



REQUEST: Amendment to the City's Unified Land Development Regulations (ULDR); Proposed revisions to Section 47-13.50, General Regulations; Section 47-24.1, Development Permits and Procedures Table; and Section 47-28, Flexibility Rules; generally described as amendments for the South Regional Activity Center.

Case Number	T17008
Applicant	City of Fort Lauderdale
ULDR Sections	47-13.50, General Regulations 47-24.1, Development Permits and Procedures Table 47-28, Flexibility Rules
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Jim Hetzel, Principal Planner

BACKGROUND:

In 2015, the City Commission conducted a series of workshops to discuss development patterns throughout the City. The objective of the workshops was to discuss development trends, review existing regulations that guide development, gather input from the public, and to set direction for future growth within the City. Over the course of four workshops, the Commission discussed numerous topics that affect development trends including but not limited to market trends, city-wide zoning patterns, flexibility units policy, the City's Regional Activity Centers (RACs) and their intent to promote more compact and sustainable growth with supporting services and access to multi-modal transportation options, while protecting established residential neighborhoods, as well as limiting additional growth on the Barrier Island.

As a result of the workshops, the City Commission directed staff to begin working on planning efforts to focus development in the RACs with the exception of the Central Beach RAC, and to generate a planning strategy to unify the City's flex zones, while protecting the existing lower density residential neighborhoods. One of the specific areas identified in the City Commission Annual Action Plan includes additional development opportunities in the South Andrews Avenue Regional Activity Center (SRAC) in an effort to stimulate more economic opportunities south of Downtown with a focus on a mix of uses including residential.

Today, the maximum residential density in the SRAC as established in the City's Comprehensive Plan is limited to 936 dwelling units. The limitation includes units existing at the time the land use was approved and new units allocated during site plan approval. Table 1 provides a breakdown of remaining units in the SRAC.

Table 1 – SRAC Residential Development

Maximum Permitted in SRAC	936
Existing Units	429
Available for Allocation	507
Pending Development	-244
Remaining Units (with pending)	263

This effort is part of the initial strategy for the South Andrews CAAP in order to allow use of flex and reserve units in the South Regional Activity Center without the need to amend the County and City Land Use Plans, similar to what was done for the Downtown RAC in 2013. Using this approach, ULDR Section 47-28, Flexibility Rules, would be amended to specifically address flex in

the South RAC. This would generally provide us with approximately 266 flex units and 196 reserve units, in addition to the remaining 263 residential units while we focus on the larger unified flex effort and prepare the application.

Flexibility rules are established in the Broward County Land Use Plan (BCLUP) and in the City's Comprehensive Plan. Flexibility rules allow municipalities the ability to adjust a predetermined amount of residential units or land use acreage within designated flexibility zones, commonly referred as flex zones. The total number of flex and reserve units in each zone was established at the time the City's Comprehensive Plan was adopted in 1989.

The SRAC is located in Flex Zone 56, which is generally described as the area west of Federal Highway, north of I-595, east of I-95, and south of Davie Boulevard. The City has allocated significant amount of flex units in this zone to existing development leaving the available number of flex units at 266 units and 196 reserve units. The proposed ULDR amendments would focus the remaining flex and reserve units for use specific to the SRAC area. Table 2 provides a breakdown of flex and reserve units.

Table 2 – Flex Zone 56

	Flex	Reserve
Maximum Permitted	1,978	200
Assigned to Date	1,237	4
Pending	0	0
Available	266	196

DESCRIPTION OF ULDR AMENDMENTS:

The following sections provide a brief description for each proposed amendment to the ULDR necessary to implement the reallocation of flex units to the SRAC.

Section 47-13.50, General Regulations:

The proposed language contains a definition for "density pool", outlines the permissibility of flex units as part of the allowable density for the SRAC, and identifies process for allocation of flex units. Exhibit 1 contains the ULDR text for Section 47-13.50, General Regulations.

