



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0302

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

FROM: Susan Grant, Acting City Manager

DATE: April 1, 2025

TITLE: First Reading – Ordinance Amending the City of Fort Lauderdale Unified
Land Development Regulations Section 47-39, Development Regulations
for Annexed Areas to Update Height, Measurement and Definition
Requirements - Case No. UDP-T24002 - (**Commission Districts 3 and 4**)

Recommendation

Staff recommend the City Commission consider an ordinance amending the City's Unified Land Development Regulations (ULDR) Section 47-39. Development Regulations for Annexed Areas to update height, measurement and definition requirements.

Background

The proposed amendment changes development regulations for height in the annexed areas of the City of Fort Lauderdale: Melrose Park, Riverland Village, Chula Vista Isles, Lauderdale Isles, Riverland Village and Riverland Woods. At the time the subject area was annexed by the City of Fort Lauderdale, the development requirements when part of Unincorporated Broward County remained in place, including structure height. To amend the development regulations for the annexed area, the City must engage with affected residents and gather feedback. The initial amendment proposed increasing the maximum height to 35 feet, however, after outreach and the initial Planning and Zoning Board (PZB) meeting on February 21, 2024, the proposal was changed to a maximum height of 25 feet.

At the February 21, 2024, Planning and Zoning Board (PZB) meeting, staff presented amendments to update height, measurement and definition requirements for annexed areas. PZB voted 9-0 in support of the amendment which increased height from two stories to 35 feet. The February 21, 2024, Staff Report and Meeting Minutes area attached as Exhibit 1. After the February 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 the majority of the attendees favored the proposed height to be a maximum of 25 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

avored a maximum height of 25 feet. Notice of the amendment was sent to all affected associations with Lauderdale Isles and Melrose Park being those that provided direct feedback. A location map highlighting the areas where the proposed amendments will be in effect if approved, is attached as Exhibit 2.

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.

On February 19, 2025, PZB, acting as the local planning agency ("LPA"), reviewed the application and recommended approval (by a vote of 7-0), finding the proposed changes consistent with the City of Fort Lauderdale Comprehensive Plan. The February 19, 2025, PZB Staff Report, and meeting minutes are attached as Exhibit 3 and Exhibit 4 respectively. The proposed regulations are attached as Exhibit 5.

Proposed ULDR Amendments

The intent of these revisions is to adopt code language that is consistent with how these measurements are applied in 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

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Area.
- Goal 2: Enable housing options for all income levels.

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
- Urban Design Element
- Goal 2: The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – February 21, 2024, PZB Staff Report and Meeting Minutes

Exhibit 2 – Location Map

Exhibit 3 – February 19, 2025, PZB Staff Report

Exhibit 4 – February 19, 2025, PZB Draft Meeting Minutes

Exhibit 5 – Business Impact Estimate

Exhibit 6 – Ordinance

Prepared by: Karlanne Devonish, AICP, Principal Urban Planner, Development Services Department

Acting Department Director: Alfred G. Battle Jr., Development Services Department