



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

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

DATE: January 22, 2014

TITLE: Motion authorizing execution of the Land Swap Agreement between the
City of Fort Lauderdale and GDC Broward RB, LLC.

Recommendation

It is recommended that the City Commission approve the terms of the Land Swap Agreement between the City of Fort Lauderdale and GDC Broward RB, LLC.

Background

GDC Broward RB, LLC is proposing to develop a new commercial shopping center on the southeast corner of SW 27th Avenue and West Broward Boulevard. The shopping center site plan was reviewed by the Development Review Committee (DRC) on October 22, 2013. The proposed site plan is attached as Exhibit 1. As part of a separate but associated request, the applicant has also submitted an application to amend the Future Land Use Map of the City of Fort Lauderdale and Broward County, to change the land use on the subject site from Medium-High Residential to Commercial. The City Commission reviewed the land use amendment on first reading at the January 8, 2013 meeting and approved the item by a vote of 4-0. The second reading of the land use amendment was approved on December 17, 2013 by a vote of 5-0. The first reading of the rezoning from Residential Mid Rise Multifamily/Medium High Density District (RMM-25), Mobile Home Park (MHP), General Business (B-2) and Community Business (CB) to Boulevard Business (B-1) was approved on January 7, 2014 by a vote of 5-0. The second reading of the rezoning and the associated plat application are also scheduled on this agenda. The applicant has also applied for the vacation of four right-of-ways and one utility easement vacation. The associated vacations will be heard at the February 4, 2014 City Commission meeting.

At the January 7, 2014 City Commission meeting, the Commission gave staff the direction to complete the Land Swap Agreement between and City and GDC Broward RB, LLC prior to the hearing for the second reading of the proposed rezoning, scheduled on the January 22, 2014 City Commission agenda. The subject parcels to be swapped on the proposed development site are currently owned by the City of Fort

Lauderdale and GDC Broward RB, LLC are shown in the location map attached as Exhibit 2, and are described in more detail as follows:

Parcel 1

Current Owner: City of Fort Lauderdale (swapping with Gatlin)

General Location: North side of SW 2nd Court between SW 27th Avenue and SW 26th Avenue

Legal Description: Lot 23, Less the East 4 feet, Block 15 of WOODLAND PARK UNIT ONE, Plat Book 10, Page 64 of the Public Records of Broward County, Florida.

Lot Size: 5,519 Square Feet or .126 Acres

Existing Zoning: Mobile Home Park (MHP)

Proposed Zoning: Boulevard Business (B-1)

Parcel 2

Current Owner: GDC Broward RB, LLC (swapping with City)

General Location: Southeast corner of West Broward Boulevard and SW 27th Avenue

Legal Description: A parcel of land lying within the Northeast one-quarter (NE ¼) of Section 8, Township 50 South, Range 42 East, Broward County, Florida, said parcel also being a portion of Parcel "A", AMENDED PLAT OF WOODLAND PARK – UNIT 1, as recorded in Plat Book 30 Page 45 of the Public records of Broward County, Florida

Lot Size: 595 Square Feet or .013 Acres

Existing Zoning: Boulevard Business (B-1)

Proposed Zoning: Boulevard Business (B-1)

The City is transferring ownership of the parcel to GDC Broward RB, LLC in exchange for a parcel currently owned by the developer, as well as the construction and maintenance of certain improvements on that parcel. The Land Swap Agreement, in substantial form is attached as Exhibit 3, with associated agreement documents attached hereto.

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 **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are*
01/22/2014

Community.

Related CAMs: 13-1520, 13-1521

Attachments:

Exhibit 1 – Proposed Site Plan

Exhibit 2 – Land Swap Parcel Location Map

Exhibit 3 – Land Swap and Development Agreement

Prepared by: Thomas Lodge, Planner II

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