Accessory Dwelling Unit (ADU) Action Plan

City of Fort Lauderdale

2025-2030

Overview-To Develop the ADU as a viable solution to increase the supply of housing units in the City of Fort Lauderdale. ADU for affordable housing, aging in place and alternative housing stock)

Goal: To utilize Accessory Dwelling Units (ADU) to expand housing options and improve housing affordability

Strategies to Accomplish Goal

1: Develop an Accessory Dwelling Unit (ADU) Education Guide that provides comprehensive guidance to homeowners, architects, and builders. The guide will demystify the process of designing, permitting, constructing, and maintaining ADUs, promoting their benefits for affordable housing, multi-generational living, and urban density. The goal is to empower communities with the knowledge and resources needed to effectively integrate ADUs, thereby enhancing housing options and sustainability.

2: Develop pre-approved Accessory Dwelling Unit (ADU) site plans, including detailed architectural drawings for electrical, plumbing, and HVAC systems. These plans will streamline the permitting process, ensuring compliance with local building codes and standards. The objective is to provide homeowners, builders, and architects with ready-to-use, high-quality designs that simplify the construction of ADUs, promote efficient use of resources, and support the creation of affordable and sustainable housing solutions.

3: Develop and implement a deed restriction and Airbnb deterrent policy designed to preserve the integrity of residential neighborhoods, promote long-term housing stability, and deter the proliferation of short-term rentals. This policy will include comprehensive guidelines and legal frameworks that restrict the use of properties for short-term rentals, enforce compliance with zoning laws, and safeguard community character. The ultimate objective is to maintain affordable housing availability, support permanent residency, and protect the interests of local homeowners and residents. This will before units incentivized by the City.

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4: Develop an Accessory Dwelling Unit (ADU) Tracking System that provides comprehensive data collection, real-time monitoring, and detailed reporting on the development and status of ADUs within the community. This system will streamline the tracking of ADU applications, construction progress, occupancy rates, and compliance with local regulations. The objective is to enhance transparency, improve regulatory oversight, and support data-driven decision-making, ultimately fostering the successful integration of ADUs into the housing landscape.

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Barriers to accomplishing goals:

1. ADU Education Guide

Funding: Securing sufficient funding to develop, publish, and distribute the guide.

Information Accuracy: Ensuring that all information is accurate and up to date with current regulations and best practices can be challenging.

Engagement: Encouraging stakeholders to engage with the material and implement the guidance provided.

Distribution: Reaching all relevant stakeholders, including homeowners, architects, and builders, and ensuring they utilize the guide

2. Develop pre-approved Accessory Dwelling Unit (ADU) site plans

Update ULDR: Change the language in the ULDR from "Servants Quarters" to "Accessory Dwelling Unit" ADU

Funding: identifying and securing funding to develop site plans

Variety: Developing a variety of site plans to fit the current community design

Flood Zone: Building is a flood zone could trigger requirements for flood plain elevation which could be cost prohibitive

3. Deed Restriction and Airbnb Deterrent Policy

Legal Challenges: Crafting policies that are enforceable and can withstand potential legal challenges from property owners or short-term rental platforms.

Enforcement: Ensuring consistent and effective enforcement of the restrictions and penalties.

Community Pushback: Addressing potential opposition from community members who benefit from short-term rentals.

Coordination: Coordinating with various municipal departments to implement and enforce the policy.

4. Develop an Accessory Dwelling Unit (ADU) Tracking System

Technical Complexity: Developing a robust system that can handle comprehensive data collection and real-time monitoring.

Data Privacy: Ensuring the system complies with data privacy laws and protects sensitive information.

Integration: Integrating the tracking system with existing municipal systems and databases.

User Training: Training municipal employees and other stakeholders to effectively access the tracking system.

Measurable to monitor throughout life of Action Plan:

1. Identify financial resources needed within 12-24 months to create ADU site Plans

2. Develop the Education Guide within three to six months post action plan development months

3. Five (5) ADU units within 60 months after the Education Guide has been developed and disseminated

4. Identify an appropriate asset management tool to track ADU and compliance with in 24 months

Action Plan 2024-2030

Objective 1: Increase awareness of the City's ADU Policy and stimulate the production of ADUs through education and incentives			
Strategy 1: Education Guide			
Workgroup member assigned: HCD, Building, UDP, Zoning, and Strategic Communications			
Actions in support of strategy:	Responsible person/entity:	Target Completion	Status/Updates
1. Setting up three in-person meetings	UDP	Within 12 months	
2. 2 Community Focus groups	HCD and AHAC	Within 12 months	
3. Engage internal and external stakeholders (Survey)	Strategic Innovation	Within 18 months	
Strategy 2: Develop pre-approved ADU site Plans			
Workgroup member assigned: Urban Planning and Design, Building Department, and HCD			
Actions in support of strategy:	Responsible person/entity:	Target Completion	Status/Updates
1. Setting up three in-person meetings	UDP	Within 24 Months	
2. Identify appropriate funding source to pay for design plans	HCD	Within 12months	
3.			

Strategy 3: Air BnB Policy for ADUs incentivized by the City

Workgroup member assigned: Legal, HCD, UDP, Community Enhancement

Actions in support of strategy:	Responsible person/entity:	Target Completion	Status/Updates
1. A minimum of three in-person meetings to review and explore policy options	Legal	Within 36 months	
2.			
3.			

Strategy 4: Develop a system to track ADU production and use

Workgroup Member Assigned:

Actions in support of strategy:	Responsible person/entity:	Target Completion	Status/Updates
1. Neighborly tracker for units incentivized by the City	HCD/ Building	On going	
2.			
3.			