



CITY OF FORT LAUDERDALE

REQUEST: Amend Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan Future Land Element, South Regional Activity Land Use Designation, to Increase Community Facility Permitted Use from 1,000,000 Square Feet to 3,221,560 Square Feet.

CASE NUMBER	UDP-L25001
APPLICANT	North Broward Hospital District
AGENT	Stephanie J. Toothaker, Esq.
PROJECT NAME	Broward Health Medical Center Land Use Text Amendment
GENERAL LOCATION	South of the Tarpon River, West of South Federal Highway, North of State Road 84, East and Adjacent to the FEC Right-of-Way
APPLICABLE ULDR SECTIONS	ULDR, Section, 47-24.8, Comprehensive Plan Amendment
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.10, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE EXTENSION DATE Not Applicable for Land Use Plan Amendments
ACTION REQUIRED	Recommend Approval, or Denial to City Commission
CASE PLANNER	Lorraine Tappen, AICP <i>LES KD</i>

BACKGROUND:

The North Broward Hospital District is proposing to amend the South Regional Activity Center (South RAC) future land use designation to increase the allowable community facilities use from 1,000,000 square feet to 3,221,560 square feet. The 2,221,560-square-foot increase in community facilities use is proposed in conjunction with a change in the future land use designation of the Broward Medical Center from Community Facilities to South RAC (Case No. UDP-L24005) also scheduled on this agenda.

The increase in community facilities use reflects the community facility development potential allowed by the Community Facility future land use designation for the Broward Health Medical Center. The intent is to create a cohesive future land use designation for the South RAC that supports a dynamic, transit-oriented health care district with a mix of hospital, medical, office, community facility, residential, recreational and educational facility uses, located in close proximity to major public transportation facilities and corridors. The applicant will also seek a corresponding amendment to the Fort Lauderdale South RAC future land use designation in the Broward County Land Use Plan.

A location map of the South RAC is attached as Exhibit 1 and the amendment is provided as Exhibit 2. The application and applicant's narrative is provided as Exhibit 3.

Should the amendment move forward, after Planning and Zoning Board review and First Reading of the ordinance by the City Commission, the amendment will be transmitted to the State's Florida Commerce and State agencies that review comprehensive plans such as the 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.

PRIOR REVIEWS:

The amendment was reviewed by the Development Review Committee (DRC) on January 14, 2025. The DRC comments and the applicant's responses are attached as Exhibit 4.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Development Services Department for review by the Local Planning Agency (Planning and Zoning Board) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes. The City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is consistent 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 Regional Activity Center 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.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendment is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendment to the City Commission.

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendment is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends denial of the proposed amendment to the City Commission.

EXHIBITS:

1. Location Map
2. Proposed Future Land Use Element Amendment Text
3. Application and Applicant's Narrative
4. January 15, 2025, DRC Comments and Applicant's Responses