

ORDINANCE NO. C-25-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING POLICY FLU 1.1.12 OF THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, UPTOWN URBAN VILLAGE TRANSIT ORIENTED DEVELOPMENT FUTURE LAND USE DESIGNATION ("UPTOWN TOD") TO DELETE COMMENT 7, WHICH PROVIDES THAT RESIDENTIAL USES ARE ONLY PERMITTED IN PORTIONS OF THE UPTOWN TOD LOCATED EAST OF POWERLINE ROAD, AND NORTH OF CYPRESS CREEK ROAD AND EAST OF ANDREWS AVENUE, SOUTH OF CYPRESS CREEK ROAD; 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 Policy FLU 1.1.12 of the City's Comprehensive Plan, Future Land Use Element, Uptown Urban Village Transit Oriented Development Future Land Use Designation ("Uptown TOD"); and amending restriction on residential uses; 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 Broward County Planning Council ("BCPC"); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendment to Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan, Future Land Use Element, Uptown TOD as provided herein and transmit the proposed amendment to the BCPC and other reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on December 16, 2025, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, 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 amendment, 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, Policy FLU 1.1.12, Future Land Use Element, Section entitled "Uptown Urban Village Transit Oriented Development" residential use restrictions shall be amended 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 amendment, 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 _____, 2025.

PASSED SECOND READING this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

EXHIBIT "A"
CITY TEXT AMENDMENT

Uptown Urban Village Transit Oriented Development

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|-----------------------|--|-----------------------|
| General Location: | West side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad | |
| Size: | 361.7 Acres | |
| Density and Intensity | Residential | 4,239 dwelling units |
| Permitted Land Uses: | Commercial | 1,449,494 square feet |
| | Office | 4,374,186 square feet |
| | Industrial | 2,262,922 square feet |
| | Hotel | 1,600 rooms |
| | Community and Civic Facilities | 152,611 square feet |
| | Park-Open Space | 7 acres minimum |

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.
6. At least 635 (15%) of the additional 4,239 dwelling units permitted will be affordable at the "moderate-income" (up to 120% of the median income) level or below for a minimum period of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment of \$10,300 per unit for the total number of units in the project, increasing by 3% annually (amount and increases shall be equivalent to BCLUP Policy 2.16.4), and shared equally between Broward County and the City of Fort Lauderdale. No development within Uptown TOD shall be approved unless a declaration of restrictive covenants is recorded and copy of such recordation is provided at time of building permit submission for the development or payment in-lieu has been made. Affordable units must be constructed and receive certificates of occupancy based on any of the following scenarios:
 - a) In conjunction with market rate units if development is within single building,
 - b) In conjunction with the first residential phase of a multiple-phased development, or
 - c) One hundred (100) percent of the affordable units when development reaches fifty (50) percent of residential units constructed.
- ~~7. Residential uses are only permitted within the Uptown TOD boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.~~