

REQUEST: Amendment to the City’s Unified Land Development Regulations (“ULDR”); Amendment to Section 47-12.5.B., A-1-A Beachfront Area (ABA) District, to permit residential uses.

Case Number	T15004	
Applicant	City of Fort Lauderdale	
ULDR Sections	47-12.5.B A-1-A Beachfront Area (ABA) District	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authored By	Anthony Greg Fajardo, Zoning Administrator	

BACKGROUND/DESCRIPTION:

On December 20, 2011 the City Commission passed ordinance C-11-40 amending the list of permitted uses in the A-1-A Beachfront Area (ABA) zoning district to include residential uses, subject to criteria, in the portion of the ABA district that falls within the North Beach Area. The remaining portions of the ABA zoning district currently permit hotels, restaurants and other uses catering to tourists within the ABA zoning district.

The inclusion of residential uses in the North Beach area was done in an effort to help support flexibility in allowing residential uses, while retaining hotel uses as well as helping to support neighborhood serving businesses such as cafés, bakeries and other similar amenities beyond the typical tourist serving uses.

As part of the previous effort staff commissioned a study by the IBI Group, a traffic engineering consulting firm, to determine the impacts of the inclusion of residential uses in the North Beach Area. That study indicated that no additional impacts to traffic would be caused due to the inclusion of residential uses. The impacts to traffic would actually be reduced, as multi-family residential development generally has fewer impacts on traffic than a hotel development of a similar size.

In order to effectively promote active uses within the entire ABA zoning district and support a mix of uses, while preserving hotel uses, this amendment intends to extend the option for introducing residential uses to the remainder of the ABA, south of Bayshore Drive, subject to the same criteria as the North Beach Area, which is summarized as follows:

- a) A development with residential units shall have on the side of the building facing the street at street level architectural detail and uses such as residential, restaurant, cultural or recreational uses that attract interaction with the public and minimize visual exposure of parking facilities.
- b) A development with residential units abutting Fort Lauderdale Beach Boulevard (A-1-A) must have on the ground floor facing A-1-A non-residential uses that offer goods or services to residents and tourists seeking, restaurant, entertainment, cultural or commercial recreation destinations.
- c) In addition to meeting the requirements of a) and b), development with residential units that exceeds 200 feet in height by meeting the provisions of Section 47-12.5.B.6. must include hotel units comprising a minimum of sixty percent (60%) of the total number of units.

The inclusion of residential uses within the entire ABA zoning district will further support the City’s goals of achieving an active and interesting public realm consistent with the Central Beach Master Plan vision and with the nature of the underlying Central Beach Regional Activity Center land use.

To review the entire amendment, please refer to Exhibit 1. To review the areas under consideration please refer to the map attached as Exhibit 2.

The 2035 Vision Plan: Fast Forward Fort Lauderdale, adopted by the City Commission on April 16, 2013, was the result of over 1,500 unique ideas collected from various members of the community through an extensive outreach program that developed a vision for the City of Fort Lauderdale by the year 2035 (to read the entire 2035 Vision Plan please go to <http://www.fortlauderdale.gov/vision/>). In addition the *Press Play Fort Lauderdale Strategic Plan 2018* was adopted by the City Commission to establish a 5-year

period in which to accomplish specific goals and objectives as outlined in the Vision Plan (to read the entire 2018 Strategic Plan please go to <http://www.fortlauderdale.gov/pressplay/>).

These two documents lay the framework for changes to the City's Unified Land Development Regulations to help reach the City's long term vision.

This ULDR amendment is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Neighborhood Enhancement* Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development
- Initiative 1: Examine land use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed change is 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.

DRAFT AMENDMENT

SECTION 47-12. - CENTRAL BEACH DISTRICTS

Sec. 47-12.5. - District requirements and limitations.

