

Memorandum

TO: Ella Parker - EParker@fortlauderdale.gov
Jim Hetzel - jhetzel@fortlauderdale.gov

FROM: Barbara A. Hall

DATE: April 30, 2025

RE: Backup Documents Requested for Commission Item Regarding LAPC

As requested, we are providing the following documents.

1. A conceptual plan set with the following drawings.
 - A pedestrian circulation plan showing: how the office park will be interconnected with the proposed residential project; the raised walkways and overlook to be installed in the Preserve Parcel and two of the proposed lakes and the approximate Greenway Path location and the location of the connections of the Greenway Path to the public right-of-way and the office park.
 - A canopy study showing the locations of the mixed native/exotic canopy at 29% or 79,366 square feet.
 - The proposed native canopy to be installed with the new project, calculated at 86,662 square feet.
 - The proposed native tree types to be installed with the residential project.
 - The total canopy to be installed onsite with the restoration of the Preserve Parcel and the installation of the native tree canopy with the residential project as 154,180 square feet of tree canopy at maturity.
2. A letter from the Developer committing to the restoration of the Preserve Parcel and a contribution of \$126,500.00 to the City for the construction of the Greenway Path or the installation of tree canopy elsewhere in the City.
3. A cost estimate for the construction of the Greenway Path.

