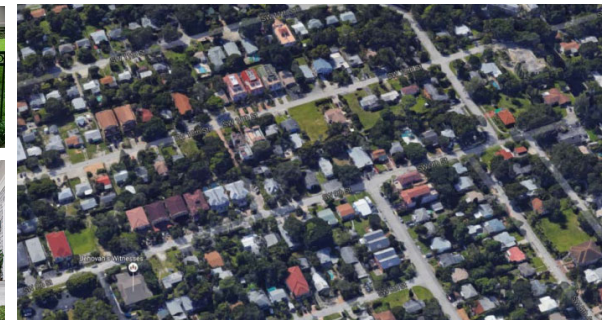




- Guest Parking for Townhouse/Cluster Dwellings
- Garbage Container Placement (Townhouses/Cluster)
- Height and Transparency of Fences in Front Yards
- Convenience Stores with Gas Station/ Fuel Sales
- Nonprofit Business Application Fees / Waivers
- Parklet Location Expansion
- Rooftop Screening
- Sidewalk Policy



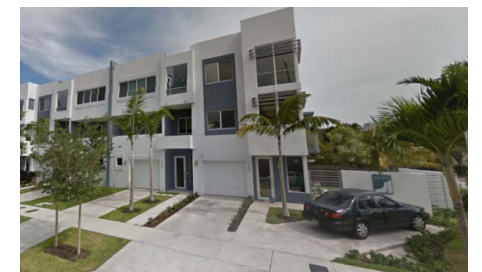
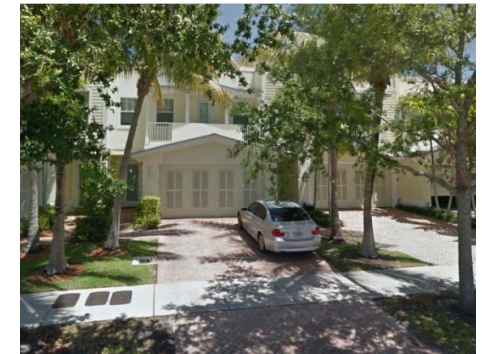
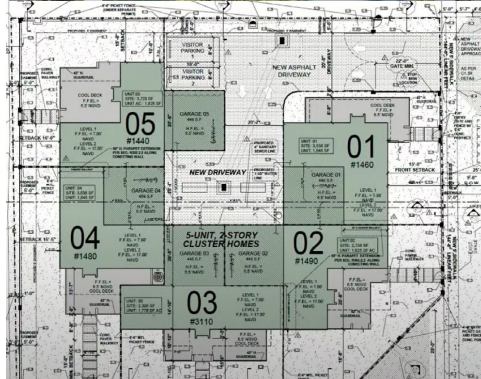
PROPOSED CODE AMENDMENTS



ISSUE:

Insufficient guest parking identified on development plans for townhouses and cluster development

- Code requires parking based on number of bedrooms
- Parking garages often used for storage so owners park in driveway or on-street



RECOMMENDATION:

Staff proposes code language requiring one guest parking space per unit and code criteria to address garages not backing out into shared drive isles

Guest Parking: Townhouse / Cluster Dwellings



ISSUE:

Garbage Container Placement is often not specified on development plans to determine if parked vehicles and garbage bins can be accommodated within garage; end up displaced or left in front of house

- Code Section 24-27 states: containers shall be removed from roadside on day of collection and returned to secure location on property;
- With exception of being stored within a carport or garage, containers shall not be stored anywhere closer to the street than the extension of any existing building line that faces any street unless the container is screened from public view by shrubbery, foliage, a fence or wall.



RECOMMENDATION:

Staff proposes code language requiring designated location of garbage containers on development plans



Garbage Container Placement



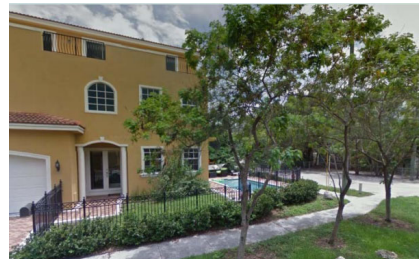
ISSUE: Tall fences in front yards do not allow for visual connections, which has safety and aesthetic implications

- Currently Code permits fences up to 6'6" high in front yard with average 3-foot landscaped setback at street
- Board of Adjustment requested Commission direct staff to consider amendments to fence code to consider flood elevation and site screening and include a clearer option for architectural features on top of fences
- Current requirement states maximum height for accessory structures is measured from the finished ground surface of the neighboring property if a retaining wall elevates the non-habitable structure
- This requirement can reduce the overall height of the fence i.e. If a retaining wall elevates the property 3-feet, the fence on the development site may only extend to 3-feet 6-inches in total. This has created the need for variance requests for applicants who have concerns about privacy and safety



