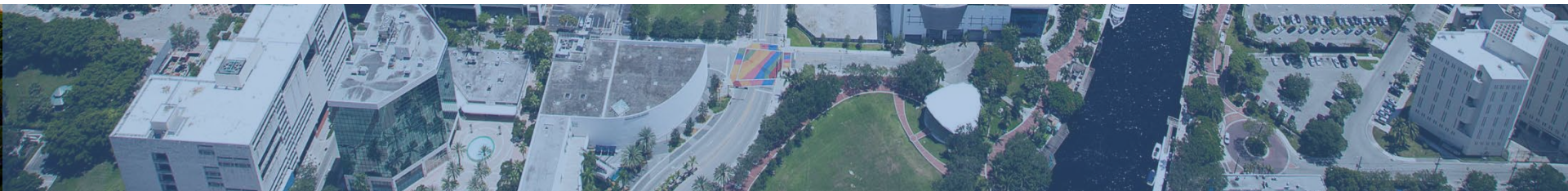




## Development Patterns & Framework of the Local Planning Process





# What influences DEVELOPMENT PATTERNS?





# DOCUMENTS

City Vision and Strategic Plan

Comprehensive Plan

**FORT LAUDERDALE**  
2016



**WE ARE CONNECTED.**  
We move seamlessly and easily through a safe transportation system where the pedestrian is first.

**WE ARE READY.**  
We are a resilient and safe coastal community.

**WE ARE COMMUNITY.**  
We are a neighborhood of neighborhoods.

**WE ARE HERE.**  
We are an urban center and a vacationland in the heart of South Florida.

**WE ARE PROSPEROUS.**  
We are a subtropical City, an urban laboratory for education and business.

**WE ARE UNITED.**  
We are a strong and vibrant kaleidoscope of multi-generational cultures, ethnicities, and community partners.

**FAST FORWARD  
FORT LAUDERDALE**  
*Our City, Our Vision 2035*







# DOCUMENTS

## City Vision and Strategic Plan

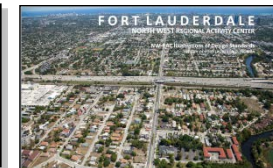
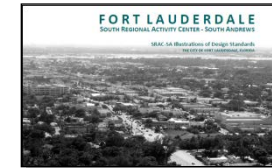
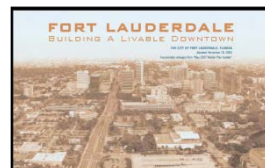
## Comprehensive Plan

## Zoning Code | ULDR

- History
- Types of Zoning
- Levels of Site Plan Review

## Master Plans | Design Guidelines

- Downtown Master Plan
- NWRAC Master Plan
- Central Beach Master Plan
- The Neighborhood Development Criteria Revisions (NDCR)





# BEST PRACTICES INTELLECTUAL ASSET

## Professional Staff

- Urban Planners
- Landscape Architects
- Engineers
- Professional Certifications







# BEST PRACTICES INTELLECTUAL ASSET

## Professional Staff

- Urban Planners
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## Planning Principles

- Mass & Scale | Light & Air
- Quality of Public Realm
- Transportation & Connectivity