Section 47-24.1, Development Permits and Procedures Table

The proposed revision outlines the approval procedure for development permits in the SRAC when flexibility rules are requested and includes the applicable review criteria. Exhibit 2 contains the ULDR text for Section 47-24.1, Development Permits and Procedures Table.

Section 47-28, Flexibility Rules

The proposed language outlines the ability to utilize flex and reserve units in the SRAC and includes certain development criteria applicable to development requesting such units. Exhibit 3 contains the ULDR text for Section 47-28, Flexibility Rules.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan. Staff has determined that the proposed amendment is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.21, Encouraging mixed use development to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities; Policy 1.21.3: Support additional mixed-use development in stagnant commercial corridors, RACs, CRAs and other appropriate areas; and Policy 1.21.5: Amend the ULDRs for the SRAC to be consistent with the South Andrews Avenue Master Plan.

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.

EXHIBITS:

1. Exhibit 1, Proposed ULDR Section 47-13.50, General Regulations
2. Exhibit 2, Proposed ULDR Section 47-24.1, Development Permits and Procedures Table
3. Exhibit 3, Proposed ULDR Section 47-28, Flexibility Rules

Exhibit 1

Sec. 47-13.50. - General regulations.

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A. The following regulations shall apply to all development permitted within the zoning districts as indicated herein and as specified in Section 47-13.10, List of Permitted and Conditional Uses:

1. South Regional Activity Center-South Andrews east (SRAC-SAE)
2. South Regional Activity Center-South Andrews west (SRAC-SAW)
3. Northwest Regional Activity Center-Mixed Use (NWRAC-MUE)
4. Northwest Regional Activity Center-Mixed Use (NWRAC-MUW)
5. Northwest Regional Activity Center-Mixed Use (NWRAC-MUNE)

B. Definitions.

1. Density Pool: The total number of residential dwelling units permitted by the City's Comprehensive Plan for land within a Regional Activity Center land use designation that has not been allocated to a particular development.
2. Floorplate: The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three sides.
23. NWRAC-MU Design Standards: NWRAC-MU Illustrations of Design Standards as part of the creation of the NWRAC-MU zoning districts adopted as part of the ordinance adopted on January 21, 2015 incorporated as if fully set out herein and on file with the Department.
34. Pedestal: The portion of a building extending from the ground to the shoulder.
45. Shoulder: The portion of a building below the horizontal stepback between a tower and a pedestal.
56. SRAC-SA: The overall area comprised of both the SRAC-SAW and SRAC-SAE zoning districts.
67. SRAC-SA Design Standards: SRAC-SA Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of the ordinance adopted on January 4, 2011, incorporated as if fully set out herein and on file with the Department.
78. Stepback: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
8. Streetscape: Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.
9. Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.
10. Story: The complete horizontal section of a building, having one continuous or practically continuous floor.
11. Tower: The portion of a building extending upward from the pedestal.

C. Density. Density within the applicable zoning districts is limited in accordance with the number of units as provided in the adopted Comprehensive Plan, as amended from time to time, as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations.

1. Density may be increased as provided in the Comprehensive Plan.
2. Dwelling units are allocated at the time of development ~~plan permit~~ approval. Upon expiration of a development ~~plan permit, the allocation of dwelling units shall terminate and such the dwelling units shall be made available~~ returned to the density pool for future ~~allocation~~ development.

Exhibit 1

3. The allocation of dwelling units shall be subject to all applicable provisions of the ULDR ~~applicable~~ at the time of development permit approval ~~when the dwelling units are allocated~~.
4. ~~The dwelling~~ Dwelling units are allocated ~~as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted~~ on a first come, first serve basis.
5. ~~Dwelling units shall be allocated in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.~~
5. A development permit requesting the allocation of flex and reserve units shall comply with Section 47-28.1, Flexibility Rules, and shall not exceed a density of fifty (50) units per gross acre. Density may be increased through the allocation of bonus density provisions for affordable housing or sleeping rooms, and shall comply with provisions on limitation as outlined in the City's Comprehensive Plan.

