



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

**FROM:** Greg Chavarria, City Manager

**DATE:** December 6, 2022

**TITLE:** Quasi-Judicial Resolution Approving Plat Known as “Jim Moran Foundation Plat” - Located at 4545 N. Federal Highway – Jim Moran Foundation, Inc. - Case No. UDP-P22001 - (Commission District 1)

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**Recommendation**

Staff recommends the City Commission consider an application for a plat known as the “Jim Moran Foundation Plat.”

**Background**

The applicant proposes to plat 105,792 square feet (2.429 acres) of land located at 4545 N. Federal Highway. The subject parcel is west of N Federal Highway, south of NE 47th Street, east of NE 20th Avenue and is approximately 170 feet south of Holy Cross Hospital. The parcel is currently vacant and is being platted to develop the Jim Moran Foundation (Case Number UDP-S22046), an office building containing meeting rooms, art displays, and an educational center, which is currently under review by the Development Review Committee (DRC).

The proposed plat includes the following plat note restriction:

“This plat is restricted to 70,000 square feet of office use.”

The location map of the subject property is attached as Exhibit 1. The plat and application are provided as Exhibit 2 and the applicant’s narrative responses to criteria is attached as Exhibit 3.

The plat was reviewed by the DRC on February 8, 2022. All comments have been addressed and are attached as Exhibit 4. The Planning and Zoning Board (PZB) reviewed the application at their August 17, 2022, meeting and approved the request by a vote of 8 to 0. The PZB staff report and PZB meeting minutes are attached as Exhibit 5 and Exhibit 6, 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 herein.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *2022 Commission Priority*, advancing the Economic Diversification initiative.

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

- Business Development
- Goal 5: Build a Safe and Well-Prepared Community.
- 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 Business Development Focus Area
- The Economic Development Element
- Goal 4: 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.

### **Attachment**

Exhibit 1 – Location Map

Exhibit 2 – Plat and Application

Exhibit 3 – Applicant’s Narrative Responses to Criteria

Exhibit 4 – February 08, 2022, DRC Comments

Exhibit 5 – August 17, 2022, PZB Staff Report

Exhibit 6 – August 17, 2022, PZB Meeting Minutes

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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

Department Director: Christopher Cooper, AICP, Development Services Department