



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

#26-0186

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

FROM: Rickelle Williams, City Manager

DATE: May 5, 2026

TITLE: Public Hearing – Ordinance Amending the City of Fort Lauderdale
Comprehensive Plan Future Land Use Map from Low Medium Residential
and Medium Residential to Commercial Land Use Designation – 1680 NW
31 Avenue – RPL Land LLC – Case No. UDP-L24003 – **(Commission
District 3)**

Recommendation

Staff recommends the City Commission consider an ordinance adopting an amendment to the City of Fort Lauderdale Comprehensive Plan - Future Land Use Map to change the land use designation of the property located at 1680 NW 31 Avenue from Low Medium (8) Residential and Medium (15) Residential to Commercial.

Background

The applicant, RPL Land LLC, is proposing to amend the land use on a 40.7-acre parcel of land, located at 1680 NW 31 Avenue, from the existing land uses of Low Medium (eight (8) units per acre) Residential and Medium (fifteen (15) units per acre) Residential to Commercial land use. This amendment will allow the applicant to develop the parcel with warehouse distribution uses. A location map and sketch and legal description are attached as Exhibit 1 and Exhibit 2, respectively. The application and Land Use Plan Amendment (LUPA) Report are attached as Exhibit 3.

A portion of the property is commonly referred to as “Rock Pit Lake” that included a privately-owned metal recycling junkyard operation. The lake itself is an abandoned borrow pit and the filling of the lake was permitted in 2023 by Broward County. The permit issued for the borrow pit reclamation project allows for the filling of approximately twenty-nine (29) acres of area with 1,400,000 cubic yards of fill material consisting of clean sand, limestone rock, and clean debris, as defined in Broward County Code.

The Development Review Committee (DRC) reviewed the application on July 22, 2025. On January 21, 2026, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, recommended (7-1) adoption and transmittal of the map amendment to the City Commission. The July 22, 2025, DRC comment report with applicant’s responses is

attached as Exhibit 4. The January 21, 2026, PZB staff report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

The applicant is also processing an amendment to the Broward County Land Use Plan to change the site's designations from Low (five (5) units per acre) Residential and Medium (sixteen (16) units per acre) Residential land uses to Commerce land use on the Broward County Land Use Plan Map.

Review Criteria

Pursuant to the Unified Land Development Regulations (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. The application requires an analysis based on the proposed change in land use intensity. The analysis must include the planning rationale for the amendment and the impact of such on public services.

The LUPA application contains a point-by-point narrative on the availability of public facilities when evaluating the demand for public services and facilities by the proposed potential development. The public service analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, solid waste, parks, and schools. It also contains correspondence letters from service providers and other supporting documents. For the complete and detailed analysis, see the application and LUPA report attached as Exhibit 3.

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 of both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan, with supporting exhibits. Note, Florida Administrative Code (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.

The City Commission upon first reading authorizes the transmittal of the amendment to the Broward County Planning Council and the Florida Department of Commerce as well as other required state agencies, including Florida Department of Transportation, the South Florida Water Management District, and the South Florida

Regional Planning Council. After state and county agency review and any subsequent revisions, the City Commission may proceed to adopt the ordinance on second reading, amending the Comprehensive Plan Future Land Use Map. Amendments to the City's Comprehensive Plan must be recertified by BCPC before the amendment takes effect.

Public Participation

Amendments to the Future Land Use Map are subject to ULDR Section 47-27, Notice Procedures for Public Hearings. The applicant held a public participation meeting via Zoom on October 16, 2025. The Lake Aire Palm View Homeowners Association and Golden Heights Neighborhood Association were notified by email and property owners within three hundred (300) feet of the amendment site were notified by mail of the public presentation and the date of the Planning and Zoning Board meeting. Twenty-seven (27) people attended the public presentation meeting. A summary of the public presentation meeting and presentation material are attached as Exhibit 7.

In advance of the Planning and Zoning Board meeting, property owners within 300 feet of the site received a mail notice regarding the placement of the future land use map amendment on the Planning and Zoning Board agenda. The amendment was also advertised in the newspaper prior to the Planning and Zoning Board and the City Commission meeting.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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:

- Neighborhood Enhancement Area
- Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description

Exhibit 3 – Application and Land Use Plan Amendment Report

Exhibit 4 – July 22, 2025, DRC Comment Report and Applicant's Responses

Exhibit 5 – January 21, 2026, Planning and Zoning Staff Report

Exhibit 6 – January 21, 2026, Planning and Zoning Board Meeting Minutes

Exhibit 7 – Public Participation Summary and Affidavit

Exhibit 8 – Business Impact Estimate

Exhibit 9 – Ordinance

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