



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24, Development Permits and Procedures – Table 1, Amending the Approval Process for Development Permits in the Uptown Urban Village Zoning Districts; Amend Article XIII – Additional Zoning Districts, Section 47-37B “Uptown Urban Village Zoning Districts”, Applicability and General Regulations, List of Permitted and Conditional Uses, Table of Dimensional Requirements, Special Regulations; and Amend Section 47-20.3, Parking Reductions and Exemptions.

CASE NUMBER	UDP-T25001
APPLICANT	City of Fort Lauderdale
GENERAL LOCATION	Uptown Urban Village
ULDR SECTIONS	Section 47-24, Development Permits and Procedures Section 47-37B, Additional Zoning Districts, Uptown Urban Village Zoning Section 47-20.3, Parking Reductions and Exemptions
NOTIFICATION REQUIREMENTS	10-day legal ad
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Jim Hetzel, AICP, Principal Urban Planner

BACKGROUND:

The Uptown Urban Village Master Plan (“Uptown”) and associated code updates were adopted by the City Commission in November 2019. Uptown is generally described as the area flanked by the C-14 canal and McNab Road to the north, NW 57th Street to the south, Powerline Road to the west, and Interstate 95 (I-95) to the east.

Since adoption, there have been several development applications submitted to the City. To date, one project has been constructed, two have been approved, and three are under development review. During the application review process, applicants have expressed the need to evaluate the Uptown regulations in an effort to improve and streamline the review process, given there is an adopted master plan for the area. For example, applications in the Downtown Regional Activity Center (RAC) are processed through the Development Review Committee (DRC) process as a Site Plan Level II (DRC) only if the application is consistent with the master plan. Applications that deviate from the master plan with alternate design solutions are processed as a Site Plan Level II with City Commission approval. The proposed amendments would align applications in Uptown similarly with how applications are processed in other areas of the City with adopted master plans, including the Downtown.

In addition, the proposed amendments include modifications to the permitted uses to allow single use residential, the inclusion of bicycle parking requirements, minor modifications to design standards, and changes to parking regulations to allow parking reductions for residential uses in Uptown, which is not currently permitted. Furthermore, the proposed amendments include modification to the development permit and procedure table to align the changes to the updated review and approval process.

ULDR AMENDMENTS:

Below is a detailed summary of each proposed ULDR amendment section, including intent and a description of section content. The ULDR amendments include Section 47-24, Development Permits and Procedures; Article XIII, Additional Zoning Districts Section 47-37B; and Section 47-20.3, Parking Reductions and Exemptions, which are attached as Exhibit 1, Exhibit 2, and Exhibit 3, respectively.

Section 47-24. – Development Permits and Procedures

Intent: Modify the approval process for development permits in Uptown.

Description: This is an amendment to Table 1, List of Development Permits, modifying the application threshold level and approving body for development permits in Uptown. As proposed, development applications that meet the Uptown regulations will remain as Site Plan Level II with Development Review Committee approval and development applications seeking alternate design solutions will be Site Plan Level II subject to City Commission approval.

Article XIII – Additional Zoning Districts, Uptown Urban Village Zoning, Section 47-37B

Section 47-37B.3. – Applicability and General Regulations

Intent: Modify the process for development applications seeking alternate design solutions, add Design Review Team to the review process, amend definitions, add residential use as a permitted use.

Description: This section contains applicability of zoning, development permit and approval process, definitions, and uses. The approval process, which references Section 47-24, Table 1, Development Permits, states that development applications that comply with the applicable ULDR sections and the UMP are subject to Site Plan Level II (DRC) approval. Development applications that request alternate solutions, which were limited to three deviation requests subject to Site Plan Level III (Planning and Zoning Board) approval, will now be Site Plan Level II (DRC) subject to City Commission approval. This approval process is consistent with how development applications are processed in Downtown. In addition, this proposed amendment will require development applications that propose deviations to be subject to Design Review Team (DRT) review to determine if the proposed alternate solution meets the overall design intent. The DRT review will be forwarded to the City Commission.

