



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

**#25-0279**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** April 1, 2025

**TITLE:** First Reading – Ordinance Amending the City’s Unified Land Development Regulations, Section 47-24, Table 1. Development Permits and Procedures; Section 47-37B, Uptown Urban Village Zoning Districts; and Section 47-20.3, Parking Reductions and Exemptions – Case No. UDP-T25001 - **(Commission District 1)**

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**Recommendation**

Staff recommend the City Commission consider an ordinance amending the City’s Unified Land Development Regulations, Section 47-24, Table 1. Development Permits and Procedures; Section 47-37B, Uptown Urban Village Zoning Districts; and Section 47-20.3, Parking Reductions and Exemptions.

**Background**

Since the adoption of the Uptown Master Plan and associated code amendments in 2019, there have been several development applications submitted to the City. To date, one project has been constructed, two have been approved, and three are under development review. During the application review process, applicants have expressed the need to reevaluate the Uptown regulations in an effort to improve and streamline the review process, given there is an adopted master plan for the area. For example, applications in the Downtown Regional Activity Center (RAC) are processed through the Development Review Committee (DRC) as a Site Plan Level II review when the application is consistent with the Downtown Master Plan. Development applications that deviate from the Downtown Master Plan with alternate design solutions are processed as a Site Plan Level II and are subject to City Commission approval. The proposed amendments herein would align applications in Uptown similarly with how applications are processed in other areas of the City with adopted master plans, including the Downtown.

In addition, the proposed amendments include modifications to the permitted uses to allow single use residential, minor modifications to design standards, the inclusion of bicycle parking requirements, and changes to parking regulations to allow parking reductions for residential uses in Uptown, which is not currently permitted. Furthermore, the proposed amendments include modification to the development permit and procedure table to align the changes to the updated review and approval process.

On February 19, 2025, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, recommended approval (6-0) to the City Commission to approve the proposed amendments. The February 19, 2025, PZB Staff Report and the February 19, 2025, PZB Meeting Minutes are attached as Exhibit 1 and Exhibit 2, respectively. A detailed summary of the proposed amendments can be found in Exhibit 1, February 19, 2025, PZB Staff Report.

The ordinance containing the proposed text amendment is attached as Exhibit 4.

### **Business Impact Estimate**

This ordinance will be enacted to implement Part II of Chapter 163 of the Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

### **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 Housing Focus Area, Goal 2 : Enable housing options for all income levels.

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
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
  - Policy 2.2.2: The City will continue to encourage development in higher elevated and areas less vulnerable to flooding such as Uptown.
  - Policy 2.3.8: Transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

### **Attachments**

Exhibit 1 – February 19, 2025, PZB Staff Report

Exhibit 2 – February 19, 2025, PZB Draft Meeting Minutes

Exhibit 3 – Business Impact Estimate

Exhibit 4 – Ordinance

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