

## Trisha Logan

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**From:** Karlanne Grant  
**Sent:** Thursday, May 02, 2019 1:45 PM  
**To:** Colleen Lockwood (colleenlockwood1@icloud.com)  
**Cc:** Anthony Fajardo; Christopher Cooper; Ella Parker; Trisha Logan; Mohammed Malik  
**Subject:** Proposed Text Amendments: Permit Bowling Alley in RAC-CC and RAC-UV Zoning Districts and Parking Exemptions for Historic Resources

Good afternoon, Ms. Lockwood.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding current code amendments undertaken by the Department of Sustainable Development. The City welcomes any comments or suggestions you may have.

### Proposed Text Amendments

- Amend Unified Land Development Regulations (ULDR) to permit bowling alley as a use in the Regional Activity Center-City Center (RAC-CC) and Regional Activity Center-Urban Village (RAC-UV) zoning districts by amending Section 47-13.10. - List of permitted and conditional uses, RAC-CC; Regional Activity Center-Arts and Science (RAC-AS); RAC-UV; Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUne), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU; and,
- Amend ULDR Section 47-20, Parking and Loading Requirements to allow parking exemptions for locally designated historic landmarks or contributing properties within a locally designated historic district.

### Background

The RAC-CC zoning District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. In addition, the RAC-CC zoning district permits mixed use development including high intensity commercial uses, as well as downtown residential housing. Adding the bowling alley use will complement the live, work, play environment that we strive to achieve in the Downtown.

In addition, City Commission asked for recommendations regarding potential amendments to the existing historic preservation ordinance, including incentives for existing and future owners of properties that are designated. In an effort to address this directive, staff is in the process of researching and developing various recommendations for historic preservation incentives which has resulted in an initial option for parking exemptions and reductions. Historic properties are often constrained by their existing sites and current parking requirements for an adaptive reuse project may impede on historic preservation efforts. By allowing an option for an exemption or reduction in parking, it allows a site to further promote the preservation of the historic and architectural character of a local designated historic landmark or contributing properties in a historic district.

### Amendment Summary

*Section 47-13.10. – List of Permitted and Conditional Uses, Regional Activity Center-City Center (RAC-CC)...*

The proposed amendment will add bowling alley to the RAC-CC and RAC-UV zoning districts.

*Section 47-20.3 – Parking and Loading Requirements, Reductions and Exemptions*

The proposed amendment will allow locally designated historic landmarks or contributing properties within a locally designated historic district that will be utilize for adaptive reuse to be exempt from off- street parking requirements for a residential use in excess of one (1) parking space per dwelling unit and exempt for commercial structures between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses provided in Table1 and exempt from all parking requirements for structures located in an area with a RAC zoning district. In addition, a parking reduction request may be permitted as a Site Plan Level I review for locally designated historic landmarks or a contributing property within a locally designated historic district that has been designated.

### **Next Steps**

Both text amendments are proposed to be heard at the June 19, 2019, Planning and Zoning Board meeting and 1<sup>st</sup> and 2<sup>nd</sup> Reading at City Commission in August and September, respectively.

Kind regards,

**Karlanne Grant, Planner III**

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