

ADVANCE
FORT LAUDERDALE



COMPREHENSIVE PLAN UPDATE

Public Hearing

Presented by:



CITY OF FORT LAUDERDALE

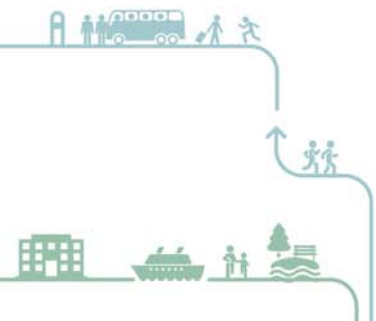
**THE
CORRADINO GROUP**

November 20, 2019

Comprehensive Plan Update

Agenda

- Project History
- Brief Review of Comprehensive Plan Elements
- Changes to proposed amendments based upon public input, Planning and Zoning Board recommendations, agency reviews, best practices and professional standards
- Planning and Zoning Board recommendation to the City Commission



NEIGHBORHOOD ENHANCEMENT

- FUTURE LAND USE ELEMENT
- URBAN DESIGN ELEMENT
- HOUSING ELEMENT
- HISTORIC PRESERVATION ELEMENT
- CONSERVATION ELEMENT

INFRASTRUCTURE

- CLIMATE CHANGE ELEMENT
- TRANSPORTATION & MOBILITY ELEMENT
- SANITARY SEWER, WATER, & STORMWATER ELEMENT
- SOLID WASTE MANAGEMENT ELEMENT

BUSINESS DEVELOPMENT

- ECONOMIC DEVELOPMENT ELEMENT
- EDUCATION ELEMENT

PUBLIC PLACES

- PARKS, RECREATION, AND OPEN SPACE ELEMENT

PUBLIC SAFETY

- COASTAL MANAGEMENT ELEMENT

INTERNAL SUPPORT

- IMPLEMENTATION ELEMENT
- CAPITAL IMPROVEMENTS ELEMENT
- INTERGOVERNMENTAL COORDINATION ELEMENT

ADVANCE FORT LAUDERDALE 2040 COMPREHENSIVE PLAN

TABLE OF CONTENTS

A stylized illustration of a city skyline with various buildings of different heights and colors.

THE CORRADINO GROUP

Comprehensive Plan Update

Focus on User-Friendly Format

Before

POLICY 1.42.3: At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

POLICY 1.42.4: Minimum and Maximum Floor Area Ratio (FAR) for non residential uses within a Transit Oriented Corridor 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 along the corridor 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.

POLICY 1.42.5: Additional or expanded stand alone 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 will only be allowed if designed in a manner to encourage pedestrian and transit usage.

Design Guideline Principles

POLICY 1.42.6: The ULDR should include design guidelines that promote connectivity to transit stations and stops and define transitional areas adjacent to residential development.

POLICY 1.42.7: 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 Corridor.

POLICY 1.42.8: Within one year of the adoption of the first TOC 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 Corridors shall include design features that promote and enhance pedestrian

After

URBAN DESIGN ELEMENT

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

OBJECTIVE UD 3.1: Streetscape Design Standards

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

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

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

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

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

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

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

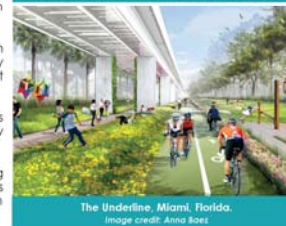
POLICY UD 3.1.4c: Take advantage of existing underutilized corridors such as FEC tracks that already connect local destination areas.



Mobility Enhancements.
Source: egconnectsv1.wordpress.com/vision/



Urban Futuristic Living and Mobility.
Source: <https://xsls.de/en/daimler-future-urban-scenarios/>



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



Comprehensive Plan Timeline Update

Comprehensive Plan Update 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
- Presentations 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 #1)
- Planning and Zoning Board- August 22, 2019 (Special Meeting #2)
- Public Open House – September 10, 2019
- Planning and Zoning Board- September 24, 2019 (Special Meeting #3)
- **Planning and Zoning Board – November 20, 2019 (Public Hearing)**



