



REQUEST: Amendment to the City's Unified Land Development Regulations (ULDR); Proposed revisions to Section 47-13.50, General Regulations; Section 47-24.1, Development Permits and Procedures Table; and Section 47-28, Flexibility Rules; generally described as amendments for the South Regional Activity Center.

| | |
|----------------------------------|--|
| Case Number | T17008 |
| Applicant | City of Fort Lauderdale |
| ULDR Sections | 47-13.50, General Regulations 47-24.1, Development Permits and Procedures Table 47-28, Flexibility Rules |
| Notification Requirements | 10-day legal ad |
| Action Required | Recommend approval or denial to City Commission |
| Authored By | Jim Hetzel, Principal Planner |

BACKGROUND:

In 2015, the City Commission conducted a series of workshops to discuss development patterns throughout the City. The objective of the workshops was to discuss development trends, review existing regulations that guide development, gather input from the public, and to set direction for future growth within the City. Over the course of four workshops, the Commission discussed numerous topics that affect development trends including but not limited to market trends, city-wide zoning patterns, flexibility units policy, the City's Regional Activity Centers (RACs) and their intent to promote more compact and sustainable growth with supporting services and access to multi-modal transportation options, while protecting established residential neighborhoods, as well as limiting additional growth on the Barrier Island.

As a result of the workshops, the City Commission directed staff to begin working on planning efforts to focus development in the RACs with the exception of the Central Beach RAC, and to generate a planning strategy to unify the City's flex zones, while protecting the existing lower density residential neighborhoods. One of the specific areas identified in the City Commission Annual Action Plan includes additional development opportunities in the South Andrews Avenue Regional Activity Center (SRAC) in an effort to stimulate more economic opportunities south of Downtown with a focus on a mix of uses including residential.

Today, the maximum residential density in the SRAC as established in the City's Comprehensive Plan is limited to 936 dwelling units. The limitation includes units existing at the time the land use was approved and new units allocated during site plan approval. Table 1 provides a breakdown of remaining units in the SRAC.

Table 1 – SRAC Residential Development

| | |
|---------------------------------------|------|
| Maximum Permitted in SRAC | 936 |
| Existing Units | 429 |
| Available for Allocation | 507 |
| Pending Development | -244 |
| Remaining Units (with pending) | 263 |

This effort is part of the initial strategy for the South Andrews CAAP in order to allow use of flex and reserve units in the South Regional Activity Center without the need to amend the County and City Land Use Plans, similar to what was done for the Downtown RAC in 2013. Using this approach, ULDR Section 47-28, Flexibility Rules, would be amended to specifically address flex in

the South RAC. This would generally provide us with approximately 266 flex units and 196 reserve units, in addition to the remaining 263 residential units while we focus on the larger unified flex effort and prepare the application.

Flexibility rules are established in the Broward County Land Use Plan (BCLUP) and in the City's Comprehensive Plan. Flexibility rules allow municipalities the ability to adjust a predetermined amount of residential units or land use acreage within designated flexibility zones, commonly referred as flex zones. The total number of flex and reserve units in each zone was established at the time the City's Comprehensive Plan was adopted in 1989.

The SRAC is located in Flex Zone 56, which is generally described as the area west of Federal Highway, north of I-595, east of I-95, and south of Davie Boulevard. The City has allocated significant amount of flex units in this zone to existing development leaving the available number of flex units at 266 units and 196 reserve units. The proposed ULDR amendments would focus the remaining flex and reserve units for use specific to the SRAC area. Table 2 provides a breakdown of flex and reserve units.

Table 2 – Flex Zone 56

| | Flex | Reserve |
|--------------------------|-------------|----------------|
| Maximum Permitted | 1,978 | 200 |
| Assigned to Date | 1,237 | 4 |
| Pending | 0 | 0 |
| Available | 266 | 196 |

DESCRIPTION OF ULDR AMENDMENTS:

The following sections provide a brief description for each proposed amendment to the ULDR necessary to implement the reallocation of flex units to the SRAC.

Section 47-13.50, General Regulations:

The proposed language contains a definition for "density pool", outlines the permissibility of flex units as part of the allowable density for the SRAC, and identifies process for allocation of flex units. Exhibit 1 contains the ULDR text for Section 47-13.50, General Regulations.

Section 47-24.1, Development Permits and Procedures Table

The proposed revision outlines the approval procedure for development permits in the SRAC when flexibility rules are requested and includes the applicable review criteria. Exhibit 2 contains the ULDR text for Section 47-24.1, Development Permits and Procedures Table.

Section 47-28, Flexibility Rules

The proposed language outlines the ability to utilize flex and reserve units in the SRAC and includes certain development criteria applicable to development requesting such units. Exhibit 3 contains the ULDR text for Section 47-28, Flexibility Rules.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan. Staff has determined that the proposed amendment is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.21, Encouraging mixed use development to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities; Policy 1.21.3: Support additional mixed-use development in stagnant commercial corridors, RACs, CRAs and other appropriate areas; and Policy 1.21.5: Amend the ULDRs for the SRAC to be consistent with the South Andrews Avenue Master Plan.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed change is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Exhibit 1, Proposed ULDR Section 47-13.50, General Regulations
2. Exhibit 2, Proposed ULDR Section 47-24.1, Development Permits and Procedures Table
3. Exhibit 3, Proposed ULDR Section 47-28, Flexibility Rules