

ADVANCE
FORT LAUDERDALE



COMPREHENSIVE PLAN UPDATE

Introductory Presentation to the
Planning and Zoning Board

Presented by:



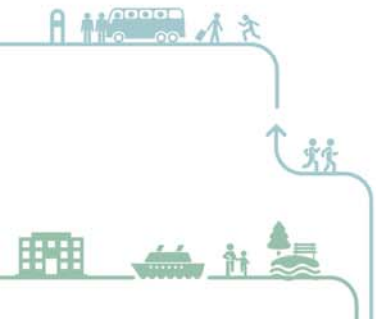
CITY OF FORT LAUDERDALE

**THE
CORRADINO GROUP**

June 26, 2019

Today's Agenda

- What is the Comprehensive Plan?
- Comprehensive Plan Update Process
- Review of Draft Updated Elements
- Project Timeline



ADVANCE FORT LAUDERDALE  **2040 COMPREHENSIVE PLAN**

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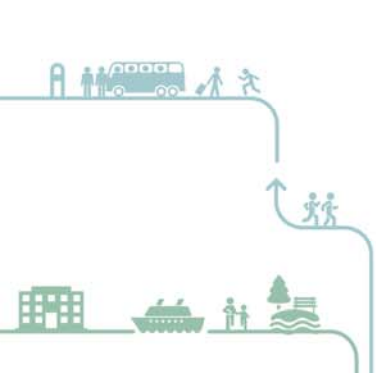
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What is a Comprehensive Plan?

The Comprehensive Plan is the City's blueprint for existing and future development

The plan's goals, objectives and policies reflect:

The City's vision for its future, and how it will meet the needs of existing and future residents, visitors, and businesses

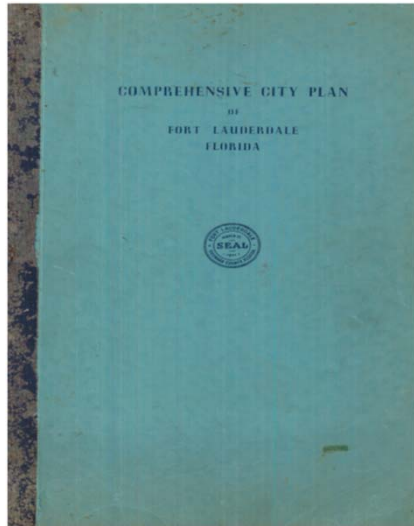


Source (Top and Bottom): City of Fort Lauderdale Urban Design and Planning Division



Comprehensive Plan History

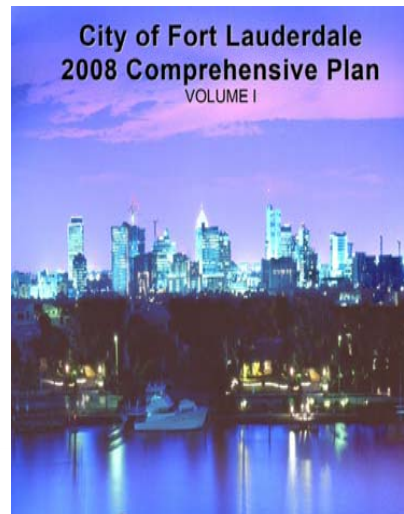
- First Comprehensive Plan- 1926



1947



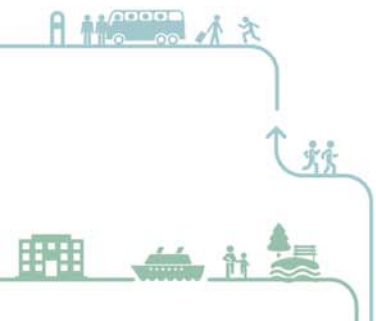
1979



2008



2020



Comprehensive Plan Timeline Update

Evaluation and Appraisal Report (EAR) of Comprehensive Plan

- EAR Public Workshop – February 11, 2015
- Planning and Zoning Board - November 18, 2015
- EAR adopted by City Commission - February 2, 2016

EAR-Based Amendments to Comprehensive Plan Presentations

- First Public Workshop – October 24, 2017
- Sustainability Advisory Committee - May 21, 2018
- Economic Development Advisory Board - June 13, 2018 and March 13, 2019
- Park, Recreation and Beaches Board - June 27, 2018
- Historic Preservation Board – December 3, 2018
- Education Advisory Board – December 20, 2018
- Affordable Housing Advisory Committee – January 14, 2019
- Resilience Open House – January 29, 2019
- Infrastructure Task Force – March 7, 2019 and April 1, 2019
- Downtown Fort Lauderdale Civic Association – April 25, 2019
- Downtown Development Authority - May 9, 2019
- Presentation to Council of Fort Lauderdale Civic Associations – May 14, 2019 and June 11, 2019
- **Development Review Committee – June 25, 2019**
- **Planning and Zoning Board – June 26, 2019 (Special Meeting)**
- **Public Open House – September 2019**
- **Planning and Zoning Board – October 16, 2019 (Public Hearing)**

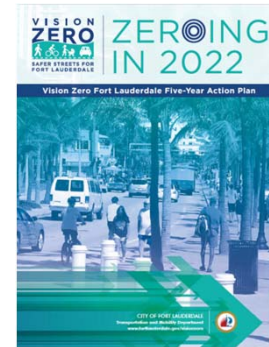
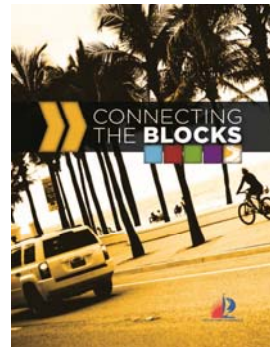
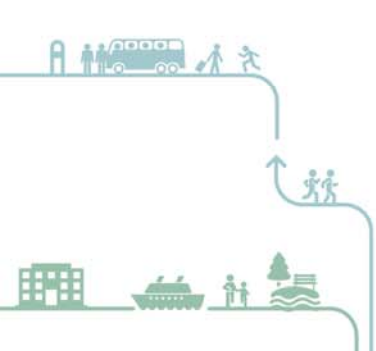


Comprehensive Plan Update Process

Existing Master Plans, Studies and Reports

- Press Play and Fast Forward*
- Wastewater Infiltration and Inflow Plan
- Stormwater Master Plan
- Comprehensive Utility Strategic Master Plan
- Downtown and New River Master Plan
- Central Beach Master Plan
- Northwest Regional Activity Center Design Guidelines
- Sustainability Action Plan
- Parks Master Plan