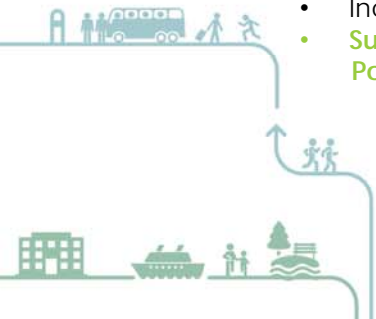
Comprehensive Plan Timeline Update

Planning and Zoning Board September 24, 2019 Special Meeting Motions:

- Adopt language provided for the Education Element
Updated Education Element language
- Incorporate a policy related to the development of alternative, innovative provision of potable water
Added new Policy SWS 5.1.3 related to evaluating alternate water sources

Additional comments regarding Parks, Climate Change, Public speakers

- Strong statement directing development away from the barrier island
- **Added new Policy 1.2.1c regarding using the flex map to limit growth on the barrier island**
- Walkability on the beach
- **Supported by Policy PR 1.3.3 ensuring public access to beach and Policy TM 1.4.1 regarding ensuring pedestrian improvements in City**
- Need for retaining walls to surround port's fuel tanks
- **Supported by Policy IC 1.3.4 which involves coordination on the Local Hazard Mitigation Strategy**
- Consideration for accessory structures that could provide more affordable housing
- **Added Policy HS 1.3.12 regarding evaluating accessory dwelling units as a tool in affordable and attainable housing**
- Implement water catchment requirements
- **Added Policy SWS5.1.3b to evaluate water capture and reuse**
- Incentivize businesses to recycle their material
- **Supported by Policy SW 3.1.2 covering education and outreach and Policy CC 3.1.7 incentivizing Zero Waste programs.**



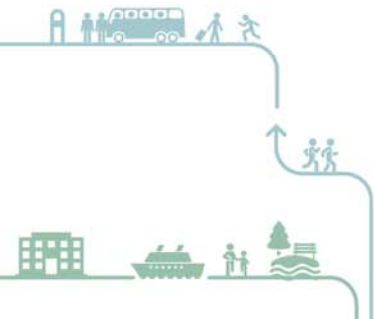
What goes into a Comprehensive Plan?

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

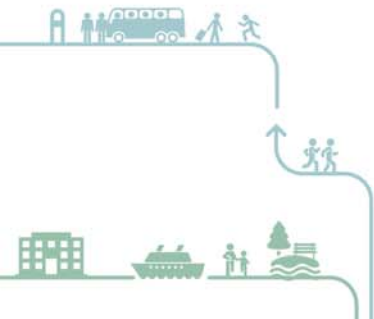


Contributors

- Sustainability Advisory Committee Members
- Economic Development Advisory Board Members
- Park, Recreation and Beaches Board Members
- Historic Preservation Board Members
- Education Advisory Board Members
- Affordable Housing Advisory Committee Members
- Resilience Open House Members
- Infrastructure Task Force Members
- Downtown Fort Lauderdale Civic Association Members
- Downtown Development Authority Members
- Council of Fort Lauderdale Civic Association Members
- Planning and Zoning Board Members

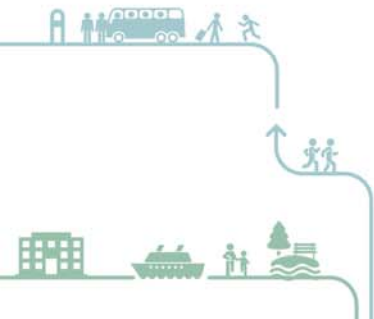
and others...

