



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

**#17-0894**

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

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

**DATE:** August 22, 2017

**TITLE:** Quasi-Judicial Resolution Approving Plat Known as “AALW Storage Plat”,  
located at 1375 Progresso Drive - AALW Properties, Inc.– Case Number  
PL16006

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat known as “AALW Storage Plat”.

**Background**

The applicant, AALW Properties, Inc. proposes to plat 36,986 square feet (0.849 acres) of land located at 1375 Progresso Drive. The parcel is located on the west side of Progresso Drive, north of 13<sup>th</sup> Street, and south-east of Holly Heights Drive, and is currently the site of a vacant commercial building and lot. The applicant is platting the site to allow for the future development of a self-storage warehouse.

The subject plat includes the following plat note restriction:

“This plat is restricted to 112,000 square feet of self storage warehouse.”

The Development Review Committee (DRC) reviewed the plat application on May 14, 2016, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) reviewed the item at its May 17, 2017 meeting and recommended approval in a 5-0 vote. The proposed plat and the applicant’s narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The May 17, 2017 PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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) and other applicable land development regulations.

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 applicant's responses to the criteria. Staff concurs with applicant's assessment.

### **Comprehensive Plan Consistency**

Staff has determined that the proposed plat, subject to the approval of commercial flex, is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and 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. The underlying land use is Commercial. Self-storage warehouse is a permitted use. If approved, uses permitted pursuant to ULDR Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District could be applied for, including self-storage warehouse, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

### **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.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

### **Attachments**

Exhibit 1 - Plat  
Exhibit 2 - Applicant's Narrative  
Exhibit 3 - May 2017 PZB Minutes  
Exhibit 4 - May 2017 PZB Staff Report  
Exhibit 5 - Proof of Ownership  
Exhibit 6 - Approval Resolution  
Exhibit 7 - Denial Resolution

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