

ORDINANCE NO. C-24-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY FLU 1.1.12, TO ESTABLISH THE “UPTOWN URBAN VILLAGE TRANSIT ORIENTED DEVELOPMENT” LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, TRANSMITTAL TO THE APPLICABLE REVIEWING AGENCIES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to amend the City’s Comprehensive Plan Future Land Use Element Policy FLU 1.1.12, to establish the “Uptown Urban Village Transit Oriented Development” land use designation; and

WHEREAS, the Planning and Zoning Board at its meeting of December 20, 2023, recommended that the City Commission approve the amendment for transmittal to the Florida Department of Economic Opportunity (DEO); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendments to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendments to the Broward County Planning Council, Florida DEO and other reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on March 5, 2024, at 6:00 P.M., at the Horvitz Auditorium at the NSU Art Museum, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes; and

WHEREAS, the Development Services Department transmitted the proposed amendments, supporting data and analysis to the applicable reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on [date to be determined], which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City of Fort Lauderdale’s Comprehensive Plan Future Land Use Element, Policy FLU 1.1.12 shall be amended to establish the “Uptown Urban Village Transit Oriented Development” land use designation as described in Exhibit “A” attached hereto.

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 4. That the Development Services Department is hereby authorized to transmit the proposed amendments, supporting data and analyses to the applicable reviewing agencies.

SECTION 5. That this Ordinance shall be in full force and effect upon the date when the compliance review requirements as provided in Chapter 163, Florida Statutes, have been met.

PASSED FIRST READING this ____ day of _____, 2024.

PASSED SECOND READING this ____ day of _____, 2024.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

**EXHIBIT A
CITY TEXT AMENDMENT**

Uptown Urban Village Transit Oriented Development

General Location: South of W Mc Nab Road, north of NW 57th Street, between I-95 and Powerline Road

Size: 353 Acres

Density and Intensity of Permitted Land Uses:

<u>Residential</u>	<u>4,239 dwelling units</u>
<u>Commercial</u>	<u>1,449,494 square feet</u>
<u>Office</u>	<u>4,374,186 square feet</u>
<u>Industrial</u>	<u>2,262,922 square feet</u>
<u>Hotel</u>	<u>1,600 rooms</u>
<u>Transportation</u>	<u>no specified limit</u>
<u>Community and Civic Facilities</u>	<u>152,611 square feet</u>
<u>Park-Open Space</u>	<u>7 acres minimum</u>

Comments:

1. Residential density does not include the allocation of 807 flex units assigned to approved projects.
2. Uptown TOD has direct access to the Cypress Creek Tri Rail Station, Interstate 95, and Fort Lauderdale Executive Airport.
3. Uptown TOD shall contain priorities for a modal shift through the provision of transit oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promote internal modal capture as part of overall development and mixed-use projects.
4. Uptown TOD design principles shall integrate public area through open space, urban public plazas, and/or recreational or community facility areas. Design principles shall promote connectivity and access to transit stations and stops, while establishing a "sense of place". Developments shall promote and enhance pedestrian mobility, including connectivity to regional transit station.
5. Additional or expanded, stand-alone automobile oriented uses such as large surface parking lots, gas stations, auto repair, car washes, auto dealers, self-storage, big box retailers, single-family detached dwelling units, and drive-through facilities are discouraged and shall be limited.