

ORDINANCE NO. C-10-13

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-8.30, TABLE OF DIMENSIONAL REQUIREMENTS, AND TABLE 1 OF SECTION 47-24, DEVELOPMENT PERMITS AND PROCEDURES, TO PERMIT MODIFICATION OF HEIGHT AND MAXIMUM SQUARE FOOT GROSS FLOOR AREA FOR USES IN CF-H, CF-HS and CF-S ZONING DISTRICTS.

WHEREAS, the Planning and Zoning Board acting at the Local Planning Agency at its meetings of December 16, 2009 (PZ Case No. 5-T-09) and February 17, 2010 recommended to the City Commission that the Unified Land Development Regulations (hereinafter referred to as "ULDR") be amended as provided herein;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Section 47-8.30, Table of dimensional requirements, pertaining to CF-H, CF-HS and CF-S zoning districts of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended as described in Exhibit 1, attached hereto and made a part hereof.

SECTION 2. That Table 1, DEVELOPMENT PERMITS AND PROCEDURES, of Section 47-24.1, Generally, of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended as described in Exhibit 2, attached hereto and made a part hereof.

SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this the 6th day of April, 2010.

PASSED SECOND READING this the 20th day of April, 2010.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

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47-8.30 Table of dimensional requirements. (Note A)

Requirements	District						
	CF	CF-H	CF-S	CF-HS	P	T	U
Maximum height (ft.)	60*	35_	35*	35_	60*	60*	60*
Minimum lot size (sq. ft.)	None	10,000	10,000	10,000	None	None	None
Minimum lot width (ft.)		100	100	100	None	None	None
Maximum FAR	1.0*	1.0*	1.0*	1.0*	None	None	None
Maximum square feet of gross floor area	None	10,000_	10,000_	House of worship: 10,000_ School: 10,000 total *	None	None	None
Minimum front yard (ft.)	25	25	25	25	25*	None	25
Minimum corner yard (ft.)	25	25	25	25	25*	None	25
Minimum side yard (ft.)						None	
When contiguous to residential property	25	20	20	20	25*	None	30
All others	25	20	20	20	25*	None	25
Minimum rear yard (ft.)						None	
When contiguous to residential property	25	20	20	20	25*	None	30
All others	25	20	20	20	25*	None	25

Note A: Dimensional regulations may be subject to additional requirements, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

*An increase in the maximum dimensional requirements, as provided herein, is subject to the requirements of a site plan level III permit, see Sec. 47-24.2, except for the height of any building or structure within a T district which is located within an airport boundary at which time the height of such building or structure shall be regulated by the height limits specified by the Federal Aviation Administration (FAA) Regulation No. FAR Part 77.

47-24 Table 1. DEVELOPMENT PERMITS AND PROCEDURES

Permit	Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
...							
SITE PLAN - LEVEL III							
...							
25. Any use within the CF, <u>CF-H</u> , CF-S, <u>CH-HS</u> , P, T and U districts which is greater in height, FAR, gross floor area o f the maximum within the specific zoning district (except for the T district when located within an airport boundary at which time the height of any use shall be regulated by FAA standards)	R	R	DP		CRR or A		1. Adequacy Review Sec.47-25.2 2. Neighborhood Compatibility Review Sec. 47-25.3
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