

CURRENT COMPREHENSIVE PLAN SECTION ON NEIGHBORHOODS

OBJECTIVE 1.19: NEIGHBORHOOD COMPATIBILITY SECTION

In existing neighborhoods, development shall be compatible with present neighborhood density and with specific plans for redevelopment and revitalization.

Evaluation Measure: Annual record of development permits issued compatible with present neighborhood density and with specific plans for redevelopment and revitalization.

POLICY 1.19.1: Facilitate the development of small area Neighborhood Plans as a means to preserve and enhance the City's neighborhoods.

POLICY 1.19.2: Respond to community desires and preserve neighborhood integrity through the master planning process.

POLICY 1.19.3: Coordinate neighborhood area plans to ensure consistency with the City's adopted Comprehensive Plan.

POLICY 1.19.4: Continue to evaluate and revise existing zoning in established single-family neighborhoods to be consistent with existing density, scale and intensity.

POLICY 1.19.5: Limit intensity of commercial development adjacent to residential neighborhoods through ULDR controls including height and floor area ratio limitations and buffering requirements. City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18) Volume I – Future Land Use Element Page 2-16

POLICY 1.19.6: Review land use amendments for compatibility with adjacent uses.

POLICY 1.19.7: Preserve the character of recently annexed areas by ensuring land use compatibility with existing neighborhoods.

POLICY 1.19.8: **The scale and mass of new development should be consistent with existing neighborhoods.**

OBJECTIVE 1.20: PROTECTION OF RESIDENTIAL NEIGHBORHOODS

Protect residential neighborhoods from impacts created by adjacent non-residential uses.

Evaluation Measure: Annual record of development permits issued for non-residential development adjacent to residential neighborhoods.

POLICY 1.20.1: The City shall continue to maintain, through the ULDR, buffering provisions, which are necessary to protect residential areas from adjacent commercial developments.

POLICY 1.20.2: Non-residential uses adjacent to residential areas shall be planned with setbacks and buffer landscaping and traffic patterns leading away from residential areas.

POLICY 1.20.3: Acceptable industrial land uses, when located near residential areas, shall be buffered from existing and proposed residential areas by setbacks, landscaping, and/or fencing to insure compatibility.

POLICY 1.20.4: Through annual updates to the Plan, ensure consistency between zoning and the City's adopted Comprehensive Plan and the City's mission statement.

POLICY 1.20.5: To ensure that future growth does not cause the environment to adversely affect the health of the population, the Department shall continue to maintain provisions which address the potential adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid waste, hazardous waste, fire and explosion.

POLICY 1.20.6: Continue to utilize intensity criteria contained in the Future Land Use Element to ensure that commercial development is compatible with adjacent residential land uses.

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POLICY 1.20.7: The ULDR shall protect whenever possible existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

OBJECTIVE 1.21: ENCOURAGING MIXED USE DEVELOPMENT

Encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

Evaluation Measure: Annual record of number of approved mixed-use development projects.

POLICY 1.21.1: The City shall maintain and recommend amendments, as necessary, to land use categories, which permit mixed-use developments.

POLICY 1.21.2: Provide for mixed-use redevelopment in the area located southwest of the Downtown-RAC.

POLICY 1.21.3: Support additional mixed-use development in stagnant commercial corridors, RACs, CRAs and other appropriate areas.

POLICY 1.21.4: Consider adding Broward County's mixed-use land use categories (i.e., local activity center and mixed-use residential) to the City's Future Land Use Element. The residential land use category permits office and/or retail sales of merchandise or services subject to certain limitations and provisions. The commercial and employment center land use categories provide for the mixing of non-residential uses subject to limitations.

POLICY 1.21.5: Amend the ULDRs for the SRAC to be consistent with the South Andrews Avenue Master Plan.

OBJECTIVE 1.22: ENCOURAGING HIGH QUALITY DEVELOPMENT

Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Evaluation Measure: Adoption of design criteria and application through the development review process.

POLICY 1.22.1: Ensure consistency between zoning and the City's adopted Comprehensive Plan and the City's Mission Statement through annual updating of the Plan. City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18) Volume I – Future Land Use Element Page 2-18

POLICY 1.22.2: Downtown-zoning districts shall provide for a pedestrian friendly environment including requirements and incentives for the provision of open space, parks, plazas and streetscape treatments consistent with the Downtown Fort Lauderdale Master Plan.

POLICY 1.22.3: Amend the ULDRs to include design criteria consistent with the Downtown Fort Lauderdale Master Plan. Criteria related to size and massing should include the consideration of vicinity historical structures.

POLICY 1.22.4: All utility facilities, including electrical substations shall be appropriately setback, landscaped, buffered and screened to be compatible with the surrounding area.

POLICY 1.22.5: When feasible, new utility lines shall be underground.