- Alec Bogdanoff, Brizaga, Inc.
- Richard Brownscombe, Florida Native Plant Society
- Christina Currie, Lauer & Currie, PA
- Steve Cook, Resident
- George Gann, Institute for Regional Conservation
- George Gann, Arelys B. Lozano Cantu, Urban Health Partnerships
- Stan Eichelbaum, Downtown Fort Lauderdale Civic Association
- Jennifer Jurado, Broward County
- Ina Lee, Beach Redevelopment Board
- Marilyn Mammano, Infrastructure Task Force
- Greg McAloon, Tripp Scott Attorneys at Law
- Anthony Olivieri, FHEED
- Peter Partington, Infrastructure Task Force Member
- John Sandel, Florida Atlantic University
- Ryan St. George, Metric Engineering
- Scott Strawbridge, Housing Authority
- Fred Stresau, Infrastructure Task Force
- Tim Schiavone, The Parrot Lounge
- Broward County Planning Council
- Broward Metropolitan Planning Organization



Future Land Use Element

- 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.
- Permitted uses placed at the beginning of the element for ease of reference.
- Guiding various aspects of development with an emphasis on:
 - requiring appropriate building mass and scale;
 - preserving character of existing lower density neighborhoods;
 - promoting access to services and uses;
 - supporting a multi-modal transportation network with a mix of uses;
 - including affordable housing;
 - addressing climate resiliency; and
 - fulfilling a statutory requirement to accommodate population projections

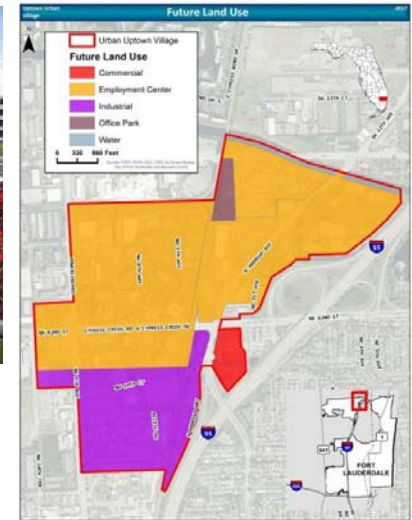


Future Land Use Element

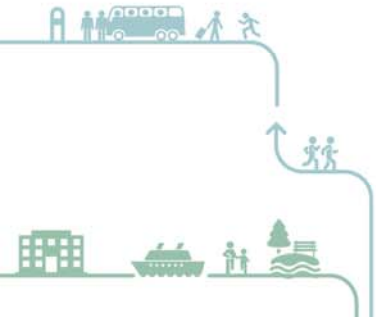
- Encouraging new development in areas less vulnerable to flooding in areas such as Uptown
- Continuing to implement the Central City Community Redevelopment Area (CRA) plan
- Employment Center land use designation was clarified to correlate permitted uses to relevant zoning districts
- Flex rules revised to clarify the current unified flex policy and current Broward County Land Use Plan policies
- Policies updated based upon the *BrowardNEXT* land use plan referencing platting requirements and trafficways



Uptown Village

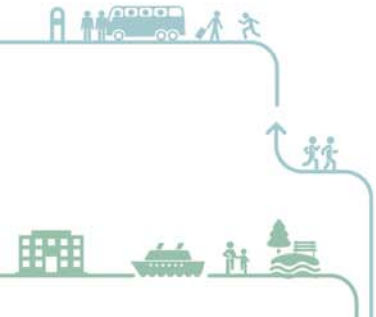


Central City CRA



Urban Design Element

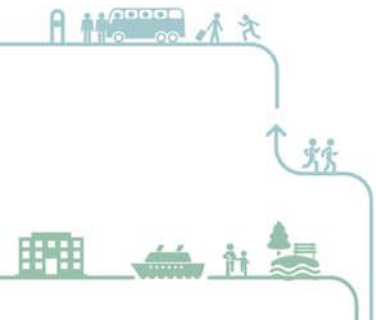
- The *Intent* is to address strategies for improving quality of the urban environment and public realm experience
 - Building and Site Design
 - Encourage high-quality building materials and architectural treatments
 - Sufficient window coverage for transparency, active building facades
 - Sustainable / Resilient building design and illumination
 - Consideration of flood risk / mitigation in design evaluation criteria
 - Transitions between lower scale neighborhood areas
 - Preservation/enhancement of neighborhood character
 - Public Realm
 - Support a continuous network of public and private spaces that contribute to public realm experience,
 - enhance visual and functional characteristics of waterfront areas
 - Gateway design, wayfinding, and streetscape enhancements



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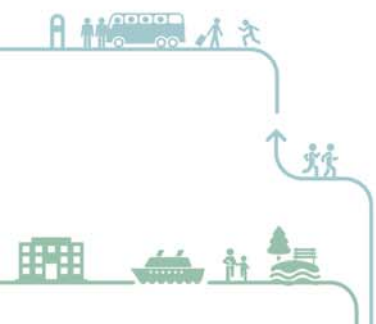
Conservation Element

- The *Intent* is to protect and monitor water and air resources in order to ensure adequate quality and quantity for residents and visitors in addition to conserving, protecting, and appropriately utilizing the City's wide variety of natural resources, including marine and terrestrial wildlife and habitats
- Conduct natural communities (defined by Florida Natural Areas Inventory) assessment of city-owned sites
- Consider identifying private land sites for possible purchase or land conservation with agreements



Conservation Element

- Review funding opportunities to prepare an Urban Forest Management Plan including:
 - Citywide GIS tree inventory
 - Adaptation and response to sea level rise and climate change
 - Urban forestry operations, including continuing funding service levels
 - Public participation
- Maintain tree canopy strategies to enhance and maintain the urban forest and prioritize planting in low tree canopy neighborhoods
- Continue to update and implement Unified Land Development Regulations (ULDR) to Landscape and Tree Preservation Requirements to provide clear and strong standards and conditions for tree protection
- Include tree planting in each Community Investment Plan streetscape projects
- Plant and tree selection in development, redevelopment, city parks and projects should include the needs of wildlife and rare native plants

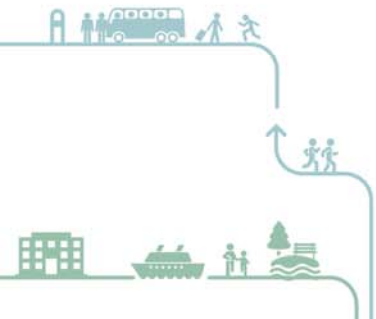


Source: Tropical Audubon Society



Education Element

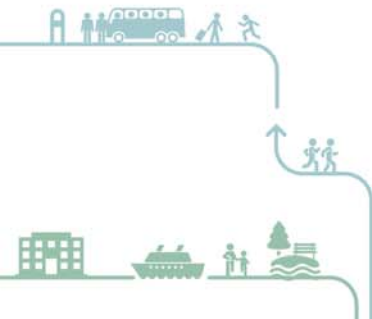
- The *Intent* is focus on school quality including educating and training a skilled and innovative workforce, in addition to coordination with Broward County Public Schools on available school capacity and facilities
- Explore alternate measures of student success beyond the school grade
- **Support early learning and after schools programs**
- **Support vocational education programs**
- **Boost social mobility in economically distressed communities**
- Exploring with school board support and industry partners the establishment of programs which prepare students for careers in local industries such as aviation, the marine industries, hospitality and tourism, technology, and construction
- Encourage lifelong learning opportunities



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Housing Affordability Benchmarks

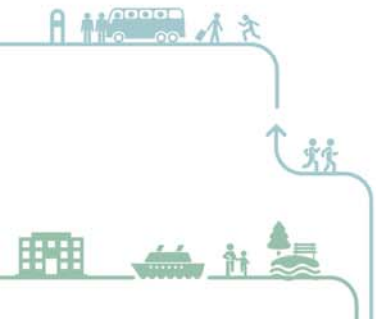
- Two main goals:
 - 1) Create new affordable housing
 - 2) Protect and preserve existing affordable housing
- Develop an affordable housing tracking system
- Set of strategic policies for affordable housing financing on an annual basis to carry out housing Consolidated Plan
- Annual goals for creation of affordable housing units through CAPER (Consolidated Annual Performance and Evaluation Report)
 - housing rehabilitation
 - home purchase assistance
 - rental assistance
 - public services
 - new construction



Historic Preservation Element

The *Intent* is to enhance a sense of place and quality of life by identifying, promoting, and preserving the City's historic, archaeological and cultural resources.

- Evaluating historic resources for eligibility as historic landmarks based on the 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).
- 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) when reviewing proposed impacts to locally or nationally designated historic resources.
- Support a Transfer of Developmental Rights (TDR) program in order preserving historical resources.



