



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-39, Development Regulations for Annexed Areas to Update Height, Measurement and Definition Requirements.

CASE NUMBER	UDP-T24002	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	RS-3.52, RS-6.70, RS-6.85A, RS-6.85B, RD-12.22, RM-12.67, RM-16, RM-33.5 Zoning Districts	
ULDR SECTIONS	Section 47-39, Development Regulations for Annexed Areas	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Karlanne Devonish, AICP, Principal Urban Planner	<i>KD</i> <i>CP</i>

BACKGROUND:

At the February 21, 2024, Planning and Zoning Board (PZB) meeting, staff presented amendments to update height, measurement and definition requirements for annexed areas, including Melrose Park, Riverland Village, Chula Vista Isles, Lauderdale Isles, Riverland Village and Riverland Woods. The PZB recommended approval by a vote of 9-0 to the City Commission. During the meeting, a question was raised by a board member regarding a March 15, 2023, support letter from Lauderdale Isles Civic Improvement Association where the letter stated the association supports "a code change to limit building height to two stories and less than 30 feet, including parapet walls", whereas the proposed amendment presented was for 35 feet. The February 21, 2024, Staff Report and Meeting Minutes are attached as Exhibit 1.

After the PZB meeting, on May 16, 2024, staff presented to the Lauderdale Isles Civic Improvement Association, Inc. to obtain additional feedback on the height limitation that the neighborhood would support. A ballot was provided by the neighborhood association and 72% of attendees favored the height to be within the 20 to 25 feet maximum height and 23% favored the maximum height of 35 feet. Staff also reengaged the Melrose Park Neighborhood Association to obtain feedback on supporting 25 feet. On January 23, 2025, staff presented to Melrose Park Civic Association where attendees voted and the majority favored a maximum height of 25 feet.

The proposed amendments are principally the same from what was approved at the February 21, 2024, PZB meeting with the exception of revising the height for single family detached dwellings from 35 feet to 25 feet.

A location map highlighting the areas where the proposed amendments will be in effect if approved, is attached as Exhibit 2.

PROPOSED ULDR AMENDMENTS

The intent of these revisions is to adopt code language that is consistent with how these measurements are applied in other similar residential areas throughout the City, and that the regulations are easy to understand by residents and applicants. Below is a detailed summary for each of the proposed ULDR amendment sections, including intent and description of section content.

Section 47-39.A.2.B

Intent: Remove terms that are no longer applicable and add new terms and definitions based on the proposed regulations.

Description: The proposed amendments will delete the term *story* and add the following terms and definitions to apply to the annexed areas, consistent with the rest of the City as well as the current Broward County and Florida Building code:

Accessory Building: An "accessory building" is a subordinate building which is located on the same development site as the principal building, the use of which building is clearly incidental to the use of the principal building.

Plot Coverage: The combined area occupied by all buildings and roofed structures.

Principal Building: A building that is occupied by, devoted to, a principal use on the development site and shall include any addition or alteration to an existing principal building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one (1) principal building on a parcel.

Principal Structure: A structure, the use of which is the primary use of the land. A principal structure may consist of a building or an unmanned or uninhabited structure such as a communication tower, utility substation, parking facility or other similar construction. There may be more than one (1) principal structure on a parcel.

Section 47-39.A.6

Intent: Update how height is measured and create dimensional requirement tables.

Description: The proposed amendment will measure height using feet and not stories and apply the maximum height consistent with comparable residential zoning districts throughout the City district. Table 1 below provides the proposed height based on the zoning district.

Table 1: Residential Zoning Districts Proposed Height

Type of District	District	Proposed Height
One-family detached dwelling districts	RS-3.52, RS-6.85A, RS-6.85B	25 feet
One-family detached dwelling district	RS-6.70	25 feet
Duplex and attached one-family dwelling district	RD12.22	25 feet
Multiple-family dwelling district	RM-12.67	25 feet for one-family dwelling/Duplex, Attached one-family dwelling 40 feet for multifamily dwelling
Multiple-family dwelling district	RM-16	25 feet for one-family dwelling/Duplex, Attached one-family dwelling 40 feet for multifamily dwelling
Multiple-family dwelling districts	RM-33.5	25 feet for one-family dwelling/Duplex, Attached one-family dwelling 55 feet for multifamily dwelling

The proposed amendments are attached as Exhibit 3.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Urban Design Element, Goal 1, Objective UD 1.1, Policy FLU 1.1.2, Enhance the quality of development throughout the city over time through the review and application of design standards and guidelines. Update and implement design standards and guidelines to ensure the quality of development throughout the city is enhanced over time and is responsive to changing conditions; and Policy UD 1.1.3, Base design standards and land development regulations on area context, with distinct characteristics considered for different areas, i.e. regional activity centers, transit-oriented corridors, lower density neighborhoods, etc.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval, approval with conditions, or denial of the proposed amendment to the City Commission.

EXHIBITS:

1. February 21, 2024, PZB Staff Report and Meeting Minutes
2. Location Map
3. Proposed Amendments to ULDR Section 47-39, Development Regulations for Annexed Areas