

Draft



To: Planning and Zoning Board
From: Council of Fort Lauderdale Civic Associations
Re: Observations on the Proposed Comprehensive Plan
Date: November 12, 2019

Dear Planning and Zoning Board Members,

Staff from the Department of Sustainable Development presented the proposed Comprehensive Plan to the Council of Fort Lauderdale Civic Associations at two meetings in May and June of 2019. Marilyn Mammano, Immediate Past President of the CFLCA, lead a working group to prepare the observations below. They were presented at the November 12 General Membership Meeting where the membership voted to send these observations to the Planning and Zoning Board for your consideration.

Summary:

Generally, the Proposed Comprehensive Plan aligns with the 2035 Fast Forward Vision Plan that was adopted in 2013. It supports a continuation of the goals described in the 2013 Plan, including a Downtown Master Plan which has an even longer legacy. Much of the current plan is about adopting and implementing the goals and objectives of superior jurisdictions (describing the needed coordination with county and state agencies), but predominantly the propose plan is about continuing current programs already in place.

While the Proposed Comprehensive Plan is well organized and easier to read than the 2008 Comprehensive Plan, the essential disappointment is that it lacks vision and forethought: there are no innovative strategies or approaches to planning a better City. It meets the basic requirement in that it is a completed comprehensive plan that has been broadly shared. But it answers none of the important questions that are vital to visionary urban planning: it lacks specifics that would otherwise inspire civic pride and ensure the City of Fort Lauderdale as an equitable, healthy, progressive and socio-economically vibrant city moving forward.

Secondly, the true cost to the City for the proposed Comprehensive Plan is much more than the dollars spent on consulting fees: countless person hours have been devoted to community and Advisory Board reviews, all requiring staff time. A hallmark of progressive cities nationwide is reflected in the public sector's ability to lead, aspire, and build and strengthen communities. This plan represents an opportunity missed but a regulatory obligation accomplished.

Specific Observations

We focused on seven of the eleven Elements: Housing, Future Land Use, Intergovernmental, Sanitary Sewer-Water-Storm-Water, Transportation, Capital Improvements and Parks and Recreation. After reviewing the Goals, Objectives and Policies along with any Evaluation Criteria provided, we reduced each element to its essence and observed that the Goals are laudable, the objectives are generally in line with the Fast Forward Vision Plan and the Policies are generally more of the same and in some cases disappointing or controversial.

We urge the Members of the Planning and Zoning Board to focus on the specific observations below and strengthen/question the related policies.

1. The “aspirational” nature of the affordable housing objectives and the timid milestones proposed
2. Accepting a Level of Service for roads at D and E especially on local roads
3. The lack of commitment to maintain even the existing Level of Service for Parks
4. A timid increase in the tree canopy and no plan to increase or protect it
5. No firm commitment to adopt green building requirements into the Zoning
6. More talk and no action about Transfer of Development Rights and Inclusionary Zoning
7. There is no acknowledgement that the Future Land Use plan as implemented by the current Zoning will result in development impacts that are aligned with the infrastructure/service improvements needed on a timely basis such as EMS.

If you have questions or want additional information please contact Colleen Lockwood, President CFLCA at colleenlockwood1@icloud.com