

ORDINANCE NO. C-25-29

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY FLU 1.1.12 TO AMEND THE SOUTH REGIONAL ACTIVITY CENTER FUTURE LAND USE DESIGNATION TO INCREASE THE ALLOWABLE COMMUNITY FACILITIES USE FROM 1,000,000 SQUARE FEET TO 3,221,560 SQUARE FEET; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, TRANSMITTAL TO THE APPLICABLE REVIEWING AGENCIES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, North Broward Hospital District, is seeking to amend the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element Policy FLU 1.1.12, specifically the South Regional Activity Center Future Land Use Designation, to increase the allowable Community Facilities use from 1,000,000 square feet to 3,221,560 square feet; and

WHEREAS, the proposed amendment to the City's Comprehensive Plan is intended to create a cohesive future land use designation for the South RAC that supports a dynamic, transit-oriented health care district with a mix of hospital, medical, office, community facility, residential, recreational and educational facility uses located in close proximity to major public transportation facilities and corridors; and

WHEREAS, the applicant had indicated it will also seek a corresponding amendment to the Fort Lauderdale South RAC Future Land Use Designation in the Broward County Land Use Plan; and

WHEREAS, the Planning and Zoning Board at its meeting of May 21, 2025 (Case No. UDP-L25001), recommended that the City Commission approve the amendment for transmittal to the Florida Department of Economic Opportunity (DEO); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendments to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendments to the Broward County Planning Council, Florida DEO and other reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on August 19, 2025, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes; and

WHEREAS, the Development Services Department transmitted the proposed amendments, supporting data and analysis to the applicable reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on June 16, 2026, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Policy 1.1.12 of the City of Fort Lauderdale’s Comprehensive Plan Future Land Use Element, specifically the South Regional Activity Center Future Land Use Designation, shall be amended to increase the allowable Community Facilities use from 1,000,000 square feet to 3,221,560 square feet, as described in Exhibit “A” attached hereto.

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 4. That the Development Services Department is hereby authorized to transmit the proposed amendments, supporting data and analyses to the applicable reviewing agencies.

SECTION 5. That this Ordinance shall be in full force and effect upon the date when the compliance review requirements as provided in Chapter 163, Florida Statutes, have been met.

PASSED FIRST READING this 19th day of August, 2025.

PASSED SECOND READING this _____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

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ATTEST:

City Clerk
DAVID R. SOLOMAN

Exhibit "A"



FUTURE LAND USE

South Regional Activity Center

General Location:

South of the Tarpon River, east of Flagler Drive, west of Federal Highway and north of State Road 84.

Density and Intensity of Uses:

Development shall be consistent with the intensity and density of uses that have been generally established in this area.

List of Permitted Uses:

Residential	936 dwelling units Maximum
Commercial	6,000,000 sq. ft. Maximum
Office	4,000,000 sq. ft. Maximum
Community Facilities, including schools and excluding electrical generating plants	1,000,000 3,221,560 sq. ft. Maximum
Recreation/Open Space	500,000 sq. ft Minimum

Comments:

1. As a means to provide the opportunity for positive redevelopment in the area south of the City's Downtown, the South Regional Activity Center (South-RAC) is established to permit the professional office and residential uses which exist in the area to continue. The South- RAC land use provides the basis to develop zoning districts that continue to support a mix of uses to create an urban village while maintaining existing professional office and single family uses in the area.
2. It is envisioned that an Andrews Avenue and Federal Highway Mixed Use district will be developed that encourages high quality commercial retail, mixed uses and standalone multifamily/residential development. In addition, a Railroad Mixed Use district will be developed to allow the existing uses on both sides on the Florida East Coast tracks to be maintained while having incentives to encourage mixed use development.
3. **The SRAC supports a dynamic, transit-oriented health care district with a mix of hospital, medical, office, community facility, residential, recreational and educational facility uses, located in close proximity to major public transportation facilities and corridors.**