



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17- 0827

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: September 6, 2017

TITLE: Quasi-Judicial – Ordinance – Amend the Future Land Use Element Map (Series) of the Fort Lauderdale Comprehensive Plan to Change the Future Land Use Designation From “Community Facilities” To “Industrial Use” – Bridge Logistics LLC. – 1300 SW 32nd Court – Case L17002

Recommendation

It is recommended that the City Commission adopt an ordinance to amend the Future Land Use Element Map (Series) to change the future land use designation of a 446,971 square-foot parcel of land on the former Edgewood Elementary School site located at 1300 SW 32nd Court, from Community Facilities to Industrial Use, and transmit the amendment to Broward County.

Background

Pursuant to criteria outlined in the Section 47-24.8, Comprehensive Plan Amendment of the Unified Land Development Regulations (ULDR), the amendment to the Future Land Use Element Map (Series) was reviewed by the Planning and Zoning Board (PZB) on June 21, 2017, and recommended for approval by a vote of 6-0. The PZB staff report and draft meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

The applicant, Bridge FLL Logistics, anticipates developing a 170,000 square foot logistics center and warehouse on the site which is compatible with adjacent industrial uses to the south and east. At time of site plan submittal, the applicant will follow the City’s Unified Land Development Regulations (ULDR), including Section 47-25.2, Neighborhood Compatibility, and will be required to include a landscape buffer and a wall. In order to reduce traffic impacts on the adjacent residential uses to the north, northeast, and west, the applicant indicated in the amendment report ingress and egress to the site will be restricted to SW 12th Avenue. City staff informed the applicant in Development Review Committee comments that an easement dedication will be required with the site plan and plat submittal so that residences continue to have access to SW 14th Court which lies within the property boundary. The location map and amendment report are provided as Exhibit 1 and Exhibit 2, respectively.

Review Criteria:

As per ULDR, Section 47-24.8, a Comprehensive Plan amendment (or “land use plan amendment”) application shall be reviewed in accordance with the following criteria:

1. 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 City of Fort Lauderdale application requirements for land use plan amendments require a detailed amendment report that outlines the following: existing and proposed uses; an analysis of public facilities and services; and a review of applicable Goals, Objectives and Policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan. Existing and proposed uses are discussed in the background section of this memo. An analysis of public facilities and services is summarized below under Adequacy Criteria. A summary of the consistency with the City’s and County’s comprehensive plans can be found under Comprehensive Plan Consistency on page 3 of this memo. Florida Administrative Code (F.A.C.) Rule 9J-5 was repealed by the Florida Legislature in 2011.

2. An amendment to the City’s Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

With adoption of the Future Land Use Element Map (Series) amendment by the Broward County Commission, provisional certification will be conveyed onto the property. The County land use plan also requires formal recertification process after both the City Commission and County Commission adopt the amendment to the Future Land Use Element Map (Series).

Adequacy Criteria

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The amendment application report provides a point by point narrative on the availability of public facilities to assist the City Commission in evaluating the demand created on public services and facilities created by a proposed development. Letters regarding potable water, sewer, drainage, mass transit, and solid waste have been received confirming that adequate facilities and services are in place to support the proposed industrial use. These are included in the amendment report.

Specific to traffic impacts, in accordance with ULDR Section 47-25.2.M.4., Adequacy Requirements – Transportation Impact Studies, a traffic impact study is required when:

- a. The proposed development generates over one-thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period.

A traffic generation statement, dated February 8, 2017 and prepared by Tinter Traffic, LLC was conducted for the proposal and concluded the following:

This site has been evaluated both as it previously existed as a school site and as proposed for a use as a warehouse. It is estimated that the total amount of traffic generated by the proposed development (without consideration of the credit for the traffic generated by the elementary school) is not expected to approach the 1,000 vpm threshold, nor is the 20% criteria approached. Therefore, no further traffic impact analysis is required.

The traffic statement is attached as Exhibit 4.

Comprehensive Plan Consistency

The applicant has identified and provided responses to Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Comprehensive Plan in the amendment report (Exhibit 2). In summary, because the site is in the vicinity of I-95, I-595, the Fort Lauderdale Hollywood International Airport and Port Everglades, the proposed land use amendment furthers the Future Land Use Element Policy 1.31.1 regarding locating future industrial uses near major transportation facilities including highways, airports and seaports. By allowing industrial development on the former school site, the City would be supporting Future Land Use Element Policy 1.38.1 that encourages strengthening the existing job base to sustain a competitive and diversified economy.

As it relates to the proximity of the site to adjacent residential uses and as further supported by Future Land Use Element Policy 1.20.2 regarding planning setbacks, buffer landscaping and traffic patterns leading away from residential areas when non-residential uses are adjacent to residential areas, these provisions will be applied at time of site plan review in accordance with ULDR Section 47-25.2, Neighborhood Compatibility and Conditional Use permit for any industrial use within 300 feet of residential properties. The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the

addition of landscaping, walls, or both, to ameliorate such impacts". ULDR Section 47-25.2, Neighborhood Compatibility also supports Broward County land use plan Policy 2.10.2 regarding the compatibility of existing and future land uses.

Public Participation

The request is subject to the public participation requirements established in ULDR Section. 47-27.4. According to the applicant, a public participation meeting was held on May 31, 2017 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed project. The public participation meeting summary and affidavits are provided as Exhibit 6. A letter of support from the Edgewood Neighborhood Association is provided as Exhibit 7.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development (DSD) and the PZB acting as the local planning agency, as well as public comment received at the June PZB meeting. The records and recommendations are available upon request.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Amendment Report

Exhibit 3 - PZB Staff Report from June 21, 2017

Exhibit 4 - PZB Meeting Minutes from the June 21, 2017

Exhibit 5 - Traffic Statement

Exhibit 6 - Public Participation Meeting Summary and Affidavit

Exhibit 7 - Neighborhood Association Letter of Support

Exhibit 8 - Proof of Ownership

Exhibit 9 - Ordinance

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