Manor at Cypress Creek

6700 N. ANDREWS AVE
Fort Lauderdale, 33309



- LEGEND**
- Existing Sidewalk
 - Walkway
 - Boardwalk
 - Connection to Greenway

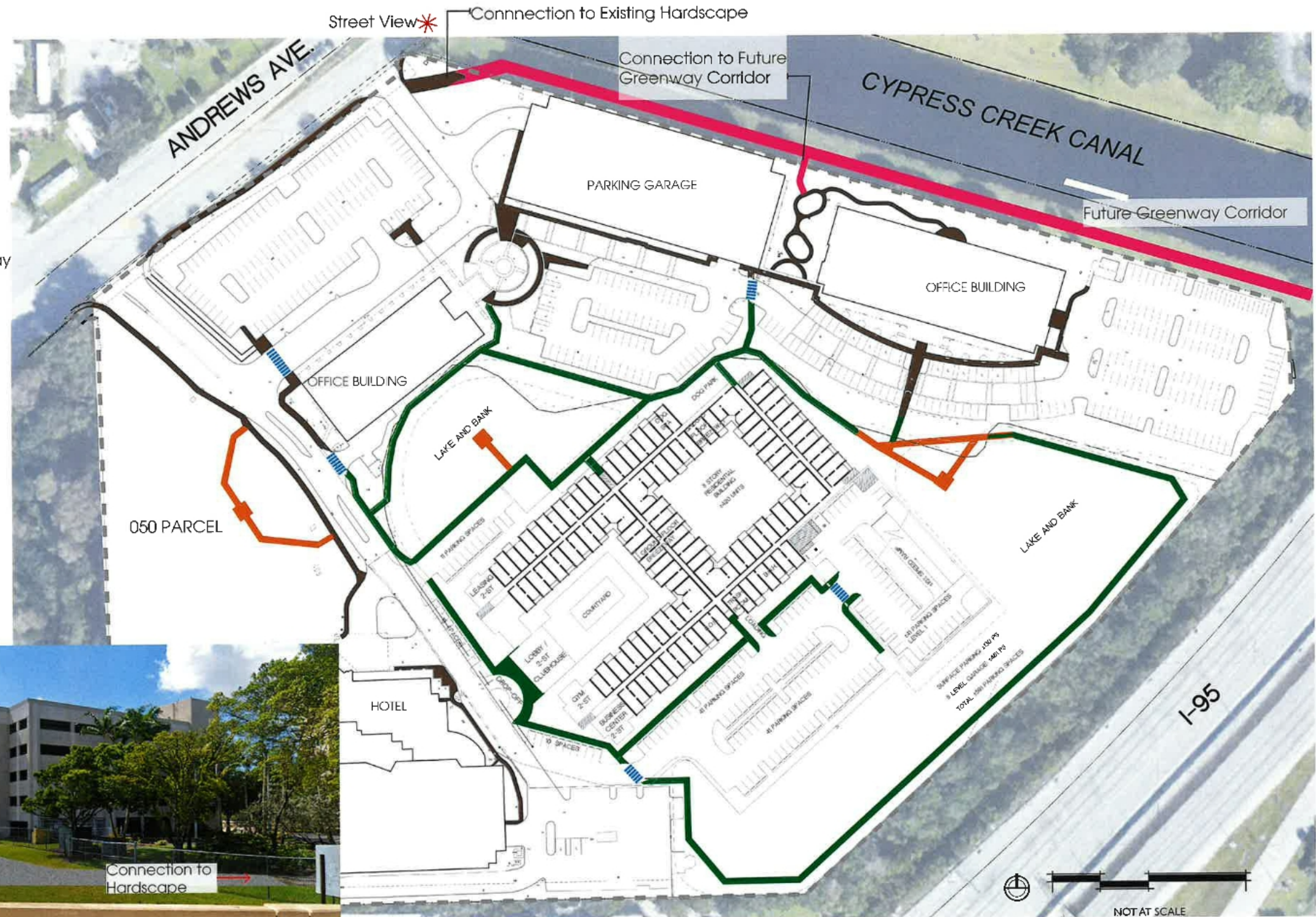
* Street View



Conceptual Perspective

MANOR AT CYPRESS CREEK

Pedestrian Circulation
Project Number: 23023



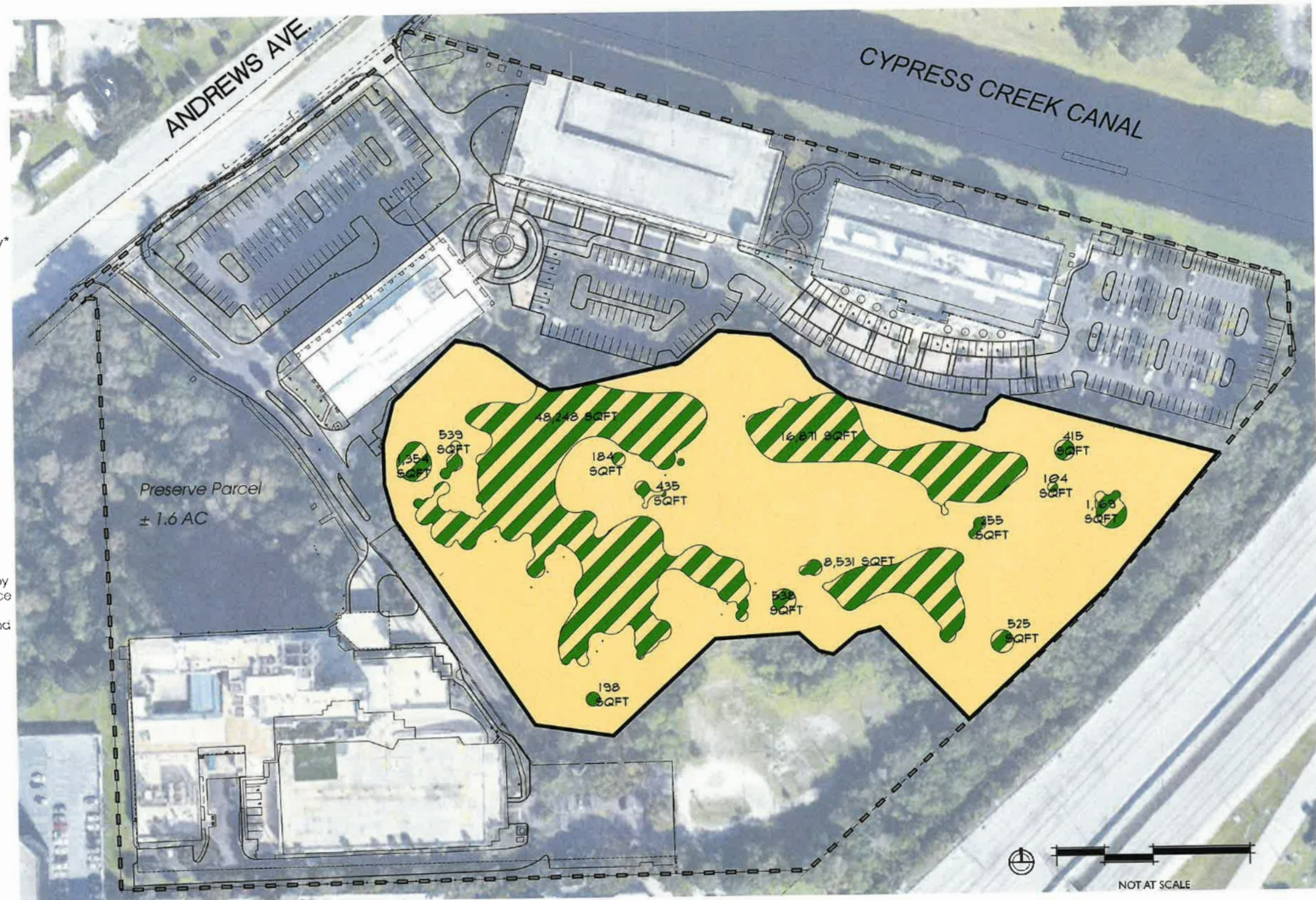
IDG
INNOVATIONS
DESIGN GROUP
LANDSCAPE ARCHITECTURE PLANNING

LEGEND

- L.A.P.C Area
± 6.2 AC
- Exotic Forest (71%)
- Existing Intermixed Canopy*
(Exotic Tree Canopy Areas
Containing Native Tree Canopy
Intermixed Within)
(29%)
1.8 AC = 79,366 SQFT

*60% = Native Canopy


Data is derived from ongoing site assessments by J.J. Goldasich and Associates, Inc. ("JJGA") from 2019 to 2025, including assessments conducted by JJGA to obtain an Environmental Resource Permit from Broward County to develop the site; JJGA Natural System and Wetland Map (June 11, 2019); and IDG site work (February 19, 2025)



