



**REQUEST:** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations, and Section 47-24, Development Permits and Procedures; Providing for Modifications .

<b>Case Number</b>	UDP-T21012	
<b>Applicant</b>	City of Fort Lauderdale	
<b>ULDR Sections</b>	Section 47-13.20.D.7, Downtown Regional Activity Center (RAC) Review Process and Special Regulations Section 47-24, Development Permits and Procedures	
<b>Notification Requirements</b>	10-day legal ad	
<b>Action Required</b>	Recommend approval, approval with conditions, or denial to City Commission	
<b>Project Planner</b>	Jim Hetzel, Principal Urban Planner	<i>JH EP</i>

**BACKGROUND:**

The proposed amendments will address corrections to Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations, and Section 47-24, Development Permits and Procedures.

**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 47-13.20.D.7, Downtown RAC Review Process and Special Regulations, and Section 47-24, Development Permits and Procedures are attached as **Exhibit 1** and **Exhibit 2**, respectively.

***ULDR Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations***

Intent: Amend review and approval process.

Description: The City Commission adopted ULDR amendments to the Downtown RAC on November 5, 2020. This is an amendment to include the word “approved” in the text language which was mistakenly not included in the amendment approved on November 5, 2020.

***ULDR Section 47-24, Development Permits and Procedures***

Intent: Correct Table 1 regarding the approving body identified for “Downtown RAC development projects” and placement of “Community Residence”.

Description: On October 5, 2021, the City Commission recently adopted ULDR amendments to City’s Flexibility Rules including Development Permits and Procedures, Table 1, which outlined review and approval process for utilizing flexibility rules. Within the text amendment for Table 1 “Downtown RAC development projects” was inadvertently placed under the incorrect column of “Historic Preservation Board” instead of under “City Commission”. This amendment correctly identifies the approving body as City Commission.

Regulations for Community Residences were adopted by the City Commission on April 17, 2018, which included an amendment to Table 1. “Community Residences” were incorrectly listed under a Site Plan Level II review and

approval process. The correct placement is under Site Plan Level III. The proposed amendment corrects this error.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed amendments are consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 3, Implementation of the Comprehensive Plan and the Future Land Use Map, Policy 3.2.5. The development review process shall continue to be used to review development permits in accordance with the adopted goals, objectives, and policies of the Plan to ensure that new development are compatible with surrounding land use and provide for adequate municipal services.

**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, approval with conditions, or denial of the proposed amendment to the City Commission.

**EXHIBITS:**

1. Proposed Amendments to ULDR Section 47-13.D.7, Downtown RAC Review Process and Special Regulations
2. Proposed Amendments to ULDR Section 47-24, Development Permits and Procedures