



CITY OF  
FORT LAUDERDALE

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**CITY COMMISSION AND  
AFFORDABLE HOUSING  
ADVISORY COMMITTEE  
JOINT WORKSHOP**

**June 30, 2025**



# PRESENTATION DISCUSSION POINTS

1

Affordable Housing Advisory Committee (AHAC) Recommendations

2

Accessory Dwelling Unit (ADU) Action Plan

3

Affordable Housing Tracking and Resources

4

Next Steps





# ACCESSORY DWELLING UNIT ACTION PLAN

- Chapter 420, Part VII Florida Statutes mandates local governments participating in the State Housing Initiatives Partnership (SHIP) annually adopt and review an affordable housing incentive strategy.
- As part of its 2024 Affordable Housing Incentive Strategies, the Affordable Housing Advisory Committee (AHAC) proposed the use of Accessory Dwelling Units (ADUs) to help address the City's affordable housing shortage.
- The City's Unified Land Development Regulations (ULDR) defines an ADU as an attached or detached one (1) bedroom / one (1) bathroom dwelling unit that shares a parcel with a principal residential dwelling.
- Through an initiative funded by the Florida Housing Finance Corporation and headed by the Florida Housing Coalition, staff and a member of the AHAC participated in a seven-month statewide workgroup, focused on identifying barriers and developing incentives to encourage ADU production.



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CAM #25-0639

Exhibit 3

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# ACCESSORY DWELLING UNIT ACTION PLAN

## Initial Analysis and Findings

- The City's existing zoning (Section 47-19.2) is already permissive, allowing ADUs in 8 of 12 residential zoning districts, when accessory to a single-family dwelling (RS-8, RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 zoning districts).
- The ADU policy is underutilized:
  - There are currently an estimated 798 existing ADUs within the city
  - Approx. 5,100 parcels citywide, including those with existing ADUs, meet the minimum criteria for ADU.
- Lack of ADUs is more due to a lack of information and funding rather than restrictions in the City's land development code.
- ADU policy considerations need to address potential impacts i.e. parking, lot width, access to the ADU, and use as a vacation (short-term) rental.



# ACCESSORY DWELLING UNIT ACTION PLAN

## Goals

### Education Guide

- Create outreach material and informational campaign about existing ADU regulations.

### Develop Pre-approved Architectural Plan

- Identify/secure funding to develop pre-approved ADU architectural plans.
- Develop a variety of architectural plans to fit multiple site configurations.

### Deed Restriction

- Create policies for deed restricting municipally-funded or incentivized ADU construction.

### Tracking System

- Create a method for tracking and monitoring ADU construction.





# Next Steps

Based on City Commission direction, staff will collaborate with the AHAC to move forward with implementing the strategies outlined in the action plan.



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# Affordable Housing Tracking and Resources



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- In 2024, the City's Affordable Housing Incentive Plan identified the need to:
  - Establish a measurable affordable housing stock
  - Create a centralized repository of affordable housing information
  - Have biannual progress reporting
- As part of a county-wide effort to track progress to meeting countywide affordable housing goals, Broward County is implementing a municipal scorecard to track the number of affordable units being created and at what income levels.
- The scorecard will be a dashboard that collects data on:
  - Existing affordability gap for owner occupied and rental dwelling units
  - The number of affordable housing units created and preserved for the following household incomes:
    - 50% - 80% AMI\*
    - 81% - 120% AMI\*
  - The amount of funds generated for affordable housing production and preservation


\*AMI is the Area Median Income as annually determined by the United States Department of Housing and Urban Development



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CART #15-0019  
Exhibit 3  
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# Affordable Housing Tracking and Resources




Beach ConditionsEmploymentEmergency AlertsCUSTOMER SERVICE

NeighborsGovernmentBusinessVisitors

## Affordable Housing Incentives

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Height and Density Bonuses are incentive-based tools that allow a developer to increase the maximum allowable development on a site in exchange for affordable housing development to support housing affordability goals.

### Density Bonuses

#### South Regional Activity Center

Applicable Zoning Districts: South Regional Activity Center-South Andrews East (SRAC-SAE) and South Regional Activity Center-South Andrews West (SRAC-SAW)

Tier 1 Incentives & Requirements

Tier 2 Incentives & Requirements

#### Uptown Urban Village Zoning Districts

Applicable Zoning Districts: Uptown Urban Village-Northeast (UUV - NE), Uptown Urban Village-Northwest (UUV - NW), Uptown Urban Village-Southeast (UUV - SE), Uptown Urban Village-Southwest (UUV - SW), and Uptown Urban Village-Southcentral (UUV - SC)

#### Affordable Housing Units & Bonus Flexibility Units

Applicable Parcels: Properties with a Future Land Use Designation of Residential, Commercial, Employment Center, Community Facility, and Regional Activity Center (RAC).

