLICY HP 2.2.2:** Support, as financially feasible, cultural and heritage tourism through education to make the City a heritage tourism destination.

**POLICY HP 2.2.2a:** Support, as financially feasible, efforts in establishing marketing and education methods that highlight the cultural and historical heritage of Fort Lauderdale.

**POLICY HP 2.2.2b:** Define and adopt, with input from local historical organizations, a common, Fort Lauderdale specific historic marker program with the goal of marking the locations of significant historic resources and the boundaries of historic districts.

**POLICY HP 2.2.2c:** Coordinate with local historical organizations to publicize heritage and cultural activities in the city, such as Historic Preservation Month, lectures, tours, etc.







**POLICY HP 2.2.3:** Collaborate with local historical organizations to educate the public about historic preservation and archaeological programs.



**GOAL 3:** Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

**OBJECTIVE HP 3.1: Unified Land Development Regulations (ULDR)**

Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.

**POLICY HP 3.1.1:** Continuously update and revise ULDR criteria to address current historic preservation needs.

**OBJECTIVE HP 3.2: Historic Preservation Design Guidelines**

Continue to implement Historic Preservation Design Guidelines to assist with renovations, rehabilitation, restoration or additions to historic properties so that the essential form and design elements that create character are respected.

**POLICY HP 3.2.1:** Guidelines shall be developed for the neighborhoods which are consistent with and incorporate the U.S. Secretary of the Interior's Standards for Rehabilitation.

**POLICY HP 3.2.1a:** Ensure the guidelines are user-friendly and provide techniques for proper maintenance, proper restoration, and respect for the surrounding structures.

**OBJECTIVE HP 3.3: Archaeological Resource Protection**

Consistent with the Certified Local Government agreement, the City shall maintain archaeological protection procedures.



**POLICY HP 3.3.1:** Encourage sensitive integration of archaeological resources into open spaces and greenspaces as a preferred alternative to destruction and mitigation.

**POLICY HP 3.3.2:** Archaeologically Significant Zones as identified on the official City of Fort Lauderdale Historic Resources Map, as amended, shall be reviewed and amended using recent archaeological data.



**POLICY HP 3.3.3:** Develop and implement a Certificate to Dig (CTD) process that requires administrative review, comment and attachment of pertinent archaeological requirements to all proposed development on archaeological sites and within archaeological significant zone(s).



**OBJECTIVE HP 3.4: Maintain City-owned Historic and Archaeological Resources** As the largest owner of historic properties within the city, the City shall plan for maintenance of city-owned historic and archaeological resources.



**POLICY HP 3.4.1:** The City shall maintain a prioritized schedule of improvements to city-owned historic resources for inclusion in the Community Investment Plan annually.



**POLICY HP 3.4.2:** In the de-acquisition of publicly owned historic resources, the City shall attach deed restrictions, which may include a preservation easement to the property.

**OBJECTIVE HP 3.5: Resilience**

The City shall adjust historic preservation and archaeological resource programs according to changing environmental conditions.

**POLICY HP 3.5.1:** Develop a climate and environment resiliency prioritization based on each individual resource's susceptibility to climate and environmental change/events.

**POLICY HP 3.5.2:** Monitor changes in local economy and development patterns to identify impacts to historic and archaeological resources and develop a resiliency prioritization of resources that require protection.

**OBJECTIVE HP 3.6: Intergovernmental Coordination**

Coordinate and cooperate with local, state, and national agencies to ensure the protection of historic resources through technical support, educational resources, and funding opportunities.

**POLICY HP 3.6.1:** Maintain Certified Local Government status and continue to coordinate with the Florida Department of State.

**POLICY HP 3.6.2:** Seek guidance from the National Park Service and the Florida Department of State, Division of Historical Resources in developing a historic preservation disaster management plan and coordinate historic, archaeological and cultural resource planning with Broward County post-disaster redevelopment plans.

**POLICY HP 3.6.3:** Seek partnerships with local and regional preservation agencies and organizations such as the Florida Public Archeology Network (FPAN) and other groups to develop meaningful and productive preservation programming.





# NEIGHBORHOOD ENHANCEMENT

## CONSERVATION ELEMENT

### PRINCIPLES

The Core Principles for the Conservation Element are centered around water quality and quantity, air quality, and the wide variety of natural resources found within the City of Fort Lauderdale.

Protect and monitor water and air resources in order to ensure adequate quality and quantity for residents, visitors, and wildlife

Conserve, protect, restore as appropriate, and appropriately utilize the City's wide variety of natural resources, including marine and terrestrial plants, wildlife, and habitats.





# GOALS AND POLICIES

**GOAL 1:** Protect and monitor water resources to improve water quality and quantity.

**OBJECTIVE CON 1.1: National Pollution Discharge Elimination System (NPDES)** Meet or exceed the National Pollution Discharge Elimination System (NPDES) regulatory standards.

**POLICY CON 1.1.1:** The City shall report annually to the Florida Department of Environmental Protection (FDEP) for requirements of all aspects of NPDES permitting, including, but not limited to, runoff, stormwater, development impacts, and drainage.

## OBJECTIVE CON 1.2: Quality and Quantity of Surface Waters

The City shall protect, monitor, and address issues to ensure quality and quantity of surface waters.

**POLICY CON 1.2.1:** The City shall coordinate with appropriate agencies to facilitate, monitor, and implement procedures relating to surface water protection and enhancement.

**POLICY CON 1.2.2:** The City shall coordinate with appropriate agencies to regularly sample and analyze surface waters based upon local, regional, and state regulations.

**POLICY CON 1.2.3:** The City shall minimize impacts to surface waters through land use planning, restriction of activities that cause adverse effects, identification of sensitive areas, public education, and other strategic planning mechanisms.



## OBJECTIVE CON 1.3: Quality and Quantity of Groundwater Resources

The City shall protect, monitor, and address issues pertaining to the quality and quantity of groundwater resources.

**POLICY CON 1.3.1:** Continue to identify, protect, monitor, and treat all groundwater and aquifer recharge areas to meet or exceed local, regional, and state requirements.

**POLICY CON 1.3.2:** Continue source-water (wellfield) monitoring, protection, and treatment programs to proactively and reactively address issues to water quality and quantity.

**POLICY CON 1.3.3:** The City shall maintain and update a Water Supply Plan on a 10-year outlook basis, in coordination with the South Florida Water Management District (SFWMD).



**GOAL 2:** Protect and monitor air quality to provide a higher quality of life for the City's residents and visitors.

**OBJECTIVE CON 2.1: Air Quality Standards**

Facilitate a comprehensive approach to abide by, or exceed, air quality standards.

**POLICY CON 2.1.1:** Coordinate with appropriate agencies (e.g. Broward County) to meet federal, state, and county standards pertaining to air quality monitoring and regular sampling.

**POLICY CON 2.1.2:** Integrate policies from the Climate Change Element that help to reduce air pollutants and greenhouse gases.

**GOAL 3:** Conserve, protect, and appropriately utilize the City's terrestrial and marine

**OBJECTIVE CON 3.1: Sustainable Landscape and Tree Canopy**

Preserve and enhance the natural environment and beauty of the city, improve infrastructure and promote better quality of life by creating a safe, healthy, and sustainable landscape. The City shall continue to enhance its tree canopy to 33% by 2040.

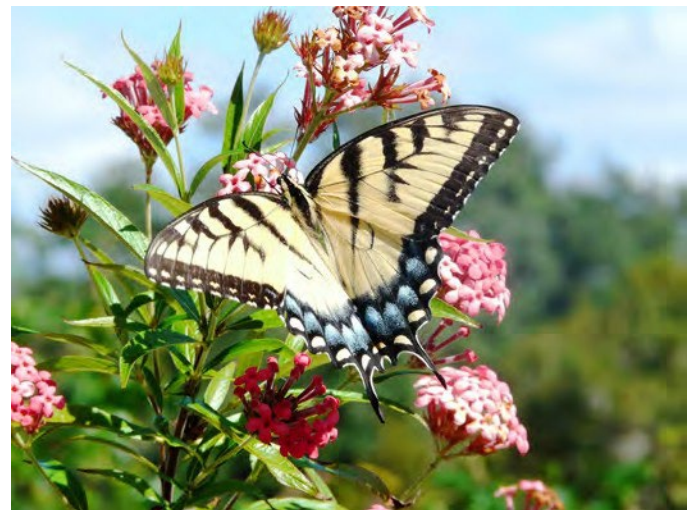
**POLICY CON 3.1.1:** The City shall review funding opportunities to prepare an Urban Forest Management Plan involving a comprehensive review and assessment of:

- Citywide tree inventory, utilizing GIS
- Existing urban forest resources, including composition, value and environmental benefits;
- Community vision for the city's urban forest;
- Guiding documents, including ordinance and tree protection policies, development and construction standards, and preservation requirements;
- Adaptation and response to sea level rise and climate change;
- Urban forestry operations, including continuing funding service levels; and
- Funding for citywide large canopy tree planting in city properties and right-of-ways.

Public participation through the process shall be a critical component and requirement of this comprehensive review and assessment.

**POLICY CON 3.1.2:** The City shall maintain tree canopy strategies to enhance and maintain the urban forest and prioritize planting in low canopy neighborhoods to meet the Press Play urban tree canopy goal.

**POLICY CON 3.1.3:** The City shall continue to update and implement Unified Land Development Regulations (ULDR) to Landscape and Tree Preservation Requirements to provide clear and strong standards and conditions for tree protection.



**POLICY CON 3.1.4:** The City shall include tree planting in each Community Investment



## CONSERVATION ELEMENT

Planstreetscape project as appropriate.





**POLICY CON 3.1.5:** Landscape and tree preservation requirements shall be based upon Florida-Friendly Landscaping™ principles in order to reduce the use of fertilizers and pesticides, minimize irrigation needs and attract wildlife.

**POLICY CON 3.1.6:** Plant and tree selection in development, redevelopment, city parks and projects, should increase the species diversity of the urban forest and include the needs of wildlife and rare native plants, including fruit and insects for birds, nectar and host plants for butterflies, native pollinators, shelter and cover needs, biological corridors, seed dispersal, and many other poorly-understood natural areas services. These needs are best served by a wide variety of native plant species in landscaping and restoration.



**POLICY CON 3.1.7:** Plant selection in development, redevelopment, and city projects should be based on the right tree, right place principles (RTRP) and the plant's adaptability to the existing conditions present at the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color, and texture.

**POLICY CON 3.1.7a:** Tree and plant species on the Florida Exotic Pest Plant Council, ("FLEPPC") Invasive Plant Species list, as amended, shall not be included in new or redevelopment projects on private and public property, including City owned parks, rights of ways and medians and exotic invasive plant species listed shall be removed from new development and redevelopment sites during construction and replaced with Florida Friendly Landscaping.

**POLICY CON 3.1.7b:** Plant selection shall include considerations of climate change impacts, including sea level rise and resiliency.

**POLICY CON 3.1.8:** To the greatest extent feasible, the city shall remove invasive plants growing on city-owned parks, right-of-ways and medians, and replacing them with appropriate native or non-invasive species.

## **OBJECTIVE CON 3.2: Wetlands Will Be Protected, Conserved, and Monitored**

Wetlands and the natural functions of wetlands will be protected, conserved, and monitored.

**POLICY CON 3.2.1:** Direct future land uses away from wetlands where such proposed land use is not compatible with the protection and conservation of said wetland.

**POLICY CON 3.2.2:** Abide by federal, state, and local standards for wetland conservation, protection, mitigation, and compensation.

**POLICY CON 3.2.3:** The City shall consider and encourage where appropriate the utilization of wetlands protection as opportunities to increase park, preserve, and open space.



**GOAL 4:** Conserve, protect, and manage the City's plants and wildlife.

**OBJECTIVE CON 4.1: Wildlife and Species**

The City will protect and ensure the management of local plant and wildlife species.

**POLICY CON 4.1.1:** The City will enforce policies and codes, such as the Clean Marina Program that minimize impacts on marine species, including shellfish and fish species for sport.

**POLICY CON 4.1.2:** Reduce the careless operation of boats (including speed and wake restrictions) which may harm marine species and habitats, through public education and Marine Unit Police enforcement.

**POLICY CON 4.1.3:** The City will ensure that appropriate measures are enacted and enforced to protect species of importance and their habitats, including, but not limited to: manatees, sea turtles, terns, and migratory bird flyways; measures may include lighting, netting, and general use restrictions, enforcement of construction standards, as well as restoration and rehabilitation of habitats, such as eelgrass, reef, and mangrove, and species populations.

**POLICY CON 4.1.4:** The City shall continue to identify and manage plant and wildlife species in city-owned natural areas.

**POLICY CON 4.1.4a:** Continue to maintain the gopher tortoise preserve and habitat near Fort Lauderdale Executive Airport.

**POLICY CON 4.1.5:** Prohibit unmitigated development and human encroachment in and around areas known to be habitats, reproduction, nesting, or feeding sites for animals listed as endangered or threatened species, or species of special concern.



**GOAL 5:** Conserve, protect, and appropriately utilize the City's natural resources, including soils, designated sensitive lands, and natural reservations.

**OBJECTIVE CON 5.1: Sensitive and Vulnerable Areas and for Lands of Importance** The City shall recognize, protect, and plan for sensitive and vulnerable areas, and for lands of importance.



**POLICY CON 5.1.1:** Develop criteria based upon County standards for Local Areas of Particular Concern (LAPCs), natural areas as defined by the Florida Natural Area Inventory, Natural Resource Areas (NRAs) to assess environmentally sensitive lands as a measure to protect and conserve valuable ecological communities within the City, which are an integral part of SouthFlorida's and Broward County's natural environment.

**POLICY CON 5.1.2:** Continue to protect public wellhead areas through cooperating with Broward Environmental Protection and Growth Management (EPGMD), the South Florida Water Management District (SFWMD), and the Florida Department of Environmental Protection (DEP) in their efforts to monitor and regulate groundwater quality.

**POLICY CON 5.1.3:** Develop criteria based upon County standards for LAPCs and NRAs to assess environmentally sensitive lands as a measure to protect and conserve valuable ecological communities within the City, which are an integral part of South Florida's and Broward County's natural environment.

**POLICY CON 5.1.4:** Conduct natural areas assessments of all city owned sites identified by Broward County, and additional natural area sites including those with restoration potential.

**POLICY CON 5.1.4a:** Assessments of natural areas should include an inventory of living species, the rarity of habitat types, its current conservation condition, and consider the natural areas value relative to Fort Lauderdale.

**POLICY CON 5.1.4b:** Private land sites shall be considered for possible purchase or land conservation agreements.

**POLICY CON 5.1.4c:** The City shall regularly evaluate and protect natural areas with permanent conservation status where appropriate, and implement management plans that protect species and habitats to assist the recovery of ecosystems that have been degraded, damaged, or destroyed.

**POLICY CON 5.1.4d:** The City shall implement natural area programs for public respite, education, and study where appropriate and where no harm to the species living there or degradation of the ecosystem will result from such activities.

**POLICY CON 5.1.5:** Provide for the protection and conservation of the natural functions of existing soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands including estuarine marshes, freshwater beaches and shores, and marine habitats.

**POLICY CON 5.1.5a:** Land Development regulations shall require the protection and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development, where





## CONSERVATION ELEMENT

appropriate.



**POLICY CON 5.1.6:** Continue to monitor, evaluate, and rehabilitate lands and areas that are designated as Brownfields and Superfund sites.

**POLICY CON 5.1.7:** The adequate and appropriate protection and conservation of wetlands shall be accomplished through a comprehensive planning process which includes a consideration of the types, values, functions, sizes, conditions and locations of wetlands, and which is based on supporting data and analysis.

**POLICY CON 5.1.8:** Future land uses, which are incompatible with the protection and conservation of natural areas shall be directed away from natural areas. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the Comprehensive Plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

**POLICY CON 5.1.9:** The City shall work to ensure that soil resources are maintained and upheld through conservation, best practices, and monitoring.

### **OBJECTIVE CON 5.2: Enhancement, Maintenance, and Upkeep of Natural Reservations**

The City shall protect its natural resources through the enhancement, maintenance, and upkeep of natural reservations.

**POLICY CON 5.2.1:** Promote the acquisition, retention, and management of unique natural areas to preserve environmental, recreation, and other public benefits.

**POLICY CON 5.2.2:** The City shall monitor permit activity in designated Natural Resource Areas (NRAs).

**POLICY CON 5.2.3:** The City shall be sensitive to the need to protect native vegetative communities from destruction by development or misuse.



**POLICY CON 5.2.4:** The Development Review Committee will consider the presence of environmentally-sensitive lands in formulating recommendations for development.

**POLICY CON 5.2.5:** Plats which include local areas of particular concern shall be referred to the County for Environmental Impact Statements (EISs).



# INFRASTRUCTURE

## CLIMATE CHANGE ELEMENT

### PRINCIPLES

The City's Core Principles for the Climate Change Element are to:

- Address climate change and its impacts from a holistic and comprehensive standpoint.
- Take active ownership in reducing the magnitude of Climate Change Impacts through mitigation strategies.
- Protect the quality of life within the City through active management of, and preparation for, the needs posed by Climate Change.
- Coordinate Fort Lauderdale's efforts with regional efforts to resolve Climate Change impacts.
- Recognize and utilize the opportunities brought forth by climate change.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** Develop mitigation and adaptation strategies to reduce emission that contribute to climate change.

## OBJECTIVE CC 1.1: Greenhouse Gases and Emissions

Reduce greenhouse gas emissions to mitigate Fort Lauderdale's contribution to global climate change. Increase renewable energy production and distribution.

**EVALUATION MEASURE CC 1.1.1:** The City of Fort Lauderdale shall work city-wide to reduce greenhouse gas emissions generated by government operations with the goal of achieving 80% reduction below 2010 levels by 2050. The City will continue to regularly monitor and track progress of programs and initiatives that contribute to reaching this goal.



**POLICY CC 1.1.2:** The City of Fort Lauderdale shall consider greenhouse gas emissions when making decisions related to procurement, capital improvements, operations, programs, events, long-term planning, land-use, and City operations.

**POLICY CC 1.1.3:** Perform an annual greenhouse gas survey and review, track and report progress towards reduction goals.

**POLICY CC 1.1.4:** The City of Fort Lauderdale shall continue to encourage and require the planting of native and other drought-tolerant vegetation known to sequester carbon and reduce heat island impacts on available public and private lands, including school and government properties, and conservation lands and shall pursue programs and funding strategies designed to create carbon emission offsets through tree plantings and/or carbon mitigation programs.

**POLICY CC 1.1.5:** The City of Fort Lauderdale shall promote and support the expansion of alternative and renewable energy on residential, commercial and municipal properties by working to reduce regulatory encumbrances and to develop incentives for renewable and alternative energy installations.

**EVALUATION MEASURE CC 1.1.6:** The City shall promote alternative sources of energy with the goal of sourcing 20% of electricity from renewable energy by 2030. The City of Fort Lauderdale shall source electricity from renewable sources including solar, wind, and ocean current technologies.

**EVALUATION MEASURE CC 1.1.7:** Expand tree canopy citywide to help reduce the heat island effect. The City of Fort Lauderdale shall continue to expand tree canopy coverage to 33% by 2040 and reduce heat island effects.





**POLICY CC 1.1.8:** The City will explore and implement incentives for businesses successfully achieving emissions benchmarks to be set by the City.



**POLICY CC 1.1.9:** The City shall, through its land-use regulations, encourage the development of green industries within industrial land-uses.

**POLICY CC 1.1.10:** The City shall explore education and implementation incentives for business and residences in regard to solar power, energy efficiencies, and electric vehicle technology that can be incorporated on-site.

**POLICY CC 1.1.11:** The City shall explore opportunities to increase electric vehicle technology on and within City owned properties and buildings.

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## **OBJECTIVE CC 1.2: Energy Efficient and Resilient Transportation Network**

Assess and strengthen the transportation network in areas susceptible to climate change effects. Advance transportation and land-use options that reduce fossil fuel use, improve the mobility of people, goods and services; provide a diverse, efficient and equitable choice of public transportation options; and increase the City's resiliency to the impacts of climate change.

**POLICY CC 1.2.1:** The City shall maintain a list of roadway segments and transportation systems impacted by or at risk of flooding or adjacent to Adaptation Action Areas. Rehabilitation and adaption of these roadways shall be evaluated annually, and where financially feasible, prioritized in the City's CIP.

**POLICY CC 1.2.2:** Where feasible, the City shall investigate and implement innovative stormwater capture techniques within the public right of way, including, but not limited to, green and blue infrastructure, permeable surfaces, etc.

**POLICY CC 1.2.3:** Partner with agencies and businesses to increase commuter carpooling and to incentivize and encourage alternative/public transit use. The City of Fort Lauderdale shall coordinate with the Florida Department of Transportation (FDOT) District IV Carpooling program encourage ride-sharing and carpooling practices throughout the City.

**POLICY CC 1.2.4:** Enhance availability of non-motorized mobility options, including bicycle and pedestrian modes of travel, through enhancement of facilities, safety, and connectivity via implementation of the City's multimodal mobility plans.





**EVALUATION MEASURE CC 1.2.5:** The City of Fort Lauderdale shall reduce its fossil fuel use for City vehicles by 20% below 2015 levels by 2025 through the replacement of City fleet with low emission vehicles and other fuel efficiency strategies.

**POLICY CC 1.2.6:** The City shall, through its land-use planning, encourage mixed-use and other land-use policies that will reduce vehicle miles traveled within the City.

**POLICY CC 1.2.7:** The City shall ensure multimodal options of transportation exist along key corridors, especially ones to be used as emergency evacuation routes or high priority post-disaster relief corridors.

**GOAL 2:** Achieve a climate-resilient community through the protection and adaptation of public infrastructure, services, and natural resources from adverse climate change impacts.

**OBJECTIVE CC 2.1: Vulnerability Assessment**

Conduct vulnerability assessment to identify at risk areas and population.

**POLICY CC 2.1.1:** The City shall update by 2022 a vulnerability assessment to further identify population groups, property, public investments and infrastructure at risk from sea level rise, storm surge, and other climate change-related impacts and shall update this assessment periodically as new projections are published. Specifically, and at a minimum, the assessment shall include municipal offices and facilities; water and wastewater treatment plants, transmission lines and pumping stations; stormwater systems; roads, rail, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical airport and seaport infrastructure; and hospitals and residential care facilities.

**OBJECTIVE CC 2.2: Resiliency and Efficiency**

Improve climate resiliency and energy efficiency of new and existing buildings and public infrastructure, and develop adaptation strategies for areas vulnerable to climate change-related impacts where economically feasible.

**POLICY CC 2.2.1:** The City of Fort Lauderdale shall encourage greener, more efficient and climate resilient construction practices by:

**POLICY CC 2.2.1a:** Building all new construction of city-owned facilities to published Leadership in Energy and Environmental Design™ (LEED) standards; Florida Green Building Coalition (FGBC) green building standards, or Green Building Initiative (GBI) Green Globes rating standards or equivalent. The City shall incorporate design and operational policies and options where feasible to ensure city owned facilities are net-zero buildings.





**POLICY CC 2.2.1b:** Explore ordinances or regulations to require all new building construction projects over 10,000 square feet to meet LEED Silver performance standards, or pay into a Green Fund as a fee in lieu.

**POLICY CC 2.2.1c:** Coordinate with Broward County on community-wide flood map for future conditions which is being updated for sea level rise and ground water table change.

**POLICY CC 2.2.1d:** The City of Fort Lauderdale shall develop and maintain design guidelines for the public realm that emphasize sustainability and resiliency.

**EVALUATION MEASURE CC 2.2.1e:** Require licensed personnel in the Building Department to have at least 8 continuing education units (CEUs) of emerging energy efficiency and renewable energy technologies by 2025.

**POLICY CC 2.2.1f:** Reevaluate floodplain management ordinances as necessitated by updates to the *Southeast Florida Regional Climate Change Compact*, including building finish floor elevation standards (minimum City Freeboard) with respect to projected sea level rise scenarios and flooding potential.

**POLICY CC 2.2.1g:** Incorporate building specifications that increase resilience to impacts from more intense storm and increasing flood events through available resilience strategies.



**POLICY CC 2.2.2:** Evaluate the capital costs with considerations for life cycle cost and benefits of adaptation alternatives in the siting and design of new infrastructure as well as the fortification or retrofitting of existing infrastructure.

**POLICY CC 2.2.3:** Ensure that adaptation to climate change impacts, especially sea level rise and flooding, is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure in a manner that is cost-effective, captures co-benefits of the investment and that maximizes the use of the infrastructure throughout its expected service life.

**POLICY CC 2.2.3a:** To ensure coordination, consistency and maximum effectiveness of coastal improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, the City will adopt and update as necessary regionally consistent top elevations standards for seawalls, banks and berms, and other appurtenant coastal 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.

**POLICY CC 2.2.3b:** By 2022, the City shall produce an updated bridge infrastructure



## CLIMATE CHANGE ELEMENT

report that includes climate change effect as an evaluation criterion.



**POLICY CC 2.2.4:** Ensure the impacts of climate change are an integral component of all planning processes, including but not limited to: building codes, life-safety codes, emergency management, land development and zoning regulations, water resource management, flood control and stormwater management, coastal management, and community development.

**POLICY CC 2.2.5:** The City shall continuously evaluate and implement as appropriate, emerging technology that will improve local resiliency and/or reduces the impact on climate change created by the City, including water, energy, and transportation technologies.

### **OBJECTIVE CC 2.3: Stormwater Management**

Ensure the resiliency of existing water resources, and stormwater, water and wastewater infrastructure to the impacts of climate variability and extremes to protect future water quality and minimize the potential for flood impacts, contamination and water shortages.

**POLICY CC 2.3.1:** Incorporate sea level rise projections and a resilience approach into the Stormwater Management Plan and Flood Hazard Mitigation program.

**POLICY CC 2.3.2:** Implement and maintain a Stormwater Management Plan and evaluate the potential for modified rate structure based on individual asset vulnerability.

**POLICY CC 2.3.3:** The City of Fort Lauderdale shall continue to develop regulations that require new construction, and redevelopment to manage stormwater as a resource and address runoff quality and quantity, by incorporating a low impact design approach that promotes best management practices to reduce runoff, capture and reuse rainwater, and recharge the Biscayne Aquifer.

### **OBJECTIVE CC 2.4: Protection of the Natural Environment**

Protect and enhance the City's natural environment as necessary to maintain a healthy, enjoyable, and climate-resilient environment.

**POLICY CC 2.4.1:** Establish location-specific interventions to protect coastal ecosystems from adverse impacts resulting from sea level rise, storm events, or other climate-related impacts.