D. *Streetscape Regulations and Classification.*

1. The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.

The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:

- a. Delineation of a streetwall through the limitation of space between buildings along the street.
- b. Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;
- c. Providing sufficient light and air through stepback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;
- d. Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;
- e. The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor of a building fronting toward the street, and encouraging consolidated open areas along the street front along with street furniture.
- f. Permitting a mix of housing, retail and business uses that will create an active urban environment.
- g. Light and view to those occupying a building above a specified height by requiring stepbacks at this height.

([Ord. No. C-14-51, § 1, 1-21-15.](#))

Sec. 47-13-51. - SRAC-SA special regulations.

- A. *Applicability.* In addition to the regulations provided for in Section 47-13.50, General Regulations, the following additional regulations shall apply to all development permitted within the SRAC-SAW and SRAC-SAe zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-

Exhibit 1

13.10 As used herein, the SRAC-SA Design Standards shall refer to the SRAC-SA: Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the SRAC-SA Design Standards.

1. *Street Classifications.* All streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner. The SRAC-SA Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.
 - a. *Primary Streets:* Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:
 - i. South Andrews Avenue.
 - ii. Davie Boulevard.
 - iii. South East 17th Street.
 - b. *Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.

([Ord. No. C-10-50, § 1, 1-4-11](#) ; [Ord. No. C-14-51, § 1, 1-21-15](#))

Note— Formerly § 47-13.46.

Sec. 47-13.60. - Permit approval.

- A. *Review process.* Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.
 1. SRAC-SA zoning districts.
 - a. In addition to any other notice of consideration of an application for development permit in the SRAC-SAe and SRAC-SAw zoning districts pursuant to Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.
 2. NWRAC-MU zoning districts.
- B. *Criteria.* An application for a development permit within the zoning districts specified in Section 47-13.60.A shall be reviewed for compliance with the criteria applicable to the proposed development as provided in the ULDR. The development shall also be reviewed to determine whether it is consistent with the principals and standards provided in the adopted design standards as indicated in Section

Exhibit 1

47-13.29. In the event compliance with the ULDR would not permit consistency with the adopted design standards, the adopted design standards shall govern.

- C. *Effect of other ULDR provisions.* Unless otherwise provided in the provisions applicable to development within the zoning districts specified in Section 47-13.60.A, the provisions of the ULDR with general applicability to development within the City shall apply as requirements for the development of property and shall not be modified unless specifically provided herein.
- D. *Effective Date of Approval.* Approval of a Site Plan Level II development within the zoning districts specified in Section 47-13.60.A shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
- E. *Appeal.* An appeal of a denial of a development application within the zoning districts specified in Section 47-13.60.A shall be to the Planning and Zoning Board pursuant to Section 47-26.B.

([Ord. No. C-10-50, § 1, 1-4-11](#); [Ord. No. C-11-24, § 4, 9-20-11](#); [Ord. No. C-14-51, § 1, 1-21-15](#))

Chapter 47 UNIFIED LAND DEVELOPMENT REGULATIONS (RESERVED)*

*Note--This Chapter of the City of Fort Lauderdale Code is the Unified Land Development Regulations ("ULDR") adopted by the City of Fort Lauderdale and in effect on June 28, 1997. The ULDR is currently published as a separate volume.

ARTICLE IV. DEVELOPMENT PERMITS AND PROCEDURES

Section 47-24. Development Permits and Procedures

Sec. 47-24.1. Generally.

SECTION 47-24. DEVELOPMENT PERMITS AND PROCEDURES

Sec. 47-24.1. Generally.

TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES

<i>Permit</i>	<i>Department</i>	<i>Development Review Committee</i>	<i>Planning & Zoning Board (Local Planning Agency)</i>	<i>Historic Preservation Board</i>	<i>City Commission</i>	<i>Board of Adjustment</i>	<i>Criteria for Review</i>
22.a. Any use within the downtown RAC which is contiguous to residential property outside of the RAC	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement , Section 47-13
.b. Any Site Plan Level II development within Downtown RAC which has previously been approved by or subject of an agreement with the City Commission (See Sec. 47-13.20.M.1)	R	DP	A		CRR/PZ or DRC		1. RAC Requirement , Sec. 47-13. 2. Adequacy Review, Sec. 47-25.2. 3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.
.c. Any Site Plan Level II development within Downtown RAC where one or more requirements of the ULDR or City's Comprehensive Plan misapplied or failed to apply. See Sec. 47-13.20.M.2.	R	DP	A		CRR/PZ or DRC		1. RAC Requirement , Sec. 47-13. 2. Adequacy Review, Sec. 47-25.2. 3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.
<u>.d. Allocation of flexibility units within Downtown-South RAC</u>	<u>R</u>	<u>DP</u>	<u>A</u>		<u>CRR/PZ or DRC</u>		1. <u>RAC Requirement , Sec. 47-13.</u> 2. <u>Adequacy Review, Sec. 47-25.2.</u> 3. <u>Neighborhood Compatibility review Sec. 47-25.3</u> 4. <u>when applicable. Flexibility</u>

SECTION 47-28. - FLEXIBILITY RULES

Sec. 47-28.1. - Applicability; conditions.

- A. *Density.* The maximum density permitted on a development parcel is limited by the maximum density permitted by the city's land use plan (LUP). Density of a development parcel may be increased, subject to flexibility rules (FR).
- B. *Flexibility rules.* Flexibility rules permit the city to revise and rearrange land uses and permit additional residential dwelling units without requiring an amendment to the Broward County Land Use Plan (BCLUP).
- C. *Definitions.*
 1. *Flexibility zones:* Flexibility zones (FZ) are fixed geographic areas within the city, designated on the BCLUP which provide limits on the number of additional dwelling units and additional commercial acreage which may be permitted by the city's plan.
 2. *Flexibility units:* Flexibility units, also referenced herein as flex units, are the total number of additional dwelling units permitted by the BCLUP above the total number of dwelling units allowed within the same FZ by the city's LUP.
 3. *Reserve units:* Reserve units are dwelling units permitted in addition to the flexibility units by the BCLUP, which equal a maximum of two percent (2%) of the total number of dwelling units permitted within a FZ by the BCLUP.
 4. *Commercial flex acreage:* Commercial flex acreage is the total percentage of residential acres permitted by the BCLUP to be converted to commercial use within a FZ without a LUP amendment.
- D. *Determination by the city of available residential dwelling units or available commercial acreage.*
 1. If a sufficient number of units are available to allocate reserve units or flexibility units to a parcel, or if sufficient commercial flex acreage is available to be applied to a parcel, the city may allocate the units or commercial flex acreage, provided that the FZ and regulations of the ULDR are met.
 2. The city shall maintain a log of the number of available reserve or flexibility units, the number of reserve or flexibility units assigned to parcels, and the reason for assigning units to a parcel. The city shall also maintain a log of the number of flex commercial acreage assigned to parcels and the reason for assigning the commercial acreage to each parcel.
- E. *Increase of residential densities on residential land use designated parcels.*
 1. Additional dwelling units may be allocated to a development site with a residential land use designation by applying available flexibility units or reserve units. Flexibility units or reserve units may be allocated subject to the following conditions:
 - a. *Flexibility units applied to a residential land use designated parcel.*
 - i. Amendment to the city's land use plan; and
 - ii. Criteria:
 - a) Demonstration that the use of flexibility units supports and implements the specific goals, objectives and policies of the city's LUP.
 - b) Rezoning in accordance with Sec. 47-24.4, Development Permits and Procedures.
 - c) Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