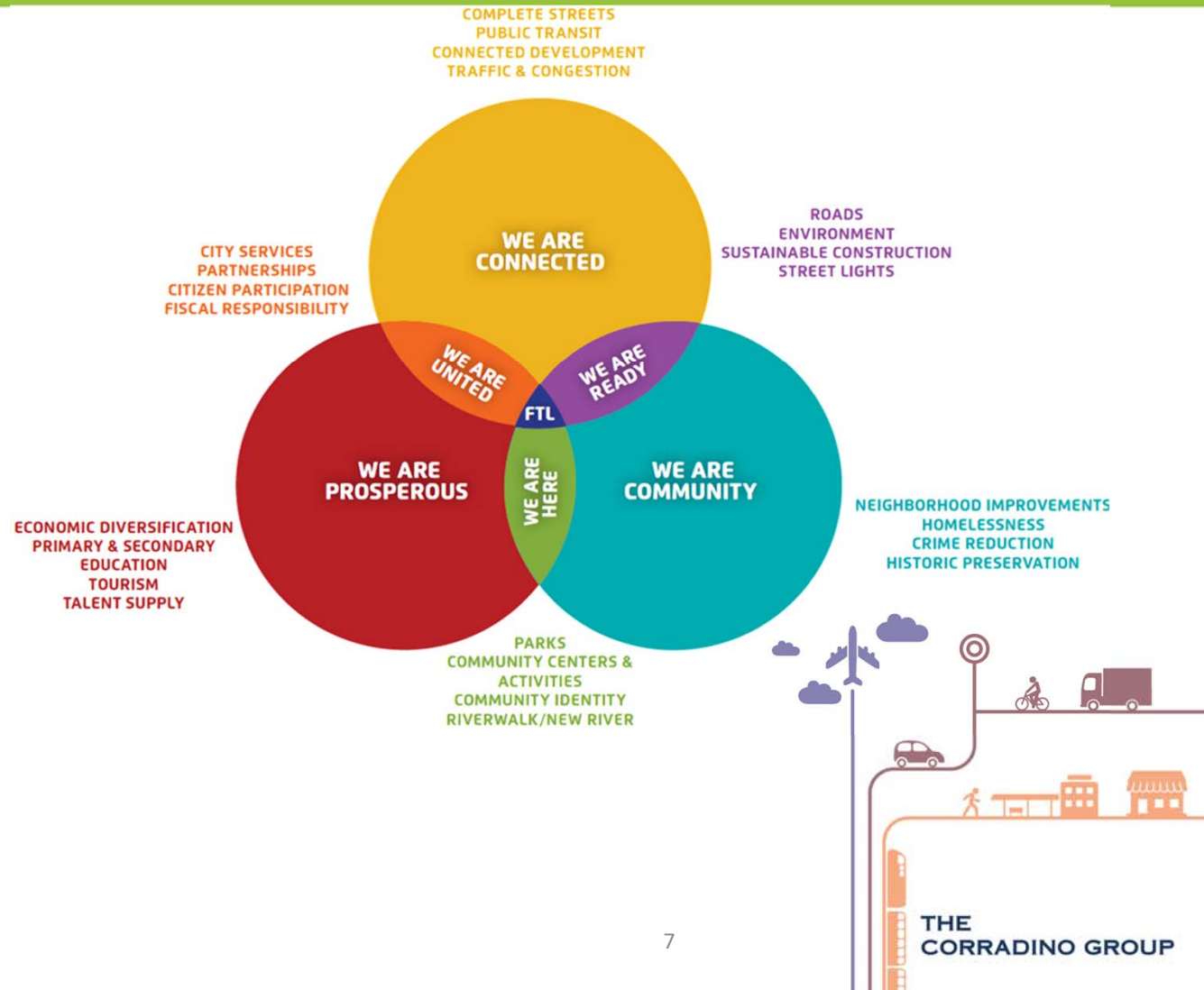
- Connecting the Blocks
- Complete Streets Manual
- Vision Zero
- South Andrews Avenue Master Plan
- Neighborhood Design Criteria Revisions (NDCR)
- Uptown Urban Village Plan
- Affordable Housing and Economic Analysis
- Design and Construction Manual



Comprehensive Plan Update Process

Considerations:

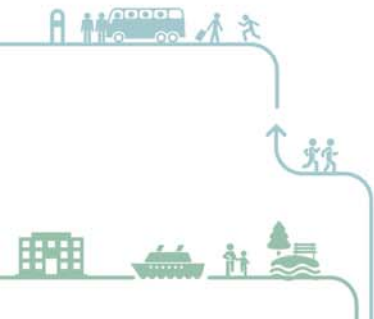
- Public Participation
- Advisory Board Feedback
- Integrate various Master Plans, Studies and Reports
- Broward County Land Use Plan Update (BrowardNext)
- Recommendations from the Evaluation and Appraisal Report



What goes into a Comprehensive Plan?

Existing Elements

- Administration and Implementation
- Future Land Use
- Infrastructure
- Housing
- Historic Preservation
- Transportation
- Conservation
- Coastal Management
- Parks and Recreation
- Education
- Intergovernmental Coordination
- Capital Improvements
- Solid Waste



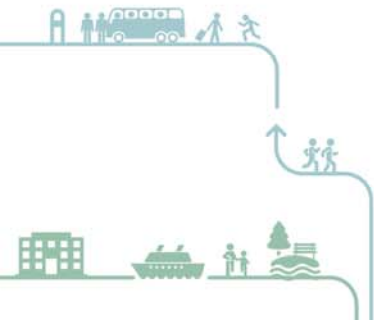
New Elements

- Climate Change
- Economic Development
- Urban Design



Future Land Use Element

- Development based on context, including:
 - Appropriate building mass, and scale;
 - Sustainable environment;
 - Access to services and uses; and
 - Support transportation multi-modal network
- Identify mix of uses and opportunities along transit corridors, including affordable housing
- Preserve character of existing lower density neighborhoods
- Resiliency; Allow higher ground floor without penalty for height to allow for flexible adaptability of buildings

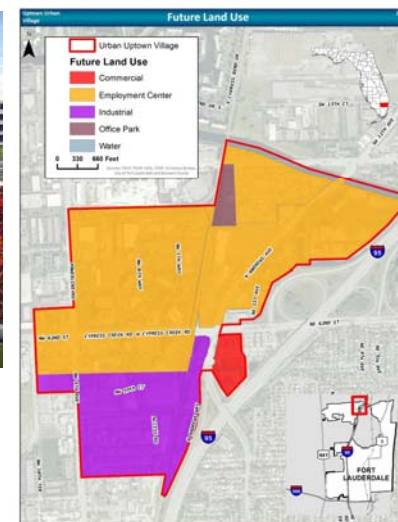


Future Land Use Element

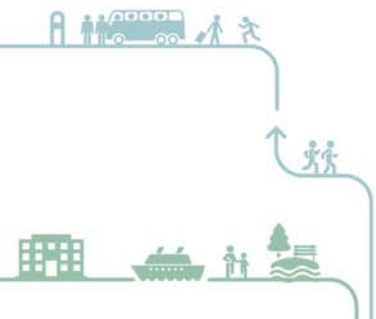
- Focus on User-Friendly Format;
 - Clearly defined Intent and Permitted uses placed at the beginning of the element
- Updated Employment Center Designation;
 - Clarify permitted uses to correlate to relevant zoning districts
- New Uptown and Central City Areas;
 - Land use intent and context introduced



