



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

#24-0079

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

FROM: Greg Chavarria, City Manager

DATE: March 5, 2024

TITLE: Public Hearing – Ordinance Amending the City’s Comprehensive Plan
Future Land Use Element Transit Oriented Development Designation for
Floor Area Ratio– Case No. UDP-L23002 – **(Commission Districts 1, 2, 3
and 4)**

Recommendation

Staff recommends the City Commission consider an ordinance amending the City’s Comprehensive Plan, Future Land Use Element, Transit Oriented Development Designation for floor area ratio.

Background

The City is proposing to amend the Comprehensive Plan, Future Land Use Element, specifically the Transit Oriented Development designation regarding floor area ratio. This proposed text amendment would modify the floor area ratio (FAR) from 2.5 to 3. The purpose for this change is establish consistency with the City’s Unified Land Development Code (ULDR) for certain zoning districts which permit FAR greater than 2.5 such as the Uptown Urban Village zoning districts as well as the Planned Development District (PDD) zoning district. The proposed text amendment is attached as Exhibit 1.

The amendment was reviewed by the Development Review Committee (DRC) on September 12, 2023, and on October 18, 2023, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, recommended approval (8-0) for the City Commission to transmit the proposed amendment. The PZB Staff Report and the October 18, 2023, PZB Meeting Minutes are attached as Exhibit 2 and Exhibit 3, respectively.

The amendment would be transmitted to Broward County and the Florida Department of Economic Opportunity as well as all the required state agencies including Florida Department of Transportation, the South Florida Water Management District, and the South Florida Regional Planning Council. After the City receives comments from the state agencies, any applicable revisions can be made, and the City Commission may proceed to adopt the ordinance on second reading to amend the Comprehensive Plan. Amendments to the City’s Comprehensive Plan must be recertified by the Broward County Planning Council before the amendment takes effect.

The ordinance containing the proposed text amendment is attached as Exhibit 4.

Business Impact Estimate

This ordinance will be enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

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:

- The 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 – Proposed Text Amendment

Exhibit 2 – PZB Staff Report

Exhibit 3 – October 18, 2023, PZB Meeting Minutes

Exhibit 4 – Ordinance

Prepared by: Jim Hetzel, AICP, Principal Urban Planner, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department