



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

#25-0129

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 Fort Lauderdale Comprehensive Plan Future Land Use Element Establishing the Uptown Urban Village Transit Oriented Development Designation – Case No. UDP-L23002 – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider an ordinance adopting an amendment to Fort Lauderdale’s Comprehensive Plan, Future Land Use Element, establishing the Uptown Urban Village Transit Oriented Development Designation.

Background

On March 5, 2024, City Commission passed an ordinance on first reading to amend the Comprehensive Plan, Future Land Use Element, establishing the Uptown Urban Village 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 and Department of Economic Opportunity, as well as all required state agencies including Florida Department of Transportation, the South Florida Water Management District, and the South Florida Regional Planning Council.

The amendment to the Comprehensive Plan Future Land Use Element will create the Uptown Urban Village Transit Oriented Development Designation for an area generally known as the “*Uptown Urban Village*” area. The project area is comprised of approximately 362 acres of land and has multiple land use designations: Industrial, Employment Center, Office, and Commercial. The proposed amendment is for a single land use designation that will accommodate a mix of land uses supported by multi-modal transportation as a Transit Oriented Development (TOD) designation. A concurrent amendment to the City’s Future Land Use Map is also scheduled on this agenda. A Location Map is attached as Exhibit 1.

In order to achieve this designation, the City’s Future Land Use Element must contain specific text language to ensure there is a mix of land uses, supporting a shift from single occupancy vehicles to multi-modal transportation, provisions for transit-oriented elements, and prioritizing pedestrian connectivity. In addition, specific intensities and

density provisions must be identified as part of the amendment.

The Land Use Plan Amendment (LUPA) application requires an analysis based on the proposed development intensities and density for the LUPA area. The analysis must include the planning rationale and impacts on public services. The LUPA application contains a point-by-point narrative on the availability of public facilities when evaluating the demand created on public services and facilities by the proposed Uptown LUPA development. The public service analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, solid waste, parks, and schools. The Uptown LUPA Application contains a detailed analysis including correspondence letters from service providers along with other supporting documents. The Uptown LUPA Application is attached as Exhibit 2. The LUPA analysis can be found in the December 20, 2023, Planning and Zoning Board (PZB) Staff Report which is attached as Exhibit 3.

The amendment was reviewed by the Development Review Committee (DRC) on September 12, 2023, and on December 20, 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 December 20, 2023, PZB Meeting Minutes are attached as Exhibit 3 and Exhibit 4, respectively.

City staff transmitted the LUPA application to Broward County Planning Council and State of Florida Department of Commerce for review by State agencies. Comments were generated by Broward County and Florida Department of Transportation to which responses were provided and staff approval was granted. 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 Agency Review Comments with City Responses is attached as Exhibit 5.

The ordinance containing the proposed text amendment is attached as Exhibit 7.

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.

Related CAM

CAM #25-0130

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Uptown LUPA Application

Exhibit 3 – December 20, 2023, PZB Staff Report

Exhibit 4 – December 20, 2023, PZB Meeting Minutes

Exhibit 5 – Agency Review Comments with City Responses

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

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

Acting Department Director: Alfred G. Battle Jr., Acting Director, Development Services Department