



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Greg Chavarria, City Manager

DATE: March 5, 2024

TITLE: Public Hearing – Ordinance Amending the City’s Comprehensive Plan
Future Land Use Element Establishing the Uptown Urban Village Transit
Oriented Development Designation – Case No. UDP-L23001 –
(Commission District 1)

Recommendation

Staff recommends the City Commission consider an ordinance amending the City’s Comprehensive Plan Future Land Use Element establishing the Uptown Urban Village Transit Oriented Development Designation.

Background

The City is proposing to amend the Comprehensive Plan Future Land Use Element to create the Uptown Urban Village Transit Oriented Development Designation for the area generally known as the *Uptown Urban Village* area. The project area is comprised of 353 acres of land and has multiple land use designations; Industrial, Employment Center, Office, and Commercial. The proposed amendment is for a single land use designation that will accommodate a mix of land uses supported by multi-modal transportation as a Transit Oriented Development (TOD) designation. There is an amendment to the Future Land Use Map that is a concurrent amendment to the City’s Comprehensive Plan. A Location Map is attached as Exhibit 1.

In order to achieve this designation, the City’s Future Land Use Element must contain specific text language to ensure there is a mix of land uses, a shift from single occupancy vehicles towards multi-modal transportation options, provisions for transit-oriented elements, and a priority on improving pedestrian connectivity. In addition, the specific intensity and density for the amendment must be identified. The Proposed Text Amendment is attached as Exhibit 2.

The Land Use Plan Amendment (LUPA) application requires an analysis based on the proposed intensity and density for the LUPA area. The analysis must include the planning rationale for the amendment and the impact of such on public services. The LUPA application contains a point-by-point narrative on the availability of public facilities when evaluating the demand for public services and facilities by the proposed Uptown LUPA

development. The public service analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, solid waste, parks, and schools. The Uptown LUPA Application contains a detailed analysis on services including correspondence letters from service providers along with other supporting documents. The Uptown LUPA Application is attached as Exhibit 3. Staff's summary regarding the LUPA analysis can be found in the December 20, 2023, Planning and Zoning Board (PZB) Staff Report which is attached as Exhibit 4.

The LUPA application was reviewed by the Development Review Committee (DRC) on September 12, 2023, and on December 20, 2023 the PZB, acting as the Local Planning Agency, recommended approval (8-0) for the City Commission to transmit the proposed amendment. The December 20, 2023, PZB Meeting Minutes is attached as Exhibit 5.

The amendment will be transmitted to Broward County and 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.

The ordinance containing the proposed text amendment is attached as Exhibit 6.

Business Impact Estimate

This ordinance will be enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area
- Goal 4: Facilitate an efficient, multimodal transportation network

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We are Community

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element

- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Related CAM

CAM #24-0254

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Proposed Text Amendment

Exhibit 3 – Uptown LUPA Application

Exhibit 4 – December 20, 2023, PZB Staff Report

Exhibit 5 – December 20, 2023, PZB Meeting Minutes

Exhibit 6 – Ordinance

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