MANOR AT CYPRESS CREEK

Canopy Study - Existing
Project Number: 23023

LEGEND

 Proposed Canopy Coverage

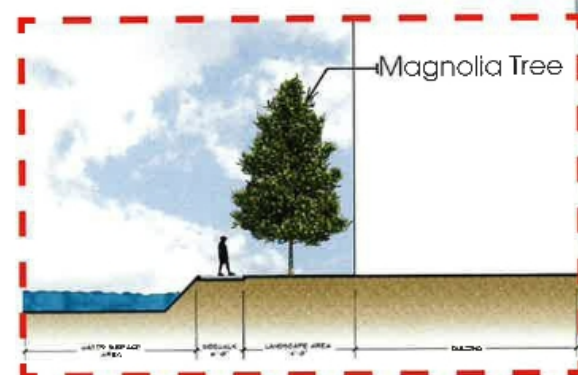
Approx. 86,662 SQFT

 Existing Native Canopy to be Preserved

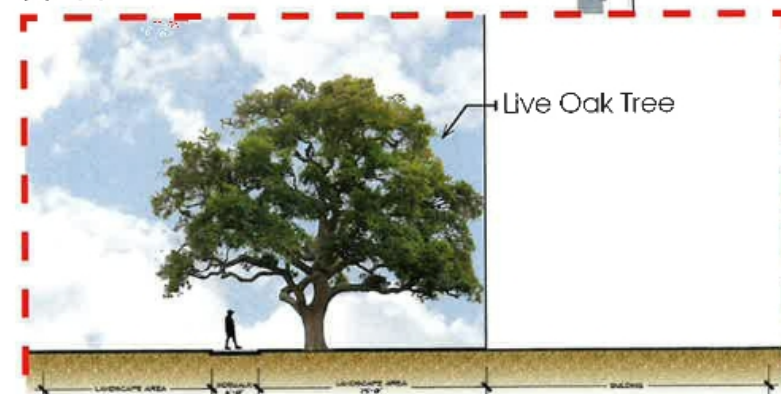
These are areas with the potential of saving existing native canopy. Every effort will be made to minimize loss of canopy in these areas during construction

Approx. 2,413.3 SQFT

Proposed Plant Schedule in Next Sheet



A - A'



B - B'



MANOR AT CYPRESS CREEK

Canopy Study - Proposed Canopy
Project Number: 23023



*Trees shown on plan represent 75% size of mature canopy coverage

PROPOSED TREE SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE/SPECIFICATION	NATIVE
LARGE CANOPY TREES				
	Quercus Virginiana	Southern Live Oak	3" Caliper, 14-16' HT	YES
	Bursera Simaruba	Gumbo Limbo	2.5" Caliper, 12-13' HT	YES
	Chrysophyllum Oliviforme	Satinleaf	3" Caliper, 14-16' HT	YES
	Coccoloba Diversiflora	Pigeon Plum	2.5" Caliper, 10-12' HT	YES
	Swietenia Mahoani	West Indian Mahogany	3" Caliper, 14-16' HT	YES
	Taxodium ascendens	Pond Cypress	3" Caliper, 10-16' HT	YES
MEDIUM CANOPY TREES				
	Coccoloba Uvifera	Sea Grape	2" Caliper, 10' HT	YES
	Magnolia Grandiflora	Southern Magnolia	2.5" Caliper, 10-12' HT	YES
	Myrica Cerifera	Wax Myrtle	2" Caliper, 10' HT	YES
	Acacia Farnesiana	Sweet Acacia	2" Caliper, 10' HT	YES
	Ilex Opaca	American Holly	2.5" Caliper, 10-12' HT	YES

Note: Tree species listed can be switched to other native species agreed to by the City and Landscape Architect if not available in South Florida.

LEGEND

Existing Intermixed Canopy
(79,366 SQFT)

Existing Native Canopy to be Preserved
These are areas with the potential of saving existing native canopy. Every effort will be made to minimize loss of canopy in these areas during construction

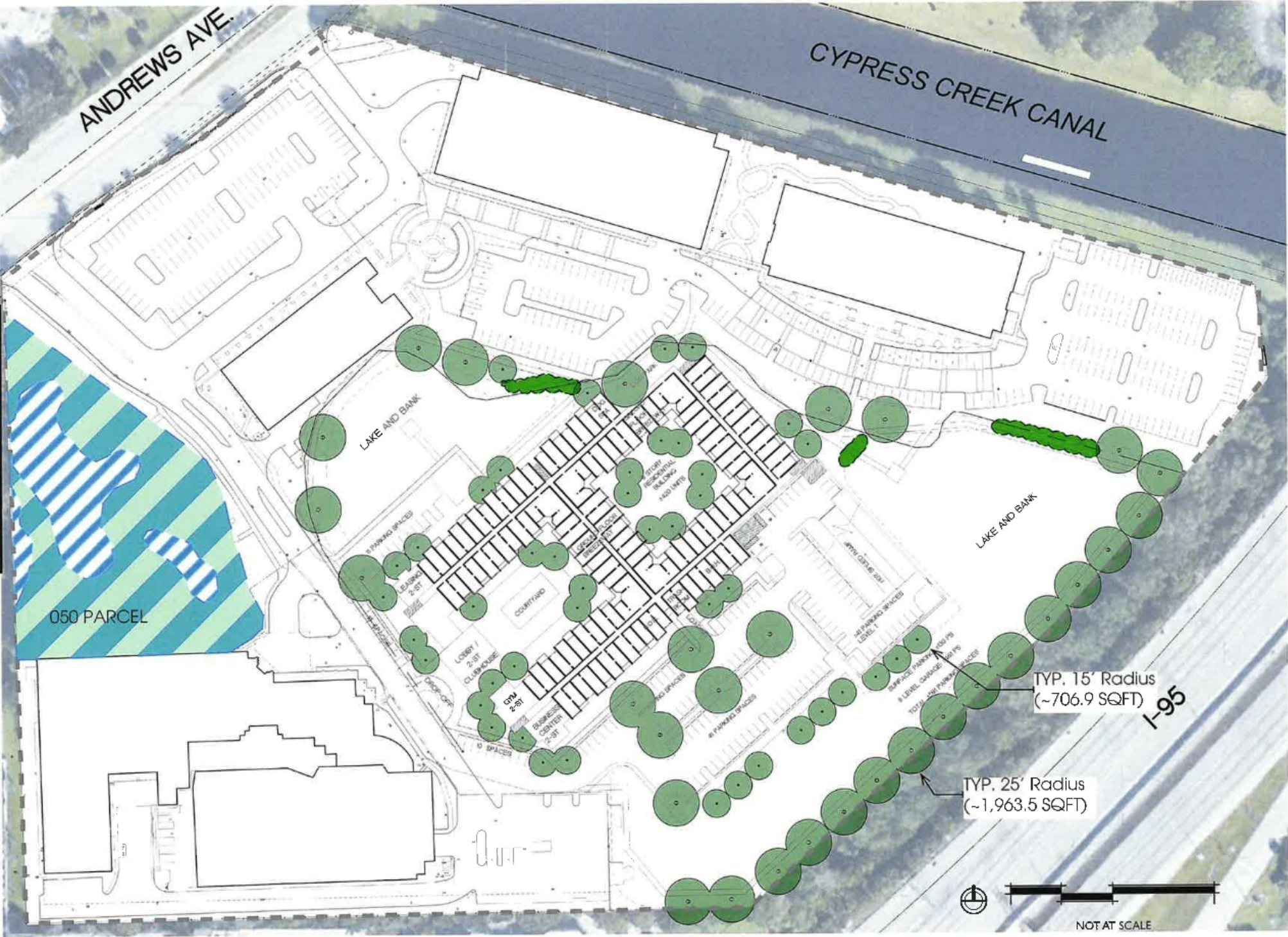
Proposed Canopy Coverage
(Approx. 86,662 SQFT)

