



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

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

**DATE:** December 2, 2014

**TITLE:** RESOLUTION TO APPROVE AN EXTENSION OF TIME FOR SITE  
PLAN EXPIRATION – Secure Storage at 84, “Park Place”– Case A14026

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**Recommendation**

It is recommended that the City Commission consider an extension of time for the site plan approval of “Park Place”, a.k.a. “Secure Storage at 84”, consistent with ULDR Sec. 47-24.1.M, Expiration of Site Plan and Conditional Use Approvals.

**Background**

The City Commission adopted an ordinance approving a Site Plan Level IV application for the project on April 1, 2008, by a vote of (5-0). Park Place was approved as a Planned Unit Development (PUD) for the express and limited use of secure storage of personal property in warehouse bays. According to the applicant, Park Place is a private facility designed to accommodate classic collectors, race enthusiasts, seasonal auto storage and the yachting community. The individual bays are sold to owner occupants. The approval prohibits maintenance or repair work or other similar uses and is intended for storage within large bays.

The first phase of the project was completed in 2009. For phases two and three, the applicant obtained site plan extensions through the Senate Bill 360 and Senate Bill 1752 process, which extended the dates to apply for a building permit to February 20, 2015 and to obtain a building permit to August 20, 2015. The previously approved site plan is provided as Exhibit 1. Commission Agenda Memo is attached as Exhibit 2. Meeting Minutes are attached as Exhibit 3. Ordinance No.C-08-13 is attached as Exhibit 4. Applicant’s request narrative is provided as Exhibit 5. Project/site photos are attached as Exhibit 6.

The applicant, Secure Storage at 84, is requesting that the City Commission grant an extension of time within which the applicant may apply for and obtain a building permit for phases two and three of the project. Due to the economic downturn beginning in 2008, sales of storage units for phases two and three were negatively impacted. Due to these circumstances, the applicant was unable to obtain financing or apply for a building

permit and requests the Commission grant an extension of thirty-six (36) months which would extend the expiration dates as follows:

- From February 20, 2015 to February 20, 2018 to apply for a building permit; and
- From August 20, 2015 to August 20, 2018 to obtain a building permit.

Pursuant to ULDR Sec. 47-24.1.M, all site plans and conditional use approvals shall expire unless:

- a. A complete application for a building permit for an above-ground principal structure as shown on the approved site plan has been submitted within eighteen (18) months following the date of approval of the site plan; and
- b. A building permit for such above-ground principal structure is issued within twenty-four (24) months following the date of approval of the site plan; and
- c. Such building permit remains valid and in effect until a certificate of occupancy, or other equivalent approval is granted for such principal structure.

As per ULDR Sec. 47-24.1.M.5.a, an extension of time for site plan expiration shall be granted by the reviewing body approving the site plan when all applicable building, zoning and engineering regulations remain the same and good cause for the delay has been shown by the applicant. Good cause may include, but shall not be limited to, delay caused by governmental action or inaction, or other factors totally beyond the control of the applicant.

An extension shall only be granted where an applicant has requested an extension during the effective period of the development permit. If any applicable building, zoning or engineering regulations have been changed during the twenty-four (24) month period, then the proposed development shall be reviewed only to the extent that the changes affect the proposed development.

All applicable building, zoning and engineering regulations remain the same. The City Commission is to determine whether good cause to grant the requested extension has been shown by the applicant.

### **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*.

**Resource Impact**

There is no fiscal impact associated with this action

Attachments

- Exhibit 1 – Approved Site Plan
  - Exhibit 2 – April 1, 2008 Commission Agenda Report
  - Exhibit 3 – April 1, 2008 Commission Minutes
  - Exhibit 4 – Ordinance No. C-08-13
  - Exhibit 5 – Applicant’s Request Narrative
  - Exhibit 6 – Project/site photos
  - Exhibit 7 – Resolution to Approve
  - Exhibit 8 – Resolution to Deny
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