

ORDINANCE NO. C-12-39

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, REVISING THE PARKING AND LOADING REQUIREMENTS FOR THE CENTRAL BEACH DISTRICTS AND THE NORTH BEACH AREA BY AMENDING SECTION 47-20.2, PARKING AND LOADING ZONE REQUIREMENTS, TO ADD PARKING REQUIREMENTS FOR THE CENTRAL BEACH DISTRICTS AND NORTH BEACH AREA; AMENDING TABLE 3 OF SECTION 47-20.2, PARKING AND LOADING ZONE REQUIREMENTS, TO REVISE PARKING CALCULATIONS FOR SPECIFIC USES AND ADD SPECIFIC PARKING CALCULATIONS FOR ZONING DISTRICTS WITHIN THE CENTRAL BEACH AREA; CREATING TABLE 4 OF SECTION 47-20.2, PARKING AND LOADING ZONE REQUIREMENTS, TO ADD A TABLE OF PARKING CALCULATIONS FOR SPECIFIC USES WITHIN THE NORTH BEACH AREA; AMENDING SECTION 47-20.3, REDUCTIONS AND EXEMPTIONS, TO CHANGE THE CRITERIA FOR PARKING REDUCTIONS PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Section 47-20.2, Parking and loading zone requirements, of the Unified Land Development Regulations (hereinafter referred to as "ULDR") of the City of Fort Lauderdale, Florida, are hereby amended to read as follows:

Sec. 47-20.2. - Parking and loading zone requirements.

- A. The off-street parking and loading required by this section shall be provided and maintained on the basis of the minimum requirements in the Table of Parking and Loading Zone Requirements ("Table"). Table 1 identifies uses and the parking and Table 2 identifies loading requirements for each use in all zoning districts except Downtown Regional Activity Center (RAC) districts, Central Beach Districts and

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districts within the North Beach Area as defined in section 47-20.2.D.

...

C. Table 3 identifies the parking and loading requirements for the RAC and Central Beach districts.

D. Table 4 identifies the parking and loading requirements for the North Beach Area defined as the area north of Oakland Park Boulevard, west of A-1-A, east of the Intracoastal Waterway, and south of N.E. 34th Street.

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Table 3. PARKING AND LOADING ZONE REQUIREMENTS – RAC AND CENTRAL BEACH DISTRICTS

...

Central Beach Districts – Planned Resort; A-1-A Beachfront Area; Intracoastal Overlook Area; North Beach Residential Area; and South Beach Marina and Hotel Area Districts

<u>Use</u>	<u>Standard Requirements</u>	
	<u>Parking Space Requirements</u>	
<u>Bars, Cocktail Lounge, Nightclub</u>	<u>1/76 sf gfa</u>	<u>See Table 2</u>
<u>Hotel</u>	<u>0.67/Room</u>	<u>See Table 2</u>
<u>Mixed Use (excluding residential uses)</u>	3/1,000 <u>1/333 sf gfa</u>	<u>See Table 2</u>
<u>Personal Services (may include spa, hair salon, nail salon, and the like)</u>	<u>1/400 sf gfa</u>	<u>See Table 2</u>
<u>Professional Office</u>	2/1,000 <u>1/500 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru (less than 4,000 sf)</u>	<u>1/140 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru (over</u>	<u>1/114 sf gfa</u>	<u>See Table 2</u>

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<u>4,000 sf)</u>		
<u>Retail Sales, retail service, unless otherwise provided herein</u>	<u>1/500 sf gfa</u>	<u>See Table 2</u>