**POLICY CC 2.4.2:** The City will strive to ensure that adaptation does not come at the expense of natural environment. That adaptation strategies are reviewed with a sensitivity for dependent ecosystems with emphasis placed on efforts that preserve and enhance the adaptive capacity of these ecosystems.



**POLICY CC 2.4.3:** Develop and maintain a program to preserve a natural coastal environment, including the beach and dune system, coastal wetlands, and other coastal resources to promote ecosystem services as they pertain to climate change adaptation, including the impacts of sea level rise and wave energy during storm surge events.



**GOAL 3:** Preserve and enhance the quality of life through advance planning, improved coordination with businesses and local and regional governments, better monitoring of evolving conditions, and equitable provision of resources to address issues related to climate change, and hazard and natural disaster resiliency and recovery.

### **OBJECTIVE CC 3.1: Education, Outreach, and Monitoring**

Continue to coordinate with the private sector, governmental agencies within the South Florida region, non-governmental entities, and academic institutions in the ongoing assessment of existing and projected conditions related to our changing climate and rising sea levels, and continue to collaborate as necessary in the identification and development of effective solutions and strategies to adapt and improve resiliency of the community. Work with other agencies and seek out new funding for implementation of programs.

**POLICY CC 3.1.1:** Provide regular communication, at least annually, that encourages public education of current policies, ideas, and sustainable practices to reduce household GHGs and energy waste and increase community resiliency.

**POLICY CC 3.1.2:** The City of Fort Lauderdale shall continue to promote, educate, and encourage participation of the community in programs such as the PACE financing for clean energy program, and other programs to set community mitigation goals and increase participation in the *Southeast Florida Regional Climate Change Compact*.

**POLICY CC 3.1.3:** Provide, as part of information at the beginning of the hurricane season, information on evacuation routes, sources of information in case of emergencies, and best practices and contact information for reporting of flood and debris post disaster.

**POLICY CC 3.1.4:** The City of Fort Lauderdale shall continue to coordinate regionally with Southeast Florida counties and municipalities, academia, and state and federal government agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

**POLICY CC 3.1.5:** The City of Fort Lauderdale shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring and other municipalities to make our community more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies such as through the Regional Climate Action Plan, and developing policies and programs.

**POLICY CC 3.1.6:** The City of Fort Lauderdale shall engage local stakeholders such as the Greater Fort Lauderdale Chamber of Commerce and other members of the business community in promoting mitigation and adaptation strategies, programs, and incorporating business roles and needs in resiliency planning.

**POLICY CC 3.1.7:** The City shall evaluate Zero Waste programs for inclusion in its Strategic Plan, and consider incentives and other policies which will encourage the location of Zero Waste businesses within the City.





## OBJECTIVE CC 3.2: Incorporate With Other Plans

Acknowledge and incorporate Climate Change into Planning Documents.

**POLICY CC 3.2.1:** The City shall incorporate into its land-use planning considerations of sea level rise, elevation, areas of repetitive loss and high-risk areas for flooding identified through the Stormwater Management Plan and Flood Hazard Mitigation program.

**EVALUATION MEASURE CC 3.2.2:** The City shall assess by 2025, and within every five years thereafter, a revised prioritization program for infrastructure currently planned in repetitive loss and high flood risk areas, and consider deprioritizing new projects in these areas.







# INFRASTRUCTURE

## TRANSPORTATION & MOBILITY ELEMENT

### PRINCIPLES

Transportation access is a vital component of an equitable, livable community and is essential to the success of the local economy. Through the realization of a Complete Transportation Network, Fort Lauderdale shall promote continuous and connected systems for pedestrians, bicyclists, transit users, and drivers.

The City will ensure a healthy and functioning transportation network in order to enhance mobility for residents, visitors and businesses. By providing these opportunities, the City strives to create a modal shift in transportation choices and reduce automobile congestion.

The City will also encourage healthy living through the development and enhancement of modes conducive to active transportation. The City and it will strive to promote safety and continue efforts to achieve the goals of Vision Zero. The City of Fort Lauderdale adopted Vision Zero in 2015 and committed to recognizing that death and serious injury on our streets are unacceptable and preventable. The transportation system should be designed so that crashes aren't fatal; and safety is the primary consideration in transportation decision-making. Traffic safety solutions must be addressed strategically and holistically through a safe systems approach.

As a regional and international destination, Fort Lauderdale will ensure accessibility and mobility for all residents, visitors and businesses and will strive to enhance its local transportation system as well as connections to regional transportation to support tourism and local businesses.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility.

## OBJECTIVE TM 1.1: Long-Range Comprehensive Transportation Master Plan

Develop Long-Range Comprehensive Transportation Master Plan to Improve Functionality and Accessibility of the Overall Transportation Network.

**POLICY TM 1.1.1:** Fort Lauderdale shall maintain and regularly update a Transportation Master Plan, using context sensitive typologies to enhance safety and improve multimodal infrastructure and connectivity for residents and businesses. The Long-Range Comprehensive Transportation Master Plan will consider the intermodal aspects of transportation to ensure seamless and equitable access to transportation.



**POLICY TM 1.1.1a:** The development of the Long-Range Comprehensive Transportation Master Plan and its implementation shall be context sensitive to land use patterns and urban design.

**POLICY TM 1.1.1b:** The Long-Range Comprehensive Transportation Master Plan shall include considerations for Modal priorities, and the plan shall include, at minimum, analyses for vehicular travel, transit, bicycling, and pedestrian modes of travel, and incorporate the following as base elements of the overall plan:

- Roadway Plan
- Transit Plan
- Sidewalk Plan
- Bicycle and Alternative Transportation Plan,
- Lighting Plan
- Traffic Signalization Coordination Plan

**POLICY TM 1.1.1c:** The City shall evaluate and update the Long-Range Comprehensive Transportation Master Plan, at minimum every 3-5 years

**POLICY TM 1.1.1d:** Continue to enhance bicycle and pedestrian mobility, prioritize safety and ensure connectivity throughout the City. The City will continuously explore, as part of this connectivity, alternative designs to ensure





## TRANSPORTATION & MOBILITY ELEMENT

safe pedestrian, micromobility options, and bicycling crossings where the railroad exists within the City.



**POLICY TM 1.1.1e:** The City, in developing its Long-Range Comprehensive Transportation Master Plan, shall consider, and where appropriate, apply Network Comfort and Bicycling Level of Stress evaluation measures.

**POLICY TM 1.1.1f:** Fort Lauderdale will continue to evaluate emerging transportation technologies including, but not limited to autonomous vehicles, traffic signalization, enhanced real time communication, and artificial intelligence in relation to the impacts these advancements will have on transportation, land use, and the urban form.

**POLICY TM 1.1.1g:** Fort Lauderdale shall continue to examine best practices and methods for the safe and context sensitive implementation of shared mobility and micromobility solutions, such as microtransit, dockless bicycle share, dockless scooters, and e-bikes.

**POLICY TM 1.1.1h:** Development standards shall consider how emerging transportation technologies will impact travel patterns, signalization, curb management, travel, parking, and loading/ unloading demand, supporting infrastructure, and roadway design. This will require for flexibility in design and transition.

**POLICY TM 1.1.1i:** The City shall evaluate the need for a potential multimodal level of service standard by 2026 as part of future Long-Range Comprehensive Transportation Master Plan updates. Fort Lauderdale will maintain its concurrency system while exploring opportunities for improvement that provide multimodal transportation enhancements.

**POLICY TM 1.1.1j:** The City shall consider the potential changes to design of the public realm if and when the need for on-street parking is significantly reduced, and supporting infrastructure for shared use, electrical vehicles are increased.

**POLICY TM 1.1.1k:** The City shall consider how electric-assist technologies developed for bicycles, micromobility or other alternative mobility options and sharing services will impact commuting patterns, enhancing sidewalk and roadway networks, parking infrastructure utilization and design of the public realm.

**POLICY TM 1.1.1l:** The Long-Range Comprehensive Transportation Master Plan will include considerations and analysis for regional and multimodal connections to areas of high employment densities within the City to provide for additional coordination with regional transportation systems.

**POLICY TM 1.1.1m:** The Transportation Master Plan shall include considerations of traffic calming needs within the City.





### OBJECTIVE TM 1.2: General Mobility

Ensure the development of a Complete Network to enhance general mobility, based on core principles of equity, connectivity, accessibility, safety and reliability.

**POLICY TM 1.2.1:** The City shall ensure that roadways are planned, designed, and maintained in a context sensitive manner for safe usage by users of all ages and abilities, including pedestrians, dockless mobility, bicyclists, transit users, motorists, and freight vehicles.

**POLICY TM 1.2.2:** Fort Lauderdale shall ensure that pedestrian and bicycle connectivity are maintained, where safety is not an issue, during construction activities as part of a maintenance of traffic plan.

**POLICY TM 1.2.3:** The City shall coordinate multi-modal use of rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development (e.g. public spaces that promote ground level interest, reduced setbacks, surface parking behind buildings), as applicable.

**POLICY TM 1.2.3a:** Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

**POLICY TM 1.2.3b:** Continue to evaluate and implement pedestrian and transit design standards as they relate to incorporating mass transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings in activity centers.

**POLICY TM 1.2.3c:** Fort Lauderdale shall consider opportunities and methods to partner on and support roadway “shared space” efforts such as, but not limited to, the (re)design of appropriate rights-of-way to best accommodate festivals, parades, open air markets, urban trails, placemaking engagements and activities, and other events that encourage social interaction, safety education, and community building.

**POLICY TM 1.2.3d:** The City of Fort Lauderdale shall continue to support private/public collaboration, including placemaking engagements and activities, to integrate improvements to transit, rideshare, bicycle and pedestrian facilities into private development.

**POLICY TM 1.2.4:** Accessibility for people of all ages and ability are key concepts for the planning, development, and implementation of multimodal transportation planning.



**POLICY TM 1.2.5:** Ensure accessibility and connectivity by providing ADA compliant sidewalks, bicycle paths, trails, lighting, transit and rideshare facilities, and/or roads between new developments and existing neighborhoods.

**POLICY TM 1.2.6:** Fort Lauderdale shall continue to support Broward County programs such as Transportation Disadvantaged Services that ensure transportation access is maintained for those unable to transport themselves due to physical or mental disability, age, and income status.

**POLICY TM 1.2.7:** The City shall, in cases of closure of rights of way for vehicular traffic, strive to ensure that the resulting closure space is landscaped in a visually appealing manner that encourages pedestrian and bicycling use.



**POLICY TM 1.2.8:** Where appropriate, multimodal transportation investments shall be coordinated to increase access to employment opportunities for disadvantaged populations and to encourage stronger jobs/housing balance within each commuter shed.

### OBJECTIVE TM 1.3: Vision Zero

Continue implementation of a Vision Zero Action Plan that focuses on reducing transportation related fatalities to zero and emphasizing reductions in the number of serious injuries.

**POLICY TM 1.3.1:** Fort Lauderdale shall strive to achieve zero traffic fatalities through the following programs and activities:

**POLICY TM 1.3.1a:** Provide focus and implementation of engineering, enforcement, education, encouragement, and evaluation measures to reach long-term steps toward zero deaths.

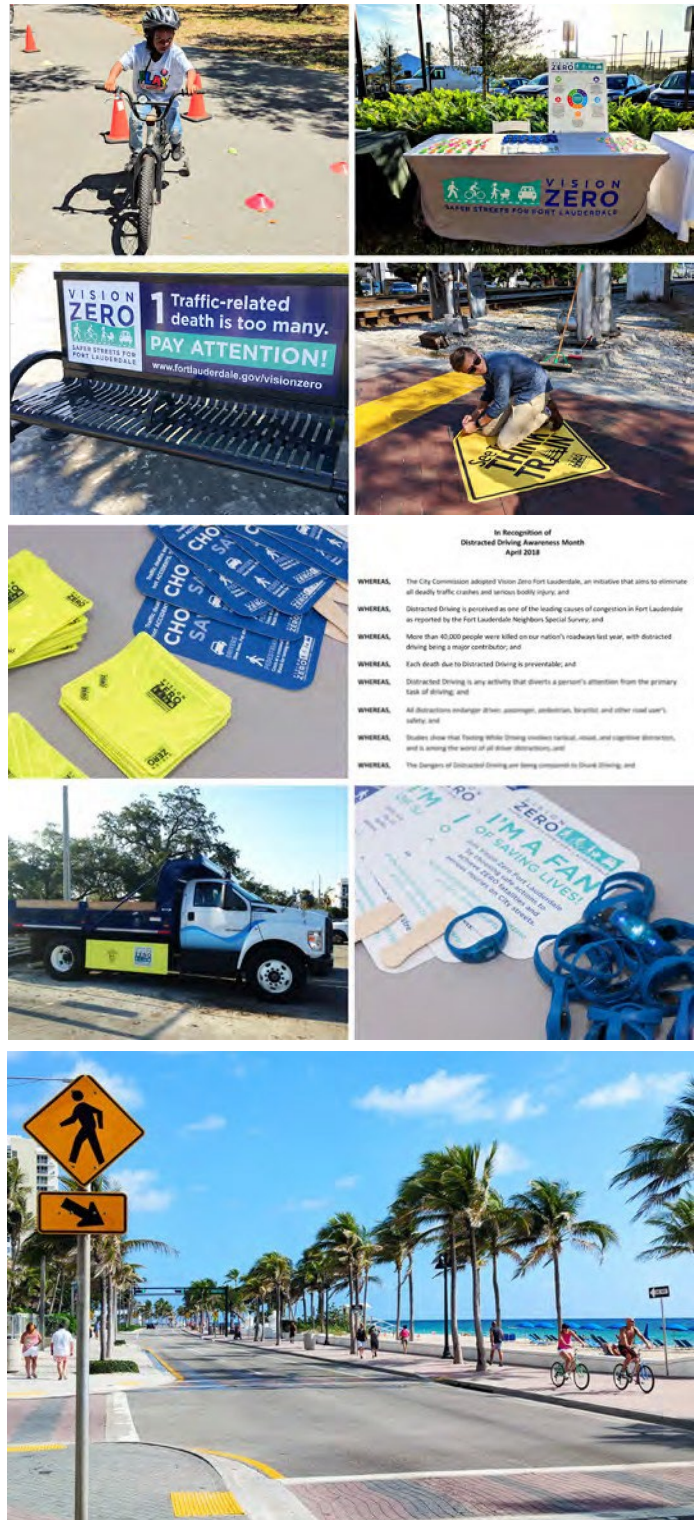
**POLICY TM 1.3.1b:** Adopt and implement the City's Vision Zero Five-Year Action Plan, updating in conjunction with Long-Range Comprehensive Transportation Master Plan.

**POLICY TM 1.3.1c:** Use data, community outreach, and equity-based engagement activities, engineering, enforcement, education, encouragement, and evaluation measures strategies for areas most affected by fatal and serious traffic crashes throughout the city, including an implementation focus on locations with crashes involving vulnerable users.

**POLICY TM 1.3.1d:** Prioritize improvements based on vulnerable users, at risk populations, and locations with higher concentrations of these population, including, but not limited to, schools, after care facilities, parks, and healthcare facilities.

**POLICY TM 1.3.1e:** Fort Lauderdale shall coordinate with local and regional agencies to provide safety and other educational training courses to at risk populations and vulnerable roadway users, including at educational institutions.

**POLICY TM 1.3.1f:** Traffic signalization should be context sensitive to the modal priorities of the right-of-ways in areas of high pedestrian and bicycle use.





**POLICY TM 1.3.1g:** Fort Lauderdale shall encourage safe pedestrian, bicyclist, and general roadway usage behaviors through educational programs for the public. The City shall also encourage Broward County Public Schools to include WalkSafe, BikeSafe, and any relevant road safety educational programs for children.



**POLICY TM 1.3.2:** Continue to utilize working groups, including elected officials, Vision Implementation Partners (VIPs), Vision Zero Champions, Florida Department of Transportation, Broward County, Broward MPO, and the Vision Zero Task Force to guide the implementation of Vision Zero.

**POLICY TM 1.3.3:** Work with partners in the region to influence street planning, design, maintenance, operations, and law enforcement.

**POLICY TM 1.3.4** Continue to provide safety for motorists, bicyclists and pedestrians by controlling the connections of driveways and access points to roads by using guidelines and standards from Florida Department of Transportation, the County, and the City's development review process.

**POLICY TM 1.3.4a:** The City shall review and modify as appropriate, existing land development regulations that control access points and minimize curb cuts on City maintained roadways to provide safe and convenient pedestrian circulation and on-site traffic flow.

## OBJECTIVE TM 1.4: Pedestrian Mobility

Ensure a safe network that maximizes pedestrian accessibility and mobility for Fort Lauderdale's neighborhoods.

**POLICY TM 1.4.1:** The City shall maintain a facilities list of pedestrian improvements and a prioritized inventory of missing pedestrian links within the City, inclusive of location and infrastructure needs for each missing link.



**EVALUATION MEASURE TM 1.4.1a:** The City shall strive to reduce the number of missing pedestrian connections through setting of appropriate goals in its Long-Range Comprehensive Transportation Master Plan, and shall adopt those goals by reference into its Comprehensive Plan.

**POLICY TM 1.4.2:** Continue to implement the design concepts in areas of high pedestrian traffic that include, but are not limited to, street trees, canopies/arcades, patterned colored





pavement and street signage, and area specific recommendations as noted by the Connecting the Blocks report.



**POLICY TM 1.4.3:** Provide pedestrian safety by ensuring well-lit streets, intersections, pedestrian refuges, midblock crossings, and sidewalks. As needed, the City will conduct lighting analyses in areas of high crash incidents involving pedestrians.

**POLICY TM 1.4.4:** The City’s Unified Land Development Regulations (ULDR) shall require sidewalks construction development and redevelopment, except where not feasible.

### **OBJECTIVE TM 1.5: Bicycle Mobility/Micromobility Devices**

Ensure a complete network that provides for bicycling and micromobility devices as a viable primary modal choice. Micromobility devices include any motorized transportation device made available for private use which is not capable of traveling at a speed greater than 20 miles per hour on level ground.

**POLICY TM 1.5.1:** The City shall maintain a listing of existing bicycle infrastructure, and a prioritized inventory of missing bicycle links and facilities within the City, inclusive of location and infrastructure needs for each missing link.

**EVALUATION MEASURE TM 1.5.1a:** The City shall strive to reduce the number of missing bicycle connections through setting of appropriate goals in its Long-Range Comprehensive Transportation Master Plan, and shall adopt those goals by reference into its Comprehensive Plan.

**POLICY TM 1.5.1b:** The City shall continue to participate in bicycle planning programs of the Broward MPO and the FDOT to provide bike facilities with all roadway improvements, where feasible.

**POLICY TM 1.5.1c:** Continue to work with the Downtown Fort Lauderdale, FDOT, Broward MPO, and other agencies to promote the use of bicycles, micromobility or other alternative mobility options and sharing services and provide convenient locations for bicycle parking and boulevards in activity centers and throughout the City when appropriate.



**POLICY TM 1.5.1d:** The City shall consider opportunities and incentives for the provision of appropriate facilities to support bicycles, micromobility or other alternative mobility options and sharing services, such as showers, lockers and bicycle parking by new development.

**POLICY TM 1.5.1e:** Where possible, the City shall encourage the provision of convenient, covered and secure bicycle, micromobility or other alternative mobility options and sharing services parking at transit stations, schools, public facilities and commercial centers.

**POLICY TM 1.5.1f:** The City shall consider prioritizing creation of the LauderTrail, Old Dillard Trail, Mockingbird Trail, and other planned trail systems to enhance local connectivity.

**POLICY TM 1.5.2:** Work with transit agencies to improve connections between rail and bus



and existing and planned bicycle routes.



**POLICY TM 1.5.3:** When streets and bridges are reconstructed, bicycles, micromobility or other alternative mobility options including sharing services facilities shall be considered in street redesign plans when appropriate.

**POLICY TM 1.5.4:** Encourage, through community partnerships, a culture that embraces bicycle use as a mainstream travel mode.

**POLICY TM 1.5.4a:** The City shall seek to raise the visibility and participation of bicycles, micromobility or other alternative mobility options and sharing services in Fort Lauderdale through regularly organized events, prominent facilities and other encouragement activities.

**POLICY TM 1.5.4b:** The City shall encourage partner agencies to conduct an ongoing safe bicycle, micromobility or other alternative mobility options and sharing services route to schools programs, including semi-annual safety educational programs for children and adults.

**POLICY TM 1.5.4c:** Where possible, the City shall enhance bikeway, micromobility or other alternative mobility options and sharing services information and way-finding signage along bicycle routes.

### OBJECTIVE TM 1.6: Blueways/Water Transit

Enhance local facilities to support transportation opportunities on Fort Lauderdale's waterways.



**POLICY TM 1.6.1:** The City shall, by 2023, establish and begin to implement a Blueways System Plan for existing navigable waterways.

**POLICY TM 1.6.2:** Fort Lauderdale will coordinate with Broward County and partner agencies to increase access to public waterways through expansion of the blueways system with dock facilities at public parks and other appropriate locations.

**POLICY TM 1.6.3:** The City shall continue to support water transportation systems as an alternative form of transportation within the City.

**POLICY TM 1.6.4:** Continue to work with the State to enforce a year-round slow speed zone on the Intracoastal Waterway from Sunrise Boulevard Bridge to Las Olas Bridge, to ensure public safety on the waterways.

### OBJECTIVE TM 1.7: Roadways

Maintain and enhance the roadway system to ensure adequate connectivity and mobility in Fort Lauderdale, as well as develop safe systems that prioritize safety and protects vulnerable road users.

**POLICY TM 1.7.1:** The City shall monitor an inventory of existing rights-of-way in the City, and regularly evaluate the City's roadway network.



**POLICY TM 1.7.1a:** Conduct periodic reviews of City roadway system operation to identify problem areas with potentially low-cost Congestion Management System solutions such as restricting leftturns, reversible lanes, etc.

**POLICY TM 1.7.1b:** Conduct, as needed, in-depth studies of local rights-of-way and neighborhood circulation to implement safety and traffic calming measures, and prioritize the implementation of recommendations related to Vision Zero friendly design and safe systems approaches.

**POLICY TM 1.7.2:** Fort Lauderdale shall minimize the need for roadwaywidth expansion except where needed to improve mobility for bicycles, micromobility or other alternative mobility options and sharing services and pedestrians or to effect intersectionimprovements, and continue to direct efforts towards Complete Streets implementation.



**POLICY TM 1.7.3:** The City shall continue to incorporate the design of streets and roadways from thepolicies outlined in Broward County's Complete Street Guidelines, the City's Complete Streets Manual, National Association of City Transportation Officials Design Guides, the Connecting the Blocks Plan, and the Florida Department of Transportation's (FDOT) Design Manual.

**POLICY TM 1.7.3a:** The City shall support and incorporate into its standards the context sensitive use of urban forestry techniques, including trees selected, located, and tended in a mannerthat assures healthy growth, to enhance pedestrian and bicyclist shade/cooling, andenhance corridor aesthetics. The City will continue to require unobstructed sight lines and non-obtrusive landscape plantings along medians and at development driveway/street locations as required by the ULDR.

**POLICY TM 1.7.3b:** The City shall support and incorporate into its standards the context sensitive use of "street/traffic calming/speed management" techniques, (e.g. reduced vehicle lane width), textured pavement, chicanes, roundabouts, on-street parking, strategic use of differing median types to enhance multi-modal user safety and accessibility.

**POLICY TM 1.7.3c:** The City shall review and modify as appropriate, existing land development regulations that control access points and minimize curb cuts on City maintained roadwaysto provide safe and convenient pedestrian circulation and on-site traffic flow.

**POLICY TM 1.7.3d:** The City shall consider where appropriate the application of standardsregarding the context sensitive placement of energy efficient illumination to promote pedestrian, bicycle, micromobility or other alternative mobility options and sharing services and vehicular activity and safety without adversely impacting protected wildlife or promotinglight pollution.

**POLICY TM 1.7.3e:** The City shall support standards for resiliency in its roadway network by incorporating into its design streetscape improvement techniques to address the effects of sea level rise.

**POLICY TM 1.7.3f:** The City shall establish access management standards, coordinating planning,regulation, and design of access between roadways and land development, in the ULDR toensure safety and appropriate, efficient access to the City's transportation system.



**EVALUATION MEASURE TM 1.7.4:** The City of Fort Lauderdale shall participate in Broward County's Transportation Concurrency Management System, FDOT's Strategic Intermodal Systems Program, and implement local road concurrency in order to mitigate traffic impacts created by development. The roadway LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following minimum criteria:

**SIS Roads:** For facilities within the Strategic Intermodal System (SIS), the Generalized Peak Hour Two Way Level of Service Standard, consistent with Level of Service targets set by the FDOT, is as follows:

SIS Roadways	Affected Roadway Segments	LOS <sup>1</sup> Standard
I-95	Oakland Park Boulevard to I-595	D
I-595	I-95 to US 1	D
SIS Connectors	Affected Roadway Segments	LOS <sup>1</sup> Standard
Andrews Avenue	SR-84 to Eller Drive	D
SR-84	I-95 to Spangler Boulevard	D
Broward Boulevard	I-95 to NE 3 <sup>rd</sup> Avenue	D
SW 4 <sup>th</sup> Avenue	SR-84 to Perimeter Road	D

**Broward County and Non-SIS State Roads:** LOS Standards to be utilized are based on the Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas Table in the FDOT's Level of Service Manual. For facilities not within the SIS within:

1. Eastern Core District: the LOS standard shall be "E"
2. Port/Airport District: the LOS standard shall be "D"
3. Central Districts: the LOS standard shall be "D"

**Local Roads:** All other roads within Fort Lauderdale will be maintained at LOS D.

**POLICY TM 1.7.5:** Partner with agencies and businesses to increase commuter carpooling and to incentivize and encourage alternative/public transit use. The City of Fort Lauderdale shall coordinate with the FDOT District IV Carpooling program encourage ride-sharing and carpooling practices throughout the City.

**POLICY TM 1.7.6:** Continue expedited permitting of alternative fuel and electric vehicle charging infrastructure.

**POLICY TM 1.7.7:** Work with Broward County, the Coast Guard, Army Corps of Engineers and the FDOT to minimize travel delay at intersections, railroad crossings and major bridges.

**POLICY TM 1.7.8:** The City shall require traffic and transportation coordination, inclusive of emergency management access, as a component for special events within the City, especially in areas where the transportation grid is constrained, such as the beach.

**POLICY TM 1.7.8a:** Maintenance of Traffic Plans shall be required for events requiring road closures.



### OBJECTIVE TM 1.8: Transit

Transit amenities should be of high quality to support multimodal transportation and promote the reduction of the single-occupant vehicle.