Uptown Village



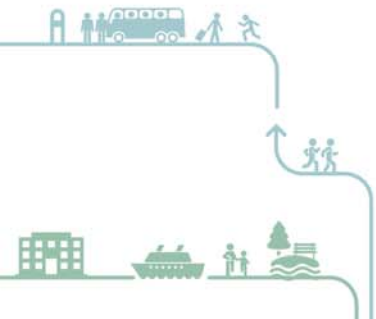
Central City CRA



Future Land Use Element

New Policy Considerations

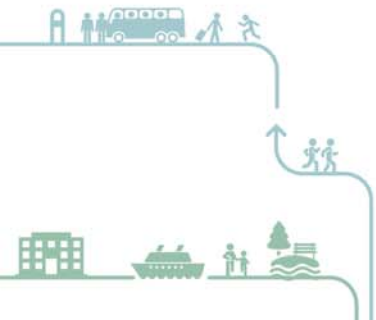
- Environmental Justice;
 - Consider adverse human health, environmental, social and economic effects on underserved and vulnerable populations when evaluating changes in land use and zoning designations
- Redevelopment Impact Study;
 - Develop Policy Approach and Recommendations
 - Multi-year quantitative and qualitative analysis of neighborhood change
 - Identification of neighborhoods vulnerable to displacement
- Enhance Community Health and Food Access;
 - Ensure access to healthy food sources for all



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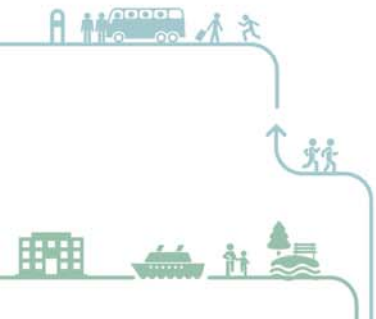
Urban Design Element

- Address strategies for improving quality of the urban environment and public realm experience:
 - Building and Site Design;
 - Encourage high-quality building materials and architectural treatments
 - Sufficient window coverage for transparency, active building facades
 - Sustainable / Resilient building design and illumination
 - Transitions between lower scale neighborhood areas
 - Preservation/enhancement of Neighborhood character



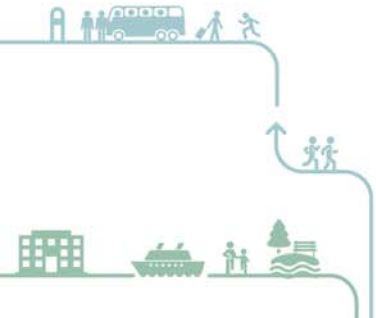
Urban Design Element

- Encourage block widths of appropriate scale; enhance pedestrian mobility
- Site design to encourage trips by walking, bicycle, transit and other non-motorized modes of transportation
- Encourage universal design, accessibility and visit-ability (ADA standards, lighting, etc.)
- Promote Community Identity;
 - Gateway Design Considerations
 - Comprehensive Way-finding / Signage
 - Streetscape enhancements / Technological advancements



Urban Design Element

- Continuous network of public and private spaces that contribute to public realm experience
- Enhance visual and functional characteristics of waterfront areas; consideration of public access and views
- Encourage Florida-friendly™ landscaping goals; i.e. Right Plant/Right Place, Water Efficiently, Attract Wildlife, Responsible Pest Management, Yard Waste Recycling, Reduce Stormwater Runoff, etc.
- Consideration of flood risk / mitigation in design evaluation criteria
- Consideration of public art features in development and infrastructure projects



Affordable Housing

Continue existing affordable housing programs (administered by Housing and Community Development Division):

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

Implement new policies and ordinances that:

- Explore inclusionary zoning policy and affordable housing incentives;
- Tie affordable housing projects to transportation options;
- Support the construction of diverse affordable housing types
- Consider impact fee mitigation, etc.

Before



After



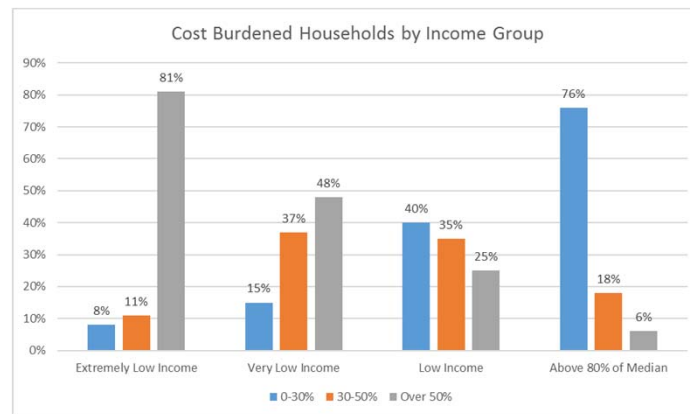
Aspirational Goals

By 2025:

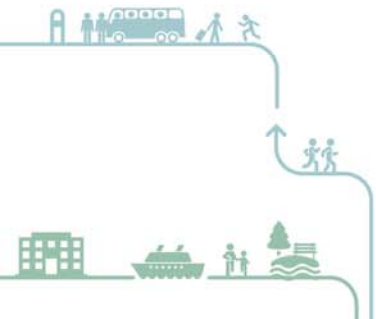
- 10% of the housing stock built under affordable and attainable mixed-income programs should be reserved for workforce households between 80 and 120 percent Area Median Income (AMI).
- 10% of housing stock in affordable housing programs will be reserved for low-income seniors.

By 2035:

- Reduce by 5% the number of cost burdened households with incomes at or below 30 percent, 30 to 50 percent, 50 to 80 percent, and 80 to 120 percent AMI.
- Reduce transportation and housing costs to a combined 45% of household income.