*Before*



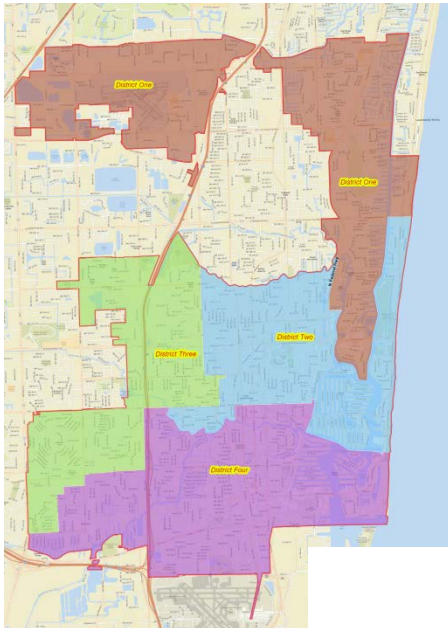
*After*



# PUBLIC PARTICIPATION

Neighbors & Associations  
Community Partners  
Government Agencies

Commission Districts



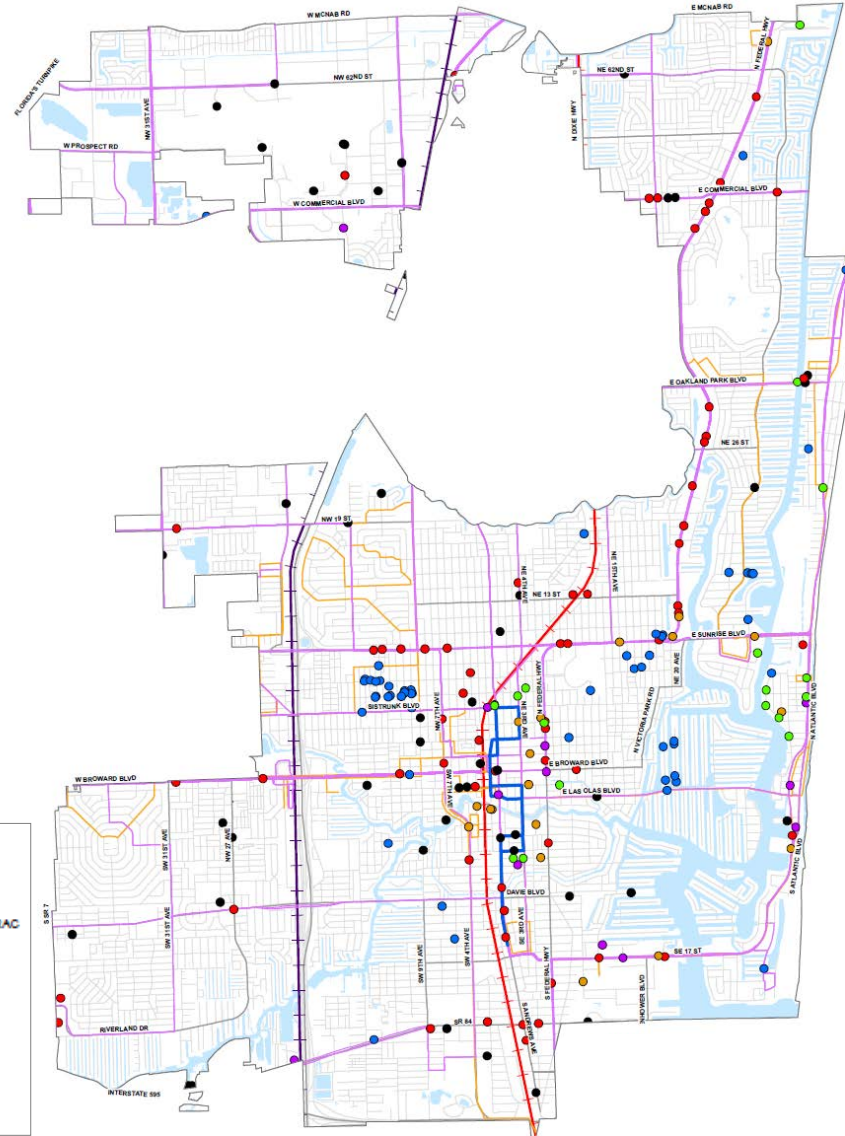




# CONTEXT

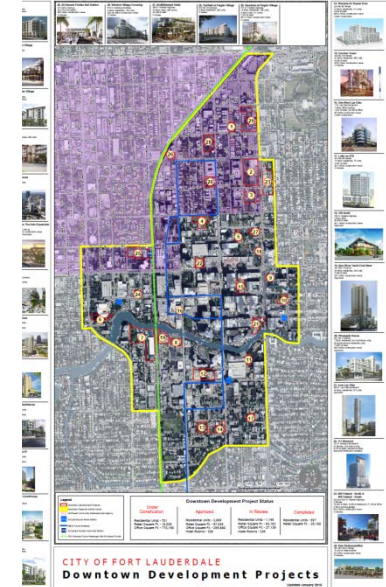
## Community Character

- Downtown
- Beach
- Major Corridors
- Nodes



### Legend

- Other Developments
- Residential up to 5 stories
- Residential 6+ stories; 10-14 stories average in OBRAC, 14-18 stories average in DRAC
- Mixed Use; 8-12 stories average outside DRAC, 16-20 stories average in DRAC
- Commercial up to 5 stories
- Commercial 6+ stories
- Wave Future Streetcar
- Broward County Transit Lines
- Sun Trolley Route
- Tri Rail
- FEC Railroad-Future Passenger Rail All Aboard Florida







Thank You

Development Patterns • Framework of the Local Planning Process