



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0532

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 20, 2020

TITLE: Public Hearing - Ordinance Amending City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-1.6 through the Revision of the Official Zoning Map of the City Attaching "Official Downtown Transition Zone Area Map" Depicting the Boundaries of the Downtown Regional Activity Center Transition Zones - **(Commission Districts 2, 3 and 4)**

Recommendation

Staff recommends the City Commission approve an ordinance amending Section 47-1.6 of the City of Fort Lauderdale Unified Land Development Regulations (ULDR), through the revision of the Official Zoning Map of the City of Fort Lauderdale attaching thereto and by reference making a part thereof "Official Downtown Transition Zones Map" depicting the boundaries of the Downtown Regional Activity Center (DRAC) Transition Zone Areas.

Background:

The proposed ordinance attaches to the official zoning map the "Official Downtown Transition Zones Map" depicting and establishing the geographic boundaries of the DRAC Transition Zone Areas. The DRAC Transition Zones are proposed to be codified in the ULDR by the ordinance associated with Commission Agenda Memorandum #20-0023, regarding Downtown Master Plan (DMP) regulations, also scheduled on this agenda.

The transition zones are proposed to ensure a suitable transition from those more intensive zoning districts within the DRAC to those less intensive zoning districts outside of the DRAC. The two types of Downtown Transition zones include Residential Transition Zones and Commercial Transition Zones.

Residential Transition Zones shall be required for any development located within the DRAC that is within two hundred (200) feet of a residential property. Described transition zones shall only be required if the height limitation of the DRAC zoning district is greater than that of the neighboring zoning district as follows: No structure may exceed a height limitation of two and one-half times the height of the maximum height of the zoning district outside of the DRAC for a distance equal to mid-block of the development site or for a depth of two hundred (200) feet, as measured from the zoning district boundary abutting the zoning district of the DRAC, whichever is less.

Commercial Transition Zones require that the proposed maximum height of a development

at the boundary of the Regional Activity Center – City Center (RAC-CC) district shall be one hundred fifty (150) feet and may be increased one foot for every one foot of setback from the RAC-CC district boundary, for a distance of 100 feet from the RAC-CC district. Commercial Transition Areas shall be required for any development located within the Downtown Regional Activity Center that is within one hundred (100) feet of a nonresidential property outside of the Downtown RAC. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following: a maximum of one hundred and fifty (150) feet for that portion of the structure that is within one hundred (100) feet of the zoning district boundary abutting the RAC and the height may increase a maximum of one (1) foot for each one (1) foot of setback from the boundary for a distance of one hundred (100) feet.

The transition zone boundaries have been updated at multiple locations to reflect stakeholder input and address compatibility with existing development outside of the boundary area, since the adoption of the original boundaries in 2003. The Official Downtown Transition Areas Map is provided as Exhibit 1. Downtown Transition Areas Sketch and Legal Description is provided as Exhibit 2. Updated DMP Transition Zone Pages are provided as Exhibit 3.

Resource Impact

There is no fiscal impact associated with this item.

Strategic Connections

This item is a *Fiscal Year 2019 Commission Annual Action Plan* priority, included within Neighborhood Enhancement Cylinder of Excellence.

This item is a *Press Play Fort Lauderdale 2024 Strategic Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods. Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of affordable housing options.

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

Related CAMs

CAM 20-0023

CAM 20-0288

Attachments

Exhibit 1 – Downtown Transition Zones Map

Exhibit 2 – Downtown RAC Transition Areas Sketch and Description

Exhibit 3 – Updated DMP Transition Zone Pages

Exhibit 4 – Ordinance

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