



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0448

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

FROM: Rickelle Williams, City Manager

DATE: June 16, 2026

TITLE: Public Hearing - Second Reading - Ordinance Amending City of Fort
Lauderdale Comprehensive Plan Future Land Use Map from Community
Facilities to South Regional Activity Center - North Broward Hospital District
- Case No. UDP-L24005 - **(Commission District 4)**

Recommendation

Staff recommends the City Commission approve an amendment to the City of Fort Lauderdale Comprehensive Plan future land use map to change the future land use designation of a seventeen (17)-acre portion of the Broward Health Medical Center from Community Facilities to South Regional Activity Center.

Background

The applicant, North Broward Hospital District, is proposing to amend the future land use map designation of a seventeen (17)-acre portion of the Broward Health Medical Center site from Community Facilities to South Regional Activity Center (South RAC). When the South RAC future land use designation was adopted in 1999, portions of the Broward Health Medical Center site retained the Community Facilities future land use designation. The intent of the proposed amendment is to create a cohesive future land use designation for a medical zoning district that supports a transit-oriented district with a mix of hospital, medical, educational, commercial, and residential uses. The proposed land use map amendment application is proposed in conjunction with a text amendment to the City's Comprehensive Plan to increase the square footage of community facility uses in the South RAC and is scheduled to be considered by the City Commission on June 16, 2026 (CAM #26-0449). A location map is attached as Exhibit 1. The Application and Land Use Plan Amendment Report are attached as Exhibit 2.

In addition, the applicant is requesting an amendment to the Broward County Land Use Plan to change the land use designations of the site from Commerce, Community, and Low (5) Residential to Regional Activity Center on the County's Future Land Use Plan Map.

The Development Review Committee (DRC) reviewed the land use plan amendment on January 14, 2025, and on May 21, 2025, the Planning and Zoning Board (PZB), acting

as the Local Planning Agency, recommended (8-0) adoption and transmittal of the map amendment to the City Commission. The January 14, 2025, DRC comments and the applicant's responses are attached as Exhibit 3. The May 21, 2025, PZB staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5, respectively.

The City Commission approved the ordinance amending the Future Land Use Element on first reading on August 19, 2025 (4-0) and the amendments were transmitted to FloridaCommerce and the state agencies that review comprehensive plan amendments. FloridaCommerce had no comments on the amendment and the FloridaCommerce letter is attached as Exhibit 7. Broward County adopted a related amendment to the Broward County Land Use Plan on May 26, 2026 (9-0).

Review Criteria

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-24.8, a Comprehensive Plan amendment 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.

A comprehensive plan amendment application is attached as Exhibit 2.

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 Florida Administrative Code (F.A.C.) Rule 9J-5.

The application includes a detailed amendment report that outlines the existing uses, analyzes public facilities and services, and reviews applicable goals, objectives and policies of both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan, with supporting exhibits. Note, Florida Administrative (F.A.C.) Rule 9J-5 was repealed by the Florida Legislature in 2011.

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.

Recertification will be granted when the Broward County Planning Council conducts an adoption hearing on the amendment. City staff is required to submit recertification documents to BCPC post adoption.

Land Use Amendment Analysis

The land use plan amendment (LUPA) application requires an analysis based on the existing or proposed amendment intensity. The analysis must include the planning rationale based on the City's Comprehensive Plan and the impact of such on public services. The LUPA application provides a point-by-point narrative on the availability of

public facilities to evaluate any change in demand for public services. The public facilities analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, and solid waste. A summary of the LUPA analysis is provided herein. A detailed analysis is provided in the Application and Land Use Plan Amendment Report, attached as Exhibit 2.