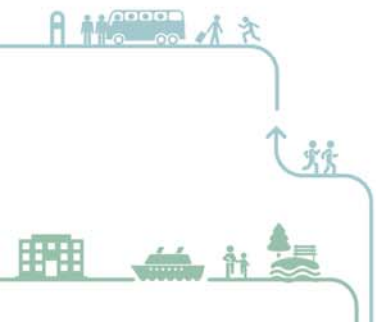
Sanitary Sewer, Water and Stormwater Element

Sanitary Sewer, Water and Stormwater Element

- The intent to deliver sewer, water and stormwater services that are efficient and designed to be durable, resilient, and sustainable to serve existing and future residents and businesses.

Wastewater Service Provision

- Level of service was updated to current practice which is the Florida Department of Environmental protection (FDEP) permitted capacity of the facility.
- 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 treatment plant
 - Recommended improvements



Sanitary Sewer, Water and Stormwater Element

Water Service Provision

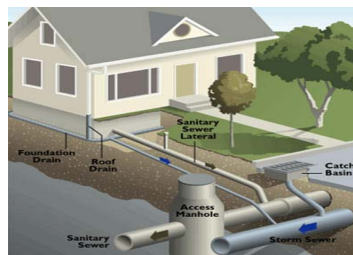
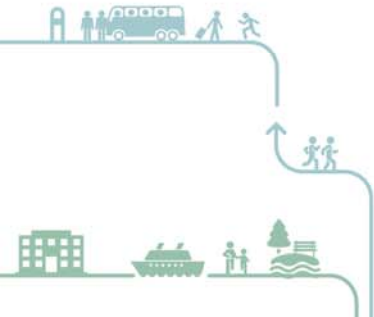
- Level of service (LOS)
 - **170 gallons per capita per day**
- Review for development and redevelopment
- Promote **alternate water supply and** water conservation
- Account for climate change

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

Update 10-Year Water Supply Plan

- Required to be updated based on South Florida Water Management District's (SFWMD) Regional Plan – Lower East Coast Water Supply Plan by May 2020
- Considers population projections for City of Fort Lauderdale entire service area
- Maintains recommendations for alternative water supplies such as water from the Floridan Aquifer



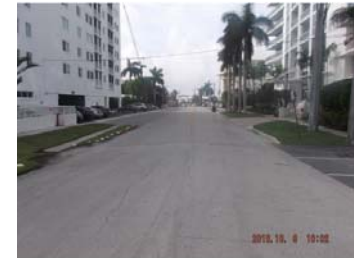
Sanitary Sewer, Water and Stormwater Element

Stormwater Service Provision

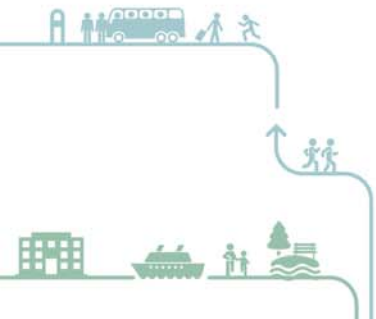
- Establishes lowest finished floor elevation based on the most stringent of the following:
 - Minimum based on 100-year design storm; or
 - Florida Building Code elevations; or
 - Floodplain Management section of the City Code of Ordinances.
- New development, redevelopment, and roadways shall meet 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
- Develop and implement the City's Watershed Asset Management Program (WAMP)
- Include Adaptation Action Areas in planning improvements



Bayshore Drive Before Improvements



Bayshore Drive After Improvements



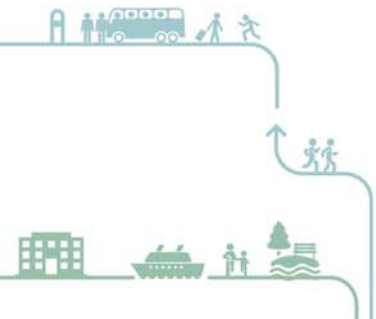
Coastal Management Element

- The ***Intent*** is to protect coastal resources important to ecologically-based economic drivers, maintain an environmental balance, and prepare for hazards and emergency events
- Give priority to water-dependent 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
- New policies were included to meet the requirements of the Broward County Land Use plan such as including a policy regarding requirements for **sewage pumping facilities for live-aboard boats**
- **Coordinate and cooperate with the County's development of a comprehensive beach management and maintenance plan** to address activities including dune and vegetation management, beach nourishment, and sand by-passing with consideration of climate change



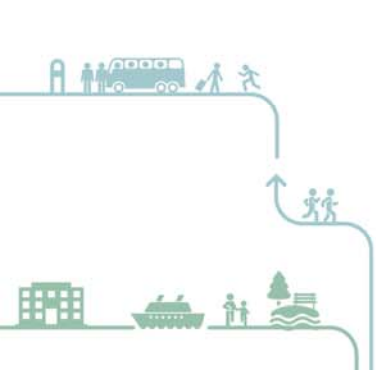
Capital Improvements Element

- The *Intent* is to describe standards to improve existing facilities and for constructing new facilities for at least a five-year period and includes a detailed schedule of funding, prioritization and timing for all capital improvement projects within the City.
- Updated every year upon adoption of new Capital Improvements Plan and funding schedule by City Commission
- Criteria for ranking projects include cost-benefit / safety / risk analysis, address federal, state or legal requirements, improves level of service, address aging infrastructure, etc.



»»» Parks, Recreation, and Open Space Element

- The *Intent* is to ensure equity and accessibility, to parks and community programming in order to enhance local quality of life for residents and visitors of all ages and abilities
 - Encourage publicly accessible open space through requirements for new residential development projects
 - Consider other opportunities that create open space and other uses and amenities that could increase the overall parks inventory
 - Regular assessment of the Parks, Recreation, and Open Space Master Plan and update as needed
 - Leverage parks and recreation programming to promote community unity and health



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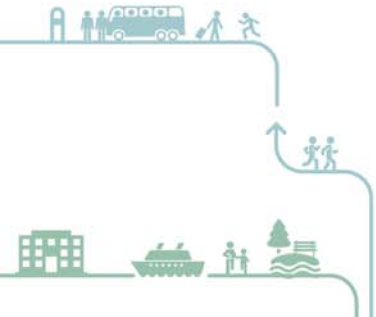


»»» Parks, Recreation, and Open Space Element

- New Parks Definitions
 - Community Park
 - Conservation Area
 - Greenways
 - Medians
 - Open Space
 - Distinguished between public and private open spaces in the inventory
 - Waterways/water

Parks Inventory

Parks Master Plan Total Park Acreage	956.5
Riverland Preserve Park	5.0
Birch State Park	180
Water/waterways (10% of water/waterways per proposed definition)	17.6
Greenways	0.52
Total Park and Open Space Acreage	1159.6





Parks and Recreation Element

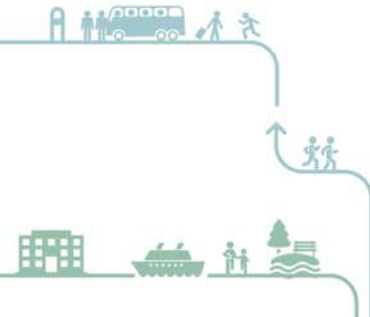
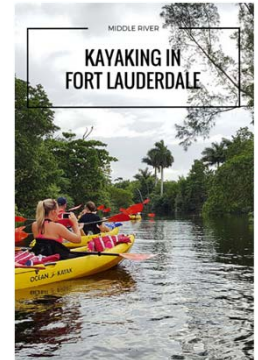
- Increase Park Level of Service from 3 Acres per 1,000 people to 4.5 or 5 acres/1000 residents
- Park Level of Service Analysis

Analysis for 4.5 Acres per 1,000 Residents

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	6.62	6.44	5.56	5.3	4.99	4.83	4.68
Additional Park Acreage Needed to Maintain Level of Service Standard 4.5							
Acres per 1,000 Residents	None	None	None	None	None	None	None

