



AGENDA ITEM #5:

CASE NUMBER	UDP-T25002
APPLICANT	City of Fort Lauderdale
GENERAL LOCATION	Citywide
REQUEST	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Article VII, Notice Procedures
ULDR SECTIONS	Section 47-27.4, Notice Procedures for Site Plan Level I, II, III, and IV, Conditional Use, Plats, 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
NOTIFICATION REQUIREMENTS	10-day legal ad
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Jim Hetzel, AICP, Principal Urban Planner

BACKGROUND:

At the December 17, 2025, Planning and Zoning Board (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 passed (8-0) and then was subsequently presented to the City Commission at the Conference Meeting on January 6, 2026, to which the City Commission directed staff to process an amendment to the Unified Land Development Regulations (ULDR).

The PZB communication stated to add Vacation of Right-of-Ways to public participation requirements; however, those application types are currently subject to such participation requirements. Therefore, the proposed amendment addresses the maximum timeframe an applicant can conduct a public participation meeting which staff proposes to be no more than six (6) months prior to the Planning and Zoning Board meeting. The text would amend the following ULDR sections. Exhibit 1 contains the proposed text amendment.

- Section 47-27.4, Notice Procedures for Site Plan Level I, II, III, and IV, Conditional Use, Plats, 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

PUBLIC NOTICE REQUIREMENTS:

Pursuant to the ULDR, Section 47-24.8, a newspaper advertisement was published ten days prior to the Planning and Zoning Board meeting.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval, approval with conditions, or denial of the proposed amendment to the City Commission.

EXHIBITS:

1. Proposed ULDR Text Amendment