



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

**#21-0600**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** July 6, 2021

**TITLE:** Quasi- Judicial – Resolution Approving Plat Known as “2980 W State Road 84” and Repeal and Replace Resolution 20-250 – Located at 2980 West State Road 84 - Robert L. Elmore, Pamela Kay Hayes Trustee – Case No. UDP-P21001 - (**Commission District 4**)

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**Recommendation**

Staff recommends the City Commission consider approving the plat known as “2980 W SR 84” and repeal and replace Resolution 20-250.

**Background**

The City Commission approved Resolution 20-250 on December 15, 2020, approving a plat entitled “2980 W State Road 84”. The approved plat consists of 369,419 square feet (approximately 8.48 acres) of land located at 2980 West State Road 84, bisected by the Interstate-595 overpass, with a plat note restriction that stated, “This plat is restricted to 154,000 square feet of Industrial use that includes 174 dry boat slips on Parcels “A” and “B” and 154,000 square feet of Industrial use on Parcel “C.” The applicant now proposes to split Parcel “B” into two parcels identified as Parcel “B” and Parcel “C”, label the former Parcel “C” as Parcel “D” and update the plat note restrictions to reflect this change. The intensity of development has not changed from the prior approval.

The applicant is platting the site to develop future industrial uses on the property. The site has never been platted and, subject to Broward County requirements, a building permit may not be granted for the construction of a principal building on a parcel of land unless a plat including the parcel of land has been approved by the Broward County Commission and recorded in the official records of Broward County. Broward County requires that each recorded plat bear a notation indicating the developmental level at which the plat was reviewed and approved for adequacy of required services and facilities.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 154,000 square feet of Industrial use that includes 174 dry boat slips on Parcels “A” “B” and “C” and 154,000 square feet of Industrial use on Parcel “D.”

The updated plat was reviewed by the Development Review Committee (DRC) on March 23, 2021. The Planning and Zoning Board (PZB) recommended approval of the plat by a vote of 6-0 on May 19, 2021. The application, proof of ownership, plat, and applicant's narrative responses to applicable criteria are attached as Exhibit 1. The May 19, 2021, PZB Staff Report is attached as Exhibit 2. The May 19, 2021, PZB meeting minutes are attached as Exhibit 3.

Pursuant to Unified Land Development Regulations (ULDR) Section 47-24, 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

The applicant has addressed all applicable criteria, including conformity with layout of rights-of-way, blocks, and lots. Please refer to Exhibit 1 for the applicant's responses to the criteria.

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 ULDR and applicable criteria.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries.

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 Internal Support Focus Area
- Intergovernmental Coordination Element
- Goal 1: Coordinate all development activities and service delivery with other government agencies and adjacent municipalities for consistency within the City's adopted Comprehensive Plan.

**Attachments**

Exhibit 1 – Application, Proof of Ownership, Plat, and Applicant's Narrative Responses

Exhibit 2 – May 19, 2021, PZB Staff Report

Exhibit 3 – May 19, 2021, PZB Meeting Minutes

Exhibit 4 – Resolution Approving

Exhibit 5 – Resolution Denying

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