Development Intensity

For analysis purposes, the maximum floor area for future development of the site with the Community Facilities future land use designation is 2,221,600 square feet based on the Comprehensive Plan's maximum floor area ratio (FAR) of three (3). The companion text amendment application to the South RAC future land use designation will increase the existing permitted 1,000,000 square feet of community facility uses by 2,221,600 square feet to a maximum of 3,221,600 square feet. As a result, the amendment to the future land use map and the companion text amendment will ensure that the maximum community facilities use permitted in the South RAC future land use designation does not exceed the maximum development potential of the site with the existing Community Facilities future land use designation. The amendment should not result in additional demands on public services, because it reallocates the existing maximum intensity of the community facilities use from the subject site to the South RAC future land use.

Potable Water and Wastewater

Water and wastewater services are provided by the City of Fort Lauderdale. The City's Public Works Department's analysis indicates there is no change in water and sewer demand with the change in future land use from Community Facilities to South RAC.

Drainage

Drainage level of service is based on Federal Emergency Management Agency (FEMA), Florida Building Code, and the City's Unified Land Development Regulations (ULDR). These regulations address finish floor elevation minimums, proper stormwater capture on-site, and construction activity.

Solid Waste

Solid waste service is provided by Waste Management, and WIN-Waste Innovations manages waste disposal capacity analysis. WIN-Waste Innovations provided confirmation that sufficient capacity exists.

Traffic Impact and Mass Transit

The adopted level of service per the City's Comprehensive Plan, Transportation Element, for SW 4 Avenue, SW 17 Street, Davie Boulevard and South Andrews Avenue is "E" which indicates operation at or near capacity. The proposed future land use map amendment would not result in an increase in daily trips or PM peak trips. The Broward Health Medical District is served by Broward County Transit Route 6 on SE 4 Avenue, Route 40 on SE 17 Street, and Route 30 on Davie Boulevard. The City of Fort Lauderdale Lauderdale Downtown Link and Beach Link also circulate and provide transportation to the proposed amendment site. A commuter rail station proposed to be in service in 2028 to the west of the Broward Health Medical Center that will enhance multimodal

transportation options for the South Regional Activity Center.

Land Use Compatibility

The proposed amendment to change the future land use designation of the site to South RAC is compatible with the surrounding land uses. The site is surrounded by properties with the South RAC land use designation. The east and west boundaries of the current Community Facilities future land use bisects the Broward Health Medical Center properties. To the north and northwest, there are institutional, office, service and single family uses. To the south and southeast, there are office and service uses.

Comprehensive Plan Consistency

The proposed amendment aligns with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 2 regarding sustainable development encouraging sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses. Likewise, the amendment supports the intent of the South RAC which is to provide the opportunity for positive redevelopment in the area south of the City's Downtown and to develop zoning districts that continue to create an urban village. The amendment also supports Coastal Management, Health and Safety Element Objective CM 4.5 which states that the City shall take proactive measures to enhance community health.

Public Participation

Amendments to the Future Land Use Map are subject to ULDR Section 47-27, Notice Procedures for Public Hearings. The applicant held a public presentation via Zoom on April 21, 2025. The Poinciana Park Civic Association and Croissant Park Civic Association were notified by email and property owners within three hundred (300) feet of the amendment site were notified by mail of the public presentation and the date of the Planning and Zoning Board meeting. Fifteen (15) people attended the public presentation meeting. A summary of the public presentation meeting and presentation material are attached as Exhibit 6. The future land use map amendment was also advertised in the newspaper on May 9, 2025, in advance of the PZB meeting.

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 Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- Neighborhood Enhancement Area
- Future Land Use Element
- 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.

Related CAM

26-0449

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Land Use Plan Amendment Report

Exhibit 3 – January 14, 2025, DRC Comments and Applicant's Responses

Exhibit 4 – May 21, 2025, Planning and Zoning Staff Report

Exhibit 5 – May 21, 2025, Planning and Zoning Board Meeting Minutes

Exhibit 6 – Public Participation Meeting Summary

Exhibit 7 – September 25, 2025, and January 27, 2026, FloridaCommerce Letters

Exhibit 8 – Business Impact Statement

Exhibit 9 – Ordinance

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