



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#15-0212

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: March 24, 2015

TITLE: Second Workshop – Citywide Development Trends

Background

On October 7, 2014 the City Commission requested to host a workshop to analyze trends and existing regulations that guide development patterns, in order to provide input on guiding future growth throughout the City of Fort Lauderdale.

The first workshop occurred on January 21, 2015. Minutes are provided as Exhibit 1. At that time, to assist the City Commission in the discussion, staff prepared a background paper, which included an overview of factors contributing to the City's existing development patterns and other factors that guide future growth. Following brief presentations from the City's real estate consultant, CBRE and city staff, the Commission discussed development trends and focus areas by commission district.

For the second March 24, 2015 workshop, the City Commission indicated to focus their discussion on the Central Beach and major corridors, including: Cypress Creek Road, SE 17th Street, Sunrise Boulevard, and Oakland Park Boulevard. Staff has prepared a brief presentation updating the City Commission on the Central Beach Master Plan effort, including a brief recap from the first workshop on the Downtown land use plan amendment. In addition, the original background paper has been updated and is provided as Exhibit 2. It includes highlights of areas the City Commission would like to focus on, as well as the following updated maps:

- Development Applications 2009-Present
- Regional Activity Centers
- Downtown Recent Development Project Map
- Central Beach Recent Development Project Map
- City-wide Zoning Patterns & Maximum Height Regulations
- Major Corridors Map
- Existing Flex Zones Map & Inventory

Resource Impact

No resource impact is envisioned at this time. However, depending on future directives there may be associated impacts to staff resources and budgets. Additional resources may be recommended for specific initiatives that are not currently funded or anticipated for FY 2015 Budget.

Strategic Connections:

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included in the Infrastructure and Neighborhood Enhancement Cylinders of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of district, complementary, and diverse neighborhoods;
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development;
- Initiative 1: Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth.

This item is in furtherance of the *Fast Forward Fort Lauderdale Vision Statements, We Are Community*, by recognizing opportunities for evaluating and guiding future growth in a sound and responsible manner.

Attachments:

Exhibit 1 – January 21, 2015 City Commission Workshop Minutes

Exhibit 2 – Updated Development Patterns Background Paper and Maps

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Department Director: Jenni Morejon, Department of Sustainable Development