



**REQUEST:** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Exclude the Floor Area within a Structure that is Reserved for Public Parking Spaces from the Floor Area Ratio Calculations of such Structure and when such Parking Spaces Are Metered, Operated, and Monitored by the City of Fort Lauderdale; and add Multi-Family Residential Development as a Permitted Use in the A-1-A Beachfront Area (ABA) Zoning District, alone or in Conjunction with Non-Residential Use(s), for Development which exceeds two hundred (200) feet in height, and does not include at least sixty percent (60%) of hotel units to be reviewed as a Site Plan Level IV Development Permit

<b>Case Number</b>	T18009
<b>Applicant</b>	City of Fort Lauderdale
<b>ULDR Section</b>	Section 47-12.3.A.11, Definition Section 47-12.5.B, A-1-A Beachfront Area (ABA)
<b>Notification Requirements</b>	10-day legal ad
<b>Action Required</b>	Recommend approval or denial to City Commission
<b>Authored By</b>	Karlanne Grant, Planner III <span style="float: right;">HG      EF</span>

**BACKGROUND:**

The proposed amendments are intended to encourage public parking and allow for a more market driven approach to the split between hotel and residential uses on development sites located in the A-1-A Beachfront Area (ABA) zoning district. The amendments will allow design flexibility to accommodate unique situations and promote a more efficient approach to public parking demand on the beach, as well as residential accommodations. The proposed amendment will exclude the floor area within a structure, for that portion of a structure that is reserved for public parking spaces from the Floor Area Ratio (FAR) calculations of such structure and when such parking spaces are metered, operated, and monitored by the City, as well as adding multi-family residential development as a permitted use in the A-1-A Beachfront Area (ABA) Zoning District, alone or in conjunction with non-residential use(s), for development which exceeds two hundred (200) feet in height, and does not include at least sixty percent (60%) hotel units to be reviewed as a Site Plan Level IV Development Permit.

The request to make the subject modifications to the code was initiated by the owner, KT Seabreeze Atlantic LP, for the property located at 3000 Alhambra Street. The property, which is commonly referred to as the Sebastian lot, was previously owned by the City and was part of the Natchez land swap agreement between the property owner of the Natchez land (located south of the Bonnet House property, north of Vistamar Street, East of Breakers Avenue and west of A-1-A) and the City. When staff analyzed the request it was determined that the impacts from a FAR exemption for public parking would be minimal, and that given the current limitation of the available trips that remain to be allocated on the beach, opportunities for encouraging public parking may be limited. In addition, other property developers have raised concerns in the past that the 60% hotel and 40% residential limitation in the ABA zoning district can be difficult to meet. The ability to request an alternative split between the two uses (hotel and residential) could allow for a more flexible approach to development proposals.

The current zoning regulations state that all structures east of the Intracoastal Waterway, including parking structures are included in the FAR calculation, where they are not included in other parts of the City. This provision was added to the City's ULDR in 2004 to address mass and scale of buildings by acknowledging that parking garages do have an impact that wasn't fully addressed by the previous code. The current ULDR requirements state that the entire garage is included in the FAR calculation, however, recognizing that affordable public parking is limited on the beach and the parking that is incorporated into private development is usually costly, the proposed amendment may offer an opportunity to encourage public parking that is constructed at a developer's expense, but controlled and managed by the City.

**AMENDMENT SUMMARY:**

*ULDR Section 47-12.3 - Definitions:*

Staff is proposing to amend the ordinance to permit those areas of parking garages that have public parking controlled by the City to be exempt from the FAR calculations. For instance, if a 4 story structure has only parking that is meeting the minimum requirements for the development, then the whole parking garage will have to be included in the FAR calculations. However, if a portion of one of those floors is dedicated to public parking, then that portion would be exempted out of the calculation. In other words, if one floor had 100 parking spaces, but only 10 spaces were designated as public parking then only 10% of that floor would be exempt. Since all developments require parking per the ULDR, there would never be an instance where the entire garage is public parking, and since structured parking garages are extremely expensive the likelihood that a developer would construct more than needed is highly unlikely. The more likely scenario would result in any parking provided over the minimum being excluded if the parking were to be controlled and maintained by the City per this amendment. It should be noted that although this amendment to the FAR may allow for some additional mass, no change is being proposed to other limitations, including height and the proposed structure could not exceed these other dimensional requirements.

