



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

#17-0558

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 6, 2017

TITLE: Quasi-Judicial Resolution Approving Plat Known as “BW Cypress & Powerline Plat” Located at 900 NW 62nd Street - BW Cypress Creek Powerline, LLC. – Case Number PL16007

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “BW Cypress & Powerline Plat.”

Background

The applicant, BW Cypress Creek Powerline, LLC, is proposing to plat 100,265 square feet (2.30 net acres) of land located at 900 NW 62nd Street. The parcel is located at the southwest corner of NW 62nd Street and Powerline Road and is currently the site of a closed gas station and unused surface parking lot.

The subject plat includes the following proposed plat note restriction:

“This plat is restricted to a convenience store with 18 fueling positions and 4,200 commercial square feet.”

An ordinance rezoning the subject site from General Industrial (I) to Business District (B-2) utilizing commercial flex is scheduled for second reading and final adoption on today’s (June 6, 2017) City Commission agenda (CAM 17-0675). Please note that the commercial uses proposed by the plat note will not be permitted on the site unless the proposed rezoning is adopted.

The City’s Development Review Committee (DRC) reviewed the application on August 23, 2016, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) reviewed the application at its March 15, 2017 meeting and recommended approval by an 8-0 vote. The proposed plat and the applicant’s narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The March 15, 2017 PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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 Section 47-24.5, Subdivision Requirements, of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

Pursuant to Section 47-24 of the ULDR, 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

Please refer to Exhibit 2 for applicant's responses to the criteria. Staff concurs with applicant's assessment.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 6: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narrative

Exhibit 3 - PZB Meeting Minutes from March 15, 2017

Exhibit 4 - PZB Staff Report from March 15, 2017

Exhibit 5 - Approval Resolution

Exhibit 6 - Denial Resolution

Prepared by: Nicholas Kalargyros, Planner II, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development