



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

**#20-0020**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** February 18, 2020

**TITLE:** Ordinance Amending the Fort Lauderdale Comprehensive Plan by Adding, Deleting, and Modifying Goals, Objectives, and Policies; Amending the Future Land Use Element, Housing Element, the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element as Incorporated in the Infrastructure Element, Coastal Management Element, Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Transportation and Mobility Element, Parks and Recreation Element, Historic Preservation Element, and Public School Facilities Element; Providing for the Addition of Urban Design Element, Climate Change Element and Economic Development Element – Advance Fort Lauderdale Comprehensive Plan Update Case No. L19001 – **(Commission Districts 1, 2, 3, and 4)**

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**Recommendation**

It is recommended that the City Commission consider adopting an ordinance to amend the City's Comprehensive Plan, incorporating text amendments to the Future Land Use Element, Infrastructure Element including Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge, Housing Element, Coastal Management Element, Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Parks and Recreation Element, Historic Preservation Element, and Public School Facilities Element, amend and update Transportation Element to Transportation and Mobility Element, and add new Urban Design Element, Climate Change Element and Economic Development Element.

**Background**

The City is amending the Comprehensive Plan in a two-phase process. In Phase I, the Department of Sustainable Development, with assistance from the consultant team, The Corradino Group, Inc., prepared the Evaluation and Appraisal Report (EAR) of the City's existing 2010 Comprehensive Plan. The EAR addressed changes in Florida State requirements since the last update of the Comprehensive Plan and made a recommendation to update the plan based on the City's vision. The EAR was approved by the Planning and Zoning Board in November 2015 and adopted by the City Commission in February 2016.

Phase II includes the preparation of Volume I of the Comprehensive Plan, which includes Goals, Objectives and Policies and is based upon the EAR and the updated Data Inventory and Analysis. The updated Comprehensive Plan "Advance Fort Lauderdale" has been prepared in a concise, user-friendly format that matches the graphic template of the City's

Vision Plan “Fast Forward” and Strategic Plan “Press Play” documents. The existing text of the Comprehensive Plan will be struck and replaced with the updated goals, objectives, and policies. The draft Amended Comprehensive Plan Volume I Goals, Objectives and Policies are provided as Exhibit 1. The supporting Comprehensive Plan Volume II Data Inventory and Analysis is provided as Exhibit 2.

The proposed amendments to the Comprehensive Plan were reviewed by the Development Review Committee (DRC) on June 25, 2019. To date, the Planning and Zoning Board (PZB) held three special public meetings (June 26, 2019, August 22, 2019, and September 24, 2019) to review the proposed amendments. The PZB held a public hearing on the proposed amendments at their November 20, 2019 meeting.

The PZB staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5. In their role as the Local Planning Agency, the Planning and Zoning Board on November 20, 2019 recommended adoption of the Advance Fort Lauderdale Comprehensive Plan Update, as presented, to the City Commission with the following revisions:

1. Recommend exploring additional bonus density provisions as one of the options to address affordable housing, similar to what was recently done in the Uptown Area (Approved 7-0);

*“Density bonuses” added to Housing Element Policy HS 1.3.1 regarding incentives to assist the private sector in the provision of affordable housing. See page 56 of Exhibit 1.*

2. As it relates to bike lanes and when streets and bridges are rebuilt, recommend including “bridges” in Policy statement TM 1.5.3 [Transportation Element]; “When streets are reconstructed, bicycles, micro-mobility or other alternative mobility options and sharing service facilities shall be considered in street redesign plans when appropriate (Approved 7-0);

*“Bridges” added to Transportation Element Policy TM 1.5.3 regarding consideration of bicycle, micro-mobility and other alternative mobility options in redesign plans for reconstruction of streets and bridges. See page 87 of Exhibit 1.*

3. Identify the major cut-through streets in the City of Fort Lauderdale and construct sidewalks when acceptable to those neighborhoods (Approved 6-1);

*Added Transportation Element Policy TM 1.1.1.m. to state that the Transportation Master Plan shall include considerations of traffic calming needs within the City. See page 82 of Exhibit 1. Policies TM 1.4.1 and 1.4.1a on page 85 address prioritizing missing pedestrian links. Policy TM 1.7.1b addresses traffic calming through the Vision Zero program on page 88.*

4. Recommend adopting a level of service for parks and open space of 4.5 acres per thousand residents and keep language regarding inclusion of 10 percent of waterways in the parks and open space definition. [Parks, Recreation, and Open Space Element Objective PR1.1; Evaluation Measure PR 1.1.3: “10% of

waterways adjacent to publicly accessible park or open space may be counted as contributing toward the park and open space level of service”] (Approved 6-1);

*Addressed in proposed Parks, Recreation and Open Element Objective PR 1.1 and Evaluation Measure PR 1.1.3b. See page 135 of Exhibit 1.*

5. Recommend including a policy statement prioritizing the health, safety, and welfare of the residents of the City of Fort Lauderdale (Approved 9-0);

