

ORDINANCE NO. C-24-20

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE, FLORIDA'S UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR"), MORE SPECIFICALLY AMENDING SECTION 47-5.60.D – RESIDENTIAL OFFICE ("RO") DISTRICT TO REPLACE A REFERENCE TO "R-4" DISTRICT WITH "RMH-60" DISTRICT, PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS AND REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE.

---

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Section 47-5.60.D. entitled "Residential Office Zoning District" of the City of Fort Lauderdale, Florida's Unified Land Development Regulations ("ULDR") to replace a reference to "R-4" district with "RMH-60" District; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of August 16, 2023 (PZ Case No. UDP-T23003), reviewed the proposed text amendment for consistency with the City of Fort Lauderdale Comprehensive Plan and recommended the City Commission adopt the amendments to the ULDR; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meetings to be held on Tuesday, April 2, 2024 at 6:00 P.M., or as soon thereafter as possible, and Tuesday, April 16, 2024 at 6:00 P.M., or as soon thereafter as possible, at the Horvitz Auditorium at the NSU Art Museum located at 1 East Las Olas Boulevard, Fort Lauderdale, Florida, Fort Lauderdale, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. Subsection 47-5.60.D.1 of the ULDR entitled "Residential Office (RO) District" of the City of Fort Lauderdale, Florida, Unified Land Development Regulations ("ULDR") is hereby amended as follows:

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

**D. Residential Office (RO) District.**

1. *Uses permitted.* No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any use hereinafter set out:
  - a. Any use permitted in RMH-60R-4 district ~~of the zoning code in effect on the date immediately prior to the effective date (June 28, 1997) of the ULDR.~~
  - b. Professional, business and financial offices, not including sale, display, storage or handling of merchandise on the premises.
  - c. Office and headquarters of trade, business, labor, political, social, religious, economic or other similar organization, not including sale, display, storage or handling of merchandise on the premises.
  - d. Retail and service facilities within an office building which may include barbershops, beauty shops, newsstands, and retail stores for sale of books, gifts, flowers, tobacco, drugs and sundries. Such uses shall occupy no more than twenty-five percent (25%) of the floor space of the building.
  - e. Medical and dental clinics and hospitals.
  - f. Bed and breakfast dwellings.
  - g. Active and Passive Park, see Section 47-18.44.

SECTION 3. CODIFICATION AND SCRIVENER'S ERRORS. The City intends that this Ordinance will be made part of the Code of Ordinance; that sections of this Ordinance can be re-numbered or re-lettered to accomplish codification and, regardless of whether this Ordinance is ever codified, the Ordinance can be re-numbered or re-lettered, and typographical errors that do not affect the intent can be corrected with the authorization of the City Manager, or his designee, without the need for a public hearing.

SECTION 4. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. That this Ordinance shall be effective immediately upon its passage and adoption.

PASSED FIRST READING this 2<sup>nd</sup> day of April, 2024.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
DAVID R. SOLOMAN