

CITY OF FORT LAUDERDALE

REDEVELOPMENT UNITS POLICY AND STRATEGY DOCUMENT



PREPARED BY:

**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**
URBAN DESIGN & PLANNING DIVISION
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

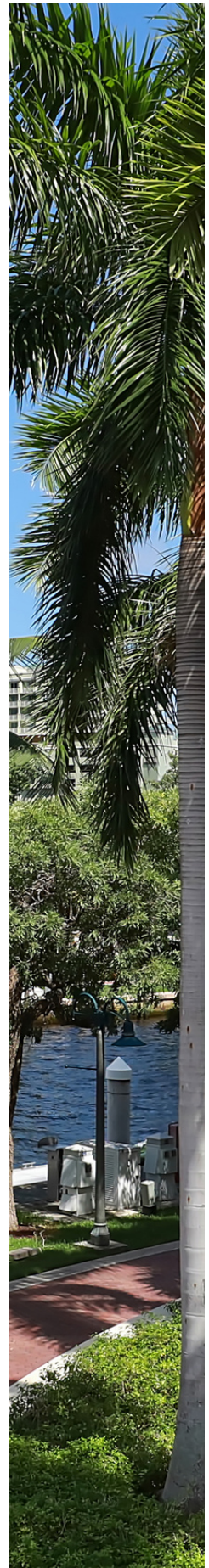


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I. LOCAL GOVERNMENT INFORMATION

A. Letter from Development Services Director.

See **Exhibit A**

B. Name, title, address, telephone, and email of the local government contact.

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Christopher Cooper, Director, Development Services Department
Phone: 954-828-5980
Email: ccooper@fortlauderdale.gov

C. Local government approval, minutes, public hearings.

The City's Planning and Zoning Board, acting as the Local Planning Agency, held a hearing on April 17, 2024. See **Exhibit B** for Planning and Zoning Board meeting minutes. The City Commission approved Resolution XX on (Date to be determined), authorizing staff to submit the Redevelopment Units Policy and Strategy Document to the BCPC. See **Exhibit C** for City Commission meeting minutes from (Date to be determined).

II. UNIFIED FLEX STATUS

Updated flexibility table demonstrating that fewer than 250 combined "flexibility units" or "redevelopment units" or 10% of the number of dwellings permitted by the certified municipal land use plan, whichever is less, are available within the municipality.

Policy 2.35.1 of the Broward County Land Use Plan ("BCLUP") states that "municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "Redevelopment Units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less." The City of Fort Lauderdale currently has zero Flexibility Units available for allocation with the exception of an affordable housing set aside which was established when the City unified the flex zones into a single, unified receiving area. Therefore, pursuant to Policy 2.35.1 of the BCLUP, the City is requesting the allotment of the first 500 Redevelopment Units.

See **Exhibit D** for the City's Current Flex Table

III. REDEVELOPMENT UNIT POLICY

Indicate support documents that describe how the municipality has identified appropriate areas for allocations of "redevelopment units," such as adopted municipal plans,

comprehensive plans, redevelopment plans, master plans or similar plans that have been the subject of municipal public participation and input.

OVERVIEW

The City of Fort Lauderdale will be requesting their first allotment of 500 redevelopment units pursuant to Policy 2.35.1 of the Broward County Land Use Plan (BCLUP). As part of the application process, the City has demonstrated sufficient capacity for impacts to public facilities and services, including public schools, as well as addressing affordable housing, land use compatibility, and sea level rise. The City has identified the receiving area for the redevelopment units, as properties located within the City's Unified Flex Zone, which the City adopted in 2018 as part of the City's Unified Flex Policy. The receiving area generally includes major commercial corridors and areas with a Regional Activity Center (RAC) land use designation on the City's Future Land Use Map, with the exception of the Central Beach RAC.

IMPLEMENTATION POLICY

To strategically allocate the redevelopment units in a manner that aligns with the City's Comprehensive Plan and strategic objectives, the proposed redevelopment unit policy focuses on permitting the redevelopment units within the receiving areas reflected on the City's Unified Flex Zone and will be limited to the following:

- *Transfer of Development Rights*
Currently, there are areas of the City which have no development entitlements to transfer such development rights to another property through transfer or sale in order to preserve historic buildings. Redevelopment units would allow the implementation of this policy.
- *Infill Redevelopment*
Smaller infill projects located in the receiving area that do not qualify under Land Use Plan Policy 2-16.4 typically require allocation of flex units and the City has no flex units to allocate. Redevelopment units would allow these types of projects to proceed; however, the implementation of this aspect of the policy would be limited for projects that do not exceed a total of 50 units.

IV. RECEIVING AREA

Map identifying areas, as well as main transit corridors, which are appropriate for allocations of "redevelopment units" (i.e. receiving areas) consistent with an adopted municipal plan or plans, such as comprehensive plans, redevelopment plans, master plans, or similar plans that have been the subject of municipal public participation and input.

COMPREHENSIVE PLAN

The City has identified the receiving area for the redevelopment units, as properties located within the City's Unified Flex Zone. Current land use policies in the BCLUP and the City's Future Land Use Policy 1.2.2b, pertaining to flex units, limit density on the barrier island to 25

dwelling units per acre, which further supports prohibiting redevelopment units in that area and focusing on more appropriate planning areas such as activity centers and major corridors. The areas located within the City's unified Flex Zone generally include major commercial corridors and areas with a Regional Activity Center (RAC) land use designation on the City's Future Land Use Map, with the exception of the Central Beach RAC.

RECEIVING AREA

The City combined its flex zones in 2018 creating a single Unified Flexibility Zone with the intent of guiding future development to RACs and major transportation corridors while protecting and preserving residential neighborhoods. The Planning and Zoning Board, acting as the Local Planning Agency, and the City Commission approved the unified flex policy as part of the City's smart growth initiative. Redevelopment units will be another implementation tool as part of the initiative, subject to the allocation limits stated herein.

The receiving area will be the same as the receiving area depicted on the City's Unified Flexibility Map, which includes the City's RACs, with the exception of the Central Beach RAC, and main transportation corridors, as identified on attached map, **Exhibit D**.

PUBLIC OUTREACH

The City conducted public outreach regarding redevelopment units by presenting the policy to the Council of Fort Lauderdale Civic Associations and several individual homeowner associations. In addition, the policy was presented at two public meetings including the Planning and Zoning Board, acting as the Local Planning Agency, and the City Commission. Below provides the meeting dates for each outreach effort.

Meeting	Date
Harbordale Civic Association	March 6, 2024
Council of Fort Lauderdale Civic Associations	March 12, 2024
Planning and Zoning Board	April 17, 2024
City Commission	May 7, 2024

V. AFFORDABLE HOUSING

Describe how the municipality will comply with Broward County Land Use Plan policies regarding affordable housing.

The City utilizes a variety of implementation mechanisms for affordable housing. The City has adopted the following strategies which are consistent with Policy 2.16.2 of the BCLUP:

- Programs and policies to maintain existing affordable housing stock through State funding;
- Specific set aside requirements for new affordable housing units;
- Land use regulations which promote the construction of affordable housing units based on building height incentives and density incentives;

- Pay in-lieu fees;
- Streamlined development approval process.

CITYWIDE POLICY

On September 22, 2022, the City adopted BCLUP Policy 2.16.4., as reflected under Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, permitting residential density on properties with direct access to state roads and county arterials that have a future land use of Commercial, Employment Center, Industrial, and Office Park.

Property owners abutting NW 62nd Street and West McNab Road have an opportunity to receive residential units in exchange for affordable housing development through the recordation of a 30-year deed restriction, and adherence to policy specific site plan development requirements. Developers may receive residential units based on the following formulas:

- Moderate Income: six bonus units for every one moderate income unit;
- Low Income: nine bonus units for every one low income unit;
- Very-Low Income: 19 bonus units for every one very-low-income unit.

Units distributed under BCLUP Policy 2.16.4 and the City's initiated affordable housing density bonus programs require the submission of an annual affordable housing affidavit to ensure continued affordability compliance. Both County and City affordable housing policies contain a payment in-lieu option that can apply to units distributed under BCLUP Policy 2.16.4 and RAC units. Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually.

Payment in lieu of funds collected for units distributed through BCLUP Policy 2.16.4 are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance. Payment in-lieu of funds received collected for RAC units are also collected at the time of building permit issuance, with all funds being deposited into the City's Affordable Housing Trust Fund.

