





**REQUEST:** Amend 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

<b>Case Number</b>	UDP-T21007	
<b>Applicant</b>	City of Fort Lauderdale	
<b>ULDR Section</b>	Section 47-12, Central Beach Districts	
<b>Notification Requirements</b>	10-day legal ad	
<b>Action Required</b>	Recommend approval or denial to City Commission	
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**BACKGROUND:**

A significant amount of private development and public investment has occurred on Fort Lauderdale’s barrier island over the past 30 years, creating one of South Florida’s most notable destinations. Most of this growth was based on planning studies conducted in the 1980’s. The Central Beach Master Plan effort initiated in 2008, with the assistance of the consulting firm Sasaki and Associates, brought the community together to analyze past successes and failures and set the course for future development patterns and public improvements in the beach area. Following a series of public input meetings, various public realm improvement opportunities were identified and design principles for guiding private development were established with the assistance of Sasaki and Associates. In 2011, the City Commission authorized more than \$70 million worth of public improvement projects for the Central Beach CRA as originally outlined in the Master Plan. This work has helped to move toward the vision of a dynamic, mixed-use and pedestrian-friendly urban beach destination. The emphasis moving forward is to improve the remaining portions of the Central Beach and amend existing zoning regulations to support that vision. The proposed amendments incorporate form-based regulations to foster a more predictable built environment and result in a high-quality public realm.

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 the unpredictable development outcomes and inconsistent development patterns. The code revisions include form-based design standards that will help to address building scale and mass and support an active pedestrian environment. In addition, 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**. The proposed ULDR amendments are provided as **Exhibit 2**.

**ULDR AMENDMENTS**

The intent of these revisions is to adopt code language that is easy to understand for residents and applicants and that promotes the most appropriate and creative design solutions based on the context of each site. The proposed amendments will promote quantitative design standards that will help guide the form of buildings and design of streets, while providing an opportunity for creative design solutions based on the context of each development site. Below is a detailed summary of each proposed ULDR amendment section, including intent and a description of section content.

***Section 47-12.3, Definitions***

Intent: Add new definitions based on proposed regulations and remove terms that are no longer applicable.

Description: The terms *Act*, *Central Beach Community Redevelopment Area*, *Community Redevelopment Plan*, and *Revitalization Plan* have been removed since the Central Beach Community Redevelopment Area has sunset and the terms are no longer applicable. New terms such as *Active Use*, *Building Podium*, *Building Shoulder*, *Plaza/gathering area*, *Primary Street*, *Secondary Street*, *Stepback*, *Streetwall*, and *Building Tower* are added to define the new design standards.

**Section 47-12.4, Central Beach District Requirements and Limitations**

Intent: Create dimensional requirement tables for permitted and conditional uses in the Central Beach Zoning Districts.

Description: This section provides a list of permitted uses and their respective dimensional requirements in a table format, similar to how the rest of the ULDR is formatted to better define regulations for the Central Beach zoning districts. New and revised dimensional standards include yard requirements, building podium height, building tower stepback, building tower separation, building floorplate size. Floor area ratio (FAR) for the Intracoastal Overlook Area (IOA) and North Beach Residential Area (NBRA) zoning districts were added. Table 1 below provides the proposed table of dimensional standards.

**Table 1: Table of Dimensional Requirements for the Central Beach Zoning Districts**

<b>REQUIREMENTS (Note A)</b>	<b>PRD</b>	<b>ABA</b>	<b>SLA</b>	<b>IOA</b>	<b>NBRA</b>	<b>SBMHA</b>
<b>Maximum Density ( Dwelling Units/net acre)</b>	<u>48</u>	See Section 47-12.5.A	<u>48</u>	<u>48</u> See Section 47-12.5.A	<u>32</u> See Section 47-12.5.A	<u>48</u>
<b>Maximum Density (Hotel rooms/net acre)</b>			<u>90</u>	<u>90</u>	<u>50</u>	
<b>Maximum Floor Area Ratio (FAR)</b>	<u>6</u>	<u>4</u> See Section 47-12.5.D	<u>2</u> (Commercial Retail Only)	<u>4</u>	<u>4</u>	<u>5</u>
<b>Maximum structure height</b>	<u>200 ft.</u> See Section 47-12.5.B	<u>200 ft.</u> See Section 47-12.5.B	<u>120 ft.</u>	<u>120 ft.</u>	<u>120 ft.</u>	<u>120 ft.</u>
<b>Maximum Building (“Streetwall”) Length and width)</b>	<u>200 ft.</u> (Note B)	<u>200 ft.</u> (Note B)	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>
<b>Minimum Front Yard (Note C)</b>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<b>Minimum Corner Yard (Note C)</b>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<b>Minimum Side Yard</b>	<u>0 ft.</u>	<u>20 ft.</u>	<u>0 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<b>Minimum Rear Yard</b>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>

