



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#12-2645**

---

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

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

**DATE:** January 8, 2013

**TITLE:** Public Hearing – Land Use Plan Amendments – Gatlin Development  
Company, Inc. – Case 13-T-12

---

**Recommendation**

It is recommended that the City Commission 1) approve on first reading an ordinance amending the City of Fort Lauderdale Comprehensive Plan Land Use designation and maps consistent with ULDR Sec. 47-24.8, Comprehensive Plan Amendment and 2) adopt a resolution recommending the amendment of the Broward County Comprehensive Plan consistent with Article 4, Administrative Rules Document: Broward County Land Use Plan.

**Background**

The applicant proposes to amend the land use designation and future land use maps of the City of Fort Lauderdale and Broward County for a 23.88-acre portion of a 33-acre site located on the south side of W. Broward Boulevard, generally north of Davie Boulevard, west of SW 24<sup>th</sup> Avenue and east of SW 27<sup>th</sup> Avenue from Medium-High Residential to Commercial. Location map is provided as Exhibit 2. This amendment is being proposed to permit a commercial retail development on the property. The remaining portion of the site has a commercial land use designation.

According to the applicant, the site has accommodated a number of uses over the past 40 years including used car lots, adult uses, retail and a mobile home park. The property has been vacant for the past seven years.

Pursuant to ULDR Section 47-24.8, Comprehensive Plan Amendment and Article 4, Administrative Rules Document: Broward County Land Use Plan, the Planning and Zoning Board (PZB) recommended approval of the amendments by a vote of 9-0 on November 28, 2012. The application and the record and report of the PZB are available as Exhibits 3 and 4.

The applicant has identified and provided responses to Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use

Plan. They have identified Goal 1, Objectives 1.18 Parcel Assembly, 1.19 Neighborhood Compatibility, 1.22 Encouraging High Quality Development, 1.38 Economic Development and 1.39 Coordination of Transportation and Land Use Planning. This site is positioned to accommodate the urban infill development that is anticipated to be developed to serve as a catalyst to an upward trend in retail and residential development throughout the area and along the Broward Boulevard corridor leading to downtown Fort Lauderdale. Staff has determined that the proposed land use amendment furthers these goals, policies and objectives.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board ("PZB") and shall hear public comment on the application when determining whether the land use amendment meets the Goals, Policies and Objectives of the Comprehensive Plan.

### **Resource Impact**

There is no fiscal impact associated with this action

#### Attachment(s)

Exhibit 1 – Application

Exhibit 2 – Staff Report from the November 28, 2012 PZB Meeting

Exhibit 3 – Draft Minutes from the November 28, 2012 PZB Meeting

Exhibit 4 – Ordinance

Exhibit 5 - Resolution

---

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Director of Sustainable Development