



**CASE INFORMATION**

<b>CASE</b>	UDP-L24003
<b>PROJECT NAME</b>	Central Broward Logistics Center Map Amendment
<b>APPLICATION TYPE</b>	Land Use Plan Amendment
<b>APPROVAL LEVEL</b>	City Commission
<b>REQUEST</b>	Amend City of Fort Lauderdale’s Comprehensive Plan, Future Land Use Map from Low-Medium (8) Residential and Medium (15) Residential to Commercial
<b>APPLICANT</b>	RPL Land, LLC.
<b>AGENT</b>	Nectaria Chakas, Esq., Lochrie and Chakas, P.A.
<b>PROPERTY ADDRESS</b>	1680-1690 NW 31st Avenue
<b>EXISTING ZONING DISTRICT</b>	Residential Single Family/Low Medium Density District (RS-8) and Residential Single Family /Medium Density (RC-15)
<b>PROPOSED ZONING DISTRICT</b>	Heavy Commercial/Light Industrial (B-3)
<b>EXISTING LAND USE</b>	Low-Medium (8) Residential and Medium (15) Residential
<b>PROPOSED FUTURE LAND USE</b>	Commercial
<b>COMMISSION DISTRICT</b>	3 – Pamela Beasley-Pittman
<b>SUBMITTED</b>	August 12, 2024
<b>COMPLETENESS ISSUED</b>	August 14, 2024
<b>EXPIRATION</b>	N/A
<b>WAIVER</b>	N/A
<b>CASE PLANNER</b>	Lorraine Tappen, AICP Principal Urban Planner

**RESUBMITTAL INFORMATION**

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City’s online citizen’s portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.