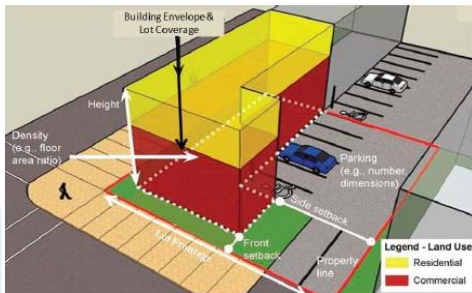
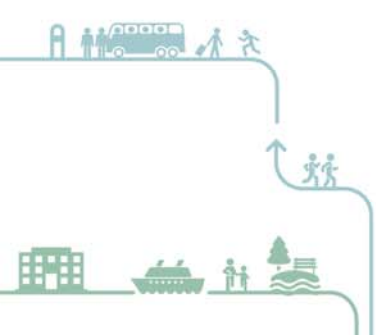


Source: Shimberg Center for Affordable Housing, Housing Profiles, Fort Lauderdale, 2016



Neighborhood Livability

- Develop and implement neighborhood design guidelines based on the unique characteristics of neighborhoods
- Continue to utilize intensity and density standards to preserve existing residential character of neighborhoods
- Enhance neighborhood livability including walkability and connectivity
- Identification and improvement of historically significant housing



Historic Preservation Element

Strategic Historic Preservation Plan

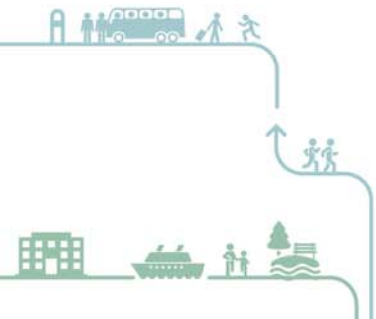
- Adopt to address a long-term approach to historic preservation

Resource Identification

- Perform architectural resource, archaeological, and other related cultural resource surveys
- Evaluate historic resources for eligibility as historic landmarks based on historic preservation ordinance or National Register for Historic Places guidelines
- Evaluate architectural, archaeological and cultural resources based on the Florida Department of State - Division of Historical Resources and provisions of the National Historic Preservation Act (1966)

Incentives

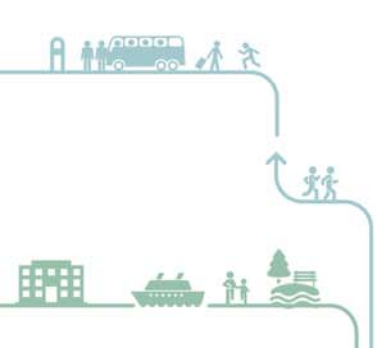
- Evaluate and determine if a Transfer of Developmental Rights (TDR) program is beneficial to preserving historical resources



Historic Preservation Element

Historic Development Review Process Policies

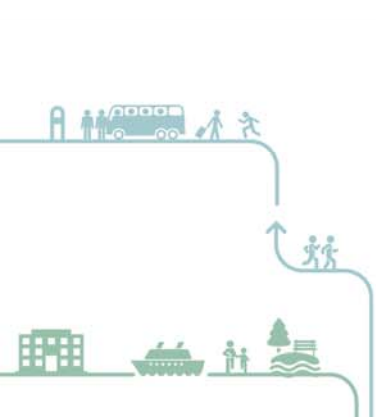
- Proposed impacts to locally or nationally designated historic resources or those deemed eligible for historic designation by the State Historic Preservation Office shall be reviewed by the Historic Preservation Board
 - The Historic Preservation Board shall utilize the “Criteria of Adverse Effects” (36 CFR Part 800) and the “Seven Aspects of Integrity” in reporting impacts (36 CFR Part 60)
- Require cultural resource studies for development proposals that involve ground disturbing activities at known archaeological sites or within an Archaeologically Significant Zones



Historic Preservation Element

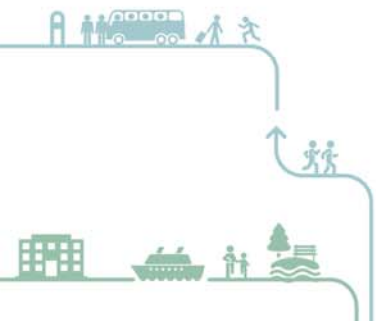
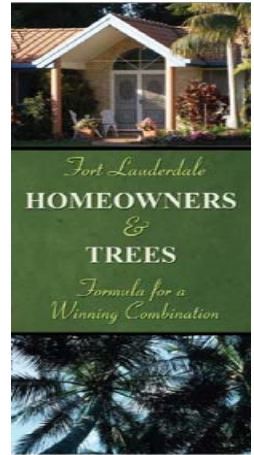
Archaeological Resource Protection

- Encourage sensitive integration of archaeological resources into open and green spaces
- Archaeologically Significant Zones shall be reviewed and amended using recent archaeological data
- Develop a Certificate to Dig (CTD) process



Conservation Element

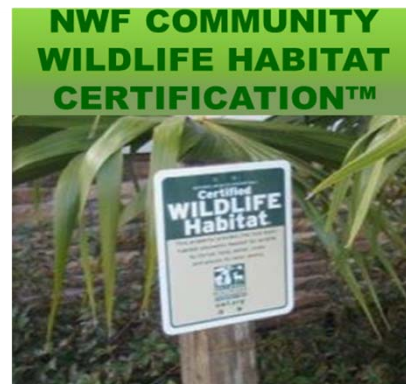
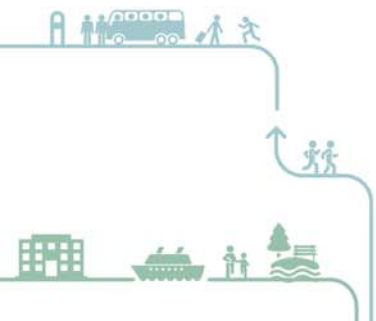
- Prioritize trees as “urban infrastructure”; trees provide shade/promote walkability and health benefits, reduce urban heat island effect, reduce impacts of pollution/absorb carbon, promote micro-climates/support wildlife
- Increase city-wide tree canopy from 26% in 2018 to 33% by 2040; review potential for urban tree plazas
- Utilize Florida-Friendly™ Landscaping principles in order to reduce the use of fertilizers and pesticides, minimize irrigation needs and attract wildlife
- Plant selections based on plant's adaptability to existing conditions and native plant communities
- Invasive Plant Species on the Florida Exotic Pest Plant Council list shall not be planted and invasive plant species removed from redevelopment sites



Conservation Element

Continue to preserve natural habitats within Fort Lauderdale

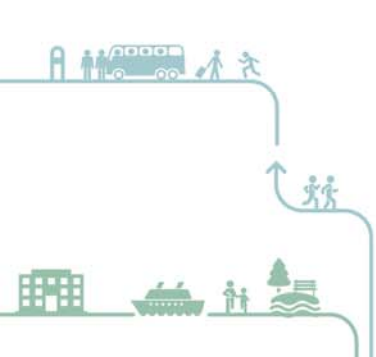
- Recognize, protect, and manage species of local, regional, state-wide, and national importance
- Support national, state and local wildlife programs:
 - NWF Certified Wildlife Habitat
 - FWS Atlantic Flyway Bird Migration Route
 - FDEP's Clean Marina Program
- Monitor surface and groundwater water quality and quantity
- Monitor air quality and integrate policies to help reduce pollutants and greenhouse gases



