



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#25-0881**

---

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

**FROM:** Rickelle Williams, City Manager

**DATE:** October 7, 2025

**TITLE:** First Reading - Ordinance Amending the City of Fort Lauderdale Unified  
Land Development Regulations (ULDR) Section 47-24.1, Section 47-24.12  
and Section 47-33.7 to Revise the Board of Adjustment Voting  
Requirements – Case No. UDP-T25008 - **(Commission Districts 1, 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 47-24.1, Section 47-24.12 and Section 47-33.7 to revise the Board of Adjustment voting requirements.

**Background**

At the May 6, 2025, City Commission Conference meeting, the City Commission directed staff to process text amendments to revise the Board of Adjustment's (BOA) voting requirements. Staff presented the proposed amendments to the BOA on July 9, 2025. BOA members did not raise concerns about the proposed amendments. The July 9, 2025, BOA meeting minutes are attached as Exhibit 1.

On August 20, 2025, the Planning and Zoning Board (PZB), acting as the local planning agency ("LPA") reviewed the amendments and recommended approval (6-0) of the revised ordinance to the City Commission. The August 20, 2025, PZB staff report, and meeting minutes are attached as Exhibit 2 and Exhibit 3, respectively.

The BOA reviews variances, special exceptions, and the Zoning Administrator's interpretation of the ULDR. Variances and special exceptions are held to a higher approval threshold due to a high burden of proof. This vote threshold aligns with other significant decisions that are also subject to a higher vote threshold pursuant to the City's Charter and ULDR, including the sale or lease of public property, and requests for rezoning to the Planned Development District (PDD) zoning district. Pursuant to ULDR Section 47-33.7, Quorum, the concurring vote of a majority plus one of those members of the BOA present and voting is necessary to validate any final order of the Board. Some applicants have expressed that the super majority requirement is overly burdensome.

The proposed ordinance includes amendments to ULDR Section 47-24.1, Section 47-24.12, and Section 47-33.7 to revise the voting requirements from a supermajority to a majority vote.

The proposed ordinance is attached as Exhibit 5.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Area.
- Goal 5: Build a beautiful and welcoming community.

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 2 – Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility.

### **Related CAM**

25-0873

### **Attachments**

Exhibit 1 – July 9, 2025, BOA Meeting Minutes

Exhibit 2 – August 20, 2025, PZB Staff Report

Exhibit 3 – August 20, 2025, PZB Meeting Minutes

Exhibit 4 – Business Impact Estimate

Exhibit 5 – Ordinance

---

Prepared by: Karlanne Devonish, AICP, Principal Urban Planner

Department Director: Anthony G. Fajardo, Development Services Department