B. A-1-A Beachfront Area (ABA) District.

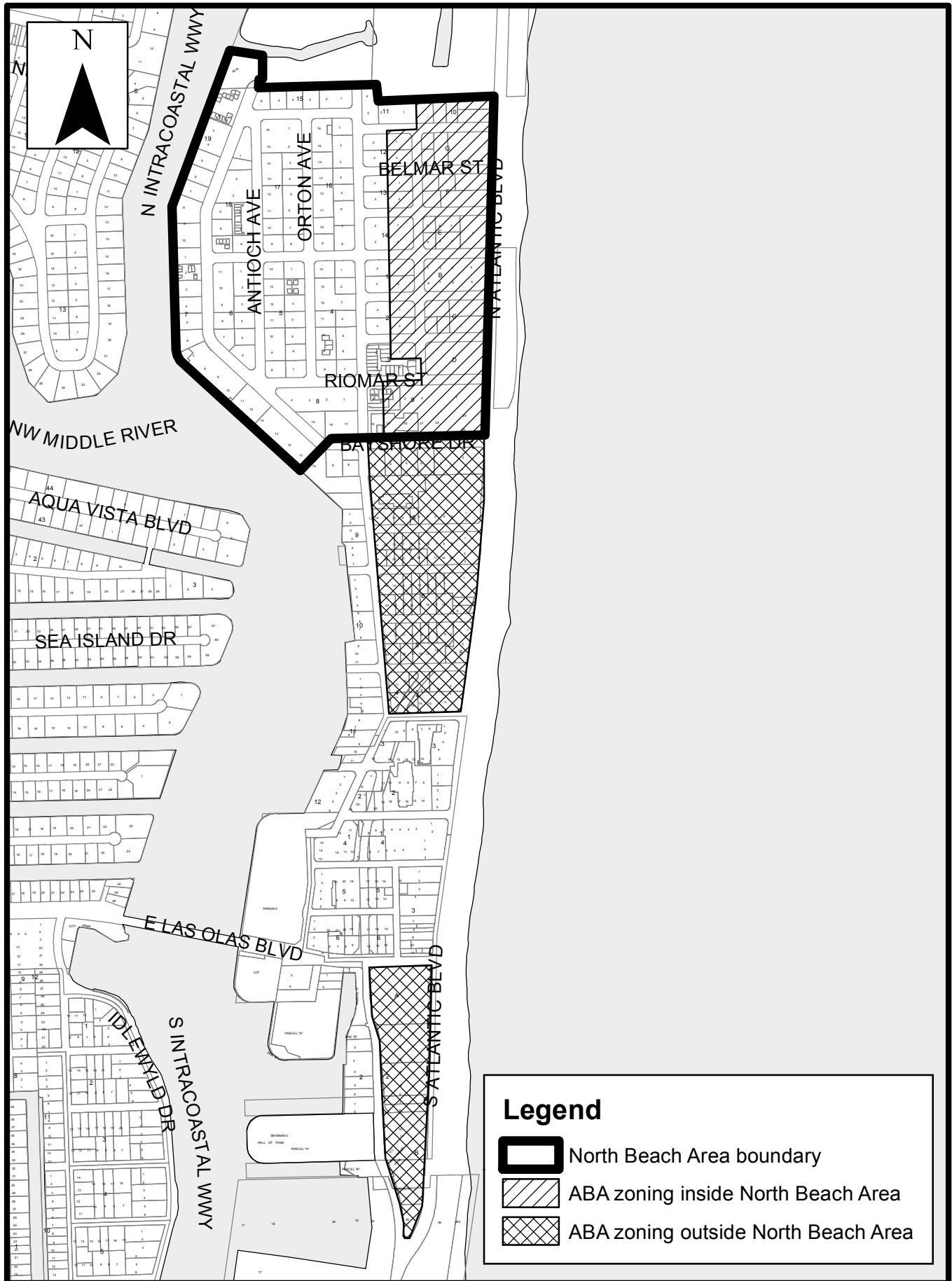
5. List of permitted uses—ABA district.

a. Site Plan Level IV Development.

- i. Hotels and suite hotels.
- ii. Restaurants.
- iii. Moped/scooter rental as a conditional use. See Section 47-24.3.

b. Site Plan Level III Development.

- i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
- ii. Parking garages.
- iii. Other uses catering to tourists as approved by the planning and zoning board.
- iv. Residential units in association with multifamily use alone or together with non-residential uses ~~in that portion of the ABA district located within the North Beach Area~~ subject to the following:
 - a) A development with residential units shall have on the side of the building facing the street at street level architectural detail and uses such as residential, restaurant, cultural or recreational uses that attract interaction with the public and minimize visual exposure of parking facilities.
 - b) A development with residential units abutting Fort Lauderdale Beach Boulevard (A-1-A) must have on the ground floor facing A-1-A non-residential uses that offer goods or services to residents and tourists seeking, restaurant, entertainment, cultural or commercial recreation destinations.
 - c) In addition to meeting the requirements of a) and b), development with residential units that exceeds 200 feet in height by meeting the provisions of Section 47-12.5.B.6. must include hotel units comprising a minimum of sixty percent (60%) of the total number of units.



North Beach Area with ABA Zoning