



REQUEST: Amend City of Fort Lauderdale's Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development Designation, Amending Restriction on Residential Use East of Powerline Road, South of Cypress Creek Road, west of the Florida CSX Railroad

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| CASE | UDP-L25003 |
| APPLICANT | Pinnacle Corporate Park, LLC. |
| PROJECT | Uptown Urban Village Land Use Plan Amendment |
| GENERAL LOCATION | Area bound by Interstate 95 to the east, Powerline Road to the west, McNab Road to the north, and NW 57 th Street to the south |
| SIZE | 353 acres |
| EXISTING ZONING | Uptown Urban Village Northeast (UUV-NE) Uptown Urban Village Northwest (UUV-NW) Uptown Urban Village Northeast (UUV-SE) Residential Mid Rise Multifamily/Medium High Density (RMM-25) Heavy Commercial/Light Industrial (B-3) Utilities (U) Commerce Center (CC) Boulevard Business (B-1) General Business (B-2) Industrial (I) |
| LAND USE | Transit Oriented Development (TOD) |
| COMMISSION DISTRICT | 1 – John Herbst |
| NEIGHBORHOOD ASSOCIATION | N/A |
| APPLICABLE ULDR SECTIONS | ULDR Section 47-24.8, Comprehensive Plan Amendment ULDR Section 47-25.2, Adequacy Requirements |
| NOTIFICATION REQUIREMENTS | Newspaper ad 10 days prior to meeting |
| SECTION 166.033, FLORIDA STATUTES | N/A |
| ACTION REQUIRED | Recommend approval or denial to City Commission |
| PROJECT PLANNER | Tyler Laforme, AICP, Urban Planner III TL JH |

PROJECT DESCRIPTION:

The applicant is proposing to amend the text within the City's Comprehensive Plan, Future Land Use Element, Uptown Urban Village Transit Oriented Development Designation ("Uptown TOD"). For reference, the Uptown Urban Village Transit Oriented Development Designation was presented and approved (9-0) by the Planning and Zoning Board (PZB) on December 20, 2023, then subsequently adopted by the City Commission (5-0) on March 4, 2025. The Uptown area is comprised of 353 acres of land east of Fort Lauderdale Executive Airport (FXE) and west of Interstate 95. The proposed text amendment is to remove a restriction on the location of residential uses near the flightpath of FXE. Instead of addressing restrictions in the Comprehensive Plan, the restrictions on residential uses near the airport are addressed in the City's Unified Land Development Regulations (ULDR).

The proposed Uptown Land Use Plan Text Amendment Application is attached as Exhibit 1.

REVIEW CRITERIA:

Pursuant to the ULDR, Section 47-24.8, a Comprehensive Plan land use plan amendment ("LUPA") application shall be reviewed in accordance with the following criteria:

- Any person requesting a proposed change to the City's adopted land use plan map or text within the City's adopted Comprehensive Plan shall be required to submit a comprehensive plan amendment application.

Response: The applicant, Pinnacle Corporate Park, LLC, has prepared the application and staff has reviewed and accepted the application.

2. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. Ch. 163 and F.A.C. Rule 9J-5.

Response: The City of Fort Lauderdale application includes the amended report depicting the text changes to remove the restriction on residential uses.

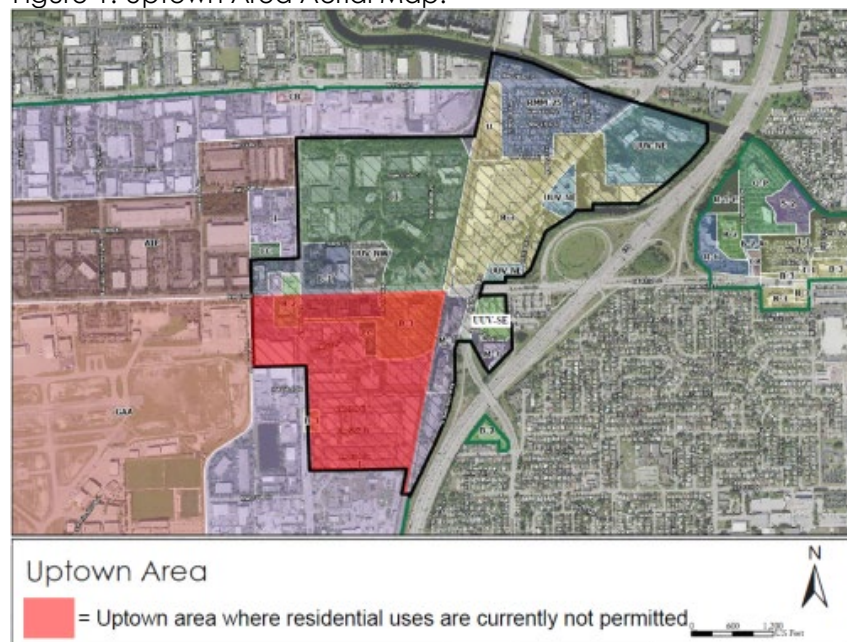
3. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council (BCPC) prior to the approval taking effect.