In addition, a citywide policy applying to all deed restricted affordable housing units is the reduction of parking to 1 parking space per affordable house unit and provides access to a multifamily parking reduction if at least ten percent (10%) of units are set-aside as affordable.

VI. LAND USE PLAN POLICY CONSISTENCY

Describe how the municipality shall ensure compatibility of land uses.

Applications seeking redevelopment unit allocations will be subject to demonstrating compliance with the applicable sections of the City's Unified Land Development Regulations, including an analysis of infrastructure and any associated impacts which will be conducted during the Development Review Process to ensure adequate services are available to meet the demands of proposed projects. Together with considerations for

development of appropriate scale, transition and mix of uses, the allocation of redevelopment units will contribute to a more connected and sustainable future growth pattern.

VII. IMPACTS TO PUBLIC FACILITIES AND SERVICES

Demonstrate sufficient capacity for impacts to public facilities and services, including public schools, as follows:

a. Indicate the facility serving the area, current plant(s) capacity, current and committed demand and planned capacity expansions for potable water, sanitary sewer and solid waste.

POTABLE WATER

Potable water availability is analyzed at the time of application submittal for each individual development project as part of the development review process. Each proposed development is required to receive a Water and Sewer Capacity letter generated by the City's Public Works Department outlining potable availability in addition to any required capital improvements needed to maintain potable water service prior to site plan approval. The following table outlines potable water capacity, current and committed plant demand, and the demand generated by the release of 500 residential units.

POTABLE WATER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Design (Fiveash – 70 MGD, Peele – 12 MGD)	82.00 MGD
Current + Committed Plant Demand	MGD
Current (37.41 MGD) + Committed Plan Demand (5.58 MGD) + Residential Unit Release (500 du x 0.805 ERC x 300 gpd/ERC)	42.832 MGD
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit	2028

SANITARY SEWER

Sanitary sewer availability is analyzed at the time of application submittal for each individual development project as part of the development review process. Each proposed development is required to receive a Water and Sewer Capacity letter generated by the City's Public Works Department outlining sanitary sewer availability for the project in addition to any required capital improvements needed to maintain sanitary sewer service prior to site plan approval. The following table outlines sanitary sewer capacity, current and committed plant demand, and the demand generated by the release of 500 residential units.



SANITARY SEWER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - G.T. Lohmeyer Treatment Plant	
FDEP Plant Capacity	61.58 MGD Three Month Average Daily Flow
Current (51.225 TMADF) + Committed Plant Demand (4.348 TMADF) + Residential Unit Release (500 du x 0.805 ERC x 175 gpd/ERC)	45.012 MGD TMADF
Planned Plant Capacity	61.58 MGD (FDEP)

SOLID WASTE

The Wheelabrator South Broward facility can process approximately 815,000 tons of municipal solid waste per year. The current demand for the facility is approximately 750,000 tons per year. The estimated additional volume to be generated by the additional residential units is approximately 375 tons per year. Wheelabrator South Broward has indicated that they have capacity to handle the additional solid waste generated by the additional 500 residential units and will experience no adverse impact to their facility or operations.

b. Provide correspondence of public facilities and service providers verifying the information above.

The potable water and sanitary sewer capacity and demand calculations were coordinated through:

City of Fort Lauderdale Public Works Department
 Roberto I. Betancourt, P.E., Program Manager
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311
 P: 954-828-6982

The solid waste capacity and demand calculations were coordinated through:

Wheelabrator South Broward
 Robert Hely, Market Manager
 4400 South State Road 7
 Fort Lauderdale, FL 33314
 P.954-581-6606

See **Exhibit F** for correspondence regarding impacts to Public Facilities and Services

c. Provide an updated table of community parks and open space and demonstration that the parks requirement of 3 acres per 1,000 persons is met.

Based on 2023 census population, minimum acreage requirements of 3 acres per 1,000 residents requires the City to provide 549.44 acres of community parks and open space. The City currently has 811.51 acres of land dedicated to community parks, for a surplus of 262.072 acres.



PARKS REQUIREMENT OF 3 ACRES PER 1,000 PERSONS	
Population (2023- Census – City of Fort Lauderdale)	183,146 persons
Minimum Requirement of 3 acres per 1,000 Residents	549.438 acres
Total Acreage*	811.51 acres
Surplus	262.072

*Total acreage is based solely on city-owned parks and joint-use sites; it does not include state or county parks within city limits and joint-use acres are specific to the area being utilized rather than the full site facility footprint

See **Exhibit G** for the City's Current Table of Community Parks and Open Space

d. Provide documentation that a public school consistency review shall be obtained for any site specific allocation of redevelopment units.

Every development application with residential units must receive a School Capacity Availability Determination (SCAD) letter from Broward County ensuring school concurrency is addressed prior to the issuance of site plan approval. This is required by the interlocal agreement between the Broward County School Board and municipalities. In addition, the City's Comprehensive Plan, *Advance Fort Lauderdale*, contains the *Education Element* which includes goals, objectives and policies to ensure coordination with Broward County School Board on available school capacity, facilities, and schools. Below is a summary from the Education Element.

GOAL 1:	Ensure the provision of K-12 school facilities servicing Fort Lauderdale includes consideration of local facilities adequate for the needs of current and future residents
OBJECTIVE EDU 1.1:	Collaborate and Coordinate to Maximize Quality Education. Collaborate and coordinate with Broward County and the School Board, to plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population.
POLICY EDU 1.1.2:	Fort Lauderdale shall coordinate and cooperate to ensure the adopted public school facilities elements and/or provisions included in the City's and Broward County's comprehensive plans regarding public school concurrency are consistent with each other.
POLICY EDU 1.1.2A:	The City shall coordinate land use with Broward County and the School Board through the procedures established in the ILA and the Broward County and municipal land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses

VIII. PRIORITY PLANNING AREAS FOR SEA LEVEL RISE

For allocations in areas within Priority Planning Areas for Sea Level Rise, indicate:

a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations;

The City's Comprehensive Plan, *Advance Fort Lauderdale*, contains the *Coastal Management, Community Health, and Safety Element* which has four overall goals to address development, economic growth, and shoreline protection in the City's coastal areas.

The *Coastal Management, Community Health, and Safety Element* includes the following goals, objectives and policies which provide mitigation for sea level rise and flood protection.

GOAL 1:	Protect and improve coastal resources important to ecologically based economic drivers and environmental balance.
OBJECTIVE CM 1.1:	Coastal Development and Shoreline Uses Regulate development in coastal areas, paying special attention to its shoreline uses, and giving priority to water-dependent uses and water-related uses
POLICY CM 1.1.1a:	When reviewing applications for shoreline development, the City shall ensure consideration of future water levels, based on the current Unified Sea Level Rise Projections, in redevelopment and development planning and design.
GOAL 2:	Manage coastal areas to ensure public safety and to protect city investments and economic drivers
OBJECTIVE CM 2.1:	Public Safety, Wellbeing, and Investment Strategically regulate and direct coastal development in the interest in public safety and for the protection of the public.
POLICY CM 2.1.4:	The City shall limit public funding within the identified Coastal High Hazard Area unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.
OBJECTIVE CM 2.2:	Climate Change Adaptation Plan for, and adapt to climate change and its impacts (such as sea level rise) as a function of public safety and investment protection.
POLICY CM 2.2.4:	Rise in sea level projections, as defined by the Southeast Florida Regional Climate Change Compact in the latest Unified Sea Level Rise Projection, shall be considered in all future decisions about the siting, design and building of public infrastructure including avoiding new construction in high hazard coastal areas, where applicable.
POLICY CM 2.2.5:	To improve resiliency and address impacts of sea level rise, the City shall evaluate revising its code to permit a maximum freeboard requirement without penalty for building height in order to allow flexible adaptability of ground level uses.
OBJECTIVE CM 2.3:	Adaptation Action Areas (AAAs) Continue to identify and appropriately invest in vulnerable areas through the designation of Adaptation Action Areas (AAAs).
POLICY CM 2.3.1:	As a basis for the designation of AAAs, the City will utilize the best available data and resources, such as the Unified Sea Level Rise Projection for Southeast Florida and Broward County's Priority Planning Areas for Sea Level Rise Map, in order to identify and understand the risks, vulnerabilities and opportunities to develop and implement timely and effective adaptation strategies.
GOAL 3:	Prepare and guide coastal areas, residents, and resources before, during and after hazard and emergency event
OBJECTIVE CM 3.1:	Prepare for Emergency and Disaster Events The City shall ensure that appropriate measures are implemented and enforced in order to prepare for emergency and disaster events.
POLICY CM 3.1.6:	The City shall consider the impact of projected sea level rise on all public assets

