



AGENDA ITEM #4:

CASE	UDP-L24003	
APPLICANT	RPL Land LLC	
AGENT	Nectaria Chakas, Lochrie & Chakas, P.A.	
PROJECT NAME	Broward Central Logistics Land Use Map Amendment	
REQUEST	Amend City of Fort Lauderdale Comprehensive Plan, Future Land Use Map, from Low Medium Residential and Medium Residential to Commercial	
PROPERTY ADDRESS	1680 NW 31 Avenue	
ABBREVIATED LEGAL DESCRIPTION	SE ¹ / ₄ of the NW ¹ / ₄ of the NW ¹ / ₄ and the S ¹ / ₂ the NW ¹ / ₄ of the NE ¹ / ₄ of the NW ¹ / ₄ and the SW ¹ / ₄ of the NE ¹ / ₄ of the NW ¹ / ₄ and the NW ¹ / ₄ of the SE ¹ / ₄ of the SW ¹ / ₄ of the NW ¹ / ₄ of the NW ¹ / ₄ of Section 32, Township 49 South, Range 42 East	
LAND USE	Low Medium Residential and Medium Residential to Commercial	
PROPOSED LAND USE	Commercial	
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman	
NEIGHBORHOOD ASSOCIATION	Lake Aire Palm View Homeowners Association and Golden Heights Neighborhood Association	
APPLICABLE ULDR SECTIONS	ULDR, Section, 7-25.2, Adequacy Requirements ULDR, Section, 47-24.8, Comprehensive Plan Amendment	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.10, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	N/A	N/A
ACTION REQUIRED	Recommend Approval, or Denial to City Commission	
CASE PLANNER	Lorraine Tappen, AICP	<i>LLT</i> <i>[Signature]</i>

PROJECT DESCRIPTION:

The applicant, RPL Land LLC, is proposing to amend the City's Comprehensive Plan, Future Land Use Map designation of a 40.7-acre parcel located at 1680 NW 31 Avenue from Low Medium Residential and Medium Residential to Commercial in order to develop the parcel with warehouse distribution uses. The applicant will also be requesting to amend the Broward County Land Use Plan Map from Low and Medium Residential land use to Commerce. A concurrent application, Case No. UDP-Z24009, requesting to rezone the property to Heavy Commercial/Light Industrial District (B-3) is also on the January 21, 2026, Planning and Zoning Board agenda. A location map is attached to Exhibit 1. A sketch and legal description is attached as Exhibit 2. The application and the land use amendment report are attached as Exhibit 3.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on July 22, 2025. All comments have been addressed and the DRC Comment Report with the applicant's responses are attached as Exhibit 4.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Development Services Department for review by the Local Planning Agency (Planning and Zoning Board) and for approval and adoption

by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes. The City's Comprehensive Plan Future Land Use Map must be recertified by the Broward County Planning Council prior to the approval taking effect. The following criteria apply to the proposed request:

- ULDR, Section, 47-24.8, Comprehensive Plan Amendment
- ULDR, Section, 7-25.2, Adequacy Requirements

LAND USE AMENDMENT ANALYSIS:

The land use plan amendment (LUPA) application requires an analysis based on the existing or proposed amendment intensity. The analysis must include the planning rationale based on the City's Comprehensive Plan and the impact of such on public services. The LUPA application provides a point-by-point narrative on the availability of public facilities to evaluate any change in demand for public services. The public facilities analysis includes potable water, wastewater, solid waste, drainage, traffic impacts, and mass transit. Staff have summarized the LUPA analysis below. See Exhibit 4, Central Broward Logistics Center Land Use Plan Amendment Application for detailed analysis.

Development Intensity

For analysis purposes, the proposed maximum floor area for future development of the 40.7-acre site with the Commercial future land use designation is 5,324,034 square feet based upon the Comprehensive Plan's maximum citywide floor area ratio (FAR) of three.

Portable Water and Wastewater

The total current potable water treatment capacities of the Fiveash and Peel-Dixie and Prospect Wellfields total 122.55 million gallons per day. The current and committed potable water demand is 80.73 million gallons per day. The current Low Medium and Medium Residential future land use designations have the potential for 393 residential units with 117,000 gallons per day potable water demand. The proposed Commercial land use designation would result in a 587,000 gallons per day demand, an increase of 470,000 gallons per day from what the current residential land use demand. The Fiveash, Peel-Dixie, and Prospect Wellfields have sufficient capacity to provide for the increase in demand.

