



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

**#21-0375**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 4, 2021

**TITLE:** First Reading – Quasi-Judicial Ordinance Amending City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-37B.4, List of Permitted and Conditional Uses – Uptown Urban Village North East (UUV–NE); Uptown Urban Village North West (UUV–NW); Uptown Urban Village South East (UUV–SE); Uptown Urban Village South West (UUV–SW); Uptown Urban Village South Central (UUV–SC) – Case No. T21001–**(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance amending the Unified Land Development Regulations (ULDR) for the Uptown Project Area.

**Background**

The City Commission adopted the Uptown Master Plan (UMP) and associated ULDR amendments on November 5, 2019. The adopted amendments included the creation of new zoning districts for the Uptown Project Area in order to implement the vision and goals of the UMP. The plan includes a framework of steps to implement the vision for the Uptown area, including the regulatory structure and process for development approval, potential incentives for redevelopment, available public investment programs, and implementation techniques. The UMP also identifies the need for future plans to address transit connectivity, land use changes, and long-term planning concepts. The UMP was adopted by reference in ULDR Section 47-37B.3.A, Applicability and General Regulations, as a supportive document with illustrations of the design requirements incorporated in the ULDR. A location map of the Uptown area is provided as Exhibit 1.

Post adoption, staff continued to evaluate the permitted and conditional uses for the Uptown Zoning Districts and found that some revisions were required in order to provide consistency with the ULDR, as well as make minor corrections.

The proposed amendment is specific to ULDR Section 47-37B.4, List of Permitted and Conditional Uses, which adds certain uses and provides for corrections to the overall use table. More specifically, the amendment includes modifications to the following use categories:

- Commercial Recreation
- Lodging
- Public Purpose Facilities
- Residential Uses
- Retail Sales
- Storage Facilities

The amendment was presented to the Planning and Zoning Board (PZB) on March 17, 2021 and was recommended for approval (9-0) to the City Commission. To review the recommendation in more detail, please refer to the March 17, 2021, PZB staff report attached as Exhibit 2 and the March 17, 2021 Draft PZB meeting minutes attached as Exhibit 3.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a 2021 Commission Priority, advancing the Smart Growth Initiative

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses.

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

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – March 17, 2021 PZB Staff Report

Exhibit 3 – March 17, 2021 Draft PZB Meeting Minutes

Exhibit 4 – Ordinance

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Department Director: Anthony Greg Fajardo, Sustainable Development