Incentives & Requirements

### Height Bonuses

#### South Regional Activity Center

Tier 1 Incentives & Requirements

Tier 2 Incentives & Requirements

#### Northwest Regional Activity Center

Applicable zoning districts: Northwest Regional Activity Center-Mixed Use East (NWRAC-MUE) and Northwest Regional Activity Center-Mixed Use West (NWRAC-MIW)

### Broward County Unit Allocation

Applicable zoning districts: parcels with a Future Land Use designation of Commercial, Employment Center, Industrial or Office Park future fronting with direct access on a roadway classified as a State Road or County Arterial, per the Broward Highway Functional Classification Map, as well as parcels with a Future Land Use of Downtown Regional Activity Center (RAC), Northwest RAC, or South Andrews RAC.

Incentives & Requirements

### Parking Reductions

- Citywide incentive reducing parking requirements to one parking space per affordable housing unit.
- Multifamily Developments are eligible for a Site Plan Level I (Administrative) parking reduction, contingent upon 10% of units within a development being set aside as affordable, for no less than 30 years, at or below 120% of the MFI.

[Affordable Housing Ordinance](#)

### Live Local Act

The Live Local Act provides for administrative approval of residential and mixed-use multifamily developments in which at least 40% of the residential units are affordable for a period of at least 30 years, as defined in Florida Statutes (Section 166.04151(7)). The Live Local Act provides opportunities to apply use, height, density, and area specific parking reduction incentives, through an administrative review process for qualifying developments that include affordable housing units proposed in commercial, industrial, and mixed-use zoning districts. The following documents are a summary of the Live Local Act and the submission and review procedure for development permits.

- [Live Local Act Summary](#)
- [Potential Locations for Qualifying Live Local Development](#)
- [Submission and Review Procedure](#)

### Expedited Review

Affordable housing projects meeting ULDR requirements are provided with an expedited review process, either through an alternative development review procedure or permit review process. Additionally, applicants are provided the following assistance from Staff:

- Identify zoning regulations applicable to the proposed development.
- Oversight of the development will be conducted from application to certificate of occupancy.
- Assist the applicant with any incomplete portions of the development application.
- Where applicable, identify resources, which may assist the applicant in meeting the requirements for development permit approval.

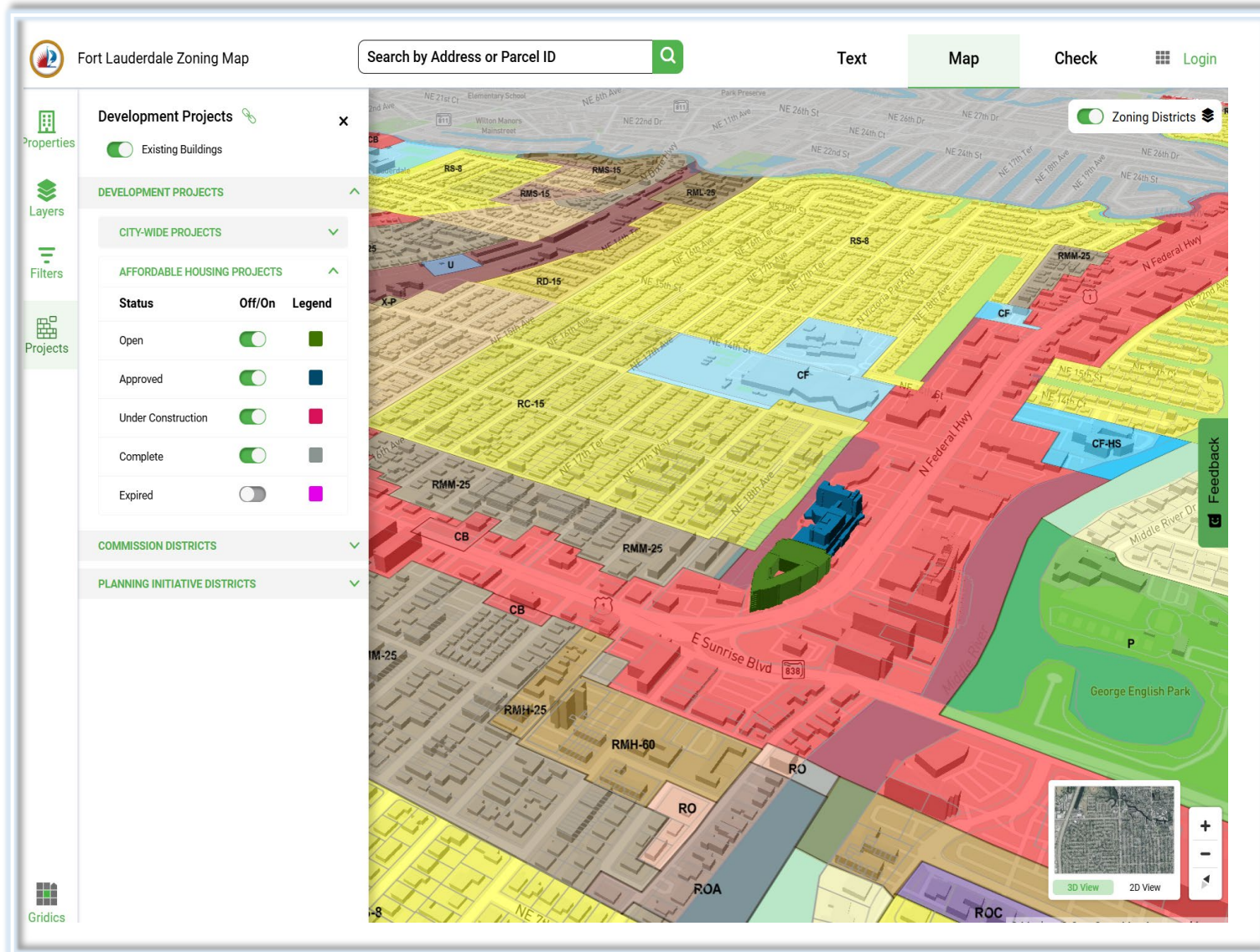
## Affordable housing webpage on FortLauderdale.gov:

