



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

**#14-0522**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** March 4, 2014

**TITLE:** Ordinance – Amending Section 47-23.9, Interdistrict Corridor Requirements.

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**Recommendation**

It is recommended the City Commission introduce an ordinance on first reading to amend Section 47-23, Specific Location Requirements of the City's Unified Land Development Regulations (ULDR) amending Section 47-23.9 to permit encroachment of certain pedestrian amenities within the required Interdistrict Corridor and to create a process to permit a request for a reduction of the required Interdistrict Corridor.

**Background**

On January 15, 2014 the Planning and Zoning Board (PZB), acting as the Local Planning Agency (LPA), conducted a review of the proposed amendments and, upon finding they are consistent with the adopted comprehensive plan, unanimously recommended approval of the proposed amendments (case T14001). The PZB staff report and January 15, 2014 PZB minutes are attached as **Exhibit 1** and **Exhibit 2** respectively.

This item was scheduled for first reading by the City Commission on April 1, 2014 (CAM 14-0149). Prior to the April 1, 2014 City Commission meeting staff discussed the proposed amendments with members of the development community where some concerns were raised regarding possible unintended impacts the proposed amendment to Section 47-23.5, regarding....., may have. To better address this staff requested this item to be removed from the April 1, 2014 City Commission agenda on first reading in order to strike the proposed amended language to Section 47-23.5 only in an effort to allow time for additional outreach to the development community as well as the general public to occur to address any unintended consequences this amendment may have.

Once these outreach efforts have been adequately addressed and the ordinance revisions have been made subject to feedback from the various interested parties staff intends to bring this portion of the amendment back to the City Commission at a later date.

Pursuant to the above, staff is proposing an amendment to Section 47-23.9 at this time that will enhance the public realm and pedestrian connectivity along the City's interdistrict corridors by creating a more human-scale framing of the street with elements such as minimal setbacks, wide shaded sidewalks and active uses at the ground level. This amendment furthers the goals of the City's 2035 Vision Plan and the 2018 Strategic Plan which include providing for a pedestrian friendly, multi-modal City made up of distinct and complimentary neighborhoods, among others. This recommended amendment to the ULDR will help advance these goals by allowing for enhancement of the pedestrian realm by permitting pedestrian amenities within the required Interdistrict Corridor along Federal Highway, Sunrise Boulevard and SE 17<sup>th</sup> Street.

The following is a summary of the proposed amendment to the ULDR:

- Section 47-23.9, Interdistrict Corridor Requirements, of the ULDR maintains requirements for a 20-foot Interdistrict corridor requirement along Federal Highway north of Sunrise Boulevard to the northern municipal limits of the City and from Federal Highway east to Bayview Drive on Sunrise Boulevard and South East 17<sup>th</sup> Street from Federal Highway east to Eisenhower Boulevard. These requirements have had a substantial impact on these corridors by requiring a distance of 20-feet from the property line abutting the right-of-way to any structures or parking and by only allowing landscaping in this area. However, in an effort to enhance the use of these areas by the pedestrian as well as activate an urban edge along these corridors staff is proposing an amendment that would preserve the 20-foot buffer, but that would also allow for certain amenities to be maintained within the 20-foot buffer. These amenities are as follows:
  1. Landscaping;
  2. Outdoor dining;
  3. Enhanced Pedestrian Amenities such as, but not limited to: plazas, benches, shade structures, pedestrian access, bus shelters, bicycle racks, multi-modal pathways.

In addition, to address properties with limited development potential due to small size, lots that are not typical of standard lot configurations, or to allow for innovative development that is not anticipated by the existing or proposed ordinance staff is proposing an amendment that would permit an applicant to request a reduction of the 20-foot yard requirement subject to the following criteria:

1. By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically demonstrate that a superior site development will result from such adjustment; or
2. By adjusting the location of the structure there is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public sidewalk; or

3. By adjusting the location of the structure there is a demonstrable urban scale in terms of height, proximity to the street front and pedestrian sidewalks and relationship to building size to the lot size.

To review the draft ordinance, please see **Exhibit 3**.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item corresponds to *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Infrastructure Cylinder of Excellence** and **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 1:** Be a pedestrian friendly, multi-modal City.
- **Objective 2:** Integrate transportation land use and planning to create a walkable and bikeable community
- **Initiative 3:** Develop a citywide comprehensive public/private sidewalk policy and plan to improve sidewalks and connections.
  
- **Goal 6:** Be an inclusive community made up of district, complementary, and diverse neighborhoods.
- **Objective 3:** Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development
- **Initiative 1:** Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.

Attachments:

Exhibit 1 – PZB Staff Report

Exhibit 2 – January 15, 2014 PZB Minutes

Exhibit 3 – Proposed Ordinance

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Prepared by: Anthony Greg Fajardo, Zoning Administrator  
Department Director: Greg Brewton, Department of Sustainable Development