	and natural resources located within coastal areas at an elevation of less than seven (7) feet of elevation in NAVD 88, at a minimum.
GOAL 4:	Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.
OBJECTIVE CM 4.2	Coordinate to Address Climate Change and Hazards In order to reduce vulnerability and increase resiliency, the City shall foster partnerships and coordinate with respective agencies in order to proactively and reactively address the issues of climate change and other relevant coastal risks and hazards.
POLICY CM 4.2.3:	Continue to foster effective collaborations, partnerships (including P3), and coordination with national, state, regional, and local partners to identify risks, vulnerabilities, and opportunities associated with coastal hazards and the impacts from sea level rise.
POLICY CM 4.2.4:	The City will continue to coordinate efforts to assess existing and projected regional conditions related to climate change and sea level rise, with other governmental and non-governmental agencies in the Southeast Florida region, and collaborate to develop actionable strategies appropriate to the region.

See **Exhibit H** for the complete Coastal Management, Community Health and Safety Element of the Advanced Fort Lauderdale Comprehensive Plan.

IX. VOLUNTARY COMMITMENTS

Draft of proposed voluntary commitment(s)/mitigation. Noting that, if the requested redevelopment unit allocation is approved subject to voluntary commitment(s), effectiveness of the approval shall not occur until a legally enforceable agreement(s) (to the satisfaction of the appropriate agencies) regarding the voluntary commitment(s) is recorded in the public record of Broward County, and a copy of the appropriately reviewed, executed, and recorded document(s) is provided to Planning Council staff.

The City is not proposing any voluntary commitments.

Exhibit A

Letter from Development Services Director

Exhibit B

Planning and Zoning Board Meeting Minutes
(To be inserted)

Exhibit C

Commission Meeting Minutes
(To be inserted)

