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**To:** ["drosenbaum03@gmail.com"](mailto:drosenbaum03@gmail.com)  
**Cc:** [Anthony Fajardo](#); [Christopher Cooper](#); [Ella Parker](#); [Mohammed Malik](#)  
**Subject:** Proposed Text Amendment to FAR and Percentage of Hotel Units in ABA Zoning District  
**Date:** Monday, September 10, 2018 9:13:00 AM  
**Attachments:** [image001.png](#)

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Good morning, Ms. Rosenbaum

### Purpose

This memo intends to provide an update to the Central Beach Alliance on current initiatives being undertaken by the City of Fort Lauderdale Department of Sustainable Development. The City welcomes any comments or suggestions you may have. In addition, staff is available to meet to answer any questions.

### Item

Proposed Text Amendment – Amend the City of Fort Lauderdale Unified Land Development Regulations (ULDR) to:

- Exempt Floor Area Ratio for Public Parking in Parking Garages east of the Intracoastal Waterway; and
- Allow for applicants to provide less than 60% hotel units in the A-1-A Beachfront Area (ABA) zoning district through a Site Plan Level IV Development application.

The proposed amendment would allow a floor area ratio (FAR) exemption for parking garages with public parking to properties east of the Intracoastal Waterway. The exemption would apply to properties owned or controlled by a public entity and only to the area where the public parking spaces are located within the parking garage. The intent of this amendment is to encourage privately constructed public parking that is affordable on the beach and to further mitigate central beach parking concerns. The parking generated by this initiative is intended to be of a cost consistent with existing publicly owned and operated parking facilities.

In addition, the proposed amendment also includes allowing applicants the opportunity to provide less than 60% of hotel units in the ABA zoning district when there is a split between hotel and residential through a Site Plan Level IV Development application. If approved a development application would be able to request a reduced amount of hotel units through a Site Plan Level IV development application requiring City Commission approval.

Please let me know if you would like staff to present this information to the Board.

Kind regards,

**Karlanne Grant, Planner III**

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Thank you.