



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

#24-0303

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

FROM: Greg Chavarria, City Manager

DATE: May 07, 2024

TITLE: Quasi-Judicial – Resolution Approving a Plat Known as “1800 State Road 84” – 1800 State Road, LLC – 1800 State Road 84 – Case No. UDP-P21007 – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider approving the plat known as “1800 State Road 84”.

Background

The applicant proposes to plat 38,258 square feet (0.88 acres) of land located at 1800 State Road 84. The parcel is on the south side of State Road 84, east of SW 18th Terrace and is currently vacant. The applicant is platting the site as a prerequisite to obtaining building permits to construct a 114,264 square-foot U-Haul self-storage facility, the site plan for which was reviewed, and approved by the Planning and Zoning Board on April 20, 2022 (Case No. UDP-SR21002).

The proposed plat includes the following plat note restriction: “This plat is restricted to 114,264 square feet of self-storage use and which is further restricted to the commercial portion.” A location map is provided as Exhibit 1. The application, plat, and applicant’s narrative responses to subdivision criteria are attached as Exhibit 2.

The plat was reviewed by the Development Review Committee (DRC) on September 28, 2021. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant’s responses is attached as Exhibit 3. The plat was reviewed at the February 21, 2024, Planning and Zoning Board (PZB) meeting and was recommended for approval (8-0) to the City Commission. February 21, 2024, PZB staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5, respectively.

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 the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other

applicable criteria as defined in the ULDR.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support
- Goal 6: Build a diverse and attractive economy

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Business Development Focus Area
- Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.
- Objective ED 2.7: Land Use: The City of Fort Lauderdale shall maintain a variety of land uses with sufficient land capacity for base sector industries to sustain a strong economic base.

Attachment

Exhibit 1 – Location Map

Exhibit 2 – Application, Plat, and Narrative Responses to Criteria

Exhibit 3 – DRC Comment Report with the Applicant's Responses

Exhibit 4 – PZB Staff Report, February 21, 2024

Exhibit 5 – PZB Meeting Minutes, February 21, 2024

Exhibit 6 – Resolution Approving

Exhibit 7 – Resolution Denying

Prepared by: Adam R. Schnell, Urban Planner III, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department