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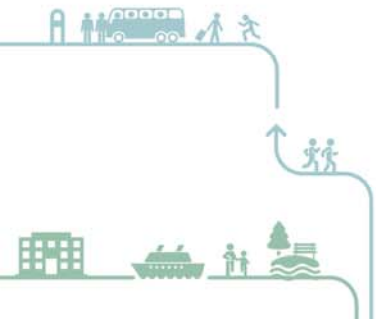
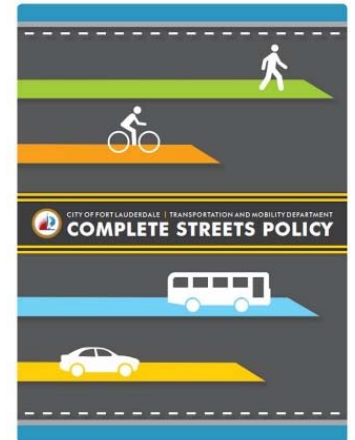
Climate Change Element

- By 2050 reduce city-operation produced green house gases by 80%
- By 2025 reduce city-fleet fossil fuel use by 20%
- Develop a new green building standards ordinance
- Utilize blue-green infrastructure (green streets, rain gardens, green roofs, etc.) to manage water more sustainably, improve water quality, stormwater runoff, etc.
- Encourage a mix of uses in regional activity centers and along major corridors to support more connected and sustainable neighborhoods, with access to local services, supported by a multi-modal network (reduce vehicle miles travelled)



Transportation and Mobility Element

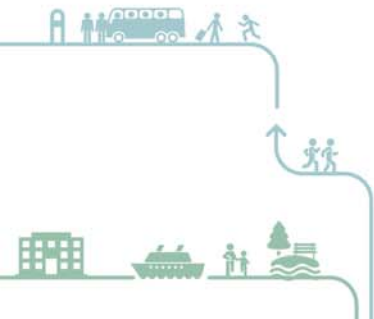
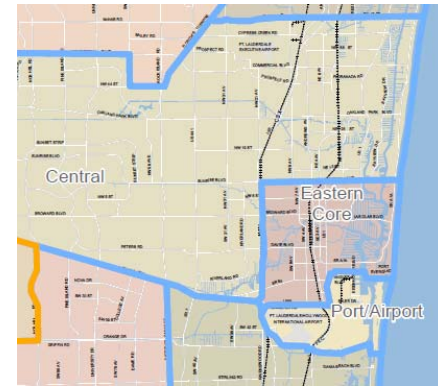
- Develop a City Transportation Master Plan
- *Complete Streets* Program implementation; Redesign streets to promote safety for users of all ages, abilities and modes; pedestrians, bicyclists, drivers, transit, etc.
- Determine gaps in connectivity and prioritize infrastructure improvements to infill a “Complete Streets Network”
- Contemplate/incorporate emerging technologies i.e. autonomous vehicle, vehicle-to-vehicle communication, sensors, smart-city data integration, and associated infrastructure into built environment
- Evaluate a potential multi-modal level of service (LOS) for roadway standard to replace current auto-oriented LOS



Transportation and Mobility Element

Level of Service for Roadways

- Strategic Intermodal System (SIS) Roads and Connectors: LOS D (County)
- Broward County and Non-SIS State Roads:
 - Eastern Core District: the LOS standard shall be "E"
 - Port/Airport District: the LOS standard shall be "D"
 - Central Districts: the LOS standard shall be "D"
- Local Roads: All other roads within Fort Lauderdale will be maintained at LOS D
 - Why not LOS A? Based on engineering standards, this is a high level of free vehicular traffic flow (to achieve LOS A additional lanes may need to be added to local streets, resulting in four or more lanes in front of single family housing in some areas)
 - Higher level of service may be cost prohibitive; economic impacts, auto-dependent built environment, health / quality of life impacts:
 - Addition of lanes, bypass roads;
 - Removes focus away from pedestrian movement



OR



Transportation and Mobility Element

Vision Zero

- Strive to achieve zero traffic fatalities and severe injuries

Pedestrian and Bicycle Mobility

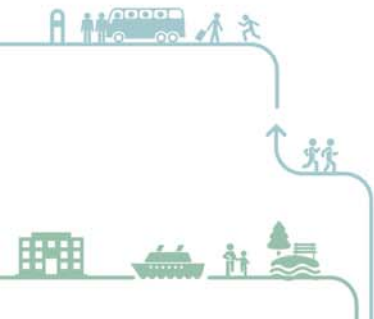
- Develop and implement prioritized safety improvements and facilities list
- Reduce number of missing links
- Ensure well-lit streets and intersections
- Implement LauderTrail recommendations

Transit

- Support the development of new transit routes and evaluate improvements to transit infrastructure
- Coordinate with existing and future regional transit (i.e. Brightline, Tri-Rail)
- Ensure ADA compliance
- Develop Transit Master Plan
- Evaluate first-last mile transportation needs

Blueways/Water Transit

- By 2023, establish and begin to implement a Blueways System Plan
- Support and develop water transportation systems infrastructure



Transportation and Mobility Element

Multimodal Approach to Transportation

- Development a multimodal level of service
- Sustainability, efficiency, cost-effectiveness, environmental, health and social equity aspects)

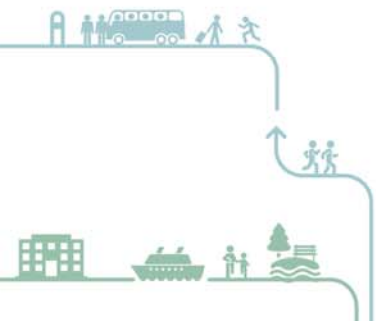


Constructing and Maintaining Roadways

Add Bike Lanes and Resurface 4 Lane Divided Urban Roadway	\$1,148,368.61/mile*
Widen 2 Lane Divided Roadway to 4 Lanes and Add Bike Lanes	\$5,456,415.25/mile*

Source: FDOT

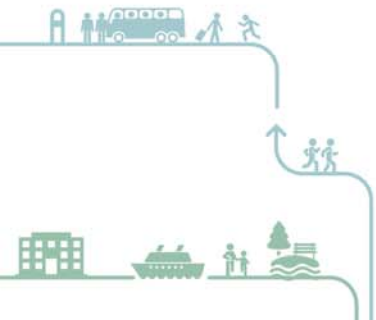
*Costs not inclusive of land acquisition