**POLICY TM 1.8.1:** The City shall evaluate and adopt, by 2022, a citywide Transit Master Plan.

**POLICY TM 1.8.1a:** Fort Lauderdale shall ensure that the Transit Master Plan addresses transit accessibility and mobility from the viewpoints of regional, subregional, and neighborhood connectivity, with consideration of origins and destination and recognition of Fort Lauderdale's role as the regional hub for Broward County.



**POLICY TM 1.8.1b:** New community bus routes as feasible will be identified within the Plan. New routes shall consider equity in access to transit as a critical criterion.

**POLICY TM 1.8.1c:** The City shall evaluate as part of its Transit Master Plan potential areas of the City for the implementation of bus only lanes and transit signal priority to improve transit reliability.

**POLICY TM 1.8.1d:** The Transit Master Plan shall evaluate first-last mile transportation improvements, techniques and implementable transit programs for public education, and transit demand management.



**POLICY TM 1.8.1e:** The Transit Master Plan be updated at minimum every five (5) years.

**POLICY TM 1.8.1f:** The City shall continue to support the Sun Trolley local circulator system servicing local neighborhoods, and explore opportunities for system expansion.

**EVALUATION MEASURE TM 1.8.2:** The City of Fort Lauderdale shall participate in Broward County's Transportation Concurrency System, and adopts the following Transit Level of Service:

<b>Port/Airport District</b>	Establish at least one fixed-route with direct service to Fort Lauderdale-Hollywood International Airport.
	Continue studies to examine intermodal connections between Port Everglades, Fort Lauderdale-Hollywood International Airport, and the Greater Fort Lauderdale/Broward County Convention Center.
<b>Central District</b>	Achieve peak headways of 30 minutes or less on 60% of local bus routes.



## TRANSPORTATION & MOBILITY ELEMENT

### Eastern Core District

Achieve peak headways of 30 minutes or less on 60% of routes, and support the maintenance and enhancement of the Broward Central Bus Terminal in Fort Lauderdale.





**POLICY TM 1.8.2a:** The City’s development review process shall provide that, for purposes of issuing development orders and permits, the adopted public transit level of service shall not be negatively affected by proposed development.

**POLICY TM 1.8.2b:** The City will support the development of new transit connections between FLL and the Port.

**POLICY TM 1.8.3:** Transit stations and stops should be located within walking distance of activity centers, and access routes for pedestrians and bicycles, micromobility or other alternative mobility options and sharing services to transit should be as direct as possible, promoting both pedestrian and bicycle connectivity.

**POLICY TM 1.8.4:** The City shall regularly evaluate transit stops within city limits to identify needs for improvements such as shade, ADA compliance, well-designed shelters, bicycle parking, route information, benches, waste receptacles, or the need for new transit stop locations. The City shall coordinate with Broward County to provide transit amenities such as shelters, real-time information and public art.

**POLICY TM 1.8.5:** The City shall support the exchange of information between the Sun Trolley, Broward County Transit, the City, and the South Florida Regional Transportation Authority to identify transit user needs.

**POLICY TM 1.8.6:** The City will continue to support the development of Brightline, Coastal Link, and the existing Tri-Rail services through zoning, land use, and prioritization of first and last mile improvements within the vicinity of each station area.

## OBJECTIVE TM 1.9: Parking

Ensure parking requirements and strategies provide for a successful transportation network.

**POLICY TM 1.9.1:** The City will consolidate all of the parking strategies into one document to provide clear guidance for developers and to provide information for policy makers, in order to promote the City’s multimodal transportation goals and objectives.

**POLICY TM 1.9.2:** The City shall work with the Downtown Development Authority and downtown property owners to identify possible strategies to provide very short-term on-street or close proximity downtown parking in order to facilitate drop-off and pick-up.

**POLICY TM 1.9.3:** Continue to develop and enforce improved roadway and parking lot designs, including curb management for drop offs, street parking, minimum access spacing criteria, cross access easement requirements or other access controls, through local engineering and development review procedures.

**POLICY TM 1.9.4:** Evaluate parking strategies, park and ride lots, parking garages, and Transportation Management Association services to determine improvements in the





transportation network.



**POLICY TM 1.9.4a:** The City shall encourage the utilization of ridesharing and similar services to reduce the amount of parking required for developments within the airport, activity centers, and large trip generating areas.

**POLICY TM 1.9.4b:** The City should consider, where feasible, reducing parking requirements in the ULDR for development that:

1. Falls within a Transit Overlay District or Multimodal Transportation District;
2. Commits to a trip reduction program through a Transportation Demand Management program approved by the City; and/or
3. Demonstrates that time-shared parking with other nearby land uses reduces the number of spaces required at any one time.

**POLICY TM 1.9.5:** Continue to enforce Unified Land Development Regulations (ULDRs) that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned development.

**POLICY TM 1.9.6:** New City of Fort Lauderdale parking facilities shall be designed with parking demand management technology to provide real time information on parking availability. The City shall explore, where feasible, retrofitting existing city owned parking facilities to include this technology, with the goal of improving all feasible facilities by 2025.

### OBJECTIVE TM 1.10: Freight and Rail

Ensure the safe, efficient, and reliable movement of people and goods throughout Fort Lauderdale.

**POLICY TM 1.10.1:** Improve connections between roadways and the railway network to ensure the safety in the multimodal transportation network.



**POLICY TM 1.10.1a:** The City shall support and implement any feasible alternatives to conventional warning devices for railroad crossings, and support the closing of all unnecessary grade crossings.

**POLICY TM 1.10.1b:** Using the Vision Zero data, evaluate and implement safety measures for rail crossings that may be high risk areas for crashes and fatalities.

**POLICY TM 1.10.2:** By 2023, the City shall evaluate and implement, as needed, truck routing strategies within the City of Fort Lauderdale as part of an adopted Truck Route Plan.



### OBJECTIVE TM 1.11: Aviation and Port

Provide support to ensure continued success of local aviation and port facilities.

**POLICY TM 1.11.1:** Continue to maintain safe and secure airport operations and facilities that meet Federal Aviation Administration (FAA) requirements, and to provide for safe and efficient vehicular and non-vehicular movements, parking and adequate access to the Fort Lauderdale Executive Airport for service and emergency vehicles.

**POLICY TM 1.11.2:** Continue to enforce Part 77, Title 14 of the Code of Federal Regulations entitled “Objects Affecting Navigable Airspace” and require advanced written approval from the Federal Aviation Administration (FAA) for any structure, temporary or permanent within one-mile radius of Fort Lauderdale Executive Airport and Fort Lauderdale-Hollywood International Airport.

**POLICY TM 1.11.3:** Protect Fort Lauderdale Executive Airport, Fort Lauderdale-Hollywood International Airport and Port Everglades facilities from the encroachment of incompatible land uses during the review of land use amendments and development proposals.

**POLICY TM 1.11.3a:** Continue to evaluate development proposals near Port Everglades, Fort Lauderdale-Hollywood International Airport, and the Fort Lauderdale Executive Airport relative to existing DRI agreements.

**POLICY TM 1.11.4:** Continue to monitor the number of aviation-related incidents at the Fort Lauderdale Executive Airport and evaluate the effectiveness of implemented safety measures.

**POLICY TM 1.11.5:** Continue to support studies to identify methods to provide transit connections between the downtown and:

1. Fort Lauderdale Executive Airport/Cypress Creek Road area
2. Fort Lauderdale-Hollywood International Airport
3. Port Everglades

**POLICY TM 1.11.6:** Continue to maintain the downtown helistop to foster connections between Florida airports, outlying areas, and downtown.

**POLICY TM 1.11.7:** Utilize airport and industrial airpark revenues, FDOT funds, and FAA funds to develop aviation infrastructure and improvements.

**POLICY TM 1.11.8:** Continue to participate in regional planning studies to address the access needs of Port Everglades and the Fort Lauderdale-Hollywood International Airport.

**POLICY TM 1.11.8a:** Work with the Broward MPO to investigate alternative routes for cargo traffic into/from Port Everglades and the Fort Lauderdale-Hollywood International Airport.

**POLICY TM 1.11.8b:** Continue to help coordinate intermodal management of





## TRANSPORTATION & MOBILITY ELEMENT

surface and water transportation within Port Everglades through involvement in the MPO and the South Florida Regional Planning Council.



POLICY TM 1.11.8c: The City shall encourage the study of a port bypass road.

POLICY TM 1.11.9: A Master Plan for the Fort Lauderdale Executive Airport, assessing aviation facility and infrastructure needs to optimize existing facilities, resources, and airport operations, will be maintained and updated at least every 5 years.

**GOAL 2: Obtain the highest possible value and utility from investments in the City's transportation network**

**OBJECTIVE TM 2.1: Develop and Maintain Complete Networks**

Emphasize the importance of maintaining existing roadways, transportation facilities, public rights of way, and meeting level of service goals.

POLICY TM 2.1.1: Fort Lauderdale shall continue to maintain and provide for the good repair of City-owned and operated roadways, sidewalks, bicycle lanes, greenways, and transit facilities including the removal of debris and obstructions that could hinder the safe operations for drivers, bicyclists, and pedestrians.

POLICY TM 2.1.2: Minimize disturbances in the transportation network by coordinating improvement projects with different utility, neighborhood, development projects, and implementation of Neighborhood Mobility Master Plans.

POLICY TM 2.1.3: Prioritize transportation investments in activity centers that promote mixed-use, compact development, and provide multi-modal access to transportation facilities.



POLICY TM 2.1.4: Incorporate safety considerations in the annual prioritizing of local road improvement funding. Prioritize safety investments for the most vulnerable users with pedestrians and bicyclists as first priority, and motorists second. Transit riders are pedestrians and bicyclists are as vulnerable as pedestrians.

**OBJECTIVE TM 2.2: Funding**

Explore all available sources for transportation funding.

POLICY TM 2.2.1: The City shall evaluate the need for potential multimodal impact fees based on infrastructure needs.

POLICY TM 2.2.2: Explore opportunities for developers, companies, and other private sector entities to participate in the operation and maintenance of the transportation system through development bonuses and other applicable programs.

POLICY TM 2.2.3: Continue to apply for grants and other funding sources from state and federal agencies to help with funding for improvements in the transportation network, and dedicate any matching funds as needed.



**POLICY TM 2.2.3a:** The City shall annually identify projects eligible for Broward County Transportation Surtax and apply for funding. The City shall coordinate with Broward County and the Broward MPO in identifying Transportation Surtax monies to fund community buses.

**POLICY TM 2.2.3b:** The City will explore grant funding opportunities for Vision Zero Implementation project and programs.

**POLICY TM 2.2.4:** Through participation in the Technical Advisory Committee (TAC) , FDOT, BrowardMPO, Broward County, and city's Development Review Process and other involvement, secure funding for traffic operations improvements with particular emphasis on fully developed roadways, such as US 1, Broward Boulevard, Davie Boulevard, Sunrise Boulevard etc.

**GOAL 3: Ensure a cohesive transportation network among local, regional, and state regulatory institutions.**

**OBJECTIVE TM 3.1: Participate and Coordinate**

Continue to participate and coordinate with intergovernmental plans, programs, and policies to promote a safe, multimodal transportation network.

**POLICY TM 3.1.1:** Continue the City's active involvement with the Broward County MPO, the FDOT, South Florida Regional Transportation Authority (SFRTA) and Broward County Transit to provide for area-wide coordination exploring alternative methods to provide for a complete transportation network.

**POLICY TM 3.1.1a:** The City shall continue to coordinate with the Broward MPO to ensure that high priority projects within the City are incorporated in the MPO Long Range Transportation Plan and the 5-year Transportation Improvement Program.

**POLICY TM 3.1.2:** Work with SFRTA, BCT, and similar organizations to improve and expand the existing feeder bus connections, transit service, as well as pedestrian and bicycle amenities.



**POLICY TM 3.1.3:** Continue to work with other local municipalities, The Broward MPO, the South Florida Regional Planning Council and the State to establish strategies, agreements, and other mechanisms to provide the region wide coordination relating to transportation.

**POLICY TM 3.1.4:** Continue to work with Broward County to encourage the development of roadway and transit service improvements in coordination with the future needs of the Fort Lauderdale Executive Airport and ports adjacent to the City including Port Everglades and the Fort Lauderdale-Hollywood International Airport.

**POLICY TM 3.1.5:** Coordinate with Broward County Emergency Management Division and FDOT to maintain or improve hurricane evacuation clearance times in the City's coastal high hazard areas, considering both roadway and transit use.



## OBJECTIVE TM 3.2: City Agencies and Regulatory Processes

Utilize City agencies and regulatory processes to ensure enhancements within the transportation network.

**POLICY TM 3.2.1:** Fort Lauderdale shall not issue a building permit, unless a corresponding Transportation Concurrency Satisfaction Certificate issued by Broward County has been presented and full compliance with Broward County Planning Council agreements have been met.

**POLICY TM 3.2.2:** Fort Lauderdale shall continue to coordinate and implement existing Development of Regional Impact (DRI) agreements and DRI development orders, consistent with changes to State growth management regulations in place for DRI development.

**POLICY TM 3.2.3:** Continue to partner with the Downtown Development Authority (DDA), Community Redevelopment Agencies (CRAs), and the Broward MPO on projects that enhance mobility.







# INFRASTRUCTURE

## SANITARY SEWER, WATER, & STORMWATER ELEMENT

### PRINCIPLES

The City will strive to deliver sewer, water and stormwater services that are efficient, equitable, sustainable, and reliable. The systems will be designed and maintained at the highest level and will be durable, resilient, and sustainable to serve future generations within the neighborhoods and beyond. The City will endeavor to continue to maximize water conservation and minimize energy consumption.

The Infrastructure Element of the Comprehensive Plan covers sanitary sewer, potable water, water reuse, water conservation, and stormwater. Solid waste is covered in the solid waste element.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** To provide the City with an established method for proactive asset management of local water, wastewater, and stormwater infrastructure, and evaluating and ranking infrastructure projects.

## OBJECTIVE SWS 1.1: Asset Management

Ensure proactive asset management through application of standards and appropriate responses to the evolving effects of growth, maintenance needs, resiliency, and climate change adaption needs for the water, stormwater, and wastewater systems.

**POLICY SWS 1.1.1:** Infrastructure capital projects will be evaluated and designed using the following criteria:

1. Meets federal, state or legal requirement;
2. Project feasibility;
3. Costs and sources of funds;
4. Reduces risk and improves urgent safety needs;
5. Relevant level of service and performance measures;
6. Addresses aging infrastructure needs and maintenance of existing facilities;
7. Project consistency with existing approved plans and projects;
8. Improves traffic, mobility, connectivity, pedestrian safety and cyclist safety;
9. Environmental benefits;
10. Promotes or accelerates sustainable economic development;
11. Addresses climate change impacts and local resiliency; and
12. Achieves standards set in City adopted design standards documents.

**POLICY SWS 1.1.2:** The City will ensure facility needs will not exceed the City's capacity to fund capital improvements:

- Work with management and operational departments to assess and prioritize funding available for needs; and
- Deem public facilities adequately serve development.

**POLICY SWS 1.1.3:** Financing methods that may be used include:

1. General Fund Revenues
2. Enterprise Fund Revenues
3. General Obligation (GO) Bonds
4. Regulatory Fees
5. Special Assessments
6. Special Assessment Bonds
7. Revenue Bonds
8. Public Private Partnership
9. Energy Performance Contracts
10. Grants



**POLICY SWS 1.1.4:** The City shall conduct regular evaluations on available infrastructure components needed to enhance its ability to respond to emergency situations involving its water, wastewater, and stormwater management systems, including stock of supplies available for emergency repairs, and based on this evaluation, ensure reserve parts in city inventory as needed.

**OBJECTIVE SWS 1.2: Cost Feasible System Expansion**

The City shall extend new services and expand capacity, as needed, on a cost-feasible basis.

**EVALUATION MEASURE SWS 1.2.1:** Record of service extensions to areas experiencing redevelopment.

**POLICY SWS 1.2.2:** The City shall first prioritize the maintenance of facilities in existing neighborhoods.

**POLICY SWS 1.2.3:** The City shall assist, and shall give priority to service and capacity extension on a cost-feasible basis, and as desired by those areas and as approved by the City Commission to areas with:

1. Affordable housing development
2. Redevelopment or infill development located in:
  - a. Transit oriented corridors
  - b. Regional activity centers

**POLICY SWS 1.2.4:** The extension and expansion of service capacity shall be consistent with the City's adopted Comprehensive Utility Master Plan and its standards.

**GOAL 2: To develop and maintain an adequate wastewater collection and treatment system, which meets existing and projected needs of the City and adjacent users in the Central Wastewater Region.**

**OBJECTIVE SWS 2.1: Wastewater Service Provider**

Provide wastewater service to Fort Lauderdale customers and adjacent jurisdictions within the Broward County Central Wastewater Region utilizing contracts and agreements.

**EVALUATION MEASURE SWS 2.1.1:** Record of the City achieving and maintaining levels of service standards established for the City and the Central Wastewater Region.

**POLICY SWS 2.1.2:** The levels of service for wastewater are as follows:

1. FDEP Permitted Capacity of the facility.
2. LOS measured by average daily flow.

**POLICY SWS 2.1.2a:** Review for development and redevelopment shall include:

- Requested sewer demand based upon the Guidelines for the Calculations of Sanitary Sewer Connection Fees.
- Committed flows for previously approved projects.



## SANITARY SEWER, WATER, & STORMWATER ELEMENT

- Impacts on relevant collection pipes, pumping station, and wastewater.
- Recommended improvements.



**POLICY SWS 2.1.2b:** Applications for amendments to the City's Land Use Plan for increased densities and intensities shall include an analysis of the availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, as a primary consideration.

**POLICY SWS 2.1.3:** An analysis of the requested sewer demand and the impacts on relevant collection pipes, pumping station, and wastewater treatment plant capacity, and recommended improvements shall be provided with development applications.

**POLICY SWS 2.1.4:** Design capacity of wastewater treatment facilities shall be developed based on the following:

- Level of Service standards as adopted by the City.
- Permitted system capacities.
- Adopted LOS standards for the wastewater facility components.
- Capacities or deficiencies of the system.
- Capacities reserved for approved but unbuilt development.
- Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- Improvements to be made to the facility in the current fiscal year by the City and the impact of such improvements on the existing capacities or deficiencies
- Analysis of the requested sewer demand and the impacts on relevant collection pipes, pumping station, and wastewater treatment plant capacity.

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**OBJECTIVE SWS 2.2: Maintain Wastewater Capacity and Resilient Operations** As lead agency for the Broward County Central Wastewater Region, the City shall providewastewater treatment and collection operations to meet flows within the service area in anefficient, economical and environmentally sensitive manner that minimizes disruption of servicethrough 2035.

**EVALUATION MEASURE SWS 2.2.1:** The George T. Lohmeyer Wastewater Treatment Plant (GTL), and itsdeep well site, shall annually show the ability to treat flows within the service area at the levelof service standard established within the City.

**EVALUATION MEASURE SWS 2.2.2:** The GTL shall maintain a maximum three month average daily flowcapacity of 56.6 MGD, which is anticipated to provide adequate capacity until 2030. The GTLwill need to monitor, project, and as needed, expand injection well capacity to meet future flows.

**EVALUATION MEASURE SWS 2.2.3:** Base wastewater unit flows shall be established by the Public WorksDepartment on a gallons per capita per day basis for residential and non-residential uses.

**POLICY SWS 2.2.4:** Conduct wastewater treatment and disposal, giving due consideration to environmental quality impacts by requiring industrial pre-treatment for all federally designated "categorical" and "significant" industries. The City's pre-treatment program and the industries themselves must be in compliance with all Environmental Protection Agency (EPA) and Stateof Florida requirements and directives.



**POLICY SWS 2.2.5:** Continue to maintain a list of commercial and industrial enterprises which utilize, produce or dispose of hazardous chemicals as a means to track potential sources of water contaminants.



**POLICY SWS 2.2.6:** Continue to reduce quantities and cost of handling biosolids while reducing GTL's carbonfootprint and promoting beneficial reuse when economically viable.

**POLICY SWS 2.2.7:** Reduce risks related to extreme events, sea level rise, and climate change to the City's wastewater system by protecting pump stations from flooding and loss of electrical power and monitoring inflow and infiltration (I/I) and storm surge into GTL.

**OBJECTIVE SWS 2.3: Wastewater Improvements for Future Needs**

Expand and improve the wastewater collection and treatment facilities, as needed, to handle the projected 2035 flows for the service area.

**EVALUATION MEASURE SWS 2.3.1:** Record of planned and funding sources for expansions to wastewater collection and treatment facilities and services to meet projected 2035 flows.

**EVALUATION MEASURE SWS 2.3.2:** Reduce inflow and infiltration (I/I) through improvements to the collection system in order to reduce costs of GTL capacity expansion.

**POLICY SWS 2.3.3:** Ensure the wastewater collection system is rehabilitated and maintained in order to meet EPA and Florida Department of Environmental Protection (FDEP) standards and regulations.



**EVALUATION MEASURE SWS 2.3.4:** Extend hydraulic modeling of future flows to evaluate the capacity of wastewater system components required for development and redevelopment.

**EVALUATION MEASURES SWS 2.3.5:** The City will create a program to monitor and address inflow infiltration by 2021.

**POLICY SWS 2.3.6:** The City will consider options for maintaining and upgrading sewer lines by requiring sewer line inspections and placement of sewer cleanout manholes in new development and redevelopment.

**POLICY SWS 2.3.7:** Create a redundant system for wastewater infrastructure, and rehabilitate prioritized pipelines on a yearly basis in order to maintain the City's system.



**OBJECTIVE SWS 2.4: Citywide Conversion from Septic to Sanitary**

**Sewer** Continue to provide for conversion of all areas in the City from septic tanks to the sanitarysewer as a means to protect ground water quality.

**EVALUATION MEASURE SWS 2.4.1:** Record of conversions from septic tanks to connections to the wastewater collection system.

**POLICY SWS 2.4.2:** The City will evaluate and implementary needed recommendations in the 2017 Utility Planbased on priority and funding.

**POLICY SWS 2.4.3:** Provide extensions of the wastewatersystem to new development in the City, as necessary, in accordance with the schedule illustrated in the map entitled "Septic Tank Areas to be Sewered"contained in the Support Document to this Element, unless an individual property wishes to proceed in advance of the schedule and enters into an individualagreement with the City.



**POLICY SWS 2.4.4:** Scheduling for conversion of areas currently using septic tanks shall follow the groupings listed in the WaterWorks 2011 Program, and will be based on the need to ensure theoptimum operation of the system.

**POLICY SWS 2.4.5:** When wastewater or water services become available to existing developments,the use of septic tanks or private wells will be discontinued within ninety (90) days of the dateof service availability. The only exception to this requirement will be in those specific areas where the City, for the good and welfare of the community as a whole, will offer specific incentives to spread the cost of sewer assessments over a longer period of time. Any specific incentives will be addressed in the City Code of Ordinances including all specific conditions and the exact area where said incentives will occur. Time frames for connection under theseconditions will be specifically identified.

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**OBJECTIVE SWS 2.5: Facility Expansions to be Economically Feasible**

Facility expansions to be economically feasible, which will accommodate projected capacity demands through 2035. Future expansions will be with the cooperation of all appropriate governmental agencies to ensure that demands and cost of service are economically feasible.

**EVALUATION MEASURE SWS 2.5.1:** Record of City participation in intergovernmental coordination programs for wastewater treatment facilities and services.

**POLICY SWS 2.5.2:** Continue to upgrade and replace major GTL plant components, as identifiedin the City's 2017 Utility Plan and the 20 Year Renewal and Replacement (R&R) Plan on a continual basis.

**POLICY SWS 2.5.3:** Consider energy efficient design and operations at the expansions to City wastewater utilities.

**POLICY SWS 2.5.4:** The City will evaluate and support any new funding recommendations in the 2017 Utility Plan, and the water and sewer rate study, or other planning documents to





ensure financial feasibility.



**GOAL 3:** Develop and maintain an adequate water supply, treatment and distribution system, which meets the existing and projected needs of the service area in an efficient, economical, and environmentally sensitive manner.

**OBJECTIVE SWS 3.1: Meet Level of Service Demand in an Efficient, Economical and Environmentally Sensitive Manner**

The City shall, through the coordination of land use planning with water supply planning and management, provide potable water service to meet the demands of the service area in an efficient, economical and environmentally sensitive manner.

**EVALUATION MEASURE SWS 3.1.1:** Record of the City providing potable water service to meet the demands at adopted levels of service.

**EVALUATION MEASURE SWS 3.1.2:** Reduce water demand to 170 gallons per capita per day through conservation strategies by the year 2028.

**POLICY SWS 3.1.3:** Coordinate any necessary raw water wellfield expansion and specific well location with local land use plans and the plans of appropriate County and regional agencies, including the South Florida Water Management District (SFWMD).



**POLICY SWS 3.1.4:** Assure that adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

**POLICY SWS 3.1.5:** Monitor water usage for compliance with the City's Consumptive Use Permit.

**POLICY SWS 3.1.6:** Implement the City's 10-Year Water Supply Facilities Work Plan (current version).

**POLICY SWS 3.1.7:** Maintain a Water Supply Facilities Work Plan, coordinated with the adopted Community Investment Plan as the City's Capital Improvement Program, for at least a 10-year planning period addressing water supply facilities necessary to serve existing and future development within the water service areas, adjacent municipalities, potential new demand, and support other local and regional water supply plans. The 10-Year Water Supply Facilities Work Plan (Work Plan) shall be incorporated wholly into the Infrastructure Element of the Comprehensive Plan.

**POLICY: SWS 3.1.8:** Coordinate and be consistent with the latest adopted version of SFWMD Lower East Coast Water Supply Plan (LEC Plan) when proposing or amending the Work Plan. Update the City's Work Plan within 18 months following an update to the LEC Plan. Where appropriate and feasible, the Work Plan shall include collaborative approaches with other



## SANITARY SEWER, WATER, & STORMWATER ELEMENT

local governments for water supply source use and water treatment technology.



**POLICY: SWS 3.1.9:** An analysis of the requested water demand and the impacts on relevant distribution pipes, plant capacity, and recommended improvements shall be provided with development applications.

**OBJECTIVE SWS 3.2: Water Supply System**

Expand and improve the necessary facets of the water supply system to meet the projected demand for the service area and minimizes disruptions of service.

**EVALUATION MEASURE SWS 3.2.1:** The level of service for potable water shall be 170 gallons per capitaper day.

**POLICY SWS 3.2.2:** Design capacity of potable water treatment facilities shall be developed based on the following:

- Existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of equivalent residential units within the service area.
- Existing potable water storage capabilities of the water system.
- Existing minimum water pressure.
- Adopted LOS standards for the potable water facility components.
- Existing capacities or deficiencies of the system.
- Capacities reserved for approved but unbuilt development.
- Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- Improvements to be made to the facility in the current fiscal year by the City and the impact of such improvements on the existing capacities or deficiencies.

