



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-20.2, Parking and Loading Zone Requirements and Section 47-35, Definitions to Revise Medical Office Parking Requirement

CASE NUMBER	UDP-T24008	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	City-Wide	
ULDR SECTION	Section 47-20.2, Parking and Loading Zone Requirements Section 47-35, Definitions	
NOTIFICATION REQUIREMENTS	10-day legal ad	
SECTION 166.033, FLORIDA STATUES	N/A	
ACTION REQUIRED	Recommend approval or denial to City Commission	
AUTHORED BY	Karlanne Devonish, Principal Urban Planner	<i>KD</i> <i>CP</i>

BACKGROUND:

At the March 15, 2024, Planning and Zoning Board (PZB) meeting, the Board sent a communication to the City Commission requesting that staff “address the disproportionate parking requirements for medical office use in the City of Fort Lauderdale, for it to be reevaluated and potentially reduced, excluding hospital parking.” At the April 16, 2024, Commission Conference Meeting, the City Commission directed staff to address the PZB’s communication.

The subject ordinance will amend the Unified Land Development Regulations (ULDR) relating to parking requirements for medical office use. Current code requirement for medical and dental office or clinic is one parking space per 150 square feet of gross floor area. The proposed amendment is for medical and dental office to provide one parking space per 250 square feet of gross floor area. Medical clinic will remain at one parking space per 150 square feet of gross floor area. Medical clinics often accept walk-in customers not requiring appointments to receive care and per the Institute of Transportation Engineers (ITE) Manual medical clinic has a higher parking rate. The definitions of “medical / dental office” and “medical clinic” are also proposed to be revised to provide a distinction between the two uses. The proposed amendments are provided as **Exhibit 1**.

Staff analyzed parking reductions approved at PZB over the last five years. Of those parking reductions requesting a medical office parking reduction, the request was about a 40% reduction. Staff conducted additional research to identify parking requirements for medical office use and discovered that the City’s parking requirements for medical office uses in comparison to industry standards and other local municipalities appear to be higher, potentially resulting in loss of these type of uses to adjacent jurisdictions. Prior to the 1997 ULDR City-wide code change, parking was required at four parking spaces per doctor. The size of the office was not a factor.

COMPREHENSIVE PLAN CONSISTENCY

The proposed amendments align with the City’s Comprehensive Plan as follows:

- Future Land Use Element, Policy FLU 2.3.5a: The ULDR shall continue to provide incentives to encourage growth in the designated major transit corridors, this shall include, but not be limited to reduced height and setback requirements, reduced parking standards and modified landscaping requirements.

- Urban Design Element, Goal 1: The City of Fort Lauderdale shall promote high-quality and sustainable building elements which complements the public realm.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed Amendments to ULDR, Section 47-20.2, Parking Requirements and Section 47-35, Definitions.

MEDICAL OFFICE PARKING REQUIREMENTS PROPOSED TEXT AMENDMENTS

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
Adult bookstore, products, sales, entertainment establishments	See Section 15-154 of Volume I of the Code.	See Table 2.
Adult Gaming Center, stand alone	½ gaming machines	See Table 2
Adult Gaming Center, as part of a shopping center or shared parking	½ gaming machines (no more than 10% of total parking spaces)	See Table 2
Amphitheater, stadium	1/4 seats	NA
Affordable Housing Unit	1 per dwelling unit	NA
Aquarium	1/400 sf gfa	1 Type I loading zone
Art gallery, art studio	1/400 sf gfa	See Table 2.
Asphalt, paving and roofing material manufacture	1/800 sf gfa	See Table 2.
Automotive service station, marine service station, minor and major repair, with and without fuel	2/repair bay, for either, and where fuel is provided 1 per fuel island	1 Type I loading zone
Automotive rental	1/250 sf gfa	Vehicle storage area shall provide 1 Type II loading zone
Automotive, motorcycle, moped, recreational camper and trailers, truck, van, new and used	With 10,000 sf lot or less and building of less than 15,000 sf: 1/250 sf gfa of bldg. + 1/2,000 sf of outdoor display. With lot greater than 10,000 sf and bldg. greater than 15,000 sf: 1/500 sf gfa enclosed + 1/4,500 sf outdoor display. With service dept.: 2/service bay	Up to 50,000 sf of enclosed and outdoor display: 1 Type II loading zone. Greater than 50,000 sf of enclosed and outdoor display area: 2 Type II loading zones.