Transportation and Mobility Element

Airport and Seaport

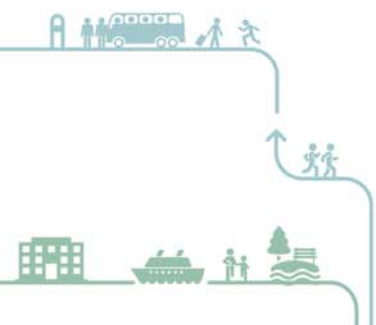
- Maintain and update FXE master plan every 5 years
- Enforce FAA rules for development within one mile of the airports
- Review potentially incompatible land uses near airports and the port
- Continue to support improved transit connections to airport and port



Sanitary Sewer, Water and Stormwater Element

Wastewater Service Provision

- Level of service (LOS)
 - FDEP Permitted Capacity of the facility
 - LOS measured by average daily flow
- Review for development and redevelopment:
 - Requested sewer demand based upon the Guidelines for the Calculations of Sanitary Sewer Connection Fees
 - Committed flows for previously approved projects
 - Impacts on relevant collection pipes, pumping station, and wastewater
 - Recommended improvements



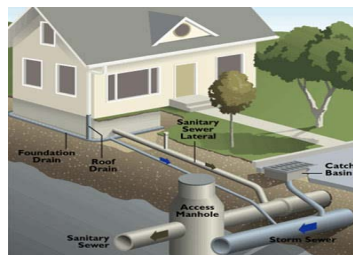
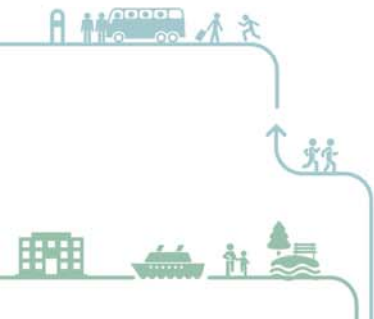
Sanitary Sewer, Water and Stormwater Element

Water Service Provision

- Level of service (LOS)
 - LOS measured by per capita per day
- Review for development and redevelopment
- Promote water conservation
- Account for climate change

Future System Upgrades

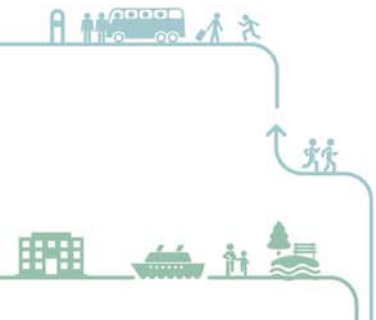
- Ensure future system upgrades are cost-feasible
 - Prioritize existing neighborhood maintenance, affordable housing, and redevelopment/infill in regional activity centers and transit oriented corridors



Sanitary Sewer, Water and Stormwater Element

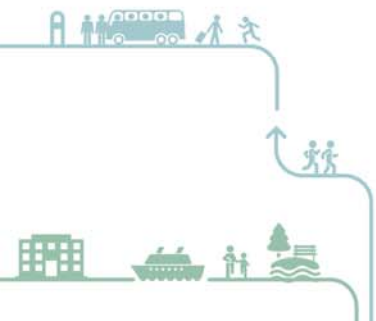
Stormwater Service Provision

- Establishes lowest finished floor elevation based on the most stringent of the following:
 - Minimum based on 100- year design storm; or
 - Florida Building Code elevations; or
 - Floodplain Management section of the City Code of Ordinances.
- Include Adaptation Action Areas in planning improvements.
- New development and redevelopment shall meet South Florida Water Management District water quality and quantity criteria.
- Single family homes – retain 1st inch of runoff or 2.5 inches x percentage of imperviousness
- Roadways shall meet stormwater standards



Solid Waste Element

- City shall provide for the collection and management of residential, multifamily and commercial solid waste
- Incorporate sustainable technologies and practices in solid waste management
- Achieve 75% recycling of all waste in municipal buildings and offices
- Promote recycling, reuse and diversions through the use of integrated media, volunteer and outreach campaigns



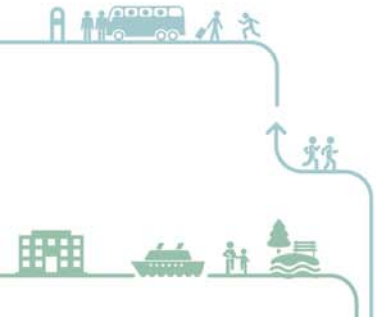
Economic Development Element

- Ensure the variety of land uses are available for base sector industries
- Create brand/visual identity
- Promote local tourism and events
- Prepare Economic Development Strategic Plan
- Support CRA efforts in Beach, Central City, Northwest-Progresso-Flagler CRAs
- Support locally operated retail and restaurants through marketing and enhancement of clean, walkable, safe environments



Economic Development Element

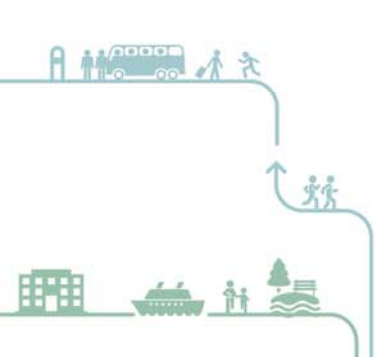
- Continue to support businesses using Business Engagement and Assistance Mentorships (BEAMs)
 - Strengthen City's role in:
 - Provision of adult and youth workforce training
 - Adult retraining
- Provide business incentive programs for which offer good employment opportunities with self-sufficiency wages
- Explore STEM/aviation education potential related to FXE
- Support further development of Foreign Trade Zone No. 241 (administered by FXE supports Marine Industry and others)
- Encourage aerospace and hi-tech industries



Education Element

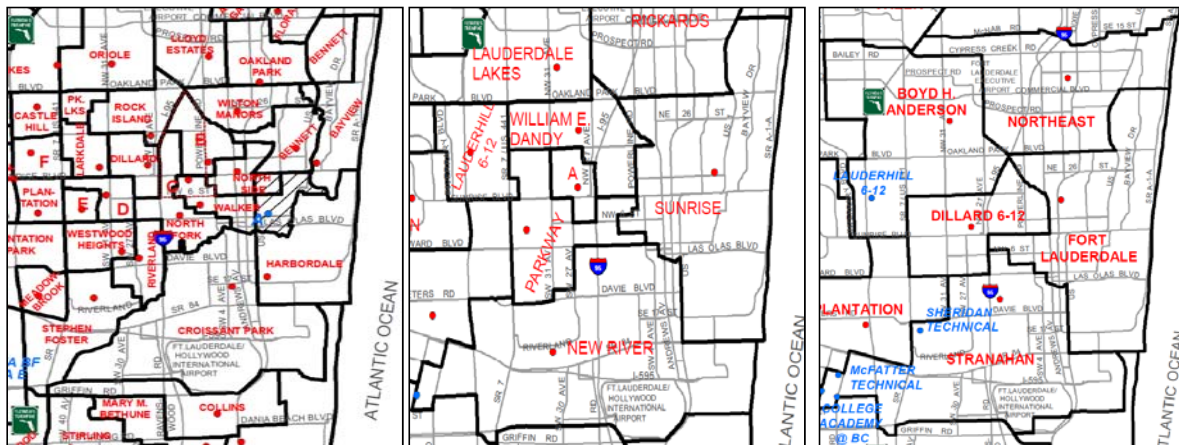
Collaborate to Maximize Quality Education