Exhibit D

Existing Flex Unit Table



CITY OF FORT LAUDERDALE

CITY UNIFIED FLEX

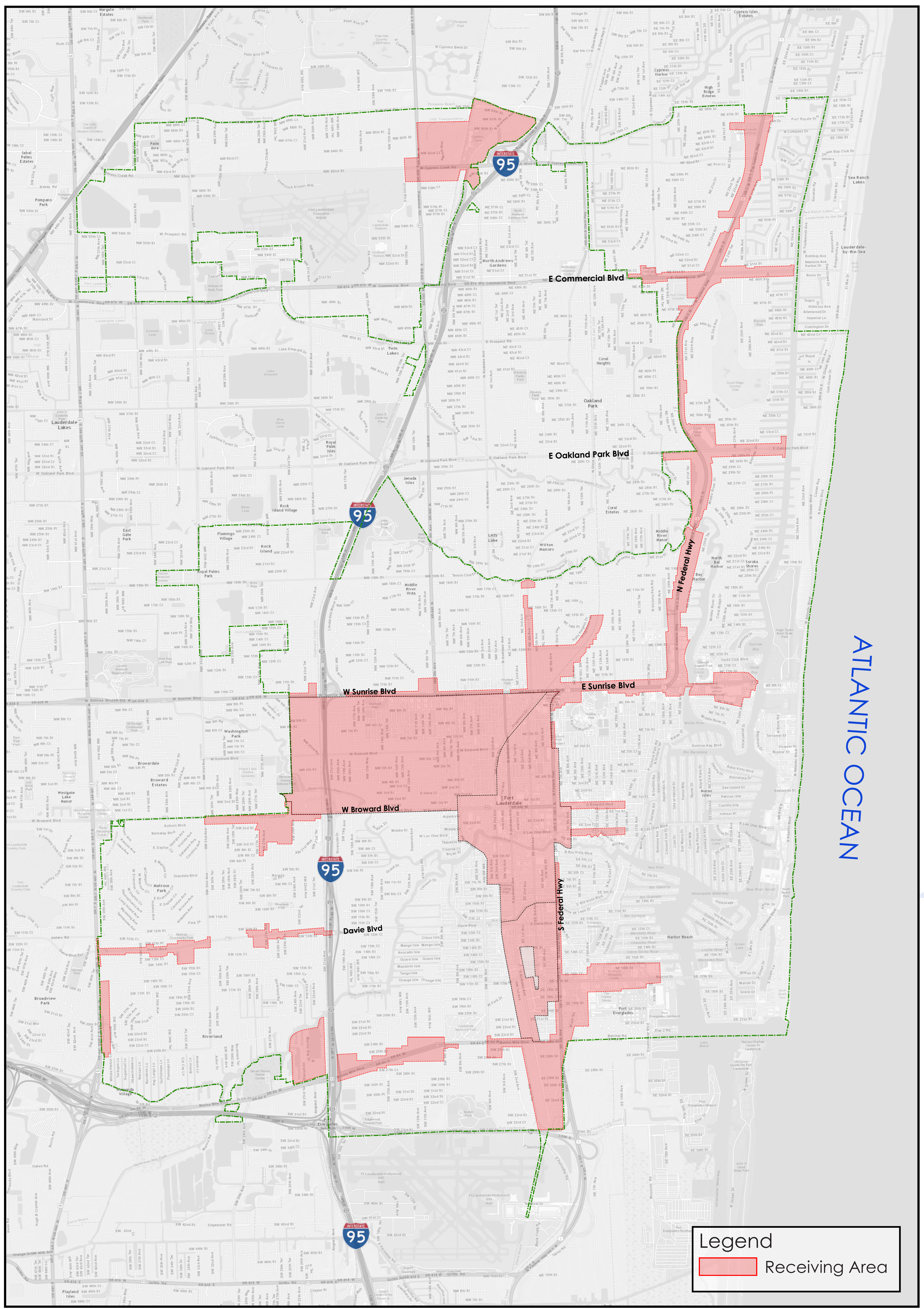
Updated 1/31/2024

ALLOCATION TABLE - UNIFIED FLEX UNITS AND CITYWIDE COMMERCIAL FLEX

CASE NUMBER	Building Permit Number for C/O Tracking	PROJECT NAME	ADDRESS	STATUS/ EXPIRATION DATE	UNIFIED FLEX UNITS		AFFORDABLE HOUSING UNITS		SLEEPING ROOMS		5% RES TO COM (acres)		20% IND TO COM (acres)		20% EMP TO COMM (acres)		20% COMM TO RES (acres)		NOTES: DRC / PZB / CC DATES	
					Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending		Approved
DOWNTOWN RAC																				
R15017		URBN @ Flagler Village	401 NE 3rd AVE	5/6/2024	512	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CC Approved 1/19/2020
R17042		Alta Flagler Village Phase II	444 NE 7 Street	Built	270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB Approved May 2018
R18037		637 Art Lofts	637 NE 4th Ave	Built	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/12/18
R18060		Modera 555	555 NE 8th Street	Built	350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 5/15/19 Approved
R18071		333 Victoria	319 NE 7th Avenue	3/14/2024	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 11/13/18, CCRR sent 5/1/2020
R19002	BLD-CNC-20120016	629 Residence	629 SE 5th Avenue	Construction	249	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 4/12/19 Approved
R19022	BLD-CNC-21030003	One Financial Plaza Phase III	100 SE 3rd Ave	Construction	242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 12/21/19 Approved
R19034		Tarpon Lofts	400 SE 9th Court	8/25/2024	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/9/19, Extension Granted
R19052		808 SE 4th Project	808 SE 4th Street	10/22/2024	77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/27/19, CC Approved 12/21/2021, Extension Granted
R19066		River Lofts	307 SE 5th Street	Construction	352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/8/19
PLN-SITE-19100020	BLD-CNC-22100008	Flagler Creative	818 NE 4th Avenue	7/26/2024	379	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 11/26/19
PLN-SITE-19120001	Extended Per Chris	RK Center Parcel 1 Mixed Use Searstown	901 N Federal Highway	Construction	797	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20
PLN-SITE-19120002	Extended Per Chris	RK Center Parcel 2 Mixed Use Searstown	550 NE 9th Street	11/17/2024	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20, AMENDED UDP-A22052 ADD 192 UNITS TAKEN FROM DRAC TABLE
PLN-SITE-19120003	Extended Per Chris	RK Center Parcel 3 Mixed Use Searstown	450 NE 9th Street	11/17/2024	135	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20
UDP-S21018		ECI Flagler Village	417 NE 1st Avenue	6/4/2025	270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/14/2020
UDP-S21003		317 N. Federal	317 N. Federal Highway	Construction	751	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/13/2021
UDP-S21015		FAT Village East	21 NW 5th Street	Construction	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/25/2021
UDP-S21016		FAT Village West	501 NW 1st Avenue	Construction	504	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/25/2021
UDP-S21034		Advantis Station at Flagler Village	618 NE 3rd Avenue	Construction	240	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021, APPROVED 1/19/2022
UDP-S21048		200 Third	200 NE 3rd Street	8/7/2024	388	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021
UDP-S21052		300 W Broward	300 W. Broward Blvd	7/2/2025	956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021, APPROVED 7/5/2022
UDP-S21059		Flagler Residence	513 NE 6th Street	2/16/2024	320	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/25/2022, APPROVED 8/16/2022
UDP-S22002		Station Village	199 NW 5th Avenue	6/18/2024	400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 2/8/2022, City Commission 10/18/2022, APPROVED 10/18/2022
UDP-S22014		520 W Broward	520 W. Broward Blvd	Need Final DRC	362	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/10/2022, CCRR EPXIRED 1/15/2023
UDP-S22016		Ombelle	300 NE 3rd Avenue	7/8/2024	959	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/24/2022
UDP-S22020		Flagler SV	501 NE 4th Street	12/6/2024	270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/14/2022
UDP-S22023		11 N. Andrews	11 N. Andrews Ave	Need Final DRC	316	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/28/2022, CCRR EXPIRES 4/8/2023
UDP-S22029		ArtsPark Lofts	421 N Andrews Ave	5/24/2024	289	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/26/2022, CCRR 11/24/2022, APPROVAL 10/30/2022
UDP-S22033		Flagler Residence North	689 N. Federal Highway	6/16/2024	241	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/26/2022, CCRR 12/16/2022
UDP-S22035		The Benjamin	777 SE 3rd Avenue	9/23/2024	542	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/13/2022
UDP-S22042		633 SE 3rd Residences	633 SE 3rd Avenue	10/4/2024	479	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/13/2022, UNITS TAKEN FROM DRAC TABLE 330 UNITS TOTALING 830
SUBTOTAL					10,419	678	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NW RAC																				
					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SRAC																				
R19061		Poicanna Crossing	1801 SW 1st Ave	Built	-	-	113	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/10/19, CCRR sent 5/1/2020 Approved
SUBTOTAL					0	0	113	0	0	0	0	0	0	0	0	0	0	0	0	0
UPTOWN																				
PLN-SITE-20050005		Fairfield Cypress Creek	6500 N. Andrews Ave	Built	287	-	8	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/23/2020, PZB Approved 12/16/2020
UDP-S21045		Mayla Cypress Creek	6261 NW 6th Way	9/16/24	312	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/26/2021, PZB Approved
UDP-S22017		Avery	6210 N. Andrews Ave	8/15/24	176	-	24	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/14/2022
SUBTOTAL					775	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0
CITYWIDE FLEX																				
R18045		Bimini Cove	2275 W State Road 84	Built	140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB 1/16/19 Approved
R17066		Cumberland Farms	333 E Sunrise Blvd	Built	-	-	-	-	-	-	0.41	-	-	-	-	-	-	-	-	PZB 1/16/19 Approved
ZR17007		Pier 17 Marina	1500 SW 17th Street	Construction	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	PZB 9/17/18 Approved
R18033		Public Storage Facility	5080 N State Road 7	Construction	-	-	-	-	-	-	-	-	-	-	6.50	-	-	-	-	PZB 10/17/18 Approved
R18073		Pier 66	2301 SE 17th Street	Construction	107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB 6/15/19 Approved, Program amended reduction to 107 flex units
R19046		Davie 1	3801 Davie Blvd	Construction	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/9/19
ZR19003		Sherwin Williams on NE 4th Ave	1051 NE 4th Avenue	Built	-	-	-	-	-	-	0.58	-	-	-	-	-	-	-	-	DRC 8/17/19, CC Approved 3/3/2020
ZR19004		Extreme Action	5300 N. Powerline Road	Exist Bldg/Rezone	-	-	-	-	-	-	-	-	16	-	-	-	-	-	-	DRC 3/10/2020, PZB 11/18/2020, CC Approved 3/16/2021
PLN-SITE-19100020		Publix	2985 N Ocean Blvd	Construction	-	-	-	-	-	-	0.52	-	-	-	-	-	-	-	-	DRC 12/10/19, CC Approved 11/5/2020
PLN-SITE-20020003		Holden (SSRF @ .5 unit)	1290 N Federal Highway	Construction	106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 3/24/2020, PZB Approved 11/18/2020 (236 sleeping rooms of which 25 memory care)
PLN-REZ-20010001		Las Olas East Parking - Rezoning	1016 SE 2nd Street	Approved	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	DRC 4/14/2020, PZB 7/15/2020, CC Approved 9/15/2020
PLN-SITE-20060001		Seven Seas	1490 and 1500 W. Broward Blvd	Approved	-	-	-	-	-	-	0.5	-	-	-	-	-	-	-	-	DRC 7/14/2020, CC Approved 6/1/2021
PLN-SITE-20070002		Claridge Oakland Park	2900-3000 E. Oakland Park Blvd	Approved	103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/11/2020, PZB 4/21/2021
PLN-SITE-20080001		1007 East Las Olas	1007 E. Las Olas Blvd	Approved	-	-	-	-	-	-	0.18	-	-	-	-	-	-	-	-	DRC 9/8/2020, CC Approved 9/15/2020
PLN-SITE-20090013		Church Property Rezoning 1st Presbyterian	1404 SE 4th Street	Approved	-	-	-	-	-	-	0.27	-	-	-	-	-	-	-	-	DRC 10/27/2020, CC Approved 5/4/2021
PLN-SITE-20100002		South Middle River Lofts	1123 NE 4th Avenue	Expired-See Notes	-	-	-	-	-	-	0.62	-	-	-	-	-	-	-	-	PROJECT EXPIRED SO UNITS RETURN TO POOL, COMMERCIAL ACREAGE REMAINS IN PLACE
UDP-SR21002		U-Haul Facility	1800 W State Road 84	Approved	-	-	-	-	-	-	0.10	-	-	-	-	-	-	-	-	DRC 3/9/2021, CITY ORD. C-22-28
UDP-PRE20002		3600 Mixed Use Development	3600 N Federal Highway	Preliminary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PRE-DRC - NOTED ON TABLE FOR REFERENCE ONLY - PROPOSED 53 UNITS
UDP-S22015		17th Street Quay	1555 SE 17th Street	10/14/24	361	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/24/2022
PLN-SITE-20100002		South Middle River Lofts	1123 NE 4th Avenue	Built	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UDP-S22045		Bayview Mixed Use	1040 Bayview Dr	11/19/24	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/25/2022
UDP-S22080		Habitat for Humanity	1040 NW 20 Street	Approved	-	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL					1,117	0	20	0	0	0	3.43	0.00	16	0	6.50	0	0	0	0	0
EXPIRED (E) / AMENDED (A) / WITHDRAWN (W) PROJECTS																				
R15058		Las Olas Townhomes	620 NE 2nd ST	E	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Expired
R14001		Lofts on 8th	501 & 509 SE 8th ST	E	75	-	-	-	-	-										

Exhibit E

Receiving Areas Map



ATLANTIC OCEAN

Legend

Receiving Area



Redevelopment Units - Receiving Area



Prepared by: City of Fort Lauderdale - Urban Design and Planning Department

Exhibit F

Impacts to Public Facilities and Services



April 3, 2024

Nancy Garcia, Urban Planner II
City of Fort Lauderdale
Development Services Department
Urban Design and Planning Division
700 NW 9th Avenue
Fort Lauderdale, FL 33311

Re: Potable Water and Wastewater Service Capacity for the request of 500 Redevelopment Units

Dear Ms. Garcia

I have reviewed all correspondence received to date regarding anticipated water and sewer demands for the request of 500 redevelopment units pursuant to Policy 2.35.1 of the Broward County Land Use Plan (BCLUP). Table 1 and 2 below summarizes the current allowable land use potential versus the potential from the proposed redevelopment units you have calculated for the areas deemed to be served by the City.

