

ORDINANCE NO. C-13-

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-20., PARKING AND LOADING REQUIREMENTS, TO REVISE PARKING CALCULATIONS FOR SPECIFIC USES AND ADDING PROVISIONS TO ALLOW FOR SHARED PARKING, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Transportation and Mobility Department has proposed certain changes to Section 47-20, Parking and Loading Requirements, of the Unified Land Development Regulations (hereinafter referred to as "ULDR") of the City of Fort Lauderdale, Florida; and

WHEREAS, the Planning and Zoning Board, at its meeting of June 20, 2012 (PZ Case No. 10-T-12), did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") proposed amendments to reduce overall parking requirements for specified uses and allow for a shared use parking provision; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, April 16, 2013 and Tuesday, May 7, 2013 at 6:00 o'clock P.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any public comment to the proposed ordinance; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested amendments meet the criteria for amending the zoning regulations;

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

SECTION 1. That Table 1 of Section 47-20.2, Parking and loading zone requirements of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

...

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions; words, symbols, and letters double underlined are additions added after first reading; words, symbols and letters ~~double stricken~~ are deletions from the version presented at first reading.

TABLE 1. PARKING AND LOADING ZONE REQUIREMENTS

Use	Standard Requirements	
	Parking Space Requirement	Loading Zone Requirement
...		
Bar, cocktail lounge, nightclub	1/65 sf gfa if ≤4,000 sf; 1/50 sf gfa if ≥4,001 sf <u>9.67/1,000 sf gfa including outdoor service area</u>	See Table 2.
...		
Professional office (not including medical, dental offices)	1/250 sf gfa <u>3.05/1,000 sf gfa</u>	See Table 2.
...		
Restaurant with or without drive-thru, less than or equal to 4,000 sf	1/100 sf gfa; including outdoor dining area on the site <u>9.62/1,000 sf gfa including outdoor dining</u>	See Table 2.
Restaurant with or without drive-thru greater than 4,000 sf	1/30 sf of customer service area including outdoor dining area on the site + 1/250 sf gfa Customer service area, see Section 47-2 and Sec. 47-20.2.B.	See Table 2.
...		
Retail sales, retail service, unless otherwise provided for herein	1/250 sf gfa <u>3.52/1,000 sf gfa</u>	<u>See Table 2.</u>
...		

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...

F. *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.

...

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

Sec. 47-20.3. Reductions and exemptions

...

G. Shared Parking

1. The Development Review Committee (DRC) may authorize a reduction in the number of required parking spaces for development site with multiple tenants and for uses that are in close proximity to one another and which have different peak parking demands and operating hours subject to the following criteria:

a. Shared parking study – The shared parking study shall clearly establish the uses that will use the shared spaces at different times of the day, week, month or year subject to the following:

i. The shared parking study shall be based on the Urban Land Institute’s (ULI) methodology for determining shared parking, or other generally accepted methodology;

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- ii. The shared parking study shall address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;
 - iii. The shared parking study shall provide for no reduction in the number of handicapped spaces;
 - iv. The shared parking study shall provide a plan to convert reserved space to required spaces; and,
 - v. The shared parking study shall be approved by the City Engineer prior to submittal, based on the feasibility and observations of the uses to share the parking due to their particular peak parking and trip generation characteristics; and
 - vi. Shared use parking approval shall only be valid for those uses as indicated in the study.
- b. Change in use – Should any of the approved uses as indicated in the approved shared parking study change, or should the Zoning Director or City Engineer find that any of the conditions described in the approved shared parking study or agreement no longer exist, the owner or record shall have the option of submitting a revised shared parking study in accordance with the standards of this Section or of providing the number of spaces required for each use as if computed separately.

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.

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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 _____ day of _____, 2013.

PASSED SECOND READING this the _____ day of _____, 2013.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

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