



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-13.10, Regional Activity Center Districts, to Permit Bowling Alley in the Downtown Regional Activity Center – City Center (RAC-CC) and Downtown Regional Activity Center – Urban Village (RAC-UV) Zoning Districts

Case Number	T19009
Applicant	City of Fort Lauderdale
ULDR Section	Section 47-13.10 – List of permitted and conditional uses, Downtown Regional Activity Center - City Center (RAC-CC); Regional Activity Center - Urban Village (RAC-UV)
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Karlanne Grant, Planner III <i>KY EP</i>

BACKGROUND:

The proposed amendment will add "bowling alley" to the permitted use table in the Downtown Regional Activity Center - City Center (RAC-CC) and Downtown Regional Activity Center - Urban Village (RAC-UV) zoning districts. The RAC-CC zoning district is the City's high-intensity downtown zoning district and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. In addition, the RAC-CC zoning district permits mixed-use development including high-intensity commercial uses, as well as downtown residential housing.

The RAC-UV zoning district is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area encourages housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service, and arts activity on the main street where pedestrians are encouraged. In addition, residential uses are permitted above business uses and encouraged to be located abutting the public street/sidewalk to promote an urban environment.

Adding the bowling alley use will complement the "live, work, play" environment that is intended for the downtown core and urban village zoning districts. Except for the Downtown Regional Activity Center Art and Science (RAC-AS) district and the Downtown Regional Activity Center - Residential Professional Office (RAC – RPO) district, all other zoning districts in the Downtown, including Downtown Regional Activity Center - Transitional East Mixed Use (RAC-EMU) and Downtown Regional Activity Center - Transitional West Mixed Use (RAC – WMU) districts currently permit the use.

To ensure that any future bowling alley use in the RAC-CC and RAC-UV zoning districts contributes to a high-quality downtown experience, specific recommendations for guiding site layout, building and street design will be applied through adherence to the Downtown Master Plan, including building massing, and other design aspects such as active ground floor activity to promote a positive pedestrian experience.

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

PUBLIC OUTREACH

A communication outlining the proposed amendment was sent to the Council of Fort Lauderdale Civic Associations (CFLCA) on May 2, 2019, attached as **Exhibit 2**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is 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 1.14: Use of Design Guidelines for Downtown Regional Activity Center (Downtown-RAC).
- POLICY: Policy 1.14.2: Utilize land development regulations for the Downtown-RAC, to address the core, fringe and corridor areas, and to promote mixed-use development in the Downtown-RAC.

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 amendment is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendment to the City Commission.

EXHIBITS:

- 1. Proposed Text Amendment
- 2. May 02, 2019, Communication to CFLCA

Sec. 47-13.10. - List of permitted and conditional uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUe), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.

District Categories —Automotive; Boats, Watercraft and Marinas; Commercial Recreation; Food and Beverage Sales and Service; Light Manufacturing; Lodging; Manufacturing; Public Purpose Facilities; Residential Uses; Retail Sales; Services/Office Facilities, Including Wholesale Service; Services/Office Facilities; Storage Facilities; Wholesale Sales; and Accessory Uses, Buildings and Structures.

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
Key:										
P Permitted										
C Conditional										
Automotive										
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales in the SRAC-SAw NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P		P	P	P	P	P	P	P	P
...										

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions;

Commercial Recreation										
Amphitheater		C						P	P	P
Billiard Parlor	P		P			P	P	P	P	P
Bingo Hall							P	P	P	P
Bowling Alley	<u>P</u>		<u>P</u>		P		P	P	P	P

...

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions;

C-19-

From: Karlanne Grant
To: [Colleen Lockwood \(colleenlockwood1@icloud.com\)](mailto:colleenlockwood1@icloud.com)
Cc: [Anthony Fajardo](#); [Christopher Cooper](#); [Ella Parker](#); [Trisha Logan](#); [Mohammed Malik](#)
Subject: Proposed Text Amendments: Permit Bowling Alley in RAC-CC and RAC-UV Zoning Districts and Parking Exemptions for Historic Resources
Date: Thursday, May 02, 2019 1:44:00 PM
Attachments: [image001.png](#)

Good afternoon, Ms. Lockwood.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding current code amendments undertaken by the Department of Sustainable Development. The City welcomes any comments or suggestions you may have.