- Participate in a staff working group comprised of staff representatives from the School Board, the County and the Broward municipalities
- Coordinate to ensure Fort Lauderdale's input on the annual review of school enrollment projections, and prepare and annually review proposed changes
- Coordinate with school board on quality of existing schools
- Support creative and career -focused programs such as THE CUBE AND LEO in Fort Lauderdale schools
- Annually evaluate, as feasible, downtown sites for school development



Concurrency Management System for Development Review

- Use uniform district-wide LOS in review of proposed residential development
 - LOS for School Type A - 100% gross capacity
 - LOS for School Type B - 110% permanent FISH capacity
- Development can be permitted if:
 1. Adequate capacity exists
 2. If adequate capacity exists in one or more contiguous Concurrency Service Areas (School Boundary)
 3. If not available in contiguous Concurrency Service Areas, but is schedule within three (3) years from the issued final subdivision or site plan approval
- Student Generation rates will be reviewed at least every 3 years



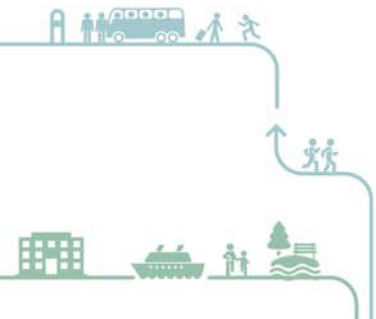
»»» Parks and Recreation Element

Analysis of Park Acreage for Updated Park Level of Service: 4.5 Acres Per 1000 People

Year	2015	2020	2025	2030	2035	2040	2045
Population	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Acres/1,000 people	5.56	5.43	4.68	4.38	4.20	4.07	3.95
Additional Park Acreage Needed to Maintain Level of Service Standard 4.38 Acres per 1,000 Residents	None	None	None	25.62	68.39	103.10	136.76

Population Source: Broward County, 2017

- Total park acreage for LOS Analysis- 977.5 acres
 - 956.5 acres from the Parks Master Plan inventory,
 - 3-acre Riverland Park,
 - 10% of Birch State Park (18 acres).
- Population projection to be revised by Broward County after 2020 Census
- Expected land acquisition through parks bond
- Statewide 2013 Statewide Comprehensive Outdoor Recreation Plan Target: 6 acres
- *City will aspire to maintain a level of service of 5 acres per 1,000 people and review the park level of service with the next evaluation of the comprehensive plan*



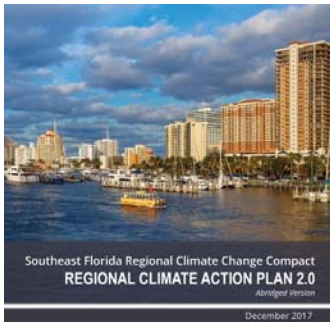
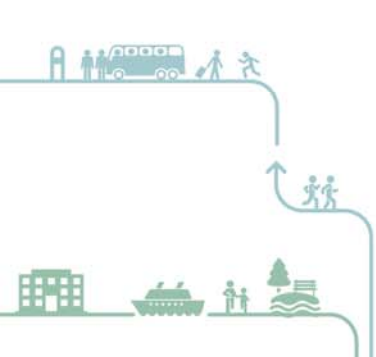
»»» Parks and Recreation Element

Maintaining Park Level of Service

- Evaluate how open space is defined in update to Parks Master Plan
- Review how to credit publicly accessible private open spaces and elevated open space areas
- Analyze potential changes in open space due to sea level rise

Parks and Climate Change

- Consider programs to acquire repetitive loss properties for parks/open space
- Consider how park management can support Southeast Florida Regional Climate Change Compact objectives
- By 2025, prioritize park locations for renewable energy devices



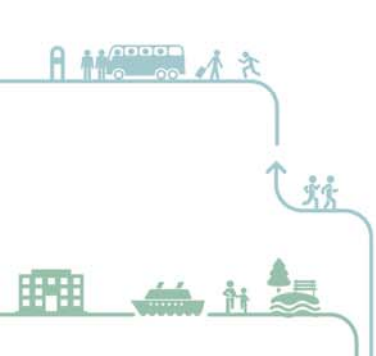
>>> *Parks and Recreation Element*

Waterways as a Park Resource

- Establish a Blueways System Plan by 2023
- Focus on existing navigable waterways

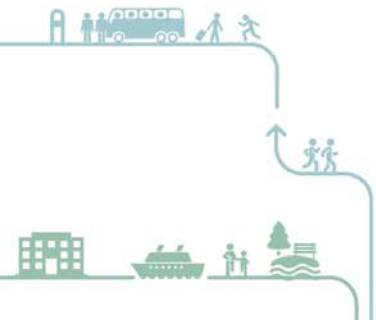
Public Art in Parks

- Evaluate the feasibility and funding for future art installments in parks and open spaces
- Set benchmark goals for public arts installations
- Create a list of premium locations for future public art installations



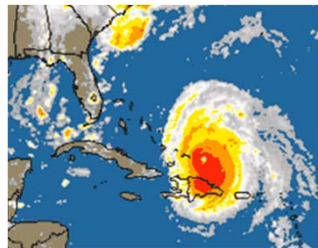
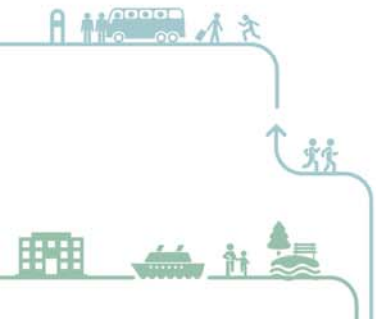
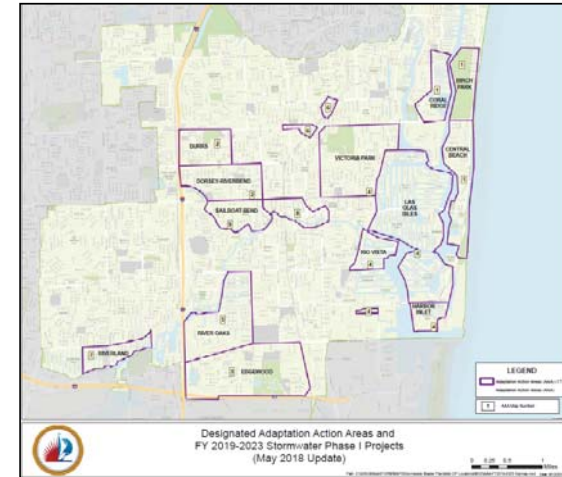
Coastal Management Element

