



REQUEST:

Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element – Update Mixed Use Land Use Designation and Floor Area Ratio

CASE NUMBER	UDP-L22004
APPLICANT	PFL VII, LLC
AGENT	Nectaria Chakas, Esq., Lochrie & Chakas, P.A.
GENERAL LOCATION	City-wide
COMMISSION DISTRICT	1,2,3, and 4
APPLICABLE ULDR SECTIONS	Sec. 47-24.8 Comprehensive Plan Amendment
NOTIFICATION REQUIREMENTS	Sec. 47-27.10, Comprehensive Plan Amendment Sec. 47-27.4, Public Participation
SECTION 166.033, FLORIDA STATUTES	Not applicable
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Lorraine Tappen, Principal Urban Planner <i>LT</i> <i>CP</i>

BACKGROUND:

The applicant is proposing to amend the City's adopted Comprehensive Plan Future Land Use Element to update the Mixed Use Residential future land use designation to clarify its intent, criteria and intensity. Currently, the future land use designation has not been applied to any parcels within the City. The text amendments were submitted in conjunction with the Aura Cypress Creek land use plan amendment (Case No. UDP-L22003) also scheduled on this agenda, associated with a new mixed-use development project proposed at 400 Corporate Drive.

The proposed changes to the Mixed Use future land use designation include the following:

- Updated name of future land use designation from Mixed Use – Residential to Mixed Use.
- Added intent language outlining the City's objective of supporting a pedestrian-oriented mixed use urban environment with access to public transit.
- Eliminated lower density mixed use categories and retained maximum density standard of fifty (50) units per gross acre to match Broward County's Comprehensive Plan standard.
- Adjusted floor area ratio (FAR) to three (3) to reflect the maximum FAR allowed in a Planned Development District (PDD); the PDD may be applicable to the UDP-L22003 Aura Cypress Creek land use plan amendment and other parcels with the Mixed-Use future land use designation.
- Revised criteria to clarify that a minimum of two uses are required which shall include at least one residential use and one non-residential use to constitute a mixed-use development.
- Revised criteria to clarify that a non-residential use may be configured in a vertical or horizontal development pattern.

The application is attached as **Exhibit 1**. The proposed amendments to the Future Land Use Element are attached as **Exhibit 2**.

REVIEW CRITERIA:

Per 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.

The Comprehensive Plan amendments were reviewed by the Development Review Committee (DRC) on August 22, 2022. All comments have been addressed and the DRC Case Comment Report is attached as **Exhibit 3**.

COMPREHENSIVE PLAN CONSISTENCY:

The amendments support Future Land Use Objective FLU 2.3 regarding encouraging mixed use developments to enhance the livability of the City in order to discourage urban sprawl. The amendments further support Policy FLU 2.3.1 which states that mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policy FLU 2.3.3 which states that mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments supports. The proposed amendment also aligns with Goal 2 of the Future Land Use Element which states uses must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Use Map.

PLANNING AND ZONING BOARD ACTION:

The Planning and Zoning Board, acting as the Local Planning Agency (LPA), shall consider the application based on the review criteria of ULDR Section 47-24.8, Comprehensive Plan Amendment, found herein.

1. 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 as provided in Section 47-24.8, the Planning and Zoning Board shall recommend the City Commission transmit the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments, as proposed;
2. 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 recommend the City Commission transmit the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments, with revisions; or
3. If the Planning and Zoning Board determines that the application does not meets the criteria for a land use plan amendment, recommend against transmittal of the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments.

EXHIBITS:

1. Amendments to Comprehensive Plan Future Land Use Element
2. Application
3. DRC Comments, August 9, 2022