

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-L25003



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-L25003	
PROJECT NAME	Uptown Transit Oriented Development Text Amendment	
APPLICATION TYPE	Land Use Plan Amendment	
APPROVAL LEVEL	City Commission	
REQUEST	Amend City of Fort Lauderdale's Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development Designation, Specifically Amending Restriction on Residential Use East of Powerline Road, South of Cypress Creek Road, west of the Florida CSX Railroad	
APPLICANT	City of Fort Lauderdale and Pinnacle Corporate Park, LLC.	
AGENT	Nectaria Chakas, Esq., Lochrie and Chakas, P.A.	
PROPERTY ADDRESS	Uptown Project Area – Generally Bound by C-14 Canal to the north, Interstate 95 to the east, Powerline Road to the west, and NW 57 th Street to the south	
LAND USE	Uptown Transit Oriented Development	
COMMISSION DISTRICT	1 – John Herbst	
SUBMITTED	June 13, 2025	
COMPLETENESS ISSUED	June 26, 2025	
EXPIRATION	December 23, 2025	
WAIVER	N/A	
CASE PLANNER	Tyler Laforme, AICP Urban Planner III	Jim Hetzel, AICP (assisting) Principal Urban Planner

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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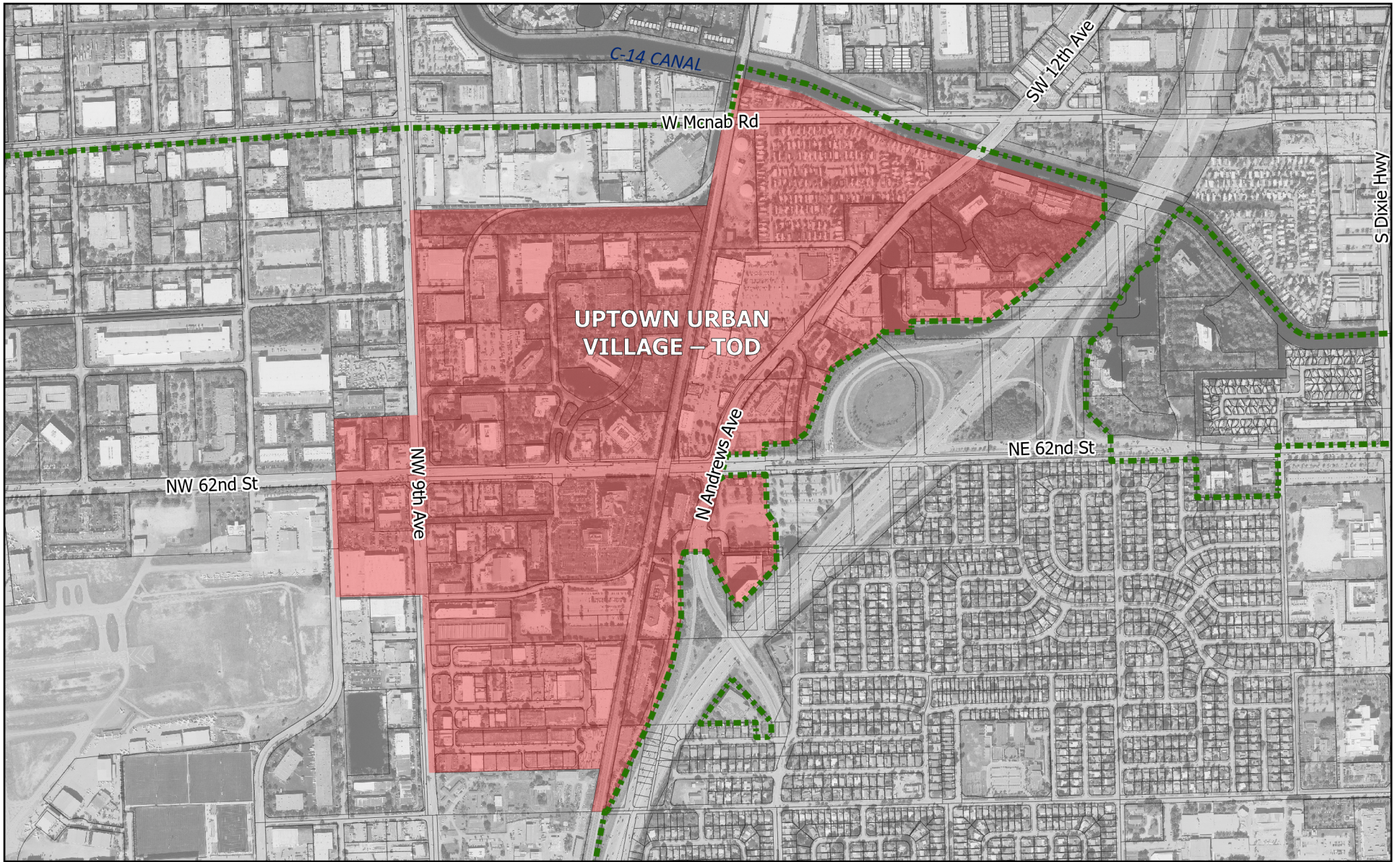
CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, December 23, 2025, for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant or a waiver to the timeline is submitted to the City.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. Pursuant to ULDR Section 47-27.10, Comprehensive Plan amendments, when a comprehensive plan or comprehensive plan amendment does not effect a change in the actual list of permitted, conditional or prohibited uses or change the actual future land use map designation of a parcel, notice shall be given as follows:
 - a. Local planning agency. Newspaper notice shall be given at least ten (10) days prior to the public hearing.
 - b. Planning and zoning board and city commission.
 - i. Newspaper notice. Newspaper notice shall be given at least ten (10) days prior to the public hearing before the planning and zoning board and at least ten (10) days prior to the public hearing to consider adoption of the ordinance approving the text amendment.
4. Proposed Future Land Use Element text amendments require review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
5. The proposed project requires review by the Broward County Planning Council and approval by the Broward County Commission prior to City Commission second reading and final approval.
6. The Future Land Use Element text amendment will not be effective until Broward County Planning Council recertification of both the Future Land Use Map and the Future Land Use Element.



7. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed and adopted Future Land Use text amendment will require submittal for expedited state review by FloridaCommerce and the agencies that review comprehensive plan amendments.
8. LUPA Report, Section 1, Update local government contact person with the following information:
 - i. **City of Fort Lauderdale - Development Services Department**
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Anthony Fajardo, Director
Phone: 954-828-5980
Email: afajardo@fortlauderdale.gov
9. LUPA Report, Section 2, Update applicant section to add City as co-applicant with the following information:
 - i. **City of Fort Lauderdale - Development Services Department**
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Contact: Anthony Fajardo, Director
Phone: 954-828-5980
Email: afajardo@fortlauderdale.gov
10. LUPA Report, Section 2, Under applicant information section, remove letter C, "Property Owner" information.
11. LUPA Report, Section 8, Land Use Compatibility analysis is based on outdated information from 2015 and does not analyze future projected impacts as outlined in the FXE Master Plan. Additional analysis is needed that examines the future runway expansion, future noise levels based on expansion, the flight path in proximity to the properties in the UUV-SE, and an examination of Florida Executive Airports that have similar conditions with new development nearby and in the flight path within the same radius distance. The applicant should discuss with staff several permissibility options for consideration rather than the proposed limit boundary.
12. Revise the exhibits accordingly based on the above comments.
13. Additional comments may be forthcoming after DRC meeting.



UDP-L25003

Legend

- - - Fort Lauderdale Municipal Boundary Line
- Subject Site

