



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

#17-0549

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

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

DATE: May 16, 2017

TITLE: Quasi-Judicial Resolution Approving Plat Known as “Brightline Parking
Garage Plat”, located at 155 NW 3rd Avenue - FLL Property Ventures,
LLC. – Case Number PL16011

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Brightline Parking Garage Plat.”

Background

The applicant, FLL Property Ventures, LLC, is proposing to plat 44,242 square feet (1.01 acres) of land located at 155 NW 3rd Avenue, adjacent to the Brightline Fort Lauderdale Station, immediately north of Broward Boulevard. The property consists of several lots on which a parking garage to support the Brightline station is being constructed. The City approved a site plan for the garage in May 2016. The applicant is requesting to plat the property consolidating these lots into one parcel.

The subject plat includes the following proposed plat note restriction:

“This plat is restricted to 220,000 square feet of parking garage ancillary to a passenger rail station and 2,000 square feet commercial use.”

The City’s Development Review Committee (DRC) reviewed the application on November 22, 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 item at its April 18, 2017 meeting and recommended approval in a 5-0 vote. The proposed plat and the applicant’s narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The April 18, 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 7: Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.

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 April 18, 2017

Exhibit 4 - PZB Staff Report from April 18, 2017

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

Prepared by: Jim Hetzel, Principal Planner

Department Director: Anthony Greg Fajardo, Sustainable Development