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MEDICAL OFFICE PARKING REQUIREMENTS PROPOSED TEXT AMENDMENTS

Aviation manufacturing, sales, repair and service in G-A-A zoning district	1/1,000 sf of enclosed floor area. In addition, 1 parking space per company vehicle must be provided. The provision for customer parking shall be the responsibility of the developer, but must be in addition to the required employee and company vehicle parking.	See Table 2.
Bakery store	1/250 sf gfa	See Table 2.
Bakery, wholesale	1/800 sf gfa	See Table 2.
Bar, cocktail lounge, nightclub	1/65 sf gfa if ≤4,000 sf; 1/50 sf gfa if ≥4,001 sf	See Table 2.
Bed and breakfast dwelling	1/sleeping room	NA
Billiard hall, bingo hall, video arcade	See Section 15-154 of Volume I of the Code.	NA
Boat, charter; fishing, sightseeing, dinner cruise	1/7 seats	NA
Bowling alley	2/alley	NA
Broadcast and production studio, motion picture, video, television, radio music recording studio	1/800 sf gfa	See Table 2.
Car wash, full serve automatic or hand wash with attendants	1/1000 sf gfa or covered wash area	NA
Catering service	1/250 sf gfa	See Table 2.
Check cashing store	1/250 sf gfa	See Table 2.
Child day care facility	1/325 sf	NA
Civic and private club (when a civic or private club sells liquor or food for consumption on the premises, such civic or private club shall be treated as a bar or restaurant, respectively, for parking purposes)	1/400 sf gfa or 1/120 sf of assembly area, whichever is greater	NA
College, university, trade/business school	1/150 sf gfa	NA
Communications equipment manufacture	1/800 sf gfa	See Table 2.
Community Garden	0	0
Commuter airport, bus, heliport, port, or rail transit terminal	1/200 sf gfa	NA
Computer, office equipment manufacture	1/800 sf gfa	See Table 2.
Computer/software store	1/250 sf gfa	See Table 2.
Contractors office	1/800 sf gfa	NA
Convenience store	<2,000 sf of gross floor area: 1 per 100 sf of gross floor area. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply. Required automotive service station spaces located directly beside the automotive fuel pumps	For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement. Vehicular use areas shall be designed so that fuel tankers

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MEDICAL OFFICE PARKING REQUIREMENTS PROPOSED TEXT AMENDMENTS

	<p>(not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement.</p> <p>≥2,000 sf of gross floor area: 1 per 150 sf of gross floor area. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply. Required automotive service station spaces located directly beside the automobile fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement.</p>	<p>servicing the automotive service station do not obstruct ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.</p>
Convenience store, multi-purpose	<p>1 per 30 sf of customer service area, including any outdoor dining area on the site for food prepared on premises for consumption on or off premises plus 1 space per 150 square feet of gross floor area for all areas except the customer service area. Required automotive service station spaces located directly beside the automotive fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply.</p>	<p>For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement.</p> <p>Vehicular use areas shall be designed so that fuel tankers servicing the automotive service station do not obstruct ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.</p>
Convenience kiosk	<p>If customers enter kiosk: 1 space per 250 square feet of gross floor area of kiosk. If customers cannot enter convenience kiosk: 1 space per 500 square feet of gross floor area of kiosk. For both cases: Required automotive service station spaces located directly beside the automotive fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement. If automotive fuel is sold the parking requirement for automotive service stations shall also apply.</p>	<p>For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement.</p> <p>Vehicular use areas shall be designed so that fuel tankers servicing the automotive service station do not obstruct ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.</p>
Copy center, quick printing	1/250 sf gfa	NA