**POLICY SWS 3.2.3:** Immediate priorities for water system maintenance shall be areas where:

- The health, safety and welfare of system users is a concern;
- Deteriorated condition has caused repeated occurrences of leakage and/or breakage; and
- Complaints have been received due to repeated water aesthetic quality problems including color, clarity, and taste and odor, which do not pose a health threat.



**POLICY SWS 3.2.4:** Coordinate expansion of the potable water system with the appropriate local governments to ensure that projected service area demands are considered in the cost of supplying new development in order to maintain economic feasibility.

**POLICY SWS 3.2.5:** Water supply and distribution mains must assure adequate flow for both fire fighting and consumer needs.

**POLICY SWS 3.2.6:** Provide extension of potable water mains and distribution lines to new development in the City, as necessary, via agreements with developers to share in costs on a negotiated basis.



**EVALUATION MEASURE SWS 3.2.7:** Potable water storage and other level of service criteria shall be as recommended in the 2017 Utility Plan or other planning documents. Daily potable water pressure shall be maintained up to 90 pounds per square in of pressure (psi) to ensure adequate system operation and fire protection.

**POLICY SWS 3.2.8:** The City has identified portions of the water system requiring upgrading to meet future demands, as well as, overall priorities and coordinate these improvements for public and/or private funding as necessary as per the results and recommendations of the 2017 Utility Plan, The Five-Year Community Investment Plan (CIP), and other planning documents, including the latest adopted 10-Year Water Supply Plan.

**POLICY SWS 3.2.9:** In order to maintain the City's distribution system, create a redundant system for potable water infrastructure and rehabilitate prioritized pipelines on a yearly basis.

**POLICY SWS 3.2.10:** The City will evaluate and support any new funding recommendations in the 2017 Utility Plan or other planning documents to ensure financial feasibility.

**POLICY SWS 3.1.11:** As new development and infill development occur, the City shall require looped water distribution systems, especially where there are currently dead ends in the system.

**POLICY SWS 3.2.12:** The City will review the need for a future water treatment plant in the future.

**POLICY SWS 3.2.13:** The City will seek funding to replace all water meters with electronic meters and advanced metering infrastructure (AML) systemwide.

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### **OBJECTIVE SWS 3.3: Water Service to Adjacent Jurisdictions**

Continue to provide water service to adjacent jurisdictions through the time frames of individual interlocal agreements. City shall explore the opportunity to provide new water services to new customers outside City Limit.

**EVALUATION MEASURE SWS 3.3.1:** Record of City participation in interlocal agreements for potable water services.

**POLICY SWS 3.3.2:** The potable water daily average gallon per capita per day (gcpd) demand for users shall be as listed in users agreements.

**POLICY SWS 3.3.3:** Work with Broward County and other municipalities to maintain updated population forecasts. User interlocal agreements shall meet the demand projected by the Broward County Population Forecasting Model, University of Florida, Bureau of Economic and Business Research (BEBR), unless otherwise noted by the individual municipality.

**POLICY SWS 3.3.4:** Monitor wholesale water use through monthly meetings with users and monthly reports.

**POLICY SWS 3.3.5:** The 10-Year Water Supply Facility Work Plan shall be utilized in development and adoption of Interlocal Agreements for water service to adjacent jurisdictions.



**GOAL 4:** Continue to support water conservation efforts to support sustainability and extend existing water resources.

**OBJECTIVE SWS 4.1: Water Conservation**

The City will actively pursue achieving the water conservation goals of the Sustainability Action Plan and the City’s adopted 10-Year Water Supply Facilities Work Plan.

**EVALUATION MEASURE SWS 4.1.1:** Record of City annual average daily demand showing continued reduction in per capita water use.

**POLICY SWS 4.1.2:** The City shall support and implement recommendations from the 2017 Utility Plan the adopted 10-Year Water Supply Facilities Work Plan regarding water conservation including: public education, appliance rebates, promoting Florida-friendly landscaping, leak detection program, unidirectional flushing, etc.



**POLICY SWS 4.1.3:** The City shall maintain new design and construction codes that require water efficient construction and encourage multi-family development.

**GOAL 5:** As part of long-term planning, continue to evaluate water reuse as an alternative to enhance water sources and increase sustainability.

**OBJECTIVE SWS 5.1: Water Reuse**

Continue to look for opportunities to cost-effectively incorporate water reuse.

**EVALUATION MEASURES SWS 5.1.1:**

- 1. Record of City including water reuse alternatives in future utility system master planning.
- 2. Instances of private developers incorporating water reuse projects into new development.

**POLICY SWS 5.1.2:** The City shall pursue the C-12 and C-13 Canal Interconnect Project with Broward County. This project will result in improved water quality in the North Fork and may be able to be applied as offsets to enable increased Biscayne Aquifer withdrawals from City wellfields

**POLICY SWS 5.1.3:** The City shall continue to evaluate alternative potable water supply sources.

**POLICY SWS 5.1.3a:** In future master planning; continue to evaluate the benefits of satellite treatment and reuse or a saltwater intrusion barrier, as well as other water reuse alternatives as recommended in the 2017 Utility Plan and the City’s adopted 10-Year Water Supply Facilities Plan.

**POLICY SWS 5.1.3b:** The City shall continuously evaluate techniques and technologies for water capture and reuse, including rainwater harvesting, and revise its ULDR as necessary to allow for these options with local building design.

**POLICY SWS 5.1.4:** Through the design review process, provide information to private developments as to the availability of water reuse public infrastructure that may be available



to tie into.



**GOAL 6:** Ensure that all areas of the City are reasonably protected from flooding giving due

**OBJECTIVE SWS 6.1: Ensure That Adequate Stormwater Management is Provided**

Develop and Implement the City's Watershed Asset Management Program (WAMP) and Capital Improvement Projects to ensure that Level of Service criteria are met.

**POLICY: SWS 6.1.1:** The Watershed Asset Management Program (WAMP) will be prepared with the following objectives:

1. Specify the activities the City will need to undertake to meet stormwater water quality treatment and flood protection demands, along with resources required, timescales and costs for delivery;
2. Maintain or improve stormwater asset levels of service;
3. Minimize stormwater assets lifecycle costs; and
4. Identify and manage risks.

**POLICY SWS 6.1.2:** Refer to WAMP for LOS for stormwater capital improvements projects, operation, and maintenance, and environmental programs.

**POLICY SWS 6.1.3:** Consider AAA designations in planning stormwater improvements.

**POLICY SWS 6.1.4: *Development stormwater standards.***

**Finished Floor Elevation.** The lowest finished floor elevation shall be the greater and more stringent of the following:

- A minimum of the calculated stage elevation for the site based on the 100 year design storm; or
- Elevations designated in the Florida Building Code as amended.
- Standards set forth in the "Floodplain Management" section of City Code of Ordinances as may be amended from time to time.

**New development and redevelopment.** Commercial developments, new residential subdivisions, multi-family developments shall be designed and constructed to meet state and local laws governing water quality and quantity criteria, as described in South Florida Water Management District's Environmental Resource Permit Applicant's Handbook, as may be amended from time to time. The site shall be graded to harmonize with adjacent property improvements and elevations and to prevent off-site discharge onto adjacent properties, public rights-of-way and easements.

**Single Family Lots.** Site improvements in association with the construction or modification of residential homes on single family lots in existing subdivisions shall be designed to retain the first inch of runoff from the site or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater. The site shall be graded to harmonize with adjacent property improvements and elevations and to prevent off-site discharge onto adjacent properties, public rights-of-way and easements.

**Stormwater Quality in Construction.** Any construction activity for private or public purposes that disturbs soil or generates construction debris, foreign substances, chemicals, liquids or other undesirable substances harmful to the environment shall comply with the Stormwater





Element of the National Pollutant Discharge Elimination System (NPDES) as mandated by Section 402(p) of the Clean Water Act (CWA) and promulgated in the State of Florida under Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. Best Management Practices (BMP's) shall be employed on all such construction projects as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.

**Roadway stormwater standards.** Stormwater systems for new roads or road reconstruction shall be designed to meet the minimum criteria in the South Florida Water Management District's Environmental Resource Permit Applicant's Handbook.

**Floodplain.** Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and the "100 Year Flood Elevation Map".

**POLICY SWS 6.1.5:** Continue to codify and enforce land development regulations adopted to implement minimum design criteria for drainage improvements.

**EVALUATION MEASURES SWS 6.1.6:** 1. Record of City designation of Conservation Areas on the City's Future Land Use Map (Series). 2. Record of review of site plans by the City's Stormwater Operations Section of the Utilities Division.

**POLICY SWS 6.1.7:** Utilize the land use designations of Conservation and Park/Open Space to protect open natural drainage areas from undue development.

**OBJECTIVE SWS 6.2: The National Flood Insurance**

**Program** The City shall continue to support the National Flood Insurance Program, disseminate information relative to its provisions, and enforce conformance of building elevations to minimize flood loss hazards.



**EVALUATION MEASURE SWS 6.2.1:** Record of participation in Federal Emergency Management Administration (FEMA) program.

**POLICY SWS 6.2.2:** Participate in programs designed to protect life and property.

**POLICY SWS 6.2.3:** Participate in the periodic update of FEMA maps as per federal requests.

**OBJECTIVE SWS 6.3: Federal National Pollution Discharge**

**Elimination System** Monitor and continue to participate in the Federal National Pollution Discharge Elimination System Municipal Separate Storm Sewer (NPDES MS4) permitting program administered by the Florida Department of Environmental Protection (Florida DEP).

**EVALUATION MEASURE SWS 6.3.1:** Record of participation in the NPDES program.



**POLICY SWS 6.3.2:** Continue to comply with the current NPDES MS4 Permit awarded to the City by the Florida DEP, and apply for and receive a new NPDES MS4 permit in 2022.



**POLICY SWS 6.3.3:** Comply with specific conditions of stormwater sampling and storm water infrastructure maintenance and repair for the ensuing annual reports.

**POLICY SWS 6.3.4:** Continue to provide local drainage data and other pertinent information to Broward County for analysis and assessment as part of its permitting process.

**POLICY SWS 6.3.5:** Modify City code, as needed, to support compliance with the NPDES MS4 Permit.

### **OBJECTIVE SWS 6.4: Future Drainage Needs and Improvements**

Pursuant to the Broward County Drainage Assessment, the City will determine the best course regarding drainage needs and potential improvements including extensions of or increases in capacity of facilities in coordination with the SFWMD, the Regional Planning Council, Broward County, and private developers.

**EVALUATION MEASURE SWS 6.4.1:** Record of improvements to drainage facilities necessary to meet the drainage needs and increase in drainage capacity as identified in the Broward County Drainage Assessment.

**POLICY SWS 6.4.2:** Implement the recommendations of the 2012 Enhanced Local Mitigation Strategy and the City's Stormwater Master Plan.

**POLICY SWS 6.4.3:** As part of the City's course of action regarding drainage priorities shall include the elimination of as much non-point source pollution through stormwater discharge as it is physically and economically possible.



**POLICY SWS 6.4.4:** The City adopts the surface water standards of Chapter 27 Pollution Control of the Broward County Code of Ordinances (27-195) as the standards for stormwater discharge within the City. These standards are consistent with Chapter 17-25 F.A.C. standards for water quality.

**POLICY SWS 6.4.5:** The City shall support financing recommendations in the City's Stormwater Master Plan and including funded projects in the annual updates of the Capital Improvement Program.

## **GOAL 7: Ensure coordination of infrastructure improvements.**

### **OBJECTIVE SWS 7.1: Intergovernmental Coordination for Roadway Projects**

The City shall ensure, through intergovernmental coordination, that water, wastewater, and stormwater infrastructure improvements are included in the implementation of transportation projects.

**EVALUATION MEASURE SWS 7.1.1:** Attendance at Technical Coordinating Committee (TCC) Meetings and regular coordination with Florida Department of



Transportation (FDOT).

**POLICY SWS 7.1.2:** Continue to participate in the TCC of the Metropolitan Planning Organization (MPO) and provide advance notice of City water and wastewater capital improvements to FDOT so that efficiencies can be achieved through coordination of the improvements with programmed roadway projects.



# INFRASTRUCTURE

## SOLID WASTE MANAGEMENT ELEMENT

### PRINCIPLES

The Core Principles for the Solid Waste Management Element of the Comprehensive Plan focus on conserving resources, protecting the environment and public health and enhancing the quality of life for the residents and visitors of the City of Fort Lauderdale.

- Develop and implement best practices for collections, processing and disposal of solid waste incorporating sustainable practices, technological advances and public-private partnerships.
- Promote good public health by establishing convenient and cost-effective levels of service, while simultaneously enhancing the aesthetic and intrinsic beauty of the City.
- Reduce waste generation while increasing recycling and diversion through education, outreach, collection drives and volunteer programs in order to conserve resources and ensure equity for current and future generations.





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** The City of Fort Lauderdale shall provide or maintain solid waste management and collection programs to serve current and future needs.

## **OBJECTIVE SW 1.1: Solid Waste Management Level of Service (LOS)**

The City shall maintain a Level of Service (LOS) for efficient, economical and environmentally sound management of solid waste for current development and future growth demands.

**POLICY SW 1.1.1:** The City shall provide for the collection and management of residential, multifamily and commercial solid waste through its municipal, contracted and City-licensed haulers.

**POLICY SW 1.1.2:** As needed, the City shall update the LOS providing for routine collections and management of solid waste to reflect changes in generation, processing or disposal.

**POLICY SW 1.1.3:** For future development projects, the City shall ensure adequate solid waste capacity consistent with Broward County's Comprehensive Plan solid waste generation rates as part of the development review process.

**POLICY SW 1.1.4:** The City shall provide equitably distributed solid waste services, including in disenfranchised or low-income neighborhoods.

**POLICY SW 1.1.5:** The City shall adjust the LOS to accommodate seasonal impacts, impacts of development, special events and holidays.

**POLICY SW 1.1.6:** The City shall cooperate with other municipalities and Broward County to deliver cost-effective regional solutions for solid waste management.

**POLICY SW 1.1.7:** Provide adequate management of solid waste including recyclables, yard waste, bulk, electronics, hazardous wastes and other waste streams.

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## **OBJECTIVE SW 1.2: Pre- and Post- Disaster Planning**

The City will incorporate debris removal and management as a component of predisaster planning and post-disaster recovery efforts.

**POLICY SW 1.2.1:** The City shall conduct regular maintenance and code enforcement to mitigate and abate solid waste impacts from disasters (including, but not limited to regular tree canopy trimming, storm preparation of public property, etc.).

**POLICY SW 1.2.2:** The City shall maintain a standard operating procedure for post-disaster debris management in conjunction with Broward County's disaster plans (e.g. Local Mitigation Strategy).



**POLICY SW 1.2.3:** The City shall provide Temporary Debris Management Sites (TDMS) to meet anticipated debris impacts of a Category 3 Hurricane on the Saffir-Simpson Scale.





### **OBJECTIVE SW 1.3: Community Health and Aesthetics**

The City shall conduct regular collection, management, and maintenance of solid waste to protect the environment and public health while enhancing aesthetic and intrinsic beauty throughout the City.

**POLICY SW 1.3.1:** In addition to the incorporation of the seaweed rack at the shoreline, the City shall provide for the hauling and composting of excess seaweed in compliance with local, state and federal regulations.

**POLICY SW 1.3.2:** The City will provide for receptacles and solid waste collection services, including recycling, on City properties and in public places as appropriate.

**POLICY SW 1.3.3:** Through the implementation of other initiatives, such as Complete Streets, the City will pursue opportunities to enhance solid waste management within the public right-of-way.

**POLICY SW 1.3.4:** The City will plan for and appropriately manage all current and historical processing, transfer and disposal sites. This may include monitoring, remediation activities and other forms of land stewardship.

## **GOAL 2: The City of Fort Lauderdale shall promote and implement best practices for solidwaste management.**

### **OBJECTIVE SW 2.1: Public Private Partnerships**

The City will foster and utilize public-private partnerships (P3) in relation to solid waste management.

**POLICY SW 2.1.1:** The City shall incorporate sustainable technologies and practices as criteria in their partnerships and vendor contracts for waste collection and management (e.g. CNG vehicles, low-carbon footprint facilities).

**POLICY SW 2.1.2:** The City shall coordinate solid waste management volunteer opportunities for a wide variety of organizations including school education programs, clean-ups and collection events.

**POLICY SW 2.1.3:** Through its partnerships, the City will work to expand post-collection recycling and diversion efforts to reduce municipal solid waste disposal.

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### **OBJECTIVE SW 2.2: Implement Sustainable Technologies**

The City shall, where feasible, implement and install sustainable technologies for solid waste management in support of being a Smart City.

**POLICY SW 2.2.1:** The City shall invest in sustainable infrastructure for solid waste collection and management (e.g. Solar-powered receptacles).



**POLICY SW 2.2.2:** The City shall investigate and invest in sustainable practices for solid waste collection and management (e.g. small-scale composting).

**POLICY SW 2.2.3:** The City shall use GIS and routing technologies to monitor and adjust collection efficiencies where appropriate.

**GOAL 3:** Increase awareness and encourage habitual shifts toward sustainable practices through equitable distribution of resources and services and education and outreach programs.

**OBJECTIVE SW 3.1: Recycling Goal**

The City shall strive to match the State of Florida's recycling goals.

**EVALUATION MEASURE SW 3.1.1:** The City shall incorporate recycling programs with the goal of achieving 75% recycling of all waste in municipal buildings and offices by 2020.

**POLICY SW 3.1.2:** The City shall promote recycling, reuse and diversions through the use of integrated media, volunteer and outreach campaigns.

**OBJECTIVE SW 3.2: Promote Waste Reduction**

Promote waste reduction and conservation of resources.

**POLICY SW 3.2.1:** The City shall promote, endorse, and implement education and outreach programs on waste conservation, management, and diversion.

**POLICY SW 3.2.2:** The City will utilize a diverse array of mediums for public communication regarding solid waste.

**OBJECTIVE SW 3.3: Equity of Outreach and Access**

Ensure equity of outreach, access, resources, and services.

**POLICY SW 3.3.1:** The City shall ensure that solid waste infrastructure (e.g. receptacles) and collection (e.g. trash and recycling pickup days and times) are equitably distributed, including in disenfranchised and low-income neighborhoods.





# BUSINESS DEVELOPMENT

## ECONOMIC DEVELOPMENT ELEMENT

### PRINCIPLES

Fort Lauderdale embraces its role as a world-class City with a welcoming environment for tourists and businesses alike.

As a diverse City, Fort Lauderdale fosters an environment of opportunity for its residents, workers, and entrepreneurs as they seek success.

As the City grows, it will continue to evolve to ensure a positive and healthy business environment that services the needs of the region.





# GOALS AND POLICIES

**GOAL 1:** Enhance Fort Lauderdale’s stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

## OBJECTIVE ED 1.1: Enhance City’s Business Identity

Develop a City business identity through branding and marketing.

**POLICY ED 1.1.1:** The City of Fort Lauderdale shall establish a City brand and business identity, inclusive of considerations for a brand statement, tagline, and visual identity as appropriate, as part of a Citywide marketing strategy.

**POLICY ED 1.1.2:** Seek ways to utilize enhanced branding and marketing to reinforce local neighborhood and cultural identities.

**POLICY ED 1.1.3:** The City shall include social and entertainment options, including the nighttime economy, as appropriate, as part of its overall branding to attract both tourists and workers.

## OBJECTIVE ED 1.2: Tourism Support

Encourage investment in the tourism industry and encourage the location of trade shows and other special events in Fort Lauderdale.

**POLICY ED 1.2.1:** Provide business incentive programs for private, tourist-related development projects which offer good employment opportunities with self-sufficiency wages, training, and programs that result in career ladders for employees.



**POLICY ED 1.2.2:** Support destination attractions and landmark development in Fort Lauderdale that enhance tourism trade in the City, including but not limited to, natural resource destinations such as the beach, commercial recreational attractions, sporting events, convention and meeting facilities, and the cruise ship industry.

**POLICY ED 1.2.3:** Support the development of business attractions that are compatible with historic districts and buildings.

**POLICY ED 1.2.4:** Collaborate with tourism industry representatives to design projects that enhance Fort Lauderdale’s cultural and natural amenities.

**POLICY ED 1.2.4a:** Promote the development of walking, driving, and bicycling tours that include as destinations, Fort Lauderdale’s historic areas and buildings (such as Himmarshee and Historic Sistrunk) and special environments, including local museums, urban trails, and public art.



**GOAL 2:** Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

### **OBJECTIVE ED 2.1: Encourage Business Development**

Establish procedures and tools to encourage business development and assist economic development in Fort Lauderdale.

**POLICY ED 2.1.1:** Develop and maintain programs and services that address the changing needs of the local business community.

**POLICY ED 2.1.2:** Based on evolving conditions, the City shall explore ways to update business incentive programs to provide incentives to projects and industries which have a demonstrated potential to provide middle-income job opportunities, that contribute to revitalization in the City's CRA areas, or which contribute to transit-oriented development served by proposed transportation projects within the City.

**POLICY ED 2.1.3:** The City shall regularly evaluate economic conditions to determine the industries, sectors, and locations that are most significant to regional and local economic growth and creation of quality jobs.

**POLICY ED 2.1.3a:** Prepare and update an Economic Development Strategic Plan every three years, to report on economic trends, describe targeted industry clusters, identify economic issues for the City, inform infrastructure and land use priorities, develop strategies for addressing near- to mid-term economic issues, support the CRA's, and identify new initiatives with the private sector.

**POLICY ED 2.1.3b:** Strive to anticipate and lessen the impacts of involuntary job changes through efforts to retain businesses in Fort Lauderdale.

**POLICY ED 2.1.4:** The City shall maintain a toolbox of information to assist developers and businesses in locating appropriate facilities for their needs and to provide appropriate data to encourage outside investors to locate in Fort Lauderdale.

**POLICY ED 2.1.4a:** Utilize economic indicators to identify the need for new strategies and establish priorities for public investment.

**POLICY ED 2.1.4b:** Identify for-profit statuses of businesses, the cluster these businesses support, salaries, number of employees, and related higher learning programs needed to support the business of new and existing businesses, and utilize this information to assist businesses.

**POLICY ED 2.1.4c:** Utilize a GIS-based system to track clustering and examining the location of related businesses.

**POLICY ED 2.1.4d:** Promote close working relationships between Fort Lauderdale's financial institutions and its business community. Where appropriate, promote the development of new initiatives and innovative programs to lower the cost of borrowing or to assist business growth through increased access to capital.

**POLICY ED 2.1.5:** The City shall seek opportunities where appropriate to foster partnerships between the public and private sectors to improve business climate.



## OBJECTIVE ED 2.2: Community Investment

Support economic development throughout the City’s neighborhoods through infrastructure improvements and investment in development.

**POLICY ED 2.2.1:** Continue to support local economic development initiatives for the local Community Redevelopment Agency efforts in the Beach, Central City, and Northwest-Progresso-Flagler CRAs.

**POLICY ED 2.2.2:** Promote a comprehensive approach to strengthening neighborhood business districts through organization; marketing; business and retail development; and clean, safe, walkable, and attractive environments.

**POLICY ED 2.2.3:** Support independently owned and operated retail and restaurants in commercial districts to reinforce local neighborhood and cultural identity and strengthen the local economy.

**POLICY ED 2.2.4:** Seek to coordinate, where appropriate, City investment in utilities, including opportunities for broadband and 5G internet; transportation and other public facilities with business, employment and economic development opportunities.

**POLICY ED 2.2.5:** Continue to enhance the nighttime economy through the enhancement of safety, encouragement of social and entertainment options, and enhanced service provisions, achieved through coordination with city, county, and state agencies, hospitality and business organizations, educational institutions, and neighborhood districts with active dining, entertainment, and events.

**POLICY ED 2.2.6:** The City shall support public art considerations wherever possible to strengthen economic development and tourism, enhance sense of identity and transform public spaces.



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## OBJECTIVE ED 2.3: Small Business Development Initiatives

Prioritize economic development efforts to attract and induce investment in local small businesses throughout the City

**POLICY ED 2.3.1:** Where appropriate, continue to support efforts to assist small business through technical assistance for business start-up and/or expansion, with programs such as Business Engagement and Mentorships (BEAMs).

**POLICY ED 2.3.1a:** Retain small business assistance to include director referred technical and financial assistance for small emerging technology firms and firms involved in international trade.

**POLICY ED 2.3.1b:** Explore opportunities to leverage Fort Lauderdale’s tech industry to expand the network for technology and innovation entrepreneurs to learn about services and jobs, build relationships, and find resources to help enable their





## ECONOMIC DEVELOPMENT ELEMENT

businesses to flourish.

**POLICY ED 2.3.2:** Promote access to working capital and other forms of financial assistance to nurture entrepreneurship, innovation and business growth.





**POLICY ED 2.3.2a:** Assist existing business owners through providing information on accessing programs that can provide financial assistance and business consulting services. Such programs include Small Business Administration loans, façade renovation, and redevelopment assistance available within the City.

**POLICY ED 2.3.3:** Promote the growth of local small or entrepreneurial businesses through support for increased development of co-working facilities and business incubators within the City, as needed.

**POLICY ED 2.3.3a:** The City will consider, where applicable, public/private partnerships to provide incubation spaces for small business.

**POLICY ED 2.3.3b:** The City shall evaluate opportunities to include incentives to encourage property owners and building owners to offer affordable spaces for start-ups and small businesses.

**POLICY ED 2.3.4:** Enhance funding opportunities for local businesses by supporting community-based lending initiatives and equity programs.

**POLICY ED 2.3.5:** Recognize that artists can make a significant contribution to the local economy as small businesses, and support efforts, including the FAT Arts Village, to ensure that Fort Lauderdale's artist communities continue to thrive within the City.

## **OBJECTIVE ED 2.4: Workforce Development**

Support Workforce Development to provide for economic mobility and a diverse labor pool to enhance Fort Lauderdale's attractiveness for businesses to locate within the City.

**POLICY ED 2.4.1:** Strengthen the City's role in workforce development organizations that:

- Provide adult and youth workforce development;
- Adult retraining; and
- Targeted services for unrepresented and under-represented groups.



**POLICY ED 2.4.2:** Continue to support programs that address potential job gaps in growing industries, and current gaps throughout all industries, to match job training and workforce development with employment needs.

**POLICY ED 2.4.3:** Support efforts to provide labor market information from data sources and industry sectors to local educational institutions, training agencies, and the public.

**POLICY ED 2.4.4:** Continue to enhance and promote arts and culture activities that raise the quality of life, in order to continue to attract creative-class workers, living wage employers, and tourists.

**POLICY ED 2.4.5:** Support employability development, including internship, apprenticeship, and entry-level and career employment efforts for economically disadvantaged youth and adults, historically disadvantaged groups, women, individuals with disabilities and the homeless.



