



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-20.3., Reductions and Exemptions,

Case Number	T19010
Applicant	City of Fort Lauderdale
ULDR Sections	Section 47-20
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Trisha Logan, Urban Planner III TL EL

BACKGROUND:

At the July 10, 2018, City Commission Conference meeting, the City Commission requested recommendations regarding potential amendments to the existing historic preservation ordinance. Minutes are provided as Exhibit 1. On August 28, 2018, a memorandum was sent to the City Commission outlining potential amendments and incentives through a phased approach, provided as Exhibit 2. A follow-up memorandum providing a status update on the effort and adjusted timeline was sent to the City Commission on December 20, 2018, provided as Exhibit 3.

Proposed amendments included in Phase one are aimed to have a substantial positive impact on the overall historic preservation program and have been recommended for approval by the Historic Preservation Board (HPB), the Planning and Zoning Board (PZB), and are tentatively scheduled for first reading at the August 20, 2019, City Commission Meeting.

As part of Phase two, and to address the above directive, staff is in the process of researching and developing various recommendations for historic preservation incentives. Incentives for historic preservation provide a tool to encourage private property owners to preserve or rehabilitate historic structures.

As an initial option for historic preservation incentives, parking reductions and exemptions are proposed for adaptive reuse projects on properties that are locally designated as historic resources in the City of Fort Lauderdale. The proposed amendment allows for parking reductions for residential use, and reductions and exemptions for commercial uses. The City's Unified Land Development Regulations (ULDR) Section 47-20.3, Parking Reductions and Exemptions, already includes a provision for a parking exemption for all properties located with the H-1 (Himmarshee) Historic District.

Historic resources are often constrained by existing sites they are located on and current parking requirements for an adaptive reuse project may further impede historic preservation efforts. By allowing an option for a reduction or exemption in parking for historic resources, a site can be utilized to promote preservation of a historic and architectural character of a locally designated historic landmark or towards contributing properties in a historic district. Most parking reductions or exemptions for historic resources undergoing adaptive reuse are anticipated to be for properties located along commercial corridors and in areas where there are a mix of uses; generally, not in designated residential areas.

A proposed amendment to ULDR Section 47-20.3 to address parking reductions and exemptions for historic resources was presented to the Historic Preservation Board (HPB) at the June 3, 2019 meeting. The HPB approved a motion to send a communication to the Planning and Zoning Board that the HPB did not recommend approval or denial of this item. They Board believed the spirit of the item was good, but had concerns about the lack of notice to historic neighborhoods and looked forward to working with staff and receiving recommendations to address those



concerns. One board member mentioned that he would like to explore a possible sign notice due to the cost of a mail notice, and another board member added that the notice could also include a public participation email to the Council of Fort Lauderdale Civic Associations.

AMENDMENT SUMMARY

The proposed amendment to ULDR Section 47-20.3 – Parking Reductions and Exemptions, will allow locally designated historic landmarks or contributing properties within a locally designated historic district to be eligible for the following parking reductions and exemptions:

- Properties utilized for adaptive reuse to provide one (1) off-street parking space per dwelling unit;
- Exempt commercial structures utilized for adaptive reuse that are up to 2,500 gross square feet in area from off-street parking requirements. Requiring all commercial development greater than 2,500 gross square feet and utilized for adaptive reuse to provide sixty percent (60%) of the off-street parking space requirements in Section 47-20.2 of the ULDR;
- Exemption of off-street parking requirements for commercial properties utilized for adaptive reuse and located within a Regional Activity Center ("RAC") Zoning Designation.

In addition, proposed parking reductions for designated historic resources would be reviewed as a Site Plan Level I (administrative) application.

The proposed text amendment to Section 47-20.3. of the ULDR is attached as Exhibit 4.

PUBLIC OUTREACH

On June 3, 2019, a draft of the proposed draft amendment was presented to the Historic Preservation Board on June 3, 2019. Draft meeting minutes from the June 3, 2019 HPB meeting were not available to be included as an exhibit, but will be provided to the PZB members prior to the June 19, 2019, meeting.

On May 2, 2019, a memorandum was emailed to the Council of Fort Lauderdale Civic Associations, provided as Exhibit 5.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

- ELEMENT: Historic Preservation Element
- GOAL 1: Goal 1: To provide for the identification, recognition and evaluation of the historic resources of Fort Lauderdale and to enhance public awareness and involvement in various applicable aspects of historic preservation.
- OBJECTIVE: Objective 1.5: The City shall continue to enact, amend, or revise, as appropriate, regulatory measures that will further its historic preservation goals.
- POLICY: Policy 1.5.2: The Fort Lauderdale Code of Ordinances shall be amended to incorporate the findings and recommendations found within the Historic Preservation Element and to be consistent with amendments to the Historic Preservation Element, when appropriate.

This ULDR amendment is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

City of Fort Lauderdale

City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov



Meeting Minutes

Tuesday, July 10, 2018

1:30 PM

City Commission Conference Room

City Commission Conference Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor - Commissioner
BEN SORENSEN Vice Mayor - Commissioner - District IV
HEATHER MORAITIS Commissioner - District I
STEVEN GLASSMAN Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III

LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, City Clerk
ALAIN E. BOILEAU, Interim City Attorney

CALL TO ORDER

Mayor Trantalis called the Conference Meeting to order at 1:45 p.m.

