PARKING REDUCTION ORDER

**Case No. [Insert Case No.]**

#### Applicant/Project:

#### Applicant, [insert name], filed an application for a Development Permit for a Site Plan Level [insert level] development on a certain parcel of land located at [insert address], referred to as Case No. [insert case no.] (the “Development Site”) to develop a [insert development program] known as the [insert project name] legally described in Exhibit 1.

1. The Development Site is located in the [insert] zoning district.

#### C. The Applicant submitted a Development Review Committee (“DRC”) application for the parking reduction for the Development Site pursuant to a parking statement prepared by the Applicant’s consultant dated [insert date].

#### D. Final DRC approval is conditioned on the Applicant recording a parking reduction order in the public records of Broward County at the expense of the Applicant and filed with the Development Services Department.

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E. The application for parking reduction, pursuant to ULDR Section 47-20.3 associated with the Development Site was presented to and approved by the Planning and Zoning Board on [date].

F. The application for parking reduction was reviewed based upon the requirements provided in Section 47-20.3 of the ULDR and the facts submitted by the Applicant:

1. The number of parking spaces required for the Development Site, as depicted on the development plan, is as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **Property** | **ULDR Parking Requirement** | **Spaces Provided on Development Site** | **No. of Spaces to be Reduced** |
| [insert use] |  |  |  |
|  |  |  |  |
| **Total** |  |  |  |

1. As shown on the development plan, the number of spaces required to be provided on the Development Site per the current parking space rate of [insert] per room as established in ULDR Section 47-20.2, Parking and Loading Requirements, Table 3, is [insert] spaces for the proposed development.
2. The total number of parking spaces required to be provided on the site are [insert]. The Applicant requested a reduction of the parking requirement for the Development Site, so that the number of parking spaces provided for the Development Site as shown on the development plans is [insert] spaces, including [insert] spaces for the proposed hotel and 104 spaces for the existing Courtyard by Marriott.

Based and contingent on the continuation of the facts submitted above it is ORDERED that a [insert] space [insert] parking reduction is hereby approved for the Development Site, which will result in a parking requirement of [insert] spaces in connection with the proposed hotel, subject to the following conditions:

1. This Parking Reduction Order acts as a restrictive covenant running with the land and is binding on any successors in interest or assigns of the applicant/property owner.
2. This Parking Reduction Order may only be terminated by approval of the City of Fort Lauderdale in accordance with the ULDR or as provided in this Order. If there is a failure of a condition of this Order or discontinuance of a fact that was a basis for approval of the Parking Reduction Order, the full parking requirements for the use must be provided or an amended parking reduction Order as provided in the ULDR must be approved by the City.
3. The parking reduction hereby granted shall terminate if a building permit issued for construction, the use of which will require the parking described herein is not issued, within eighteen (18) months of the effective date of this Order and building permits stay in effect and construction continued until a Certificate of Occupancy or Certificate of Completion, as applicable, is issued.
4. This 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 47.20.3.A.4 of the ULDR 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 47-26.B of the ULDR.

This Order shall only take effect upon the recordation of this Parking Reduction Order in the public records of Broward County, Florida by and at the expense of the applicant and applicant provides a copy of the recorded Order to the Development ServicesDepartment.

Dated this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 202\_.

(Signatures on the following page.)

The Applicant does hereby acknowledge and agree with the facts, conditions, requirements and all statements provided herein.

[insert]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[insert]

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 202\_, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the [insert] (Applicant/Owner). He/she is personally known to me or has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as identification.

(SEAL) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public, State of Florida

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name

My Commission Expires:

Development Services Department Director

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Approved as to form:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## City Attorney