Table 1

POTABLE WATER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Design (Fiveash – 70 MGD, Peele – 12 MGD)	82.00 MGD
Current + Committed Plant Demand	MGD
Current (36.962 MGD) + Committed Plan Demand (5,808 MGD) + Residential Unit Release (500 du x 0.805 ERC x 300 gpd/ERC)	42.891 MGD
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit	2028

Table 2

SANITARY SEWER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - G.T. Lohmeyer Treatment Plant	
FDEP Plant Capacity	61.58 MGD Three Month Average Daily Flow
Current (40.375 TMADF) + Committed Plant Demand (4,567 TMADF) + Residential Unit Release (500 du x 0.805 ERC x 175 gpd/ERC)	45.012 MGD TMADF
Planned Plant Capacity	61.58 MGD (FDEP) TMADF

The City owns and operates two (2) water treatment plants (Peele Dixie and Fiveash Water Treatment Plant) and one (1) wastewater treatment plant (George T. Lohmeyer Wastewater Treatment Plant), which services a portion of the proposed receiving area associated with the redevelopment units. At this time, the Public Works Department has no objection to the proposed request for 500 redevelopment units as you have outlined. It shall be noted, however, this letter in no way reserves capacity, as individual permits will be required for each and every planned redevelopment project. If you have any questions or require clarification on this response, then feel free to contact me directly at rbetancourt@fortlauderdale.gov or 954-828-6982.

Sincerely,



Roberto I. Betancourt, P.E.
Program Manager - Utility Modeling & Capacity Administration
City of Fort Lauderdale - Public Works Department

Exhibit G

Current Table of Community Parks and Open Space

**City of Fort Lauderdale
Parks and Recreation Department: Parks Inventory**

#	Name	Address	Area (SQ FT)	Acres
Community Parks				
1	Bass Park	2750 NW 19th St	150278.44	3.45
2	Beach Community Center	3351 NE 33rd Ave	60743.00	1.39
3	Florence Hardy Park & Southside Cultural Center	25 SW 9th St	341908.87	7.85
4	Floyd Hull Stadium (Includes Morton Activity Center)	2800 SW 8th Ave	464201.16	10.66
5	George W. English Park	1101 Bayview Dr	670006.03	15.38
6	Joseph C. Carter Park	1450 W Sunrise Blvd	1051056.82	24.13
7	Osswald Park	2220 NW 21st Ave	1351731.32	31.03
8	Riverland Park	950 SW 27th Ave	426766.54	9.80
Community Parks Subtotal			4516692.18	103.69
Large Urban Parks				
9	Holiday Park	1150 G Harold Martin Dr	3820595.43	87.71
10	Lockhart Park fka Fort Lauderdale Stadium	1301 NW 55th St	1132002.80	25.99
11	Mills Pond Park & Conservation Area	2201 NW 9th Av	6834999.59	156.91
12	Snyder Park / Bark Park	3299 SW 4th Ave	3951916.42	90.72
Large Urban Parks Subtotal			15739514.25	361.33
Neighborhood Parks				
13	4201 N Ocean Blvd	4201 N Ocean Blvd	13356.33	0.31
14	Ann Herman Park	1760 SW 29 Av	41223.84	0.95
15	Annie Beck Park	100 N Victoria Park Rd	117485.13	2.70
16	Bayview Park	4401 Bayview Dr	292821.34	6.72
17	Benneson Park	1330 SW 33rd Ter	48923.59	1.12
18	Bill Keith Preserve	1720 SW 17 St	196493.27	4.51
19	Bryant Peney Park	2100 SW 4th Ave	25469.89	0.58
20	Cliff Lake Park	1331 SE 12th Way	145324.82	3.34
21	Colee Hammock Park	1500 Brickell Dr	49161.05	1.13
22	Coontie Hatchee Landings	1116 SW 15th Ave	112833.84	2.59
23	Coral Ridge Park	2401 NE 27th Ter	17347.06	0.40
24	D.C. Alexander Park	501 S Fort Lauderdale Beach Blvd	54174.35	1.24
25	Dr. Elizabeth Hays Civic Park	3781 Riverland Rd	106043.87	2.43
26	Esterre Davis Wright Park	1621 SW 24th St	47586.15	1.09
27	Flamingo Park	1600 SW 21st Way	94311.15	2.17
28	Francis L. Abreau Place	899 N Rio Vista Blvd	11263.23	0.26
29	Gore Betz Park	1611 SW 9th Avenue	79157.39	1.82
30	Greenfield Park	2401 NE 8th St	20899.94	0.48
31	Guthrie-Blake Park	2801 SW 2nd St	37463.43	0.86
32	Harbordale Park	1817 S Miami Rd	26981.03	0.62
33	Hortt Park	1700 SW 14th Ct	257421.58	5.91
34	Lincoln Park	600 NW 19th Ave	107262.41	2.46
35	Little Lincoln Park	1721 NW 6 St	13586.82	0.31
36	Lu Deaner Park fka Dolphin Isles Park	2125 NE 33rd Avenue	8626.17	0.20
37	Major WM Lauderdale Park	400 SW 11th Ave	18777.86	0.43
38	Mangurian Park	3850 N Federal Hwy	174142.79	4.00
39	Middle River Terrace	1329 NE 7th Ave	140918.35	3.24
40	Mitchell Family Park	1311 Citrus Isle	57283.37	1.32
41	Palm Aire Park	3352 NW 63rd St	8046.56	0.18
42	Palm Aire Village Park	6401 NW 21st Ave	142145.17	3.26
43	Peter Feldman Park	310 NE 6th St	56800.07	1.30
44	Poinciana Park	401 SE 21st St	75543.49	1.73
45	Provident Park	1412 NW 6th St	61902.52	1.42
46	Riverland Preserve	2681 Riverland Rd	221706.36	5.09
47	Riverland Woods Park	3950 Riverland Rd	213532.16	4.90
48	Rivermont fka Waverly Property	1016 WAVERLY RD	81411.64	1.87
49	Riverside Park	555 SW 11th Ave	77744.97	1.78
50	Secretary School Park	SE 9th Ave & SE 4th St	5518.02	0.13
51	Shirley Small Community Park	1230 SW 34th Ave	395137.16	9.07
52	Sistrunk Park	200 NW 6th St	67493.14	1.55
53	Smoker Park	501 S New River Dr	96384.85	2.21
54	South Middle River Park	1718 NW 6th Ave	34811.00	0.80
55	Stranahan Park	10 E Broward Blvd	43942.79	1.01
56	SW 5th Ct & SW 12th Ave	SW 5th Ct & SW 12th Ave	110464.26	2.54