*ULDR Section 47-12.5.B – District Requirements and Limitations (A-1-A Beachfront Area (ABA) District):*

Staff proposes to add language to add a permitted use in the ABA zoning district for multi-family residential development, alone or in conjunction with non-residential, which exceeds two hundred (200) feet in height, and does not include at least sixty percent (60%) hotel units to be reviewed as a Site Plan Level IV Development Permit.

The language to provide 60% of hotel units for development with residential units that exceeds 200 feet in height will remain, however the new language will permit an applicant to request a lower percentage of hotel units by going to the City Commission for approval. Hotel units will still be required to be provided.

To review the proposed text amendment, please refer to **Exhibit 1**.

**PUBLIC OUTREACH**

As part of the process to prepare the proposed amendments, the following outreach efforts were incorporated to date:

- Staff presented the proposed amendment to the Central Beach Alliance (CBA) Board members, not the general membership, on September 25, 2018. The Board members were not supportive of the language to allow for developers to provide less than 60% of hotel units for residential development that exceeds 200 feet in height. The board members expressed concern over the ability to provide more residential uses in an area since the establishment and intent of the ABA

zoning district is to promote high quality destination resort uses and relies on tourism as the primary revenue generator. The board members also stated that if there is a reduction in hotel units, the residents will travel west of the Intracoastal Waterway for goods and services instead of supporting local businesses. In regards to the FAR issue, the board members were split on the decision to support the amendment to exclude FAR for parking structures east of the Intracoastal Waterway. The board members did request that this item not move forward until staff can meet with the general membership in November so the CBA could hear the proposed amendment and vote as a body.

- Staff provided a memorandum outlining the proposed amendment to the Council of Fort Lauderdale Civic Associations (CFLCA) and requested to be placed on their October meeting. Staff was originally scheduled to present the amendments to the CFLCA at the October meeting; however the presentation was rescheduled to the November agenda.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed amendments are consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.
OBJECTIVE:	Objective 1.9: Central Beach Regional Activity Center (Central Beach-RAC) Redevelopment Efforts
POLICY:	Policy 1.9.2: Conduct redevelopment activities as appropriate in the beach redevelopment area

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 1:	Be an inclusive community made up distinct, complementary, and diverse neighborhoods.
Objective 2:	Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are 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. Proposed Text Amendment



Unified Land Development Regulations Text Amendment

Sec. 47-12.3. - Definitions.

A. The following words when used in this section shall, for the purposes of this section, have the following meanings:

...

11. *Floor area ratio.* Also referred to as FAR, the gross floor area of a structure on any parcel divided by the area of that parcel. The floor area within a structure that is reserved for public parking spaces shall be excluded from the floor area ratio calculations of such structure and when such parking spaces are metered, operated, and monitored by the City of Fort Lauderdale.

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Sec. 47-12.5.B. - *A-1-A Beachfront Area (ABA) District.*

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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.

iv. Residential units, in association with multifamily use, alone or together with non-residential uses 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 provision of Section 47-12.5B.6, and provides less than sixty percent (60%) hotel units.

...

**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, OCTOBER 17, 2018 at 6:30 PM or as soon thereafter as the same may be heard in the City Commission Chambers, City Hall, 1<sup>st</sup> floor, 100 North Andrews Avenue, Fort Lauderdale, Florida to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case T18009 is an amendment to the ULDR to exclude the floor area within a structure that is reserved for public parking spaces from the floor area ratio calculations of such structure and when such parking spaces are metered, operated, and monitored by the City of Fort Lauderdale and an amendment to add a permitted use in the A-1-A Beachfront Area District (ABA) Zoning District for multi-family residential development, alone or in conjunction with non-residential, which exceeds two hundred (200) feet in height, and does not include at least sixty percent (60%) hotel units to be reviewed as a Site Plan Level IV Development Permit.

Specifically:

AMENDING, SECTION 47-12.3.A.11, DEFINITION; FLOOR AREA RATIO, TO EXCLUDE THE FLOOR AREA OF PUBLIC PARKING SPACES WITHIN STRUCTURES THAT ARE METERED, OPERATED, AND MONITORED BY THE CITY OF FORT LAUDERDALE; AMENDING SECTION 47-12.5.B., A-1-A BEACHFRONT AREA (ABA); PERMITTED USES; TO ALLOW MULTI-FAMILY RESIDENTIAL THAT EXCEEDS TWO HUNDRED FEET IN HEIGHT AND MEETS THE DESIGN COMPATIBILITY AND COMMUNITY CHARACTER SCALE, WITH LESS THAN SIXTY PERCENT OF THE DEVELOPMENT HOTEL UNITS, TO BE REVIEWED AS SITE PLAN LEVEL IV DEVELOPMENT PERMIT.