050 Preserve Parcel

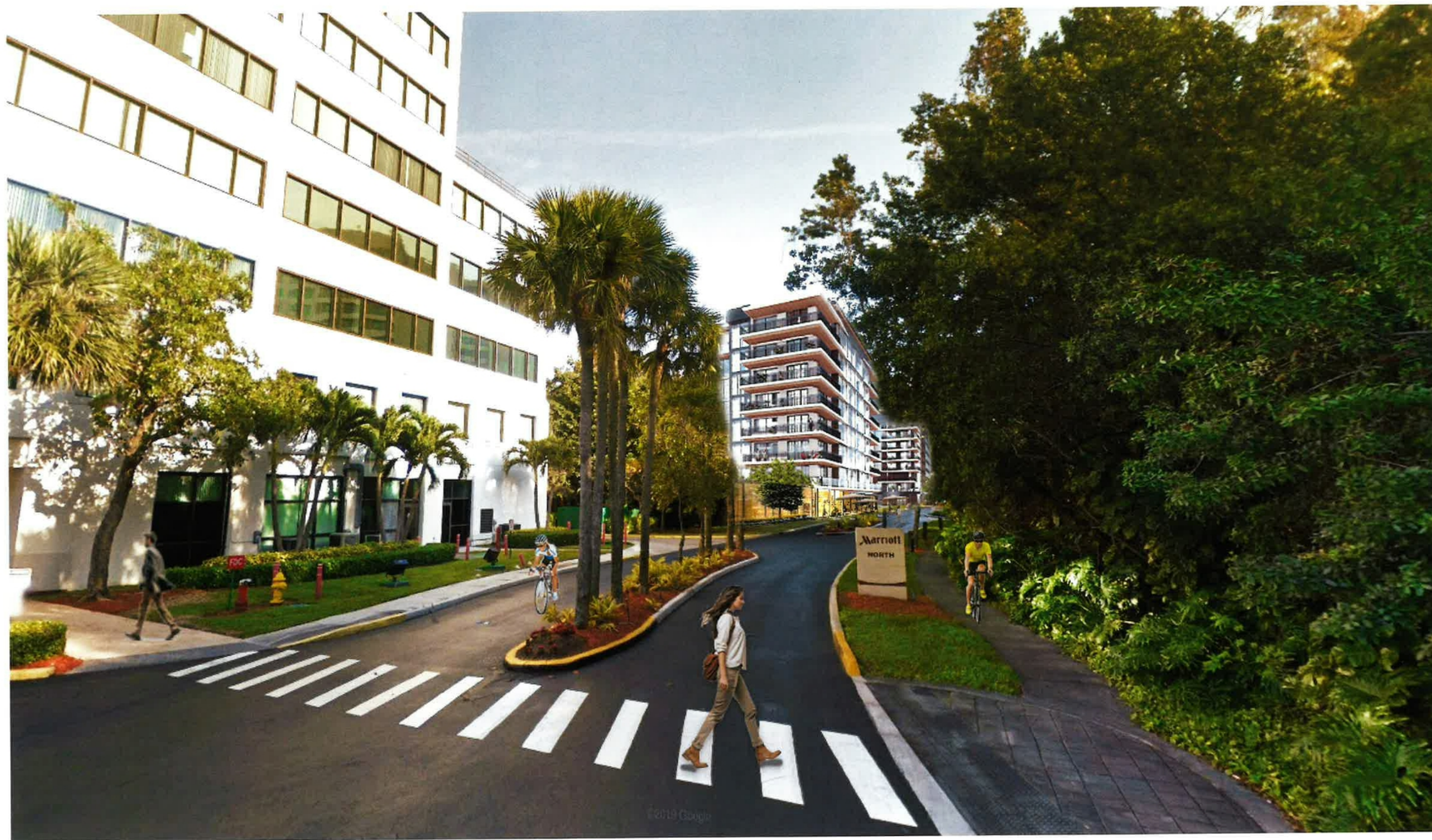
Restoration Areas (1.15 AC)
(50,094 SQFT)

