



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

**#25-0130**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** March 4, 2025

**TITLE:** Public Hearing – Ordinance Amending the City of Fort Lauderdale  
Comprehensive Plan Future Land Use Map Establishing the Uptown Urban  
Village Transit Oriented Development Designation – Case No. UDP-L23005  
– **(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance adopting an amendment to the City’s Comprehensive Plan, Future Land Use Map, establishing the Uptown Urban Village Transit Oriented Development Designation.

**Background**

On March 19, 2024, City Commission passed an ordinance on first reading to amend the City of Fort Lauderdale Comprehensive Plan, Future Land Use Map, establishing the Uptown Urban Village Transit Oriented Development Designation. Upon first reading, the amendment was transmitted to Broward County Planning Council and State of Florida Department of Commerce, formerly known and Department of Economic Opportunity, as well as all the required state agencies including Florida Department of Transportation, the South Florida Water Management District, and the South Florida Regional Planning Council.

The City is proposing to change the future land use designation for the area generally known as the “*Uptown Urban Village*” area on the Comprehensive Plan Future Land Use Map to the new Uptown Urban Village Transit Oriented Development future land use designation. The area is approximately 362 acres of land and is currently comprised of multiple land use designations; Industrial, Employment Center, Office, and Commercial. The proposed map change places the area in a single future land use designation that will accommodate a mix of land uses supported by multi-modal transportation as a Transit Oriented Development (TOD) designation. A Location Map is attached as Exhibit 1. The Sketch and Legal Description is attached as Exhibit 2.

A corresponding text amendment to the City’s Comprehensive Plan Future Land Use Element that will create the Uptown Urban Village Transit Oriented Development Designation is also scheduled on this agenda.

The map amendment was reviewed by the Development Review Committee (DRC) on September 12, 2023, and on December 20, 2023, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, recommended approval (8-0) to the City Commission to transmit the proposed amendment. The PZB Staff Report and the December 20, 2023, PZB Meeting Minutes are attached as Exhibit 3 and Exhibit 4, respectively.

City staff transmitted the map amendment to Broward County Planning Council and State of Florida Department of Commerce for review by State agencies. No comments were generated by the agencies. Subsequently, the Broward County Planning Council adopted the map amendment on January 23, 2025, conditionally recertifying the City's Future Land Use Plan, with the Broward County Commission adopting the map amendment on February 11, 2025.

The ordinance containing the proposed text amendment is attached as Exhibit 5.

### **Business Impact Estimate**

This ordinance will be enacted to implement Part II of Chapter 163 of the Florida Statutes, 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 supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

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 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

**Related CAM**

CAM #25-0129

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description

Exhibit 3 – December 20, 2023, PZB Staff Report

Exhibit 4 – December 20, 2023, PZB Meeting Minutes

Exhibit 5 – Business Impact Estimate

Exhibit 6 – Ordinance

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