ROLL CALL

Present: Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Mayor Ben Sorensen, Commissioner Robert L. McKinzie (arrived at 5:13 p.m.) and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Interim City Attorney Alain Boileau, City Auditor John Herbst and Sergeant at Arms Tanisha Stevens

No e-comments were submitted for this meeting.

Mayor Trantalis announced Agenda items would be taken out of order to accommodate Florida Department of Transportation (FDOT) personnel and their presentation for Agenda Item BUS-1.

OLD/NEW BUSINESS

BUS-1 [18-0732](#)

Florida Department of Transportation Pedestrian Bridge over the New River Project Update

City Manager Feldman gave a brief review of the history of this item. Representatives of the Florida Department of Transportation (FDOT) and Broward County School Board (School Board) are in attendance to present their position for a safe alternative to walking and bicycling through the Henry E. Kinney Tunnel (Tunnel).

Mayor Trantalis recognized Scott Peterson, Planning and Design, FDOT. Mr. Peterson gave a presentation on the FDOT Feasibility Study.

A copy of the FDOT PowerPoint presentation is attached to these minutes.

schools are a community effort. Ms. Fertig recommended all stakeholders work collaboratively for the success of all children.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King confirmed his membership on the Broward County Diversity Advisory Board, commenting on his work with the School Board. He discussed his position on funding both public and private schools in the City.

BUS-3 18-0588

Update to the Central Beach Architectural Resource Survey

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief review of DSD's draft of the Architectural Resource Survey (Survey). He acknowledged the reason for this presentation is to receive Commission feedback noting the need for extensive public outreach. Mr. Fajardo introduced Trisha Logan, Historic Preservation Officer, who gave the Survey presentation.

Ms. Logan gave a brief history of the Survey that began in 2008 with assistance from the Fort Lauderdale Historical Society and incorporated into the Master Plan in 2011. In 2013, the State Historic Preservation Office determined several areas surveyed were eligible for registration on the National Register of Historic Places (National Register) and that occurred in 2013 and 2015. In 2017, a resurvey was implemented. The area surveyed was the Central Beach Area from Sunrise Boulevard to Holiday Drive and Harbor Drive as illustrated in the presentation. Ms. Logan expounded on how the Survey was conducted and details for buildings qualifying for historic designation and those structures warranting further research.

Ms. Logan expounded on updates to the Unified Land Development Regulations (ULDR), additional studies, public outreach and preparation of historic designation nomination. She discussed changes to the Central Beach Area over the last five years, including properties which were demolished, nomenclature and tax incentives regarding historic properties.

A copy of this presentation is attached to these minutes.

Mayor Trantalis recognized, David B. Kyner, 416 Palm Avenue and Chair of the Historic Preservation Board. Mr. Kyner commented on his ownership of historic homes in numerous cities. He suggested the Commission accept the findings and recommendations of the Survey, and moving forward. Mr. Kyner confirmed the need for extensive community outreach to educate the community and discussed

recommendations for individual designations and contributing factors.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street and Historic Preservation Board Member. Ms. Mammano recommended going forward with the modifications, including better defined terms and identification of economic incentives and procedures to the existing Ordinance.

Mayor Trantalis recognized Arthur Marcus, 1800 N. Andrews Avenue and member of the Historic Preservation Board. Mr. Marcus confirmed his qualifications as an architect and preservationist, noting the Survey is the beginning of a much larger process. He expounded on aspects of buildings and the need for protection within designated Historic Districts. Mr. Marcus expounded on this topic, citing the Town Square shopping area at the corner of Oakland Park Boulevard and A1A as an example.

Mayor Trantalis recognized Russell Dion, 701 Bayshore Drive. Mr. Dion commented on aspects of the Study and his opposition to designation of his property without his agreement. He also commented on incentives for historic designation, the effect of historic designation on property values and voluntary designation. Mr. Dion submitted backup from the National Bureau of Economic Research about property values to Mayor Trantalis.

A copy of Mr. Dion's submission is attached to these minutes.

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on his viewpoint that historic designation can be viewed as adverse condemnation and its impact on neighboring properties.

Mayor Trantalis recognized Dan Lindblade, President and CEO of the Greater Fort Lauderdale Chamber of Commerce (Chamber). Mr. Lindblade commented on the discussion of Historic Designation at the Chamber's recent Board Meeting, confirming that a motion to oppose historic preservation was rescinded. He commented on the business community's economic concerns over blanket labeling of Historic Districts. The Chamber would like to participate in the process and urges careful consideration.

Mayor Trantalis recognized Tim Schiavone, 911 Sunrise Lane, owner of the Parrot Lounge and designated representative of the North Beach Village Merchants Association. Mr. Schiavone commented on how this procedure impacts individuals. He requested the Commission be

reasonable and fair, noting his willingness to participate in the process to work together. He noted the need for property owners' consent in order for these efforts to be successful.

Mayor Trantalis recognized Steve Gonely, 700 Antioch. Mr. Gonely discussed costs related to his home's window replacement located in a Historic District. He also commented on other issues related to his home's renovations and infrastructure concerns.

Mayor Trantalis recognized Dayaldas Lalwani, 3132 NE 9th Street. Mr. Lalwani commented on his family's business in the Central Beach Area. He discussed the community's opposition to this issue, a lack of clear definitions, and the need for transparency and community involvement.

Mayor Trantalis recognized Greger Nilzen, 3003 Terramar St. Mr. Nilzen commented on his North Beach Village residence, business and beautification efforts in this area. He commented on his opposition to blanket Historic Designation and desire for improved streetscapes and landscaping in North Beach Village. Mayor Trantalis commented on developers previous efforts in the North Beach Area. Mr. Nilzen commented on the need for area upgrades.

