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

Case Number	UDP-T21007
Applicant	City of Fort Lauderdale
ULDR Section	Section 47-12, Central Beach Districts
Notification Requirements	10-day legal ad
Action Required	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 was 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 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**.

On July 21, 2021, staff presented the proposed amendments to the Planning and Zoning Board (PZB). The Board expressed general support, but suggested staff address comments made by individuals who represent the development community. Therefore, the Board deferred the item to the October 20, 2021 meeting to provide time to address the comments. Minutes from the July 21, 2021, PZB Meeting are provided as **Exhibit 2**.

Staff has since followed up with the speakers to obtain further input, analyzed the requested changes and made the following revisions to the proposed language:

- *Added nonconforming regulations for existing sites*;

  This change will allow applicants to amend or modify site plans through the use of provisions of the zoning regulations in effect at the time the approved application was submitted;

- *Increased the floorplate size for residential uses;*
  Amended the maximum building floorplate size from 10,000 square feet to 12,500 square feet;
- *Added provisions for modifications to building length or width, floorplate size, tower stepback, tower separation, and yards;*
  Added a process to request the specified dimensional standards be modified subject to design criteria and a Site Plan Level III (Planning and Zoning Board) review and approval process.
- *Clarified review process for residential uses;*
- *Added food and beverage, retail, and service uses to be allowed as accessory uses to nonresidential development.*

The updated proposed ULDR amendments are provided as **Exhibit 3**.

ULDR AMENDMENTS

The intent of the ULDR amendments is to adopt code language that is easy to understand for residents and applicants and that promotes a better understanding of development expectations and outcomes. 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

REQUIREMENTS (Note A)	**PRD**	**ABA**	**SLA**	**IOA**	**NBRA**	**SBMHA**
Maximum Density (Dwelling Units/net acre)	48	See Section 47-12.5.A	48	48 See Section 47-12.5.A	32 See Section 47-12.5.A	48
Maximum Density (Hotel rooms/net acre)			90	90	50	

REQUIREMENTS (Note A)	**PRD**	**ABA**	**SLA**	**IOA**	**NBRA**	**SBMHA**
Maximum Floor Area Ratio (FAR)	6	4 See Section 47-12.5.D	2 (Commercial Retail Only)	4	4	5
Maximum structure height	200 ft. See Section 47-12.5.B	200 ft. See Section 47-12.5.B	120 ft.	120 ft.	120 ft.	120 ft.
Maximum Building ("Streetwall") Length and width)	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Minimum Front Yard (Note C)	20 ft.	20 ft	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Corner Yard (Note C)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft.
Minimum Side Yard	0 ft.	20 ft.	0 ft.	20 ft	20 ft	20 ft.
Minimum Rear Yard	20 ft.	20 ft	20 ft	20 ft.	20 ft.	20 ft
Minimum Distance Between Buildings on Same Development Site (Note D)	20 ft. or 20% of the tallest building, whichever is greater	20 ft. or 20% of the tallest building, whichever is greater	20 ft. or 20% of the tallest building, whichever is greater	20 ft. or 20% of the tallest building, whichever is greater	20 ft. or 20% of the tallest building, whichever is greater	20 ft. or 20% of the tallest building, whichever is greater
Building Podium Height	65 ft	65 ft	65 ft	65 ft.	65 ft.	65ft
Tower Stepback	15 ft	15 ft	12 ft	12 ft	12 ft	12 ft
Tower Separation (Between Towers and from Property Line)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Building Floorplate Size						
Residential Floorplate Size Under 65 feet	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
Residential Floorplate Size above 65 feet	12,500 SF	12,500 SF	12,500 SF	12,500 SF	12,500 SF	12,500 SF
Hotel under 65 feet	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
Hotel Floorplate Size Under 65 feet	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
Hotel Floorplate Size Above 65 feet	16,000 SF	Fronting A-1-A / Primary Street: 16,000 SF Elsewhere :12,500 SF	12,500 SF	Fronting A-1-A / Primary Street: 16,000 SF Elsewhere: 12,500 SF	Fronting A1A/Primary Street:16,000 SF Elsewhere: 12,500 SF	12,500 SF

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 property owners 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 III development permit, which requires DRC and PZB 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:

- Future Land Use Element
  - 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.
- 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 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 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

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	
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. July 21, 2021, PZB Meeting Minutes
3. Amendments to ULDR Section 47-12, Central Beach Districts