Proposed Text Amendments

- Amend Unified Land Development Regulations (ULDR) to permit bowling alley as a use in the Regional Activity Center-City Center (RAC-CC) and Regional Activity Center-Urban Village (RAC-UV) zoning districts by amending Section 47-13.10. - List of permitted and conditional uses, RAC-CC; Regional Activity Center-Arts and Science (RAC-AS); RAC-UV; Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MU_{ne}), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU_e) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU_w) collectively known as NWRAC-MU; and,
- Amend ULDR Section 47-20, Parking and Loading Requirements to allow parking exemptions for locally designated historic landmarks or contributing properties within a locally designated historic district.

Background

The RAC-CC zoning District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. In addition, the RAC-CC zoning district permits mixed use development including high intensity commercial uses, as well as downtown residential housing. Adding the bowling alley use will complement the live, work, play environment that we strive to achieve in the Downtown.

In addition, City Commission asked for recommendations regarding potential amendments to the existing historic preservation ordinance, including incentives for existing and future owners of properties that are designated. In an effort to address this directive, staff is in the process of researching and developing various recommendations for historic preservation incentives which has resulted in an initial option for parking exemptions and reductions. Historic properties are often constrained by their existing sites and current parking requirements for an adaptive reuse project may impede on historic preservation efforts. By allowing an option for

an exemption or reduction in parking, it allows a site to further promote the preservation of the historic and architectural character of a local designated historic landmark or contributing properties in a historic district.

Amendment Summary

Section 47-13.10. – List of Permitted and Conditional Uses, Regional Activity Center-City Center (RAC-CC)...

The proposed amendment will add bowling alley to the RAC-CC and RAC-UV zoning districts.

Section 47-20.3 – Parking and Loading Requirements, Reductions and Exemptions

The proposed amendment will allow locally designated historic landmarks or contributing properties within a locally designated historic district that will be utilized for adaptive reuse to be exempt from off-street parking requirements for a residential use in excess of one (1) parking space per dwelling unit and exempt for commercial structures between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses provided in Table 1 and exempt from all parking requirements for structures located in an area with a RAC zoning district. In addition, a parking reduction request may be permitted as a Site Plan Level I review for locally designated historic landmarks or a contributing property within a locally designated historic district that has been designated.

Next Steps

Both text amendments are proposed to be heard at the June 19, 2019, Planning and Zoning Board meeting and 1st and 2nd Reading at City Commission in August and September, respectively.

Kind regards,

Karlanne Grant, Planner III

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-6162 | E: kgrant@fortlauderdale.gov



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing this e-mail. Thank you.

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, JUNE 19, 2019 at 6:00 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 T19009 is an amendment to allow bowling alley as a permitted use in the Regional Activity Center-City Center (RAC-CC) and Regional Activity Center – Urban Village (RAC-UV) zoning districts.

Specifically:

AMENDING SECTION 47-13.10 OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) ENTITLED “LIST OF PERMITTED AND CONDITIONAL USES, REGIONAL ACTIVITY CENTER-CITY CENTER (RAC-CC); REGIONAL ACTIVITY CENTER-ARTS AND SCIENCE (RAC-AS); REGIONAL ACTIVITY CENTER-URBAN VILLAGE (RAC-UV); REGIONAL ACTIVITY CENTER-RESIDENTIAL PROFESSIONAL OFFICE (RAC-RPO); REGIONAL ACTIVITY CENTER-TRANSITIONAL MIXED USE (RAC-TMU); SOUTH REGIONAL ACTIVITY CENTER-SOUTH ANDREWS EAST (SRAC-SAE); SOUTH REGIONAL ACTIVITY CENTER-SOUTH ANDREWS WEST (SRAC-SAW); NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE NORTHEAST (NWRAC-MUNE), NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST (NWRAC-MUE) & NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST (NWRAC-MUW) COLLECTIVELY KNOWN AS NWRAC-MU;” TO PERMIT BOWLING ALLEY USE IN THE REGIONAL ACTIVITY CENTER-CITY CENTER (RAC-CC) AND REGIONAL ACTIVITY CENTER-URBAN VILLAGE (RAC-UV) ZONING DISTRICTS

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

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.

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 **May 31, 2019** 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