



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#22-0369

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Second Reading – Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-12, Central Beach Zoning Districts to Revise the Process and Procedures for Uses in the Central Beach Zoning Districts, Revise and Adopt Dimensional Requirements Including Open Space and Streetscape Design Requirements and Adopt Prescriptive Criteria for the Design and Compatibility Point System - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider an ordinance amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-12, Central Beach Districts to revise the process and procedures for uses in the Central Beach zoning districts, revise and adopt dimensional requirements including open space and streetscape design requirements and adopt prescriptive criteria for the design and compatibility point system.

Background

At a special City Commission Workshop on November 13, 2018, the City Commission requested that staff initiate an effort to amend the regulations for the Central Beach zoning districts to address unpredictable development outcomes and inconsistent development patterns. The proposed code revisions include design standards that will help address building scale and mass and support an active pedestrian environment. Additionally, design standards will also focus on open space provisions, more defined building form criteria, setback requirements and streetscape design elements, including promoting active uses along building frontages. Minutes from the November 13, 2018 City Commission Workshop are provided as Exhibit 1.

At the February 15, 2022, City Commission meeting, the Commission directed staff to include additional amendments, prior to Second Reading, that address open space and setbacks. This was in addition to amendments that addressed floor area ratio for the Intracoastal Overlook Area (IOA) and North Beach Residential Area (NBRA) zoning districts, a floorplate size increase for residential uses, and the sidewalk width for Birch Street and Seabreeze Boulevard. Staff has amended the ordinance to reflect the following:

- Open space - Removed the density portion but leave the number units as a threshold for square feet.
- Floor Area Ratio – Removed the proposed FAR of 4 for the NBRA and IOA zoning district.
- Floorplate – Made the non-residential and residential floor plates consistent at 16,000 square feet.
- Sidewalk Width – Revised sidewalk width of Birch Road and Seabreeze Boulevard to the secondary streets category at 7-feet.
- Side Yard Setbacks – The City Commission asked staff to look at setbacks in PRD and SLA. Staff has revised the setback recommendation for SLA to provide 5-feet on the side yards, except for existing situations where exemptions already exist in the current version of the ordinance. However, since PRD did not have side yard setbacks in the current version of the ordinance, staff recommends no change to this setback requirement.

During the discussion at the City Commission a member of the Central Beach Alliance (CBA) spoke about concerns for fire access if there are no setback requirements for structures. Staff worked with Fort Lauderdale Fire on the issue and the Fire Marshal provided this response:

“Today’s buildings have fire protection systems in place that keep the fire at its incipient phase until we arrive and smoke control systems that assist in removing the smoke and heat. The fire codes require access from the street within 450 feet of a door when fully sprinklered. The building codes regulate the fire ratings for the sides when near or against another building.”

In addition, the City Commission directed staff to explore changes to density and height for the Central Beach between 1st and 2nd reading. On February 17, 2022, staff presented to the CBA to provide an update about the discussion at the Commission meeting and the direction to explore changes to density and height. Further, staff reached out to the development community for input on maximum densities and height to propose a suitable recommendation. Based on those discussions and internal analysis, staff proposes the following recommendation:

- Increase the residential density to 70 units/acre for all central beach zoning districts, except for the A1A Beach Area (ABA) district which has its own criteria.
- Allow for an increase in height of up to 20% subject to a restricted floorplate of 16,000 square feet that cannot be increased through a request to the City Commission. This would result in an overall height increase in the zoning districts that currently have a maximum height of 120 feet, resulting in a maximum height of

144-feet.

The proposed amendments were presented to the CBA Board on April 14, 2022, and then to the CBA general membership on April 28, 2022. Overall, the development community and CBA are receptive to the proposed amendments.

Should the City Commission support these additional amendments to the version of the ordinance heard on 1st reading, staff will work with the City Attorney's Office to incorporate them into the ordinance if directed to do so on 2nd reading.

Lastly, during a review of the proposed ordinance, staff discovered a scrivener's error in subsection 47-12.5.B.3, *Height – PRD and ABA District*, where the proposed language only identified PRD zoning as applicable to the provision where both PRD and ABA are applicable. The proposed ordinance has been updated to reflect the application of the provision to both PRD and ABA.

Public Outreach Efforts

To date, staff has presented the proposed changes to various stakeholders, including the CBA, Greater Fort Lauderdale Chamber of Commerce - Beach Council Board, and Council of Fort Lauderdale Civic Associations. An initial Open House was held on October 21, 2019, to present the proposed amendments and obtain public input. Comments received from the Open House varied and focused on regulations that are more predictable and that will allow for creative design solutions, allowing design variations that encourage small scale projects.

Table 1 below provides a summary of the public participation that has occurred to date. In addition, pursuant to the ULDR, a newspaper advertisement was published ten days prior to the PZB meeting, providing the general public notice of the proposed amendments. The comments provided were considered as part of the proposed amendments.

Table 1 Summary of Public Participation and Meetings

Date	Stakeholder meeting	Location
October 21, 2019	Community Open House	City Hall
October 24, 2019	Central Beach alliance	B Ocean Hotel
January 14, 2020	Council of Fort Lauderdale Civic Association	City Hall
November 12, 2020	Central Beach Alliance	Virtual
November 19, 2020	Central Beach Alliance	Virtual
December 10, 2020	Workshop	Virtual
December 17, 2021	Workshop	Virtual
January 15, 2021	Greater Fort Lauderdale Chambers of Commerce Beach Board	Virtual
March 17, 2021	Planning and Zoning Board	City Hall
July 21, 2021	Planning and Zoning Board	City Hall
October 20, 2021	Planning and Zoning Board	City Hall

February 17, 2022	Central Beach Alliance	Virtual
April 14, 2022	Central Beach Alliance	Virtual
April 28, 2022	Central Beach Alliance	Virtual

Staff presented the proposed amendments to the PZB on July 21, 2021. The Board expressed general support, but suggested staff address comments made by individuals who represent the development community and deferred the item to the October 20, 2021, PZB meeting. Subsequently, staff met with and obtained further input from the speakers, analyzed the requested changes, and made the corresponding amendments to address the comments.

The PZB reviewed the amendments on October 20, 2021, and recommended approval by a vote of 5-4 with a condition for staff to review minutes from the July 21, 2021, and October 20, 2021, PZB minutes to ensure all board recommendations are included in the proposed amendments. Staff reviewed the minutes from both meetings, analyzed the recommendations and made additional changes to the proposed ordinance. In addition, Board members recommended for staff to work with Ms. Courtney Crush and Ms. Nectaria Chakas, who spoke at both meetings, to address concerns raised and modify the proposed language as appropriate. Staff met with the described stakeholders and made the corresponding amendments to address the issues raised.

The July 21, 2021, PZB Staff Report, and Meeting Minutes are provided as Exhibit 2 and 3 respectively. The October 20, 2021, PZB Staff Report, and Meeting Minutes are attached as Exhibit 4 and Exhibit 5, respectively.

The proposed ordinance amendments are provided as Exhibit 6.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

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

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community.
- Objective: Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Connected.

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

- The Neighborhood Enhancement Focus Area
- Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – November 13, 2018, City Commission Workshop Meeting Minutes

Exhibit 2 – July 21, 2021, PZB Staff Report

Exhibit 3 – July 21, 2021, PZB Meeting Minutes

Exhibit 4 – October 20, 2021, PZB Staff Report

Exhibit 5 – October 20, 2021, PZB Meeting Minutes

Exhibit 6 – Ordinance

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Department

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