The capacity of the G.T. Lohmeyer Wastewater treatment plant is 61.58 million gallons per day, and the current and committed demand is 43.29 million gallons per day. Similar to potable water, the change in land use from Low Medium and Medium Residential to Commercial will increase the wastewater demand by 274,000 gallons per day.

The City's Public Works Department provided confirmation that sufficient potable water and wastewater capacity exists for the proposed future land use map amendment.

Drainage

Drainage level of service is based on the Federal Emergency Management Agency (FEMA), Florida Building Code, and City's unified land development regulations (ULDR). These regulations address finished floor elevation minimums, proper stormwater capture on-site, and construction activity. The lake on the subject property also collects stormwater from the residential neighborhoods to the east. The applicant has submitted a plat application and indicated that the plat will include a drainage easement to allow for coordination between the neighborhood, City and subject property to continue allowing stormwater collection from the neighborhood to the east of the site.

Traffic Impact and Mass Transit

The adopted level of service (LOS) per the City's Comprehensive Plan, Transportation Element, for NW 19 Street, NW 31 Avenue, and Sunrise Boulevard is LOS E. The proposed future land use map amendment would increase total daily trips by 117 trips and increase total AM and PM trips by 237

and 324 respectively. The traffic analysis indicates that there is no negative impact to the LOS for NW 31 Avenue, NW 19 Street and Sunrise Boulevard. Access to site will be through NW 31 Avenue and the applicant indicated in the land use plan amendment report that a traffic signal will be installed at the proposed project's main driveway connection. Moreover, the detailed traffic impact study for the proposed development shows that the intersections of NW 31 Avenue with NW 19 Street and Sunrise Boulevard are expected to operate with the same LOS compared to existing conditions

Broward County Transit confirmed that the subject property is served by Broward County Transit Route 40, which travels on NW 31 Avenue.

Land Use Compatibility

The applicant is proposing to change the future land use designation from Low Medium Residential and Medium Residential to Commercial. The Commercial future land use designation permits business, retail, service, office and other commercial enterprises. Properties to the north include an electric utility station with a Commercial land use designation and single family uses with the Medium-High Residential and Low-Medium Residential future land use designations. To the east there are single family residential uses with the Low-Medium Residential and Irregular 6.72 Residential land use designations. To the south there are single and multifamily uses within unincorporated Broward County with residential land use. Also, to the south is the former Wingate incinerator and landfill within the City of Fort Lauderdale which is a Superfund site that has a Commercial future land use designation. To the west across NW 31 Avenue, the properties within the City of Lauderhill have a commercial land use designation.

COMPREHENSIVE PLAN CONSISTENCY:

Economic Development Element Objective 2.7 regarding land use states that the City shall maintain a variety of land uses to sustain a strong economic base. Policy ED 2.7.5 states that the City shall determine the appropriate mix and form of residential and commercial uses along transit corridors based on the unique character of the community, considering the types and mix of uses that will complement adjacent neighborhoods. Also, Future Land Use Element Objective FLU 2.1 regarding neighborhood compatibility states that the City shall protect existing and future residential neighborhoods from impacts by more intense non-residential uses. Policy 2.1.2 states that the City's ULDR will maintain buffering provisions, including setbacks and buffer landscaping, which are necessary to protect residential areas from adjacent uses of greater intensity.

PUBLIC PARTICIPATION:

The City held a public presentation via Zoom on October 16, 2025. The Lake Aire Palm View Homeowners Association and Golden Heights Neighborhood Association were notified by email and property owners within three hundred (300) feet of the amendment site were notified by mail of the public presentation and the date of the Planning and Zoning Board meeting. Twenty-seven (27) people attended the public presentation meeting. Residents provided comments regarding drainage from adjacent neighborhoods to the lake on the subject property and environmental contamination caused by the Wingate landfill and incinerator site to the south. A summary of the public presentation meeting and presentation material are attached as Exhibit 5.

In advance of the Planning and Zoning Board meeting, property owners within 300 feet of the site received a mail notice regarding the placement of the future land use map amendment on the Planning and Zoning Board agenda and the future land use map amendment was advertised in the newspaper. Four signs were posted regarding the Planning and Zoning Board meeting. Photos of the signs and a signed affidavit are attached as Exhibit 6.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-24.8, Comprehensive plan amendment; and
- ULDR Section 47-25.2, Adequacy Requirements

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. Location Map
2. Sketch and Legal Description
3. Application and Land Use Plan Amendment Report
4. July 22, 2025, DRC Comments and Applicant's Responses
5. Public Participation Summary
6. Sign Posting Photos and Affidavit