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms. Laughlin commented on historic preservation, stating that it cannot be forced on people. She discussed practical realities for opposing the historic designation of the Central Beach Area, commenting on reasons regarding property rights and the need for consent of property owners. Ms. Laughlin submitted her comments for the record.

A copy of Ms. Laughlin's comments is attached to these minutes.

Mayor Trantalis recognized Stephen Tillbrook, Esq., 200 East Las Olas Boulevard and Chair of the Government Affairs Committee for the Greater Fort Lauderdale Chamber of Commerce. Mr. Tillbrook discussed his redevelopment work in the City, commenting on the vision and goals. He noted neighbors were not consulted in the Survey, commenting on the flawed criteria as it relates to what constitutes a contributing property, expounding on this point.

Mayor Trantalis recognized Courtney Crush, Esq., Crush Law, P.A., 333 New River Drive and on behalf of several property owners in the Central Beach Area. Ms. Crush confirmed the need for additional time for her client's consultants to review and digest the Survey. She commented on the history of efforts regarding the Central Beach Master Plan since

2008. Ms. Crush expounded on issues regarding this Survey, confirming her clients' opposition to blanket Historic Designation.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on the number of structures that are fifty years old and would be considered as contributing factor to Historic Designation. He recommended this be voluntary, expounding on the reasoning.

Mayor Trantalis recognized Dev Motwani, 2415 Del Mar Place. Mr. Motwani discussed his family being long time property owners in the Central Beach Area and his ownership of two historic properties in the City. He confirmed his support of historic preservation in the right context and done the right way. Mr. Motwani noted the Study was correct. However, the Study was based on flawed Unified Land Development Regulations (ULDR), expounding on this point. As a first step, Mr. Motwani recommended making appropriate changes. He confirmed his opposition, commenting on the many challenges associated with living in a Historic District.

Mayor Trantalis recognized Tom McMannus, 632 Intracoastal Drive. Mr. McMannus recommended reconsidering the process, confirming his opposition to the blanket historic designation and commenting on the unintended consequences. He urged working with the community.

Commissioner Glassman thanked Staff for their work and the members of the community for their input. He commented on his position and the need for the City to holistically determine how to handle historic preservation while respecting history. Commissioner Glassman noted the City of Fort Lauderdale applied and received its federal and state recognized Certification as a Local Government, commenting on the corresponding level of responsibility regarding historic preservation and the importance of education. He commented on the four historic areas in the City and the need to look at them holistically.

Commissioner Glassman recommended increased incentives, commenting on the options available, discussing the history of this topic and the City's Master Plan's recommendations to address historic preservation. Further comment and discussion ensued on establishing a Historic Preservation Trust Fund (HPTF), addressing the Florida Master Site File and changes in the ULDR. Commissioner Glassman recommended more groundwork be done in the recommendation portion of the backup to this Agenda item.

Commissioner Moraitis commented on the need to assist with improving

areas rather than taking over areas, noting initiatives in the Birch Road area. She confirmed her opposition to overlay zoning, commenting on the need to preserve property rights and support for property owners who consent to having their property designated as historic. Commissioner Moraitis commented on the need for incentives, additional studies and her position to preserve property rights.

Vice Mayor Sorensen commented on his position, confirming the importance of historic preservation and concurring with concerns of blanket designation. He noted the importance of neighbor and property owner engagement to move this issue forward and addressing incentives. Vice Mayor Sorensen commented on the opportunity and importance of improving the ULDR to facilitate a clear understanding and expectation.

Mayor Trantalis acknowledged the work of Mr. Kyner and the Historic Preservation Board. He commented on the identity of the City and the economic benefits as it relates to Historic Preservation, discussing examples of other municipalities' identifiable attributes. Mayor Trantalis commented on his long-held position to address and improve the economic impact on historic property owners and the transfer of development rights. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 3:44 p.m.

Mayor Trantalis reconvened the meeting at 4:07 p.m.

BUS-4 [18-0576](#)

Uptown Urban Village Project - Land Use Plan Amendment Status

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief update on efforts for the Uptown Urban Village Project (Project). He introduced Jim Hetzel, Planner III - DSD. Mr. Hetzel gave the Commission a presentation on the Project. Mr. Hetzel gave a brief update on the history and background of the Project. Details regarding Mr. Hetzel's comments are noted in the attached presentation.

A copy of the PowerPoint Presentation is attached to these minutes.

Mr. Hetzel said Staff is seeking Commission direction to move forward with the Land Use Plan Amendment to be presented at an upcoming Commission Meeting for transmittal to Broward County. Staff continues to work on the Master Plan that will also be presented to the Commission. In response to Mayor Trantalis, Mr. Hetzel confirmed that

Vice Mayor Sorensen commented on rescheduling the first Budget Hearing on September 6, 2018. Further comment and discussion ensued on rescheduling this meeting.

Vice Mayor Sorensen discussed the Las Olas Corridor Mobility Public Workshop (Workshop), expounding on the successful results. He requested a follow-up meeting with the City's traffic consultants on retainer for guidance. Further discussions ensued on revisiting the results of the original design implemented by Staff and subsequent refinement based on Workshop feedback. Further comment and discussion ensued on the numerous contexts for different sections of Las Olas Boulevard from the beach to Andrews Avenue. Mayor Trantalis recommended this be brought before the Commission as a Conference Meeting item following upcoming Workshops.