Exhibit 3

b. *Reserve units.*

- i. Site plan approval (level II); and
- ii. Maximum density shall not exceed fifty (50) dwelling units per gross acre; and may not exceed one hundred percent (100%) of the maximum density of the development site; and
- iii. The maximum number of reserve units applied to the development site shall not be greater than two (2) units, or two (2) units per net acre, whichever is less. This restriction shall not apply to a mixed use development that is subject to the provisions of Sec. 47-18.21, or, Section 47-9, X-Exclusive Use District;
- iv. Criteria:
 - a) Site plan approval level II in accordance with Sec. 47-24.2, Development Permits and Procedures.
 - b) Expiration of allocation of reserve units. If the allocation of reserve units is permitted in connection with site plan approval, the allocation shall expire and terminate upon the expiration of the site plan approval.

F. *Allocation of residential units on commercial or office park land use designated parcels.*

1. The city may allocate flexibility units to a development parcel with a commercial or office park land use designation subject to the following conditions:
 - a. Criteria:
 - i. Flexibility units, see subsection E.1.a.
 - ii. No more than twenty percent (20%) of the total acreage within the flexibility zone which is designated commercial or office park, may be used for residential uses.
2. For mixed-use development, see subsection K.

G. *Allocation of commercial uses on residential land use designated parcels.*

1. The city may permit commercial uses on a parcel with a residential land use designation subject to the following conditions:
 - a. Rezoning of the development site to community business (CB) only, or to exclusive use (X-Use); and
 - b. No more than five percent (5%) of the total area within a flexibility zone which is designated residential on the city's plan, may be rezoned to CB or X-Use; and
 - c. The parcel proposed for CB or X-Use use shall not be greater than ten (10) contiguous acres;
 - d. Criteria:
 - i. Demonstration that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the city's LUP.
 - ii. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.
 - iii. Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.
2. For mixed-use development, see subsection K.

H. *Allocation of bonus density for affordable housing on parcels with a residential land use designation.*

1. The city may allocate flexibility units or reserve units to provide for affordable housing units (AFU's) by applying bonus density, through site plan approval (level III), subject to the following:

Exhibit 3

- a. The total number of reserve units applied to the development parcel shall not be greater than one hundred percent (100%) of the density permitted by the city's land use plan for the development parcel.
 - b. The residential density of the parcel shall be greater than five (5) dwelling units/per gross acre.
 - c. The affordable housing development shall meet requirements for affordable housing as established by the BCLUP.
 - d. Criteria: Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.
- I. *Allocation of bonus sleeping rooms for special residential housing, group homes, foster care facilities, etc.*
1. The city may permit an increase in the number of sleeping rooms permitted by the city's land use plan, by applying bonus sleeping rooms to a special residential facility by site plan approval (level III) without allocating additional density by applying flexibility units or reserve units. For the purpose of calculating density, sleeping rooms shall be counted as one-half (½) a dwelling unit.
 2. Subject to the requirements for social service residential facilities (SSRF), see Sec. 47-18.32.
 3. Criteria: Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.
- J. *Allocation of commercial uses within areas designated industrial land use or employment center land use.*
1. The city may permit a development to be used for commercial business uses within lands designated employment center or industrial on the city's land use plan, by rezoning the parcel to a business zoning district, subject to the following restrictions:
 - a. No more than twenty percent (20%) of the total land use area within the flexibility zone that is designated for industrial land use or U.C. employment center land use may be rezoned to a business zoning district.
 - b. Criteria:
 - i. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.
 - ii. Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.
- K. *Allocation of flex for mixed use development.*
1. The city may allocate flexibility units for mixed use development through approval of a mixed use development, as provided in Sec. 47-18.21, Mixed Use Development. This applies to both the allocation of residential flexibility units on a commercial land use designated parcel and for allocation of commercial flex acreage on a residential land use designated parcel.
- L. *Allocation of reserve units in the Downtown Regional Activity Center.*
1. Additional dwelling units may be allocated to a development site in the Downtown Regional Activity Center area as provided in the City's Land Use Plan by applying available reserve units, subject to the following conditions:
 - a. Demonstration that the use of reserve dwelling units supports and implements the specific goals, objectives and policies of the city's Land Use Plan.
 - b. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.

