

**REQUEST:**

Amend the City of Fort Lauderdale and the Broward County Comprehensive Plan Land Use designation and maps from Medium-High Residential to Commercial.

Applicant	Gatlin Development Company, Inc.
Site Location	On the south side of Broward Boulevard, east of SW 27 <sup>th</sup> Avenue, west of SW 24 <sup>th</sup> Avenue and generally north of Davie Boulevard.
Property Size	33 Acres
Current Zoning	Community Business (CB), Residential Mid Rise Multifamily/Medium High Density District (RMM-25), Mobile Home Park (MHP)
Future Zoning	Medium-High Residential
Proposed Zoning	Commercial
Applicable Ordinance	Sec. 47-24.8 Comprehensive Plan Amendment
Notice Requirements	Newspaper Ad 10 days prior to meeting.
Action Required	Recommend Approval, Denial or Approval with Conditions to City Commission
Prepared By	Thomas Lodge, Planner II

**PROJECT DESCRIPTION:**

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. This amendment is being proposed to permit a commercial retail development on the property.

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.

**PRIOR REVIEWS:**

The Development Review Committee reviewed the proposal on October 23, 2012. All comments have been addressed.

**STAFF FINDINGS:**

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. Staff has determined that the proposed land use amendment furthers these goals, policies and objectives.

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.8, Comprehensive Plan Amendment

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board acting as the Local Planning Agency (LPA) determines that the application meets the criteria for land use plan amendment, the recommendation shall be forwarded to the City Commission for consideration.

- Recommend that the City Commission transmit the amendment to Broward County, as proposed;
- Recommend that the City Commission transmit the amendment to Broward County, with revisions;
- Recommend against transmittal of the amendment to Broward County.