



**REQUEST:** Amend the Future Land Use Plan Map of The Fort Lauderdale Comprehensive Plan to Change the future land use designation from Community Facilities to Industrial Use for a 10.6 acre property at 1300 SW 32<sup>nd</sup> Court.

<b>Case Number</b>	L17002
<b>Applicant</b>	Bridge FLL Logistics
<b>General Location</b>	North of State Road 84 and I-595 East of I-95
<b>Property Size</b>	446,971 square feet / 10.6 acres
<b>Zoning</b>	Community Facility (CF)
<b>Existing Land Use Designation</b>	Community Facilities
<b>Proposed Future Land Use Designation</b>	Industrial Use
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.8 Comprehensive Plan Amendment ULDR Section 47-25.2, Adequacy Requirements
<b>Notification Requirements</b>	Newspaper ad 10 days prior to meeting
<b>Action Required</b>	Recommend approval or denial to City Commission
<b>Project Planner</b>	Lorraine Tappen, Principal Planner

**PROJECT DESCRIPTION:**

The applicant, Bridge FLL Logistics, proposes to amend the City of Fort Lauderdale Future Land Use Map and the Broward County Future Land Use Map for a 446,971 square feet (10.6 acres) parcel that is the former Edgewood Elementary School site. The applicant anticipates developing a 170,000 square foot logistics center and warehouse on the site which is compatible with adjacent industrial uses to the south and east. In order to reduce traffic impacts on the adjacent residential uses to the north, northeast, and west, ingress/egress to the site will occur only on SW 12<sup>th</sup> Avenue. An easement or alternate mechanism will be included with the site plan and plat submittal so that residences continue to have access to SW 14<sup>th</sup> Court which lies within the property boundary. At time of site plan submittal, the applicant will follow Unified Land Development Code (ULDR), Section 47-25.2, Neighborhood Compatibility, and will include a landscape buffer and a wall.

The application and report for the Amendment to the City of Fort Lauderdale and Broward County Land Use Plan are attached as Exhibit 1 and Exhibit 2 respectively. A preliminary site plan has been provided for the purpose of a conceptual depiction of the proposed project. The preliminary concept site plan is attached as Exhibit 3.

**PRIOR REVIEWS:**

The amendment application was reviewed by the Development Review Committee (DRC) on April 11, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development (DSD).

**REVIEW CRITERIA:**

As per ULDR, Section 47-24.8, a Comprehensive Plan amendment (or "land use plan amendment") application shall be reviewed in accordance with the following criteria:

1. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. ch. 163 and F.A.C. Rule 9J-5.

The City of Fort Lauderdale application requirements for land use plan amendments require a detailed amendment report that outlines the following: existing and proposed



uses, an analysis of public facilities and services and a review of applicable Goals, Objectives and Policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan. Florida Administrative (F.A.C.) Rule 9J-5 was repealed by the Florida Legislature in 2011.

2. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

With adoption of the Future Land Use Map amendment by the Broward County Commission, provisional certification will be conveyed onto the property. The County land use plan also requires formal recertification process after both the City Commission and County Commission adopt the amendment to the Future Land Use Map.

**Adequacy Criteria:**

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The amendment application report provides a point by point narrative on the availability of public facilities to assist the Board in evaluating the demand created on public services and facilities created by a proposed development. Letters regarding potable water, sewer, drainage, mass transit, and solid waste have been received confirming that adequate facilities and services are in place to support the proposed industrial use. These are included in the amendment report.

Specific to traffic impacts, in accordance with ULDR Section 47-25.2.M.4., Adequacy Requirements – Transportation Impact Studies, a traffic impact study is required when:

- a. The proposed development generates over one-thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period.

A traffic generation statement, dated February 8, 2017 and prepared by Tinter Traffic, LLC was conducted proposal and concluded the following:

This site has been evaluated both as it previously existed as a school site and as proposed for a use as a warehouse. It is estimated that the total amount of traffic generated by the proposed development (without consideration of the credit for the traffic generated by the elementary school) is not expected to approach the 1,000 vpm threshold, nor is the 20% criteria approached. Therefore, not further traffic impact analysis is required.

The parking evaluation and traffic statement is attached as Exhibit 4.

**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 Comprehensive Plan in the amendment report (Exhibit 2). In summary, because the site is in the vicinity of I-95, I-595, the Fort Lauderdale Hollywood International Airport and Port Everglades, the proposed land use amendment furthers the Future Land Use Element Policy 1.31.1 regarding locating future industrial uses near major transportation facilities including highways, airports and seaports. By allowing industrial development on the former school site, the City would be supporting Future Land Use Element Policy 1.38.1 that encourages strengthening the existing job base to sustain a competitive and diversified economy.



As it relates to the proximity of the site to adjacent residential uses and as further supported by Future Land Use Element Policy 1.20.2 regarding planning setbacks, buffer landscaping and traffic patterns leading away from residential areas when non-residential uses are adjacent to residential areas, these provisions will be applied at time of site plan review in accordance with ULDR Section 47-25.2, Neighborhood Compatibility and Conditional Use permit for any industrial use within 300 feet of residential properties. The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

**Public Participation:**

The request is subject to the public participation requirements established in ULDR Section. 47-27.4. According to the applicant, a public participation meeting was held on May 31, 2017 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

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The public participation meeting summary and affidavits are provided as Exhibit 5.

**STAFF FINDINGS:**

Staff recommends the Board approve this request, consistent with:  
ULDR Section 47-24.8, Comprehensive plan amendment; and  
ULDR Section 47-24.2, Adequacy Requirements.

**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 a land use plan amendment, the Planning and Zoning Board shall recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Map and transmit the amendment to Broward County, as proposed; or

If the Planning and Zoning Board determines that the application does not meet the criteria for a land use plan amendment, the Planning and Zoning Board shall not recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Map and transmit the amendment to Broward County, as proposed.

**EXHIBITS:**

1. Application
2. Amendment Report
3. Preliminary Site Plan
4. Traffic Statement prepared by Tinter and Associates
5. Public Participation Meeting Summary and Affidavit

