



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0274

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

FROM: Rickelle Williams, City Manager

DATE: April 7, 2026

TITLE: First Reading – Ordinance Amending the City of Fort Lauderdale’s Unified Land Development Regulations, Article VII, Notice Procedures, Section 47-27.4, Notice Procedures for Site Plan Level I, II, III, and IV, Conditional Use, Plats, and Amendments to Site Plan Level III and IV; Section 47-27.5, Rezoning and Change in Uses, and Section 47-24.6, Vacation of Public Right-of-Ways – Case No. UDP-T26001 – (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission approve an amendment to the City of Fort Lauderdale’s Unified Land Development Regulations (ULDR), Article VII, Notice Procedures, Section 47-27.4, Notice Procedures for Site Plan Level I, II, III, and IV, Conditional Use, Plats, and Amendments to Site Plan Level III and IV; Section 47-27.5, Rezoning and Change in Uses, and Section 47-24.6, Vacation of Public Right-of-Ways to address the maximum timeframe a public participation meeting can occur prior to Planning and Zoning Board (PZB) meeting.

Background

At the December 17, 2025, PZB meeting, the PZB approved a Communication to the City Commission which stated the following:

“Motion made by member Jacquelyn Scott and seconded by member Kevin Buckley requesting a communication to the City Commission to add Vacation of Right-of-Ways to the code as is relates to public participation meetings; requesting that they will not have public participation meeting no more than a year before the Planning and Zoning Board meeting.”

The motion to approve the communication passed (8-0) and it was presented to the City Commission at the January 6, 2026 City Commission Conference Meeting. Subsequently, the City Commission directed staff to process an amendment to the ULDR to address the maximum timeframe prior to which an applicant can conduct a public participation meeting before a PZB meeting. City staff is recommending that the public participation meeting notice limitation is also applied to public participation meetings required ahead

of an administrative review meeting and applications reviewed and approved by the Development Review Committee (DRC) when applicable.

The ULDR requires that a public participation meeting, when required, be held no later than thirty (30) days prior to the PZB meeting, administrative review meeting, or DRC meeting. The proposed amendment specifies that a public participation meeting should not take place more than six (6) months prior to those meetings. In addition, the reference to “Plats” has been removed based on recent changes to Florida Statute 177.071 which requires plats to be processed administratively and therefore, these application types are no longer subject to public participation requirements. The PZB communication also included a request to add Vacation of Right-of-Ways to public participation requirements. However, this application type is already subject to the public participation requirement so an amendment is not needed.

The following ULDR sections will be amended to reflect these changes:

- Section 47-27.4, Notice Procedures for Site Plan Level I, II, III, and IV Conditional Use, and Amendments to Site Plan Level II and IV
- Section 47-27.5, Rezoning and Change in Uses
- Section 47-24.6, Vacation of Public Right-of-Ways

On February 18, 2026, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, reviewed the proposed amendments and recommended approval (7-0). February 18, 2026, PZB Meeting Minutes and PZB Staff Report are attached as Exhibit 1 and Exhibit 2, respectively. The proposed ordinance is attached as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

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 1: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Attachments

Exhibit 1 – February 18, 2026, PZB Meeting Minutes

Exhibit 2 – February 18, 2026, PZB Staff Report

Exhibit 3 – Business Impact Estimate

Exhibit 4 – Ordinance

04/07/2026

CAM #26-0274

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