Enhancement Areas (0.4 AC)
(17,424 SQFT)

Total 154,180 SQFT



MANOR AT CYPRESS CREEK
Canopy Study - Proposed Canopy
Project Number: 23023



RD Investment Properties, LLC

2850 Tigertail Ave, Suite 800, Miami, FL 33133

Porshia Garcia
Acting Development Services Department Director
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311

Re: LAPC Designation – Cypress Creek Parcel

Dear Ms. Garcia:

RD Investment Properties, L.L.C. ("RD") has applied to the Broward County Planning Council for a map amendment to remove Site #83, from the Natural Resource Map Series, designated as a Local Area of Particular Concern ("LAPC"). A graphic showing the Site #83 location is attached as *Exhibit 1*. The site lies within the Uptown Urban Village Transit Oriented District.

For the amendment to proceed to a Planning Council hearing, the Planning Council requires a recommendation from the City's Mayor or the City Manager.

We have been advised that the most appropriate way to proceed in obtaining that recommendation is to request that at a Resolution of the City Commission, regarding the recommendation, be scheduled for approval on the City Commission's meeting agenda.

Our company has been working through the development issues related to the Cypress Creek Parcel for more than two years and during that time we and our attorney have been meeting with the City staff regarding matters relevant to the City.

During that same time period we have obtained an Environmental Resource Permit from Broward County, acting on behalf of the South Florida Water Management District, authorizing the development of the site subject to the requirements to purchase of wetland credits in the Pembroke Pines Wetland Mitigation Bank, which has been done at a cost of more than a million dollars; and, as an additional public benefit measure, the restoration of a 1.6- acre site, within the same office park, that today consists primarily of exotic vegetation.. The estimated cost of that restoration is \$400,000.00. That restoration will transform a 1.6-acre exotic forest community into a 1.6-acre cypress dominated forest community at the maturity. The work will include the remove of the exotic forest and replacement with the cypress dominated community.

The City staff's primary concern as expressed to us, regarding removal of the LAPC designation is the potential for a loss of canopy within the City and the need for some mitigation in the City.

In response to those staff concerns we have attached a plan set which includes drawings that depict the approximate amount of mixed exotic/native tree canopy today, within the LAPC site and within the 1.61-acre adjacent site (the "Restoration Site") that will be restored, monitored and maintained subject to a Restrictive Covenant, as part of the residential development project. That plan set is attached as *Exhibit 2*.

ACTIVE 710431939v3

RD Investment Properties, LLC

2850 Tigertail Ave, Suite 800, Miami, FL 33133

The plan set shows the following calculations for native canopy today and then after development of the LAPC site and the restoration of the Restoration Site.

Native Canopy	Native Canopy Today	Native Canopy after Development or Restoration
LAPC Site	70,366 Sq Ft	86,662 Sq Ft
Restoration Site+	20,211 Sq Ft*	67,518 Sq Ft
Total	90,577 Sq Ft	154,180 Sq Ft

**To be conservative, we have assumed the same 29% native canopy for the Restoration Site although the actual native canopy on that site is considerably less.*

In summary, the residential development of the LAPC site, along with the restoration of the Restoration Site, will not result in a loss of native canopy but in fact will result in a significant increase in the native canopy.

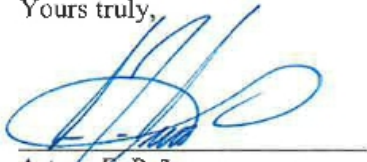
The City staff has also requested a conceptual plan for the installation of a Greenway Path along the South Florida Water Management District canal that is just north of the office buildings within the office park where the LAPC is located. The plan set includes a graphic entitled, "Pedestrian Circulation" which shows the approximate location of the Greenway adjacent to the office park and shows the proposed connection to the Greenway from North Andrews Avenue and from the project.

We have provided a cost estimate for the Greenway Path, which shows that the estimated cost for the construction of a ten foot wide asphalt path with a subbase for the estimated 1,100 linear foot Greenway Path would be approximately \$126,500.00. A copy of that cost estimate is attached as *Exhibit 3*. We are committing to contribute \$126,500.00 to the cost of that construction. If for any reason the City decides not to construct the Greenway Path, the \$126,000.00 may be used by the City to implement its Urban Forestry Master Plan or to install canopy anywhere in the City.

We agree that the commitments in this letter may be included as conditions of site plan approval for the residential project to be developed within the currently designated LAPC site.

We look forward to the development of what is today a totally non-contributing parcel of land and its replacement with convenient housing for the surrounding employment community, to include 15% affordable units, and to be done without the loss of native tree canopy.