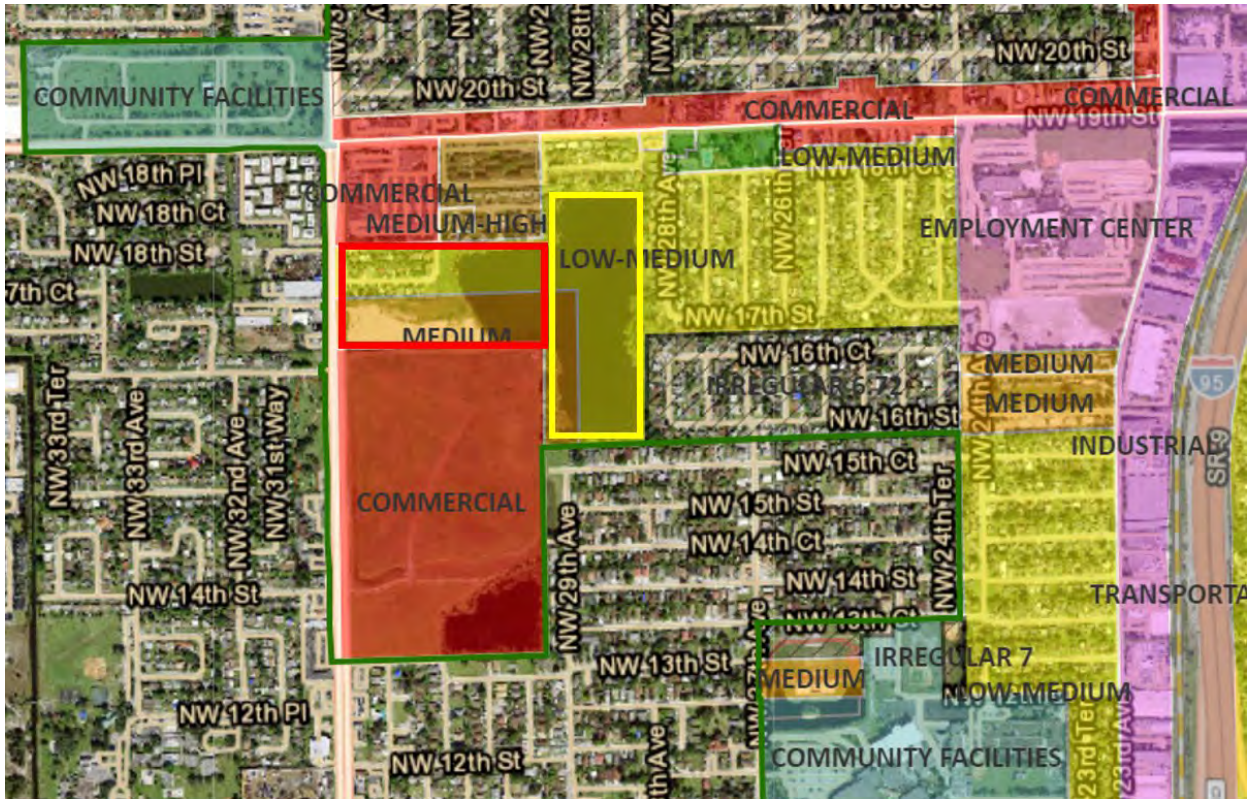


Case Number: UDP-L24003

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1. F.14 and 47-27.4. A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
    2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
  - c. Provide documentation of any public outreach.
3. The proposed project requires review and approval by the City Commission. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
4. The future land use plan amendment will require an amendment of the County's future land use map and recertification of the City's future land use map prior to the amendment going into effect.
5. Add statement to sketch and legal description regarding the request to amend the future land use from Low-Medium (8) Residential and Medium (15) Residential to Commercial to be reviewed by the City Surveyor and City Attorney's Office. Once the digital sketch and legal description has been approved by the City Surveyor, submit two hard copies for the City Surveyor's signature.
6. Reduce site area for the proposed future land use map amendment as outlined in red below (Folio numbers 494232000100, 494232000070) to provide a significant buffer as outlined in yellow between the proposed light industrial uses in the future Commercial future land use designation and existing single-family neighborhood to the east.



7. Provide market analysis for uses proposed in the Commercial future land use designation for the subject site.
8. Provide the following changes in the Land Use Amendment application:

**1. D. Description of Public Participation Procedures**

- Use same response as in Section 12 regarding Public Outreach. Add the City's UDLR Requirement in Section 47-27.4 for additional notifications and project presentation prior to the Planning and Zoning Board meeting.

**4.A Current and proposed local and Broward County Land Use Plan Designations**

- Update table to provide gross acreage.

**4.C. Existing use of amendment site and adjacent area**

- Clarify permitting agencies such as Broward County.
- Add residential uses to the area south of the proposed land use plan amendment.
- Update uses in Section 8.

**4.D Proposed Use**

- The City's Comprehensive Plan overall FAR is 3. For the analysis (water, sewer, solid waste, traffic), use a proposed square footage based upon an FAR of 3.



#### **5.A Potable Water Analysis**

- Correct reference to Table 4 on page 7.
- Update Table 5 to show that current demand is 38.23 MGD and the remaining capacity 8.59.

#### **5.D Drainage**

- Request email from Orlando Arrom ([OArrom@fortlauderdale.gov](mailto:OArrom@fortlauderdale.gov)), Land Development Manager, to confirm the drainage analysis.

#### **8 Land Use Compatibility**

- Clarify that the permit to fill Rock Pit Lake is currently under review.

#### **13 Broward County Highlighted Issues**

- Add all adjacent land uses to response to Policy 2.10.3.

#### **Priority Planning Areas**

- Provide more information related to accommodating existing stormwater collection in Rock Pit Lake from neighboring residential uses.

#### **Exhibit I Water and Sewer Correspondence**

- Add email from Alejandra Simon, Project Manager II, Engineering Division/Public Works confirming water and sewer analysis.

#### **GENERAL COMMENTS:**

The following comments are for informational purposes.

1. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.
2. The proposed project requires review and approval by the Broward County Commission.
3. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida Department of Economic Opportunities (and other applicable state agencies) for the adoption of comprehensive plan amendments.
4. Provide a written response to all DRC comments within 180 days.
5. Additional comments may be forthcoming at the DRC meeting.

November 10, 2025

APPLICANT: RPL Land, LLC  
PROPERTY: 1680-1690 NW 31<sup>st</sup> Avenue, Fort Lauderdale, FL 33311  
PROJECT: Central Broward Logistics Center Map Amendment (LUPA – Case No. UDP-L24003)

**Narrative Addressing DRC Comments**

**I. URBAN DESIGN & PLANNING**

**Member:** Lorraine Tappen  
LTappen@FortLauderdale.gov  
954-828-8018

**CASE COMMENTS**

1. The proposed project requires review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).

**RESPONSE: Acknowledged**

2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1. F.14 and 47-27.4. A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially- recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>);
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
  - c. Provide documentation of any public outreach.

**RESPONSE: Acknowledged**

3. The proposed project requires review and approval by the City Commission. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

**RESPONSE: Acknowledged**

4. The future land use plan amendment will require an amendment of the County's future land use map and recertification of the City's future land use map prior to the amendment going into effect.

**RESPONSE: Acknowledged**

5. Add statement to sketch and legal description regarding the request to amend the future land use from Low-Medium (8) Residential and Medium (15) Residential to Commercial to be reviewed by the City Surveyor and City Attorney's Office. Once the digital sketch and legal description has been approved by the City Surveyor, submit two hard copies for the City Surveyor's signature.

**RESPONSE: Acknowledged. Please see Exhibit A to the LUPA Report where the statement has been added to the title of the sketch and legal description and the surveyor's notes.**

6. Reduce site area for the proposed future land use map amendment as outlined in red below (Folio numbers 494232000100, 494232000070) to provide a significant buffer as outlined in yellow between the proposed light industrial uses in the future Commercial future land use designation and existing single- family neighborhood to the east.



**RESPONSE: In lieu of reducing the amendment site area, the Applicant enlarged and extended the lake area south so that the homes along the entire east side of the Property will also have lake views and an enlarged buffer. This also resulted in the elimination of one of the warehouse buildings, reducing the overall gross square footage from +/- 561,078 sf to +/- 507,320 sf.**

7. Provide market analysis for uses proposed in the Commercial future land use designation for the subject site.

**RESPONSE: Market analysis has been included with this submittal.**

8. Provide the following changes in the Land Use Amendment application:

**1.D. Description of Public Participation Procedures**

- Use same response as in Section 12 regarding Public Outreach. Add the City's UDLR Requirement in Section 47-27.4 for additional notifications and project presentation prior to the Planning and Zoning Board meeting.

**RESPONSE: Section 1.D updated accordingly. See page 1-2.**

**4.A Current and proposed local and Broward County Land Use Plan Designations**

- Update table to provide gross acreage.

**RESPONSE: The Low (5) Medium / Low-Medium designated portion of the property does not abut right-of-way. Section 4.A (Table 1) shows the gross acreage for parcels that abut right-of-way only. See page 4.**

**4.C. Existing use of amendment site and adjacent area**

- Clarify permitting agencies such as Broward County.
- Add residential uses to the area south of the proposed land use plan amendment.
- Update uses in Section 8.

**RESPONSE: Section 4.C (see page 4) and Section 8 (see page 19-20) updated accordingly.**

**4.D Proposed Use**

- The City's Comprehensive Plan overall FAR is 3. For the analysis (water, sewer, solid waste, traffic), use a proposed square footage based upon an FAR of 3.

**RESPONSE: Water/Sewer Analysis (pgs. 5-8), Solid Waste Analysis (pgs. 9-10), and Traffic Analysis (pgs. 13-16) have been revised accordingly. The analyses now show a proposed project square footage of 532,403 square feet, which yields an FAR of 3 when applied to the site area per the survey (40.741 acres / 1,774,677.9 sf).**

**5.A Potable Water Analysis**

- Correct reference to Table 4 on page 7.
- Update Table 5 to show that current demand is 38.23 MGD and the remaining capacity 8.59.

**RESPONSE: The reference to Table 4 has been corrected on page 7. Pursuant to correspondence with Alejandra Simon, Table 5 has been updated to show current demand at 38.34 MGD and the remaining capacity at 8.48 MGD (see Exhibit I to the LUPA Report).**

**5.D Drainage**

- Request email from Orlando Arrom (OArrom@fortlauderdale.gov), Land Development Manager, to confirm the drainage analysis.

**RESPONSE:** Email from Orlando Arrom, Land Development Manager, was requested on October 1, 2025, to confirm the drainage analysis. Please refer to Exhibit K of the LUPA Report.

**8 Land Use Compatibility**

- Clarify that the permit to fill Rock Pit Lake is currently under review.

**RESPONSE:** Section 8 updated accordingly. See page 19.

**13 Broward County Highlighted Issues**

- Add all adjacent land uses to response to Policy 2.10.3.

**RESPONSE:** Section 13 updated accordingly. See page 22-23.

**Priority Planning Areas**

- Provide more information related to accommodating existing stormwater collection in Rock Pit Lake from neighboring residential uses.

**RESPONSE:** Section 6.E updated accordingly. See page 17-18.

**Exhibit I Water and Sewer Correspondence**

- Add email from Alejandra Simon, Project Manager II, Engineering Division/Public Works confirming water and sewer analysis.

**RESPONSE:** Exhibit I has been revised to include email from Alejandra Simon, Project Manager II, Engineering Division/Public Works confirming water and sewer analysis.

**GENERAL COMMENTS**

1. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.

**RESPONSE:** Acknowledged

2. The proposed project requires review and approval by the Broward County Commission.

**RESPONSE:** Acknowledged

3. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida Department of Economic Opportunities (and other applicable state agencies) for the adoption of comprehensive plan amendments.

**RESPONSE:** Acknowledged

4. Provide a written response to all DRC comments within 180 days.

**RESPONSE:** Acknowledged

5. Additional comments may be forthcoming at the DRC meeting.

**RESPONSE:** Acknowledged.