



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0842

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: September 9, 2021

TITLE: Second Reading – Ordinance Amending Section 47-20 of the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Specifically Section 47-20.2, Table 3 Parking and Loading Requirements for the Downtown Regional Activity Center - City Center (RAC-CC) District and Downtown Regional Activity Center – Arts and Science (RAC-AS) District to Modify the Residential Parking Requirements, Section 47-20.3., Reductions and Exemptions, to Modify Parking Reduction Criteria for Properties Located in the Downtown Regional Activity Center, and Section 47-24.1, Table 1, Development Permit and Procedures to Modify the Development Review Permit and Procedure to – Case No. UDP-T21005 - **(Commission Districts 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider an ordinance amending the 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 District and Downtown Regional Activity Center – Arts and Science District to Modify the Residential Parking Requirement, Section 47-20.3., Reductions and Exemptions to Modify Parking Reduction Criteria for Properties Located in the Downtown Regional Activity Center, and Section 47-24.1, Table 1, Development Permit and Procedures.

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 PZB recommended to adopt a minimum residential parking requirement in the RAC-CC zoning district based on the Downtown Civic Association's recommendation of introducing one parking space per residential unit, where the ULDR currently does not include a requirement and the provision of parking is market-driven.

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

In evaluating the parking requirements, staff analyzed the parking provided and needed for built and approved downtown projects and determined that the RAC-CC projects provide an average parking ratio of 1.3 parking spaces per unit, excluding outliers, and determined that one (1) parking space / unit minimum for residential is appropriate to address the parking needs of the district. 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 the Downtown's continued economic health. This has historically been the case since downtown areas throughout the Country typically strive to promote less dependency on cars and more dependency on multi-modal mobility.

Staff also introduced a parking reduction process for qualifying projects which 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.

At the August 17, 2021, City Commission meeting, the City Commission requested clarification on how the Commission Request for Review (CRR) procedure would be applied in the review of parking reductions with the Downtown RAC as proposed by this amendment because ULDR previously contained a different criteria for review of CRR for development in the Downtown RAC. On November 5, 2020, the City Commission adopted Ordinance C-20-38 as part of the codification of the Downtown Master Plan. This amendment removed the separate CRR criteria for the Downtown as follows:

Approval of all other Site Plan Level II developments within the RAC shall not be final until 30 days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. ~~A motion seeking to review an application pursuant to this subsection 2, shall only be approved if it is found by the city commission that DRC has misapplied or failed to apply one or more requirements of the ULDR or the City's Comprehensive Plan in approving the application.~~

As indicated above, this amendment removed the language that required the City Commission to find that the Development Review Committee misapplied or failed to apply one or more requirements of the ULDR or the Comprehensive Plan. If the City Commission wishes to call up a parking reduction the criteria of Section 47-26A.2 – City Commission Request for Review, would apply to the review which states:

If an application for development permit is approved or denied and the ULDR provides for city commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision of the ULDR, the city commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the city commission with the city clerk with a copy to the department. Except as provided herein, the motion shall be considered within thirty (30) days of the decision by the lower body. For development permits approved under Section 47-24.2.A.5.b the motion shall be considered within fifteen (15) business days of the decision by the lower body. If no city commission meeting is to be held within the time frames provided herein, the motion shall be considered at the next regularly scheduled city commission meeting. A motion for city commission request for review shall supersede an application for appeal.

The PZB acting as a local planning agency recommended approval of the proposed text amendments finding it consistent with the City of Fort Lauderdale Comprehensive Plan by a vote of 8-0 on June 16, 2021. To review the list of projects that were part of the parking analysis, please refer to Exhibit 1 as provided to the PZB. The June 16, 2021, PZB Staff Report and meeting minutes are attached as Exhibit 2 and Exhibit 3, respectively. To review the proposed amendments, please refer to Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area
- Goal 2: Build multi-modal and pedestrian friendly community.
- Objective: Improve transportation options and reduce congestion by working with partners

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

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

- The Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 1: Permitted Uses: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (Series). The City's Unified Land Development Regulations (ULDR) may prohibit or restrict any of the land uses permitted within any land use category of the City's Land Use Plan.

Attachments

Exhibit 1 – Parking Analysis

Exhibit 2 – June 16, 2021, PZB Staff Report

Exhibit 3 – June 16, 2021, PZB Meeting Minutes

Exhibit 4 – Ordinance

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