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Crematoria	See Funeral home.	NA
Dry cleaner, drop-off and retrieval	1/250 sf gfa	NA
Dry cleaning plant, no customer service	1/800 sf gfa	See Table 2.
Dry dock boat storage	0.2/dry storage space	NA
Duplex	2 per dwelling unit	NA
Townhouse/cluster/coach homes with four units or less	2 per dwelling unit	NA
Dwellings	See Duplex, Townhouse/cluster, coach homes, four units or less, Townhouse/cluster, coach homes, five or more units, Mobile home park and Single family standard and zero-lot-line.	
Electrical, household goods, watch and jewelry repair shop	1/250 sf gfa	See Table 2.
Financial institution, including drive through banks	1/250 sf gfa	See Table 2.
Fire-rescue stations	2/bed	N/A
Flooring store	1/800 sf gfa	See Table 2.
Food and/or beverage drive-through to go only; no customer seating	1/250 sf gfa	See Table 2.
Funeral home	1/4 seats of assembly area	NA
Furniture store	1/800 sf gfa	See Table 2.
Golf course, golf range	4/hole for golf course; 2/tee for golf range	NA
Government administration and services (courts, police)	1/250 sf gfa	NA
Grocery/food store/candy, nuts store/fruit and produce store/supermarket	1/250 sf gfa	See Table 2.
Hair salon	1/250 sf gfa	
Hardware store	1/250 sf gfa	See Table 2.
Health and fitness center	1/200 sf gfa	See Table 2.
Home improvement center	1/400 sf gfa	See Table 2.
Hospital	2/bed, not including nursery beds	NA
Hotel	1/room	NA
Household appliance sales (washer, dryer, other large appliance)	1/800 sf gfa	See Table 2.
House of worship	1/4 seats	NA
Indoor firearms range	1/200 sf gfa	NA
Instruction, fine arts, sports recreation, dance, music, theater, self-defense	1/250 sf gfa	See Table 2.
Laundromat	1/250 sf gfa	NA
Library	1/400 sf gfa	NA
Lumberyard, sales	1/400 sf gfa	See Table 2.
Mail, postage, fax service	1/250 sf gfa	NA

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Manufacturing, research and testing	1/800 sf gfa	See Table 2.
Manufacturing in the AIP zoning district	1/600 sf of manufacturing floor area; 1/800 for non manufacturing floor area; 1 space for each company vehicle in addition to employee parking. Visitor parking shall be provided by the industry in a manner deemed adequate to handle its own particular needs. However, such visitor parking shall be in addition to company and employee parking.	See Table 2.
Marina	1/2 boat slips	1 Type II loading zone if fueling service is provided at marina.
Marine construction (docks, seawalls)	1/800 sf gfa	See Table 2.
Meat, poultry packers	1/800 sf gfa	See Table 2.
Medical cannabis dispensing facility	1/150 sf gfa	See Table 2.
Medical office (doctor, dentist, clinic)	1/ 1 250 sf gfa	See Table 2.
<u>Medical clinic</u>	<u>1/150 sf gfa</u>	See Table 2.
Medical supplies sales	1/250 sf gfa	See Table 2.
Miniature golf	2/hole	NA
Mobile home park	2/dwelling unit	NA
Mobile home sales, new and used	1/500 sf gfa enclosed + 1/4,500 sf outdoor display	From 15,000—50,000 sf of enclosed and outdoor display, 1 Type II loading zone; greater than 50,000 sf of display area, 2 Type II loading zones.
Motion picture theater, indoor	1/3 seats	NA
Moving services	See Trucking and courier services.	
Multifamily/rowhouse dwelling, efficiency	1.75/unit	NA
Multifamily/rowhouse 1 bedroom	1.75/unit	NA
Multifamily/rowhouse 1 bedroom + den or 2 bedroom	2/dwelling unit	NA
Multifamily/rowhouse 2 bedroom + den or 3 bedroom	2.1/dwelling unit	NA
Multifamily/rowhouse 3 bedroom + den or 4 bedroom and greater	2.2/dwelling unit	NA
Museum	1/400 sf gfa	1 Type I loading zone
Music recording studios	1/800 sf gfa	See Table 2.
Nail salon	1/250 sf gfa	See Table 2.
Newspapers, magazines store	1/250 sf gfa	See Table 2.
Nurseries, retail and garden stores	1/250 sf gfa	See Table 2.
Nursing home	1/4 residents + 1/employee as defined by state license	NA
Oil change shop, drive-thru	2/service bay	NA

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Open space, public/private natural area, conservation area, hiking trail, park	Space equivalent to 1% of total land area in square feet. There shall be no minimum parking requirement when located within a Regional Activity Center. Parking requirements shall only be required for an area greater than one-half (½) acre and shall be calculated only for that portion of land area over one-half (½) acre.	NA
Pain management clinic	1/10 sf gfa of waiting area 1/100 sf of examination room 1/150 sf gfa of remainder	See Table 2.
Performing arts theater, cultural facility	1/3 seats	NA
Pet boarding, domestic animals only	1/400 sf gfa	NA
Photographic studio	1/250 sf gfa	NA
Photo processing laboratory, film processing plant, wholesale, publishing plant	1/800 sf gfa	See Table 2.
Post office, main shipping facility	1/400 sf gfa	Free standing building from 15,000—50,000 sf, 1 Type II loading zone; building greater than 50,000 sf, see Table 2.
Post office, substation or neighborhood branch	1/250 sf gfa	NA
Printing and publishing plant	1/800 sf gfa	See Table 2.
Professional office (not including medical, dental offices <u>clinics</u>)	1/250 sf gfa	See Table 2.
Public assembly place (auction house, auditorium, civic and convention centers)	1/400 sf gfa or outdoor space used for activity	See Table 2.
Public/private recreation (ballfields, ball courts, pools)	1/3 seats where grandstands provided 3/court for court sports 1/200 sf pool surface	NA
Rail terminal	See Commuter airport, rail, bus transit terminal	
Repair shops and services	1/250 sf gfa	See Table 2.
Restaurant equipment sales	1/800 sf gfa	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	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 Section 47-20.2.B.	See Table 2.
Restaurant, take-out or delivery only	1/250 sf gfa, including outdoor dining area, if any	See Table 2.

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Retail sales, retail service, unless otherwise provided for herein	1/250 sf gfa	
Sailcloth manufacture, canvas and related products (boat sails, covers)	1/800 sf gfa	See Table 2.
Satellite dish equipment, sales, service	1/800 sf gfa	See Table 2.
School, elementary and middle	1/classroom + ½ additional spaces used for public assembly as required by this ULDR + drop off lane	NA
School, secondary (high school)	1/classroom + ½ additional spaces used for public assembly as required by this ULDR + 1/10 students of design capacity	NA
Senior citizen center	1/325 sf gfa	See Table 2.
Sheet metal fabrication	1/800 sf gfa	See Table 2.
Shipyards, boat building	1/800 sf gfa office and outdoor work area	See Table 2.
Shopping center—with ≥80% of total square footage devoted to retail, food service, or cinema, or any combination, provided food service or cinema individually do not exceed 50% of total square footage	0—25,000 sq. ft. = Total parking requirement for all proposed uses 25,001—60,000 sq. ft. = 95% of total for all uses 60,001—400,000 sq. ft. = 90% of total for all uses 400,001+ sq. ft. = 80% of total for all uses	See Table 2.
Single family dwelling unit (including cluster dwelling, zero-lot-line dwelling)	2/dwelling unit	NA
Single family dwelling unit + accessory dwelling (granny flat)	2/dwelling unit + 1/accessory unit	NA
Social service facility	1/250 sf gfa	See Table 2.
Social service residential facility Level I	2 spaces + 1 guest space	NA
Social service residential facility Levels II—V	1/1,000 sf (or fraction of) gross floor area; where conditional use is considered, reduction may be allowed by PZ board when based on factors including, but not limited to: proximity to mass transit, location of resident employment centers, resident auto ownership and facility visitation policy. Reduction must be compatible with surrounding neighborhood.	NA
Tailor, dressmaking store direct to customer	1/250 sf gfa	See Table 2.
Tanning salon	1/250 sf gfa	See Table 2.
Tattoo artist	1/250 sf gfa	See Table 2.