**City of Fort Lauderdale
Parks and Recreation Department: Parks Inventory**

#	Name	Address	Area (SQ FT)	Acres
57	Sweeting Park	433 NW 23rd Ave	12560.11	0.29
58	Tranquility Park	1029 NE 11 Ave	8277.22	0.19
59	Twin Lakes North Park	4600 Twin Lakes Boulevard	11973.99	0.27
60	Victoria Park	2 N North Victoria Park Rd	49781.49	1.14
61	Virginia S. Young Park	1000 SE 9th Ave	18426.10	0.42
62	Vista Park	2851 N Atlantic Blvd	85822.27	1.97
63	Warfield Park	1000 N Andrews Ave	161158.06	3.70
Neighborhood Parks Subtotal			20096437.73	100.02
School Parks*				
64	Bennett Elementary School	1755 NE 14th St	17566.79	0.40
65	Croissant Park	245 West Park Dr	372647.55	8.55
66	Dillard High School	2365 NW 11th St	38798.39	0.89
67	Floranada Park	5251 NE 14th Way	192527.81	4.42
68	Harbordale School	900 SE 15th St	14132.32	0.32
69	Lauderdale Manors Park	1340 Chateau Park Dr	446978.21	10.26
70	North Fork School Park	101 NW 15th Ave	69023.07	1.58
71	Rock Island Elementary	2350 NW 19th St	150232.66	3.45
72	Stephen Foster Elementary	3471 SW 22nd St	336125.37	7.72
73	Stranahan High School	1800 SW 5th Pl	60925.44	1.40
74	Sunrise Middle School Pool	1750 NE 14th St	326259.89	7.49
75	Sunset Park	3775 SW 16th St	291655.07	6.70
76	Virginia Shuman Young Elementary School	101 NE 11th Ave	111253.50	2.55
77	Walker Park Elementary School	1001 NW 4th St	35492.98	0.81
78	Westwood Heights School	801 SW 28th Ave	121788.75	2.80
School Parks Subtotal			2585407.80	59.35
Special Use Parks				
79	15th Street Boat Basin aka Cox Landing	1784 SE 15th St	88464.47	2.03
80	Bubier Park	330 S Andrews Ave	21413.14	0.49
81	Cooley's Landing Marine Facility	450 SW 7th Ave	113258.78	2.60
82	Cypress Creek Sand Pine Preserve	6200 NW 21st Ave	355120.75	8.15
83	Esplanade Park	400 SW 2nd St	57066.35	1.31
84	Fort Lauderdale Aquatic Complex	501 Seabreeze Blvd	220393.09	5.06
85	Fort Lauderdale Public Beach & Park	Fort Laud Beach Park to Oakland Park Blvd	2174082.33	49.91
86	Huizenga Plaza	300 S Andrews Ave	70833.35	1.63
87	Lewis Landing Park	630 SW 9th Ave	55491.34	1.27
88	DRV Pink Stadium	5301 NW 12th Ave	1883040.87	43.23
89	Loggerhead Park	2690 N Atlantic Blvd	62621.12	1.44
90	Marshall Point	401 SW 4th Ave	25356.95	0.58
91	North Fork Riverfront Park	200 NW 18th Av	85465.56	1.96
92	Riverwalk Linear Park North	330 S Andrews Ave	166133.30	3.81
93	Riverwalk Linear Park South	2 S New River Dr E	67148.13	1.54
94	Sailboat Bend Preserve Park	1401 SW 2nd Ct	117029.96	2.69
95	South Intercoastal Park aka Promenade Park	80 Las Olas Cir	82267.67	1.89
96	Warbler Wetlands (Prospect EL Site)	2100 NW 49th Street	268911.90	6.17
Special Use Parks Subtotal			5914099.06	135.77
Urban Open Space				
97	Ann Murray Greenway	SW 7th Ave & SW 5th Pl	3708.32	0.09
98	Bayview Dr. Canal Ends	Bayview Drive and NE 15th Street	9961.35	0.23
99	Cortez Passive Triangle Park	Seabreeze Blvd and Castillo St	43560.00	0.42
100	Earl Lifshey Park	3054 N Ocean Blvd	41778.73	0.96
101	Hector Park	1001 SE 11th St	7350.05	0.17
102	Idleyld Park	2619 E Las Olas Blvd	6856.77	0.16
103	Imperial Point Entranceway	5999 N Federal Hwy	41074.92	0.94
104	Jack and Harriet Kaye Park	1151 Bayview Dr	45517.66	1.04
105	Lake Estates Linear Park	NE 27th Ave from NE 59th St to NE 57th St	9128.73	0.21
106	Landings Entranceway	5550 N Federal Hwy	46393.61	1.07
107	Las Olas Oceanside Park	3000 E Las Olas Blvd	127501.63	2.93
108	Lauderdale Villas Entranceway	901 NW 14th Ct	10320.11	0.24
109	Merle Fogg Park	2600 E Las Olas Blvd	45179.28	1.04
110	Purple Pickle Park	632 Middle River Dr	2397.86	0.06
111	Richard Mancuso Greenway	800 SE 2nd Ave	10741.72	0.25

**City of Fort Lauderdale
Parks and Recreation Department: Parks Inventory**

#	Name	Address	Area (SQ FT)	Acres
112	River Oaks Stormwater Preserve	2117 SW 19th Ave	395927.69	9.09
113	Sara Horn Greenway	SW 11th St & SW 8th Ave	3231.18	0.07
114	South Beach	600 S A1A	1157408.71	26.57
115	Stranahan Landing Park	499 S Federal Hwy	29212.86	0.67
116	Tarpon Cove Park	804 SW 11th St	7455.81	0.17
117	Tarpon River Park	50 SW 11th Ct	37197.11	0.85
118	Townsend Park	1400 Argyle Drive	32608.46	0.75
119	Tunnel Top Park (includes Laura Ward Plaza)		39603.00	0.91
120	Welcome Park	2402 S Federal Hwy	77281.77	1.77
121	Westwood Heights Triangle Park	801 SW 28th Ave	5492.69	0.13
122	Willingham Park	2020 N Ocean Blvd	24680.04	0.57
Urban Open Space Subtotal			2261570.04	51.34
Full Inventory Total			35374206.81	811.51

Exhibit H

Coastal Management, Community Health and
Safety Element of the Advanced Fort Lauderdale
Comprehensive Plan



PUBLIC SAFETY

COASTAL MANAGEMENT, COMMUNITY HEALTH AND SAFETY ELEMENT

INTENT

- Fort Lauderdale's coastal zone will continue to be one of the most active, vibrant and naturally beautiful areas within the City.
- While maintaining the unique character and qualities of the area, the City will plan for resiliency and continue to improve safety for all.
- This Element contains goals, objectives and policies that address development, economic growth and shoreline protection in the City's coastal areas.

2020 Advance Fort Lauderdale Comprehensive Plan
11/17/2020



GOALS AND POLICIES

GOAL 1: Protect and improve coastal resources important to ecologically-based economic drivers and environmental balance.

OBJECTIVE CM 1.1: Coastal Development and Shoreline Uses

Regulate development in coastal areas, paying special attention to its shoreline uses, and giving priority to water-dependent uses and water-related uses.

POLICY CM 1.1.1: The City shall limit the specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitat, living marine resources and the beach dune system through the development review process.

POLICY CM 1.1.1a: When reviewing applications for shoreline development, the City shall ensure consideration of future water levels, based on the current Unified Sea Level Rise Projections, in redevelopment and development planning and design.

POLICY CM 1.1.1b: The City shall give priority to water dependent uses in zoning decisions affecting waterfront properties as applicable for commercial and recreational waterfront uses and water-dependent uses, including marinas and public access to waterways, as provided for under Florida statutes and Broward County land use plan.

POLICY CM 1.1.1c: The City shall require new developments to provide accessways in dune and coastal vegetation systems (based upon Florida DEP Best Management Practices) to discourage and reduce pedestrian disturbance to sensitive ecosystems.

POLICY CM 1.1.2: Development and redevelopment in the coastal area shall not degrade or destroy existing natural beaches or berm areas.

POLICY CM 1.1.3: The City shall continue to maintain, review and amend land development regulations which give priority to water-dependent and water related uses, especially in beach and marina communities.

POLICY CM 1.1.4: Preserve and enhance existing marinas in the City and enhance development standards for future marina siting and design which address: land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need and feasibility.





POLICY CM 1.1.5: Land use priorities along and adjacent to the coastal shoreline shall be comparable with existing development and shall further the Central Beach Revitalization Plan.

POLICY CM 1.1.6: All development and redevelopment in coastal areas will address the protection of manatees, sea turtles, dune ecosystems, and other species and habitats of importance.

POLICY CM 1.1.7: The City shall coordinate and cooperate with Broward County to provide for the protection of marine habitats and water quality of its coastal waters, including the protection of natural and artificial reefs.



POLICY CM 1.1.7a: Facilities which service live-aboard boats shall provide for sewage pumping facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state, and federal law.

OBJECTIVE CM 1.2: Coastal Plant and Animal Species

Protect and manage plant and animal species of significance.

POLICY CM 1.2.1: The City shall consider the climate adaptation needs of native plants and animal species, and consider strategies for assisting their natural migration.

POLICY CM 1.2.2: Protect turtles through Florida Statutes Chapter 370 and by the United States Endangered Species Act of 1973.

POLICY CM 1.2.2a: Continue to implement beachfront lighting requirements of the Unified Land Development Regulations (ULDR), which are consistent with Chapter 63B-55 (FAC) Model Ordinance for Marine Turtle Protection and Broward County Technical Report 97-06, Broward County Beach Lighting Management Plan, providing for sea turtle protection in a manner that is cost-feasible for the City and that incorporates the provisions of Crime Prevention through Environmental Design (CPTED).

POLICY CM 1.2.2b: Maintain the existing sea turtle hatchery in cooperation with the guidelines for local government implementation of sea turtle conservation programs.

POLICY CM 1.2.3: Where feasible, incorporate xeriscaping and native vegetation into projects on or adjacent to coastal resources, potentially via City general obligation bond projects.





POLICY CM 1.2.4: Continue to protect existing beach vegetation and encourage landscaping with native, salt tolerant trees, shrubs and ground cover as a means of mitigating the impacts of development and redevelopment on the beach system.

POLICY CM 1.2.5: For all City-owned beaches, the City shall plant, maintain and promote natural vegetation communities, appropriate for dune ecosystems in accordance with any and all local dune management plans, in order to promote natural dune growth and capture of wind-blown sand.



GOAL 2: Manage coastal areas to ensure public safety and to protect city investments and economic drivers.

OBJECTIVE CM 2.1: Public Safety, Wellbeing, and Investment

Strategically regulate and direct coastal development in the interest in public safety and for the protection of the public.

POLICY CM 2.1.1: The City will continue to regulate development, including infrastructure and other improvements that are publicly funded, in the coastal high hazard area.

POLICY CM 2.1.2: Development and redevelopment activities in the coastal high hazard area shall seek to protect and enhance the aesthetic and natural quality of the beaches for all.

POLICY CM 2.1.3: Protect public investments in areas vulnerable to natural disasters by constructing improvements that consider future conditions and asset life cycle costs, and in accordance with FDEP standards.

POLICY CM 2.1.4: The City shall limit public funding within the identified Coastal High Hazard Area unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.

POLICY CM 2.1.5: The City shall participate in the National Flood Insurance Program Community Rating System, and strive to continuously improve ranking status for the benefit of flood risk reduction and flood insurance premium reduction for policy holders.

OBJECTIVE CM 2.2: Climate Change Adaptation

Plan for, and adapt to climate change and its impacts (such as sea level rise) as a function of public safety and investment protection.

POLICY CM 2.2.1: Identify and assess the vulnerability climate change impacts pose to public facilities and services, including but not limited to water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, hospitals, and transit infrastructure.



POLICY CM 2.2.2: The City shall evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts. Adaptation strategies may include, but are not limited to:

- a. Public Infrastructure Planning, Siting, Construction, Replacement, Operation and Maintenance
- b. Emergency Management
- c. Stormwater Management
- d. Land Development Regulations
- e. Building Codes
- f. Comprehensive Planning
- g. Utility Asset Management
- h. Other Strategies

POLICY CM 2.2.3: The City will take advantage of emerging data and technological opportunities based on evolving rising sea levels tidal data and associated flood related vulnerabilities, to allow for flexible adjustments and preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities.



POLICY CM 2.2.4: Rise in sea level projections, as defined by the Southeast Florida Regional Climate Change Compact in the latest Unified Sea Level Rise Projection, shall be considered in all future decisions about the siting, design and building of public infrastructure including avoiding new construction in high hazard coastal areas, where applicable.

POLICY CM 2.2.5: To improve resiliency and address impacts of sea level rise, the City shall evaluate revising its code to permit a maximum freeboard requirement without penalty for building height in order to allow flexible adaptability of ground level uses.

OBJECTIVE CM 2.3: Adaptation Action Areas (AAAs)

Continue to identify and appropriately invest in vulnerable areas through the designation of Adaptation Action Areas (AAAs).

POLICY CM 2.3.1: As a basis for the designation of AAAs, the City will utilize the best available data and resources, such as the Unified Sea Level Rise Projection for Southeast Florida and Broward County's Priority Planning Areas for Sea Level Rise Map, in order to identify and understand the risks, vulnerabilities and opportunities to develop and implement timely and effective adaptation strategies.

POLICY CM 2.3.2: As deemed to be in the best interest of the City, the City Commission may designate or remove the designation of an AAA by means of:

- a. Comprehensive Plan via location description or map, and in accordance with applicable Florida Statutes
- b. City Commission Resolution or Ordinance
- c. Community Investment Program (Capital Improvement Plan)
- d. Other mechanisms, as appropriate



POLICY CM 2.3.3: The City will consider the following criterion, in addition to others, for AAA designation:

- a. Areas experiencing (or are projected to experience) tidal flooding, storm surge flooding, or both
- b. Areas which have hydrological connection to coastal waters
- c. Locations within areas designated as evacuation zones for storm surge
- d. Other areas impacted by stormwater/flood control issues
- e. Areas below, at, or near mean higher high water



POLICY CM 2.3.4: Integrate AAAs into existing and future City processes and city-wide plans and documents, such as:

- a. Community Investment Program
- b. Local Mitigation Strategy
- c. Strategic Plan
- d. Sustainability Action Plan
- e. Stormwater Master Plan
- f. Comprehensive Emergency Management Plan
- g. Unified Land Development Regulations
- h. Other related processes, plans and documents

POLICY CM 2.3.5: The City will recognize that an AAA's adaptation strategy options may include:

- a. Protection
- b. Accommodation
- c. Managed Retreat
- d. Avoidance
- e. Other Options

POLICY CM 2.3.6: When necessary, the City shall seek funding for the implementation of AAA's associated adaptation strategies from the following types of sources:

- a. Federal and State grants and technical expertise assistance (in-kind)
- b. Local Stormwater Utility Fees and Community Investment Program (Capital Improvement Plan) prioritization
- c. Public/Private Partnerships
- d. Other Sources



GOAL 3: Prepare and guide coastal areas, residents, and resources before, during and after hazard and emergency events.

OBJECTIVE CM 3.1: Prepare for Emergency and Disaster Events

The City shall ensure that appropriate measures are implemented and enforced in order to prepare for emergency and disaster events.

POLICY CM 3.1.1: The City will continue to enforce Florida Building Code and other measures, including flood management measures as set forth in 44 C.F.R. part 60, to reduce exposure of life and property to the damaging effects of hurricanes and flooding.

POLICY CM 3.1.2: The vehicle trip cap contained in the Future Land Use Element, shall address roadway carrying capacity, particularly in the Central Beach Area.

POLICY CM 3.1.3: Development review in the coastal high hazard area shall consider significant impacts to evacuation routes, and shall require roadway improvements if deemed necessary.

POLICY CM 3.1.3a: The City shall work to ensure its evacuation routes system is in a state of good repair, with repair work on critical paths in the roadway network prioritized in its capital improvements program.

POLICY CM 3.1.4: Implement a Local Mitigation Plan to reduce or eliminate exposure of life and property to natural disasters. The plan includes an inventory of City hazard prone properties and which may result in the implementation of development regulations, such as setbacks provisions, and other site controls to reduce future property damages and losses.



POLICY CM 3.1.5: To reduce exposure to natural hazards, the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that are permitted within the 100-year flood zone are subject to the most stringent applicable flood damage protection regulations as set forth in 44 C.F.R. part 60.

POLICY CM 3.1.6: The City shall consider the impact of projected sea level rise on all public assets and natural resources located within coastal areas at an elevation of less than seven (7) feet of elevation in NAVD 88, at a minimum.

POLICY CM 3.1.7: The City will utilize Florida Building Code standards, at a minimum to ensure that new, reconstructed, and expanded health care facilities outside the storm surge areas are built to shelter specifications. Existing health care facilities should retrofit buildings to shelter specifications. Health care facilities outside the storm surge areas should establish aid agreements with similar facilities within the storm surge areas.



OBJECTIVE CM 3.2: Respond During Emergency and Disaster Events

The City shall ensure that appropriate measures are implemented and enforced in order to respond to emergency and disaster events.

POLICY CM 3.2.1: The City shall maintain procedures and periodically review and update its policies related to emergency management and provisions for declarations of states of emergency and subsequent actions.

POLICY CM 3.2.2: The City shall maintain policies for an emergency operations center, including for readiness training and designation of staff, in coordination with regional authorities.

OBJECTIVE CM 3.3: Recover After Emergency and Disaster Events

The City shall ensure that appropriate measures are implemented to recover after emergency and disaster events.

POLICY CM 3.3.1: Post disaster response and redevelopment plans should distinguish between immediate repair and cleanup actions needed to protect public health, and safety and long-term repair and redevelopment activities.

POLICY CM 3.3.2: Implement the City's hurricane plan, including debris clearance, immediate repairs and replacement of public infrastructure needed to protect public health and safety.