Exhibit 3

- c. Expiration of allocation of reserve units. The allocation of reserve units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

M. *Allocation of flex units in the Downtown Regional Activity Center.*

1. Flex units may be allocated to a development site in the Downtown Regional Activity Center area subject to the following conditions.
 - a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Land Use Plan.
 - b. Development in the Downtown Regional Activity Center shall be reviewed to determine if the development is consistent with the design guidelines or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan ("DMP") and any subsequent amendments to the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.
 - c. Flex units shall be allocated in accordance with the flex zone boundaries that are contained by the Downtown Regional Activity Center.
 - d. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.
 - e. Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

N. *Allocation of flex and reserve units in the South Regional Activity Center.*

1. Flex and reserve units may be allocated to a development site in the South Regional Activity Center land use as provided in the City's Land Use Plan, subject to the following conditions:
 - a. Demonstration that the use of flex and reserve units supports and implements the specific goals, objectives and policies of the City's Land Use Plan.
 - b. Flex and reserve units shall be allocated in accordance with the flex zone boundaries that contain the South Regional Activity Center land use designated area.
 - c. Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.
 - d. The allocation of flex and reserve units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.
 - e. Development applications located in the SRAC-Saw and SRAC-Saw zoning districts shall be reviewed to determine if the development is consistent with the Design Standards and any subsequent amendments and criteria applicable to the proposed development as provided in the ULDR.
 - f. Development sites not located in SRAC-Saw and SRAC-Saw zoning districts but located in the SRAC land use designed areas shall incorporate elements consistent with the fundamental planning principles identified in the South Andrews Avenue Master Plan Design Standards.

(Ord. No. C-97-19, § 1(47-28), 6-18-97; Ord. No. C-97-51, § 9, 11-4-97; Ord. No. C-01-17, § 1, 5-1-01; [Ord. No. C-13-16, § 3, 6-4-13](#).)

CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD ACTING AS THE LOCAL PLANNING AGENCY
(LPA)
NOTICE OF PUBLIC HEARING
AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board acting as the Local Planning Agency (LPA) of the City of Fort Lauderdale, as well as the Planning and Zoning Board, shall hold a public hearing on Wednesday, July 19, 2017 at 6:30 PM or as soon thereafter as the same may be heard in the City Commission Chambers, City Hall, 1st floor, 100 North Andrews Avenue, Fort Lauderdale, Florida to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case T17008 is an amendment that would allow the use of Flexibility Rules, more specifically, the allocation of flex and reserve units in the South Regional Activity Center, described a development review process for such allocation, and applicability of design standards to development requesting flex and reserve units.

Specifically:

Amending Section 47-13.50, General Regulations; Section 47-28, Flexibility Rules; and Section 47-24.1, Development Permits and Procedures Table.

All interested persons may appear at said meeting and be heard with respect to the proposed amendments. Information on this amendment may be obtained from the Department of Sustainable Development, Urban Design & Planning division, 700 N.W. 19 Avenue, Fort Lauderdale, Florida, during normal business hours.

Jeff Modarelli, City Clerk
City of Fort Lauderdale

<p>If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p> <p>If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.</p>
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Publish on **July 7, 2017** as a legal classified ad.

Please provide proof to nmartin@fortlauderdale.gov

And Affidavit of Publication to:	City of Ft. Lauderdale 100 N. Andrews Ave. Fort Lauderdale, FL 33301	cc:	City Clerk Finance AIP Planner Case File
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