<b>REQUIREMENTS (Note A)</b>	<b>PRD</b>	<b>ABA</b>	<b>SLA</b>	<b>IOA</b>	<b>NBRA</b>	<b>SBMHA</b>
<b>Minimum Distance Between Buildings on Same Development Site (Note D)</b>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>	<u>20 ft. or 20% of the tallest building, whichever is greater</u>
<b>Building Podium Height</b>	<u>65 ft</u>	<u>65 ft</u>	<u>65 ft</u>	<u>65 ft.</u>	<u>65 ft.</u>	<u>65ft</u>
<b>Tower Stepback</b>	<u>15 ft</u>	<u>15 ft</u>	<u>12 ft</u>	<u>12 ft</u>	<u>12 ft</u>	<u>12 ft</u>
<b>Tower Separation (Between Towers and from Property Line)</b>	<u>30 ft</u>	<u>30 ft</u>	<u>30 ft</u>	<u>30 ft</u>	<u>30 ft</u>	<u>30 ft</u>
<b>Building Floorplate Size</b>						
<b>Residential Floorplate Size Under 65 feet</b>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>
<b>Residential Floorplate Size above 65 feet</b>	<u>10,000 SF</u>	<u>10,000 SF</u>	<u>10,000 SF</u>	<u>10,000 SF</u>	<u>10,000 SF</u>	<u>10,000 SF</u>
<b>Hotel under 65 feet</b>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>
<b>Hotel Floorplate Size Under 65 feet</b>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>	<u>No Maximum</u>
<b>Hotel Floorplate Size Above 65 feet</b>	<u>16,000 SF</u>	<u>Fronting A-1-A / Primary Street: 16,000 SF Elsewhere: 12,000 SF</u>	<u>10,000 SF</u>	<u>Fronting A-1-A / Primary Street: 16,000 SF Elsewhere: 12,000 SF</u>	<u>Fronting A1A/Primary Street: 16,000 SF Elsewhere: 12,000 SF</u>	<u>12,000 SF</u>

**Section 47-12.5, Central Beach Limitations**

Intent: Identify specific requirements and limitations for each zoning district, provide proposed revisions to the Design Compatibility Point and Community Character Scale pr point system, and establish open space and streetscape design regulations.

Description: This section has been revised to breakdown uses and zoning district requirements within one section.

Design Compatibility and Community Character Scale: The regulations for the Design Compatibility and Community Character Scale point system were amended to provide more prescriptive criteria that are tangible and provide more substantial improvements.

Open Space: As proposed, open space is required for development that contains residential and nonresidential uses, including mixed use development. Residential use is calculated based on total square footage and number of units and is broken down as follows:

- 50 units or less: minimum 200 square feet of open space per unit
- Between 51-150 residential units: Minimum 150 square feet of open space per unit
- Over 150 residential units: Minimum 100 square feet of open space per units

For nonresidential uses, a twenty percent of gross lot area requirement is proposed. Up to fifty percent of the open space requirement can be provided above grade and up credit towards the required landscaping for landscaping improvements

proposed in the right-of-way may be applied if approved by the agency with jurisdictional control of the subject right-of-way. In no case, can the total square footage provided be less than the maximum square footage of the tiered category that precedes it.

For mixed-used development, open space is required in accordance with the requirements of either the residential and nonresidential requirement, whichever provides the greater square footage of open space.

