



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map from Community Facilities to South Regional Activity Center.

CASE	UDP-L24005
APPLICANT	North Broward Hospital District
AGENT	Stephanie J. Toothaker, Esq.
PROJECT NAME	Broward Health Medical Center Land Use Map Amendment
GENERAL LOCATION	South of SE 14 th Street, West of SE 3 rd Avenue, North of SE 18 th Street, and East of South Andrews Avenue
PROPERTY ADDRESS	1413 SE 1 st Avenue, 1409 SE 1 st Avenue, 1417 SE 1 st Avenue, 20 SE 14 th Street, 210 SE 14 th Street, 15 SE 15 th Street, 150 SE 17 th Street, 1512 South Andrews Avenue, and 1600 South Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Portions of Vacated Right of Ways of SE 15 th Street and SE 16 th Street, Tract C, Broward General Hospital Addition, Portion of Tract A, Broward General Hospital, Lots 3-13 and Portions of Lots 2 and 14, Re-Amended Plat Parkway Highlands, Lots 13-19, Block 26, Lots 10-18, Block 44, Croissant Park
ZONING DISTRICT	Community Facility (CF), Residential Multifamily Mid Rise/Medium High Density District (RMM-25), Planned Residential Office District (ROC), and Boulevard Business (B-1) Districts
LAND USE	Community Facilities (CF) District
PROPOSED LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
APPLICABLE ULDR SECTIONS	ULDR, Section, 7-25.2, Adequacy Requirements ULDR, Section, 47-24.8, Comprehensive Plan Amendment
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.10, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE EXTENSION DATE Not Applicable for Land Use Plan Amendments
ACTION REQUIRED	Recommend Approval, or Denial to City Commission
CASE PLANNER	Lorraine Tappen, AICP <i>LT KD</i>

PROJECT DESCRIPTION:

The applicant, North Broward Hospital District, is proposing to amend the future land use map designation of a 17-acre portion of the Broward Health Medical Center from Community Facilities to South Regional Activity Center (South RAC). When the South RAC future land use designation was adopted in 1999, portions of the Broward Health Medical Center retained the Community Facilities future land use designation. The intent of the proposed amendment is to create a cohesive future land use designation for a future medical zoning district that supports a transit oriented district with a mix of hospital, medical, and educational, commercial, and residential uses. The proposed land use map amendment application is being considered in conjunction with amendment to increase the community facilities uses in the South RAC on the same agenda (Case No. UDP-L25001). A location map and the sketch and legal description are attached as Exhibit 1. The application and land use amendment report are attached as Exhibit 2.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on January 14, 2025. All comments have been addressed and the DRC Comment Report with applicant's responses are attached as Exhibit 3.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Development Services Department for review by the Local Planning Agency (Planning and Zoning Board) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes. The City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect. The following criteria apply to the proposed request:

- ULDR, Section, 47-24.8, Comprehensive Plan Amendment
- ULDR, Section, 7-25.2, Adequacy Requirements

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 facilities analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, and solid waste. Staff have summarized the LUPA analysis below. See Exhibit 2, Broward Medical Center Land Use Plan Amendment Application for detailed analysis.

Development Intensity

For analysis purposes, the maximum floor area for future development of the site with the Community Facilities future land use designation is 2,221,600 square feet based upon the Comprehensive Plan's maximum floor area ratio (FAR) of 3. The companion text amendment application to the South RAC future land use designation will increase the existing permitted 1,000,000 square feet of community facilities uses by 2,221,600 square feet to a maximum of 3,221,600 square feet. As a result, the amendment to the future land use map and the companion text amendment will ensure that the maximum community facilities permitted in the South RAC future land use designation does not exceed the maximum development potential of the site with the existing Community Facilities future land use designation. The amendment should not result in additional demands for public services, because it reallocates the existing maximum community facilities intensity for the amendment site to the South RAC future land use.

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 there is no change in water and sewer demand with the change in future land use from Community Facilities to South RAC.

Drainage

Drainage level of service is based on the Federal Emergency Management Agency (FEMA), Florida Building Code, and City's ULDR. 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 manages the 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 SW 4th Avenue, SW 17th Street, Davie Boulevard and South Andrews Avenue is E. The proposed future land use map amendment would not result in an increase in daily trips or PM peak trips. The Broward Health Medical District is served by Broward County Transit Route 6 on SE 4th Avenue, Route 40 on SE 17th Street, and Route 30 on Davie Boulevard. The City of Fort Lauderdale Laudergero

Downtown Link and Beach Link also circulate and provide transportation to the proposed amendment site. A commuter rail station proposed to be in service in 2028 to the west of the Broward Medical Center that will enhance multimodal transportation options for the South Regional Activity Center.

Land Use Compatibility

The proposed amendment to change the future land use designation of the site to South RAC is compatible with the surrounding land uses. The site is surrounded by properties with the South RAC land use designation. The east and west boundaries of the current Community Facilities future land use bisects the Broward General Medical Center properties. To the north and northwest, there are institutional, office, service and single family uses. To the south and southeast, there are office and service uses.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment aligns with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 2 regarding sustainable development encouraging sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses. Likewise, the amendment supports the intent of the South RAC which is to provide the opportunity for positive redevelopment in the area south of the City's Downtown and to develop zoning districts that continue to create an urban village. The amendment also supports Coastal Management, Health and Safety Element Objective CM 4.5 which states that the City shall take proactive measures to enhance community health.

PUBLIC PARTICIPATION:

The City held a public presentation via Zoom on April 21, 2025. The Poinciana Park Civic Association and Croissant Park Civic 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. Fifteen (15) people attended the public presentation meeting. A summary of the public presentation meeting and presentation material are attached as Exhibit 4.

The future land use map amendment was advertised in the newspaper. Four signs were posted regarding the Planning and Zoning Board meeting. Photos of the signs and a signed affidavit are attached as Exhibit 5.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-24.8, Comprehensive plan amendment; and
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a land use plan amendment, the Planning and Zoning Board shall recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Map and transmit the amendment to Broward County, as proposed; or

If the Planning and Zoning Board determines that the application does not meet the criteria for a land use plan amendment, the Planning and Zoning Board shall not recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Map and transmit the amendment to Broward County, as proposed.

EXHIBITS:

1. Location Map and Sketch and Legal Description
2. Application and Land Use Plan Amendment Report
3. January 14, 2025, DRC Comments and Applicant's Responses
4. Public Participation Summary
5. Sign Posting Photos and Affidavit