



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#24-0730

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: September 3, 2024

TITLE: First Reading - Ordinance Amending the 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 UDP-T24008 - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission consider an amendment to the 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.

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 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

approximately 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.

On July 17, 2024, PZB, acting as the local planning agency ("LPA"), reviewed the application and recommended approval with a modification (by a vote of 6-0). Board members discussed the distinction between "medical office" and "medical clinic" as the terms were defined in the proposed amendment. The Board changed the definition of medical clinic to "any facility used to provide limited diagnostics and outpatient care and does not provide prolonged in-house medical and surgical care, and that is primarily operated as a walk-in on and as needed basis". PZB found the proposed changes as modified consistent with the City of Fort Lauderdale Comprehensive Plan. The July 17, 2024, PZB Staff Report, and meeting minutes are attached as Exhibit 1 and Exhibit 2 respectively.

The proposed ordinance is attached as Exhibit 3.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Area, Goal 6: Build a diverse and attractive economy

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Business Development Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.
- Objective ED 2.1: Encourage Business Development. Establish procedures and tools to encourage business development and assist economic development in Fort Lauderdale.

Attachments

Exhibit 1 – July 17, 2024, PZB Staff Report
Exhibit 2 – July 17, 2024, PZB Meeting Minutes
Exhibit 3 – Ordinance

Prepared by: Karlanne Devonish, AICP, Principal Urban Planner,
Development Services

Acting Department Director: Alfred G. Battle Jr., Development Services