Commissioner McKinzie arrived at 5:13 p.m.

Mayor Trantalis confirmed the ongoing process for reviewing resumes for the City Attorney position and the vetting process. Discussions ensued on this topic. It was confirmed that Mayor Trantalis and City Manager Feldman would vet the remaining 25 resumes and bring the resulting resumes before the Commission at the August 21, 2018 Conference Meeting.

Commissioner McKinzie commented on his arriving late to today's Conference Meeting. He attended the Swearing In Ceremony for Boynton Beach Police Chief Michael Gregory, formerly Assistant Police Chief with the Fort Lauderdale Police Department.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 5:16 p.m.



Memorandum

Memorandum No: 18-131

Date: August 28, 2018

To: Honorable Mayor and Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

Re: Historic Preservation Update Schedule

The City Commission has given direction to City staff regarding potential amendments to the existing preservation ordinance as well as researching incentives that can be utilized to encourage property owners to apply for historic designations.

In order to accomplish these tasks with existing resources we have broken down these efforts into phases that we believe will suitably address the direction received, accomplish high impact amendments that we feel would be widely supported, and determine long term solutions that will resolve more complicated issues the City has been dealing with over the past several years since the original ordinance was drafted and adopted.

Phase 1:

While there are numerous items to be addressed in updating the City's Unified Land Development Regulations (ULDR) related to historic preservation, it is important to address several elements within the existing framework to provide a solid foundation for the overall program. One of the primary benefits of these proposed edits, revisions, and additions, is that it will allow staff to process additional applications administratively and expeditiously, which alleviates the amount of time staff spends on processing applications for the Historic Preservation Board (HPB), and saves both time and money for the property owner in applying to the HPB as well as adding a certain level confidence in the process. Below is an outline of the proposed changes:

Outline of Proposed Changes to ULDR Section 47-24.11

- Additional definitions for "contributing property," "non-contributing property," "Fort Lauderdale register of historic places," and "Historic preservation design guidelines" as well as other definitions that further clarify the text contained within the ordinance.
- Modifications to designation process to clarify the process with inclusion of interim protection measures for properties within the historic designation process and inclusion of criteria exceptions (as referenced within the National Register Bulletin.)

- Proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale's Historic Preservation Design Guidelines.
- Proposed language to address amendments to work previously approved by the historic preservation board that will allow for a streamlined process with criteria similar in concept to how amendments to Planning and Zoning Board or City Commission approved plans.
- Proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties.
- Develop expiration criteria for Certificates of Appropriateness that would be similar to expirations of site plan approvals.
- Miscellaneous edits to address inconsistencies throughout the text to ensure clarity on the process and requirements.
- Revision to ULDR Section 47-27, Notice Procedures for Public Hearings, to reflect the addition of interim protection measures and other revisions to the designation process.

Staff believes this low hanging fruit concept will have a substantial positive impact to the overall certificate of appropriateness permit that will streamline the process and give our neighbors a greater level of comfort and clear expectations when going through the process for any properties that are individually designated or within a designated historic district.

Current Proposed Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board
- **September - October 2018** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks, and other community stakeholders: FLHS (Patricia Zeiler), Broward Trust for Historic Preservation (Micheline Michel), and various interested parties within the development community
- **December 19, 2018** Planning and Zoning Board

- **January 2019** First reading at City Commission
- **February 2019** Second reading at City Commission

Phase 2:

In an effort to address the City Commission directive to research and develop recommendations regarding Historic Preservation Incentives staff proposes the following timeline:

Timeline of Research and Implementation of Historic Preservation Incentives

- **September – December 2018** Staff research and meetings with local municipalities, stakeholders, and other interested parties.
- **January – February 2019** Prepare draft ULDR amendments of proposed incentives.
- **March – June 2019** Meetings to review proposed changes with stakeholders and interested parties including the Historic Preservation Board.
- **July 2019** Planning and Zoning Board
- **August 2019** First Reading at City Commission
- **September 2019** Second Reading at City Commission

Phase 3:

In 2012, a working group consisting of members of the Historic Preservation Board and members of the community (along with input from City staff and the City Attorney's Office) proposed amendments to the Historic Preservation Ordinance. This effort was very large in scope and there were several aspects of the proposed amendments, which remain outstanding from the perspective of addressing issues and concerns from a legal and practical standpoint.

Recently, members of the current Historic Preservation Board have commented that they would like to this effort move forward again. However, the time and dedication to accomplish an overall amendment to the ordinance would require devoting staff to a large scale project, where accomplishing phase 1 above would provide high impact changes to the existing ordinance that would be more beneficial in a shorter amount of time.

A certificate to dig (a recommendation from the working group that would require a certificate to be issued prior to any ground disturbing activity) is an example of an outstanding item from this effort. This recommendation did not provide clear criteria at

the time and there were several questions that remained unanswered that will require additional research and time.

Staff does anticipate that Phase 1 will address some of the issues that are part of the larger overall amendment effort and intend on working on some issues throughout and during the time period of Phases 1 & 2. To illustrate this point please see the following:

Outline of New Items Proposed in 2012 Amendments

- Declaration of Public Policy and Legislative Intent
- Definitions (addressed in current update)
- Updates Designation Process (addressed in current update)
- Updates to Certificate of Appropriateness Review Process (partially addressed in current update)
- Certificate to Dig (Archaeology)
- Maintenance of Designated Historic Resources and Demolition by Neglect
- Incentives: Financial Assistance; Permit Fee Incentive Program; Additional Fees for Demolitions; Conservation Easements; Property Tax Exemption for Commercial Properties
- Transfer of Development Rights (TDR)


It is our intent to ensure that all requests are addressed and given the resources available we believe that the above timeline will allow staff to move forward.