*Added Future Land Use Element Policy 2.6.4 to state that the City shall promote the public health, safety, and welfare through the application of development standards. In addition, Policy 2.6.3 supports a cross-disciplinary approach to addressing the social determinants of health and potential impacts to health equity resulting from land use policy, public infrastructure, or services decisions. See page 34 of Exhibit 1.*

6. Transportation Element 1.5.1(F), states that the City shall prioritize and construct *LauderTrail*, *Old Dillard Trail*, and other planned pathways to enhance the local connectivity. If *Mockingbird Trail* becomes merged with *LauderTrail* in the future, this section shall also apply to *Mockingbird Trail* (Approved 7-0);

*Added “Mockingbird Trail” to Transportation Element Policy TM 1.5.1f. See page 86 of Exhibit 1.*

7. Recommend that all staff modifications presented this evening be included in the Comprehensive Plan (Approved 7-0);
  - a. Climate Change Element Policy CC 2.2.5: Missing words. Policy should be written as follows: “POLICY CC 2.2.5: The City shall continuously evaluate and implement as appropriate, emerging technology that will improve local resiliency and/or reduces the impact on climate change created by the City, including water, energy, and transportation technologies.”

*Missing words in Climate Change Element Policy CC 2.2.5 added. See page 77 of Exhibit 1.*

- b. Transportation Element Policy TM 1.2.1: Strike “use complete streets principles to” so that the policy reads as follows: “POLICY TM 1.2.1: The City shall ensure that roadways are planned, designed, and maintained in a context sensitive manner for safe usage by users of all ages and abilities, including pedestrians, dockless mobility, bicyclists, transit users, motorists, and freight vehicles.”

*Changes incorporated into Transportation Element. See page 83 of Exhibit 1.*

- c. Education Element Objective ED 2.5 and Policy ED 2.5.2, Objective EDU 2.3 and Policy EDU 2.3.2 Change “Vocational” to “Career Technical Education”.

*Changes incorporated in the Education and Economic Development Elements. See pages 119 and 130 of Exhibit 1.*

- d. Education Element Goal 2 and Objective EDU 2.3 - Change “Vocational Training” to “Career Technical Education”.

*Changes incorporated in the Education Element. See page 129 and 131 of Exhibit 1.*

- e. Education Element ED 2.5.4 and EDU 2.3.4 Change “education and training” to “education, training, and industry certifications” in the third line of the policy.

*Changes incorporated in the Education and Economic Development Elements. See pages 119 and 132 of Exhibit 1.*

- f. Parks, Recreation and Open Space Element Policy PR 1.1.1 - Add the following language: “The City’s park and open space inventory will distinguish between private and public open space”

*Modification made to definition of Open Space in the Parks, Recreation, and Open Space Element. See page 134 of Exhibit 1.*

- g. Economic Development Policy ED 2.6.4d - Change “housing in place” to the following: “the ability to stay in one’s preferred residence and age in place”

*Changes incorporated into the Economic Development Element. See page 120 of Exhibit 1.*

- 8. Recommend deletion of the final clause in Policy EDU 1.2.1 [Education Element] which states that: “In no event shall the City attempt to modify the adopted District Educational Facilities Plan (DEFP)”, unless the deletion is in conflict with the Interlocal Agreement between the City and Broward County School Board (Approved 7-0).

*Education Element Policy EDU 1.2.1 was modified to delete the final clause. Policy EDU 1.2.6 was added to state that when the City incorporates the DEFP into the Capital Improvements Element (CIE) by reference, it shall be consistent and without modifications with the school board’s adopted plan. EDU Policies 1.2.2. through 1.2.5 outline procedures for city involvement with the development and adoption of the DEFP. See pages 126 and 127 of Exhibit 1.*

The City Commission also reviewed the proposed amendment at their City Commission Conference on January 21, 2020. Changes to draft goals, objectives, and policies that have been added since the presentation at the City Commission conference meeting are provided in underline/strikethrough format. The following outlines comments from the City Commission and how the comments are addressed in the draft goals, objectives, and policies.

1. Add policy on public art in regard to the public realm in the Urban Design Element.

*Added Urban Design Element Policy UD 1.1.8 to state that the City shall support public art considerations in the design of civic spaces and facilities and wherever possible to enhance the public realm and vitality of public spaces, as part of the planning and development review process. See page 43 in Exhibit 1.*

2. Ensure the Economic Development Element has a focus on branding in the Economic Development Element.

*Proposed Economic Development Element Policy ED 1.1.1 states that the City shall establish a City brand and business identity inclusive of considerations for a brand statement, tagline, and visual identity as appropriate as part of a Citywide marketing strategy. In addition, Economic Development Element Policy ED 1.1.2 states that the City will seek ways to utilize enhanced branding and marketing to reinforce local neighborhood and cultural identities. See page 117 in Exhibit 1.*

3. Identify space beyond the Fort Lauderdale Executive Airport for educational opportunities such as an Aviation Training Facility.

