



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

**#25-0127**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** March 4, 2025

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

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**Recommendation**

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

**Background**

On March 5, 2024, the City Commission passed an ordinance on first reading to amend the City’s Comprehensive Plan, Future Land Use Element, specifically modifying the floor area ratio (FAR) from 2.5 to 3 for the Transit Oriented Development designation. Upon first reading, the amendment was transmitted to Broward County Planning Council and State of Florida Department of Commerce, formerly known as 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.

The purpose for this amendment is to establish consistency with the City’s Unified Land Development Regulations (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).

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) to the City Commission to transmit the proposed amendment. The PZB Staff Report and the October 18, 2023, PZB Meeting Minutes are attached as Exhibit 1 and Exhibit 2, respectively.

City staff transmitted the amendment to Broward County Planning Council and State of Florida Department of Commerce for review by State agencies. No comments were

generated by the agencies. Subsequently, the Broward County Planning Council adopted the amendment on January 23, 2025, conditionally recertifying the City's Future Land Use Plan, with the Broward County Commission adopting the amendment on February 11, 2025.

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 of the Florida Statutes, 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 – October 18, 2023, PZB Staff Report

Exhibit 2 – October 18, 2023, PZB Meeting Minutes

Exhibit 3 – Business Impact Estimate

Exhibit 4 – Ordinance

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