Central Beach District – Sunrise Lane District

	<u>Standard Requirements</u>	
<u>Use</u>	<u>Parking Space Requirements</u>	
<u>Bar, Cocktail Lounge, Nightclub</u>	<u>1/70 sf gfa</u>	<u>See Table 2</u>
<u>Hotel</u>	<u>0.67/Room</u>	<u>See Table 2</u>
<u>Mixed Use (excluding residential uses)</u>	<u>1/333 sf gfa</u>	<u>See Table 2</u>
<u>Personal Services (may include spa, hair salon, nail salon, and the like)</u>	<u>1/267 sf gfa</u>	<u>See Table 2</u>
<u>Professional Office</u>	<u>1/500 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru (less than 4,000 sf)</u>	<u>1/150 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru (over 4,000 sf)</u>	<u>1/120 sf gfa</u>	<u>See Table 2</u>
<u>Retail Sales, retail service, unless otherwise provided herein</u>	<u>1/500 sf gfa</u>	<u>See Table 2</u>

Table 4. PARKING AND LOADING ZONE REQUIREMENTS – North Beach Area

	<u>Standard Requirements</u>	
<u>Use</u>	<u>Parking Space Requirements</u>	
<u>Bar, Cocktail Lounge, Nightclub</u>	<u>1/70 sf gfa</u>	<u>See Table 2</u>
<u>Financial</u>	<u>1/327 sf gfa</u>	<u>See Table 2</u>

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<u>Medical Office</u>	<u>1/333 sf gfa</u>	<u>See Table 2</u>
<u>Mixed Use (excluding residential uses)</u>	<u>1/222 sf gfa</u>	<u>See Table 2</u>
<u>Personal Services (may include spa, hair salon, nail salon, and the like)</u>	<u>1/446 sf gfa</u>	<u>See Table 2</u>
<u>Professional Office</u>	<u>1/360 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru</u>	<u>1/108 sf gfa</u>	<u>See Table 2</u>
<u>Restaurant with or without drive-thru (Takeout)</u>	<u>1/380 sf gfa</u>	<u>See Table 2</u>
<u>Retail Sales, retail service, unless otherwise provided herein</u>	<u>1/333 sf gfa</u>	<u>See Table 2</u>

- ED. Combined off-street parking. Nothing in this section shall be construed to prevent collective provision of, or joint use of, off-street parking facilities for two (2) or more buildings or uses by two (2) or more owners or operators, provided that, absent an approved parking reduction order as provided in this section, the total of such parking spaces when combined or used together shall be equal to the sum of the requirements of the individual uses computed separately in accordance with this Section 47-20
- FE. Multiple uses. In the case of multiple uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking spaces for one (1) use shall not be considered as providing the required off-street parking for any other use ~~unless otherwise provided herein~~.
- GF. Parking spaces, required or optional, shall not be permitted, erected, altered or used in whole or in part without meeting the requirements of this Section 47-20
- HG. In stadiums, sport arenas, houses of worship, and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each twenty (20) lineal inches of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.
- IH. Notwithstanding the off-street parking requirements provided in this Section 47-20, a

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development permit may be issued for development in the CR zoning district that requires more than the required off-street parking if it is shown that additional parking is necessary to support the proposed use and reduce impacts of the development on adjacent properties.

SECTION 2. That Section 47-20.3, Reductions and exemptions, of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

Sec. 47-20.3. Reductions and exemptions.

A. General parking reduction.

...

5. Criteria. An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:

- a. Adequacy requirements, as provided in Sec. 47-25.2; and
- b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or
- c. There is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Sec. 47-20.4, which spaces may be used to provide parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's director of parking services and city engineer. ~~This criteria shall not be available for a parking reduction in the central beach district; or~~

...

h. Notwithstanding the provisions of Sec. 47-20.19 and Section 47-3, Nonconforming Uses, Structures and Lots, parking legally permitted and associated with an established permitted use prior to or on the effective date of the ULDR (June 18, 1997) located within the Central Beach zoning districts of the Central Beach Regional Activity Center, and where the structure containing such permitted use is

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not voluntarily demolished by more than fifty (50%) percent such parking shall be deemed to be conforming parking for the purposes of a change of use as regulated by Sec. 47-20 and Sec. 47-3, Nonconforming Uses, Structures and Lots and shall not be required to provide additional parking; and,

h.

i. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

...

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 ten days from the date of final passage.

PASSED FIRST READING this the 18th day of September, 2012.
PASSED SECOND READING this the 16th day of October, 2012.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

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