



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0299

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

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

DATE: April 3, 2018

TITLE: Quasi-Judicial Resolution to Approve a Plat known as Bridge FLL located
at 3033 and 3233 SW 12th Avenue (formerly 1300 SW 32nd Court) – School
Board of Broward County - Case PL17005.

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Bridge FLL”.

Background

The applicant proposes to plat 443,600 square feet (10.1837 acres) of land located at 3033 and 3233 SW 12th Avenue (formerly 1300 SW 32nd Court). The parcel is located south of SW 32nd Court between SW 12th Avenue and SW 14th Avenue, and is currently the site of the former Edgewood Elementary school. The applicant is re-platting the site to construct the Bridge FLL project, a proposed logistics distribution center and warehouse (Case #R18006).

The proposed plat includes the following plat note restriction:

“This plat is restricted to 180,000 square feet of Industrial Use.”

The City’s Development Review Committee (DRC) reviewed the application on July 11, 2017, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board (PZB) reviewed the item on February 21, 2018 and recommended approval by a 6-0 vote.

An amendment to change the future land use on the site from Community Facilities (CF) to Industrial Use (I) was adopted by the City Commission on January 23, 2018 and approved by the Broward County Commission on March 20, 2018. On January 17, 2018, the PZB recommended the City Commission adopt an ordinance (No.C-17-27), changing the zoning on the subject site from Community Facility (CF) to General Industrial (I) which was subsequently approved by the City Commission on March 6, 2018. The City has submitted its application for recertification of the amendment to the City’s Comprehensive

Plan to the Broward County Planning Council and the application is pending. The proposed plat and the applicant's narrative responses are provided as Exhibits 1 and 2, respectively. The February 21, 2018 PZB meeting minutes and staff report are attached as Exhibits 3 and 4, respectively. Proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 of the ULDR, Table I, Development Permits and Procedures, the following criteria shall be used to evaluate the request:

- ULDR Section 47-24.5, Subdivision Requirements
- ULDR Section 47-25.2, Adequacy Requirements

Please refer to Exhibit 2 for the applicant's responses to the criteria. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency

Staff has determined the proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations. In regard to Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document, an amendment to change the future land use on the site from Community Facilities to Industrial Use was adopted by the City Commission on January 23, 2018. The Broward County Commission adopted the amendment on March 20, 2018. Once the land use amendment has been recertified by the Broward County Planning Council, the Industrial Use land use designation will allow for a warehouse use.

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 Section 47-24.5, Subdivision Requirements of the Unified Land Development Regulations (ULDR).

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 – Plat

Exhibit 2 – Applicants Narrative

Exhibit 3 – PZB Meeting Minutes from February 21st, 2018

Exhibit 4 – PZB Staff Report from February 21st, 2018

Exhibit 5 – Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

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