

ORDINANCE NO. C-24-40

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ARTICLE III – DEVELOPMENT REQUIREMENTS, SECTION 47-20.2 – PARKING AND LOADING ZONE REQUIREMENTS; AND ARTICLE XI, SECTION 47-35 – DEFINITIONS, OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS (“ULDR”) RELATING TO PARKING REQUIREMENTS FOR MEDICAL OFFICE USE; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, CODIFICATION AND CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Article III – Development Requirements, Section 47-20.2 – Parking and Loading Zone Requirements; and Article XI, Section 47-35 – Definitions, of the City of Fort Lauderdale, Florida Unified Land Development Regulations (“ULDR”) relating to parking requirements for medical office use; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of July 17, 2024 (PZ Case UDP-T24008), found that the proposed text amendments for Sections 47-20.2 and 47-35 of the ULDR are consistent with the City’s Comprehensive Plan and the Planning and Zoning Board recommended approval of said proposed text amendments to the City Commission; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City of Fort Lauderdale City Commission on Tuesday, September 3, 2024, at 6:00 P.M., or as soon thereafter as possible, and on Tuesday, September 17, 2024, at 6:00 P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, located at 201 S.W. 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to said amendments to the ULDR; and

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

SECTION 1. That Article III – Development Requirements, Section 47-20.2 – Parking and Loading Zone Requirements, of the City of Fort Lauderdale, Florida ULDR is hereby amended as follows:

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

**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 districts within the North Beach Area as defined in Section 47-20.2.D.
- B. For the purpose of calculating parking spaces, gross floor area shall not include: covered or enclosed parking areas; exterior unenclosed private balconies; floor space used for mechanical equipment for the building; and, elevator shafts and stairwells at each floor. Customer service area is the area of an establishment available for food or beverage service or consumption, or both, calculated by measuring all areas covered by customer tables and bar surfaces and any floor area within five (5) feet of the edge of said tables and bar surfaces, measured in all directions where customer mobility is permitted. Customer service area shall include any outdoor or patio floor area used or designed for food or beverage service or consumption, or both, measured as specified above. Areas between tables or bars which overlap in measurement with another table shall only be counted once.
- 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.

TABLE 1. PARKING AND LOADING ZONE REQUIREMENTS

Use	Standard Requirements	
	Parking Space Requirement	Loading Zone Requirement
...	...	...
Medical cannabis dispensing facility	1/150 sf gfa	See Table 2.
Medical office (doctor, dentist, clinic)	<del>4/150</del> <u>1/250</u> sf gfa	See Table 2.
<u>Medical clinic</u>	<u>1/150 sf gfa</u>	<u>See Table 2.</u>
Medical supplies sales	1/250 sf gfa	See Table 2.

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...	...	...
Wholesale sales	1/800 sf gfa	See Table 2.

**SECTION 2.** Article XI, Section 47-35 – entitled “Definitions” of the City of Fort Lauderdale, Florida ULDR is hereby amended as follows:

**Sec. 47-35.1 – Definitions.**

For the purpose of the ULDR certain terms and words are herein defined. Words used in the present tense include the future; the words "used for" include the meaning "designed for"; the word "structure" includes the word "building"; the word "lot" includes the words "plot" and "tract." The words "area" and "district" may indicate and include the meaning "zone"; the word "unit" shall mean "dwelling unit." Words in the singular include the plural and those in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership or other legal entity, as well as an individual. The word "street" includes avenue, boulevard, parkway, court, highway, lane, road, terrace, causeway, way and expressway. The word "watercourse" includes channel, creek, ditch, drain, dry run, spring, stream and canal, but does not include a lake, pond or pool without outlet. The word "may" is permissive; the words "shall" and "will" are mandatory and not merely directory. Other definitions appear in specific sections of the ULDR and are applicable only to those sections.

**AASHTO:** American Association of State Highway and Transportation Officials, an organization which prepares recommendations for highway and street engineering policies and standards.

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**Medical clinic:** any facility used to provide limited diagnostic and outpatient care; does not provide prolonged or in-house medical and surgical care; and is primarily operated as a walk-in medical facility on an as needed basis. Urgent care facility is a commonly used term to describe this type of facility.

**Medical office:** Offices or facilities used by a physician or dentist to provide diagnoses and outpatient care on a routine basis and does not provide prolonged in-house medical and surgical care. Offices used by a physician or dentist.

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SECTION 3. CODIFICATION AND SCRIVENER'S ERRORS. The City intends that this Ordinance will be made part of the Code of Ordinance; that sections of this Ordinance can be re-numbered or re-lettered to accomplish codification and, regardless of whether this Ordinance is ever codified, the Ordinance can be re-numbered or re-lettered, and typographical errors that do not affect the intent can be corrected with the authorization of the City Manager, or his designee, without the need for a public hearing.


SECTION 4. 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 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.


SECTION 6. That this Ordinance shall be in full force and effect immediately after final passage and adoption.

PASSED FIRST READING this 3<sup>rd</sup> day of September, 2024.

PASSED SECOND READING this 17<sup>th</sup> day of September, 2024.

  
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Mayor  
DEAN J. TRANTALIS

ATTEST:

  
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City Clerk  
DAVID R. SOLOMAN