



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

#21-0871

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 5, 2021

TITLE: First Reading – Ordinance Amending the Unified Land Development Regulations (ULDR) Section 47-19.5, Fence, Walls and Hedges, Height and Transparency Requirements– Case No. UDP-T21009 - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission consider an ordinance amending the Unified Land Development Regulations (ULDR) Section 47-19.5, Fences, Walls, and Hedges, height and transparency requirements.

Background

At the November 5, 2020, City Commission Conference meeting, the Commission discussed a communication from the Board of Adjustment (BOA) and directed staff to process an amendment to the Unified Land Development Code (ULDR), Section 47-2.2, Measurements, regarding fence height and site visibility. During the discussion, Mayor Trantalis also raised concerns about the height and transparency of fences in front yards. Tall fences in the front yards do not allow for visual connectivity between the home and the street which has safety and aesthetic implications. The current code regulations permit fences up to six-feet six-inches (6'6") high in the front yard with an average three-foot (3') landscaped setback at the street.

Staff presented the potential amendments at the April 20, 2021, City Commission Conference meeting to address the height and opacity of fences for the front yard. The City Commission supported staff's recommendations; however, the City Commission requested consideration of the square footage of the lot or setback be used to determine the maximum height for the front yard. Accordingly, staff gathered data on lot sizes to determine the average lot depth of residential parcels. Based on the data results, staff amended the proposed language to reflect that when it is found that at least eighty percent (80%) of lots lying within three-hundred feet (300') of the subject site have an average lot depth of one-hundred feet (100') or less, the maximum height of a fence shall be up to six-feet six-inches (6'6"). Otherwise, the maximum height shall be four-feet four-inches (4'4").

To review a sample of the data that staff analyzed regarding the average lot depth for residential properties, please refer to the lot depth analysis included in the PZB Staff Report attached as Exhibit 1. There were over 4,800 residential lots analyzed and the complete analysis is on file with the Department.

On August 18, 2021, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended denial by a vote of 7-0. The August 18, 2021, PZB meeting minutes are attached as Exhibit 2.

To review the proposed amendments, please refer to Exhibit 3.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

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

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

- The Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 2: 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.

Attachments

Exhibit 1 – August 18, 2021, PZB Staff Report

Exhibit 2 – August 18, 2021, PZB Meeting Minutes

Exhibit 3 – Proposed Ordinance

Prepared by: Karlanne Grant, Urban Planner III, Sustainable Development Department

Department Director: Anthony Greg Fajardo, Sustainable Development Department