



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

<b>CASE NUMBER</b>	UDP-L22004	
<b>APPLICANT</b>	PFL VII, LLC	
<b>AGENT</b>	Nectaria Chakas, Esq., Lochrie & Chakas, P.A.	
<b>GENERAL LOCATION</b>	City-wide	
<b>COMMISSION DISTRICT</b>	1,2,3, and 4	
<b>APPLICABLE ULDR SECTIONS</b>	Sec. 47-24.8 Comprehensive Plan Amendment	
<b>NOTIFICATION REQUIREMENTS</b>	Sec. 47-27.10, Comprehensive Plan Amendment Sec. 47-27.4, Public Participation	
<b>SECTION 166.033, FLORIDA STATUTES</b>	Not applicable	
<b>ACTION REQUIRED</b>	Recommend approval or denial to City Commission	
<b>PROJECT PLANNER</b>	Lorraine Tappen, Principal Urban Planner <i>LT7</i>	<i>CP</i>

**BACKGROUND:**

On November 16, 2022, the Planning and Zoning Board (PZB) voted (9-0) to recommend that the City Commission adopt amendments to the Mixed Use future land use designation of the City of Fort Lauderdale Comprehensive Plan. The text amendments were submitted in conjunction with the Aura Cypress Creek land use plan amendment (Case No. UDP-L22003) associated with a new mixed-use development project proposed at 400 Corporate Drive. The applicant is proposing to amend the text of 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. As required by Chapter 163, Florida Statutes, after City Commission approval of the amendments on January 24, 2023, the amendments were transmitted to the Florida Department of Economic Opportunity (DEO) and the agencies that review comprehensive plan amendments. Per Chapter 163.3184, Florida Statutes, state agencies shall only comment regarding impacts on important state resources and facilities that will be adversely impacted by the amendment if adopted. The state agencies had no comments related to impacts on state resources and facilities, but provided two technical assistance comments.

DEO's first technical assistance comment states that the agency recommends including minimum density and intensity standards in the Mixed Use designation. Florida statutes do not require a minimum density or intensity standard and there are no minimum intensity or density standards proposed in the amendments to the Mixed use future land use designation. Per the City's Comprehensive Plan, residential development projects are permitted a density of up to 50 dwelling units per acre and a maximum floor area ratio (FAR) of three (3).

The second technical assistance comment states that the proposed changes to the mixed-use designation should include a percentage of each use. Chapter 163.3177, Florida Statutes, states that the Future Land Use Element shall include criteria for the implementation of mixed-use development, including the percentage distribution among the mix of uses. The language in the Mixed Use future land use designation previously reviewed by the PZB and City Commission regarding a minimum percentage of 10% for any one use was struck in the amendment. This text has been unstruck and is proposed to remain in the Mixed Use future land use designation to meet the Florida statutory requirements. Furthermore, language has been added to clarify that the percentage is of the total floor area.

The November 16, 2022 Planning and Zoning Board staff report and meeting minutes are attached as **Exhibit 1** and **Exhibit 2**, respectively. The January 24, 2023 City Commission agenda memorandum and meeting minutes are attached as **Exhibit 3** and **Exhibit 4**, respectively. The DEO letter is attached as **Exhibit 5**. The application is attached as **Exhibit 6**. The revised amendments to the Future Land Use Element are attached as **Exhibit 7**.

**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 this text amendment 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 8**.

**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 meet 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 meet 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. Planning and Zoning Board Staff Report, November 17, 2023
2. Planning and Zoning Board Meeting Minutes, November 17, 2023
3. City Commission Agenda Memorandum, January 24, 2023
4. City Commission Meeting Minutes, January 24, 2023
5. Letter from the Department of Economic Opportunity
6. Application
7. Amendments to Comprehensive Plan Future Land Use Element
8. DRC Comments