Response: Certification will be granted with Broward County Planning Council action on the proposed text amendment.

LAND USE AMENDMENT ANALYSIS:

The LUPA application requires an analysis based on the proposed amendment intensity and density. The proposed amendment does not change the intensity of residential uses allowed, but rather expands the areas where residential uses may be proposed within the Uptown TOD. The original LUPA application for Uptown contained the full analysis required and has not changed from the original LUPA application approval. This application only amends the Land Use Compatibility Section of the LUPA, where the restriction on residential uses was analyzed. The area highlighted in red is the area of the Uptown TOD where residential uses are currently not allowed. If the proposed text amendment is approved, then residential uses will be regulated by the City's ULDR, rather than the Comprehensive Plan.

Figure 1. Uptown Area Aerial Map.



Land Use Compatibility

The original LUPA for Uptown TOD contained language that restricted residential uses south of Cypress Creek Road, west of the CSX railroad tracks, and east of Powerline Road as shown on on Figure 1. This restriction was based on the FXE Master Plan map and future projections of noise levels generated by airport traffic. Recently, FXE staff prepared and submitted an update to the information which is currently under review.

Through the Uptown ULDR zoning regulations, the City restricted residential to Uptown Urban Village Northeast (UUV-NE) and Uptown Urban Village Northwest (UUV-NW) districts and portion of Uptown Urban Village Southeast (UUV-SE), east of Andrews Avenue. This restriction was based on the airport land use analysis completed by staff at that time. Staff is proposing to address amending the residential restrictions through the zoning rather than addressing this in the Comprehensive Plan. The specific text to be removed includes the following. Strike through underlined of proposed text is attached as Exhibit 2.

Language to be deleted:

"Residential uses are only permitted within the Uptown TOD boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road."

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Uses and densities permitted in the future land use categories are established in the Future Land Use Plan. Development regulations as to the permitted uses and densities must be in compliance with the permitted uses as shown on the future land use map; Goal 1, Policy FLU 1.1.9, future land use designations applied in the element and map include Transit Oriented Development land use designation; Goal 2, Policy FLU 2.3.8, Transform the Uptown TOD into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan; and Goal 3, Objective FLU 3.1, Policy FLU 3.1.1, the City shall coordinate concurrency regulations and land use planning activities with the Broward County Land Use Plan.

PUBLIC PARTICIPATION:

Pursuant to ULDR, Section 47-24.8, a newspaper advertisement was published ten days prior to the PZB meeting providing general public notice of the proposed land use amendment. A portion of the amendment area is along municipal boundaries and as such, the City is required to send written notification letters to the adjacent Cities. Letters dated October 1, 2025, were sent to the Cities of Oakland Park and Pompano Beach. In addition, the City mailed public notices, dated October 1, 2025, to all property owners within the Uptown Urban Village TOD area providing notice of the proposed amendment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a land use plan amendment, the Planning and Zoning Board shall recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and transmit the amendment to Broward County, as proposed; or

If the Planning and Zoning Board determines that the application does not meets the criteria for a land use plan amendment, the Planning and Zoning Board shall not recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and Map and transmit the amendment to Broward County, as proposed.

EXHIBITS:

1. LUPA Amendment Application
2. Proposed Uptown Text