*Revised Education Element Policy 2.3.8 to state that the city shall utilize the Fort Lauderdale Executive Airport in addition the resources and the expertise of educational and business partners to enhance STEM/aviation education to prepare students for success at every level of their career for high demand jobs in the local economy. See page 134 in Exhibit 1.*

*In addition, Economic Development Element Objective ED 2.7 states that that the City shall maintain a variety of land uses with sufficient land capacity for base sector industries to sustain a strong economic base. In addition, Policy 2.7.2 states that when updating community plans or considering plan amendments, commercial and industrial land use designation contained in the Future Land Use element should be appropriately applied to protect viable sites for base sector and related employment uses. See page 120 in Exhibit 1*

4. Add net zero buildings to the Climate Change Element.

*Added language to Climate Change policy 2.2.1a encouraging net zero building in City-owned facilities to the Climate Change Element as follows:*

*POLICY CC 2.2.1a: Building all new construction of city-owned facilities to published Leadership in Energy and Environmental Design™ (LEED) standards; Florida Green Building Coalition (FGBC) green building standards, or Green Building Initiative (GBI) Green Globes rating standards or equivalent. The City shall incorporate design and operational policies and options where feasible to ensure City-owned facilities are net-zero buildings.*

*See page 75 of Exhibit 1.*

5. Consider lowering heights in the Downtown Regional Activity Center to 300 feet to allow for inclusion of affordable housing.

*Housing Element Policy 1.3.5 encourages continuing to review the ULDR for amendment to incentivize the creation of affordable housing. See page 56 in Exhibit 1. Urban Design and Planning staff is in the process of developing affordable housing strategies including how to address requiring inclusion of affordable housing when development applicants request residential flex units. A presentation will be made to the City Commission at their City Commission conference meeting on February 18, 2020.*

6. Explore additional incentives; taxes, etc. for historic preservation in the Historic Preservation Element.

*Historic Preservation Element Objective 2.1 on page 62 of Exhibit 1 provides for incentives for historic preservation. Policy HP 2.1.3a states that the City will provide information and encourage property owners to list structures on the National Historic Register of Historic Places or seek local historic designation to take advantage of ad valorem exemptions, Historic Rehabilitation Tax credits and other financial incentives that may be available.*

7. Add language regarding the City's Certified Local Government status toward the beginning of the Historic Preservation Element.

*Historic Preservation Element Objective HP 1.2 on page 60 was revised as follows: Consistent with the Certified Local Government Agreement, historic, architectural, and archaeologically significant resources in the City of Fort Lauderdale shall be identified. References to consistency Certified Local Government Agreement were included in Policy HP 1.3.2 regarding maintaining a database that includes historic buildings, structures, and site on page 61 and Objective HP 3.3 regarding maintain archaeological protection procedures page 63 of Exhibit 1.*

In addition, changes to the Sanitary Sewer, Water and Stormwater Element were made to reflect the City's current emphasis on asset management, creating redundancy in sewer and water systems, improvement in ability to respond to emergencies, incorporate climate resilience and ensure future systems are cost feasible. See pages 98-99 and 105 in Exhibit 1. Additionally, redundant language regarding stormwater level of service was struck on pages 108 and 109. The City's stormwater level of service is reflected in Policy 6.1.5 on pages 107 and 108.

### **Review Criteria**

Per ULDR Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Department of Sustainable Development for review by the Local Planning Agency (Planning and Zoning Board) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes. The City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

## **Comprehensive Plan Amendments Summary**

The following provides the intent and a description of each updated and new element included in the Advance Fort Lauderdale Comprehensive Plan Update.

### ***Future Land Use Element***

Intent: The intent of the Future Land Use Element is to guide orderly and sustainable development and meet the City's vision for its future built environment. The goals, objectives and policies included in this element help to define existing and future land uses, guide the designation of proposed future land use distribution, location, and intensity, while meeting social, economic and environmental needs, providing for adequate services and facilities, and ensuring compatibility of land uses.

Description: The Future Land Use Element was updated with a focus on a user-friendly format, with the permitted uses placed at the beginning of the element for ease of reference. The element focuses on guiding various aspects of development with an emphasis on appropriate building mass and scale, preserving character of existing lower density neighborhoods, promoting access to services and uses, supporting a multi-modal transportation network with a mix of uses and opportunities along transit corridors, including affordable housing, as well as addressing climate resiliency and fulfilling a statutory requirement to accommodate population projections.

To update the Future Land Use Element with current planning initiatives, new policies include encouraging new development in areas less vulnerable to flooding in areas such as Uptown and continuing to implement the Central City Community Redevelopment Area (CRA) plan were included. The Broward County Planning Council also suggested through their courtesy review of the amendments that specific language referencing platting requirements, trafficways, should be included to reflect Broward County land use policies. Policies regarding the utilization of flex rules have also been revised to clarify the current unified flex policy and current Broward County Land Use Plan policies. The element was also updated to include new environmental justice policies which require considering adverse health, environmental, social and economic impacts on vulnerable populations when changing land use and zoning. New policies were also included regarding monitoring and reviewing food access for vulnerable populations and preparation of a future redevelopment impact study. In addition, the Employment Center land use designation was clarified to correlate permitted uses to relevant zoning districts.

