

ORDINANCE NO. C-21-27

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE AMENDING SECTION 47-20 ENTITLED "PARKING AND LOADING REQUIREMENTS" OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY SECTION 47-20.2, TABLE 3, ENTITLED "PARKING AND LOADING ZONE REQUIREMENTS – RAC AND CENTRAL BEACH DISTRICTS" TO MODIFY THE RESIDENTIAL PARKING REQUIREMENTS; SECTION 47-20.3 ENTITLED "REDUCTIONS AND EXEMPTIONS" TO MODIFY PARKING REDUCTION CRITERIA FOR PROPERTIES LOCATED IN THE DOWNTOWN REGIONAL ACTIVITY CENTER; TO AMEND SECTION 47-24.1, TABLE 1, TO MODIFY THE DEVELOPMENT REVIEW PERMIT AND PROCEDURE FOR CERTAIN PARKING REDUCTION REQUESTS; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale desires to amend Section 47-20.2, Table 3 entitled "Parking and Loading Zone Requirements – RAC and Central Beach Districts" of the City of Fort Lauderdale, Florida Unified Land Development Regulations (ULDR) to modify the residential parking requirements; Section 47-20.3 of the ULDR entitled "Reductions and Exemptions" to modify parking reduction criteria for properties located in the Downtown Regional Activity Center; and Section 47-24.1, Table 1 of the ULDR entitled "Development Permits and Procedures" to modify the development review permit and procedure for certain parking reduction requests; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of June 16, 2021 (PZ Case No. UDP-T21005) reviewed the proposed text amendments for consistency with the City of Fort Lauderdale Comprehensive Plan and recommended the City Commission adopt the amendments to the ULDR; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, August 17, 2021, and Thursday, September 9, 2021, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. Section 47-20-2 – Parking and Loading Zone Requirements, of the City of Fort Lauderdale ULDR is hereby amended as follows:

Sec. 47-20.2 – PARKING AND LOADING ZONE REQUIREMENTS

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TABLE 3. PARKING AND LOADING ZONE REQUIREMENTS - RAC AND CENTRAL BEACH DISTRICTS

Regional Activity Center—City Center District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	Exempt <u>1 per dwelling unit</u>	NA
Nonresidential uses	Exempt, except for development located within 100 feet of RAC-UV, RAC-RPO, RAC-TMU, that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

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Regional Activity Center—Arts and Science District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	Exempt <u>1 per dwelling unit</u>	NA
Nonresidential uses	Exempt, except for development located within 100 feet of RAC-UV, RAC-RPO, RAC-TMU that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

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SECTION 3. Section 47-20-3 – Reductions and exemptions, of the City of Fort Lauderdale ULDR is hereby amended as follows:

Sec. 47-20.3 – Reductions and exemptions.

A. *General parking reduction.*

1. Notwithstanding the off-street parking requirements provided in this Section 47-20, a parking reduction may be approved in accordance with the provisions of this section.

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4. *Review process.*

- a. Except as provided in subsection b., the application shall be reviewed in accordance with the review process applicable to a site plan level III, as provided in Section 47-24.2.

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- b. An application for a parking reduction must include the information required for a site plan level I application and is subject to the site plan level I review process as provided in Section 47-24.2 of the ULDR for the following:
 - i. Northwest-Progresso-Flagler Heights Community Redevelopment Area as defined in Resolution No. 95-86 as may be amended, adopted on June 20, 1995; or
 - ii. On property with non-residential zoning located within the Central City Community Redevelopment Area; or
 - iii. Developments which meet the criteria for affordable housing in Section 47-20.3.A.2.b. of the ULDR; or
 - iv. Locally designated historic landmark or a contributing property within a locally designated historic district that have been designated in accordance with Section 47-24.11. of the ULDR; or
 - v. On property located within the Downtown Regional Activity Center, subject to City Commission Request for Review as provided in Section 47-26A.2. Properties located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area are not subject to City Commission Request for Review as provided in Section 47-26A.2.

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SECTION 4. Section 47-24 – Development Permits and Procedures, of the City of Fort Lauderdale ULDR is hereby amended as follows:

Sec. 47-24.1 – Generally.

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TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES

Permit		Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
CENTRAL BEACH AREA DISTRICTS - see Section 47-12 and other regulations provided in this Table 1.		—	—	—	—	—	—	1. Adequacy Review Sec. 47-25.2 2. Neighborhood Compatibility Review Sec. 47-25.3
SITE PLAN— LEVEL I DEPARTMENT								
1.	Sidewalk cafe	DP		A		CRR/PZ		1. Adequacy Review Sec. 47-25.2 2. Outdoor Uses, Sidewalk Cafe Sec. 47-19.9
...								
<u>11.a.</u>	<u>Parking Reduction in Northwest Progresso-Flagler</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ</u>		<u>Parking and Loading Requirements, Section 47-20</u>

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	<u>Heights Community Redevelopment Area</u>							
<u>b.</u>	<u>Parking Reduction on property with non-residential zoning located within the Central City Community Redevelopment Area</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ</u>		<u>Parking and Loading Requirements, Section 47-20</u>
<u>c.</u>	<u>Parking Reduction for developments which meet the criteria for affordable housing in Section 47-20.3.A.2.b. of the ULDR; or</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ</u>		<u>Parking and Loading Requirements, Section 47-20</u>
<u>d.</u>	<u>Parking Reduction for Locally designated historic</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ</u>		<u>Parking and Loading Requirements, Section 47-20</u>

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	<u>landmark or a contributing property within a locally designated historic district that have been designated in accordance with Section 47-24.11. of the ULDR</u>							
e.	<u>Parking reduction on property located within the Downtown Regional Activity, subject to City Commission Request for Review as provided in Section 47-26A.2</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ or Dept</u>		<u>Parking and Loading Requirements, Section 47-20</u>
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SITE PLAN— LEVEL III								
27.a.	Parking reduction	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2 <u>Parking and Loading Requirements, Section 47-20</u>
b.	Parking Reduction in Northwest Progresso-Flagler Heights Community Redevelopment Area	R	DP	A		CRR/PZ or DRG		2. Parking and Loading Requirements, Section 47-20

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SECTION 5. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. That this Ordinance shall be in full force and effect upon final passage.

PASSED FIRST READING this 17th day of August, 2021.

PASSED SECOND READING this _____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI