



Memorandum

Memorandum No: 25-130

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

FROM: Rickelle Williams, City Manager *RW*

DATE: August 11, 2025

SUBJECT: Mixed-Use Ordinance Update Project

As part of the Fiscal Year 2024 Adopted Budget, the City Commission approved funding for the evaluation and implementation of amendments to the City of Fort Lauderdale's Unified Land Development Regulations (ULDR), Section 47-18.21, Mixed-use Development. To move the project forward, City staff procured services from the Benesch consulting firm and commenced the project in September 2024. Initial public outreach included a meeting in each City Commission district, a city-wide open house, a stakeholder meeting, and a presentation to the Council of Fort Lauderdale Civic Associations (CFLCA). Input from the public encompassed three (3) broad categories:

- (1) Development concerns;
- (2) Traffic and infrastructure concerns; and
- (3) Impacts of the State's Live Local Act.

City staff and Benesch are working to address the issues raised by the public and additional tasks that need to be completed before the overall project amendments are presented. These tasks include drafting ULDR amendments, developing supportive illustrative images, and conducting additional public meetings.

On June 17, 2025, City staff provided the City Commission with an update on the project and identified potential mixed-use regulations that can be advanced prior to the completion of the project to address the most concerning impacts of development on residential neighborhoods. Based on the City Commission's direction, City staff is currently working on potential ULDR amendments to address building mass and impacts on residential areas prior to the overall project completion in anticipation of new development applications. The potential ULDR amendments, as presented to the City Commission, include maximum building length, maximum floorplate size, minimum setbacks and neighborhood transition requirements.

As part of this effort, City staff has engaged a small stakeholder group to provide feedback on the proposed amendments and will be presenting to the CFLCA on August

12, 2025, which will include a summary of the initial public outreach meetings, the project timeline, and the potential amendments. In addition, to present the proposed ULDR amendments, City staff will hold a public open house on August 28, 2025 at 6:00 PM at the Development Services Department building located at 700 NW 19 Avenue.

City staff is tentatively targeting the September 17, 2025, Planning and Zoning Board meeting, then subsequently the City Commission meeting on October 21, 2025, for adoption of the ULDR amendments. This schedule maintains the timeline presented by City staff to the City Commission on June 17, 2025. However, depending on the feedback received by stakeholders and neighbors, these dates may change. City staff will update the City Commission if these dates are impacted.

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors