



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

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

DATE: December 17, 2013

TITLE: SECOND READING OF ORDINANCE – Land Use Plan Amendments –
Case 13T12

Recommendation

It is recommended that the City Commission adopt an ordinance on second reading amending the City of Fort Lauderdale Comprehensive Plan Land Use designation and maps consistent with the Unified Land Development Regulations (ULDR) Sec. 47-24.8, Comprehensive Plan Amendment.

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 Avenue and east of SW 27 Avenue from Medium-High Residential to Commercial. 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. The application is available as Exhibit 1. An application for plat review and rezoning are also scheduled on this agenda.

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 2 and 3. The City Commission approved the amendments on first reading at the January 8, 2013 meeting by a vote of 4-0. The Broward County Planning Council reviewed and approved the item on first reading at their June 27, 2013 meeting. The

Broward County Commission approved the item on first reading at their September 10, 2013 meeting. The second readings of the amendments are anticipated to be heard at the December 2013 Broward County Planning Council and Broward County Commission meetings. The amendments have been transmitted to the applicable agencies for review and comment and all applicable agencies, with the exception of Florida Department of Transportation (“FDOT”), have commented that there are no impacts associated with the proposed amendments. FDOT requested to be consulted by the City and County during the plat and site plan review processes.

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, more specifically; 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 land use amendments will allow for the reuse of a vacant property and will help to introduce new commercial uses serving the surrounding neighborhood.

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

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary and diverse neighborhoods.

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

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Attachments:

Exhibit 1 – Application

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

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

Exhibit 4 – Ordinance

Exhibit 5 – FDOT District Four Comments – Fort Lauderdale 13-1ESR

Related CAMs: #13-1518

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