- c: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, Interim City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors



Memorandum

Memorandum No: 18-182

Date: December 20, 2018
To: Honorable Mayor and Commissioners
From: Lee R. Feldman, ICMA-CM, City Manager 
Re: Adjusted Timeline for Phase I Implementation of Historic Preservation Updates

As part of ongoing efforts to incorporate proposed changes to the historic preservation ordinance under "Phase I" as outlined in the Commission Memorandum No: 18-131, City staff is providing the following update regarding progress made and an adjustment to the schedule that was originally outlined.

To date, staff has presented to the Historic Preservation Board, the Sailboat Bend Civic Association, and to a group of preservation stakeholders that included owners of locally designated Historic Landmarks. After the initial public outreach meetings, neighbors expressed an interest in holding additional public outreach meetings to associations that may also be affected by the updated ordinance. Following this request, a document that addressed Frequently Asked Questions was sent to all Civic and Business Associations which offered the option for City staff to present to their group on the topic. Thus far one Civic Association has requested a presentation with meetings now scheduled with the Central Beach Alliance Board and General Membership in January 2019. Staff will wait to hear from Civic and Business Associations regarding the invitation to present until February 2019 before moving forward with the timeline as outlined below.

Additional feedback received during the course of public outreach included concerns on the broadness of who may apply for historic landmark designation in the City of Fort Lauderdale. Under Phase 1, redefining who can apply for historic landmark designation is not addressed, however staff is looking to include an additional amendment in order to address this concern following the receipt of feedback from the City Commission.

Adjusted Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board

- **October 2018 – February 2019** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks; other community stakeholders, and various interested parties within the development community; Central Beach Alliance Board and General Membership
- **March 4, 2019** Update Presentation to the Historic Preservation Board
- **April 17, 2019** Planning and Zoning Board
- **May 2019** First reading at City Commission
- **June 2019** Second reading at City Commission

Due to this adjustment in the timeline for Phase I, the timelines for accomplishing initiatives outlined within Phase II and Phase III will also be adjusted. As those initiatives move forward, further updates will be provided.

C: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors

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.
2. *Restrictions.* A parking reduction shall not be permitted for a residential use, except for:
 - a. Residential developments located in an area with an 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.
 - 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.
3. *Application.* An application to approve a parking reduction shall be submitted to the department and approved as provided herein. An application for parking reduction shall be submitted on forms provided by the department. The application shall include the information required for a site plan level III ~~application as provided in Section 47-24.2, 47-24.1.F. of the ULDR~~ and shall in addition include the following:
 - a. An eight and one-half (8½) inch by eleven (11) inch general vicinity map scale of not less than one (1) inch equals five hundred (500) feet, identifying the parcel proposed for the parking reduction and, if at a different location, the parcel that the parking will serve and all lots located within a seven hundred-foot radius of the parcel to be served by the proposed parking facility and the parcel which will be used for parking. The map shall identify existing zoning and residential uses within the seven hundred-foot area.

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- b. A site plan at a scale of not less than one (1) inch equals forty (40) feet showing the parcel that the parking facilities are intended to serve and if parking is off-site, the parcel which will be used for parking; all existing and proposed improvements on the parcels including buildings, landscaped and paved areas; and an ingress and egress plan showing all walkways and drives that will be used for pedestrian and vehicular access in the development.
 - c. Identification of one or more of the criteria provided in this Section 47-20.3, which the applicant submits as the basis for a parking reduction.
 - d. A parking study which documents and supports the criteria submitted by the applicant for a parking reduction. The parking study shall be certified by a state licensed engineer, architect or landscape architect or American Institute of Certified Planners certified planner and shall document the existence of certain facts related to the projected use of the parking facility and its relationship to surrounding rights-of-way and properties. The methodology for conducting the study shall be submitted for review and approval by the city engineer and shall include, but not be limited to the week and day the study will be conducted, the number of days and duration of the study, and the time intervals and locations for data collection.
 - e. A report by the city engineer, city's director of parking services and director regarding the parking reduction application when required in accordance with the provisions of this section.
 - f. The application may be forwarded for review by an independent licensed professional engineer contracted by the city to determine whether the parking study supports the basis for the parking reduction request. The cost of review by the city's consultant shall be reimbursed to the city by the applicant.
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 on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area as defined in Resolution No. 95-86 as may be amended, adopted on June 20, 1995, or on property with non-residential zoning located within the Central City Community Redevelopment Area, or for developments which meet the criteria for affordable housing in Section 47-20.3.A.2.b, shall require~~must include the information required for a site plan level I approval 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.
- 5. *Criteria.* An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:
 - a. Adequacy requirements, as provided in Section 47-25.2; and
 - b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or
 - c. There is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4, which spaces may be used to provide

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parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's director of parking services and city engineer; or