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**POLICY ED 2.4.6:** Work with employers, nonprofits, educational institutions and social service agencies to create opportunities for people in training, retraining or working to meet their dependent care needs.



## OBJECTIVE ED 2.5: Career Technical Education

Coordinate with Broward County Public Schools and local institutions of higher learning to encourage Career Technical Education training opportunities and research and development within the City and region.

**POLICY ED 2.5.1:** Encourage the provision of appropriate educational opportunities, programs, and facilities to meet business and industry needs.

**POLICY ED 2.5.2:** The City shall explore opportunities to encourage the development of Career Technical Education programs, including those which support the marine, life sciences, and high-tech industries.

**POLICY ED 2.5.3:** Encourage education and training programs that encourage high-tech and research and development businesses and industries to locate in Fort Lauderdale.



**POLICY ED 2.5.4:** The City shall explore opportunities to encourage the collaboration of business, labor, civic and social service agencies, libraries, and educational institutions to develop and expand education, training, and industry certification programs targeted to business needs, especially for high-demand science, including life sciences, technology, engineering, and mathematics skills.

**POLICY ED 2.5.5:** Encourage institutions of higher education toward commercialization of research innovations to fuel the growth of start-ups.

**POLICY ED 2.5.6:** The City shall seek opportunities to improve linkages between industry clusters and research institutions, hospitals, educational institutions, and other technology-based businesses, including the encouragement and support of research and development opportunities to enhance and support marine, tourism, and high-tech and life sciences industries.

**POLICY ED 2.5.7:** Encourage, where feasible, the location of institutions of higher learning within the City, including entrepreneurship satellite programs, to provide increased access for local residents and businesses.

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## OBJECTIVE ED 2.6: Planning for a Resilient Economy

Ensure that Fort Lauderdale is prepared to deal with positive and negative changes in conditions with the potential to impact its economic health and to initiate sustainable urban development and redevelopment strategies that foster business growth and build reliance on local assets.

**POLICY ED 2.6.1:** Fort Lauderdale shall regularly evaluate and ensure planning for post-disaster recovery includes provisions for economic recovery.

**POLICY ED 2.6.2:** The City shall continue to plan for fiscal sustainability through the implementation of a balanced land use mix that considers long term costs of providing desirable



## ECONOMIC DEVELOPMENT ELEMENT

levels of public services to residents, business owners, and visitors with tax and user-fee revenue generated by those uses.



**POLICY ED 2.6.3:** City plans shall ensure that areas with high job density are accessible to employees are provided with a wide range of commuting options, and consider jobs to housing balance within the commuter sheds of it employment centers in land use planning decisions.

**POLICY ED 2.6.4:** The City shall regularly monitor and maintain an understanding of at-risk, distressed, and disadvantaged neighborhoods, and neighborhoods with high potential for population displacement due to economic growth, and seek to provide resources to assist in planning for these communities and assist low-income areas in implementing physical, environmental, and economic development strategies.

**POLICY ED 2.6.4a:** At-risk neighborhoods are defined as those experiencing falling property values, high real estate foreclosure rates, rapid depopulation, or physical deterioration.

**POLICY ED 2.6.4b:** Distressed neighborhoods are defined as neighborhoods suffering from a combination of disinvestment, physical deterioration, high unemployment or poverty, aging building stock, or the relocation of anchor institutions.

**POLICY ED 2.6.4c:** Disadvantaged neighborhoods are defined as neighborhoods where residents have reduced access to resources and capital due to factors such as high poverty and unemployment or low levels of educational attainment.

**POLICY ED 2.6.4d:** In areas of the City where the potential for population displacement and gentrification is occurring, the City shall evaluate and seek to implement as appropriate programs for maintaining the ability to stay in one's preferred residence and age in place.

**POLICY ED 2.6.4e:** Coordinate with Broward County and other regional partners as appropriate to promote regional approaches that better link individuals in distressed communities with job resources and living-wage job opportunities in growing employment sectors.

**POLICY ED 2.6.4f:** Attempt to gain state and federal special area designations for lower-income Fort Lauderdale communities where such designations can confer tangible benefits.

**POLICY ED 2.6.4g:** Target programmatic resources, including small business capital access and entrepreneurship training programs, as well as new infrastructure investment toward the economic development objectives of distressed areas.

**POLICY ED 2.6.4h:** Support the role of community-based organizations in planning and implementing economic development activities in distressed communities.

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## OBJECTIVE ED 2.7: Land Use

The City of Fort Lauderdale shall maintain a variety of land uses with sufficient land capacity for base sector industries to sustain a strong economic base.

**POLICY ED 2.7.1:** Protect base sector uses that provide quality job opportunities including middle income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting.



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**POLICY ED 2.7.2:** When updating community plans or considering plan amendments, commercial and industrial land use designations contained in the Land Use Element should be appropriately applied to protect viable sites for base sector and related employment uses.



**POLICY ED 2.7.3:** Encourage large regional employers to locate and expand in the Regional Activity Centers.

**POLICY ED 2.7.4:** Retain the City's existing neighborhood commercial activities and develop new commercial activities within walking distance of residential areas, unless proven infeasible.



**POLICY ED 2.7.4a:** The City shall strive, as a regional destination, to identify commercial retail and service areas in community plans to serve markets beyond the community. Where applicable, it will encourage development of unique shopping districts that help strengthen community identity and contribute to overall neighborhood revitalization.

**POLICY ED 2.7.4b:** Promote economically vital neighborhood commercial districts that foster small business enterprises and entrepreneurship.

**POLICY ED 2.7.4c:** The City shall strive to include policies which encourage the development of retail development that provide a wide range of goods and services to residents and businesses in urban centers and transit-oriented developments.

**POLICY ED 2.7.4d:** The City shall evaluate measures and techniques, including but not limited to flexible use and universal design, which will allow for conversion of uses in response to changes in online and brick-and-mortar retail market conditions.

**POLICY ED 2.7.5:** The City shall determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses.

**POLICY ED 2.7.6:** Promote and facilitate shared parking facilities including parking structures as part of commercial revitalization activities.

**GOAL 3: Recognize and include in economic development planning the role of Port Everglades and the Fort Lauderdale-Hollywood International Airport and Fort Lauderdale Executive Airports.**

**OBJECTIVE ED 3.1: Marine Industry Support**

Provide support to marine based industries to enhance local job growth for working waterfronts, the pleasure boat industry and to support tourism.



**POLICY ED 3.1.1:** By 2025, develop and adopt a Comprehensive Waterfront Plan, including working waterfront policies in order to preserve and support continued use of suitable shoreline areas for water dependent and related businesses including boat manufacturing and repair and supporting industries.



**POLICY ED 3.1.2:** Support further development of marine industries in Foreign Trade Zone No. 241 as administered by the Fort Lauderdale Executive Airport.

**POLICY ED 3.1.3:** Protect and promote good working-waterfront or water adjacent jobs that provide self-sufficiency wages.

**POLICY ED 3.1.4:** The City shall regularly evaluate and implement programs and necessary support for the development of the pleasure boat industry.

### **OBJECTIVE ED 3.2: Airport**

Support future development and connections to the Fort Lauderdale Executive Airport and the Fort Lauderdale-Hollywood International Airport.



**POLICY ED 3.2.1:** Maintain industrial warehouse uses as appropriate within the City to foster freight and supply chain connections for local businesses.

**POLICY ED 3.2.2:** Support the maintenance and expansion of air cargo capacity in the greater Fort Lauderdale area.

**POLICY ED 3.2.3:** Support increased connections between the airport and destinations within the City of Fort Lauderdale.

**POLICY ED 3.2.4:** City shall support and promote the further economic development of Foreign Trade Zone No. 241 (Fort Lauderdale Executive Airport).

**POLICY ED 3.2.4a:** The City shall encourage the relocation and development of aerospace, high-tech, and life sciences industries and available areas around the airport, including the Foreign Trade Zone.





# BUSINESS DEVELOPMENT

## EDUCATION ELEMENT

### PRINCIPLES

Education is the basis for a diverse workforce and a critical aspect of personal growth and the creation of opportunities that result in a high quality of life.

Fort Lauderdale shall coordinate with Broward County Public Schools on available school capacity, facilities, and schools as community focal points.

The City will be known for world-class schools, being a great place to raise a family, educating and attracting top talent, training a skilled workforce and for government effectiveness and innovation. As economic opportunities increase, the City is committed to providing educational growth and training for its workforce.

Education is not limited by age, but is lifelong. As the population ages, the City will support educational opportunities for aging in place.

Attract colleges and universities in its downtown core, with access to transit and a connected transportation system.





# GOALS AND POLICIES

**GOAL 1:** Ensure the provision of K-12 school facilities servicing Fort Lauderdale includes consideration of local facilities adequate for the needs of current and future residents.

## **OBJECTIVE EDU 1.1 : Collaborate and Coordinate to Maximize Quality**

**Education** Collaborate and coordinate with Broward County and the School Board, to plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population.

**POLICY EDU 1.1.1:** The City shall collaborate with Broward County Public Schools' administrators and school leaders in comprehensive planning to attain consistent, high performance for all schools and goal attainment.

**POLICY EDU 1.1.1a:** Engage City Departments and convene businesses and relevant stakeholder to explore opportunities that improve neighborhood factors that support educational success in alignment with schools' improvement plans.

**POLICY EDU 1.1.1b:** Explore and promote comprehensive measures of academic success that recognize and celebrate school and student progress beyond the school grade.

**POLICY EDU 1.1.2:** Fort Lauderdale shall coordinate and cooperate to ensure the adopted public school facilities elements and/or provisions included in the City's and Broward County's comprehensive plans regarding public school concurrency are consistent with each other.

**POLICY EDU 1.1.2a:** The City shall coordinate land use with Broward County and the School Board through the procedures established in the ILA and the Broward County and municipal land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

**POLICY EDU 1.1.2b:** Participate in a staff working group comprised of staff representatives from the School Board, the County and the Municipalities (hereinafter referred to as "Staff Working Group") which will at least annually meet to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning and to comply with public school concurrency requirements, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, ancillary infrastructure improvements needed to support the schools and safe student access. The city shall provide information as needed for the school board's report.

**POLICY EDU 1.1.2c:** Utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections, prepare and annually review proposed changes to the public school facilities elements and ensure that the County and City's policies are consistent with each other.

**POLICY EDU 1.1.3:** The City shall work closely with Broward County Public Schools and community-based service providers to identify gaps in public educational services/programs



## EDUCATION ELEMENT

and developsolutions which will prepare children and youth for their futures.



## EDUCATION ELEMENT

**POLICY EDU 1.1.3a:** Support and advocate for the expansion of high quality, affordable early learning and after-school programs.

**POLICY EDU 1.1.3b:** Expand the City's volunteer network in coordination with local service organizations to connect students with adult advocates and mentors.

**POLICY EDU 1.1.3c:** As needed, the City will work with education providers, Broward County Library, non-profits, and the private sector to promote internet accessibility as an educational resource for children and youth.



**POLICY EDU 1.1.4:** Coordinate with Broward County, the School Board and the municipalities to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Broward County and municipal future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.

**POLICY EDU 1.1.5:** The City Education Element shall include future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames.

**POLICY EDU 1.1.6:** The City shall coordinate with the school board regarding inconsistencies in their comprehensive plans and plan amendments with the District Educational Facilities Plan (DEFP) and Long-Range School Facilities Plan.

**POLICY EDU 1.1.7:** The City shall coordinate with the School Board to monitor and participate in the Broward County and/or local government plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

**POLICY EDU 1.1.8:** Amend the Capital Improvement Element to incorporate the annually updated DEFP and amendments consistent with the provisions and procedures of the ILA, which are transmitted to the City.

**POLICY EDU 1.1.9:** Share and coordinate information with the School Board and County through the plat, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.





**POLICY EDU 1.1.10:** Coordinate with Broward County, the School Board and the municipalities through the school siting process identified in the ILA and Broward County and Fort Lauderdale platting and site plan approval processes to implement strategies, consistent with Florida's Safe Routes to School Program, or similar current state safe route program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

**POLICY EDU 1.1.9:** Include principles and guidelines in the Intergovernmental Coordination Element to coordinate with the School Board and to collaborate on planning and decision making on population projections and public school siting.

**POLICY EDU 1.1.11:** Continue to review resources needed to improve the quality of education in existing schools.

**POLICY EDU 1.1.12:** The City shall coordinate with Broward County Public Schools to encourage the continued development of programs that integrate of employment outcomes into education and prepare students with skills and knowledge to transition from education into the workforce.

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## **OBJECTIVE EDU 1.2: Financially Feasible District Educational**

**Facilities Plan** Review the School Board's annual update of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) and their adopted Five-Year District Educational Facilities Plan (DEFP) as it relates to schools within the City's boundaries. Review the five-year schedule of capital improvements to both address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSAs) and a LOS plan to achieve and maintain the adopted LOS standards.

Coordinate with the School Board regarding long-term planning period of the Public School Facility Element (PSFE) of the Broward County Comprehensive Plan.

**POLICY EDU 1.2.1:** The City shall comment as necessary on the adoption of the DEFP financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period.

**POLICY EDU 1.2.2:** The City shall review and provide comments as need on the DEFP year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the Education Element.

**POLICY EDU 1.2.3:** Review the DEFP's five-year financially feasible schedule for the remodeling/renovation of existing





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schools to meet the identified needs of aging schools and replace worn facilities and coordinate with the School Board as necessary.



**POLICY EDU 1.2.4:** Coordinate with the School Board on the annual DEFP review to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the DEFP continues to be financially feasible for the five-year planning period.

**POLICY EDU 1.2.5:** Coordinate annually adopted updates to the DEFP and CSA maps with annual plan amendments to the CIE in terms of financial feasibility and both achieving and maintaining the LOS.

**POLICY EDU 1.2.6:** The City shall adopt by reference the DEFP as amended by the school board into the Capital Improvements Element (CIE). This adoption may either be by reference or by restatement of the relevant portion of the school board's DEFP with language consistent with the schools board's adopted DEFP and without modifications to the school board's plan.

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### **OBJECTIVE EDU 1.3: Concurrency Management System**

Review all proposed residential development to ensure that public school facilities are available at the County's adopted level of service standard concurrent with the impact of proposed residential development.

**POLICY EDU 1.3.1:** In collaboration with the School Board, implement concurrency management systems in Fort Lauderdale's development review processes consistent with Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA), the City's Education Element, and the Unified Land Development Regulations (ULDR).

**POLICY EDU 1.3.2:** Utilize the CSAs, which are the annually adopted school attendance boundaries for each elementary, middle and high school, to coordinate residential development review.

**POLICY EDU 1.3.3:** Use the uniform district-wide LOS, consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA), for the following School Types:

1. School Type A is a bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of School Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

**POLICY EDU 1.3.4:** If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the City shall permit the development consistent with the provisions and procedures in the ILA and City LDRs.

**POLICY EDU 1.3.5:** If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval, (or functional equivalent), the City shall permit the development of the project in accordance with the provisions and procedures in the ILA and City LDRs.

**POLICY EDU 1.3.6:** Fort Lauderdale shall not accept a building permit application, nor issue a building permit, for new or additional residential units until the School Board has reported that the school concurrency requirement has been satisfied consistent with the





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provisions and procedures in the ILA and City LDRs.



**POLICY EDU 1.3.7:** City staff shall coordinate with Broward County Public Schools to provide feedback on the CSA boundaries and ensure any future boundary modifications maximize available school capacity in accordance with the level of service standards and the permanent capacity, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type category (elementary, middle, high).

**POLICY EDU 1.3.8:** The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the Broward County Land Development Code. The student generation rates shall be reviewed and updated at least every 3 years.

**POLICY EDU 1.3.9:** Public school concurrency approval for residential plats by the City of Fort Lauderdale shall expire if development within the plat does not commence within 5 years following the date of City Commission approval.

### **OBJECTIVE EDU 1.4: Proportionate Share Mitigation**

Ensure that residential developments unable to meet the public school concurrency requirement can alternatively contribute its fair share through a mitigation alternative.

**POLICY EDU 1.4.1:** Residential developments unable to meet the public school concurrency requirement may meet the requirement through the School Board's proportionate fair share mitigation alternative program as described in the ILA. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

**POLICY EDU 1.4.1a:** A residential development's proportionate share mitigation value will be calculated by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if any. Pursuant to Section 163.3180, Florida Statutes, the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.



**POLICY EDU 1.4.1b:** Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the City, which shall be executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). The School Board shall add the mitigation improvement to the first three years of the DEFP.



## OBJECTIVE EDU 1.5: School Facility Siting, Collocation & Design

Coordinate with Broward County and the School Board, pursuant to the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, on the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.

**POLICY EDU 1.5.1:** City staff shall regularly review availability of public facilities, services and grounds (especially for the purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities) in the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, in coordination with the School Board and the County.

**POLICY EDU 1.5.2:** As applicable, the City shall pursue shared-use and co-location of school sites with facilities having similar facility needs, such as libraries, parks, ball fields, other recreation facilities.

**POLICY EDU 1.5.2a:** Leverage City parks to extend learning and recreational opportunities and explore innovative county/city joint/shared use programming and planning.

**POLICY EDU 1.5.3:** The City shall encourage school facilities to serve as community focal points through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities.

**POLICY EDU 1.5.4:** City staff will coordinate with the School Board and County to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, Florida Statutes, and collaborate and coordinate on emergency preparedness issues through the County's Emergency Operating Center.



**POLICY EDU 1.5.5:** The City shall coordinate with all public schools, private schools and community-based educational service providers to promote safety within and outside school, safeguard children and adults against emergencies and coordinate to improve mental health.

**POLICY EDU 1.5.6:** The City shall consult with school administrators, non-profit organizations and mental health providers to explore opportunities to improve the coordination and quality of mental, social and health services.

**POLICY EDU 1.5.7:** City staff will coordinate with the School Board to determine how mitigation funds should be used subject to the ILA. The Following options are available:

1. Purchase or dedication of needed elementary, middle or high school sites.
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP.
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board.



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4. Construction of the needed capacity at one or more charter schools, which meet the qualifying criteria contained in the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.



- 5. Other mitigation options approved by the School Board on a case by case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.

**POLICY EDU 1.5.7a:** City staff will annually evaluate and, as both feasible and necessary, recommend sites in the downtown area for the development of elementary, middle, and/or high school sites.

**GOAL 2: Encourage traditional and non-traditional educational opportunities beyond K-12 including higher educational institutions, continuing education, workforce development and Career Technical Education by developing strategic alliances with business associations, colleges, and universities to connect skills development with jobs.**

**OBJECTIVE EDU 2.1: Institutions of Higher Education**

Encourage the location of facilities and programs of institutions of higher education to locate within the City, especially in Downtown Fort Lauderdale.

**POLICY EDU 2.1.1:** The City shall maintain regular communication with local institutions of higher learning on an annual basis to identify and provide for:



- a. Specific neighborhood continuing education needs;
- b. Development of satellite campuses in Fort Lauderdale;
- c. Opportunities in sharing facilities for community activities and programs; and
- d. Explore collaborative arrangements with community service providers, CRAs, and local non-profits.

**POLICY EDU 2.1.2:** Identify specific parcels as applicable for locating new facilities of higher learning.

**POLICY EDU 2.1.3:** The City shall encourage the continued development of programs designed for college credits and an Associates of Arts College degree dual enrollment for high school students in Fort Lauderdale.

**OBJECTIVE EDU 2.2: Continuing Education and Aging in Place**

The City will support the development of a sustainable, learning city with opportunities for residents of all ages.

**POLICY EDU 2.2.1:** Encourage collaboration between continuing education providers and agencies which support continuing education for adults through the provision of specific programs that meet the needs of this population. This could include mentorship programs and web-based learning.

**POLICY EDU 2.2.1a:** The City will coordinate with Broward County Public Libraries, Broward County Public Schools, and local institutions of higher learning to encourage the development and provision of learning literacy, family learning course, computer skills, health and nutritional information classes, and other programs as needed to support a sustainable, learning city.



**POLICY EDU 2.2.1b:** The City shall establish a mechanism by which feedback on local continuing education needs can be communicated by residents, and will include targeted questions on adult learning needs as part of its annual Neighbor Survey. The City shall at minimum share that information with continuing education providers and agencies annually.

**POLICY EDU 2.2.1c:** Ensure that, by 2023, a regular system of program development or targeted partnership development occurs based on the feedback in the annual Neighbor Survey.

**POLICY EDU 2.2.2:** The City will support the development of a sustainable, learning city by providing adequate information, guidance and support to all citizens in its regular newsletters and other communications as appropriate, including maps of learning provision in the city.

**POLICY EDU 2.2.3:** The City shall establish, promote and maintain community-based learning spaces through the inclusion of this criteria in the design of future community facilities as appropriate.

**POLICY EDU 2.2.4:** Support the equitable access of libraries, civic facilities with educational qualities, and adult learning facilities with analysis of local neighborhood needs, land use, transportation, and through interagency coordination.

**POLICY EDU 2.2.4a:** Ensure, through land use and transportation policies, year-round public transit access to adult learning facilities and libraries within Fort Lauderdale.

**POLICY EDU 2.2.4b:** The City shall consider the accessibility of museums, public galleries, and educational civic institutions as part of evaluations on equitable access.

**POLICY EDU 2.2.5:** The City shall endeavor to boost social mobility in economically distressed communities by focusing on building financial capability among students, workers, and residents in Fort Lauderdale, including promoting financial planning education and other resources.



## OBJECTIVE EDU 2.3: Career Technical Education

Coordinate with Broward County Public Schools and local institutions of higher learning to encourage Career Technical Education training opportunities and research and development within the City and region.

**POLICY EDU 2.3.1:** Encourage the provision of appropriate educational opportunities, programs, and facilities to meet business and industry needs.

**POLICY EDU 2.3.2:** The City shall explore opportunities to encourage the development of Career Technical Education programs, including those which support the marine, life sciences, and high-tech industries.

**POLICY EDU 2.3.3:** Encourage education and training programs that encourage high-tech and research and development businesses and industries to locate in Fort Lauderdale.



**POLICY EDU 2.3.4:** The City shall explore opportunities to encourage the collaboration of business, labor, civic and social service agencies, libraries, and educational institutions to develop and expand education, training, and industry certification programs targeted to business needs, especially for high-demand science, including life sciences, technology, engineering, and mathematics skills.

**POLICY EDU 2.3.5:** Encourage institutions of higher education toward commercialization of research innovations to fuel the growth of start-ups.

**POLICY EDU 2.3.6:** The City shall seek opportunities to improve linkages between industry clusters and research institutions, hospitals, educational institutions, and other technology-based businesses, including the encouragement and support of research and development opportunities to enhance and support marine, tourism, and high-tech and life sciences industries.

**POLICY EDU 2.3.7:** Encourage, where feasible, the location of institutions of higher learning within the City, including entrepreneurship satellite programs, to provide increased access for local residents and businesses.

**POLICY EDU 2.3.8:** Utilize the Fort Lauderdale Executive Airport in addition to the resources and the expertise of educational and business partners to enhance STEM/aviation education to prepare students for success at every level of their career for high demand jobs in the local economy.



# PUBLIC PLACES

## PARKS, RECREATION, AND OPEN SPACE ELEMENT

### PRINCIPLES

The core principles for the City of Fort Lauderdale Parks and Recreation Element target ensuring equity, accessibility, and equality in community programming in order to enhance local quality of life for residents and visitors of all ages and abilities.

Fort Lauderdale strives to be a community that leverages programming and inviting gathering places to create opportunities for new connections between people, community, and a collective future.

The City commits to maintaining proper care of the City's parks and open spaces, enhancing public access through the development and diversification of new open spaces as well as multimodal connections to existing green and blue spaces.

Ensuring quality spaces that preserves and creates beauty, this Element focuses on ensuring a safe experience that targets community unity and healthy lifestyles, with quality spaces for leisure.







# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** Be a community where persons of all ages are able to partake in a fun and healthylifestyle.

## OBJECTIVE PR 1.1: Providing for Park Space

Ensure that the provision of parks, facilities, and programs adequately meets or exceeds the needs and desires of the City's residents.

**POLICY PR 1.1.1:** The following parks and open space areas as defined below may count toward the park level of service as required by the City and in meeting the Level of Service conditions of BrowardNEXT:

**Community Parks** - All park and open space acreage that is owned by the City and zoned and/or utilized for open space or recreation use, and which is accessible to the public on a regular or continuous basis for the purpose for which it is intended.



Recreational acreage that is part of the educational facilities of the Broward County School Board and is either leased or jointly used by the City for public recreational purposes or made available to the public by other agreement with the Broward County School Board shall count as Community Park Space.

**Conservation Area** - Acreage designated on the future land use plan map or deed- restricted as "conservation" shall be counted toward the community parks requirement if the "conservation" acreage is owned by or falls within the jurisdictional boundary of the City. Such "conservation" acreage may, due to a need to protect sensitive natural features and/ or habitat, restrict regular or continuous public access but must be made available to the public when appropriate through designated public access granted to limited areas, or in conjunction with an authorized educational or recreational program.

**Greenways** - Linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt.

**Medians** or other rights-of-way which lend themselves to be accessible for safe public use and that have been adopted to be included in the park system through may counted toward the level of service.

**Open Space** - Publicly-accessible lands with surface open to the sky, other than covered arcades, suitable and adapted for utilization for preservation, planting areas, recreational opportunities or urban community functions such as green space, plaza or urban square. The



## PARKS, RECREATION, AND OPEN SPACE ELEMENT

City's park and open space inventory will distinguish between private and public open space.



**Regional Park** - Publicly owned park acreage utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan, except that acreage used to help meet the Community Parks requirements of the Broward County Land Use Plan. This space is zoned and/or utilized for open space or recreation use, and which is accessible to the public on a regular or continuous basis for the purpose for which it is intended.

**Waterways/Water** - Water bodies located within the boundaries of an established park within the City shall be counted as meeting the City's adopted Level of Service. Any additional waterway or water body that is counted as a part of a park must have sufficient safe public access from the landward side along the shoreline of the waterway/water body within the City's boundaries. It is recognized that there may be several recreational/environmental purposes for a waterway/water body, and such may have different recreational/environmental purposes at different access points. 10% of such areas adjacent to a publicly accessible park or open space may be counted as contributing to the City's Level of Service above 3 acres/1000 people. For the purposes of this calculation, the water area shall be defined as bounded by the edge of the water, and a natural extension of the park's boundary to the opposite edge of water.

**POLICY PR 1.1.2:** To ensure that any privately held open spaces provided to serve the public are of adequate size and can accommodate required amenities, the City shall establish minimum dimensions and configurations, among other design standards as applicable, for public open space as part of its ULDR.

