




REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations; Section 47-5.60.D.a, Residential Office (RO) District and Section 47-5.60.F, Planned Residential Office (ROC) District.

CASE NUMBER	UDP-T23003
APPLICANT	City of Fort Lauderdale
GENERAL LOCATION	City-Wide
ULDR SECTION	Section 47-5.60.D.1.a, Residential Office Zoning District and Section 47-5.60.F, Planned Residential Office District
NOTIFICATION REQUIREMENTS	10-day legal ad
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Michael P. Ferrera, Urban Planner II 

BACKGROUND

In 1997, the City implemented a complete overhaul of the Unified Land Development Regulations (ULDR) zoning districts which included but not limited to converted zoning district titles and uses, open space requirements, parking regulations, public notice requirements, and other zoning regulations. At that time, certain references to zoning districts were not adjusted to the new zoning district title. ULDR, Section 47-5.60, Residential Office Zoning Districts contains such an error. Specifically, Section 47-5.60.D.1.a, Residential Office (RO) District, references a zoning district title that existed prior to 1997, which was the R-4 district. This district was converted to the current existing Residential Multifamily High Rise/High Density (RMH-60) district.

In 2013, the City amended the ULDR, Section 47-5.60, Residential Office Zoning Districts, which included amendments to bufferyard requirements, allowing alternative standards to wall buffer requirements, and revising the review and approval process. The review and approval process was amended to align with other approval processes found in the ULDR, Section 47-24, Table 1, which provided for consistency in the ULDR. Such amendment was based on communication to the City Commission from the Planning and Zoning Board (PZB) in October 2012 that stated the requirement for "Planning and Zoning Board" and "review and approval of a development plan" were not necessary and the language should be removed from Section 47-5.60. The majority of the references were removed; however, there were some references that inadvertently remained. This amendment would remove the remaining language. A Location Map depicting the areas of the City with Residential Office Zoning Districts is attached as **Exhibit 1**. The October 17, 2012 PZB Meeting Minutes is attached as **Exhibit 2**.

ULDR AMENDMENTS:

Below is a detailed summary of each proposed ULDR amendment section including a description of section content. The proposed ULDR amendments for Section 47-5.60., Residential Office Zoning Districts is attached as **Exhibit 3**.

Section 47-5.60.D.1.a Residential Office Zoning Districts

Intent: Correct the reference from "R-4" district to "RMH-60."

Description: There is a reference to the R-4 zoning district in ULDR, Section 47-5.60.D.1.a. The proposed amendment removes the reference to "R-4" and corrects the reference to "RMH-60" zoning district.

Section 47-5.60.F Planned Residential Office Zoning District

Intent: Remove references to "review and approval of a development plan" and "Planning and Zoning Board".

Description: ULDR Section 47-5.60.F, Residential Office (ROC) District, references "review and approval of a development plan" and "Planning and Zoning Board" throughout the section. These references are being removed and where needed, being replaced with the RO district requirements.

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 of the proposed amendment to the City Commission.

EXHIBIT:

1. Location Map of Residential Office (RO) Zoning Districts
2. October 17, 2012, PZB Meeting Minutes
3. Proposed Amendments to ULDR Section 47-5.60.D.1.a, Residential Office (RO) District and 47-5.60.F, Planned Residential Office (ROC) District.