



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

**#25-0642**

---

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

**FROM:** Rickelle Williams, City Manager

**DATE:** August 19, 2025

**TITLE:** Public Hearing - Ordinance Amending Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element, South Regional Activity Land Use Designation, to Increase Community Facility Permitted Use from 1,000,000 Square Feet to 3,221,560 Square Feet – North Broward Hospital District - Case No. UDP-L25001- **(Commission District 4)**

---

**Recommendation**

Staff recommends the City Commission approve an amendment to the City of Fort Lauderdale Comprehensive Plan Future Land Use (FLU) Element to increase the Community Facility permitted use from 1,000,000 square feet to 3,221,560 square feet.

**Background**

The North Broward Hospital District is proposing to amend the South Regional Activity Center (South RAC) FLU designation to increase the community facilities permitted use from 1,000,000 square feet to 3,221,560 square feet, a 2,221,560-square-foot increase. The text amendment is proposed in conjunction with a change in the FLU designation of the Broward Health Medical Center from Community Facilities to South RAC, also scheduled on this agenda (CAM# 25-0641).

The square footage increase in Community Facility permitted use reflects the community facility development potential for the Broward Health Medical Center. The intent is to create a cohesive FLU designation for the South RAC that supports a dynamic, transit-oriented healthcare district with a mix of hospital, medical, office, community facility, residential, recreational, and educational facility uses, located near major public transportation facilities and corridors. The applicant will also seek a corresponding amendment to the Fort Lauderdale South RAC FLU designation in the Broward County Land Use Plan.

A location map of the South RAC FLU is attached as Exhibit 1. The Comprehensive Plan FLU Element text amendment is provided as Exhibit 2. The application and applicant's narrative are provided as Exhibit 3.

The amendment was reviewed by the Development Review Committee (DRC) on January 14, 2024. The DRC comments and the applicant's responses are attached as Exhibit 4. On May 21, 2025, the Planning and Zoning Board (PZB) voted (7-0) recommending that the City Commission approve the ordinance amending the City's Comprehensive Plan. The PZB staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5, respectively.

### **Review Criteria**

Per ULDR Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Development Services Department for review by the Local Planning Agency (PZB) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes.

Should the City Commission adopt the Comprehensive Plan amendment on second reading of the ordinance, the adopted amendment will be submitted to Florida Commerce and the state agencies that review comprehensive plans such as the Florida Department of Transportation, the South Florida Water Management District, and the South Florida Regional Planning Council. The amendment to the City's Comprehensive Plan must also be recertified by the Broward County Planning Council before they take effect.

### **Comprehensive Plan Consistency**

The proposed amendment is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including FLU Element Goal 2 regarding sustainable development that encourages sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses. Likewise, the amendment supports the intent of the South RAC which is to provide the opportunity for positive redevelopment in the area south of the City's Downtown and to develop zoning districts that continue to create an urban village. The amendment also supports Coastal Management, Health and Safety Element Objective CM 4.5 which states that the City shall take proactive measures to enhance community health.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2025 Commission Priority, advancing the Public Spaces and Community Initiatives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- Neighborhood Enhancement Area
- Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

**Related CAM**

25-0641

**Attachments**

Exhibit 1 – South RAC Location Map

Exhibit 2 – Proposed Comprehensive Plan Future Land Use Element Text Amendment

Exhibit 3 – Application and Applicant's Narrative

Exhibit 4 – January 14, 2025, DRC Comments and Applicant's Responses

Exhibit 5 – May 21, 2025, Planning and Zoning Board Staff Report

Exhibit 6 – May 21, 2025, Planning and Zoning Board Meeting Minutes

Exhibit 7 – Business Impact Statement

Exhibit 8 – Ordinance

---

Prepared by: Lorraine Tappen, AICP, Principal Urban Planner, Development Services Department

Department Director: Anthony G. Fajardo, Development Services Department