



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#19-0978

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 2, 2019

TITLE: Ordinance Amending Section 47-20.3. of the Unified Land Development Regulations (ULDR), to Allow Parking Reductions and Exemptions for Historically Designated Properties – Planning and Zoning Board Case No. T19010 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

It is recommended that the City Commission consider an ordinance amending Section 47-20.3. of the Unified Land Development Regulations (ULDR) to allow certain locally designated historic landmarks and contributing properties within a locally designated historic district to obtain parking reductions and to permit locally designated historic landmarks and contributing properties within a locally designated historic district that will be utilized for adaptive reuse to be exempt from parking requirements for residential and commercial uses.

Background

At the July 10, 2018, City Commission Conference meeting, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. Meeting minutes are provided as Exhibit 1. Following this conference meeting, on August 28, 2018, Commission Memorandum No. 18-131 was sent to the Commission outlining a three-phased approach to amending the historic preservation ordinance and identifying potential incentives to enhance historic preservation efforts, provided as Exhibit 2. A follow-up Commission Memorandum No. 18-182 providing a status update and adjusted project timeline was sent to the Commission on December 20, 2018, provided as Exhibit 3.

Proposed amendments included in phase one of this effort, which are currently under way, are aimed to have a substantial positive impact on the overall historic preservation program by focusing on key administrative changes that will streamline the review and approval process allowing staff to process certain applications administratively and more expeditiously, providing applicants with a greater level of clarity regarding individually designated properties or ones within a designated historic district. As part of phase two, staff is in the process of researching and developing various recommendations for historic preservation incentives.

As an initial option for historic preservation incentives, parking reductions and exemptions are proposed for adaptive reuse projects on properties that are locally designated historic landmarks and contributing properties within a locally designated historic district in the city. The proposed amendment allows for parking reductions for residential use, and reductions and exemptions for commercial uses. The City's Unified Land Development Regulations (ULDR) Section 47-20.3, Parking Reductions and Exemptions, already includes a provision for a parking exemption for all properties located within the H-1 (Himmarshee) Historic District.

Historic properties are often constrained by existing sites they are located on and current parking requirements for an adaptive reuse project may further impede historic preservation efforts. By allowing an option for a reduction or exemption in parking for historic properties, a site can be utilized to promote preservation of a historic and architectural character of a locally designated historic landmark or towards contributing properties in a historic district. Most parking reductions or exemptions for locally designated historic landmarks and contributing properties within a locally designated historic district undergoing adaptive reuse are anticipated to be for properties located along commercial corridors and in areas where there are a mix of uses; generally, not in designated residential areas.

The proposed amendment to Section 47-20.3 – *Parking Reductions and Exemptions*, will allow locally designated historic landmarks or contributing properties within a locally designated historic district to be eligible for the following parking reductions and exemptions:

- Residential Properties utilized for adaptive reuse to provide one off-street parking space per dwelling unit; and
- Exempt commercial structures utilized for adaptive reuse that are up to 2,500 gross square feet in area from off-street parking requirements. Requiring all commercial development greater than 2,500 gross square feet and utilized for adaptive reuse to provide sixty percent (60%) of the off-street parking space requirements in Section 47-20.2 of the ULDR; and
- Exempt commercial properties utilized for adaptive reuse and located within a Regional Activity Center ("RAC") Zoning Designation from off-street parking requirements.

In addition, proposed parking reductions for designated locally designated historic landmarks and contributing properties within a locally designated historic district would be reviewed as a Site Plan Level I (administrative) application.

The ordinance is attached as Exhibit 4.

A proposed amendment to ULDR Section 47-20.3 to address parking reductions and exemptions for locally designated historic landmarks and contributing properties within a

locally designated historic district was presented to the Historic Preservation Board (HPB) at the June 3, 2019 meeting. The HPB approved a motion to send a communication to the Planning and Zoning Board that the HPB did not recommend approval or denial of this item. The Board believed the spirit of the item was good, but had concerns about the lack of notice to historic neighborhoods and looked forward to working with staff and receiving recommendations to address those concerns. One board member mentioned that he would like to explore a possible sign notice due to the cost of a mail notice, and another board member added that the notice could also include a public participation email to the Council of Fort Lauderdale Civic Associations. Meeting minutes are provided as Exhibit 5.

At its June 19, 2019, meeting the PZB recommended approval of the proposed amendments to Section 47-20.3. of the ULDR, entitled "Reductions and Exemptions." Meeting minutes are provided as Exhibit 6 and the PZB staff report is provided as Exhibit 7. The recommended approval included the following conditions, but did not incorporate the comments from the HPB outlined above:

1. Amend Section E.1.a., Historic landmarks and historic districts, to include "a minimum of" one parking space and remove the reference to "off-street" parking; and
2. Under Section E.1., Historic landmarks and historic districts, change "c" to "2" and "c.i." to "2.a."; and
3. Under Section G.1., Shared Parking, add new sub-section "c" to state that in areas where a parking reduction under Section E.1. for historic properties has already been applied, shared parking will not be permitted.

Conditions one and two have been incorporated into the proposed ordinance. Condition three has not been incorporated because staff finds that within Section G, Shared Parking, of the ULDR, a request for Shared Parking can only be utilized if there are multiple uses on one site and the uses have different peak parking demands and operating hours. Review of an application requesting shared parking will need to meet requirements outlined in the above mentioned section and staff finds that further restricting historic properties of the ability to utilize this section is unnecessary. Additionally, by allowing a historic property owner to apply a combination of several parking reduction criteria, it provides maximum flexibility to accommodate the required number of spaces on a landmark site that are often constrained by existing conditions.

The proposed ordinance was approved on first reading at the regular City Commission meeting held on September 17, 2019.

Public Outreach

On May 2, 2019, a memorandum was emailed to the Council of Fort Lauderdale Civic Associations, provided on Page 28 of Exhibit 8.

Resource Impact

There is no fiscal impact to the City associated with this action.

Strategic Connections

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

- ELEMENT: Historic Preservation Element
- GOAL 1: Goal 1: To provide for the identification, recognition and evaluation of the historic resources of Fort Lauderdale and to enhance public awareness and involvement in various applicable aspects of historic preservation.
- OBJECTIVE: Objective 1.5: The City shall continue to enact, amend, or revise, as appropriate, regulatory measures that will further its historic preservation goals.
- POLICY: Policy 1.5.2: The Fort Lauderdale Code of Ordinances shall be amended to incorporate the findings and recommendations found within the Historic Preservation Element and to be consistent with amendments to the Historic Preservation Element, when appropriate.

This ULDR amendment is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

Attachments

- Exhibit 1 – July 10, 2018, City Commission Conference Meeting Minutes
- Exhibit 2 – City Commission Memorandum No. 18-131
- Exhibit 3 – City Commission Memorandum No. 18-182
- Exhibit 4 – Ordinance
- Exhibit 5 – June 3, 2019, HPB Meeting Minutes
- Exhibit 6 – June 19, 2019, PZB Meeting Minutes
- Exhibit 7 – June 19, 2019, PZB Staff Report
- Exhibit 8 – May 2, 2019, Memo to CFLCA

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