



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0816

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

FROM: Rickelle Williams, City Manager

DATE: August 19, 2025

TITLE: Quasi-Judicial Resolution Approving a Plat Known as “1001 SUB” - Case
No. UDP-P23005 – 1001 NE 13 Street - (**Commission District 2**)

Recommendation

Staff recommends the City Commission approve a resolution for the plat known as “1001 SUB” located at 1001 NE 13 Street.

Background

The applicant, 4R CH FLL Owner, LLC, proposes to plat 169,777 square feet (3.88 acres) of land located at 1001 NE 13 Street. The site is currently vacant. The applicant is platting the site to construct a new five-story 109,760 square-foot storage building and four one-story buildings totaling 40,380 square feet of self-storage space. An associated Site Plan Level II application (Case No. UDP-S23050) was approved by the Development Review Committee (DRC) on January 8, 2025. A location map is attached as Exhibit 1.

An associated easement vacation application (Case No. UDP-EV24001) to vacate an eight-foot-wide by 175-foot-long drainage easement located in the center of the property was approved on the subject site by the City Commission on December 3, 2024. During the City Commission’s consideration of the vacation application there was discussion about the applicant voluntarily proffering to dedicate an area for open space. The result was an additional condition to the vacation that stipulated the following:

“Prior to the Engineer’s Certificate and when the property is platted, the applicant proffers to offer to the city for consideration the dedication of an approximately 6,225 square foot portion of the property adjacent to and located on the northeast corner of the intersection of NE 13th Street and Progresso Drive.”

Subsequently, the applicant and staff discussed the details of the condition being included as part of the plat as a dedication and concluded that rather than dedicating the 6,225 square-foot portion of the northeast corner of the intersection of NE 13 Street and Progresso Drive, the parcel would be restricted to “open space” and depicted as a separate parcel. Therefore, the proposed plat includes the following plat note restriction:

“This plat is restricted to 150,200 square feet of industrial mini-warehouse use. Parcel “B” is restricted to Open Space.”

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-24.5, Subdivision Requirements and Section 47-25.2, Adequacy Requirements are used to evaluate the request. The application and narrative response to criteria are provided as Exhibit 2. The proposed plat is provided as Exhibit 3. The applicant has addressed all applicable criteria.

The plat request was reviewed by the DRC on September 26, 2023. The September 26, 2023, DRC comment report with applicant's responses is attached as Exhibit 4. The Planning and Zoning Board (PZB) recommended approval (7-0) at the June 18, 2025, meeting. The June 18, 2025, PZB Staff Report and Meeting Minutes are attached as Exhibits 5 and 6, respectively.

Public Participation

This request is subject to sign notification requirements established in ULDR Section 47-27.4 for PZB meeting. The applicant installed a total of three signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs are included as Exhibit 7.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the ULDR Section 47-24.5, Subdivision Regulations and other applicable criteria as defined in the ULDR.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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:

- The Neighborhood Enhancement Focus Area
- The Urban Design Element

Goal 1: Encourage urban design which responds to the climate and character of Fort Lauderdale, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create a vibrant public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Proposed Plat

Exhibit 4 – September 26, 2023, DRC Comment Report with Applicant's Responses

Exhibit 5 – June 18, 2025, PZB Staff Report

Exhibit 6 – June 18, 2025, PZB Meeting Minutes

Exhibit 7 – Sign Affidavit and Photographs

Exhibit 8 – Resolution Approving

Exhibit 9 – Resolution Denying

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