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Taxi lot/operations	1/800 sf gfa	NA
Taxidermist	1/800 sf gfa	See Table 2.
Tennis club, indoor racquet sports	4/court	NA
Terminal	See Commuter airport, rail, bus transit terminal	
Townhouse/cluster/coach homes with five or more units	2 per dwelling unit + 0.25/dwelling unit designated for guest parking.	NA
Trucking and courier services	1/800 sf gfa	See Table 2.
Urban farm	¼ employees	Type II
Veterinary clinic	1/250 sf gfa	See Table 2.
Video tape rental	1/200 sf gfa	See Table 2.
Warehouse, self-storage	1/5,000 sf gfa + 1/250 sf of office	See Table 2.
Warehouse, distribution and general	1/800 sf gfa	See Table 2.
Watch and jewelry repair	1/250 sf gfa	See Table 2.
Watercraft sales, new and used	With 10,000 sf lot or less and building of less than 15,000 sf: 1/250 sf gfa of bldg. + 1/2,000 sf of outdoor display With lot greater than 10,000 sf and building greater than 15,000 sf: 1/500 sf gfa enclosed + 1/4,500 sf outdoor display With service dept.: 2/service bay	Up to 50,000 sf of enclosed and outdoor display: 1 Type II loading zone Greater than 50,000 sf of enclosed and outdoor display area: 2 Type II loading zones
Wholesale sales	1/800 sf gfa	See Table 2.

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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.

Abut: A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.

Accessory building: An "accessory building" is a subordinate building which is located on the same development site as the principal building, the use of which building is clearly incidental to the use of the principal building.

Accessory uses: Uses customarily incidental and subordinate to the principal uses as permitted and located on the same development site as the principal use.

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Alley: Any roadway, place or public way dedicated for use by the public and twenty (20) feet or less in width.

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Lot, through: An interior lot having frontage on two (2) streets.

Lot width: See Section 47-2, Measurements.

Marina: A waterfront facility providing for any one (1) or more of the following uses for marine craft: uncovered dockage, covered dockage, wet storage, dry storage, service and repair, sales and charter; sales of marine supplies, parts and fuel. A marina may also include the following accessory uses: liveaboard facilities, restaurant, gift shop, offices, vending machines, water transportation dockage and commercial fishing.

Medical clinic: any facility used to provide limited diagnostic and outpatient care and does not provide prolonged in-house medical and surgical care. Urgent care facility is commonly the term used to describe this type of facility. A clinic commonly includes, but is not limited to, a lab facility, a supporting pharmacy, and a wide range of services, and is distinguished from a medical office, which generally has specialized services or individual physicians or dentists that primarily operate as a walk-in on as needed basis.

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.~~

Mixed occupancy: The occupancy of a building or land for more than one (1) use.

Mobile home (trailer): A vehicle or conveyance that is not self-propelled, permanently equipped to travel upon the public highways, that is used either temporarily or permanently as a dwelling unit.

Motel: A building or group of two (2) or more buildings designed to provide sleeping accommodations for transient or overnight guests with no common entrance or lobby. Each building shall contain a minimum of ten (10) residential units or rooms, which generally have direct private openings to a street, drive, court, patio, etc.

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