Yours truly,



Arturo F. Peña
Authorized Representative
RD Investment Properties, LLC

General Contractor: Gulf Building

ASPHALT SIDEWALK 1100 LF X 10 FEET WIDE X 4 INCH THICK	QUANTITY
CLEARING / GRUBBING / ROUGH GRADING / SURVEY	8,800
6 INCH BASE	8,800
ASPHALT PAVING	8,800
ASPHALT SIDEWALK PER SF	11,000
ASPHALT SIDEWALK PER LF	1,100

Width (Feet) of Sidewalk

10

Best,

Christopher Montoya-Redlich
Development Associate



RELATED

2850 Tigertail Ave, Suite 800
Miami, FL 33133
Cell: 305-505-4904

May 14, 2025

Porshia Garcia
Acting Development Services Department Director
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311

Re: LAPC Designation – Cypress Creek Parcel

Dear Ms. Garcia

In regard to the pending request from RD Investment Properties, L.L.P. ("RD") for a recommendation from the City Commission regarding RD's application to the Broward County Planning Council for a map amendment to remove Site #83, designated as a Local Area of Particular Concern ("LAPC" and "LAPC site"), from the Natural Resource Map Series, we are providing you with the following analysis of how RD's request is consistent with, and furthers, the goals of the Comprehensive Plan.

In order to provide that analysis, we are providing the following key aspects of the LAPC site and the proposed residential project.

1. The LAPC site is located within a mixed-use office and hotel campus in the City's Uptown Urban Village Transit Oriented land use district and has been rezoned into the City's Uptown Urban Village Zoning District.
2. The LAPC site is designated within the County's Uptown Urban Village Activity Center land use.
3. The development plan for the LAPC site is to introduce a multifamily residential use with 63 affordable units and 357 market rate units into that existing office and hotel mixed use project.
4. Mixed use and residential use are both permitted uses under the City's land use and zoning and the County land use designation.
5. The LAPC site today is heavily populated by exotic vegetation and lacks the hydrology to sustain it as a native vegetative community.
6. The site today does not meet the primary criteria for designation as an LAPC because there is not a predominance of Cypress Wetland Forest in the canopy, subcanopy and ground cover and the site does not meet 3 or the remaining 5 criteria required for

Greenberg Traurig, P.A. | Attorneys at Law

401 East Las Olas Boulevard | Suite 2000 | Fort Lauderdale, FL 33301 | T +1 954.765.0500 | F +1 954.765.1477

Albany, Amsterdam, Atlanta, Austin, Beirut, Boca Raton, Boston, Chicago, Dallas, Delaware, Denver, Fort Lauderdale, Houston, Las Vegas, London, Los Angeles, Mexico City, Miami, New Jersey, New York, Northern Virginia, Orange County, Orlando, Philadelphia, Phoenix, Sacramento, San Francisco, Seoul, Shanghai, Silicon Valley, Tallahassee, Tampa, Tel Aviv, Tokyo, Warsaw, Washington, D.C., West Palm Beach, Westchester County.

©2025 Greenberg Traurig, P.A. All rights reserved. Greenberg Traurig, P.A. is a member firm of the law firm of Greenberg Traurig, P.A. and its member firms. Greenberg Traurig, P.A. is a member firm of the law firm of Greenberg Traurig, P.A. and its member firms. Greenberg Traurig, P.A. is a member firm of the law firm of Greenberg Traurig, P.A. and its member firms.

www.gtlaw.com

7. designation, namely Uniqueness, Diversity, Low Level of Exotic Vegetation, Potential for Protection and Geography. Geography means that it is proximate to other natural areas that enhance its significance .
8. RD has obtained an Environmental Resource Permit from Broward County (*acting under delegated authority from FDEP and SFWMD*) to fill the site and remove the vegetation, subject to offsite mitigation in the Pembroke Pines Mitigation Bank,. which has been purchased at a cost of more than a million dollars. In addition, RD has agreed to the restoration and maintenance, in perpetuity, of a 1.68 acre significantly degraded Cypress Wetland area within the same mixed-use campus.
9. RD has committed to the City that, as shown on the chart below, the onsite canopy of native vegetation on the overall site will be greater at maturity, after the residential project is built, than what exists on the campus today. That increase in canopy more than supports the City's goal of increasing its tree canopy by 33%

Native Canopy	Native Canopy Today	Native Canopy at Maturity after Development or Restoration
LAPC Site	70,366 Sq Ft	86,662 Sq Ft
Restoration Site+	20,211 Sq Ft*	67,518 Sq Ft
Total	90,577 Sq Ft	154,180 Sq Ft

**To be conservative we have assumed the same 29% native canopy for the Restoration Site although the actual native canopy on that site is considerably less*

10. The LAPC site today is a virtually impenetrable exotic forest which does not provide a habitat for any protected species and, in fact, the site has not been found to have any meaningful wildlife use whatsoever beyond terrestrial insects and racoon.
11. The LAPC site is isolated from public view, is not open to the public and due to its dense exotic vegetation does not provide an amenity for the hotel or the employees who work on the mixed-use campus.
12. The 1.68-acre site to be restored that fronts on North Andrews Avenue and will be visible to the public, along with the new project lakes, raised pedestrian paths and overlooks within the lakes, and a plaza adjacent to the most prominent lake, which all will be connected by a continuous pedestrian path that makes those amenities available to all users of the site.
13. The residential project when completed will be integrated into, and enhance, the existing mixed-use campus. When the residential project is completed on the LAPC site, the campus will consist of three office buildings totaling 226,00 square feet, a hotel, a multifamily project, three lakes, lake overlooks, a plaza, an integrated pedestrian system and a 1.68 acre preserve area with an elevated walkway to experience the restored 1.68-acre Cypress Wetland Forest.
14. The developer has committed to make a \$126,500.00 payment to the City for the construction of a Greenway path within the SFWMD canal right of way adjacent to the

mixed-use campus. If the City decides not to construct the path, the City may use the funds to provide canopy at needed locations elsewhere in the City.

15. Broward County in approving the surface water management plan for the site has required the project to provide drainage sufficient to accommodate sea level rise over the next 40 years, resulting in significant flood protection for the new residential project.
16. The LAPC site, which is today only valued at \$27,050.00 for property tax purposes will provide millions of dollars in value that will be subject to city, county, and school board taxes.
17. In summary, in consideration for the removal of the LAPC designation for Site # 83, the following regulatory and mitigation measures have been taken.
 - Developer obtained an Environmental Resource Permit from Broward County which required the Developer to purchase 3.89 mitigation credits in the Pembroke Pines Mitigation Bank at a cost of more than a million dollars, which has been paid
 - Developer was given the option of purchasing an additional .5 mitigation credits in the mitigation bank or restoring the 1.68-acre degraded Cypress Wetland parcel within the mixed-use campus as the "public benefit" portion of the permitting process. The Developer chose to restore the 1.68-acre degraded Cypress Wetland within the mixed-use campus at an estimated cost of \$489,000.00.
 - Developer has committed to the City that between the restoration of the 1.68-acre site and the canopy of native trees to be installed in the residential project, the canopy of the overall campus after development of the LAPC will be an increase over the existing native tree canopy on the site today.
 - Developer has committed to provide the City with \$126,500.00 for the City at its option, to either construct the Greenway Path or provide tree canopy elsewhere in the City.

The above outlined characteristics of the project are consistent with and further the provisions of the Comprehensive Plan listed on the attached Exhibit A.

Yours truly,



Barbara Hall

cc: Jim Hetzel
Ella Parker
Arturo Pena

Comprehensive Plan Provisions Implemented
By the Removal of the LAPC Designation
From
Site No. 83

EXHIBIT A

Key Conservation Goal Implemented by project.

I. CONSERVATION ELEMENT

GOAL 3. Conserve, protect and appropriately, utilize the City's terrestrial and marine habitats.

OBJECTIVE CON 3.1: Sustainable Landscape and Tree Canopy.
Preserve and enhance the natural environment and beauty of the city, improve infrastructure and promote better quality of life by creating a safe, healthy, and sustainable landscape. The City shall continue to enhance its tree canopy to 33% by 2040.

Response:

The removal of Site #83 is consistent with Goal 3 and Objective 3.1 of the City's Conservation Element of the Comprehensive Plan in the following ways:

The site which historically functioned as a Cypress Wetland Forest has for some time ceased functioning as that vegetative community because the hydrology of the site no longer supports that community. Consequently, the site which is surrounded by drive aisles and parking lots, does not provide a habitat for wildlife. Instead, it is a virtually impenetrable 79% exotic forest likely to degrade into further and further exotic vegetation.

In its place the Developer will be undertaking the complete restoration of an adjacent 1.68 site by the removal of exotic vegetation, reductions in the elevation of the property and the planting of Cypress trees and other compatible native understory. The restoration site will be protected by a vegetated berm allowing it to function as a wildlife habitat. The Developer and its successor will be required to perform ongoing maintenance of that restoration site in perpetuity.

As a result of these changes the site will be developed with a unique residential community surrounded by three lakes to improve the drainage to the office and residential uses on the property. The residential community will be planted with native canopy trees, shrubs and groundcover so that the combination of native canopy on the development site and in the restoration area will result in an increase of native tree canopy at maturity, of more than 33%. The restoration area will include the installation of a boardwalk through the site and an overlook allowing access to the site. In addition the Developer will fund a Greenway

path along the nearby SFWMD Canal or the installation of tree canopy by the City in the amount of \$126,500.00.

The above characteristics of the Project, requiring the removal of the LAPC, will preserve and enhance the beauty of the City, by creating an attractive mixed use community with 63 affordable units and 357 market-rate units, planted with sustainable native canopy trees, a maintained preserve area, upgrades to drainage and an increase of at 33% in native tree canopy and a contribution to the City for quality of life improvements to the public realm by the installation of a Greenway path or the planting of tree canopy.

The Project is Consistent with the following other Goals, Objectives and Policies

II. Future Land Use Element

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 Use Map (Series).

Policy FLU 1.1.12: The following Future Land Use Designations shall be applied to the Future Land Use Map Series:

Transit Oriented Development

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

Residential use is required as a principal component within a Transit Oriented Development.

At least two non-residential uses must be permitted in a designated area as a principal use...

Transit Oriented Development shall include internal pedestrian and transit amenities such as seating or 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 that serve the residents and employees within the area..

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 2.2: Neighborhood Resilience.

Implement strategies to create more resilient neighborhoods that can adapt to climate change and sea level rise.

Policy FLU 2.2.2: The City will continue to encourage new development in higher elevated areas less vulnerable to flooding such as Uptown.

Objective FLU 2.3 : Mixed-Use Development Multimodal Environment
Encourage mixed use development to enhance the livability to the City in order to discourage urban sprawl.

Policy FLU 2.31 : 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 2.3.3: Mixed use area should include enhancements of the public realm through opens space, urban public plazas and/or recreation areas through development, redevelopment, and public investments.

Policy FLU 2.3.8: Transform the Uptown Area into an urban village that contains a mix of land use with access to multi-modal options through implementation of the Uptown Master Plan.

