



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

**#22-0156**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** February 15, 2022

**TITLE:** Second Reading – Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations; and Section 47-24, Development Permits and Procedures, Providing for Corrections – Case No. UDP-T21012 - (**Commission Districts 1, 2, 3 and 4**)

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**Recommendation**

Staff recommends the City Commission consider an ordinance amending the Unified Land Development Regulations (ULDR) addressing corrections to Section 47-13.20.D.7, Downtown Regional Activity Center (RAC) Review Process and Special Regulations, and Section 47-24, Development Permits and Procedures.

**Background**

A summary of each proposed ULDR amendment including the intent and description of section content is provided below. Proposed ULDR amendments to Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations, and Section 47-24, Development Permits and Procedures are attached as Exhibit 3.

*ULDR Section 47-13.20.D.7, Downtown RAC Review Process and Special Regulations*  
**Intent:** Amend review and approval process.

**Description:** The City Commission adopted ULDR amendments to the Downtown RAC on November 5, 2020. This is an amendment to include the word “approved” in the text language which was mistakenly not included in the amendment approved on November 5, 2020.

*ULDR Section 47-24, Development Permits and Procedures*

**Intent:** Correct Table 1 regarding the approving body identified for “Downtown RAC development projects” and placement of “Community Residence”.

**Description:** On October 5, 2021, the City Commission adopted ULDR amendments to the City’s Flexibility Rules, including Table 1, Development Permits and Procedures, which outlines the review and approval process for utilizing

flexibility rules. Within the text amendment “Downtown RAC development projects” was inadvertently placed under the incorrect column of “Historic Preservation Board” instead of under “City Commission”. This amendment correctly identifies the approving body as City Commission.

Regulations for Community Residences were adopted by the City Commission on April 17, 2018, which also included an amendment to Table 1. Within the text amendment “Community Residences” was incorrectly placed under the Site Plan Level II (DRC) review and approval process. The correct placement is under Site Plan Level III (Planning and Zoning Board) review process.

The amendments were presented to the Planning and Zoning Board (PZB) on November 17, 2021, and were recommended for approval (8-0) to the City Commission. The November 17, 2021, PZB Staff Report and the November 17, 2021 PZB Meeting Minutes are attached as Exhibit 1 and Exhibit 2, respectively.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

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.
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: 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 1: Uses and densities permitted in the future land use categories established in the City’s Land Use Plan and must be in compliance with the permitted uses shown on the City’s Land Use Map.
- 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.

**Attachments**

Exhibit 1 – November 17, 2021, PZB Staff Report

Exhibit 2 – November 17, 2021, PZB Meeting Minutes

Exhibit 3 – Ordinance

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Department

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