- d. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or
- e. If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or
- f. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or
- g. Any combination of subsections A.5.a through e; and
- h. Notwithstanding the provisions of Section 47-20.19 and Section 47-3, Nonconforming Uses, Structures and Lots, parking legally permitted and associated with an established permitted use prior to or on the effective date of the ULDR (June 18, 1997) located within the Central Beach zoning districts of the Central Beach Regional Activity Center, and where the structure containing such permitted use is not voluntarily demolished by more than fifty (50) percent such parking shall be deemed to be conforming parking for the purposes of a change of use as regulated by Section 47-20 and Section 47-3, Nonconforming Uses, Structures and Lots and shall not be required to provide additional parking; and,
- i. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

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6. Conditions may be required on the site where the parking facility is to be located and the site which the parking facility is intended to serve, if such conditions are necessary to preserve the character and integrity of the neighborhood affected by the proposed reduction and mitigate any adverse impacts which arise in connection with the approval of a parking reduction.
7. *Effective date of approval.* The approval of an application for parking reduction shall not be effective nor shall a building permit be issued for a parking facility until thirty (30) days after approval and after the requirements in subsection A.4 are met, and then only if no motion is adopted by the city commission seeking to review the application or no appeal is filed as provided in Section 47-26B, Appeals. If no action is taken by the City Commission within the thirty-day period, the approval of the parking reduction shall be final.
8. *Parking reduction order.* If an application for parking reduction is approved, such approval shall be evidenced in an order executed by the department and a consent to order executed by the applicant. The order shall state the number of parking spaces required to be provided, a legal description of the property where the parking is to be provided and the property served by the parking area and the conditions upon which the parking reduction is approved. The parking reduction order shall only take effect upon the recordation of the order in the public records of Broward County at the expense of the applicant and filed with the department by applicant.
9. The parking reduction order shall act as a restrictive covenant running with the land and be binding on any successors in interest or assigns of the property owner.
10. If there is a failure of any condition contained in the parking reduction order, the owner of the property or agent shall:
 - a. Apply for an amended parking reduction order. The application shall show that although the condition has failed, it does not adversely impact the character and integrity of surrounding properties or that additional conditions will be substituted for any failed condition. The department may require a new parking study as provided in subsection A.1.d to support the application.

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- b. In the event the department agrees with the application, the department may approve the amendment to parking reduction. The approval of the amendment shall not take effect for thirty (30) days during which time the city commission may adopt a motion to review the approval in accordance with Section 47-26B, Appeals. If no motion is adopted the approval shall be final.
 - c. When final, the amended order shall be prepared for execution and recording in the public records of the county at applicant's expense by the applicant.
 - d. If the department determines that failure of the condition adversely impacts the character and integrity of surrounding properties, the owner will be required to comply with the condition or obtain a new parking reduction order in accordance with this section. Failure of a condition of a parking reduction order without approval of an amended or new parking reduction order as provided herein shall be a violation of the ULDR.
11. If a parking reduction application includes the use of an off-site parcel owned by other than the applicant for parking or purposes related to parking, an off-site parking agreement in accordance with Section 47-20.18 will be required.
12. A parking reduction order may be terminated by application of the owner of the property affected by the order to the department if it is shown that parking has been provided which meets the requirements of Section 47-20.2 and the use no longer needs a parking reduction. A termination of the parking reduction order shall be executed by the department and recorded in the public records of the county at the applicant's expense. A copy of the recorded order shall be filed with the department by the applicant.
13. *Appeal.* If a parking reduction application is denied or approved with conditions unacceptable to the applicant, the applicant may appeal to the appropriate City body in accordance with the provisions of Section 47-26, Appeals and Request for Review, as provided on Table 1 in Section 47-24, Development Permits and Procedures.

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- B. *Central beach parking facility fee.* Parking reductions in the central beach area may be granted by the payment of a parking facility fee in accordance with Section 47-12.9.
- C. *Downtown Regional Activity Center.* Uses located within the RAC-CC and RAC-AS districts shall be exempt from the parking required as provided in Section 47-20.2. Parking for all other RAC districts shall be required as provided in Table 3 of this Section 47-20.
- D. *Galt Ocean Mile.* All permitted uses except apartments shall receive an exemption of one (1) space for each one thousand (1,000) square feet of plot area on the following lots:
1. The lots in the Galt Ocean Mile business area fronting on both sides of N.E. 32nd Street and N.E. 33rd Street from N.E. 32nd Avenue to State Road A-1-A.
 2. Those lots bounded on the west by the Intracoastal Waterway; on the east by a line one hundred thirty (130) feet east of N.E. 33rd Avenue; on the north by Oakland Park Boulevard; and on the south by Sailfish Lake, the north line of Lot 10, Block 25, and the south line of Lot 1, Block 23; both of Lauderdale Beach Ext. Unit "B," P.B.29, P.32.
- E. *Historic landmarks and historic districts. H-1 district.* ~~The following legally described land, zoned H-1, is exempt from the parking requirements as provided for in this section:~~
1. Off-Street parking is subject to the regulations in Section 47-20.2 of the ULDR, except as provided herein. Historic landmarks designated by the City that are utilized for adaptive reuse as defined in Section 47-24.11 of the ULDR and contributing properties located within a historic district designated by the City and that are utilized for adaptive reuse as defined in Section 47-24.11 of the ULDR must comply with the following regulations: An area in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida, said area bounded on the north by a line one hundred twenty (120) feet north of and parallel with the centerline of S.W. 2nd Street; on the east by S.W. 2nd Street; on the east by S.W. 2nd Avenue; on the south by New River; and on the west by S.W. 5th Avenue.

