

Amendments to Comprehensive Plan Future Land Use Element:

POLICY FLU 1.1.9: The following Future Land Use designations shall be applied to the Future Land Use Map Series:

Mixed Use –Residential

The Mixed Use designation supports a pedestrian-oriented urban environment that combines a mix of compatible uses such as residential, retail, professional office, and public amenities that are integrated into mixed-use structures and mixed-use sites located accessible to transit. The goal is to encourage smart growth principles by promoting efficient and sustainable land development that optimizes infrastructure investments, consumes less land and supports the development of functionally integrated communities. At various density and intensity categories, The Mixed Use designation support sustainability goals by creating opportunities for more efficient development patterns that also allow for a wider variety of economic opportunities, affordable housing, placemaking, and access to multimodal options contextual to the surrounding area.

~~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 future land use category categories has the following include five ranges of density and intensity standard:

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

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

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

~~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% of the total floor area for any one use, as follows:~~

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

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

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

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

~~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. Permitted Uses

- Uses permitted under the Residential, Commercial, Commercial Recreation, Community Facilities and Employment Center future land use designations may be applied. Uses are further defined in the City's Unified Land Development Regulations (ULDR);
- A mix of uses is encouraged. A minimum of two uses is required which shall include at least one residential use and one non-residential use; and
- Non-residential use may be configured in a vertically or horizontally development pattern.

c. 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, urban public plazas and/or recreational areas and landscape provisions that include street trees, and other elements that contribute to a sense of place and high quality public realm; ~~;~~
- Vehicle parking strategies, which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street); ~~;~~
- ~~Other d~~ 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 multi-modal connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes; ~~;~~ and
- Incorporate designs, which are environmentally sensitive (i.e. reduction of impervious surfaces ~~and, alternative material for spillover parking).~~

~~e. 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.)~~