POLICY CM 3.3.3: Future land use designations shall be reviewed following a major hurricane event or other natural event involving a declaration of state of emergency. The City shall severely limit redevelopment in areas of repetitive loss areas.

POLICY CM 3.3.4: City infrastructure damaged by storms intended to be repaired or replaced in its current location shall be built to a higher standard, or relocated.

POLICY CM 3.3.4a: The City shall discourage public expenditures that subsidize the reconstruction or repair of existing development destroyed by a natural disaster in the coastal high hazard and floodplain areas.

POLICY CM 3.3.5: Long-term redevelopment following a major hurricane event shall be conducted in accordance with FDEP standards.

POLICY CM 3.3.6: The City shall limit redevelopment in areas damaged by climate related hazards, through ensuring that any structure not compliant with required base flood elevations or that are substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current floodplain management standards for the affected property.

POLICY CM 3.3.7: Deficiencies in hurricane evacuation times or facilities that arise in the future shall be analyzed, identified, planned for, and reflected by amendments to this element.





GOAL 4: Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

OBJECTIVE CM 4.1: Coordination for Emergencies and Disaster Events

In the interest of public safety, the City shall follow protocols and coordinate with appropriate agencies before, during, and after emergencies and disaster events.

POLICY CM 4.1.1: The City should coordinate with Broward County to ensure that shelter spaces are reserved for patients in health care facilities located within the storm surge areas, at health care facilities located outside of the evacuation zones and designated as receiver facilities. Health care facilities are to be responsible for evacuating their own patients or to provide on-site enhanced protection areas for them.

POLICY CM 4.1.2: The City should coordinate with Broward County to prepare an inventory for special needs populations, and designate special shelter(s) to accommodate their needs. Additionally, an outreach and communications program should be established to assist the special needs populations in evacuation and sheltering.

POLICY CM 4.1.3: Provide input for inclusion to the Broward County Hurricane Evacuation Plan (CHEP) on development and redevelopment to enhance the protection of Fort Lauderdale citizens through the Emergency Coordinating Council.

POLICY CM 4.1.4: Coordinate efforts with Broward County to relieve deficiencies identified in the hurricane evacuation analysis, align with the LMS Plan and ensure that there are sufficient and appropriate personnel assigned to implement and expedite the County’s evacuation plan.



POLICY CM 4.1.5: Participate in the review of Broward County Comprehensive Emergency Operations Plan and the CHEP-to ensure that revisions are made as needed to reflect new techniques or programs that accelerate evacuation.

POLICY CM 4.1.6: Continue and participate in regular meetings of local and regional evacuation planning professionals.

POLICY CM 4.1.7: Continue to provide data to the County from police and fire departments regarding evacuation needs of transit dependent and vulnerable populations including mobile home park residents within the City.

POLICY CM 4.1.8: Participate in the preparation and adoption of a county-wide post disaster redevelopment plan which establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the City in a timely fashion. Post-disaster redevelopment should address the removal, relocation, or structural modification of damaged structures and infrastructure as determined appropriate and be consistent with federal funding provisions and unsafe structures.



OBJECTIVE CM 4.2: Coordinate to Address Climate Change and Hazards

In order to reduce vulnerability and increase resiliency, the City shall foster partnerships and coordinate with respective agencies in order to proactively and reactively address the issues of climate change and other relevant coastal risks and hazards.

POLICY CM 4.2.1: The City shall align and be consistent with, to the extent possible, relevant and current national, state, and regional adaptation strategy documents, such as Broward County Climate Action Plan, Southeast Florida Regional Climate Action Plan, and the President's Climate Action Plan, as well as others.

POLICY CM 4.2.2: The City shall be diligent in coordinating with FEMA and Broward County to receive the most up to date information regarding the current floodplain boundaries.

POLICY CM 4.2.3: Continue to foster effective collaborations, partnerships (including P3), and coordination with national, state, regional, and local partners to identify risks, vulnerabilities, and opportunities associated with coastal hazards and the impacts from sea level rise.

POLICY CM 4.2.4: The City will continue to coordinate efforts to assess existing and projected regional conditions related to climate change and sea level rise, with other governmental and non-governmental agencies in the Southeast Florida region, and collaborate to develop actionable strategies appropriate to the region.

OBJECTIVE CM 4.3: Coordinate for Coastal Environmental Issues and Regulatory Consistency

The City shall utilize partnerships and coordinate with appropriate agencies for coastal environmental issues and regulatory consistency.

POLICY CM 4.3.1: Assist county and state agencies in the enforcement and monitoring of compliance with the Florida Department of Environmental (DEP) Coastal Construction Control Line regulations as provided for by 163.3178(2), F.S.

POLICY CM 4.3.2: Coordinate efforts with Broward County and existing resource protection plans of the City and other agencies to ensure adequate sites for water-dependent uses, prevent estuarine pollution, control surface water runoff, protect marine resources, reduce exposure to natural hazards, and ensure equitable public access.

POLICY CM 4.3.3: The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City to maintain ecological, economic, and shoreline protection functions.

POLICY CM 4.3.4: Apply for state and other funding through the DEP to plan for and enhance the coastal dunes, with particular focus on the south end of the Central Beach north to Alexander Park.





POLICY CM 4.3.5: Work with the Broward County Soil and Water Conservation District to appropriately vegetate and maintain dune systems, with particular focus on the south end of the Central Beach north to Alexander Park.

POLICY CM 4.3.6: Participate in studies affecting natural resources located in or adjacent to the City, through intergovernmental coordination mechanisms.

POLICY CM 4.3.7: The City shall coordinate and cooperate with Broward County in 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. The plan shall include consideration of climate change impacts on these efforts.

OBJECTIVE CM 4.4: Deepwater Port

The City of Fort Lauderdale shall work with Broward County in a cooperative fashion to resolve inconsistencies which may arise between the City of Fort Lauderdale Comprehensive Plan and the Deepwater Port Component of the Broward County Comprehensive Plan.

POLICY CM 4.4.1: Ensure that areas within Port Everglades are consistent with priorities identified within the Deepwater Port Component of the Broward NEXT Comprehensive Plan.

POLICY CM 4.4.2: In the event the City of Fort Lauderdale and Broward County are unable to resolve an inconsistency between the Port and City Plans, the City may, subject to and in accordance with all applicable law, utilize the dispute resolution process as provided under s. 186.509, Florida Statutes.





OBJECTIVE CM 4.5: Community Health and Safety

Ensure local standards and proactive measures to enhance community health and safety in the City of Fort Lauderdale.

POLICY CM 4.5.1: The City shall strive to meet the national standards for emergency response times for Emergency Medical Service (EMS) calls. The City shall regularly evaluate and determine the need for new EMS sites and operational improvements in order to effect better response times.

POLICY CM 4.5.2: The City shall strive to meet the national standards for emergency response times for fire calls. The City shall regularly evaluate and determine the need for new City fire station sites based on the use of fire service jurisdiction assessment and fire data analysis software in order to effect better response times.



POLICY CM 4.5.3: The City shall maintain department standards based on best practices and national standards, and strive to meet department standards for police Priority One calls.

POLICY CM 4.5.4: Respond to and prepare for continued increases in emergent and non-emergent medical responses, with consideration to medical, social work, mental health services, aging population, new senior living facilities, and the evolving socio-economic quality of the neighborhoods.

POLICY CM 4.5.4a: The City shall maintain a state of readiness to respond to public health crises through continued coordination with the Florida Department of Health, Broward County Department of Health and local hospital and medical systems, among others as applicable. To maintain this state of readiness, the City shall also monitor available resources and information in cases of public health emergency, including from entities such as the Center for Disease Control, for usage in development of crisis response and operational policies.

POLICY CM 4.5.4b: The City shall maintain demographic, business data, and GIS support systems to ensure that the city's response is data-informed and based on the city's values and principles around equity. This City will utilize this data as necessary to help target event impact mitigation actions that will direct efforts to obtain external assistance, provide for locations for temporary hospitals and other critical infrastructure, assist vulnerable populations, help with identifying business stabilization assistance and food distribution, and aid in long term planning for post event recovery.

POLICY CM 4.5.5: Direct resources to training, education, and prevention programs that encourage residents to be proactive regarding personal property and share responsibility for community safety.

POLICY CM 4.5.6: Evaluate new technological advances and programs to modernize public safety efforts and provide efficient and effective services in the most cost-effective manner.