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- a. Residential Properties are required to provide one (1) off-street parking space per dwelling unit.
- b. Commercial Properties:
 - i. Off-Street parking is not required for structures up to 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide sixty percent (60%) of the parking spaces required for uses as provided in Table 1 in Section 47-20.2 of the ULDR.
 - ii. Commercial properties are exempt from all parking requirements for structures located within a RAC zoning designation.
- c. H-1 district. The following legally described land, zoned H-1, is exempt from the parking requirements as provided for in this section:
 - i. An area in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida, said area bounded on the north by a line one hundred twenty (120) feet north of and parallel with the centerline of S.W. 2nd Street; on the east by S.W. 2nd Street; on the east by S.W. 2nd Avenue; on the south by New River; and on the west by S.W. 5th Avenue.

F. On-street parking. The number of required parking spaces for development within the Northwest-Progresso-Flagler Heights Community Redevelopment Area, and abutting non-residential properties located within the Central City Community Redevelopment Area, and for developments which meet the criteria for affordable housing in Section 47-20.3.A.2.b. The number of required parking spaces for development within the Northwest-Progresso-Flagler Heights Community Redevelopment Area and abutting non-residential properties located within the Central City Community Redevelopment Area, of the ULDR, and locally designated historic landmarks, or contributing properties within a locally designated historic district that have been designated in accordance with Section 47-24.11. of the ULDR may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

- 1. The on-street parking space abuts the development site.

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2. The on-street parking space is located between the extended property lines of the property applying for the reduction, except, if a parking space straddles two (2) properties owned by different property owners each property may count the space towards required parking.
3. There is a minimum five-foot sidewalk along the side of the property abutting the on-street parking spaces which meets City Engineering standards. A sidewalk wider than five (5) feet may be required by the City Engineer if necessary to provide a sidewalk consistent with abutting properties or if necessary to meet Engineering standards.
4. The on-street parking spaces must meet the geometric, drainage and site clearance standards provided in Section 47-20 and such other standards determined to be necessary to provide adequate and safe parking as determined by the City Engineer.
5. The right-of-way abutting the on-street parking spaces has sufficient width as determined by the City Engineer to maintain the on-street parking spaces safely.
6. The on-street parking spaces remain open for use by the public.
7. Street trees are in place along the property abutting the on-street parking spaces in accordance with the requirements of Section 47-21.

G. *Shared Parking.*

1. The Development Review Committee (DRC) may authorize a parking reduction for a development site with multiple uses upon the review of a shared parking study that demonstrates that the uses are in close proximity to one another and have different peak parking demands and operating hours.
 - a. *Shared parking study.* The shared parking study shall clearly identify the uses that will use the shared spaces at different times of the day, week, month or year subject to the following:

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- i. The shared parking study shall be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;
 - ii. The shared parking study shall address the size and type of activities, the composition of tenants or, uses, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;
 - iii. The shared parking study shall provide for no reduction in the number of handicapped spaces;
 - iv. The shared parking study shall provide a plan to convert reserved space to required spaces; and,
 - v. The shared parking study shall be approved by the City Engineer prior to submittal, based on the feasibility and observations of the uses to share the parking due to their particular peak parking and trip generation characteristics; and
 - vi. Shared use parking approval shall only be valid for those uses as indicated in the study;
 - vii. If a parking reduction is approved under the provisions of this section, such approval shall be evidenced by the issuance of an order in the manner prescribed in Section 47-20.3.A.8. of the ULDR.
- b. *Change in use.* Should any of the approved uses as indicated in the approved shared parking study change, or should the Zoning Director or City Engineer find that any of the conditions described in the approved shared parking study or parking reduction order no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this section or of providing the number of spaces required for each use as if computed separately.
- H. *Active and Passive Park Use.* The number of required parking spaces for active and passive park use may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

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1. The on-street parking space abuts the development site; and
2. The on-street parking space is located between the extended property lines of the development site; and,
3. A minimum 5-foot wide sidewalk shall be installed subject to the approval of the City Engineer. A sidewalk wider than five (5) feet may be required by the City Engineer if necessary to provide a sidewalk consistent with abutting properties or if necessary to meet Engineering standards; and,
4. The on-street parking spaces must meet the geometric, drainage and site clearance standards provided in Section 47-20 and such other standards determined to be necessary to provide adequate and safe parking as determined by the City Engineer; and,
5. The right-of-way abutting the on-street parking spaces has sufficient width as determined by the City Engineer to maintain the on-street parking spaces safely; and,
6. The on-street parking spaces remain open for use by the public; and,
7. Street trees are in place along the property abutting the on-street parking space in accordance with the requirements of Section 47-21.

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Trisha Logan

From: Karlanne Grant
Sent: Thursday, May 02, 2019 1:45 PM
To: Colleen Lockwood (colleenlockwood1@icloud.com)
Cc: Anthony Fajardo; Christopher Cooper; Ella Parker; Trisha Logan; Mohammed Malik
Subject: Proposed Text Amendments: Permit Bowling Alley in RAC-CC and RAC-UV Zoning Districts and Parking Exemptions for Historic Resources

Good afternoon, Ms. Lockwood.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding current code amendments undertaken by the Department of Sustainable Development. The City welcomes any comments or suggestions you may have.

