



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

**#23-0753**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** October 3, 2023

**TITLE:** First Reading – Ordinance to Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-18.33, Single Family Dwelling, Attached: Townhouses to Require Easements Along the Property Lines of Townhouse Developments to be Unobstructed and to Add Language Restricting the Location of Waste and Recycling Containers Used for Townhouse Dwelling Units – Case No. UDP-T23004 – **(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission consider an Ordinance Section 47-18.33 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (ULDR), entitled “Single family dwelling, attached: Townhouses” to require easements along the property lines of townhouse developments to be unobstructed and to add language restricting the location of solid waste, yard waste, and recycling containers used for townhouse dwelling units.

**Background**

The proposed ULDR amendments are intended to clarify that easements along the property lines of townhouse developments must be unobstructed as it relates to yard requirements and the amendments identify where trash receptacles can be placed. The word “unobstructed” has been added to the specific use requirement section to clarify the requirements for easements within a townhouse development. The amendment also clarifies that the designated area for trash receptacles cannot infringe on areas designated for parking. Previously, applicants were unaware of what could or could not be placed in the easement or where to place the trash receptacles.

On July 19, 2023, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval (by a vote of 7-0), finding the proposed land development regulations change consistent with the City of Fort Lauderdale Comprehensive Plan. The July 19, 2023, PZB Staff Report and meeting minutes are attached as Exhibit 1 and Exhibit 2, respectively.

The proposed ordinance amendment is attached as Exhibit 3.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

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

**Attachments**

Exhibit 1 – July 19, 2023, PZB Staff Report

Exhibit 2 – July 19, 2023, PZB Meeting Minutes

Exhibit 3 – Ordinance

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