### ***Urban Design Element***

Intent: The goals, objectives and policies set forth in the new Urban Design element strive to reflect the vision for the present and future development of the City's public realm. Key principles include livability, sustainability and resiliency, all of which contribute to the identity of the urban environment. Emphasis is placed on these principles not only to promote a social and pedestrian friendly urban environment, but to also encourage adaptable urban design practices

that will help retain the unique value and functionality of our City's public realm and the overall built environment over time.

**Description:** As Fort Lauderdale continues to develop and redevelop, a framework of distinctive neighborhood qualities, development patterns and architectural design expressions have contributed to what we recognize as a sense of place. The Urban Design Element incorporates goals, objectives and supporting policies which address strategies for improving quality of the urban environment and public realm experience. Regarding building and site design, the element encourages high-quality building materials and architectural treatments, sufficient window coverage for transparency, active building facades, sustainable, resilient building design and illumination, consideration of flood risk / mitigation in design evaluation criteria, transitions between lower scale neighborhood areas, and preservation/enhancement of neighborhood character. Regarding the public realm, the element includes policies that support a continuous network of public and private spaces that contribute to public realm experience, enhance visual and functional characteristics of waterfront areas, and consideration of public access and views of waterways. The policies also gateway design, wayfinding, and streetscape enhancements. Based upon comments from the City Commission, language regarding inclusion of public art in design of civic space and facilities to enhance the public realm has been added to the draft policies.

### ***Intergovernmental Coordination Element***

**Intent:** The Intergovernmental Coordination Element supports cooperative efforts with regional agencies and neighboring municipalities to improve quality of life issues and increase related opportunities for residents and businesses.

**Description:** The Intergovernmental Coordination Element through its goals, objectives and policies outlines the mechanisms for coordinating the adopted comprehensive plan with the plans of the Broward County Public Schools, the South Florida Water Management district, the Metropolitan Planning Organization and other units of local government, providing services but not having regulatory authority over the use of land. The element also provides for coordinating with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the State Comprehensive Plan.

### ***Sanitary Sewer, Water and Stormwater Element***

**Intent:** The intent of the Sanitary Sewer, Water and Stormwater Element is to deliver sewer, water and stormwater services that are efficient and designed to be durable, resilient, and sustainable to serve existing and future residents and businesses. At the same time, the element outlines strategies to maximize water conservation and minimize energy consumption.

**Description:** The goals, objective, and policies of the Sanitary Sewer, Water, and Stormwater Element were updated to reflect the 2017 Utility Master Plan and current practices regarding the review of development projects and current level of service standards. In addition, changes to the Sanitary Sewer, Water



and Stormwater Element were made to reflect the City's current emphasis on asset management, creating redundancy in sewer and water systems, improvement in ability to respond to emergencies, incorporate climate resilience and ensure future systems are cost feasible. For sanitary sewer and water, updated policies state that impacts of development and redevelopment are reviewed by analyzing the requested sewer demand based upon the guidelines for the calculation of sanitary sewer connection fees, committed flows and recommended improvements. The sanitary sewer level of service was updated to current practice which is the Florida Department of Environmental protection (FDEP) permitted capacity of the facility. Language has been included to support cost feasible system upgrades as recommended and prioritized in the City's Utility Master Plan. Policies include maintaining collection systems to meet FDEP standards and considering sewer line inspections in new development and redevelopment. The water level of service was updated from 197 gallons per capita per day to 170 gallons per capita per day to reflect the City's improvements in water conservation and achievement of an existing Comprehensive Plan policy to reduce water consumption. Policies include language related to the Water Supply Facility Work Plan adopted on first reading by the City Commission at their January 7, 2020 meeting which is currently under review by state agencies including the South Florida Water Management District. Policies regarding potable water include water conservation strategies to support recommendations from the 2017 Utility Plan and Water Supply Facilities Work Plan, including public education, appliance rebates, promoting Florida-friendly landscaping and leak detection programs. The stormwater level of service was updated to current standards and policies regarding consideration of improvements in Adaptation Action Areas. In addition, objectives and policies were added to develop and implement the City's Watershed Asset Management Program (WAMP) and capital improvement projects to ensure that Level of Service criteria are met.

### ***Transportation and Mobility Element***

Intent: The intent of the Transportation and Mobility Element is to promote a continuous, connected system for pedestrians, bicyclists, transit users, and drivers. The City will ensure a healthy and functioning network in order to enhance opportunities for residents and businesses. The City envisions a potential modal shift in transportation choices to help reduce automobile congestion. The City will also encourage healthy living through the development and enhancement of modes conducive to active transportation. In addressing health and safety concerns, the City will strive to continue efforts to achieve the goals of *Vision Zero*.

