

ORDINANCE NO. C-25-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY FLU 1.1.12 TO ADD COMMUNITY FACILITIES AND UTILITY USES TO THE PERMITTED USES IN THE PARKS, RECREATION, AND OPEN SPACE FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, TRANSMITTAL TO THE APPLICABLE REVIEWING AGENCIES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to amend the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element Policy FLU 1.1.12 to add community facilities and utility uses as a permitted uses in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage to five (5) acres per park or five percent (5%) of the total park area, whichever is less;

WHEREAS, the proposed amendment will conform with the Broward County Land Use Plan Recreation and Open Space land use designation which permits community facilities up to five (5) acres per park without any limitation; and

WHEREAS, the proposed amendment to the City's Comprehensive Plan is more restrictive than the requirements of the Broward County Land Use Plan requiring that the community facilities use serve a public purpose and requiring that the minimum level of service for parks will be maintained; and

WHEREAS, the Planning and Zoning Board at its meeting of November 20, 2024, recommended that the City Commission approve the amendment for transmittal to the Florida Department of Economic Opportunity (DEO); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendments to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendments to the Broward County Planning Council, Florida DEO and other reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on January 22, 2025, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes; and

WHEREAS, the Development Services Department transmitted the proposed amendments, supporting data and analysis to the applicable reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on [TO BE DETERMINED], which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Policy 1.1.12 of the City of Fort Lauderdale’s Comprehensive Plan Future Land Use Element shall be amended to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage to five (5) acres per park or five percent (5%) of the total park area, whichever is less, as described in Exhibit “A” attached hereto.

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 4. That the Development Services Department is hereby authorized to transmit the proposed amendments, supporting data and analyses to the applicable reviewing agencies.

SECTION 5. That this Ordinance shall be in full force and effect upon the date when the compliance review requirements as provided in Chapter 163, Florida Statutes, have been met.

PASSED FIRST READING this _____ day of _____, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

Future Land Use Element

POLICY FLU 1.1.12: The following Future Land Use designations shall be applied to the Future Land Use Map Series:

Parks, Recreation, and Open Space

Park and open space uses serve public recreation needs, by providing space for outdoor recreational activities and visual relief to the landscape, support increased tree canopy, water transpiration and air purification, or by serving as an absorbing buffer from obnoxious sights and sounds.

The following park, recreation and open space uses are permitted within the Park, Recreation and Open Space Land Use category:

1. Active and passive outdoor recreation.
2. Outdoor cultural, educational and civic facilities including, but not limited to nature exhibits, habitats, band shells, and outdoor classrooms.
3. Public or private golf courses which are intended to remain as permanent open space through recorded legal restrictions.
4. Vistas, scenic views, greenways, natural or native preserves, and landscaped paths or trails.
5. Uses accessory or supportive to the above uses. Concessions, only when accessory to the above uses including refreshment stands, pro shops, souvenir shops and rental facilities.
6. City approved outdoor events.
7. Civic, cultural and educational facilities may be permitted if they are ancillary to the primary recreation use of the site.

8. Community facilities and utility uses subject to the following:

- a. The use is intended to serve a public purpose to promote health, safety and welfare;
- b. The City can demonstrate that it will continue to meet the minimum Broward County Land Use Plan open space requirement of 3 acres per 1,000 existing and projected permanent residents;
- c. The proposed government or utility use is limited to no more than 5 acres per park or 5% of the park's total area, whichever is less, and sufficient and functional open space serving the area residents will be retained.
- d. The Unified Land Development Regulations will include criteria for approval.
