



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

FROM: Susan Grant, Acting City Manager

DATE: January 22, 2025

TITLE: Public Hearing – Ordinance Amending City of Fort Lauderdale Comprehensive Plan Future Land Use Element; Parks, Recreation, and Open Space Designation to Allow Community Facilities and Utility Uses as a Permitted Use, with a Restriction on Maximum Acreage – Case No. UDP–L24001 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider approving an amendment to the City of Fort Lauderdale Comprehensive Plan Future Land Use Element to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage.

Background

The purpose of the proposed amendment is to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation. The amendment will restrict community facilities and utilities to five (5) acres per park or five percent (5%) of the total park area, whichever is less. The amendment will conform with the Broward County Land Use Plan Recreation and Open Space land use designation, which permits community facilities up to five (5) acres per park without any limitation.

The City's amendment will be more restrictive than Broward County and will require that the use serve a public purpose. The City will continue to ensure that minimum level of service for parks will be maintained. Additional criteria will be included in the City's Unified Land Development Regulations (ULDR). A future amendment will be processed adding criteria for the review and approval of community facility or utility uses. The criteria will include compliance with the proposed size limitation, an analysis of alternate sites for the community facility or utility use, neighborhood compatibility criteria, other design elements, and review and approval of a Conditional Use application by the City's Planning and Zoning Board.

There are several parks in the City which have existing community facilities and utility uses, including Birch State Park, Holiday Park, and Peter Feldman Park. Currently, the

City’s Fire Department is also proposing to replace the existing Fire Station at Birch State Park, which has a Parks, Recreation, and Open Space land use designation, with a state-of-the-art fire station to serve surrounding neighborhoods. In addition, the City’s Public Works Department is proposing to install stormwater pump stations in Idlewyld/Merle Fogg Park and Riverland Park. However, these parks have residential future land use designations with Parks, Recreation, and Open Space (P) zoning district designation. Table 1 provides a breakdown of the parks which have community facilities and utility uses, comparing the size of the park to the limitations of the community facility or utility use as proposed in the amendment. As shown in the table, all of the community facilities or utilities fall below the size limitations for each respective park.

Table 1: Park Acreage, Acreage of Community Facility or Utility, and Percent of Total Park Area

Parks with Parks, Recreation, and Open Space Land Use	Total Acreage	Acreage of Community Facility or Utility	% of Total Park Area
Holiday Park	87.71	4.19	4.7%
Peter Feldman Park	1.3	0.03	2.31%
Birch State Park	180	0.98	0.54%
Parks without Parks, Recreation, Open Space Land Use			
Idlewyld/Merle Fogg Park	0.74	0.03	4.05%
Riverside Park	1.78	0.03	1.69%

The application and proposed amendment are provided as Exhibit 1 and Exhibit 2 respectively. The amendment was reviewed by the Development Review Committee (DRC) on May 28, 2024. The DRC comments are attached as Exhibit 3. A map depicting all the parcels with Parks, Recreation, and Open Space designation as well as existing and proposed community facility and utility uses is attached as Exhibit 4.

The Planning and Zoning Board (PZB) voted (6-2) recommending that the City Commission approve the ordinance amending the Comprehensive Plan. The PZB staff report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

Review Criteria

Per ULDR Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Department of Development Services 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.

Should the City Commission adopt the Comprehensive Plan amendment on first reading

of the ordinance, the amendment will be transmitted to Florida Commerce and the state agencies that review comprehensive plans such as the 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 also be recertified by the Broward County Planning Council before they take effect.

Comprehensive Plan Consistency

The proposed amendments support the Coastal Management, Community Health and Safety Management Objective CM 4.5 which states that the City will take proactive measures to enhance community safety and Policy CM 4.5.2 regarding regularly evaluating and determining the need for new fire stations. The amendment also supports Comprehensive Plan Sanitary Sewer, Water, and Stormwater (SWS) Element Goal 6, which states that the City of Fort Lauderdale will ensure that all areas of the city are reasonably protected from flooding and Objective SWS 6.4 regarding planning stormwater facility improvements. Limiting community facilities and utilities to 5 acres or 5% of the total park area, whichever is less, in the Parks, Recreation, and Open Space land use designation maintains Parks, Recreation, and Open Space Element - Objective PR 1.1 which ensures that parks, facilities, and programs adequately meet or exceeds the need of the City's residents.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Public Safety, Infrastructure and Resiliency, and Public Spaces and Community initiatives.

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

- The Public Safety Focus Area, Goal 1: Be a safe community that is proactive and responsive to risks.
- The Infrastructure Focus Area, Goal 3: Be a sustainable and resilient community
- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready

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

- The Public Safety Focus Area
- Coastal Management, Community Health and Safety Element
- Goal 4: Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency

management, further the resiliency of coastal areas, and ensure city-wide community health and safety.

- The Infrastructure Focus Area
- Sanitary Sewer, Water & Stormwater Element
- Goal 6: Ensure that all areas of the City are reasonably protected from flooding, giving due consideration to the City's natural and built environment.

- The Public Places Focus Area
- Parks, Recreation, and Open Space Element
- Goal 2: Be a community with high quality parks and recreation and facilities that highlight the character of our City.

Attachments

Exhibit 1 – Application

Exhibit 2 – Proposed Amendment to Comprehensive Plan Future Land Use Element

Exhibit 3 – DRC Comments, May 28, 2024

Exhibit 4 – Map of Parcels with the Parks, Recreation, and Open Space Land Use Designation

Exhibit 5 – PZB Staff Report, November 20, 2024

Exhibit 6 – PZB Meeting Minutes, November 20, 2024

Exhibit 7 – Business Impact Statement

Exhibit 8 – Ordinance

Prepared by: Lorraine Tappen, AICP, Principal Urban Planner, Development Services Department

Acting Department Director: Alfred G. Battle Jr., Development Services Department