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>
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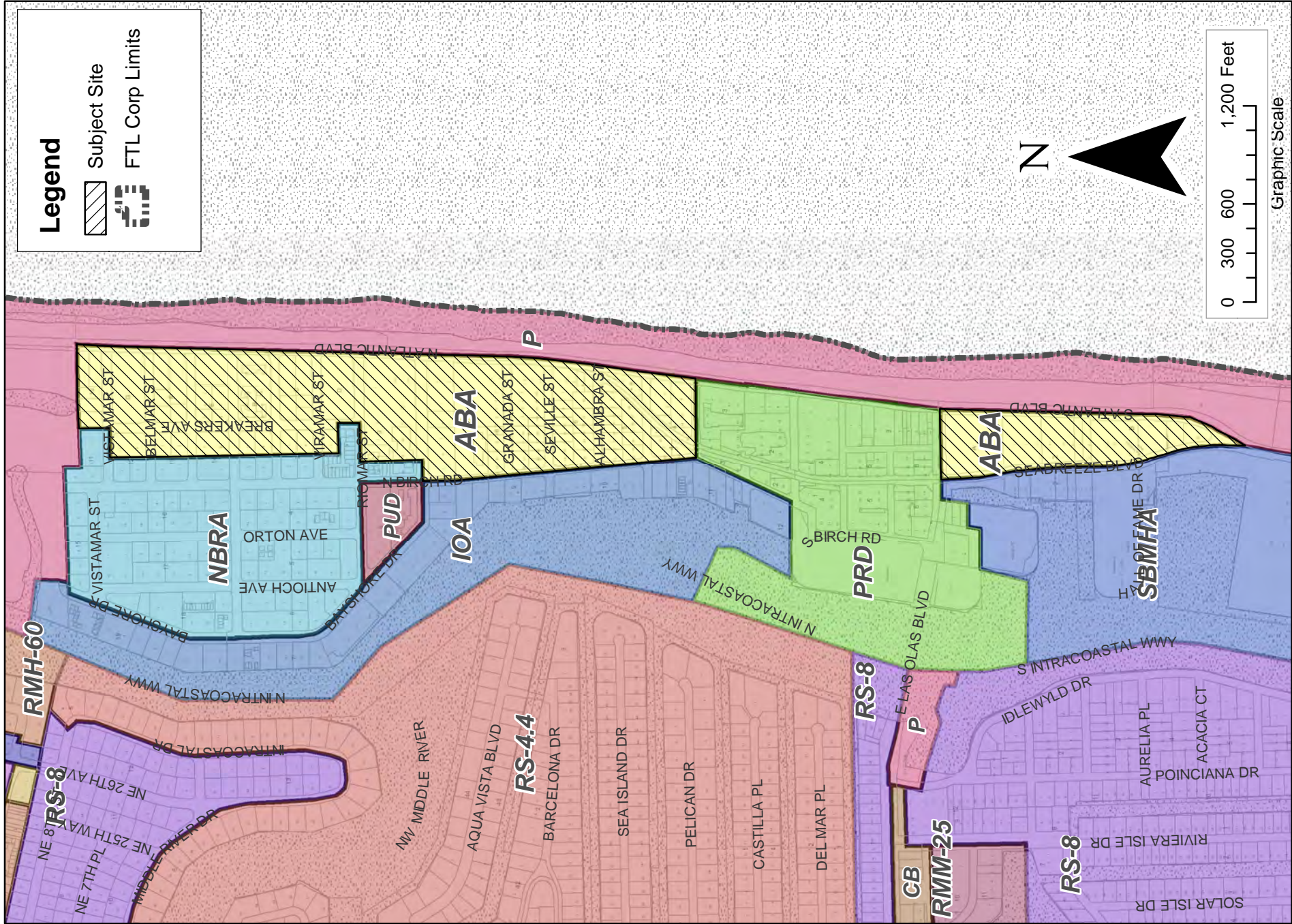
If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

Publish on **October 1, 2018** as a legal classified ad.

Please provide proof to [nmartin@fortlauderdale.gov](mailto: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



# T18009