- Outlines Affordable Housing Zoning Incentives throughout the City.
  - Height and density bonus
  - Allocation of residential units to non-residential parcels for mixed-use development
  - Parking reduction
  - Expedited development and building permit review
- Provides Resource Documents and Links.





# Affordable Housing Tracking and Resources

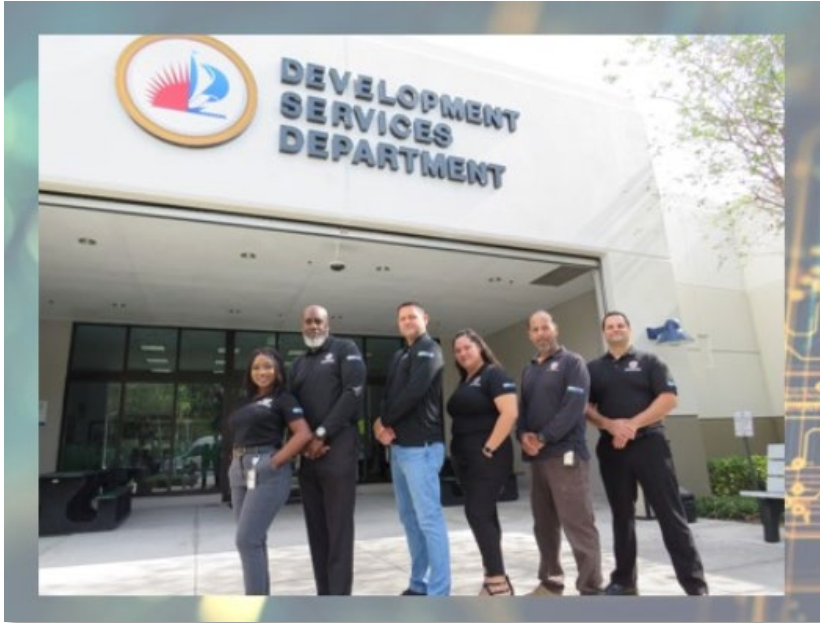


## Gridics: Online 3D Mapping Application:

- Provides 3D visual mapping and zoning information resource.
- View affordable housing projects.
- Projects may be filtered to show those in development review, approved, under construction, and complete.



# Affordable Housing Tracking and Resources



## Expedited Plan Review & Permit Solutions Team:

- Expedited review through a customer-led approach to help navigate the City's development process.
- LauderBuild, the City's online permitting platform, tracks affordable housing developments to ensure they are prioritized for review.
- The Permit Solutions Team ensures affordable housing projects move smoothly through the building development review process, assessing issues and expediting permits to decrease review time and costs.







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# DISCUSSION