Description: The proposed updated title of the Transportation Element is the Transportation and Mobility Element to reflect the City's goal of expanding multimodal transportation options. The updated goals, objectives and policies state that the City shall develop a Long-Range Comprehensive Transportation Master Plan to consolidate various transportation efforts and plans. In addition, the policies state that the Transportation Master Plan would outline strategies to create a "Complete Mobility Network" by

determining infrastructure gaps and continue complete streets implementation. In addition, the policies support contemplating emerging future technologies i.e. autonomous vehicle, vehicle-to-vehicle communication, sensors, smart-city data integration, signalization and other technologies. A new policy also proposes evaluating a potential multi-modal level of service (LOS) for the roadway standard to replace current auto-oriented LOS. A new objective and related policies incorporate *Vision Zero* strategies to achieve zero traffic fatalities and reduce severe injuries through prioritization of safety improvements. Regarding pedestrian and bicycle mobility, the updated policies support reducing the number of missing sidewalk and bicycle links and implementing LauderTrail effort recommendations. The element also supports developing a transit master plan to support new transit routes and evaluate improvements in addition to new policy language regarding waterway mobility through a “blueways” system.

### ***Coastal Management Element***

Intent: The intent of the Coastal Management Element is to protect and improve coastal resources important to ecologically based economic drivers, maintain an environmental balance, manage coastal areas to ensure public safety and to protect city investments. The Coastal Management Element also includes guidelines for coastal areas, residents, and resources to prepare for hazards and emergency events.

Description: The updated Coastal Management Element continues to ensure access to beaches and regulates development in coastal areas. The policies continue to give priority to water-dependent and water-related uses and limit 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. In addition, policy language regarding identification and appropriately investing in vulnerable areas through the designation of Adaptation Action Areas (AAAs) was retained. New policies were included to meet the requirements of the Broward County Land Use plan such as including a policy regarding requirements for sewage pumping facilities for live-aboard boats and a new policy stating that the City shall coordinate and cooperate with 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 with consideration of climate change.

### ***Capital Improvements Element***

Intent: The intent of the Capital Improvement Element is to describe standards to improve existing facilities and for constructing new facilities for at least a five-year period and includes a detailed schedule of funding, prioritization and timing for all capital improvement projects within the City.

Description: The Capital Improvements Element provides for objectives and policies for implementation of capital infrastructure projects. The element is automatically updated every year upon adoption of the Community

Investment Plan and associated funding schedule approved by the City Commission. The element was updated to include the City's current ranking criteria for capital improvement projects including safety considerations, the need to address federal, state or legal requirements, improve level of service, address aging infrastructure and accelerate sustainable economic development. In addition, language regarding prioritization and financing methods for capital improvement projects was added.

### ***Conservation Element***

Intent: The core principles of the Conservation Element are centered around water quality and quantity, air quality, and the wide variety of natural resources found within the City of Fort Lauderdale. The element seeks to protect and monitor water and air resources in order to ensure adequate quality and quantity for residents and visitors in addition to conserving, protecting, and appropriately utilizing the city's wide variety of natural resources, including marine and terrestrial wildlife and habitats.

Description: The Conservation Element includes objectives and policies to monitor surface and groundwater quality and quantity, as well as air quality and to integrate policies that help reduce pollutants and greenhouse gases. It also addresses protection and management of species of local, regional, state-wide, and national importance, as well as conducting natural communities assessment of City-owned sites and identifying private land sites for possible purchase or land conservation. Based upon input from the Planning and Zoning Board and the public, draft policies were revised to provide more robust language supporting the City's tree canopy goals. New language includes reviewing funding opportunities to prepare an Urban Forest Management Plan and continuing to update and implement the City's landscape and tree preservation requirements; providing clear and strong standards and conditions for tree protection, for including tree plantings in Community Investment Plan streetscape projects, and placing an emphasis on plant and tree selection in development, redevelopment, city parks and projects to include the needs of wildlife and native plants.

### ***Housing Element***

Intent: The intent of the Housing Element is to ensure that housing opportunities are available for people of all ages, incomes, and abilities, allowing everyone to live in quality neighborhoods regardless of circumstances and special needs. The element also promotes a range of attainable housing types supportive of a variety of incomes, including very low, low, and moderate-income persons, as well as supporting quality development and revitalization that promotes energy efficient and climate adaptive design and construction methods. In addition, the element also promotes a "live, work, play" environment and accessibility to supporting services and amenities throughout all neighborhoods within Fort Lauderdale.

Description: The Housing Element was updated to support the existing affordable housing programs administered by the City's Housing and Community Development Division, such as new construction of rental housing, owner-occupied home

rehabilitation, special needs home rehabilitation, purchase assistance, disaster repair and mitigation, demolition and reconstruction, rapid re-housing program, and public services. New policies support the construction of diverse affordable housing types in addition to exploring an inclusionary zoning policy and other affordable housing incentives. The objectives and policies include new housing affordability benchmarks with two main goals: 1) create new affordable housing and 2) protect and preserve existing affordable housing. Benchmarks will include setting strategic policies for affordable housing financing on an annual basis to carry out the Housing Consolidated Plan and setting goals for creation of affordable housing units through the Consolidated Annual Performance and Evaluation Report (CAPER). In addition, new policy language was included to create an affordable housing tracking system to consolidate various sources of information on available affordable housing in the city.

