



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

**#24-0007**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** April 2, 2024

**TITLE:** Public Hearing – Ordinance Amending the City of Fort Lauderdale Unified  
Land Development Regulations (ULDR) Section 47-5.60.D.a, Residential  
Office (RO) District – UDP-T23003 - (**Commission Districts 1, 2, 3 and 4**)

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**Recommendation**

Staff recommends the City Commission consider an amendment to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-5.60.D.a, Residential Office (RO) District.

**Background**

This is a proposed amendment to ULDR Section 47-5.60.D.1.a, Residential Office (RO) District. The amendment is to replace the reference to “R-4” in the “Uses permitted” subsection of the Residential Office (RO) District with “RMH-60”. The purpose for this change is to ensure consistency throughout the ULDR as the R-4 zoning district is no longer codified in the ULDR. Properties previously zoned R-4 were rezoned to RMH-60 zoning district on the Official Zoning Map; therefore this reference is the only instance in which the old zoning code is used. For a comparison of the permitted uses of the R-4 and RMH-60 districts please see Exhibit 3 and Exhibit 4 respectively.

On August 16, 2023, the PZB, acting as the local planning agency, reviewed the application and recommended approval (by a vote of 5-0), finding the proposed amendment to the land development regulations consistent with the City of Fort Lauderdale Comprehensive Plan. The August 16, 2023, PZB Staff Report and Meeting Minutes are attached as Exhibit 1 and Exhibit 2, respectively.

The local planning agency (“LPA”) approved language is attached as Exhibit 5. The City Attorney’s Office requires additional review of the proposed changes to the Planned Residential Office (ROC) District and has therefore omitted Section 47-5.60.F from the proposed ordinance attached as Exhibit 6.

**Business Impact Estimate**

This ordinance will be enacted to implement Part II of chapter 163, 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 is a *2024 Commission Priority*, advancing the Economic Development initiative.

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 designate areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

**Attachments**

Exhibit 1 – August 16, 2023, PZB Staff Report

Exhibit 2 – August 16, 2023, PZB Meeting Minutes

Exhibit 3 – R-4 Zoning District – List of Permitted and Conditional Uses (June 28, 1997)

Exhibit 4 – Section 47-5.21 – List of Permitted and Conditional Uses RMH-60

Exhibit 5 – Local Planning Agency Approved Language

Exhibit 6 – Ordinance

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