Objective FLU 2.7: Preservation of Environmental Assets
Continue to comply with Broward regulations concerning Local Areas of Particular Concern and Natural Resource areas and develop local initiative to protect and conserve natural and vegetative resources of the City.

POLICY FLU 2.7.3 Local initiative which address environmentally sensitive lands shall be developed

...

To protect those environmentally sensitive lands deemed viable and valuable...

POLICY FLU 2.7.10 New development adjacent or in the vicinity of surface waters shall be designed to minimize the direct discharge of stormwater runoff into such bodies of water.

Objective FLU 3.1 Compliance with 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 cooperate and coordinate with Broward County to implement the City's chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.

Objective FLU 3.2: Implementation of the Comprehensive Plan and Future Land Use Map.

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 drainage and control seasonal and/or periodic flooding in the City.

OBJECTIVE FLU 3.4: Coordination of Transportation and Land Use Planning and Promote Mixed Use

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

III. URBAN DESIGN ELEMENT

1. Design Guidelines

OBJECTIVE UD 1.1: Design Guidelines Strengthen the urban form throughout the City by building upon the character of the existing fabric of the built environment, while allowing for the addition of complementary new development through the application of urban design elements and design criteria that support an exceptional sense of place.

POLICY UD 1.1.2: Enhance the quality of development throughout the city over time through the review and application of design standards and guidelines. Update and implement design standards and guidelines to ensure the quality of development throughout the city is enhanced over time and is responsive to changing conditions.

2. Resiliency in Design

POLICY UD 1.2.3: Encourage the incorporation of resilient design elements in new development and adopt design guidelines to address sea level rise mitigation, coordinated with Florida Building Code requirements.

3. Pedestrian Friendly Design

POLICY UD 2.2.5a: Design treatments should promote a variety of experiences and vary based on context, i.e. "hardscape" plazas, passive open spaces more natural in character.

IV. HOUSING ELEMENT

1. Aspirational Goals

POLICY HS 1.1.1: The City of Fort Lauderdale, in an effort to meet current and future residential need, shall establish programs to provide, encourage, or

enable low and moderate income households to obtain or maintain affordable housing that supports the demand created by economic growth.

2. Affordable Housing Administration

Administer programs for the creation of affordable homeownership and rental housing for very low, low and moderate income residents and maintenance of existing affordable housing, including structural and aesthetic improvements and the elimination of substandard dwelling conditions.

POLICY HS 1.2.9: Support the construction of diverse affordable housing types to include single-family detached, attached, and duplex housing, multi-family and manufactured homes.

POLICY HS 1.2.10: Review ability to reduce transportation costs through location of affordable housing in proximity to transit.

POLICY HS 1.2.12: Design mixed-income affordable housing programs that ensure the geographical distribution of affordable housing to discourage the over concentration of affordable housing units.

POLICY HS 1.2.14: The City will continue to develop programs for workforce housing for households with up to 160% AMI.

3. Incentivize Construction and Development of Affordable Housing

The City shall develop programs to incentivize the construction and development of affordable housing throughout the City.

POLICY HS 1.3.1: The City shall continue to review financial and other incentives to assist the private sector in the provision of affordable housing including, but not limited to:

- Decrease in property tax assessment
- Density bonuses
- Tax increment financing (TIF)
- Municipal land • Redistributed CRA funds
- Application fee reductions
- Other financing that incentivizes the development of affordable and workforce housing

POLICY HS 1.3.6: Review policies, procedures, ordinances, regulations, or plans that would increase the cost of housing as required by Florida Statutes.

V. TRANSPORTATION & MOBILITY ELEMENT

POLICY TM 1.2.3b: Continue to evaluate and implement pedestrian and transit design standards as they relate to incorporating mass transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings in activity centers.

VI. ECONOMIC DEVELOPMENT ELEMENT

1. Encourage Business Development

POLICY ED 2.1.4: The City shall maintain a toolbox of information to assist developers and businesses in locating appropriate facilities for their needs and to provide appropriate data to encourage outside investors to locate in Fort Lauderdale.

2. Community Investment

POLICY ED 2.2.2: Promote a comprehensive approach to strengthening neighborhood business districts through organization; marketing; business and retail development; and clean, safe, walkable, and attractive environments.

3. Planning for a Resilient Economy

POLICY ED 2.6.2: The City shall continue to plan for fiscal sustainability through the implementation of a balanced land use mix that considers long term costs of providing desirable levels of public services to residents, business owners, and visitors with tax and user-fee revenue generated by those uses.

POLICY ED 2.6.3: City plans shall ensure that areas with high job density are accessible to employees are provided with a wide range of commuting options; and consider jobs to housing balance within the commuter sheds of employment centers in land use planning decisions.

POLICY ED 2.7.5: The City shall determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses.

VII. PARKS, RECREATION, AND OPEN SPACE ELEMENT

1. Providing for Park Space

Greenways - Linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad

right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt.

Open Space - Publicly-accessible lands with surface open to the sky, other than covered arcades, suitable and adapted for utilization for preservation, planting areas, recreational opportunities, or urban community functions such as green space, plaza, or urban square. The City's park and open space inventory will distinguish between private and public open space.

EVALUATION MEASURE PR 1.1.4a: The City shall encourage publicly accessible open space through requirements for new residential development projects, in order to accommodate the City's needs. Such open space shall include greenways, blueways, neighborhood trails, and other natural areas.

VIII. PROPERTY RIGHTS ELEMENT

POLICY PROP 1.1.1: The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY PROP 1.1.2: The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.