



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

**FROM:** Lee Feldman, ICMA-CM, City Manager

**DATE:** April 16, 2013

**TITLE:** Motion of No Objection to Subdivision of Parcel A and Plat Note  
Amendment - Crocker Plat, Case 9P00A

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**Recommendation**

It is recommended that the City Commission, by motion, indicate no objection to the proposed subdivision and plat note amendment.

**Background**

The applicants are requesting to subdivide Parcel A and amend the restrictive note on the plat in order to increase the number of residential units and decrease the office square footage to be consistent with the proposed use of the site. There is no net increase in the number of trips as a result of this amendment, since the increase in residential units is offset by a decrease in office uses. The property is generally located north of SE 2<sup>nd</sup> Street, between SE 3<sup>rd</sup> Avenue and SE 5<sup>th</sup> Avenue.

As per Broward County Code Section 5-181, development permit applications for property located within a municipality to change conditions of plat approval shall not be accepted unless the municipality has issued a letter or adopted a resolution stating the municipality's position regarding the application.

**Requests**

1. The applicants are proposing to subdivide Parcel A (less the portion now subject to the Hallcrest plat) into 2 separate parcels: *Parcel A-1* and *Parcel A-2* (See Exhibit 2) with development rights corresponding to each parcel. Both applicants have properties within the subject plat and wish to create parcels that correspond to their respective ownership rights. Parcel A-1 is owned by Camden Summit Partnership, LP and Parcel A-2 is owned by Southeast Second Street LLC.

2. The specific plat note language amendment request is as follows:

From:

This Plat is restricted to 600 high-rise units, 447,690.75 square feet of office uses, and 50,000 square feet of commercial use and parking facilities. Commercial/retail uses are not permitted within the office use without approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel A-1 (see attached legal description) is restricted to 228 existing high-rise units, 1,991 square feet of existing commercial use and parking facilities, and 5,000 square feet of proposed office uses.

Parcel A-2 (see attached legal description) is restricted to 425 high-rise units, 425,500 square feet of office use and 45,850 square feet of commercial use and parking facilities.

Freestanding banks or banks with drive-thru facilities are not permitted within the plat and commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**Resource Impact**

There is no fiscal impact associated with this action.

Attachment:

Exhibit 1 – Location Map

Exhibit 2 – Sketches and Legal Descriptions

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Prepared by: Randall Robinson, Planner II

Department Director: Greg Brewton, Sustainable Development