**EVALUATION MEASURE PR 1.1.3:** The City will provide parkland and open space to meet a Level of Service Standards of 4.5-acres of park and open space per one thousand residents at a service radius of less than one-half mile to parks, playgrounds and walking and biking trails for all residents. The 4.5-acre standard shall be comprised of a mix of parkland, open space and facility types.

**EVALUATION MEASURE PR 1.1.3a:** 3 acres of community level parks for each 1000 residents.

**EVALUATION MEASURE PR 1.1.3b:** The City shall ensure consistency in, in its requirements, among Florida Statutes, Florida Administrative Code, BrowardNext, and the City's Parks and Recreation System Master Plan. The City shall update its policies as applicable upon changes in Broward County LOS standards.

**EVALUATION MEASURE PR 1.1.3c:** The City will assess credit for private parks and recreational space towards the LOS standards based on the following criteria:

- I. Up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development order, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community Park requirement.
- II. Other private recreational acreage or open areas over 0.5 acres that are zoned and deed restricted for open space use including a mixture of active and passive recreational facilities. Up to 100% of the total acreage may be counted provided the area does not exceed 3 acres/1,000 residents sharing the facilities.
- III. Total acreage of public or private Regional Parks located within municipal jurisdiction.



**POLICY PR 1.1.4:** Continue to review and revise, where necessary, the City's land development codes and regulations to ensure that all new development in the City of Fort Lauderdale meets the established level of service standards.

**EVALUATION MEASURE PR 1.1.4a:** The City shall encourage publicly accessible open space through requirements for new residential development projects, in order to accommodate the City's needs. Such open space shall include greenways, blueways, neighborhood trails, and other natural areas.

**EVALUATION MEASURE PR 1.1.4b:** The City shall amend the Comprehensive Plan within 12 months and the ULDRs within 18 months of adoption of any Parks and Recreation System Master Plan updates.

**POLICY PR 1.1.4c:** All designated park sites are to be zoned P for Parks, Recreation and Open Space and have a land use designation of Park-Open Space, where appropriate.

**POLICY PR 1.1.4d:** No parkland shall be diverted to other uses except in instances of overriding public interest.

**POLICY PR 1.1.5:** The City shall, by 2023, establish and begin to implement a Blueways System Plan for existing navigable waterways.

**POLICY PR 1.1.6:** Amendments to the Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.



- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
- 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.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.



## OBJECTIVE PR 1.2: Age Equity for Park Space

Ensure affordable recreation opportunities are available for individuals of all ages.

**EVALUATION MEASURE PR 1.2.1:** Utilize the Local Facility Guidelines (LFG) in the Parks and Recreation System Master Plan, where applicable, as minimum provisional requirements, when programming new and renovated recreational facilities and park spaces.

**POLICY PR 1.2.2:** Where the School Board of Broward County has facilities for recreation established, the City of Fort Lauderdale shall continue to propose agreements for joint use of these facilities. School facilities will be considered equivalent to a neighborhood park and as applicable to satisfy the conditions of EVALUATION MEASURE PR 1.2.1. This substitution may only be used where satisfactory interlocal use agreements have been negotiated and agreed upon. The City of Fort Lauderdale shall identify potential locations for joint use, with priority given to neighborhood areas experiencing a park space deficiency.



## OBJECTIVE PR 1.3: Accessibility for All Parks

Ensure accessibility to parkland, open space, playgrounds, trails and related facilities.

**POLICY PR 1.3.1:** In order to ensure that parklands are equitably distributed, the City of Fort Lauderdale shall give high priority in developing its park system based on gaps in service radii.

**EVALUATION MEASURE PR 1.3.1a:** This service radii is intended to be used in conjunction with the one-half (1/2) mile service radii, to provide the best service to the adjacent population, where applicable. The additional service radius for each park type will be as follows:

- *Urban Open Spaces* = 5-minute unobstructed walk
- *Neighborhood Parks* = 10-minute unobstructed walk
- *Community Parks* = 20-minute unobstructed walk
- *Large Urban Park, and Special Use Facilities/Parks* = 30-minute drive

**POLICY PR 1.3.1b:** Any parkland diverted to other uses shall be effectively replaced within its applicable park service area.

**POLICY PR 1.3.2:** All park facilities should be designed to accommodate safe and convenient pedestrian and bicycle access and connectivity.

**EVALUATION MEASURE PR 1.3.2a:** The City shall look for opportunities to ensure safe and convenient pedestrian and bicycle access to parks, playgrounds and other recreational facilities within one-half (1/2) mile of all residential dwellings, where applicable, especially in the case of neighborhood-serving sites, and where applicable, to regional





## PARKS, RECREATION, AND OPEN SPACE ELEMENT

pedestrian and bicycle trails and transit systems to encourage alternative transportation.



**POLICY PR 1.3.2b:** Assure and improve continued public access to existing Recreation and Open Space, particularly as related to the public beach, and boating and fishing areas.

**POLICY PR 1.3.2c:** The City shall coordinate, with Broward County, to ensure connectivity between present and future recreation sites with existing and planned transportation systems (including transit-routes, the Broward County Proposed Greenways System, and other pedestrian and bicycle transportation facilities such as sidewalks, shared-use paths, and bike lanes).

**POLICY PR 1.3.2d:** Coordinate with Broward County to ensure facilities apply design principles that place pedestrians as first-priority.

**POLICY PR 1.3.3:** The City shall ensure and improve public access to the beach, Riverwalk, waterways, parks, and City owned open spaces.

### **OBJECTIVE PR 1.4: Accessibility for the Mobility Impaired**

Enhance the accessibility for mobility impaired individuals for parkland, open space, playgrounds, trails and related facilities.

**POLICY PR 1.4.1:** The City will, when feasible, improve accessibility and linkage for mobility impaired populations by upgrading the existing infrastructure that provides access to and guidance within parks (e.g. sidewalks, walkways, bikeways, trails, directional markers, etc.).

**POLICY PR 1.4.2:** ADA accessibility requirements guidelines will be met or exceeded at every park or facility location.

**POLICY PR 1.4.3:** The City will require accessibility for all residents, including elderly, handicapped, and economically disadvantaged with special mobility needs, as a design criterion for new facilities and retrofit all existing park sites and facilities by 2023.

**GOAL 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.**

### **OBJECTIVE PR 2.1: Preservation and Enhancement of Parks**

Ensure a high level of maintenance and facility development to preserve and enhance quality of parks and recreational facilities.

**POLICY PR 2.1.1:** The Parks and Recreation Department shall continue to maintain a computerized inventory and map of all public recreational lands and facilities.

**POLICY PR 2.1.1a:** The City shall maintain a listing, including acreage information, of all privately owned and/or maintained, publicly accessible sites and facilities which have been provided for public use through appropriate mechanisms, and accepted by the City as such, as part of the parks system.





**POLICY PR 2.1.2:** The Parks and Recreation Department shall prepare and maintain an annually updated and coordinated five-year Parks and Recreation Capital Improvement Program.



**POLICY PR 2.1.2a:** Projects included in the Capital Improvement Program related to park and recreation facilities shall be arrayed in rank order, with a relative priority being determined, in order, by:

- *Protection and maintenance of the City's investments;*
- *Public Safety;*
- *Upgrading and replacement of existing sites; and*
- *Need for new facilities and expansion (to meet LOS standards).*

**POLICY PR 2.1.2b:** Within five (5) years of its last update, or if changes regarding parks and recreation occur within Florida Statutes or Broward Next, the City shall reassess, through the Parks and Recreation System Master Plan updates, the ability of existing sites and facilities to meet the changing needs of the population to be served.

**POLICY PR 2.1.2c:** The City shall, in the design of new public spaces, include the community throughout the planning and design process.

## **OBJECTIVE PR 2.2: Funding**

Identify new funding sources for expansion of parks and recreation facilities and make use of all available funding sources and partnerships in the provision of quality recreation and open space opportunities.

**POLICY PR 2.2.1:** The City shall allocate the necessary funds to supervise and maintain existing parks and recreational facilities in a state of good and safe operational condition, to protect the public investment.

**POLICY PR 2.2.2:** The City shall continue and enhance use of subdivision reviews, Developments of Regional Impact (DRI), Planned Unit Developments (PUD)s, site plan review and other mechanisms to provide enhanced recreation and open space opportunities.

**POLICY PR 2.2.2a:** To ensure that land development contributes a proportionate share of the cost of Parks and Recreation Facilities, the City of Fort Lauderdale shall continue to implement the improvement, dedication, and impact fee requirements contained within the City's ULDR.

**POLICY PR 2.2.2b:** The City shall maintain and improve the existing recreation lands and encourage the dedication of properties for recreation and open space uses through incentives.

**POLICY PR 2.2.2c:** The City shall explore all regulatory mechanisms, as well as identify and implement alternative funding mechanisms (including, but not limited to conservation easements, covenants, options to purchase, and right of first refusal) for parks and open space.

**POLICY PR 2.2.3:** The City of Fort Lauderdale shall consider the following criteria and objectives as park projects are undertaken, particularly with projects utilizing or attempting





## PARKS, RECREATION, AND OPEN SPACE ELEMENT

to obtain federal and/or state grants:



- The project's ability to maintain or improve park levels of service, as defined in Goal 1 of this element;
- The protection of Endangered and Threatened Species and Species of Special Concern, including rare or threatened flora and fauna communities;
- The enhancement or restoration of natural areas and shoreline ecosystems, and the removal of nuisance and/or exotic vegetation;
- The creation or continuation of greenway systems utilizing environmentally sensitive lands, existing linear open spaces, or designated Brownfield areas;
- The preservation of healthy large canopy trees;
- The protection or improvement of groundwater quality and/or surface water quality;
- The protection of natural resources from potential adverse impacts associated with uses or activities on adjacent lands, including a land use compatibility analysis and the provision of wetland buffers and buffer yards in the Growth Management Plan and Land Development Code. Where applicable, the City shall ensure that the environmental systems mentioned above are protected, preserved, and/or enhanced;
- To provide for coordination between the local government and other federal, state and local agencies or nonprofit organizations in acquiring or managing natural areas or open space; and
- Climate change related projects, including those pertaining to sea level rise, flood mitigation, and Adaptation Action Areas (AAAs).

**POLICY PR 2.2.4:** The City shall continue and expand the use of cooperative public-private partnerships, or P3s, public and private schools, surrounding jurisdictions nonprofit agencies, houses of worship and the private sector to help ensure facilities for active recreational opportunities year-round.

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### **OBJECTIVE PR 2.3: Park Safety**

Ensure that parks and their facilities have adequate meet or exceed safety measures for visitors and users.

**POLICY PR 2.3.1:** Maintain and improve infrastructure within park properties to promote safe use of facilities and mitigate potential harm to patrons.

**POLICY PR 2.3.2:** Provide security measures (including lighting and other applicable infrastructure) to reduce after hour use of parks and facilities and the amount of crime criminal activity that occurs within or around park locations.

**POLICY PR 2.3.3:** Encourage Crime Prevention Through Environmental Design (CPTED) concepts/guidelines for all recreational and open spaces in Fort Lauderdale. Where possible, the City shall encourage training on CPTED concepts for staff.

**POLICY PR 2.3.4:** Through policy initiatives and coordination with the Police Department, the City shall give high priority to public safety at park and recreation sites.

**POLICY PR 2.3.5:** The City shall continue to implement the policies and principles to achieve Vision Zero safe streets (i.e. the "five Es" - Engineering, Education, Encouragement, Enforcement, and Evaluation), which includes specific objectives intended to increase Fort Lauderdale's walkability, bikeability, connectivity, and safety.



**POLICY PR 2.3.6:** Encourage intergovernmental coordination to improve the appropriate perception and awareness of safety within public park and recreation areas.

**OBJECTIVE PR 2.4: Ensure Public Feedback on Programming**

Engage in conversation with the public to ensure adequate levels of recreational programming and promote usage of parks and recreation resources.

**POLICY PR 2.4.1:** The City shall establish regularly occurring communication to obtain public input into key park planning and design decisions.



**POLICY PR 2.4.1a:** The City shall conduct one annual citywide survey of the population to determine the adequacy and quality of services and to determine areas of dissatisfaction and need.

**POLICY PR 2.4.1b:** The City shall gather and analyze participation and usage data as a measure of programming success and utilization effectiveness.

**POLICY PR 2.4.1c:** The City shall administer survey sampling in all parks on an ongoing basis to update/address park maintenance concerns and recreational needs.

**POLICY PR 2.4.2:** The City shall utilize a variety of avenues, including social media and other technology-based communication systems, to communicate with and solicit input from the public.

**OBJECTIVE PR 2.5: Promotion of Community Unity and Health**

Create and leverage parks and recreation programming to promote community unity and health.

**POLICY PR 2.5.1:** The City shall research and initiate new recreation facilities and programs to expand recreational opportunities.

**POLICY PR 2.5.1a:** The City shall maintain and publicize a schedule of annual and special events open to the public.

**POLICY PR 2.5.1b:** The City shall utilize program evaluations to determine and document user satisfaction and preferences in recreational and special programming.

**POLICY PR 2.5.2:** The City shall strive to ensure that all youth residents should be able to participate in an out of school or summer camp programs.

**POLICY PARK 2.5.3:** The City shall incorporate healthy community programming through education and physical activity programming.

**POLICY PR 2.5.3a:** Promote nutrition education at parks through awareness and outreach campaigns such as community fruit tree planting programs.



## **OBJECTIVE PR 2.6: Promoting Economic Development**

Integrate in parks and recreation planning the significant role leisure provision plays in economic prosperity of the community.

**POLICY PR 2.6.1:** The Parks and Recreation Department shall assist the Greater Fort Lauderdale Chamber of Commerce and the Visitor and Convention Bureau in promoting recreation activities and facilities to our visitors and residents by providing maps, brochures, and up-to- date information as needed.

**POLICY PR 2.6.2:** The enhancement of open space recreational areas shall be used as incentives for redevelopment in deteriorating or underutilized areas of the City by giving priority to projects in eligible Community Development Block Grant Program Areas, or Community Redevelopment Areas.

**GOAL 3: Showcase the natural beauty and spirit of Fort Lauderdale by highlighting our parks and recreational facilities and planning for resiliency to adapt to climate change.**

## **OBJECTIVE PR 3.1: Park Beautification and Preservation**

Enhance the beauty of green space, parks, major corridors, gateways, and medians.

**POLICY PR 3.1.1:** Proposed park sites, and existing park sites scheduled to be renovated, shall be evaluated as to their existing and potential environmental quality, the preservation of historical, cultural or archaeologically significant resources and their impact on the City’s park levels of service.



**POLICY PR 3.1.2:** The City’s Land Development Regulations shall require landscaping of public projects, as well as private development. The City’s adopted Land Development Regulations will be implemented consistent with F.S.163.3202 (1).

**POLICY PR 3.1.3:** Discourage development, within or adjacent to unique natural areas, where such activity will have significant detrimental effects on the aesthetic and environmental quality of the unique natural areas.

**POLICY PR 3.1.4:** Follow City of Fort Lauderdale design guidelines for all recreational and open space adhering to current definition of Natural Resource Protection Areas (NRPA).

**POLICY PR 3.1.5:** The Parks and Recreation Department shall utilize Florida-Friendly and/or native plant materials, where appropriate, in development of new parks, redevelopment of existing park sites, and at other public locations to achieve the benefits associated with such



## PARKS, RECREATION, AND OPEN SPACE ELEMENT

materials(lower maintenance costs, habitat provision, drought tolerance, etc.).



### **OBJECTIVE PR 3.2: Public Art in Parks**

Encourage public art in parks, open spaces, and public spaces.

**EVALUATION MEASURE PR 3.2.1:** By 2021, fully evaluate the feasibility and funding structure necessary to establish dedicated public arts funding for future public art installments in parks, open spaces, and public spaces, and set benchmark goals for public arts installation in City parks and open space.

**POLICY PR 3.2.2:** By 2023, the City shall encourage public art by establishing an annually-updated list of premium locations for future public art installments in parks, open spaces, and public spaces.



### **OBJECTIVE PR 3.3: Parks and Climate Change**

Acknowledge the idea that parks, open spaces, and green spaces can be pivotal to climate change adaptation and resiliency.

**POLICY PR 3.3.1:** Parks and Recreation staff shall coordinate and participate in discussions, when appropriate, pertaining to the intersection of climate change, parks management, and resiliency, to support the Southeast Florida Regional Climate Change Compact.

**POLICY PR 3.3.2:** The City shall keep or obtain record of Parks and open spaces that are vulnerable to the impacts of climate change and its effects (e.g. flooding), including those located within City and/or County defined Adaptation Action Areas (AAAs).



**POLICY PR 3.3.2a:** Based on information and data gathered, the City shall consider acquisition of repetitive-loss properties in order to prevent future flood damage. Where possible, acquired properties shall be converted into multi-beneficial flexible space including stormwater features, recreational space or open space facilities.

**POLICY PR 3.3.3:** By 2025, the City will create a plan and prioritize specific parks in which to install renewable energy infrastructure (e.g. solar panels).

**POLICY PR 3.3.4:** The City shall strive to ensure all new park facilities and projects are designed and built to a performance standard equivalent to meet a LEED rating of Silver or higher, where applicable.

**POLICY PR 3.3.5:** The City shall incorporate sustainable building and Florida Friendly landscaping design for all parks and recreation facilities (including retrofitting and/or renovation projects).





**POLICY PR 3.3.6:** The City's provision of park and open space properties shall be consistent with the Goals, Objectives, and Policies of related climate change and resiliency Elements, including the Coastal Management Element and Climate Change Element.



# PUBLIC SAFETY

## COASTAL MANAGEMENT, COMMUNITY HEALTH AND SAFETY ELEMENT

### INTENT

- Fort Lauderdale's coastal zone will continue to be one of the most active, vibrant and naturally beautiful areas within the City.
- While maintaining the unique character and qualities of the area, the City will plan for resiliency and continue to improve safety for all.
- This Element contains goals, objectives and policies that address development, economic growth and shoreline protection in the City's coastal areas.





# GOALS AND POLICIES

**GOAL 1:** Protect and improve coastal resources important to ecologically-based economic drivers and environmental balance.

## **OBJECTIVE CM 1.1: Coastal Development and Shoreline Uses**

Regulate development in coastal areas, paying special attention to its shoreline uses, and giving priority to water-dependent uses and water-related uses.

**POLICY CM 1.1.1:** The City shall limit the specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitat, living marine resources and the beach dune system through the development review process.

**POLICY CM 1.1.1a:** When reviewing applications for shoreline development, the City shall ensure consideration of future water levels, based on the current Unified Sea Level Rise Projections, in redevelopment and development planning and design.

**POLICY CM 1.1.1b:** The City shall give priority to water dependent uses in zoning decisions affecting waterfront properties as applicable for commercial and recreational waterfront uses and water-dependent uses, including marinas and public access to waterways, as provided for under Florida statutes and Broward County land use plan.

**POLICY CM 1.1.1c:** The City shall require new developments to provide accessways in dune and coastal vegetation systems (based upon Florida DEP Best Management Practices) to discourage and reduce pedestrian disturbance to sensitive ecosystems.

**POLICY CM 1.1.2:** Development and redevelopment in the coastal area shall not degrade or destroy existing natural beaches or berm areas.

**POLICY CM 1.1.3:** The City shall continue to maintain, review and amend land development regulations which give priority to water-dependent and water related uses, especially in beach and marina communities.

**POLICY CM 1.1.4:** Preserve and enhance existing marinas in the City and enhance development standards for future marina siting and design which address: land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need and feasibility.





**POLICY CM 1.1.5:** Land use priorities along and adjacent to the coastal shoreline shall be comparable with existing development and shall further the Central Beach Revitalization Plan.

**POLICY CM 1.1.6:** All development and redevelopment in coastal areas will address the protection of manatees, sea turtles, dune ecosystems, and other species and habitats of importance.

**POLICY CM 1.1.7:** The City shall coordinate and cooperate with Broward County to provide for the protection of marine habitats and water quality of its coastal waters, including the protection of natural and artificial reefs.



**POLICY CM 1.1.7a:** Facilities which service live-aboard boats shall provide for sewage pumping facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state, and federal law.

## OBJECTIVE CM 1.2: Coastal Plant and Animal Species

Protect and manage plant and animal species of significance.

**POLICY CM 1.2.1:** The City shall consider the climate adaptation needs of native plants and animal species, and consider strategies for assisting their natural migration.

**POLICY CM 1.2.2:** Protect turtles through Florida Statutes Chapter 370 and by the United States Endangered Species Act of 1973.

**POLICY CM 1.2.2a:** Continue to implement beachfront lighting requirements of the Unified Land Development Regulations (ULDR), which are consistent with Chapter 63B-55 (FAC) Model Ordinance for Marine Turtle Protection and Broward County Technical Report 97-06, Broward County Beach Lighting Management Plan, providing for sea turtle protection in a manner that is cost-feasible for the City and that incorporates the provisions of Crime Prevention through Environmental Design (CPTED).

**POLICY CM 1.2.2b:** Maintain the existing sea turtle hatchery in cooperation with the guidelines for local government implementation of sea turtle conservation programs.

**POLICY CM 1.2.3:** Where feasible, incorporate xeriscaping and native vegetation into projects on or adjacent to coastal resources, potentially via City general obligation bond projects.





**POLICY CM 1.2.4:** Continue to protect existing beach vegetation and encourage landscaping with native, salt tolerant trees, shrubs and ground cover as a means of mitigating the impacts of development and redevelopment on the beach system.



**POLICY CM 1.2.5:** For all City-owned beaches, the City shall plant, maintain and promote natural vegetation communities, appropriate for dune ecosystems in accordance with any and all local dune management plans, in order to promote natural dune growth and capture of wind-blown sand.

**GOAL 2: Manage coastal areas to ensure public safety and to protect city investments and economic drivers.**

**OBJECTIVE CM 2.1: Public Safety, Wellbeing, and Investment**

Strategically regulate and direct coastal development in the interest in public safety and for the protection of the public.

**POLICY CM 2.1.1:** The City will continue to regulate development, including infrastructure and other improvements that are publicly funded, in the coastal high hazard area.

**POLICY CM 2.1.2:** Development and redevelopment activities in the coastal high hazard area shall seek to protect and enhance the aesthetic and natural quality of the beaches for all.

**POLICY CM 2.1.3:** Protect public investments in areas vulnerable to natural disasters by constructing improvements that consider future conditions and asset life cycle costs, and in accordance with FDEP standards.

**POLICY CM 2.1.4:** The City shall limit public funding within the identified Coastal High Hazard Area unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.

**POLICY CM 2.1.5:** The City shall participate in the National Flood Insurance Program Community Rating System, and strive to continuously improve ranking status for the benefit of flood risk reduction and flood insurance premium reduction for policy holders.

**OBJECTIVE CM 2.2: Climate Change Adaptation**

Plan for, and adapt to climate change and its impacts (such as sea level rise) as a function of public safety and investment protection.

**POLICY CM 2.2.1:** Identify and assess the vulnerability climate change impacts pose to public facilities and services, including but not limited to water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, hospitals, and transit infrastructure.



**POLICY CM 2.2.2:** The City shall evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts. Adaptation strategies may include, but are not limited to:

- a. Public Infrastructure Planning, Siting, Construction, Replacement, Operation and Maintenance
- b. Emergency Management
- c. Stormwater Management
- d. Land Development Regulations
- e. Building Codes
- f. Comprehensive Planning
- g. Utility Asset Management
- h. Other Strategies



**POLICY CM 2.2.3:** The City will take advantage of emerging data and technological opportunities based on evolving rising sea levels tidal data and associated flood related vulnerabilities, to allow for flexible adjustments and preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities.

**POLICY CM 2.2.4:** Rise in sea level projections, as defined by the Southeast Florida Regional Climate Change Compact in the latest Unified Sea Level Rise Projection, shall be considered in all future decisions about the siting, design and building of public infrastructure including avoiding new construction in high hazard coastal areas, where applicable.

**POLICY CM 2.2.5:** To improve resiliency and address impacts of sea level rise, the City shall evaluate revising its code to permit a maximum freeboard requirement without penalty for building height in order to allow flexible adaptability of ground level uses.

### **OBJECTIVE CM 2.3: Adaptation Action Areas (AAAs)**

Continue to identify and appropriately invest in vulnerable areas through the designation of Adaptation Action Areas (AAAs).

**POLICY CM 2.3.1:** As a basis for the designation of AAAs, the City will utilize the best available data and resources, such as the Unified Sea Level Rise Projection for Southeast Florida and Broward County's Priority Planning Areas for Sea Level Rise Map, in order to identify and understand the risks, vulnerabilities and opportunities to develop and implement timely and effective adaptation strategies.

**POLICY CM 2.3.2:** As deemed to be in the best interest of the City, the City Commission may designate or remove the designation of an AAA by means of:

- a. Comprehensive Plan via location description or map, and in accordance with applicable Florida Statutes
- b. City Commission Resolution or Ordinance
- c. Community Investment Program (Capital Improvement Plan)
- d. Other mechanisms, as appropriate



**POLICY CM 2.3.3:** The City will consider the following criterion, in addition to others, for AAA designation:

- a. Areas experiencing (or are projected to experience) tidal flooding, storm surge flooding, or both
- b. Areas which have hydrological connection to coastal waters
- c. Locations within areas designated as evacuation zones for storm surge
- d. Other areas impacted by stormwater/flood control issues
- e. Areas below, at, or near mean higher high water



**POLICY CM 2.3.4:** Integrate AAAs into existing and future City processes and city-wide plans and documents, such as:

- a. Community Investment Program
- b. Local Mitigation Strategy
- c. Strategic Plan
- d. Sustainability Action Plan
- e. Stormwater Master Plan
- f. Comprehensive Emergency Management Plan
- g. Unified Land Development Regulations
- h. Other related processes, plans and documents

**POLICY CM 2.3.5:** The City will recognize that an AAA's adaptation strategy options may include:

- a. Protection
- b. Accommodation
- c. Managed Retreat
- d. Avoidance
- e. Other Options

**POLICY CM 2.3.6:** When necessary, the City shall seek funding for the implementation of AAA's associated adaptation strategies from the following types of sources:

- a. Federal and State grants and technical expertise assistance (in-kind)
- b. Local Stormwater Utility Fees and Community Investment Program (Capital Improvement Plan) prioritization
- c. Public/Private Partnerships
- d. Other Sources





**GOAL 3:** Prepare and guide coastal areas, residents, and resources before, during and after hazard and emergency events.

**OBJECTIVE CM 3.1: Prepare for Emergency and Disaster Events**

The City shall ensure that appropriate measures are implemented and enforced in order to prepare for emergency and disaster events.

**POLICY CM 3.1.1:** The City will continue to enforce Florida Building Code and other measures, including flood management measures as set forth in 44 C.F.R. part 60, to reduce exposure of life and property to the damaging effects of hurricanes and flooding.