Streetscape Design: Streetscape improvements are proposed as part of the redevelopment of the abutting right-of-way. The proposed regulations guide streetscape design with the intent to create and achieve consistent development pattern. Modification from the standard yard requirements may be permitted if the proposed streetscape design can be achieved. Other modifications may be permitted based on the preservation of natural barriers or avoidance of interference with utility lines.

### **Section 47-12.6, Central Beach Development Permitting and Approval**

Intent: Create a table that captures the review and approval process for development applications proposed in the Central Beach.

Description: This section breaks down the review process and procedures by development permit type.

Development applications that apply the standard dimensional requirements and prescribed streetscape design will be processed as a Site Plan Level II subject to City Commission Request for Review and a public participation requirement. The public participation regulations will require applicants to notify the officially recognized civic organization within 300 feet of the proposed project 21 days before the Development Review Committee (DRC) meeting. In addition, within 60 days of the DRC meeting, the applicant will have to provide notice to neighbors and officially recognized civic organization(s) within 300 feet of the proposed project, via mail notice, notifying of the date, time, and place of the applicant's project presentation meeting. A signed and notarized affidavit attesting that the notice was sent is required to be submitted to the Department of Sustainable Development (DSD). In addition, the applicant will be required to provide a written report letter to DSD, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place.

Development applications that deviate from the dimensional standards will be subject to a Site Plan Level IV development permit, which requires DRC, Planning and Zoning Board (PZB), and City Commission review and approval.

### **Section 47-12.10, North Beach Area**

Intent: Remove an expiration for interim uses and authorize the City Commission to approve Interim Uses by Resolution.

Description: The section was amended to remove the expiration date for interim uses and allow the City Commission to approve the type of interim uses and their time limitations at the discretion of the City Commission by way of a Resolution.

### **COMPREHENSIVE PLAN CONSISTENCY**

The proposed amendments align with the following sections of the City's Comprehensive Plan:

- o Future Land Use Element

Case: UDP-T21007

PZB Staff Report

Page 4 of 6

- Goal 1: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map.
- Objective: FLU 2.3: Mixed Use Development Multimodal Environment
- Policy FLU Y 2.3.3: Amend the ULDR to include appropriate design standards to ensure a mixed-use development is compatible with adjacent exiting land.
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- o Urban Design Element
  - Goal 1: The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.
  - Objective UD 1.1: Design Guidelines: Strengthen the urban form throughout the City by building upon the character of the existing fabric of the built environment, while allowing for the addition of complementary new development through the application of urban design elements and design criteria that support the exceptions sense of space.
  - Policy UD 1.1.2: Enhance the quality of development throughout the City over time through the review and application of design standards and guidelines. Update and implement design standards and guidelines to ensure the quality of development throughout the City is enhanced over time and is responsive to changing conditions.
  - Policy UD: 1.1.3: Base design standards and land development regulations on area context, with distinct characteristics considered for different areas, i.e. regional activity centers, transit oriented corridors, lower density neighborhoods, etc.
  - Policy UD 1.1.4: In considering new design guidelines, incorporate the following elements:
    1. Street design focused on multi-modal connectivity and interconnectivity with surrounding development.
    2. Context-sensitive building design, considering mass, scale and form of buildings.
    3. Quality of architecture with special emphasis on lasting design, building façade composition and articulation, ground level pedestrian experience, window transparency, and quality building materials.
    4. Climate-oriented design and alternative energy generation (i.e. solar).
    5. Context-sensitive signage design and placement.
    6. Flexibility to support design accommodations for various uses over time.

### **PUBLIC OUTREACH EFFORTS**

To date, staff has presented the proposed changes to various stakeholders, including the Central Beach Alliance, 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 many focused on regulations that are predictable but also allow for creative design solutions as well as consider design variations that encourage small scale projects.

Table 2 below provides a summary pf 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 general public notice of the proposed amendments. The comments were provided were considered as part of the proposed amendments.

**Table 2 Summary of Public Participation and Meetings**

<b>Date</b>	<b>Stakeholder meeting</b>	<b>Location</b>
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	
March 17, 2021	Planning and Zoning Board	City Hall

**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 amendments to the City Commission.

**EXHIBITS:**

1. November 13, 2018, City Commission Workshop Minutes
2. Amendments to ULDR Section 47-12, Central Beach Districts