



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

**#13-1013**

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

**FROM:** Lee Feldman, ICMA-CM, City Manager

**DATE:** August 20, 2013

**TITLE:** City Commission Request for Review Motion for Discussion – Broward  
County Courthouse Parking Garage, Case # 48R11

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**Recommendation**

It is recommended the City Commission analyze the proposal and decide whether to set a hearing to review the application known as Broward County Courthouse Parking Garage (Case 48R11), approved by the Development Review Committee.

**Background**

The City Clerk has received a statement of intent filed by Commissioner Romney Rogers pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-26A.2, City Commission Request for Review (“CRR”) to review of the DRC approval of Phase 2 of the Broward County Courthouse Parking Garage project.

The Development Review Committee (DRC) reviewed the Broward County Courthouse and Parking Garage project on November 23, 2010. At time of review, the applicant requested the project be submitted in two phases to expedite submittal and secure project funding, as well as finalize the traffic study.

The project was also reviewed by the Design Review Team (DRT) for consistency with the Downtown Master Plan. In summary the project meets the Plan's intent. It promotes a more comfortable pedestrian environment around the perimeter of the site and includes a generous public plaza with a future connection to the River, at a major civic building in the core of the Downtown.

Phase 1 of the project included the construction of the new 22-story courthouse building and demolition of the existing judge's parking garage, as well as the addition of bridges to the new facility. As part of Phase 2, the existing building's center and west wings will be redeveloped to include a plaza and the new parking garage. In addition, elevator lobbies and new exterior finish will be provided for the east wing building, including a future connection to the River.

The City Commission approved Phase 1 of the project, granting a development permit for the development of the courthouse building on June 7, 2011. At this time all aspects of the project, including traffic, have been reviewed. The complete project site plan, inclusive of the courthouse and parking garage, is provided as Exhibit 1.

Pursuant to ULDR Section 47-26A.2., City Commission Request for Review:

- A. If an application for development permit is approved or denied and the ULDR provides for City Commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision of the ULDR, the City Commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the City Commission with the City Clerk with a copy to the department. Except as provided herein, the motion shall be considered within thirty (30) days of the decision by the lower body.
- B. The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be given to the public by posting a sign at least ten (10) days before the hearing in accordance with Section 47-27, Notice Procedures for Public Hearing. Review by the City Commission shall be by de novo hearing supplemented by the record below and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the city commission shall take action approving, approving with conditions or denying the application.

The City Commission may adopt a motion to set a hearing to review the application if it is found that Phase 2 of the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development.

Should the City Commission wish to proceed with the CRR request, a hearing may be set on September 3, 2013 or September 17, 2013 to comply with the requisite sixty (60) day period to set a date for consideration of the application relative to Phase 2.

A site plan delineating Phase 1 and Phase 2 is attached as Exhibit 1. A full set of plans is available upon request.

### **Resource Impact**

There is no fiscal impact associated with this action.

Attachment:  
Exhibit 1 – Site Plan

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Prepared by: Randall Robinson, Planner II

Department Director: Greg Brewton, Sustainable Development