

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.

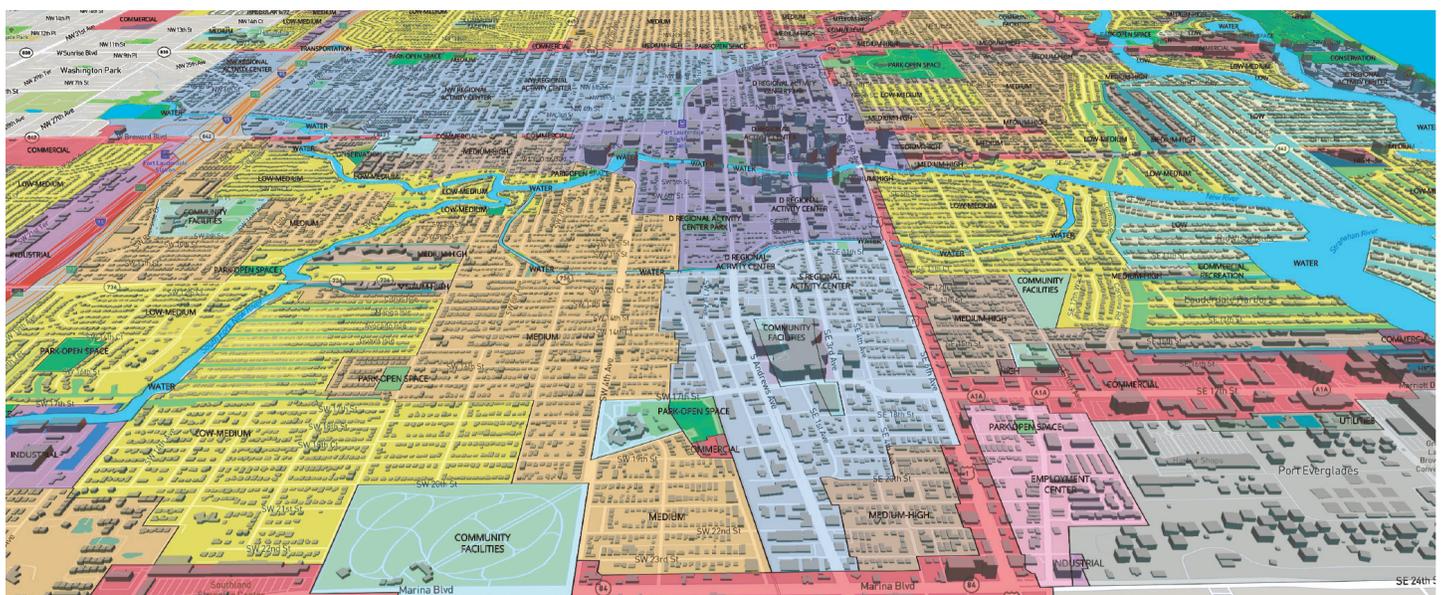
- a. Mixed Use Development - Single Use Buildings. A mixed use development, which contains both residential and commercial business, uses that are housed in separate buildings.
- b. Mixed Use Development - Mixed Use Buildings. A mixed use development which contains a mixture of residential and commercial 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: 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 1.1.6: 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 1.1.7: 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 1.1.8: 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 1.1.9: 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 Conservation land 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 contractual agreement or management 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.

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/ and 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 - Residential

Within the Mixed Use – Residential categories, urban form could include several variations; vertical mixed use, where commercial/retail uses are located on the ground floor with residential uses located on upper floors. It may also include horizontal (attached) mixed use; where separate uses are located side by side in the same building. In addition, it may include horizontal (detached) mixed use; where separate uses are located in separate buildings within the same site.



a. Density and Intensity Standards

The City of Fort Lauderdale Mixed Use categories include five ranges of density and intensity:

Category	Allowed
Low 4.4 Mixed Use	Permits up to 4.4 residential dwelling units per net acre and a FAR of 1.0 for combined development - residential and non- residential
Low-Medium 8 Mixed Use	Permits up to 8 residential dwelling units per net acre and a FAR of 1.0 for combined development - residential and non- residential
Medium 15 Mixed Use	Permits up to 15 residential dwelling units per net acre and a FAR of 1.5 for combined development - residential and non- residential
Medium-High 25 Mixed Use	Permits up to 25 residential dwelling units per net acre and a FAR of 2.0 for combined development - residential and non-residential
High 60 Mixed Use	Permits up to 60 residential dwelling units per net acre and a FAR of 2.5 for combined development - residential and non- residential

The residential density shall not exceed the units per acre and the floor area ratio permitted. There is a minimum of two uses required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. These categories may be applied to parcels up to 50 gross acres in size. For example, a development on a one gross acre (43,560 sq. ft.) within a Mixed Use Low Intensity-5 category with a FAR of 1.0 could be represented as follows:

Gross Site Area = One Gross Acre*
Net Site Area = 0.9 acre**

Use	Percentage of Use	Square Footage of Use
Residential	25.5%	5 units @ 2,000 sq. ft. = 10,000 sq. ft.
Commercial	74.5%	39,204 - 10,000 = 29,204 sq. ft.
Total	100%	39,204 (residential 10,000; commercial 29,204)

* Includes dedicated adjacent public rights-of-way
** Excludes dedicated adjacent public rights-of-way



Floor area ratio calculations are based on the Net Site Area. Net Site Area is the entire acreage of the site located inside the parcel boundary.