Another important component of this section is the permissibility of single use residential use, subject to location requirements and certain development regulations for block design and configuration. In addition, language regarding the construction of affordable housing units within development projects which are listed based on timing of affordable units to construction of market rate units. This language aligns with the conditions for the Uptown land use amendment approval.

Section 47-37B.4. – List of Permitted and Conditional Uses

Intent: Modify permitted uses to allow single residential use.

Description: The amendment would permit single residential use in the UUV-NE and UUV-NW zoning districts. There is also a clarification regarding the permissibility of multifamily units in the UUV-SE, east of Andrews Avenue.

Section 47-37B.5. – Table of Dimensional Requirements.

Intent: Modify dimensional standards.

Description: This modification includes clarifying building height in stories and feet to align with midrise and highrise construction categories. There is also the inclusion of building height standards for townhouses. In addition, minor clarifications were made to should height and front and corner setbacks.

Section 47-37B.6. – Uptown Urban Village Special Regulations.

Intent: Modify street hierarchy, building design standards, inclusion of bicycle regulations, and minor code language clarifications.

Description: This section contains regulations specific to the Uptown area regarding open space, street hierarchy, building design including drive-thrus, the arrangement of uses, parking and passenger loading areas, parking structure design, streetscape zone elements, special signage, and encouraging sense of place elements.

Open Space: Minor clarification due to a scrivener's error with the words "square feet" missing from the open space table.

Street hierarchy: Language was added to the description for street hierarchy to align with the UMP.

Building Design: Clarification to building corners design was added which addresses emphasis to building entrances and increase articulation along building façade length from two feet to three feet.

Parking and Passenger Loading Areas: Off-street parking requirements were modified to allow for parking reductions consistent with ULDR Section 47-20. The addition of bicycle parking and storage are proposed with this amendment which aligns with TOD principles and are based on ratios to increase bicycle parking and storage in Uptown.

Parking Structure Design: Minor modifications to require screening parking structures for those parking structure facades that front tertiary streets and Interstate 95.

Sense of Place Elements: Minor modification to code language.

Section 47-20.3. – Parking Reduction and Exemptions

Intent: Amend parking reduction criteria for Uptown

Description: This is an amendment to the parking reduction and exemptions section to allow parking reductions in Uptown as Site Plan Level I (Administrative) subject to City Commission Request for Review. In addition, this amendment includes a section specific for Uptown with criteria and mitigation options when requesting a parking reduction.

PUBLIC OUTREACH:

The City has conducted several meetings with stakeholders in Uptown. The meetings have been conducted in person as well as zoom meetings. The outreach was conducted in a collaborative manner which has resulted in the proposed amendments as outlined herein. Table 1 provides a summary of the meetings that occurred. In addition, pursuant to the ULDR, Section 47-24.8, a newspaper advertisement was published ten days prior to the Planning and Zoning Board meeting thereby providing general public notice of the proposed amendments.

Table 1: Summary of Public Participation and Meetings

DATE	MEETING TYPE	NUMBER OF ATTENDEES	ATTENDEES GROUP
January 23, 2025	Zoom	9	Staff, Land Use Attorneys, Property Owner
December 19, 2024	In-Person and Zoom	10	Staff, Land Use Attorneys, Property Owner, District Commissioner
July 10, 2024	Zoom	4	Staff, Land Use Attorneys
June 5, 2024	In-Person	7	Staff, Land Use Attorneys

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective FLU 1.1, Policy FLU 1.1.1, Density and intensity standards are utilized to control the intensity or density of all uses within the City in order to ensure compliance with the Goals, Objectives and Policies of the Plan; and Policy FLU 2.3.8, Transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan.

The City's Future Land Use Map indicates that the area is mostly made up of Employment Center and Industrial Land Use designations with small pockets of Commercial and Office Park Land Use; however, the City is completing the process to amend these land uses to the Uptown Transit Oriented Development (TOD) land use designation. The adoption hearing by the City Commission is scheduled for the March 4, 2025, City Commission meeting.

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. Proposed Amendments to ULDR Section 47-24, Development Permits and Procedures
2. Proposed Amendments to ULDR Section 47-37B, Additional Zoning Districts,
3. Proposed Amendments to ULDR Section 47-20.3, Reductions and Exemptions