



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0752

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

FROM: Greg Chavarria, City Manager

DATE: October 3, 2023

TITLE: First Reading – Ordinance to Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-5.32 through 5.38, Table of Dimensional Requirements; Section 47-18.9 Single Family Dwelling, Attached: Cluster to Add Minimum Building Separation Dimensional Requirements, Provide for Consistent Regulations in Various Zoning Districts, and to Require Easements Along the Property Line of Cluster Developments to be Unobstructed – Case No. UDP-T23001 - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider an Ordinance to Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-5.32 through 47-5.38, Table of Dimensional Requirements; Section 47-18.9 Single Family Dwelling, Attached: Cluster to add minimum building separation dimensional requirements, provide for consistent regulations in various zoning districts, and to require easements along the property line of Cluster developments to be unobstructed.

Background

The proposed ULDR amendments are intended to clarify the approval process for the specific use requirements section and align the terminology used to describe “Single Family Dwelling, Attached: Cluster.” The amendments will also eliminate inconsistencies within the tables of dimensional requirements and the specific use requirements.

This amendment will correct the inconsistencies currently referenced in the table of dimensional requirements. Currently, the table references the specific use requirements section for setbacks requirements, however the specific use requirement section refers you back to the table of dimensional requirements. The table of dimensional requirements also states the minimum distance between buildings as “none” but the requirement is 10 feet between buildings as stated in the specific use requirement section. Staff also added the word “unobstructed” to the specific use requirement section to clarify the requirements for easements within a cluster development. The proposed amendments are provided in the Planning and Zoning Board (PZB) staff report attached as Exhibit 1. The amendments do not alter the dimensional requirements for the development types being amended.

On July 19, 2023, the PZB, acting as the local planning agency, reviewed the application and recommended approval (by a vote of 7-0), finding the proposed land development regulations change consistent with the City of Fort Lauderdale Comprehensive Plan. The July 19, 2023, PZB meeting minutes are attached as Exhibit 3.

The proposed ordinance amendment is attached as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We are Community.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 – July 19, 2023, PZB Staff Report

Exhibit 2 – July 19, 2023, PZB Meeting Minutes

Exhibit 3 – Ordinance

Prepared by: Yvonne Redding, Urban Planner, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department