




REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-20.3., Reductions and Exemptions,

Case Number	T19010
Applicant	City of Fort Lauderdale
ULDR Sections	Section 47-20
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Trisha Logan, Urban Planner III 

BACKGROUND:

At the July 10, 2018, City Commission Conference meeting, the City Commission requested recommendations regarding potential amendments to the existing historic preservation ordinance. Minutes are provided as Exhibit 1. On August 28, 2018, a memorandum was sent to the City Commission outlining potential amendments and incentives through a phased approach, provided as Exhibit 2. A follow-up memorandum providing a status update on the effort and adjusted timeline was sent to the City Commission on December 20, 2018, provided as Exhibit 3.

Proposed amendments included in Phase one are aimed to have a substantial positive impact on the overall historic preservation program and have been recommended for approval by the Historic Preservation Board (HPB), the Planning and Zoning Board (PZB), and are tentatively scheduled for first reading at the August 20, 2019, City Commission Meeting.

As part of Phase two, and to address the above directive, staff is in the process of researching and developing various recommendations for historic preservation incentives. Incentives for historic preservation provide a tool to encourage private property owners to preserve or rehabilitate historic structures.

As an initial option for historic preservation incentives, parking reductions and exemptions are proposed for adaptive reuse projects on properties that are locally designated as historic resources in the City of Fort Lauderdale. 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 with the H-1 (Himmarsee) Historic District.

Historic resources 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 resources, 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 historic resources 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.

A proposed amendment to ULDR Section 47-20.3 to address parking reductions and exemptions for historic resources 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. They 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.

AMENDMENT SUMMARY

The proposed amendment to ULDR 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:

- Properties utilized for adaptive reuse to provide one (1) off-street parking space per dwelling unit;
- 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;
- Exemption of off-street parking requirements for commercial properties utilized for adaptive reuse and located within a Regional Activity Center ("RAC") Zoning Designation.

In addition, proposed parking reductions for designated historic resources would be reviewed as a Site Plan Level I (administrative) application.

The proposed text amendment to Section 47-20.3. of the ULDR is attached as Exhibit 4.

PUBLIC OUTREACH

On June 3, 2019, a draft of the proposed draft amendment was presented to the Historic Preservation Board on June 3, 2019. Draft meeting minutes from the June 3, 2019 HPB meeting were not available to be included as an exhibit, but will be provided to the PZB members prior to the June 19, 2019, meeting.

On May 2, 2019, a memorandum was emailed to the Council of Fort Lauderdale Civic Associations, provided as Exhibit 5.

COMPREHENSIVE PLAN CONSISTENCY:

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: