



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#18-0576

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 10, 2018

TITLE: Uptown Urban Village Project – Land Use Plan Amendment Status

The Uptown Urban Village (Uptown) project is a Commission Annual Action Plan (CAAP) item that officially began in 2016. The project area is generally described as the land bound by Interstate 95 to the east, McNab Road and the C-14 Canal to the north, NW 57th Street to the south, and Powerline Road to the west. An Uptown Urban Village Project Map is provided as Exhibit 1.

The initial concept for transforming the Uptown area began with a group of landowners and business owners discussing challenges in recruiting a talented workforce in a suburban built environment where the majority of employees commute to work. The group began meeting with District Commissioner Bruce Roberts and City staff to explore ways to create an urban village to meet the needs of the changing workforce and a mix of businesses. These discussions resulted in the business and civic leaders forming Envision Uptown, Inc. (Envision).

In 2014, the City, in conjunction with Envision, engaged the Urban Land Institute (ULI) to conduct a Technical Advisory Panel Report for Uptown. The ULI Technical Advisory Panel Program is made of experts who analyze various topics and ultimately generate reports to assist local governments in addressing issues such as housing, parking, redevelopment, and future development patterns. The ULI Technical Advisory Panel report for the Uptown area was completed in August 2014 and contained specific recommendations including the following:

- Engage study area landowners, business and civic leaders, employees and other interested parties and stakeholders in preparing a shared community planning vision;
- Examine opportunities to enhance existing public and private assets (e.g. extensive corporate presence, access to transit and the Fort Lauderdale Executive Airport);
- Identify improvements to bicycle and pedestrian infrastructure to improve connectivity within Uptown;

- Provide opportunities for parks and open spaces that can be utilized by employees and residents alike;
- Evaluate the Uptown brand for potential modifications, including any possible trends, in an effort to create an unique district in the region with a strong sense of place;
- Evaluate existing development conditions and identify needed changes to the development standards to support the community planning vision, brand, and a live, work, learn, and play environment;
- Provide predictability for future growth and development; and
- Identify future plans that address changing the land use designations for Uptown, focus on corridor transit connections and multi-modal facilities, and adopt new land regulations to achieve desired goals.

In order to implement the recommendations above, the City hired the consultant team of TY Lin and Tindale Oliver to work on the project. The project includes the following two scopes;

1. A Land Use Plan Amendment (LUPA), and
2. Master Plan with Form Based Land Regulations.

The LUPA application was prepared by staff with the assistance of TY Lin, which completed the traffic analysis section. The second scope is being completed by Tindale Oliver, which is currently underway.

The project schedule has the LUPA proceeding ahead of the master plan due to the timeframe for transmitting to the County and the State for agency review. During this time, Tindale Oliver will be generating the components of the master plan document and conducting public meetings for input. The objective is to align the two efforts for final approval simultaneously. This approach will ensure the land regulations are in place upon adoption of the land use.

Project Status

At this time, staff and TY Lin have completed the LUPA application and presented the item to the Planning and Zoning Board (PZB) on February 21, 2018, where the PZB recommended approval (6-0) of the Uptown Urban Village Land Use Plan Amendment. Subsequent to the PZB action, staff began receiving comments from property owners and stakeholders in the area. The majority of comments related to the proposed nonresidential square foot development intensity are outlined in the LUPA application. More specifically, the comments indicated that the intensity totals were not sufficient and should be increased.

The LUPA application requires that the applicant identify existing uses and generate a land use analysis for the proposed development. Uptown contains existing development including numerous office buildings, commercial shopping centers, hotels, existing mobile home park, transit facility, and car dealership. The LUPA proposes additional development entitlements for residential, commercial, office, industrial, park space, hotel,

and civic uses. The additional development entitlements were generated based on the following factors: (1) a market and economic analysis that was completed in March 2015 by South Florida Regional Transit Authority for the Cypress Creek Mobility Hub study, which is located within the boundaries project area, (2) existence of underutilized properties in the project area with potential redevelopment opportunities; e.g. vacant parcels, surface parking areas, and (3) lack of supporting land uses in the project area; e.g. residential, hotel, park and open space.

The total permitted intensity and density must include the existing and proposed uses. Table 1 provides a summary of existing development by use and the proposed additional development entitlements. Note, existing office use has been captured under commercial use, as listed by Broward County Property Appraiser data.

TABLE 1: Existing and Proposed Development Intensity

<i>USE</i>	<i>INDUSTRIAL</i> (square feet)	<i>COMMERCIAL</i> (square feet)	<i>OFFICE</i> (square feet)	<i>RESIDENTIAL</i> (units)	<i>PARK</i> (acres)	<i>HOTEL</i> (rooms)	<i>CIVIC</i> (square feet)
Existing	1,264,447	3,885,656	0	239	0	718	132,611
Proposed	50,000	225,000	250,000	2,560	6.5	450	20,000
TOTAL	1,314,447	4,110,656	250,000	2,800	6.5	1,168	152,611

As previously mentioned, comments from property owners and stakeholders have indicated that the nonresidential, specifically the commercial and office intensity, should be increased from the 225,000 square feet of commercial and 250,000 square feet of office to a higher number.

Given that staff and TY Lin completed the LUPA analysis based upon an agreed intensity that was vetted through Envision, any change in the intensity totals will require the LUPA analysis to be conducted again and re-presented to the PZB for recommendation to move forward.

In relation to the master plan scope, staff and Tindale Oliver will be conducting stakeholder meetings on June 20, 2018 to obtain comments and feedback on how the master plan and proposed zoning changes impact stakeholders. Tindale Oliver will analyze the feedback and will provide staff with their findings. The master plan and form based zoning changes are scheduled for presentation to the City Commission beginning of 2019.

Next Steps

Staff desires to hear Commission input relating to the LUPA application. As previously mentioned, there have been public comments regarding the intensity identified in the LUPA application. However, the scope of work for the LUPA application, as initially directed by the City Commission, has been completed and may proceed forward. Staff has not scheduled the item for a City Commission agenda due to the comments received regarding the intensity, which has created a three month delay on the LUPA timeline. Recently the Department received a communication from the Envision Uptown Board

requesting the LUPA proceed forward to City Commission for transmittal to Broward County. The letter from Envision Uptown Board is attached as Exhibit 2. Note, future amendments to the Uptown LUPA may occur to examine increasing density and intensity. In the event the LUPA does not proceed, the ultimate vision for Uptown can still be achieved through zoning amendments as part of master plan and form based zoning scope of work.

Staff will provide a presentation on the project, which is attached as Exhibit 3, Uptown Urban Village Project Presentation.

Attachments

Exhibit 1 – Uptown Urban Village Project Map

Exhibit 2 – Envision Uptown Board Letter

Exhibit 3 – Uptown Urban Village Project Presentation

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