



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

FROM: Greg Chavarria, City Manager

DATE: October 18, 2022

TITLE: Quasi-Judicial Resolution Approving Plat Known as “Public Storage at NW 23rd Avenue” – Located at 1020 NW 23rd Avenue – Public Storage Properties, IV, LTD. – Case No. UDP-P21010 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider approving the plat known as “Public Storage at NW 23rd Avenue”.

Background

The applicant, Public Storage Properties IV, LTD., proposes to plat 140,472 square feet (3.22 acres) of land located at 1020 NW 23rd Avenue. The parcel includes an existing public storage facility. The applicant is platting the site to construct a new public storage facility, which was reviewed and approved by the Development Review Committee (DRC) on November 17, 2021(Case No. UDP-S21032).

The proposed plat includes the following plat note restriction:

“This plat is restricted to the proposed use of a 135,000 square foot storage facility.”

The Location Map is provided as Exhibit 1. The plat and application are attached as Exhibit 2, and the applicant’s narrative responses to criteria are provided as Exhibit 3.

The Development Review Committee (DRC) reviewed the plat request on December 14, 2021. All comments have been addressed and the DRC Case Comment Report is attached as Exhibit 4. Additionally, the plat was reviewed at the August 17, 2022, Planning and Zoning Board meeting and was recommended for approval (8-0) to the City Commission. The August 17, 2022, Planning and Zoning Board (PZB) Staff Report, and Meeting Minutes are attached as Exhibit 5 and Exhibit 6, respectively.

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 Unified Land Development Regulations (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 supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 1: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Related CAM

#22-0870

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Plat and Application

Exhibit 3 – Applicant’s Narrative Responses to Criteria

Exhibit 4 – December 14, 2021, DRC Case Comment Report

Exhibit 5 – August 17, 2022, PZB Staff Report

Exhibit 6 – August 17, 2022, PZB Meeting Minutes

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

Prepared by: Michael P. Ferrera, Urban Planner II, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department