



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0151

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

FROM: Susan Grant, Acting City Manager

DATE: March 18, 2025

TITLE: Public Hearing – Ordinance Amending City of Fort Lauderdale
Comprehensive Plan Future Land Use Map, Beach Community Center
Parcel from Commercial to Parks, Recreation, and Open Space
Designation – UDP-L24004 – (**Commission District 1**)

Recommendation

Staff recommends the City Commission consider approving an amendment to the City of Fort Lauderdale Comprehensive Plan future land use map to change the future land use designation of the Beach Community Center parcel located at 3351 NE 33rd Avenue from Commercial to Parks, Recreation, and Open Space.

Background

The City has undertaken an effort to rezone all applicable City parks to the Parks, Recreation, Open Space (P) zoning district. To date, 25 parks have been rezoned in the past three years. The future land use designation of the Beach Community Center is Commercial, and parks are not a permitted use in this designation. Amending the City's future land use map for the Beach Community Center to Parks, Recreation, and Open Space will allow rezoning the Beach Community Center to the corresponding Parks, Recreation, and Open Space designation thus ensuring the long-term preservation of this park and recreation space. A location map and the sketch and legal description are attached as Exhibit 1. The land use plan amendment application is attached as Exhibit 2.

The Development Review Committee (DRC) reviewed the land use plan amendment on December 10, 2024, and on January 15, 2025, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, recommended approval (8-0) to the City Commission to consider adoption and transmittal of the map amendment. The December 10, 2024, DRC comments are attached as Exhibit 3. The January 15, 2025, Planning and Zoning Board staff report, and meeting minutes are attached as Exhibit 4 and Exhibit 5, respectively.

Once the ordinance amending the future land use is adopted by the City Commission, the application will be sent to the Broward County Planning Council for recertification of the City's future land use map. At the same time, the City is also asking Broward County to

update their future land use map to change the future land use from Commerce to Parks, Recreation, and Open Space.

Review Criteria

Pursuant to the ULDR, Section 47-24.8, a Comprehensive Plan amendment application shall be reviewed in accordance with the following criteria:

1. Any person requesting a proposed change to the City's adopted land use plan map or text within the City's adopted Comprehensive Plan shall be required to submit a comprehensive plan amendment application.

City staff have prepared the application.

2. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. Ch. 163 and F.A.C. Rule 9J-5.

The application includes a detailed amendment report that outlines the existing uses, analyzes public facilities and services, and reviews applicable goals, objectives and policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan, with supporting exhibits. Note, Florida Administrative (F.A.C.) Rule 9J-5 was repealed by the Florida Legislature in 2011.

3. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council (BCPC) prior to the approval taking effect.

Provisional certification will be granted when the Broward County Commission conducts the adoption hearing on the amendment. City staff is required to submit recertification documents to BCPC post adoption.

LAND USE AMENDMENT ANALYSIS:

The land use plan amendment (LUPA) application requires an analysis based on the existing or proposed amendment intensity. The analysis must include the planning rationale based on the City's Comprehensive Plan and the impact of such on public services. The LUPA application provides a point-by-point narrative on the availability of public facilities to evaluate any change in demand on public services. The public service analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, and solid waste. Staff summarized the LUPA analysis below. See Exhibit 2, the land use plan amendment application for a more detailed analysis.

Development Intensity

For analysis purposes, the maximum floor area of potential future development was estimated for both the existing Commercial future land use designation and the proposed Parks, Recreation, and Open Space. For the Commercial future land use designation, the maximum potential floor area to be constructed is 795,000 square feet considering the

current dimensional requirements of the Community Business (CB) zoning district. Any future reconstruction of a park and recreation facility with the proposed Parks, Recreation, and Open Space designation, would result in a decrease in development intensity with an estimated maximum 228,000 square feet based upon the dimensional requirements of the Parks, Recreation, and Open Space (P) zoning district.

Portable Water and Wastewater

Water and wastewater services are provided by the City of Fort Lauderdale. The City's Public Works department's analysis indicates a decrease in projected demand with the change in future land use from Commercial to Parks, Recreation, and Open Space.

Drainage

Drainage level of service is based on FEMA, Florida Building Code, and City's unified land development regulations. These regulations address finish floor elevation minimums, proper stormwater capture on-site, and construction activity.

Solid Waste

Solid waste service is provided by Waste Management and WIN-Waste Innovations manage waste disposal capacity analysis. WIN-Waste Innovations provided confirmation that sufficient capacity exists.

Traffic Impact and Mass Transit

The adopted level of service per the City's Comprehensive Plan, Transportation Element, for N. Ocean Boulevard (A1A) and Oakland Park Boulevard is D. The proposed amendment would not result in an increase in traffic generation due to the decreased intensity allowed by the proposed Parks, Recreation, and Open Space future land use designation versus the Commercial future land use designation. The Beach Community Center is served by Broward County Transit Routes 11, 72, and 55 which travel on N. Ocean Boulevard (A1A) and Route 72 which travels on Oakland Park Boulevard.

Land Use Compatibility

The site is surrounded by properties with the Commercial land use designation to the east, south, and west where there are hotel, multifamily residential, restaurant, retail, service, and office uses. To the north, there are multifamily residential uses with the future land use is High Residential. The Parks, Recreation, and Open Space land use designation is compatible with the surrounding uses.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1 which states that uses and densities permitted in future land use categories are established in the City's Future Land Use Plan. Likewise, Policy FLU 1.1.1 states that the Plan regulates uses permitted in each land use category in order to prevent the mixing of incompatible uses. The amendment also reflects Goal 3, Policy FLU 3.1.1, that the City shall coordinate concurrency regulations and land use planning activities with the Broward County Land Use Plan. In addition, the amendment supports the Parks, Recreation, and Open Space

Element Goal 1, Policy PR1.1.4c that all designated parks sites to be zoned Parks, Recreation, and Open Space (P).

Public Participation

The City held a public presentation via Zoom on December 12, 2024. The Galt Mile Civic Association was notified by email and property owners within 300 feet of the Beach Community Center were notified by mail of the public presentation and the date of the Planning and Zoning Board meeting. Two people attended the public presentation meeting. A summary of the public presentation meeting and presentation material are 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 is a FY 2025 Commission Priority, advancing the Public Spaces and Community initiatives.

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

- 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 Prosperous.

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

- 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 – Location Map and Sketch and Legal Description

Exhibit 2 – Land Use Plan Amendment Report

Exhibit 3 – DRC Comments, December 10, 2024

Exhibit 4 – Planning and Zoning Staff Report, January 15, 2025

Exhibit 5 – Planning and Zoning Board Meeting Minutes, January 15, 2025

Exhibit 6 – Public Participation Summary

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