Residential density is based net acreage as defined in the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan.

b. Design Guidelines

The design guidelines for Mixed Use – Residential 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, balanced with open space 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).
- Other 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.
- Integration of the public realm through open space or urban public plazas and/or recreational areas.
- 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.

Design guidelines shall ensure a mixed-use development, which is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:

- 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. (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).
- Promote connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes.
- Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

c. Uses permitted under the Mixed Use – Residential categories

Under the Mixed Use – Residential categories, all uses, which are permitted under the Residential, Commercial, Commercial Recreation, Community Facilities and Employment Center Uses of the Future Land Use Element may be applied. There may be permitted uses within these categories, which the City could deem inappropriate.

(No specific sites designated at time of printing.)



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.



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

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.

POLICY FLU 1.1.10:

Citywide Nonresidential Intensity

In compliance with Section 163.3177(6)(a), Florida Statutes, the City has adopted the 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 1.1.11: 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 1.1.12: 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 1.1.13: The City of Fort Lauderdale adopts the following definition for Special Residential Facilities as permitted by the Broward County Land Use Plan:



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.



Source: egconnectsv1.wordpress.com/vision/

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.



FUTURE LAND USE ELEMENT

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.

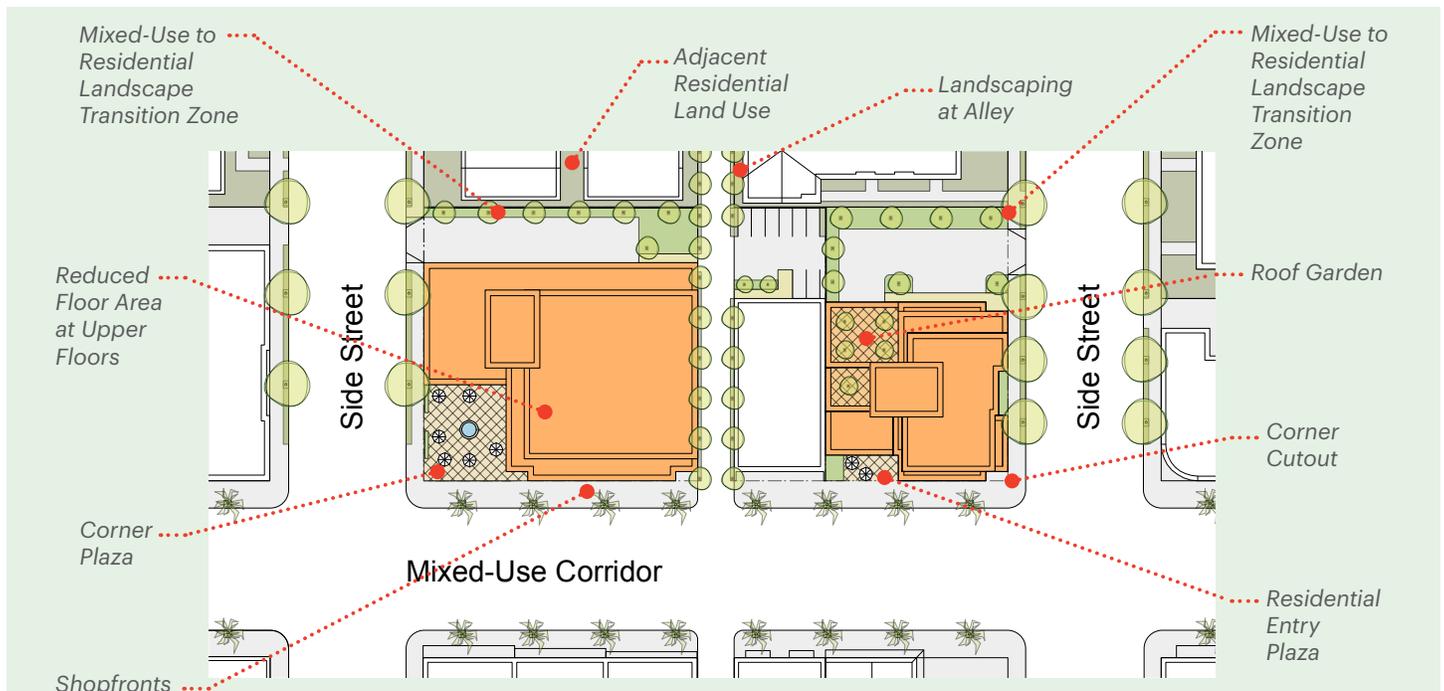
EVALUATION MEASURE FLU 2.1a: Annual record of development permits issued for non-residential development adjacent to residential neighborhoods.

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, solid waste, 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.





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.

WORKING WITH WATER: RECHARGING AQUIFERS



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 habitat as 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.

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.
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: Broward County Land Use Plan." 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.

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.





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.