RECOMMENDATIONS:

- **Base height of the fence/accessory structure to a maximum height that is measured from the base FEMA flood elevation of the development site and not the neighboring finished ground surface**
- **Lower height for any portions of fence located within front yard setback and provide minimum transparency**
- **Would not apply to rear, side yards and corner yards within front setback to maintain privacy**
- **To accommodate pools in front yard, maximum height = 4 feet with specified % transparency** (non-opaque materials; i.e. vertical bars or picket fence)



Fences: Height and Transparency



ISSUE:

Convenience Stores with fuel sales have a minimum distance requirement

- Per Section 47-35.1 Convenience Stores with fuel sales shall also be considered Automotive Service Stations and shall meet the requirements of that use
- Per Section 47-18.5 Automotive Service Stations shall maintain a minimum distance from houses of worship, public parks, hospitals, and schools
- Limited locations; applicants are asking for relief from this requirement

RECOMMENDATION:

Staff proposes analyzing code language and potential impacts to study exempting convenience Stores from the distance requirement



Convenience Stores - Gas Stations/ Fuel Service



ISSUE:

Some non-profit organizations have requested consideration of fee reductions or waivers for Business Application Fees (i.e. Liquor License Zoning Fee)

- City Commission adopted a new Fee Schedule on September 15, 2020 based on 100% cost recovery
- The review of permit types identified fees that were not being captured including cost recovery for zoning review requests (i.e. liquor licenses)
- For special events zoning must review the request to ensure that businesses meet ULDR requirements



RECOMMENDATION:

Staff is seeking direction from the City Commission on lowering or removing fees for non-profit business applications

Nonprofit Business Application Fees



ISSUE:

Parklets are currently only permitted in CB, B-1, RAC-CC, and RAC-UV zoning districts and are desired in additional locations

- Parklet = A platform installed within existing parallel on-street parking allowing tables and chairs to enhance pedestrian experience
- Parklets adopted in 2014 in specific zoning districts and on rights-of-way that meet maximum speeds
- Location limitations include:
 - Streets with speed limits of 25 mph or less
 - Existing on-street parking spaces
 - Specific standards for slope of 5% or less
 - Parklets can be removed subject to criteria



RECOMMENDATION:

Staff proposes adding RAC-TMU district, which includes areas such as East Las Olas Boulevard; an active area with popular restaurants, bars and retail establishments

Parklet Locations



ISSUE:

Rooftop screening may result in reengineering of existing roof structures at significant cost

- All rooftop mechanical equipment shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the topmost surface of the roof mounted structure
- Current Florida Building Code often requires reengineering of existing roofs to accommodate wind loads of added screening



RECOMMENDATION:

Staff proposes amending code language exempting roofs that would require re-engineering to accommodate screening on existing buildings



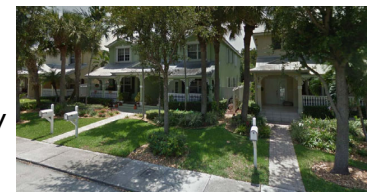
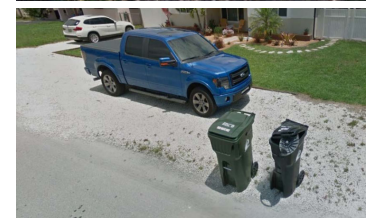
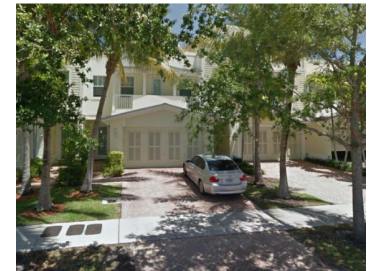
Rooftop Screening



ISSUE:

Lack of supporting code language to address when sidewalks are required

- Existing Code Sec 25-56 allows exemptions from the requirements to install sidewalks associated with development/redevelopment. These include
 - City Commission has not determined that sidewalks are desirable
 - Drainage problems exist or will be created
 - Adjacent properties do not have sidewalks
 - No sidewalks constructed in the original subdivision development
 - The right-of-way is less than 50-feet in width



RECOMMENDATION:

Staff proposes code language that will address sidewalks and waiver criteria:

Sidewalks Required:

- In Regional Activity Centers with limited exceptions
- In neighborhoods that have adopted plans supporting sidewalks
- On all primary and secondary arterial streets

Waiver Criteria:

- Consider context and factors such as drainage, travel speeds, proximity to schools, parks, when impractical/not necessary for safety

Sidewalk Policy