



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

**#26-0281**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** March 3, 2026

**TITLE:** Presentation on the Uptown Urban Village Planning Initiative – Development Services Department (**Commission District 1**)

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The Development Services Department will present an overview of the City of Fort Lauderdale's Uptown Urban Village ("*Uptown*") planning initiative and provide a status on development in Uptown since adoption of the master plan and zoning regulations.

**Background**

Uptown is generally defined as the area east of Fort Lauderdale Executive Airport bound by Interstate 95 to the east, Powerline Road to the west, McNab Road and C-14 Canal to the north and NW 57 Street to the south. The area encompasses approximately 361 acres of land and is home to numerous businesses and corporations.

In 2014, the City of Fort Lauderdale, in conjunction with business and landowners within the Uptown area, engaged the Urban Land Institute (ULI) to develop a Technical Assistance Panel (TAP) Report to create strategies to promote a more livable community in the area. Based on the results of the ULI report, the City Commission recognized Uptown in the 2016 Commission Annual Action Plan and allocated funding to conduct further land use and planning efforts.

City staff along with the consulting firm of Tindale Oliver, created the Uptown Urban Village Master Plan (UMP) and form-based design standards. The overall intent was to establish a planning framework to guide future growth in the area by amending the City's Unified Land Development Regulations (ULDR) with form-based design standards to guide a transit-supportive development pattern to ensure that the future built environment will result in a mix of uses, greater connectivity and mobility with a higher emphasis on the pedestrian experience. The UMP and form-based code standards were adopted by the City Commission on November 5, 2019.

As part of the adoption, five (5) zoning districts were created based on location, planned land use patterns, design characteristics, redevelopment potential and mobility needs.

- Uptown Urban Village Northeast (UUV-NE) – promotes the redevelopment of the

Andrews Road corridor between West McNab Road and West Cypress Creek Road with a variety of residential, retail, hospitality, and mixed-use development.

- Uptown Urban Village Northwest (UUV-NW) – promotes the transition from a suburban office park character to an urban intensity, transit-oriented, mixed-use neighborhood.
- Uptown Urban Village Southeast (UUV-SE) – supports urban intensity, transit-oriented, mid-rise environment where people can work and commercial services are provided.
- Uptown Urban Village Southwest (UUV-SW) – provides a mix of commercial and light industrial uses for local and regional services.
- Uptown Urban Village Southcentral (UUV-SC) – provides a mix of light industrial and commercial services.

To incentivize property owners to rezone their properties to an Uptown Zoning District, the City Commission authorized staff to process rezoning applications on behalf of the property owner upon request. To date, six (6) property owners have taken advantage of the incentive, together rezoning seventy-one (71) acres.

Since the creation of the UMP and zoning districts, there have been seven (7) development applications for projects in the area, of which one (1) has been completed, one (1) under construction, three (3) approved, and two (2) under review. These projects total 2,321 residential units including 350 affordable residential units, and 99,054 square feet of commercial use.

As development interest continues, the UMP contains next steps as outlined in the Implementation Section of UMP. Next steps include the implementation of the following: (1) Multimodal Improvements, and (2) Branding Signage.

### **Multimodal Improvements**

As part of the Uptown LUPA review and approval process, the City committed to FDOT that a capital improvement program would be created identifying City-committed multimodal projects that would support State and County transportation improvements in the area such as the Cypress Creek Mobility Hub. The Cypress Creek Mobility Hub focused on a portion of Cypress Creek Road, North Andrews Way, and NW 59 Court based on the Uptown streetscape design concepts to illustrate safer pedestrian connectivity, provide for street trees, and utilize existing right-of-way for such improvements, as funded by MPO and constructed in 2024.

The UMP contains a multi-modal framework, identified as the “*Mobility Concept*”, with a variety of modes including pedestrian sidewalks, bicycle network, transit supportive elements, bus circulation and access, and streetscape designs as well as the creation of future development blocks consistent with a transit supportive development pattern. The

multimodal framework includes State, County, and City roads organized by primary, secondary, and tertiary streets.

Primary Streets:

- State and County roads which include Andrews Avenue, Cypress Creek Road, and Powerline Road.

Secondary Streets:

- Local City roads which include existing roads of NW 65 Court, NW 63 Street, NW 5 Way, NW 59 Court, and NW 6 Way.
- Secondary streets would include improvements for on-street parking, pedestrian lighting, two (2)-lanes, seven (7) to ten (10)-foot wide sidewalk widths, and where appropriate ten (10) to twenty (20)-foot wide shared use paths.

Tertiary Streets:

- Future internal connectors primarily for site access to development and service roads.
- These streets will be built as part of new development applications consistent with the Mobility Concept.

The City is committed to completing a phasing plan to the Mobility Concept that focuses on secondary streets, multi-use trails, and connections to the TriRail station. The result of the phasing plan would be a future capital improvement plan for Uptown.

**Branding**

In addition, the Implementation Section of the UMP includes branding for the area such as identification signs, wayfinding, and markers, which are also appropriate as a Community Investment Plan item.

**Strategic Connections**

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Public Spaces and Thriving Communities initiative.

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

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.
- The Infrastructure and Resilience Focus Area, Goal 4: Facilitate and efficient, multimodal transportation network.
- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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 1: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.
  - 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.

**Attachment**

Exhibit 1 – Presentation

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