





REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-20. 2, Parking and Loading Requirements for the Downtown Regional Activity Center – City Center Zoning District and Downtown Regional Activity Center – Arts and Science Zoning District to Update the Residential Parking Requirement, Section 47-20.3, Reductions and Exemptions to Update Parking Reduction Criteria for Properties Located in the Downtown Regional Activity Center, and Section 47-24.1 Table 1. Development Permits and Procedures.

Case Number	UDP-T21005
Applicant	City of Fort Lauderdale
ULDR Section	Section 47-20, Parking and Loading Requirements
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Karlanne Grant, Planner III  

BACKGROUND:

At the September 16, 2020, Planning and Zoning Board (PZB) meeting, staff presented amendments to the Downtown Regional Activity Center zoning districts, to codify certain Downtown Master Plan dimensional requirements and provisions. The amendments were approved with several recommendations. In particular, the Planning and Zoning Board recommended to adopt a minimum residential parking requirement in the Regional Activity Center – City Center (RAC-CC) zoning district based on the Downtown Civic Association’s recommendation of introducing one parking space per residential unit, where the requirement is currently market-driven.

Since existing parking requirements exempt parking standards for residential development in the RAC-CC and the Regional Activity Center - Arts and Science (RAC-AS) districts, staff analyzed both districts in evaluating the adoption of a minimum residential parking requirement.

In evaluating the parking requirements, staff analyzed approved downtown projects and determined that the average parking ratio in RAC-CC is 1.3 parking spaces per unit, not considering outliers, indicating that the one (1) parking space / unit minimum for residential is appropriate. Staff does not recommended that the minimum parking requirement be increased beyond one space per unit. It is important to recognize that as Downtown Fort Lauderdale continues to grow and mature as the County’s regional metropolitan area, access to various modes of transportation plays an important role to keep people moving throughout the City and for Downtown’s continued economic health. This has historically been the case since downtowns typically strive to promote less dependency on cars and more dependency on multi-modal mobility.

Investments in multimodal transportation options and creating a safe and walkable city were identified as top-ranked priorities of the Fast Forward Fort Lauderdale 2035 Vision Plan. In support of this vision, in 2014 the City adopted Transit Oriented Development (TOD) guidelines (Resolution 14-19). Reducing parking demand and enhancing connectivity was identified as part of the strategy to encourage a pedestrian-friendly, vibrant Downtown. The RAC- CC in particular is envisioned as the City’s’ densest urban core, supported by planned transit initiatives that will help to sustain growth, while ensuring safe and efficient mobility.

Staff also introduced a reduction process for qualifying projects for which a parking reduction may be requested via a Site Plan Level I (administrative) review process, subject to criteria as outlined in ULDR Section 47-20.3, Reductions and Exemptions, consistent with how parking reductions are

currently reviewed in parts of the Downtown that fall within the Northwest Community Redevelopment Area.

Staff presented the proposed parking ratio and reduction concept to the City Commission at the March 2, 2021 City Commission Conference meeting. The City Commission supported staff's recommendations and requested that approval of a Site Plan Level I parking reduction be subject to the City Commission Request for Review ("call-up") procedure, outlined in ULDR Section 47-26.A.2. Accordingly, staff added the call-up provision to the amended language and amended Table 1 of Section 47.24, Development Permits and Procedures, to reflect the Site Plan Level I review for parking reduction requests in downtown, as well as other related table updates.

To review the list of projects that were analyzed to provide the proposed parking, please refer to the parking analysis attached as **Exhibit 1**. To review the proposed amendments, please refer to **Exhibit 2**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments align with the City's Comprehensive Plan, Goal 1, Objective 1.14, Use of Design Guidelines for Downtown Regional Activity Center (Downtown-RAC), which states to continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown-RAC) area to promote quality development of a desirable nature in the City's Downtown.

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. Parking Analysis
2. Amendments to ULDR Section 47-20, Parking and Loading Requirements