



PLANNING AND ZONING BOARD MEETING

City of Fort Lauderdale
City Hall Commission Chambers
100 N. Andrews Avenue
Fort Lauderdale, Florida 33301

Wednesday, June 16, 2021
6:00 PM

AGENDA

- I. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. **APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. **ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON**
- IV. **PUBLIC SIGN-IN / SWEARING IN**
- V. **AGENDA ITEMS** *AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.*
 - 1. **CASE:** UDP-T21002
REQUEST: *Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-21, Landscape and Tree Preservation Requirements
APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: Citywide
CASE PLANNER: Glen Hadwen, Public Works Sustainability Office
DEFERRED FROM THE MARCH 30, 2021, PLANNING AND ZONING BOARD SPECIAL MEETING STAFF REQUESTS DEFERRAL TO JULY 21, 2021
 - 2. **CASE:** UDP-T21003
REQUEST: *Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-28, Density and Flexibility Rules, Establishing Intent and Purpose, Amending Definitions, and Amending Applicability

APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: Citywide
CASE PLANNER: Jim Hetzel
STAFF REQUESTS DEFERRAL TO JULY 21, 2021

3. **CASE:** UDP-T21005

REQUEST: *Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-20.2, Parking and Loading Requirements for the Regional Activity Center - City Center Zoning District and 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

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: Regional Activity Center - City Center (RAC-CC) Zoning District, Regional Activity Center - Arts and Science (RAC-AS) Zoning District, and Downtown Regional Activity Center

CASE PLANNER: Karlanne Grant

[UDP-T21005_Backup.pdf](#)

VI. COMMUNICATION TO THE CITY COMMISSION

VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE PLANNING & ZONING BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

*If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 at a minimum of 2 days prior to the meeting and arrangements will be made to provide these services for you.

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items (**) – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination



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

DOWNTOWN REGIONAL ACTIVITY CENTER PARKING ANALYSIS

Project Name	Status	Address	Zoning District	Units	Parking Spaces	Ratio (spaces per unit)	Notes
New River Yacht Club	Completed	400 SW 1st Ave	RAC-CC	256	293	1.14	
The Whitney	Completed	120 NE 4 St	RAC-CC	386	543	1.41	
The Pearl	Completed	400 NE 3rd Ave	RAC-CC	350	525	1.50	
The Queue	Completed	817 SE 2nd Ave	RAC-CC	192	323	1.68	
The Rise	Completed	405 Ne 2nd St	RAC-CC	348	446	1.28	
Pinnacle at Tarpon River	Completed	805 SE 3 Ave	RAC-CC	112	149	1.33	
Icon Las Olas	Completed	500 E Las Olas Blvd	RAC-CC	272	404	1.49	
4 West Las Olas	Completed	305 S Andrews Ave	RAC-CC	260	385	1.48	
100 Las Olas	Completed	100 E. Las Olas Blvd	RAC-CC	120	507	4.23	Hotel / Residential
The Manor	Completed	501 NE 5th Ter	RAC-CC	382	766	2.01	Mixed Used
The Edge	Completed	495 N Federal Highway	RAC-CC	331	515	1.56	
Las Olas River House	Completed	333 Las Olas Way	RAC-CC	280	366	1.31	
Exchange Lofts	Completed	115 NE 3rd Ave	RAC-CC	87	4	0.05	Adaptive Reuse Exist Structure / Parking Agreement
NOLA Lofts/Selo Hotel	Completed	313 NE 2 St	RAC-CC	150	56	0.37	
RD Las Olas	Under Construction	201 S. Federal Highway	RAC-CC	259	365	1.41	
Novo Las Olas	Under Construction	212 SE 2nd Ave	RAC-CC	329	650	1.98	Office / Residential
Next Las Olas	Under Construction	419 SE 2nd St	RAC-CC	374	472	1.26	
New River Yacht Club III	Under Construction	400 SW 1st Ave	RAC-CC	230	324	1.41	
Society Las Olas (Formerly X Las Olas)	Under Construction	221 SW 1 Ave	RAC-CC	1,214	1,227	1.01	
Alluvion Las Olas	Under Construction	215 N New River Dr E	RAC-CC	419	663	1.58	
488 Residences	Approved	444 SW 1st Ave	RAC-CC	362	363	1.00	
629 Residences	Approved	629 SE 5th Ave	RAC-CC	251	341	1.36	
One Financial Plaza Phase III	Approved	100 SE 3rd Ave	RAC-CC	300	614	2.05	Office / Added Residential
1st Avenue Residences	Approved	477 SW 1st Ave	RAC-CC	380	576	1.52	
New River Central	Approved	100 SW 6th st	RAC-CC	407	463	1.14	
FAT City	Approved	300 N Andrews Ave	RAC-CC	612	1327	2.17	Mix of Uses
URBN Flagler	Approved	421 NE 3rd Ave	RAC-CC	512	600	1.17	
Riverparc Square	Approved	501 S Andrews Ave	RAC-CC	790	1630	2.06	Mix of Uses
					Average for RAC-CC:	1.50	EXCLUDING HIGHLIGHTED OUTLIERS : 1.31
Amary Las Olas	Completed	215 SE 8 Ave	RAC-EMU	262	501	1.91	
The Waverly Las Olas	Completed	110 N Federal Highway	RAC-EMU	304	686	2.26	
Laureat	Under Construction	790 E Broward Blvd	RAC-EMU	327	507	1.55	
Las Olas Walk	Under Construction	116 S. Federal Highway	RAC-EMU	456	458	1.00	
333 Victoria	Approved	319 NE 7th Ave	RAC-EMU	63	86	1.37	
808 SE 4th St	In Review	808 SE 4th St	RAC-EMU	77	155	2.01	
					Average RAC-EMU	1.68	
Sailboat Bend Apartments	Under Construction	425 SW 4th Avenue	RAC-SMU	110	101	0.92	
New River Yacht Club West	Approved	401 SW 1st St	RAC-SMU	349	410	1.17	
Raintree Riverwalk Residences	In Review	408 SW 4th Ave	RAC-SMU	784	818	1.04	
River Lofts on 5th	In Review	307 SW 5th St	RAC-SMU	368	373	1.01	
					Average RAC-SMU	1.04	
ORA Flagler Village	Completed	673 NE 3 Ave	RAC-UV	292	351	1.20	
EON Flagler Village	Completed	421 NE 6 st	RAC-UV	214	269	1.26	
Motif (Archo Metro)	Completed	500 N Andrews Ave	RAC-UV	385	458	1.19	
ID Flagler Village	Completed	113 NE 6 St	RAC-UV	24	48	2.00	
Village Place	Completed	720 NE 4 Ave	RAC-UV	112	138	1.23	
Alta Flagler Village	Under Construction	404 NE 7th Street	RAC-UV	270	343	1.27	
Modera 555	Under Construction	555 NE 8th Street	RAC-UV	350	424	1.21	
Quantum at Flagler Village	Under Construction	701 N. Federal Highway	RAC-UV	337	626	1.86	
Tarpon Lofts	Approved	400 SE 9th Ct	RAC-UV	9	12	1.33	
Village View	Approved	640 N Andrews Ave	RAC-UV	100	100	1.00	
FAT Village East	Approved	501 N Andrews Ave	RAC-UV	307	1,051	3.42	
FAT Village West	Approved	501 NW 1st Ave	RAC-UV	125	127	1.02	
iTown	Approved	208 SE 9th St	RAC-UV	41	50	1.22	
637 Art Lofts	Approved	637 NE 4th Ave	RAC-UV	9	10	1.11	
The Forge Lofts	Approved	401 NW 1st Ave	RAC-UV	35	51	1.46	
Flagler 626	Approved	626 NE 1st Ave	RAC-UV	110	137	1.25	
Flagler Village	In Review	417 NE 1st Ave	RAC-UV	143	163	1.14	
Searstown Parcel I	In Review	901 N Federal Highway	RAC-UV	819	1351	1.65	
Searstown Parcel III	In Review	450 NE 9th St	RAC-UV	135	230	1.70	
Flagler Creative	In Review	818 NE 4th Ave	RAC-UV	314	452	1.44	
					Average RAC-UV	1.45	
					Total average for all developments	1.47	

SEC. 47-20.2. - PARKING AND LOADING ZONE REQUIREMENTS.