**POLICY CM 3.1.2:** The vehicle trip cap contained in the Future Land Use Element, shall address roadway carrying capacity, particularly in the Central Beach Area.

**POLICY CM 3.1.3:** Development review in the coastal high hazard area shall consider significant impacts to evacuation routes, and shall require roadway improvements if deemed necessary.

**POLICY CM 3.1.3a:** The City shall work to ensure its evacuation routes system is in a state of good repair, with repair work on critical paths in the roadway network prioritized in its capital improvements program.

**POLICY CM 3.1.4:** Implement a Local Mitigation Plan to reduce or eliminate exposure of life and property to natural disasters. The plan includes an inventory of City hazard prone properties and which may result in the implementation of development regulations, such as setbacks provisions, and other site controls to reduce future property damages and losses.

**POLICY CM 3.1.5:** To reduce exposure to natural hazards, the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that are permitted within the 100-year flood zone are subject to the most stringent applicable flood damage protection regulations as set forth in 44 C.F.R. part 60.

**POLICY CM 3.1.6:** The City shall consider the impact of projected sea level rise on all public assets and natural resources located within coastal areas at an elevation of less than seven (7) feet of elevation in NAVD 88, at a minimum.

**POLICY CM 3.1.7:** The City will utilize Florida Building Code standards, at a minimum to ensure that new, reconstructed, and expanded health care facilities outside the storm surge areas are built to shelter specifications. Existing health care facilities should retrofit buildings to shelter specifications. Health care facilities outside the storm surge areas should establish aid





agreements with similar facilities within the storm surge areas.



## OBJECTIVE CM 3.2: Respond During Emergency and Disaster Events

The City shall ensure that appropriate measures are implemented and enforced in order to respond to emergency and disaster events.

**POLICY CM 3.2.1:** The City shall maintain procedures and periodically review and update its policies related to emergency management and provisions for declarations of states of emergency and subsequent actions.

**POLICY CM 3.2.2:** The City shall maintain policies for an emergency operations center, including for readiness training and designation of staff, in coordination with regional authorities.

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## OBJECTIVE CM 3.3: Recover After Emergency and Disaster Events

The City shall ensure that appropriate measures are implemented to recover after emergency and disaster events.

**POLICY CM 3.3.1:** Post disaster response and redevelopment plans should distinguish between immediate repair and cleanup actions needed to protect public health, and safety and long-term repair and redevelopment activities.

**POLICY CM 3.3.2:** Implement the City's hurricane plan, including debris clearance, immediate repairs and replacement of public infrastructure needed to protect public health and safety.

**POLICY CM 3.3.3:** Future land use designations shall be reviewed following a major hurricane event or other natural event involving a declaration of state of emergency. The City shall severely limit redevelopment in areas of repetitive loss areas.

**POLICY CM 3.3.4:** City infrastructure damaged by storms intended to be repaired or replaced in its current locations shall be built to a higher standard, or relocated.



**POLICY CM 3.3.4a:** The City shall discourage public expenditures that subsidize the reconstruction or repair of existing development destroyed by a natural disaster in the coastal high hazard and floodplain areas.

**POLICY CM 3.3.5:** Long-term redevelopment following a major hurricane event shall be conducted in accordance with FDEP standards.

**POLICY CM 3.3.6:** The City shall limit redevelopment in areas damaged by climate related hazards, through ensuring that any structure not compliant with required base flood elevations or that are substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current floodplain management standards for the affected property.



**POLICY CM 3.3.7:** Deficiencies in hurricane evacuation times or facilities that arise in the future shall be analyzed, identified, planned for, and reflected by amendments to this element.



**GOAL 4:** Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

**OBJECTIVE CM 4.1: Coordination for Emergencies and Disaster Events**

In the interest of public safety, the City shall follow protocols and coordinate with appropriate agencies before, during, and after emergencies and disaster events.

**POLICY CM 4.1.1:** The City should coordinate with Broward County to ensure that shelter spaces are reserved for patients in health care facilities located within the storm surge areas, at healthcare facilities located outside of the evacuation zones and designated as receiver facilities. Health care facilities are to be responsible for evacuating their own patients or to provide on-site enhanced protection areas for them.

**POLICY CM 4.1.2:** The City should coordinate with Broward County to prepare an inventory for special needs populations, and designate special shelter(s) to accommodate their needs. Additionally, an outreach and communications program should be established to assist the special needs populations in evacuation and sheltering.

**POLICY CM 4.1.3:** Provide input for inclusion to the Broward County Hurricane Evacuation Plan (CHEP) on development and redevelopment to enhance the protection of Fort Lauderdale citizens through the Emergency Coordinating Council.

**POLICY CM 4.1.4:** Coordinate efforts with Broward County to relieve deficiencies identified in the hurricane evacuation analysis, align with the LMS Plan and ensure that there are sufficient and appropriate personnel assigned to implement and expedite the County's evacuation plan.



**POLICY CM 4.1.5:** Participate in the review of Broward County Comprehensive Emergency Operations Plan and the CHEP to ensure that revisions are made as needed to reflect new techniques or programs that accelerate evacuation.

**POLICY CM 4.1.6:** Continue and participate in regular meetings of local and regional evacuation planning professionals.

**POLICY CM 4.1.7:** Continue to provide data to the County from police and fire departments regarding evacuation needs of transit dependent and vulnerable populations including mobile home park residents within the City.

**POLICY CM 4.1.8:** Participate in the preparation and adoption of a county-wide post disaster redevelopment plan which establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the City in a timely fashion. Post-disaster redevelopment should address the removal, relocation, or structural modification of damaged structures and infrastructure as determined appropriate and be consistent with federal funding provisions and unsafe structures.



## OBJECTIVE CM 4.2: Coordinate to Address Climate Change and Hazards

In order to reduce vulnerability and increase resiliency, the City shall foster partnerships and coordinate with respective agencies in order to proactively and reactively address the issues of climate change and other relevant coastal risks and hazards.

**POLICY CM 4.2.1:** The City shall align and be consistent with, to the extent possible, relevant and current national, state, and regional adaptation strategy documents, such as Broward County Climate Action Plan, Southeast Florida Regional Climate Action Plan, and the President's Climate Action Plan, as well as others.

**POLICY CM 4.2.2:** The City shall be diligent in coordinating with FEMA and Broward County to receive the most up to date information regarding the current floodplain boundaries.

**POLICY CM 4.2.3:** Continue to foster effective collaborations, partnerships (including P3), and coordination with national, state, regional, and local partners to identify risks, vulnerabilities, and opportunities associated with coastal hazards and the impacts from sea level rise.

**POLICY CM 4.2.4:** The City will continue to coordinate efforts to assess existing and projected regional conditions related to climate change and sea level rise, with other governmental and non-governmental agencies in the Southeast Florida region, and collaborate to develop actionable strategies appropriate to the region.

## OBJECTIVE CM 4.3: Coordinate for Coastal Environmental Issues and Regulatory Consistency

The City shall utilize partnerships and coordinate with appropriate agencies for coastal environmental issues and regulatory consistency.

**POLICY CM 4.3.1:** Assist county and state agencies in the enforcement and monitoring of compliance with the Florida Department of Environmental (DEP) Coastal Construction Control Line regulations as provided for by 163.3178(2), F.S.

**POLICY CM 4.3.2:** Coordinate efforts with Broward County and existing resource protection plans of the City and other agencies to ensure adequate sites for water-dependent uses, prevent estuarine pollution, control surface water runoff, protect marine resources, reduce exposure to natural hazards, and ensure equitable public access.

**POLICY CM 4.3.3:** The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City to maintain ecological, economic, and shoreline protection functions.

**POLICY CM 4.3.4:** Apply for state and other funding through the DEP to plan for and enhance the coastal dunes, with particular focus on the





south end of the Central Beach north to Alexander Park.



**POLICY CM 4.3.5:** Work with the Broward County Soil and Water Conservation District to appropriately vegetate and maintain dune systems, with particular focus on the south end of the Central Beach north to Alexander Park.

**POLICY CM 4.3.6:** Participate in studies affecting natural resources located in or adjacent to the City, through intergovernmental coordination mechanisms.

**POLICY CM 4.3.7:** The City shall coordinate and cooperate with Broward County in the County's development of a comprehensive beach management and maintenance plan to address activities including dune and vegetation management, beach nourishment, and sand by-passing. The plan shall include consideration of climate change impacts on these efforts.

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## **OBJECTIVE CM 4.4: Deepwater Port**

The City of Fort Lauderdale shall work with Broward County in a cooperative fashion to resolve inconsistencies which may arise between the City of Fort Lauderdale Comprehensive Plan and the Deepwater Port Component of the Broward County Comprehensive Plan.

**POLICY CM 4.4.1:** Ensure that areas within Port Everglades are consistent with priorities identified within the Deepwater Port Component of the Broward NEXT Comprehensive Plan.

**POLICY CM 4.4.2:** In the event the City of Fort Lauderdale and Broward County are unable to resolve an inconsistency between the Port and City Plans, the City may, subject to and in accordance with all applicable law, utilize the dispute resolution process as provided under s. 186.509, Florida Statutes.







## OBJECTIVE CM 4.5: Community Health and Safety

Ensure local standards and proactive measures to enhance community health and safety in the City of Fort Lauderdale.

**POLICY CM 4.5.1:** The City shall strive to meet the national standards for emergency response times for Emergency Medical Service (EMS) calls. The City shall regularly evaluate and determine the need for new EMS sites and operational improvements in order to effect better response times.

**POLICY CM 4.5.2:** The City shall strive to meet the national standards for emergency response times for fire calls. The City shall regularly evaluate and determine the need for new City fire station sites based on the use of fire service jurisdiction assessment and fire data analysis software in order to effect better response times.

**POLICY CM 4.5.3:** The City shall maintain department standards based on best practices and national standards, and strive to meet department standards for police Priority One calls.



**POLICY CM 4.5.4:** Respond to and prepare for continued increases in emergent and non-emergent medical responses, with consideration to medical, social work, mental health services, aging population, new senior living facilities, and the evolving socio-economic quality of the neighborhoods.

**POLICY CM 4.5.4a:** The City shall maintain a state of readiness to respond to public health crises through continued coordination with the Florida Department of Health, Broward County Department of Health and local hospital and medical systems, among others as applicable. To maintain this state of readiness, the City shall also monitor available resources and information in cases of public health emergency, including from entities such as the Center for Disease Control, for usage in development of crisis response and operational policies.

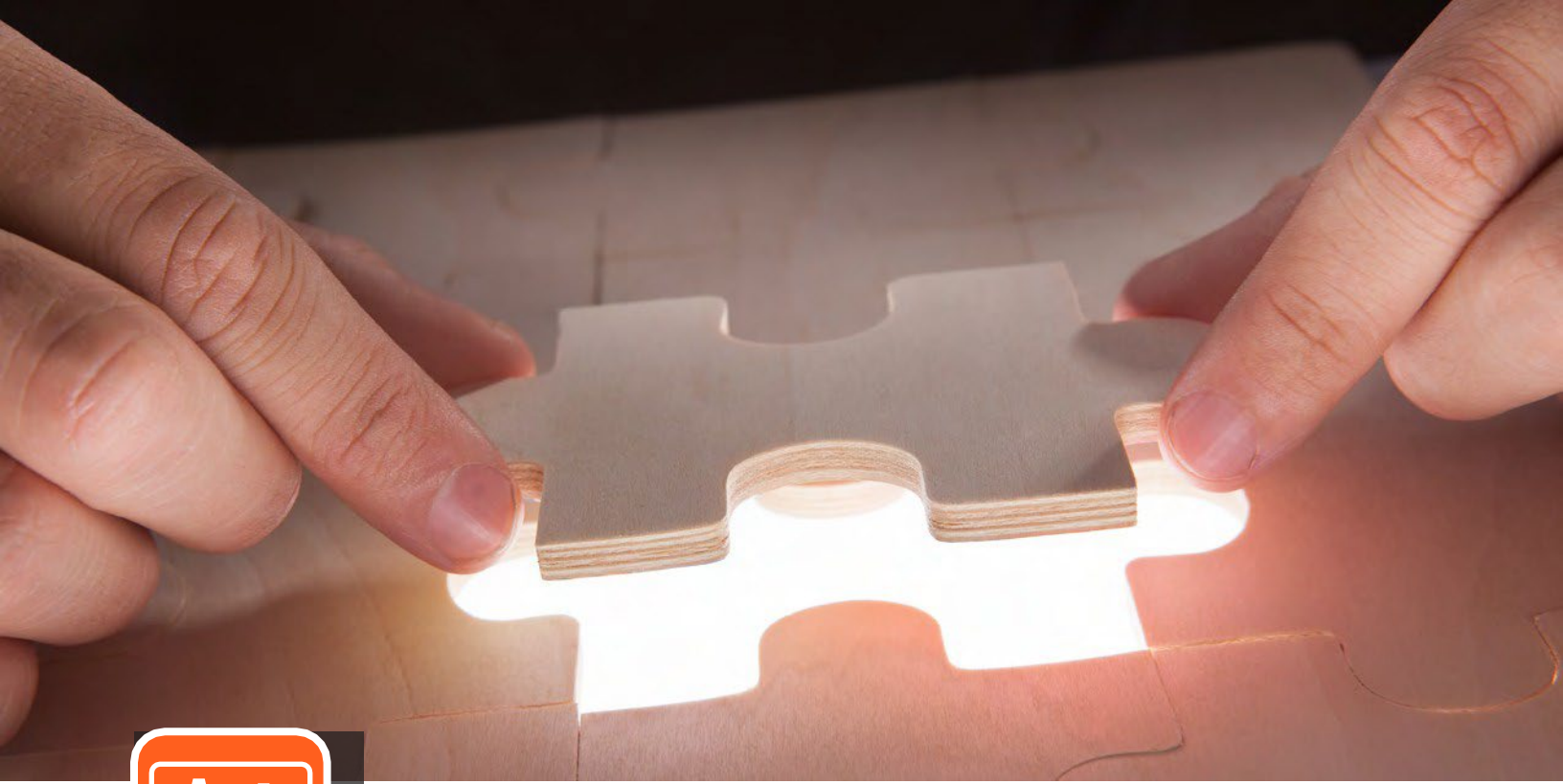
**POLICY CM 4.5.4b:** The City shall maintain demographic, business data, and GIS support systems to ensure that the city's response is data-informed and based on the city's values and principles around equity. This City will utilize this data as necessary to help target event impact mitigation actions that will direct efforts to obtain external assistance, provide for locations for temporary hospitals and other critical infrastructure, assist vulnerable populations, help with identifying business stabilization assistance and food distribution, and aid in long term planning for post event recovery.

**POLICY CM 4.5.5:** Direct resources to training, education, and prevention programs that encourage residents to be proactive regarding personal property and share responsibility for community safety.

**POLICY CM 4.5.6:** Evaluate new technological advances and programs to modernize public



safety efforts and provide efficient and effective services in the most cost-effective manner.



# INTERNAL SUPPORT

## IMPLEMENTATION ELEMENT

### PRINCIPLES

The Internal Support Platform and this Administrative Element is the primary mechanism for implementing, monitoring and updating the Comprehensive Plan and ensuring superior service to the community. It guides how the goals, objectives and policies will be executed.

The Comprehensive Plan will be implemented consistent with the City's Fast Forward Fort Lauderdale Vision Plan 2035 and the Press Play Fort Lauderdale Strategic Plan in terms of infrastructure, Public Places, Neighborhood Enhancement, Business Development, Public Safety and Internal Support.





## DEFINITIONS

The Comprehensive Plan is the legal document which regulates all growth and development for the City of Fort Lauderdale. It is subdivided into 16 elements according to different subjects which address goals, objectives and policies that must be observed.

“Goal” means the long-term end toward which programs or activities are ultimately directed.

“Objective” means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

“Policy” means the way in which programs and activities are conducted to achieve an identified goal.

## SIX CYLINDERS OF EXCELLENCE

- **Infrastructure:** Pedestrian friendly, multi-modal, sustainable and resilient
- **Public Places:** Access, identity, partnerships for better spaces, health and recreation
- **Neighborhood Enhancement:** Healthy and diverse neighborhoods
- **Business Development:** Economic development, superior transportation, educational excellence
- **Public Safety:** Police, fire, emergency management and disaster recovery
- **Internal Support:** Leadership and fiscal responsibility, cross collaboration and professional development

## FAST FORWARD FORT LAUDERDALE VISION PLAN

The Vision Plan sets the overall framework for how Fort Lauderdale will develop over the next 17 years according to five cylinders of excellence and an internal support platform. It is a guiding document for future growth and it is supported by a system of annual and multi-year plan reviews and progress reports governed by the City’s Strategic Plan. These include the neighborhood survey, the Commission Annual Action Plan, the Fiscal Year Budget, 5-year Community Investment Plan, Department Scorecards.

## PRESS PLAY FORT LAUDERDALE STRATEGIC PLAN

Additionally, the Strategic Plan includes goals, objectives and performance indicators and initiatives for each of the cylinders of excellence and the City departments with five year targets. They further the City’s mission We Build Community and helps move the City closer to achieving its Vision “ The City You Never Want to Leave.” The Vision Scorecard tracks improvements in each category and, over time, the City will have achieved all of the goals and objectives represented in the scorecard.’

## COMMUNITY INVESTMENT PLAN

The five-year Community Investment Plan (CIP) includes ongoing projects, new projects, and projects in progress that require additional funding. The CIP also includes a plan for future projects based on expected revenues, bond issuance, and other financing mechanisms.



# GOALS AND POLICIES

**GOAL 1:** The Fort Lauderdale Comprehensive Plan shall accomplish the City’s Fast Forward Fort Lauderdale Vision 2035 Plan regarding the City’s future growth and the six Cylinders of Excellence and shall be the City’s primary policy document to guide all of its activities and development.

## OBJECTIVE AI 1.1: Plan Maintenance and Administration

The City will maintain and administer its comprehensive planning program in adherence to the Chapter 163.3177 of the Florida Statutes.

**POLICY AI 1.1.1:** Fort Lauderdale shall empower the workforce to be the primary leader towards achieving the Fast Forward Plan and shall be a well-trained, innovative and neighborhood centric workforce that builds community by accessing the following mechanisms for growth and improvement:

1. Educational outlets and self-improvement which may include employee training development and self-evaluation.
2. Employee recognition and improved employee engagement which may include improved communication of policies and procedures and a succession plan for critical positions.
3. Improve health and safety with better opportunities to participate in the health and wellness center and policies and procedures to prevent injuries.



**POLICY AI 1.1.2:** The City shall continue to provide funding for the administration of the Plan. The Department of Sustainable Development Director or such person(s) appointed by the City Manager will be responsible for answering all questions of interpretation and enforcement of the Plan. The Plan shall be administered by the Department of Sustainable Development.

**POLICY AI 1.1.3:** The City shall continue to provide public participation procedures.

**POLICY AI 1.1.4:** In addition to the public hearings required by Florida Statute (FS), public participation opportunities shall consist of methods such as open discussion, communication programs, information services and broad dissemination of the proposals and alternatives, as well as opportunity for submittal of written comments.

**POLICY AI 1.1.5:** The City shall continue to adopt and implement public participation procedures for inclusion in the Unified Land Development Regulations (ULDR), and update them as necessary.



## OBJECTIVE AI 1.2: Plan Monitoring and Review

The City shall provide for periodic updates between Evaluation and Appraisal Report (EAR) cycles and monitor the Plan's progress for consistency with the Fast Forward Fort Lauderdale Vision Plan as required by Florida Statutes.

**POLICY AI 1.2.1:** To be a leading government organization that manages resources wisely and sustainably, the Department of Sustainable Development shall use the following annual monitoring processes and procedures to recommend amendments to the Comprehensive Plan and its elements:

1. The City's current FL2STAT monitoring process described in the Strategic Press Play Plan in relation to the initiatives and performance indicators defined in the Vision Plan, the Strategic Plan, the Commission Annual Action Plan, Department Budgets and Process Improvements and at minimum reviewed annually.
2. The 2035 Vision Scorecard to measure success by increasing baseline scores identified in the Press Play Strategic Plan and increase overall satisfaction with quality of city services.
3. Utilize professional associations and benchmarking for continuous improvement.

**POLICY AI 1.2.2:** At least once every 7 years, Fort Lauderdale shall evaluate the Comprehensive Plan through an Evaluation and Appraisal Report, the Fast Forward Fort Lauderdale Vision Plan and the Press Play Fort Lauderdale Strategic Plan. These plans shall be evaluated and, as necessary, updated to reflect changes in local conditions.

**POLICY AI 1.2.3:** The Department shall use a professionally acceptable and replicable methodology for generating population estimates and projections and assigning the population.

**POLICY AI 1.2.4:** Manage policies and capital projects through the Capital Improvement Program which shall be automatically updated annually and adopted by resolution.

**POLICY AI 1.2.5:** Within a reasonable time subsequent to the annexation of land into the City's corporate limits, the Department shall submit a revised Plan to the Broward County Planning Council for recertification.

**POLICY AI 1.2.6:** All updates to the Comprehensive Plan elements shall be reflected in the subsequent updates to the five-year strategic plan and the Commission Annual Action Plan.







### OBJECTIVE AI 1.3: Concurrency Review and Administration

The City shall perform a Concurrency Assessment to ensure that the public facilities are available and concurrent with the impacts of the proposed development. To conduct the assessment, and to determine the capability of existing public facilities to service new development, the inventory of services and facilities contained in the Community Investment Plan shall be used as a base for the establishment of existing conditions.

**POLICY AI 1.3.1:** Prior to the issuance of a development order for a proposed new development, the City shall review:

- The ability of existing facilities to accommodate the proposed development at the adopted level of service standards;
- Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development;
- The facility(s) improvements or additions that will be needed to accommodate the impacts of the proposed development at the adopted level(s) of service standard(s);
- The date such facility(s) improvements or additions will need to be completed to be concurrent with the impacts on such facility(s) created by the proposed development; and
- A recommendation of approval or denial with any applicable conditions for the timing and location of needed improvements.

**POLICY AI 1.3.2:** The adopted level of service standards shall be the minimum acceptable standards with which all proposed new development shall comply. The Concurrency Management System shall not preclude the City from imposing other conditions of approval including improvements and additions to the facilities covered under this system beyond the minimums necessary to achieve concurrency.

**POLICY IC 1.3.2a:** Prior to the approval of an application for a final subdivision plan or final site plan, the City will review the proposed development application to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development based upon the adequacy requirements in the Unified Land Development Regulations (ULDRs).

**POLICY IC 1.3.2b:** Provisions in the Comprehensive Plan that ensure that public facilities and services standards will be met to satisfy the Concurrency requirement shall consist of the following:

- The necessary facilities and services are in place at the time a development permit is issued;
- A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur;
- The necessary facilities are under construction at the time a permit is issued;
- The necessary facilities and services are guaranteed in an enforceable development agreement that guarantees that the necessary facilities and services will be in place when the impacts of the development occurs;
- At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
- The necessary facilities and services are guaranteed in an enforceable development agreement that requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit.



## OBJECTIVE IC 1.4: Plan Amendment Process

The Department of Sustainable Development shall work with the staff of other City departments to ensure that the adopted components of the Plan are updated regularly through the EAR and EAR-based amendments and are coordinated and consistent with the supporting documentation of the Plan.

**POLICY AI 1.4.1:** The Department shall prepare and maintain the Future Land Use Element Map Series, and amendments thereto, which shall be the effective future land use map for the City upon adoption by the City Commission and recertification by the Broward County Planning Council.

**POLICY AI 1.4.2:** The Department shall submit to the BCPC amendments to the Future Land Use Element, and amendments to Future Land Use Element Map Series, for recertification after final adoption by the City Commission.

**POLICY AI 1.4.3:** Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would or will have:

- Consistency with the Infrastructure Element and the Coastal Management Element and not contribute to a condition of public hazard.
- Consistency with the Transportation and Mobility Element; Infrastructure Element; and Parks, Recreation, and Open Space Element and not intensify any existing public facility capacity deficits not envisioned within this plan.
- Generate public facility demands that may be accommodated by planned capacity increases.
- Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element.
- Accommodate public facility demands based upon level-of-service standards by provision of facilities by the developer or by the City consistent with this element.
- Consistency with state and regional agencies' and water management district's facilities plans.

**POLICY AI 1.4.4:** Land use plans and plan amendments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior it's to their certification or recertification by the Broward County Planning Council.





# AMENDMENT PROCESS

<b>Types of Amendments</b>	<ul style="list-style-type: none"> <li>• EAR based amendments (Evaluation and Appraisal Report) - by City</li> <li>• Comprehensive Plan text amendment by City or property owner</li> <li>• Comprehensive Plan map amendment by City or property owner</li> </ul>
<b>Public Input Process for:</b>	Legal notification of public hearings (Ch 163.3174 FL FS)
	Notification to adjacent municipalities
	Comment period
	Public hearings <ul style="list-style-type: none"> <li>• Planning and Zoning Board</li> <li>• City Commission First Public Hearing</li> <li>• Broward County Planning Council Public Hearing (as required)</li> <li>• Broward County Commission First Reading (as required)</li> <li>• Transmittal to State, County and South Florida Regional Planning Council (except for small scale land use amendments)</li> <li>• Broward County Commission Second Reading (as required)</li> <li>• City Commission Second Reading</li> </ul>
<b>Comprehensive Plan Text and Map Amendments</b>	
<b>EAR Based Amendments</b>	Administrative hearing is permitted within 30 days of final hearing for persons affected by the amendment.

# EVALUATION AND APPRAISAL REPORT

<b>Purpose</b>	Fort Lauderdale shall evaluate the Comprehensive Plan and update as necessary to reflect changes in local conditions.
<b>Policy Review</b>	Update goals, objectives and policies not removed to address: <ul style="list-style-type: none"> <li>• Specificity and more direct language</li> <li>• Timeframe and specific times for completion</li> <li>• The correct implementation agency for completion</li> <li>• Changes in Florida statutes and the Broward County land use plan</li> </ul>
<b>Process</b>	<ol style="list-style-type: none"> <li>1. Update baseline data according to Chapter 163, FS that directly support goals, objectives and policies</li> <li>2. Update goals, objectives and policies which were not achieved.</li> <li>3. Include new or modify existing goals, objectives or policies as needed.</li> </ol>





# INTERNAL SUPPORT

## CAPITAL IMPROVEMENTS ELEMENT

### PRINCIPLES

The Capital Improvement Element is the primary mechanism to consider which and where public facilities should be located to implement the City of Fort Lauderdale Comprehensive Plan. It describes standards to improve existing facilities and for constructing new facilities for at least a five-year period and includes a detailed schedule of funding, prioritization and timing for all capital projects within the City. It also includes guidelines for determining capital improvement needs using a combination of level of service standards, performance criteria from the Vision Scorecard and the FL2 STAT Community Investment Plan Ranking Team under the direction of the City Manager, the City Commission and the Capital Improvement Plan Committee.

