



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

**#25-1081**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** December 16, 2025

**TITLE:** Public Hearing – Ordinance Amending Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development Designation, To Delete Comment 7, Restricting Residential Uses to an Area East of Powerline Road, and North of Cypress Creek Road and East of Andrews Avenue, South of Cypress Creek Road – (Commission District 1)

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**Recommendation**

Staff recommends the City Commission approve an ordinance amending the City of Fort Lauderdale's Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development designation, amending a restriction on residential uses east of Powerline Road, south of Cypress Creek Road, west of the Florida CSX Railroad.

**Background**

The City of Fort Lauderdale and Pinnacle Corporate Park, LLC., are co-applicants requesting to amend specific text in the City's Comprehensive Plan, Future Land Use Element, Uptown Urban Village Transit Oriented Development Designation ("Uptown TOD"). For reference, the Uptown TOD designation being amended 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 land use area is comprised of 353 acres of land east of the 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. A Location Map of the Uptown TOD depicting the restricted area is attached as Exhibit 1. The Uptown LUPA application is attached as Exhibit 2.

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. This restriction was based on the FXE Master Plan map and future projections of noise levels generated by airport traffic such as the proposed future Runway Nine (9) extension. This comprehensive plan amendment will remove this restriction and will allow for a subsequent ordinance amendment to the City's ULDR allowing residential units in

this area. Staff is currently preparing the text amendment for the ULDR amendment which will be presented to the Commission at a future meeting early Spring 2026.

Through the Uptown ULDR zoning regulations, the City restricted residential uses to Uptown Urban Village Northeast (UUV-NE) and Uptown Urban Village Northwest (UUV-NW) districts and a portion of the Uptown Urban Village Southeast (UUV-SE) District, east of Andrews Avenue. This restriction was based on the airport land use analysis completed by staff at that time. The Proposed Text Amendment is attached as Exhibit 3.

The Land Use Plan Amendment (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 land use designation 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.

### **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:

1. 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: Pinnacle Corporate Park, LLC, prepared the application and City 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 application includes the amended report depicting the text changes to remove the restriction on residential uses and was presented to the Planning and Zoning Board.*

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.*

The LUPA Application was reviewed by the Development Review Committee (DRC) on July 22, 2025, and on October 15, 2025, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval (9-0) for

the City Commission to transmit the proposed amendment to the Broward County Planning Council. The October 15, 2025, PZB Staff Report is attached as Exhibit 4, and the October 15, 2025, PZB Meeting Minutes are attached as Exhibit 5.

### **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:

- 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.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Uptown LUPA Application

Exhibit 3 – Proposed Text Amendment

Exhibit 4 – October 15, 2025, PZB Staff Report

Exhibit 5 – October 15, 2025, PZB Meeting Minutes

Exhibit 6 – Business Impact Statement

Exhibit 7 – Ordinance

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