



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element; Parks, Recreation, and Open Space Designation to Allow Community Facilities and Utility Uses with Acreage Restriction as a Permitted Use

CASE NUMBER	UDP-L24001
APPLICANT	City of Fort Lauderdale
GENERAL LOCATION	City-wide
COMMISSION DISTRICT	1, 2, 3, and 4
ULDR SECTION	Section 47-24.8, Comprehensive Plan Amendment
NOTIFICATION REQUIREMENTS	10-day legal ad
SECTION 166.033, FLORIDA STATUTES	Not Applicable
ACTION REQUIRED	Recommend approval or denial to City Commission
PLANNER	Lorraine Tappen, Principal Urban Planner <i>LLT</i>

BACKGROUND:

The purpose of the proposed amendment is to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation. The amendment will restrict community facilities and utilities to five (5) acres per park or five percent (5%) of the total park area, whichever is less. The amendment will conform to the Broward County Land Use Plan Recreation and Open Space land use designation, which permits community facilities up to five (5) acres per park without any limitation.

The City's amendment will be more restrictive than Broward County, which is permitted, and will require that the use serve a public purpose, minimum level of service for parks will be maintained, limit acreage, and additional criteria will be included in the City's land development regulations. A future amendment to the Unified Land Development Regulations (ULDR) will be processed adding criteria for the review and approval of community facility or utility uses. Such criteria will include compliance with size limitation, an analysis of alternate sites for the community facility or utility use, neighborhood compatibility, design elements, and approval by the Planning and Zoning Board as a Conditional Use.

Currently, there are several city parks which have community facilities and utility uses including Holiday Park and Peter Feldman Park. The City's Fire Department is proposing to replace the existing Fire Station at Birch State Park, which has a Parks, Recreation, and Open Space land use designation, with a state-of-the-art fire station to serve surrounding neighborhoods. In addition, the City's Public Works Department is proposing to install stormwater pump stations in Idlewyld/Merle Fogg Park and Riverland Park; however, these parks have residential future land use designations with Park zoning district designation. Table 1 provides a breakdown of the parks stated above comparing the size to the limitations in the proposed amendment. As shown in the table, none of the parks reach the size limitations.

Table 1: Proposed Amendment Size Comparison

Parks with Parks, Recreation, and Open Space Land Use	Total Acreage	Acreage of Community Facility or Utility	% of Total Area
Holiday Park	87.71	4.19	4.7%
Peter Feldman Park	1.3	0.03	2.31%
Birch State Park	180	0.98	0.54%
Parks without Parks, Recreation, Open Space Land Use			
Idlewyld/Merle Fogg Park	0.74	0.03	4.05%
Riverside Park	1.78	0.03	1.69%

The application and proposed amendment are provided as **Exhibit 1 and Exhibit 2** respectively. The amendment was reviewed by the Development Review Committee (DRC) on May 28, 2024. The DRC comments are attached as **Exhibit 3**. A map depicting all the parcels with Parks, Recreation, and Open Space designation as well as existing and proposed community facility and utility uses is attached as **Exhibit 4**.

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 FloridaCommerce 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. Amendments to the City's Comprehensive Plan must be recertified by the Broward County Planning Council before the amendment takes effect.

COMPREHENSIVE PLAN CONSISTENCY

The proposed amendments support the Coastal Management, Community Health and Safety Management Objective CM 4.5 which states that the City will take proactive measures to enhance community safety and Policy CM 4.5.2 regarding regularly evaluating and determining the need for new fire stations. The amendment also supports Comprehensive Plan Sanitary Sewer, Water, and Stormwater (SWS) Element Goal 6, which states that the City will ensure that all areas of the City are reasonably protected from flooding and Objective SWS 6.4 regarding planning stormwater facility improvements. Limiting community facilities and utilities to 5 acres or 5% of the total park area, whichever is less, in the Parks, Recreation, and Open Space designation maintains Parks, Recreation, and Open Space Element - Objective PR 1.1 which ensures that parks, facilities, and programs adequately meet or exceeds the need of the City's residents.

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. Application
2. Proposed Future Land Use Element Amendment Text
3. DRC Comments, May 28, 2024
4. Map of Parcels with the Parks, Recreation, and Open Space Land Use Designation