- Ensure continued access to beaches
- Regulate development in coastal areas, paying special attention to its shoreline uses, and giving priority to water-dependent uses and water-related uses
- Limit impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitat, living marine resources and the beach dune system through the development review process
- Protect sea turtles and continue to implement beachfront lighting requirements



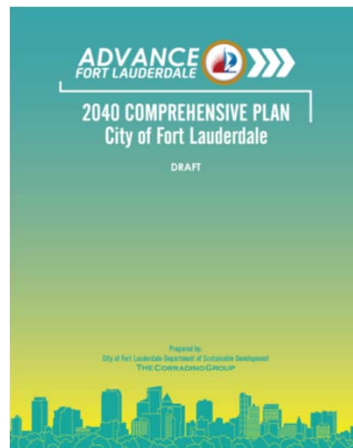
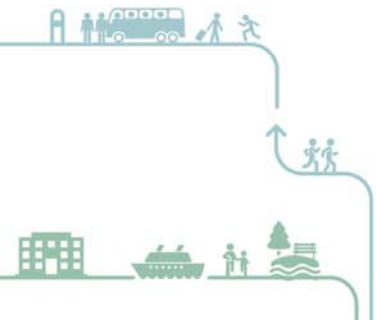
Coastal Management Element

- Evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts
 - Includes state requirements on evacuation policies
- Continue to identify and appropriately invest in vulnerable areas through the designation of Adaptation Action Areas (AAAs)
- Align with regional adaptation strategy document such as the Southeast Florida Regional Climate Action Plan
- Coordinate development and redevelopment with County emergency evacuation plans



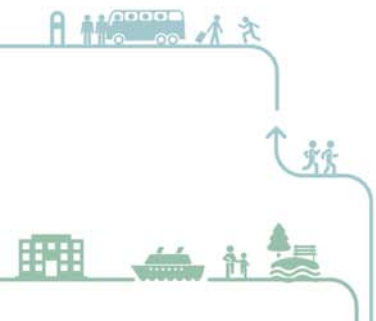
Implementation Element

- Plan monitoring and review
 - FL2STAT existing monthly monitoring of city projects
 - 2035 Vision scorecard
- Ensures compliance with Florida Statutes and Broward County Land Use Plan
- Provides continued plan monitoring and review (every 7 years)
- Provides for plan amendment processes and public participation process



Capital Improvements Element

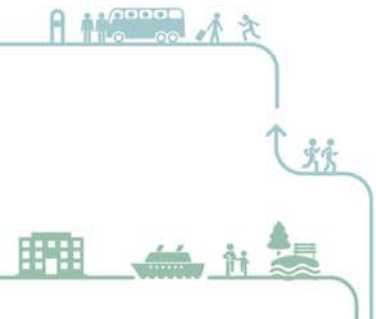
- Provides for policies for implementation of capital infrastructure projects
- Updated every year upon adoption of new Capital Improvements Plan and funding schedule by City Commission
- Plan must consider funding sources
- Level of Service considerations apply



Capital Improvements Element

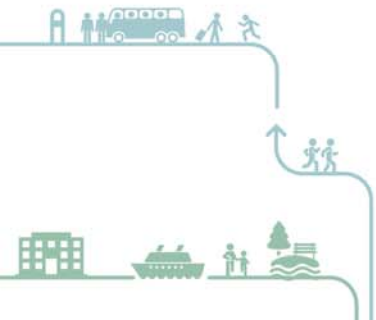
Criteria for Ranking Projects

- Meets federal, state or legal requirement
- Project feasibility
- Costs and sources of funds
- Reduces risk and improves urgent safety needs
- Relevant level of service and performance measures
- Addresses aging infrastructure needs and maintenance of existing facilities
- Project consistency with existing approved plans and projects
- Improves traffic, mobility, connectivity, pedestrian safety and cyclist safety
- Promotes or accelerates sustainable economic development



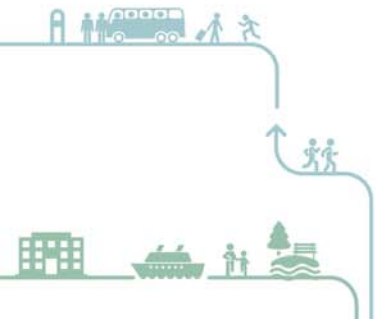
Intergovernmental Coordination Element

- Coordinate Level of Service standards
 - Florida Department of Transportation
 - Metropolitan Planning Organization
 - South Florida Water Management District
 - Broward County
 - Broward County Schools
- Coordinate masters plan for Fort Lauderdale Executive Airport and Fort-Lauderdale Hollywood International Airport
- Actively participate in the Southeast Florida Regional Climate Change Compact



Project Timeline

Comprehensive Plan Draft Framework	March 2018
Community and Stakeholder Meetings	May 2018 – June 2019
Planning & Zoning Board Special Meeting	June 26, 2019
Public Workshop/Open House	September 2019
Planning & Zoning Board Public Hearing	October 16, 2019
City Commission	November/December 2019
Broward County Planning Council	January 2020
Broward County Commission	February 2020
State and other agency reviews	March- May 2020
Final Plan Adoption	Mid - 2020



»»» "How Can I Get Involved?"

Questions and Comments?

For Additional Comments and Questions, please visit our website or drop us a note:

Join our list to keep involved, receive updates and come to our workshops throughout the process!

Project Website

www.advancefortlauderdale.com

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Sustainable Development Department

Urban Design and Planning Division

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954-828-5018

Public Discussion

Users can create an account to interact with the Forums

Sign in via Facebook, Google account, or create login with email

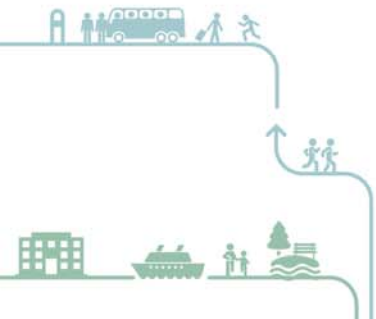
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