Proposed Text Amendments

- Amend Unified Land Development Regulations (ULDR) to permit bowling alley as a use in the Regional Activity Center-City Center (RAC-CC) and Regional Activity Center-Urban Village (RAC-UV) zoning districts by amending Section 47-13.10. - List of permitted and conditional uses, RAC-CC; Regional Activity Center-Arts and Science (RAC-AS); RAC-UV; Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-S Ae); South Regional Activity Center-South Andrews west (SRAC-S Aw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MU ne), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU e) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU w) collectively known as NWRAC-MU; and,
- Amend ULDR Section 47-20, Parking and Loading Requirements to allow parking exemptions for locally designated historic landmarks or contributing properties within a locally designated historic district.

Background

The RAC-CC zoning District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. In addition, the RAC-CC zoning district permits mixed use development including high intensity commercial uses, as well as downtown residential housing. Adding the bowling alley use will complement the live, work, play environment that we strive to achieve in the Downtown.

In addition, City Commission asked for recommendations regarding potential amendments to the existing historic preservation ordinance, including incentives for existing and future owners of properties that are designated. In an effort to address this directive, staff is in the process of researching and developing various recommendations for historic preservation incentives which has resulted in an initial option for parking exemptions and reductions. Historic properties are often constrained by their existing sites and current parking requirements for an adaptive reuse project may impede on historic preservation efforts. By allowing an option for an exemption or reduction in parking, it allows a site to further promote the preservation of the historic and architectural character of a local designated historic landmark or contributing properties in a historic district.

Amendment Summary

Section 47-13.10. – List of Permitted and Conditional Uses, Regional Activity Center-City Center (RAC-CC)...

The proposed amendment will add bowling alley to the RAC-CC and RAC-UV zoning districts.

Section 47-20.3 – Parking and Loading Requirements, Reductions and Exemptions

The proposed amendment will allow locally designated historic landmarks or contributing properties within a locally designated historic district that will be utilize for adaptive reuse to be exempt from off- street parking requirements for a residential use in excess of one (1) parking space per dwelling unit and exempt for commercial structures between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses provided in Table1 and exempt from all parking requirements for structures located in an area with a RAC zoning district. In addition, a parking reduction request may be permitted as a Site Plan Level I review for locally designated historic landmarks or a contributing property within a locally designated historic district that has been designated.

Next Steps

Both text amendments are proposed to be heard at the June 19, 2019, Planning and Zoning Board meeting and 1st and 2nd Reading at City Commission in August and September, respectively.

Kind regards,

Karlanne Grant, Planner III

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-6162 | E: kgrant@fortlauderdale.gov



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing this e-mail. Thank you.

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 19, 2019 at 6:00 PM or as soon thereafter as the same may be heard in the City Commission Chambers, City Hall, 1st floor, 100 North Andrews Avenue, Fort Lauderdale, Florida to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case T19010 is an amendment to the ULDR to allow certain locally designated historic landmarks and contributing properties within a locally designated historic district that will be utilized for adaptive reuse to be exempt from off-street parking requirements for a residential and commercial uses. In addition, a parking reduction request may be permitted as a Site Plan Level I review for locally designated historic landmarks or a contributing property within a locally designated historic district that has been designated.

Specifically:

AMENDING, SECTION 47-20.3. ENTITLED "REDUCTIONS AND EXEMPTIONS" IN THE CITY OF FORT LAUDERDALE'S UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) TO ADD A RESIDENTIAL USE PARKING REDUCTION EXEMPTION FOR LOCALLY DESIGNATED HISTORIC LANDMARKS AND CONTRIBUTING PROPERTIES WITHIN A HISTORIC DISTRICT DESIGNATED BY THE CITY. TO ALLOW LOCALLY DESIGNATED RESIDENTIAL HISTORIC LANDMARKS AND RESIDENTIAL CONTRIBUTING PROPERTIES WITHIN A HISTORIC DISTRICT DESIGNATED BY THE CITY AND UTILIZED FOR ADAPTIVE REUSE TO PROVIDE ONE (1) OFF-STREET PARKING SPACE PER DWELLING UNIT AND EXEMPT COMMERCIAL STRUCTURES UTILIZED FOR ADAPTIVE REUSE THAT ARE UP TO 2,500 GROSS SQUARE FEET IN AREA FROM OFF-STREET PARKING REQUIREMENTS. REQUIRING ALL COMMERCIAL DEVELOPMENT GREATER THAN 2,500 GROSS SQUARE FEET AND UTILIZED FOR ADAPTIVE REUSE TO PROVIDE SIXTY PERCENT (60%) OF THE OFF-STREET PARKING SPACE REQUIREMENTS IN SECTION 47-20.2 OF THE ULDR. PROVIDING FOR AN EXEMPTION OF OFF-STREET PARKING REQUIREMENTS FOR COMMERCIAL PROPERTIES UTILIZED FOR ADAPTIVE REUSE AND -LOCATED WITHIN A REGIONAL ACTIVITY CENTER ("RAC") ZONING DESIGNATION. IN ADDITION, A PARKING REDUCTION REQUEST IS SUBJECT TO SITE PLAN LEVEL I REVIEW FOR HISTORIC LANDMARKS DESIGNATED BY THE CITY OR CONTRIBUTING PROPERTIES WITHIN A LOCALLY DESIGNATED HISTORIC DISTRICT.

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

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may 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 at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

Publish on **May 31, 2019** as a legal classified ad.

Please provide proof to nmartin@fortlauderdale.gov

And Affidavit of Publication to: City of Ft. Lauderdale
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

cc: City Clerk
Finance AIP
Planner
Case File