In this way, the Capital Improvement Element is an integral part of the City of Fort Lauderdale's budget. The five-year capital improvement plan is presented to the City Commission annually for adoption.

The Capital Improvement Element will also implement components of the City of Fort Lauderdale's Vision Plan and Strategic Plan as they relate to:

1. Transportation as a pedestrian friendly and multi-modal City
2. A sustainable and resilient community
3. Unique, inviting and connected gathering places
4. Educational excellence
5. Public safety





# GOALS, POLICIES, AND EVALUATION MEASURES

**GOAL 1:** The City will strive to provide infrastructure as appropriate to meet the standards set forth within the comprehensive plan elements, by preserving, modifying and replacing existing infrastructure and providing new infrastructure related to growth and resiliency.

## OBJECTIVE CI 1.1: Funding Capital Improvements

Ensure that financial resources are available to provide capital improvements that meet existing needs and needs of planned future growth and in a cost-effective manner.

**POLICY CI 1.1.1:** The City Manager shall prepare and propose a five-year Capital Improvement Program and One-Year Capital budget to the City Commission annually as part of the Community Investment Plan preparation process, for adoption to meet present infrastructure deficiencies and future infrastructure needs as discussed in other Elements of this Comprehensive Plan as follows:



1. The proposed plan shall include sources of funding for each capital improvement or category of capital improvement.
2. Utilize the findings and recommendations of the Comprehensive Plan to develop the annual capital improvement plan.
3. The Capital Improvement Schedule should demonstrate that level of service standards will be maintained in a such a way that deficiencies and needs are addressed during the next five-year period.
4. The schedule of capital improvements provides an estimate of public facility costs including a delineation of when it will be needed, the general location of the facilities and projected revenue sources to fund the facilities. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period are identified as either funded or unfunded and given a level of priority for funding.

**POLICY CI 1.1.2:** Identify public facilities needed to adequately service existing development and development for which development orders were previously issued.

**POLICY CI 1.1.3:** Capital projects will be evaluated using the following criteria:

1. **Meets federal, state or legal requirement** - Whether there is a federal, state, local mandate, grant, court order, judgment, or other requirement that the project must be completed.
2. **Project feasibility** - Whether there are obstacles to proceeding with the project (land acquisition, easements, approvals required, etc.)
3. **Costs and sources of funds** - Whether the project would impact the City's operating costs, debt service level, and/or whether the project would yield revenue.
4. **Reduces risk and improves urgent safety needs** - Whether the project reduces an immediate or future risk, addresses a public health and/or safety hazard, or addresses an urgent safety



## CAPITAL IMPROVEMENTS ELEMENT

needs.



5. **Relevant level of service and performance measures** - Is the impact of the project measurable? Will completing the project improve key performance measures or result in efficiencies?
6. **Addresses aging infrastructure needs and maintenance of existing facilities** - Whether the project helps to repair or replace the City's aging infrastructure (e.g. bridges, seawalls, roads) or provides for capital maintenance of existing City facilities (e.g. community centers, swimming pools, or sports complex).
7. **Project consistency with existing approved plans and projects** - Whether the project is directly consistent with a Commission approved plan, including the 10-Year Water Supply Facility Work Plan, Utility Master Plan, Parks and Open Space Master Plan, and the Long-Range Transportation Master Plan; advances the Strategic Plan; the Commission Priorities; and/or the 2035 Community Vision Plan.
8. **Improves traffic, mobility, connectivity, pedestrian safety and cyclist safety** - Whether the project would result in filling mobility gaps, supporting more effective interconnectivity, and ensuring increased and safe accessibility to activities, events and locations (bikeway path, commuter rail).
9. **Environmental benefits** - Whether the project would address sea level rise, flooding, energy efficiency, water quality, water efficiency or other sustainability measures.
10. **Promotes or accelerates sustainable economic development** - Whether the project would directly result in capital investment, increased tax base, increased property values, or improved job opportunities.

**POLICY CI 1.1.4:** The Capital Improvements Element will be reviewed annually. The Plan will include:

- Sources of funding
- Considerations of the Comprehensive Plan to develop the annual capital improvement plan
- Adherence to Level of Service Standards
- Estimate of costs
- Timing of program needs



**POLICY CI 1.1.4a:** The City shall maintain a five-year capital improvement schedule which shall be amended annually by the City Commission.

**POLICY CI 1.1.4b:** Top priority will be given to appropriate levels and schedules of recapitalization including quantity, replacement cost, life cycle and annual depreciation/recapitalization needs when developing budget recommendations for the Community Investment Plan.

**POLICY CI 1.1.4c:** Coordinate planning for City improvements with applicable government agencies.

**POLICY CI 1.1.4d:** Prioritize CIP projects based on hierarchy of program needs.

**POLICY CI 1.1.5:** Examples of financing methods that may be used include:

1. **General Fund Revenues** - General tax revenues, transfers in from other funds, and other receipts that are not allocated by law or contractual agreement used for new construction as well as improvements to infrastructure primarily for community-wide benefit and use,





## CAPITAL IMPROVEMENTS ELEMENT

such as municipal buildings and parks.



2. **Enterprise Fund Revenues** - Revenues from a fund that provides goods or services to the public for a fee that makes the entity self-supporting (e.g. Water and Sewer, Stormwater, Sanitation, Parking, and Airport Funds).
3. **General Obligation (GO) Bonds** - Obligations secured by the full faith and credit of a governmental unit or payable from the proceeds of ad valorem taxes of a government unit which require voter approval.
4. **Grants** - Priorities adopted by the Commission that direct staff's pursuit of funds used for capital projects when available.
5. **Regulatory Fees** - Fees that are imposed for a sovereign function and shouldn't exceed the regulated activity's cost such as Park Impact Fees and Water and Sewer Capital Expansion Fees.
6. **Special Assessments** - Used to construct and maintain capital facilities such that the construction improves the property and the assessment has been fairly and reasonably apportioned among the properties receiving the benefit.
7. **Special Assessment Bonds** - Bonds that provide for capital improvements and are paid in whole or in part by levying and collecting special assessment on the abutting, adjoining, contiguous, or other specially benefited property.
8. **Revenue Bonds** - These are typically bonds that finance income-producing projects and are secured by a specified revenue source (e.g. Parking Revenues, Stormwater Fees, Water and Sewer Rates).
9. **Public Private Partnership** - A contractual agreement between a public agency and private sector entity with the intention in delivering a service or facility for the use of the general public.
10. **Energy Performance Contracts** - Projects that guarantee energy, water, and operational savings that must be greater than the cost of the project.

**POLICY CI 1.1.6:** All legal, feasible, cost-effective methods of financing capital improvements shall be explored. Capital projects shall not be dictated by the nature of funding available except to the extent that the projects meet an initial test of being required to achieve City goals and to the extent that project must be placed in priority dictated by the nature of funds available.

### OBJECTIVE CI 1.2: Public Facilities and Standards for LOS

Provide infrastructure, roads and public education facilities to meet existing needs and needs of planned future growth at the adopted level of service standards.

**POLICY CI 1.2.1: Water** - Provide the necessary capital improvements to maintain water, wastewater and stormwater levels of service, based on service area proportional needs as described in the Infrastructure Element through 2040 and for consistency with the Sustainability Action Plan as follows:

1. Capital improvements will adhere to all construction standards, minimize construction costs and assure acceptable useful life and minimum maintenance cost.
2. Water, sanitary sewer, and stormwater improvements will be designed and constructed to the size required to serve the City's projected needs.
3. To the maximum extent possible, water and sanitary sewer support systems should be designed to accept future facilities without the need to substantially redesign existing facilities.
4. Utilize existing and future sources of funding for water, stormwater and wastewater improvements including water and wastewater impact fees. Ensure all enterprise funds are continued and utilized for the intended purpose.



- 5. Assure that adequate water supplies and potable water facilities meeting the adopted level of service, shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.
- 6. Implement the water supply projects described in the 10-Year Water Supply Facilities Plan. These improvements shall be incorporated into the Capital Improvements Element and City's budget on an annual basis.
- 7. Water supply projects to be undertaken within the next five years shall be included in the Five-year Capital Improvements Plan with identified, committed funding sources for the initial three years as required by Chapter 163, F.S.



**POLICY CI 1.2.2: Transportation** - Provide capital improvements necessary to meet the adopted levels of service specified in the Transportation Element, giving due consideration to the City's street closure policy and neighborhood needs and the following additional considerations:

Prioritize roadway improvement projects from the Connecting the Blocks Program which improve safety, contain sustaining elements, fill existing network gaps and support transit in compliance with the City's 2013 Complete Streets Policy as adopted or amended.

**EVALUATION MEASURE CI 1.2.3:** The City shall provide capital improvements related to the stormwater management, operations and maintenance including drainage improvements designed to improve flood protection and pollution controls to City's streets and roadways. These improvements will be identified and prioritized by the City's Watershed Asset Management Plan (WAMP) through adopted Level of Service (LOS) metrics and in alignment with asset management best practices, as defined by the Institute of Asset Management (IAM).

**EVALUATION MEASURE CI 1.2.4: Solid Waste** - Provide for adequate solid waste collection and disposal necessary to remain consistent with Broward County's Comprehensive Plan solid waste generation rates.

**EVALUATION MEASURE CI 1.2.5: Parks** - Provide improvements necessary to meet the adopted level of service specified in the Parks, Recreation, and Open Space Element.

**GOAL 2: Ensure adequate funding for infrastructure and capacity exist concurrent with development or redevelopment.**

**OBJECTIVE CI 2.1: Infrastructure Concurrency Management**

Maintain Principles for constructing, extending or increasing capacity of public facilities, and principles for correcting existing deficiencies.

**EVALUATION MEASURE CI 2.1.1: Concurrency Management System** - The following is the Concurrency Management System used by the City for monitoring and ensuring adherence to: the adopted LOS standards, the availability of public facility capacity, and the schedule of capital improvements as defined in appropriate Comprehensive Plan elements. It includes guidelines for interpreting and applying LOS standards to applications for development orders (D.O.'s) and development permits (D.P.'s) and determining when the test for concurrency must be met, including the latest point in the application process for the determination of concurrency prior to the approval of an application. The Concurrency



## CAPITAL IMPROVEMENTS ELEMENT

Management System provides a program that ensures D.O.'s and D.P.'s are issued in a manner that will not result in a reduction in the LOS below the adopted LOS standard for the affected facility.



**1. Capacity and LOS Inventory**

The provisions and requirements of the Concurrency Management System applies only to those facilities listed herein. The following inventories shall be maintained by the appropriate City departments and they will be used for the concurrency assessment of new development. The inventory shall be reviewed annually and updated as necessary.

**a. Transportation**

- Design capacity of different roadway and transit networks.
- The existing LOS measured by the average annual number of trips per day on a roadway link and the peak hour trips as provided in the last counts taken before November 1 by the Florida Department of Transportation, Broward County or the City.
- The status of service degradation on those roads classified as backlogged, based on the methodology described in the Transportation Element of this plan.
- The adopted level of service standards for roadways and transit.
- The existing capacities or deficiencies of the roadway and transit network. The capacities reserved for approved, but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the roadway and transit network by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- The improvements to be made to the roadway and transit network by the City, Broward County, the State of Florida Department of Transportation, or other public agency and the impact of such improvements on the existing capacities or deficiencies.



**b. Sanitary Sewer**

- The design capacity of the wastewater treatment facilities.
- The existing level of service standards measured by the average number of gallons per day per unit based on the average flows experienced at the treatment plant and the total number of equivalent residential units within the service area.
- The adopted LOS standard for average daily flows per equivalent residential unit.
- The existing deficiencies of the system.
- The capacities reserved for approved but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the facility by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.





### c. Potable Water

- The design capacity of potable water treatment facilities.
- The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of equivalent residential units within the service area.
- The existing potable water storage capabilities of the water system. The existing minimum water pressure.
- The adopted LOS standards for the potable water facility components.
- The existing capacities or deficiencies of the system.
- The capacities reserved for approved but unbuilt development.
- The improvements to be made to the facility by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- The improvements to be made to the facility by the City and the impact of such improvements on the existing capacities or deficiencies.

### d. Solid Waste Disposal

- The design capacity of solid waste disposal facilities.
- The existing level of service measured by the number of units served per route.
- The adopted LOS standard for solid waste.
- The capacities reserved for approved but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the system by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.

### e. Stormwater Drainage

- The existing LOS determined by the current City's roadway flood protection criteria and environmental regulations.
- The adopted LOS standards and metrics for stormwater and environmental protection as defined by the City's Watershed Asset Management Plan (WAMP).



### f. Parks - The following standards will apply in the administration of Park LOS:

- Park LOS will be assessed prior to the issuance of a building permit.
- The Park LOS shall be evaluated separately for both citywide parks and community parks as provided for in the Parks, Recreation, and Open Space Element, and shall be on the basis of acreage per 1000 people.
- The City may accept, for the purposes of meeting the adopted LOS, payments in lieu of parks and donation of land to the City.
- Privately owned land which will serve as publicly accessible parks and open space may be utilized to fulfill Park LOS requirements, provided that this usage is preserved through land use designation and/or deed and covenant restrictions.



## OBJECTIVE CI 2.2: Coordination with School Board for School Capacities

**POLICY CI 2.2.1:** The City of Fort Lauderdale shall advise Broward as needed in regards to school needs generated by City's growth. Broward County, in collaboration with the School Board of Broward County and the municipalities shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

**POLICY CI 2.2.1a:** Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning the Five-Year District Educational Facilities Plan (DEFP) shall contain a five year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.

**EVALUATION MEASURE CI 2.2.2:** The LOS for School Type A shall be 100% gross capacity (including relocatables). The LOS for School Type B shall be 110% permanent Florida Inventory of School Houses (FISH) capacity.

**POLICY CI 2.2.3:** The LOS shall be adopted and incorporated into the PSFE of Broward County and Fort Lauderdale's Comprehensive Plan.

**POLICY CI 2.2.4:** Fort Lauderdale shall automatically amend its CIE to reflect any amendment, correction or modification to the Broward County School Board's adopted Five-Year DEFP concerning costs, revenue sources, or acceptance of facilities pursuant to dedications or proportionate share mitigation, once adopted by the School Board.





# INTERNAL SUPPORT

## INTERGOVERNMENTAL COORDINATION ELEMENT

### PRINCIPLES

The City of Fort Lauderdale will coordinate cooperative efforts with regional agencies and neighboring municipalities to effect better quality of life and ensure opportunities for residents and businesses within the City.

Through this cooperation, the City will focus its efforts on enhancing the environment, protecting our resources, and preparing and mitigating the affects and causes of climate change.







# GOALS AND POLICIES

**GOAL 1:** Coordinate all development activities and service delivery with other government agencies and adjacent municipalities for consistency with the City's adopted Comprehensive Plan.

## **OBJECTIVE IC 1.1: Mechanisms to Coordinate Potential and Allowable Development Impacts from the City's Comprehensive Plan**

The City shall coordinate with Broward County adjacent municipalities, the School Board of Broward County to ensure that proposed development impacts which are allowed in the City of Fort Lauderdale Comprehensive Plan, are addressed.

**POLICY IC 1.1.1:** Department of Sustainable Development shall ensure the potential development impacts allowed by the Fort Lauderdale Comprehensive Plan on adjacent jurisdictions are addressed through the following mechanisms, processes or procedures:

1. The City shall adopt land development regulations to require platting where required by Broward County regulations, and shall ensure that land development within the City meets the minimum standards of the Broward County Land Development Code as applicable. The platting procedure will consider the future impact of a proposed plat (county-wide) on the facilities and services provided by the local government within which it is located as well as those of adjacent local governments, if any.
2. The site plan procedure, which considers the future impact of a proposed site plan on the facilities and services provided by Broward County and those of adjacent local governments, if any.
3. The compatibility and public school impacts procedure, which considers land use compatibility and public school impacts of applications for the use of the Broward County Land Use Plan's flexibility provisions.
4. The Development of Regional Impact (DRI) process, established in Section 380.06, FS, and its implementing rules, in reviewing and amending development orders and permits for large-scale developments.
5. The Broward County Planning Council's map amendment review process, which provides Broward County with the opportunity to review, and provide comments or objections on, proposed small-scale and other amendments to the Future Broward County Land Use Plan Map Series.
6. The intergovernmental review procedures prescribed in Chapter 163, Part II, Florida Statutes, and its implementing administrative rules, to review and provide comments on, or objections to, proposed comprehensive plans and plan amendments of adjacent cities.
7. The goals, objectives, and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Unincorporated Area Land Use Plan Map Series.
8. For proposed changes to the City's Land Use Plan which affect and impact abutting local jurisdictions and/or State and Regional facilities, follow the existing Broward County Planning Council procedures including notification of adjacent property owners.
9. Utilize the Broward County Planning Council to work out land use change details with affected municipalities and to assist in the review of extra-jurisdictional impacts related to the Broward County Trafficways Plan.
10. Development permits granted by the City of Fort Lauderdale shall be consistent with Broward County regulations (BrowardNEXT).



**POLICY IC 1.1.2:** The City shall coordinate the adopted comprehensive plan with the plans of the School Board of Broward County, the South Florida Regional Water Supply Authority, adjacent municipalities and other units of local government providing services but not having regulatory authority over the land use through mechanisms such as joint area planning, dispute resolution processes, interlocal agreements, intergovernmental review of comprehensive plans and plan amendments, work groups and meetings. Fort Lauderdale shall:

**POLICY IC 1.1.2a:** Use the Broward County Comprehensive Plan workshops scheduled during the year to coordinate planning activities mandated by the various elements of the Comprehensive Plan with local governments, the School Board of Broward County, the Broward County MPO and its Technical Coordination Committee (TCC), the South Florida Regional Planning Council, FDOT other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

**POLICY IC 1.1.2b:** By participating in workshops, joint meetings, and other planning groups, the City and its various departments, including the Transportation and Mobility Department, will provide for collaborative planning and decision making regarding regional transportation, freight along key corridors, infrastructure and housing needs, economic development and education with Broward County, the Broward County MPO and its Technical Coordination Committee (TCC), FDOT, other cities, the Broward County School Board and other service providers.

**POLICY IC 1.1.2c:** Use the South Florida Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties.

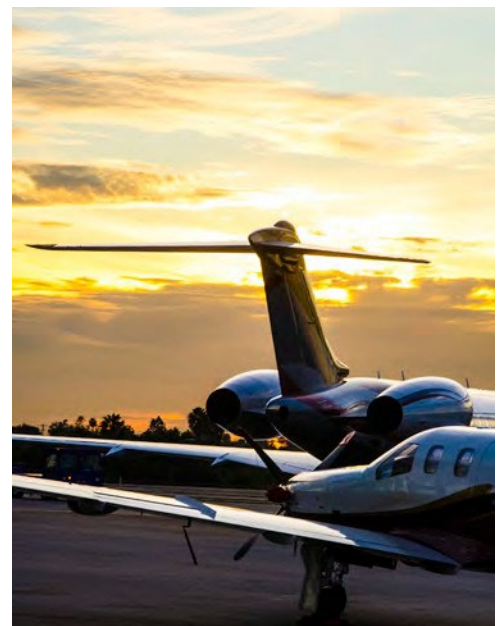
**POLICY IC 1.1.2d:** Use the intergovernmental review procedures prescribed in Chapter 163, Part III, Florida Statutes, and its implementing administrative rules to review and provide comment on, or objections to, proposed comprehensive plans and plan amendments of adjacent cities.

**POLICY IC 1.1.3:** The City shall coordinate with neighboring municipalities as needed to provide for land use, economic development, and other needs for the Fort Lauderdale Executive Airport and the Fort Lauderdale/Hollywood International Airport.

**POLICY IC 1.1.3a:** Solicit input from the City of Tamarac regarding development activities at Fort Lauderdale Executive Airport, through direct contact and through ad hoc membership on the Airport Advisory Board.

**POLICY IC 1.1.3b:** Enter into interlocal Agreements as needed to protect and mitigate the impact on adjacent neighborhoods of any future expansion of the Fort Lauderdale/Hollywood International Airport.

**POLICY IC 1.1.3c:** In order to avoid land use conflicts, initiate discussions regarding an Interlocal Agreement with Broward County and other affected municipalities regarding land use within the noise contours and under the flight path of Fort Lauderdale Executive Airport. The Agreement should be consistent with the requirements of Chapter 333.03 Florida Statutes.





**POLICY IC 1.1.4:** Concerning annexation, the City of Fort Lauderdale shall coordinate all efforts with the County, County Legislative Delegation, affected neighborhood associations and property owners consistent with annexation and incorporation policies of the Broward County Legislative Delegation adopted policies and Florida statutes.

**POLICY IC 1.1.5:** Facilitate Intergovernmental coordination to provide for the implementation of planning and policies affecting more than one municipality.

**POLICY IC 1.3.2a:** Use partnerships to acquire funding and solving problems affecting multiple cities and agencies. Partnerships are encouraged to address issues related to affordable housing, protection of natural and historic resources, affordable housing and water supply.

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## **OBJECTIVE IC 1.2: Coordinate Level of Service (LOS) Standards**

Coordinate LOS standards for public facilities with the agencies and municipalities that are responsible for their operations and maintenance and ensure that existing and new facilities can adapt to climate change impacts to minimize costs and maximize their use through their expected lifespan.

**POLICY IC 1.2.1:** For transportation facilities, the LOS standard shall be coordinated through the Broward Metropolitan Planning Organization. This includes the development of the regional Long Range Transportation Plan, multimodal LOS standards and the transit hub designation for the Tri-Rail Coastal Link Project Downtown Fort Lauderdale station.

**POLICY IC 1.2.2:** For drainage and sanitary sewer facilities, the Level of Service standard shall be coordinated with Broward County and the South Florida Water Management District as needed.

**POLICY IC 1.2.2a:** Monitor water demand needs and land use planning in municipalities receiving water from the City and providing water to the City.



## INTERGOVERNMENTAL COORDINATION ELEMENT

**POLICY IC 1.2.2b:** Coordinate planning and public improvements with those municipalities receiving water from the City and providing water to the City. Such coordination may include sharing of updated information to meet ongoing water supply needs, implementation of alternative water supply projects, establishing LOS and to determine the potential for annexation.

**POLICY IC 1.2.3:** Implement the City's Water and Sewer Master Plan, including services agreed to through its User Agreements or changes in its Groundwater Withdrawal Permit.

**POLICY IC 1.2.4:** For solid waste facilities, the LOS standard shall be coordinated through the Waste and Recycling Services.

**POLICY IC 1.2.5:** Pursuant to Chapter 163.3177 (6)(h) F.S., the County, School Board and municipalities shall coordinate their planning and permitting processes consistent with the procedures established within the ILA as follows:

1. Review and update of the annual DEFP containing the financially feasible schedule of capital improvement for school facilities needed to achieve and maintain the adopted LOS standards in all CSAs.
2. Coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration between existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and municipal projections for future development with the School Board's school enrollment projections to ensure consistency between the County and municipal future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and municipal land development codes and School Board policies to establish a county-wide public school concurrency system.
7. Provide information on proposed major residential developments and proposed major residential Land Use Plan amendments to the School.



**POLICY IC 1.2.6:** Maintain compliance with the requirements of the BCLUP criteria and minimum LOS standards regarding park acreage.



## OBJECTIVE IC 1.3: Climate and Hazard Mitigation

Fort Lauderdale shall continue to create collaborative intergovernmental practices and mechanisms in order to coordinate and advance strategies, programs, and other sustainable initiatives throughout the County and region, that mitigate greenhouse gas emissions and protect and adapt the built and natural environments to the consequences of climate change.

**POLICY IC 1.3.1:** Fort Lauderdale, in conjunction with Broward County, adjacent municipalities, independent districts and partner agencies, shall work to ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into public infrastructure and is an integral component of all planning processes as stipulated in the South Florida Regional Climate Change Compact and the Climate Change Element.

**POLICY IC 1.3.2:** Fort Lauderdale shall continue to actively participate in the Southeast Florida Regional Climate Change Compact, working with our neighboring counties to make our region more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislative policies and programs.

**POLICY IC 1.3.3:** Fort Lauderdale shall seek to engage the support of federal agencies, such as National Oceanic and Atmospheric Administration, U.S. Geological Survey, Federal Emergency Management Agency, Environmental Protection Agency, the U.S. Department of Interior, U.S. Department of Energy, U.S. Department of Transportation, and the U.S. Army Corps of Engineers, that can provide technological and logistical support to further state, regional, county, and local planning efforts in the assessment of climate change vulnerabilities and adaptation strategies.

**POLICY IC 1.3.4:** Fort Lauderdale shall work with municipal, regional, state, and affected industry representatives to cooperatively update the Local Hazard Mitigation Strategy and develop model codes and policies to encourage post-hazard redevelopment in areas with less vulnerability to storm surge, inundation, flooding, sea level rise and other impacts of climate change, and incentivize locally appropriate mitigation and adaptation strategies.





## INTERNAL SUPPORT

### PROPERTY RIGHTS ELEMENT

#### Principles

A local government's process for regulating land impacts real estate markets and property rights. Transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits people and respects property rights.

- *Transparency* means people can see and participate in the development review and approval process.
- *Predictability* means a local government follows rules that are clear and unambiguous. Real estate investors should be able to read the rules and know whether local government will permit a development proposal. Residents should be able to read the rules and know what kind of development will occur in their community.
- *Reliability* means a local government follows through on its commitments. Realistic plans should be made and followed. Generally, local governments should only change their plans after thorough consideration and consensus building. When government is reliable, people can make long-term investments in the community which is a key component of a successful local economy.



**GOAL 1:** The City shall consider private property rights in all local decision-making and with respect for people's rights to participate in decisions that affect their lives and property.

**OBJECTIVE PROP 1.1:** The City will respect judicially acknowledged and constitutionally protected private property rights.

**POLICY PROP 1.1.1:** The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**POLICY PROP 1.1.2:** The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

**POLICY PROP 1.1.2:** The City will consider in its decision-making the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**POLICY PROP 1.1.1:** The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

**OBJECTIVE 2.1:** The City's planning and development procedures will be transparent so that all people may participate in decisions that affect their lives and property.

**POLICY PROP 2.1:** The City shall continue to follow the public participation procedures outlined in the land development regulations which provide a framework for public participation in the development review process, and early involvement of neighbors and civic associations.

**POLICY PROP 2.2:** The land development regulations shall provide standards for notifying citizens of the City about public hearings before the Planning and Zoning Board and the City Commission to promote public participation in the decision-making process and meet the requirements of Florida Statutes.