



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element, Transit Oriented Development Designation for Floor Area Ratio

CASE	UDP-L23002	
APPLICANT	City of Fort Lauderdale	
COMMISSION DISTRICT	1, 2, 3, and 4	
APPLICABLE ULDR SECTIONS	ULDR Section 47-24.8, Comprehensive Plan Amendment	
NOTIFICATION REQUIREMENTS	Newspaper ad 10 days prior to meeting	
SECTION 166.033, FLORIDA STATUTES	N/A	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Jim Hetzel, AICP, Principal Urban Planner	

DESCRIPTION:

The City of Fort Lauderdale is proposing to amend the Comprehensive Plan, Future Land Use Element, specifically the Transit Oriented Development designation regarding floor area ratio. This proposed text amendment would modify the floor area ratio (FAR) from 2.5 to 3. The purpose for this change is establish consistency with the City's Unified Land Development Code (ULDR) for certain zoning districts which permit an FAR greater than 2.5 such as the Uptown Urban Village zoning districts as well as the Planned Development District (PDD) zoning district. The proposed text amendment is attached as **Exhibit 1**.

The amendment was reviewed by the Development Review Committee (DRC) on September 12, 2023, and there were no comments generated. If recommended for approval by the Planning and Zoning Board (PZB) to the City Commission, and the City Commission approves the text amendment during first reading of an adoption ordinance, then the amendment will be transmitted to the Florida Department of Economic Opportunity as well as all the required state agencies including 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.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a land use plan amendment, the Planning and Zoning Board shall recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and Map and transmit the amendment to Broward County, as proposed; or

If the Planning and Zoning Board determines that the application does not meets the criteria for a land use plan amendment, the Planning and Zoning Board shall not recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and Map and transmit the amendment to Broward County, as proposed.

EXHIBITS:

1. Proposed Text Amendment