### ***Education Element***

Intent: The intent of the Education element is to focus on school quality including educating and training a skilled and innovative workforce, in addition to coordination with Broward County Public Schools on available school capacity and facilities. As economic opportunities increase, the City is committed to providing educational growth and training for its workforce, in addition to lifelong learning to support educational opportunities for aging in place.

Description: The Public School Facilities Element is proposed to be renamed the Education Element in order to not only provide objectives and policies regarding requirements for school capacity, but also prioritize education quality. The element was updated to include principles from the City's education framework such as exploring alternate measures of student success beyond the school grade. The updated element includes a new policy to boost social mobility in economically distressed communities by focusing on building financial capability among students, workers, and residents in Fort Lauderdale. The element also supports exploring, with school board support and industry partners, the establishment of programs which prepare students for careers in local industries such as aviation, the marine industries, hospitality and tourism, technology, and construction. Based upon input from the City Commission, the element has policy language that states that the city shall utilize the Fort Lauderdale Executive Airport in addition the resources and the expertise of educational and business partners to enhance STEM/aviation education. Additional policies support encouraging lifelong learning opportunities and maximizing educational and recreational opportunities in existing parks.

### ***Historic Preservation Element***

Intent: The intent of the Historic Preservation Element is to enhance a sense of place and quality of life by identifying, promoting, and preserving the City's historic, archaeological and cultural resources.

Description: The updated Historic Preservation Element supports a long-term approach to historic preservation which identifies and evaluates the City's historic resources with a new objective to prepare a Strategic Historic Preservation Plan. The updated policies include continuing practices resource identification and performing architectural, archaeological, and other related cultural resource surveys consistent with the Certified Local Government Agreement. The updated element provides policy language regarding evaluating historic resources for eligibility as historic landmarks based on the historic preservation ordinance or National Register for Historic Places guidelines; and evaluating architectural, archaeological and cultural resources based on the Florida Department of State - Division of Historical Resources and provisions of the National Historic Preservation Act (1966). A new policy states that the Historic Preservation Board shall utilize the "Criteria of Adverse Effects" (36 CFR Part 800) and the "Seven Aspects of Integrity" in reporting impacts (36 CFR Part 60) when reviewing proposed impacts to locally or nationally designated historic resources. The updated element also includes new policies to support a Transfer of Developmental Rights (TDR) program in order to preserve historical resources and developing a certificate to dig process for archaeological resources.

### ***Economic Development Element***

Intent: The intent of the Economic Development Element is to create an environment of economic opportunity for residents, workers, and entrepreneurs. The element outlines principles for supporting and ensuring a positive and healthy business environment that services the needs of the city and region.

Description: The new Economic Development Element includes objectives and policies to ensure a global, business friendly identity through branding and marketing and ensure a variety of land uses are available for base sector industries. Key new policies include promoting local tourism and events, preparing an Economic Development Strategic Plan, supporting Community Redevelopment Agency (CRA) efforts, encouraging hi-tech industries such as aviation, marine industries, etc., and continuing to support businesses using the Business Engagement and Assistance Mentorships (BEAMs) Program.

### ***Parks, Recreation, and Open Space Element***

Intent: The intent of the Parks, Recreation, and Open Space Element is to ensure equity and accessibility, to parks and community programming in order to enhance local quality of life for residents and visitors of all ages and abilities. The element outlines how Fort Lauderdale strives to be a community that leverages programming and creates inviting gathering places that create opportunities for new connections between people as well as ensuring beautiful, quality spaces that offer a safe experience and promote healthy lifestyles, leisure and recreation.

Description: The proposed updated title for the Parks and Recreation Element is the Parks, Recreation and Open Space Element to highlight the variety of existing and future parks and open spaces in Fort Lauderdale's urban landscape.

New Parks, Recreation, and Open Space Element policies include encouraging publicly accessible open space through requirements for new residential development projects such as publicly accessible private open space through public access easements, purchase of property, conservation easements and other opportunities that create open space that could increase the overall parks inventory. In addition, new policy language requires updating the Parks, Open Space System Master Plan every five years, perform annual surveys to address recreational needs and concerns, and utilize social media to encourage public input. The element also includes an updated objective and policies to leverage parks and recreation programming to promote community unity and health.

A key change in the Parks, Recreation and Open Space Element is increasing the Park and Open Space level of service to 4.5 acres per 1,000 residents based upon recommendations in the City's Parks Master Plan. The current level of service is three acres of community parks per 1,000 residents which is the minimum level of service requirement based upon the Broward County Land Use Plan. Based upon input from members of the Infrastructure Task Force and the Planning and Zoning Board, the various types of parks and open spaces including community parks, conservation areas, greenways, medians, open space, regional parks and water has been refined to clarify what will be included in the park and open space inventory for calculating the parks level of service. The level of service analysis in Table 1 shows the available number of acres provided per 1,000 people and indicates that the City will be able to meet the updated level of service through 2030. Table 2 outlines the inventory of parks and open spaces based upon the proposed definitions and policy regarding measuring park and open space level of service. Based upon the new definitions of park and open space, the City has an inventory of 1,158 acres for its level of service analysis.

*Table 1. Park Level of Service Analysis*

<b>Year</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Population	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Acres/1,000 people	6.61	6.43	5.55	5.19	4.98	4.82	4.68
Additional Park Acreage Needed to Maintain Level of Service Standard 4.5 Acres per 1,000 Residents	None	None	None	None	None	None	None

Source: Population from Broward County, 2017.

Table 2. Park and Open Space Inventory

<b>Parks and Open Spaces</b>	<b>Acres</b>
Parks Master Plan Total Park Acreage	956.5
Riverland Park	3.0
Birch State Park	180.0
Water/waterways (10% of water/waterways per proposed definition)	17.6
Greenways	0.52
<b>Total Park and Open Space Acreage</b>	<b>1157.6</b>

### ***Climate Change Element***

**Intent:** The intent of the Climate Change Element is to address climate change and future impacts from a holistic and comprehensive standpoint. The element reflects the City's intent to take active ownership in reducing the magnitude of climate change impacts through mitigation strategies, protect the quality of life within the city through active management of and preparation for the needs posed by climate change. The element also places importance on coordinating Fort Lauderdale's efforts with regional efforts to resolve climate change impacts.

**Description:** The proposed new Climate Change element includes goals, objectives and policies to support Fort Lauderdale's leadership and contributions to mitigating climate change. The element includes a goal to develop mitigation and adaptation strategies to reduce emissions that contribute to climate change through policies to reduce city-operation produced greenhouse gases by 80 percent by 2050 and reduce city-fleet fossil fuel use by 20 percent by 2025. In addition, the element advances transportation and land use options that reduce fossil fuel use by reducing vehicle miles travelled by encouraging a mix of uses along main roadway corridors, activity centers and supporting access to local services via multi-modal transportation options. A new objective proposes that the City will consider adoption of green building standards and a green building in lieu of fee in order to improve climate resiliency and energy efficiency of new and existing buildings. Based upon input from the City Commission, language was added to consider net zero buildings with zero net energy consumption in city owned operations. In addition, the element calls for reviewing finished floor building elevations and elevation standards for seawalls with respect to sea level rise and potential flooding. Proposed new policies also state that sea level rise and resilience strategies should be included into the stormwater management plan and flood hazard mitigation program. A new policy language encourages utilizing "blue-green" infrastructure (green streets, rain gardens, green roofs, etc.) to manage water more sustainably, improve water quality, stormwater runoff, etc. The element also includes policy language to continue coordinating City resiliency efforts with the private sector, governmental agencies and active participation in the Southeast Florida Regional Climate Compact.

## ***Solid Waste Element***

**Intent:** The intent of the Solid Waste Element is to develop and implement best practices for collections, processing and disposal of solid waste, incorporating sustainable practices, technological advances and public-private partnerships as well as reducing waste generation while increasing recycling and diversion.

**Description:** The existing Comprehensive Plan includes solid waste in the Infrastructure Element. Due to the unique nature of solid waste services, the goals, objectives, and policies were incorporated into a separate Solid Waste Element. One of the new goals is to encourage habitual shifts toward sustainable practices. New policies support achieving 75 percent recycling of all waste in municipal buildings and offices and promoting recycling, reuse and diversions using media, volunteer and outreach campaigns. A new objective and related policies state that debris removal and management shall be maintained as a component for pre- and post-disaster planning.

## **Public Participation**

The project has incorporated considerable public outreach including larger forums as well as smaller sub-groups of stakeholders, in preparation of the Comprehensive Plan's Goals, Objectives, and Policies. On October 24, 2017, the City of Fort Lauderdale and The Corradino Group held a Public Workshop Kickoff Meeting to introduce the Comprehensive Plan Update project. More than seventy people attended the workshop. Neighbors who attended the workshop were able to participate in a community discussion and a question and answer session where they could voice their input about the Comprehensive Plan and the City's future.

Since the October 2017 workshop, staff and the consultant team have presented the draft updated Comprehensive Plan Elements to advisory boards and other stakeholder groups such as the Council of Fort Lauderdale Civic Associations.

