



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-37B.4, List of Permitted and Conditional Uses – Uptown Urban Village North East (UUV-NE); Uptown Urban Village North West (UUV-NW); Uptown Urban Village South East (UUV-SE); Uptown Urban Village South West (UUV-SW); Uptown Urban Village South Central (UUV-SC)

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| Case Number | UDP-T21001 | |
| Applicant | City of Fort Lauderdale | |
| ULDR Section | Section 47-37B.4, List of Permitted and Conditional Uses – Uptown Urban Village Northeast (UUV-NE); Uptown Urban Village Northwest (UUV-NW); Uptown Urban Village Southeast (UUV-SE); Uptown Urban Village Southwest (UUV-SW); Uptown Urban Village Southcentral (UUV-SC). | |
| Notification Requirements | 10-day legal ad | |
| Action Required | Recommend approval or denial to City Commission | |
| Authored By | Jim Hetzel, Principal Urban Planner | <i>JH</i> <i>ER</i> |

BACKGROUND:

The proposed amendment is specific to ULDR Section 47-37B.4, List of Permitted and Conditional Uses for Uptown Zoning Districts by adding certain uses and corrections to the overall use table. Post adoption of the Uptown Master Plan (UMP) and associated amendments to the Unified Land Development Regulations (ULDR) by the City Commission, staff continued to evaluate the uses and found that some revisions are required in order to provide consistency with the ULDR. A more detailed description is provided by use category in the information listed below. The proposed amendment text is provided as **Exhibit 1**.

The UMP and associated ULDR amendments were presented to the Planning and Zoning Board on August 21, 2019, and were recommended for approval (7-1) to the City Commission. Subsequently, the City Commission adopted the master plan and ULDR amendments on November 5, 2019.

The adopted amendments included the creation of new zoning districts for the Uptown Project Area in order to implement the vision and goals of the UMP. The plan includes a framework of steps to implement the vision for the Uptown area, including the regulatory structure and process for development approval, potential incentives for redevelopment, available public investment programs, and implementation techniques. The UMP also identifies the need for future plans to address transit connectivity, land use changes, and long-term planning concepts. The UMP was adopted by reference in ULDR Section 47-37B.3.A, Applicability and General Regulations, as a supportive document with illustrations of the design requirements incorporated in the ULDR.

PROPOSED AMENDMENT:

Section 47-37B.4. – List of Permitted and Conditional Uses

- *Commercial Recreation*

Amphitheater is currently listed as a permitted use in the UUV-NW and UUV-SE districts but was not listed for the UUV-NE district. Given the outdoor component of an amphitheater, the use is proposed to be amended as conditional use for the UUV-NW and UUV-SE districts, and added as a conditional use for the UUV-NE district. Indoor firearm range is proposed to be removed from the UUV-NE district given the incompatibility with intent for the UUV-NE district to foster multi-family and mixed use development. The seat limitation for performing arts theater is proposed to be removed in an effort to encourage such a use.

- *Lodging*
Lodging category was inadvertently removed as a line item in the table of permitted uses and therefore, is proposed to be added as a permitted use.
- *Public Purpose Facilities*
Bus terminal, railroad station, or transportation terminal were added as permitted uses in the UUV-NW district given the potential for relocation of the TriRail Station in the future. Social Service Residential Facilities Levels 1 and 2 are currently permitted as a conditional use in the UUV-NE, UUV-NW, and UUV-SE districts; however Social Service Residential Facilities Levels 3 and 4 were erroneously not included for the same districts. Therefore, they have been added as a conditional use in the UUV-NE, UUV-NW, and UUV-SE districts.
- *Residential Uses*
Multi-family residential was listed as a separate line item with no linkage to mixed use development requirements. Clarification was provided that multi-family residential is only permitted as part of a mixed use development to comply with the intent for the UUV-NE, UUV-NW, and UUV-SE districts and the definition of mixed use development.
- *Retail Sales*
Shopping center is proposed to be added as a permitted use in the UUV-NW district given this type of use is appropriate along the frontage of Powerline Road but was not included in the adopted language. Nursing home was permitted only in the UUV-NE district and was not provided for the UUV-NW district, which has a similar district intent. Therefore, nursing home was added as a permitted use.
- *Storage Facilities*
Self-storage facility is proposed to be added to the UUV-NW and UUV-SE districts as a conditional use consistent with the UUV-NE district.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment aligns with the City's Comprehensive Plan, Future Land Use Element, Goal 1, Objective 2.3, Mixed Use Development Multimodal Environment, Policy 2.3.8, transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through the implementation of the Uptown Master Plan.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendment is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed Amendments to ULDR Section 47-37B.4, List of Permitted and Conditional Uses