Analysis for 5.0 Acres per 1,000 Residents

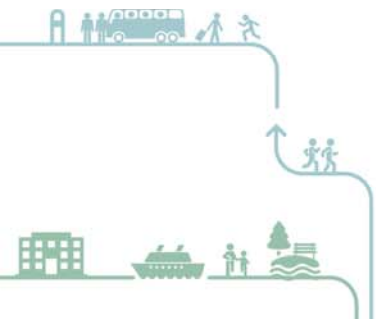
Year	2015	2020	2025	2030	2035	2040	2045
Population	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Acres/1,000 people	6.62	6.44	5.56	5.3	4.99	4.83	4.68
Additional Park Acreage Needed to Maintain Level of Service Standard 5.0							
Acres per 1,000 Residents	None	None	None	None	2.48	41.05	78.45



Transportation and Mobility Element

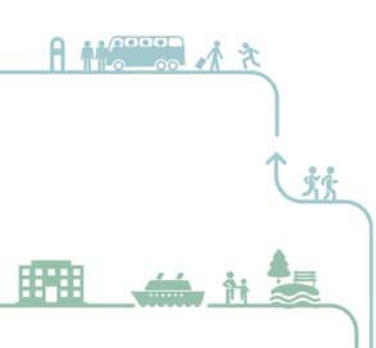
The *Intent* of the element is to:

- Promote a continuous, connected system for pedestrians, bicyclists, transit users, and drivers
- Ensure a functioning network in order to enhance opportunities for local residents and businesses
- Envision a potential modal shift in transportation choices to help reduce automobile congestion
- Encourage healthy living through the development and enhancement of modes conducive to active transportation
- Enhance local safety through the achievement of *Vision Zero* goals



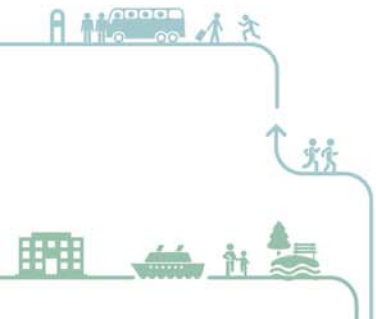
Transportation and Mobility Element

- Develop a **Long Range Comprehensive Transportation Master Plan** to consolidate various transportation efforts and plans
 - Outline strategies to create a “Complete Mobility Network” by determining infrastructure gaps and continue complete streets implementation
 - Contemplating emerging future technologies i.e. autonomous vehicle, vehicle-to-vehicle communication, sensors, smart-city data integration, **signalization** and other technologies
- Evaluate a potential multi-modal level of service (LOS) for the roadway standard to replace current auto-oriented LOS



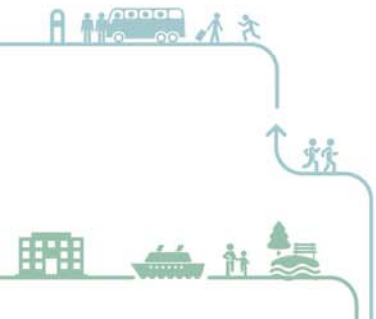
Transportation and Mobility Element

- Incorporate *Vision Zero* strategies to achieve zero traffic fatalities and reduce severe injuries through prioritization of safety improvements
- Ensures a complete network for bicycling and **dockless mobility** options
- Updated policies support reducing the number of missing sidewalk and bicycle links and implementing *LauderTrail* and *Old Dillard Trail* effort recommendations.
- Develop a transit master plan to support new transit routes
- Evaluate improvements regarding waterway mobility through a “blueways” system



Project Timeline

✓	Comprehensive Plan Draft Framework	March 2018
✓	Community and Stakeholder Meetings	May 2018 – June 2019
✓	Planning & Zoning Board Special Meeting (#1)	June 26, 2019
✓	Planning & Zoning Board Special Meeting (#2)	August 22, 2019
✓	Public Workshop/Open House	September 10, 2019
✓	Planning & Zoning Board Public Hearing	November 20, 2019
	City Commission	January 2020
	Broward County Planning Council	March 2020
	Broward County Commission	April 2020
	State and other agency reviews	April- June 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

Staff Contact:

Lorraine Tappen, AICP, LEED Green Associate

Principal Planner

Sustainable Development Department

Urban Design and Planning Division

ltappen@fortlauderdale.gov

954-828-5018

Public Discussion

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