The following list of input meetings has taken place to date:

- First Public Workshop - October 24, 2017
- Sustainability Advisory Committee - May 21, 2018
- Economic Development Advisory Board - June 13, 2018 and March 13, 2019
- Park, Recreation and Beaches Board - June 27, 2018
- Historic Preservation Board - December 3, 2018
- Education Advisory Board - December 20, 2018
- Affordable Housing Advisory Committee - January 14, 2019
- Resilience Open House - January 29, 2019
- Infrastructure Task Force - March 7, 2019 and April 1, 2019
- Downtown Fort Lauderdale Civic Association - April 25, 2019
- Downtown Development Authority - May 9, 2019
- Council of Fort Lauderdale Civic Associations - May 14, 2019 and June 11, 2019
- Development Review Committee - June 25, 2019
- Planning and Zoning Board Special Meeting #1 - June 26, 2019
- Planning and Zoning Board Special Meeting #2 - August 22, 2019
- Public Open House - September 10, 2019



- Planning and Zoning Board Special Meeting #3 - September 24, 2019
- Planning and Zoning Board Public Hearing - November 20, 2019
- City Commission Conference Meeting – January 21, 2020

On September 10, 2019, the City of Fort Lauderdale and The Corradino Group held a Public Open House to present the updated Comprehensive Plan. Twelve people attended the Public Open House and submitted comments on the draft updated plan.

A summary of public comments submitted to date is included as Exhibit 3. In addition, per ULDR Section 47-27.10, Comprehensive Plan Amendment, newspaper notice shall be provided at least ten (10) days prior to the City Commission public hearing to consider adoption of the ordinance approving the text amendments. Newspaper notice was provided in the Sun-sentinel ten day prior to the hearing.

### **Schedule**

Subsequent to review and adoption of the Advance Fort Lauderdale Comprehensive Plan Update by the City Commission, amendments to the Comprehensive Plan are also reviewed by the Broward Planning Council, Broward County Commission, the South Florida Regional Planning Council, and the state agencies that review Comprehensive Plan Amendments including the Department of Economic Opportunity, Department of Transportation, the South Florida Water Management District, Department of Environmental Protection, Department of State, and the Department of Education.

The table below outlines the Comprehensive Plan Update adoption schedule:

<b>Comprehensive Plan Draft Framework</b>	<b>March 2018</b>
Community and Stakeholder Meetings	May 2018 – June 2019
Development Review Committee	June 25, 2019
Planning & Zoning Board Special Meeting (#1)	June 26, 2019
Planning & Zoning Board Special Meeting (#2)	August 22, 2019
Public Workshop/Open House	September 10, 2019
Planning & Zoning Board Special Meeting (#3)	September 24, 2019
Planning & Zoning Board Public Hearing	November 20, 2019
City Commission Conference Presentation	January 21, 2020
City Commission Public Hearing (1 <sup>st</sup> Reading)	February 18, 2020
Broward County Planning Council	April 2020
Broward County Commission	May 2020
State and other agency reviews	May-August 2020
Final Plan Adoption	Late 2020

### **City Commission Action**

The City Commission may consider adoption of the ordinance to amend the Comprehensive Plan on first reading and authorize staff to transmit the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the Press Play Fort Lauderdale 2024 Strategic Plan, specifically advancing:

#### *The Infrastructure Focus Area*

Goal 1 Build a sustainable and resilient community

Objectives:

- Proactively maintain our water, wastewater, stormwater, road, and bridge infrastructure
- Secure our community's water supply and support water conservation measures
- Effectively manage solid waste
- Ensure climate change resiliency and implement local and regional strategies to reduce our carbon footprint
- Reduce flooding and adapt to sea level rise
- Actively monitor beach resiliency and support nourishment efforts
- Grow and enhance the urban forest
- Promote energy efficiency and the expansion of renewable energy sources

Goal 2 Build a multi-modal and pedestrian friendly community

Objectives:

- Improve transportation options and reduce congestion by working with partners
- Improve roads, sidewalks, and trails to prioritize a safer, more walkable and bikeable community

#### *The Public Places Focus Area*

Goal 3: Build a healthy and engaging community

Objectives:

- Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone
- Improve water quality for our natural environment
- Enhance the City's identity through public art, well-maintained green spaces, and streetscapes
- Offer a diverse range of recreational and educational programming

#### *The Neighborhood Enhancement Focus Area*

Goal 4: Build a thriving and inclusive community of neighborhoods

Objectives:

- Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing, and comprehensive services

- Ensure a range of affordable housing options
- Create a continuum of education services and support

#### *The Business Development Focus Area*

Goal 5: Build an attractive global and local economic community marketplace

Objectives:

- Create a responsive and proactive business climate to attract emerging industries
- Nurture and support existing local businesses
- Create educational pathways and partnerships for workforce development
- Provide best-in-class regional general aviation airport amenities and services

#### *The Public Safety Focus Area*

Goal 6 Build a safe and well-prepared community

Objectives:

- Be the leading model in domestic preparedness
- Educate stakeholders on community risk reduction, homeland security, and domestic preparedness

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan*: We are Connected, We are Ready, We are Community, We Are Here, We are Prosperous, and We are United.

#### **Attachments**

Exhibit 1 - Draft Amended Comprehensive Plan Volume I Goals, Objectives and Policies  
 Exhibit 2 - Updated Comprehensive Plan Volume II Data Inventory and Analysis  
 Exhibit 3 - Public Comments Summary  
 Exhibit 4 - November 20, 2019 PZB Staff Report  
 Exhibit 5 - November 20, 2019 PZB Meeting Minutes  
 Exhibit 6 - Ordinance Adopting Comprehensive Plan Amendments

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