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/du</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.

Regional Activity Center—Arts and Science District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	Exempt <u>1/du</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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SEC. 47-20.3. – REDUCTIONS AND EXEMPTIONS

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

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.
2. *Restrictions.* A parking reduction shall not be permitted for a residential use, except for:
 - a. Residential developments located in an area with RAC zoning designation; or
 - b. Multifamily residential developments which provide affordable housing as defined in Section 9-340 of the Code of Ordinances. To qualify for the ability to obtain a parking reduction pursuant to this section, a restrictive covenant must be executed and recorded in the public records of Broward County, Florida, restricting the ownership of an owner qualified development to an eligible person for no less than five (5) years and lease of multifamily dwellings to a qualified lease development to an eligible person for no less than fifteen (15) years; or
 - c. 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.

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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.
- 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 both the Downtown Regional Activity Center and 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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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 ;xhg;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 ;xhg;2. Outdoor Uses, Sidewalk Cafe Sec. 47-19.9;xhg;
...							
11.a. <u>Parking Reduction in Northwest-Progresso-Flagler Heights Community Redevelopment Area</u>	DP		<u>A</u>		CRR/PZ or Dept		1. <u>Parking and Loading Requirements, Section 47-20;xhg;</u>
b. <u>Parking Reduction on property with non-residential zoning located within the Central City Community Redevelopment Area</u>	DP		<u>A</u>		CRR/PZ or Dept		<u>Parking and Loading Requirements, Section 47-20</u>
c. <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>	DP		<u>A</u>		CRR/PZ or Dept		<u>Parking and Loading Requirements, Section 47-20</u>
d. <u>Parking Reduction for 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</u>	DP		<u>A</u>		CRR/PZ or Dept		<u>Parking and Loading Requirements, Section 47-20</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>	DP		<u>A</u>		CRR/PZ or Dept		1. <u>Parking and Loading Requirements, Section 47-20</u>
...							
SITE PLAN—LEVEL III							

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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; xhg;

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Draft 06/10/2021

Page 4 of 4

CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD ACTING AS THE LOCAL PLANNING AGENCY
(LPA)
NOTICE OF PUBLIC HEARING
AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board acting as the Local Planning Agency (LPA) of the City of Fort Lauderdale, as well as the Planning and Zoning Board, shall hold a public hearing on WEDNESDAY, JUNE 16, 2021, at 6:00 PM or as soon thereafter as the same may be heard to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case UDP-T21005 is an amendment to Section 47-20, Parking and Loading Requirements of the Unified Land Development Regulations.

Specifically:

AMENDING "TABLE 3.PARKING AND LOADING ZONE REQUIREMENTS – RAC AND CENTRAL BEACH DISTRICTS" OF SECTION 47-20.2, "PARKING AND LOADING ZONE REQUIREMENTS," OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) TO REQUIRE ONE (1) PARKING SPACE PER DWELLING UNIT FOR RESIDENTIAL USES IN THE REGIONAL ACTIVITY CENTER - CITY CENTER (RAC-CC) AND REGIONAL ACTIVITY CENTER - ARTS AND SCIENCE (RAC-AS) ZONING DISTRICTS; AND AMENDING SECTION 47-20.3.A.4, "REDUCTIONS AND EXEMPTIONS – GENERAL PARKING REDUCTION - REVIEW PROCESS" TO REQUIRE PROPERTIES LOCATED WITHIN THE DOWNTOWN REGIONAL ACTIVITY CENTER LAND USE REQUESTING A PARKING REDUCTION TO UNDERGO A SITE PLAN LEVEL I REVIEW PROCESS, SUBJECT TO CITY COMMISSION REQUEST FOR REVIEW AS PROVIDED IN SECTION 47-26A.2.

****AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER. ****

All interested persons may view the meeting on the City' local government access channel FLTV channel 78 on Comcast or on the internet at www.fortlauderdale.gov/fltv. All interested persons may appear at said meeting and be heard with respect to the proposed amendments. Information on this amendment may be obtained from the Department of Sustainable Development, Urban Design & Planning division, 700 N.W. 19 Avenue, Fort Lauderdale, Florida, during normal business hours.

Jeff Modarelli, City Clerk
City of Fort Lauderdale