



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0195

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

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

DATE: March 17, 2015

TITLE: QUASI-JUDICIAL RESOLUTION TO APPROVE PLAT RIVA
RESIDENCES - CASE FILE-PL14007 - Applicant: Premier Riva, LLC -
Location: 1080 North Federal Highway - Zoning: Boulevard Business (B-1)
- Future Land Use: Commercial

Recommendation

It is recommended that the City Commission adopt a resolution approving Riva Residences Plat, consistent with Section 47-24.5, Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale, pertaining to Subdivision Regulations.

Background

The applicant proposes to plat a portion of land comprising of 85,966 square feet (1.97 acres) located on the east side of N. Federal Highway, between E. Sunrise Boulevard and NE 14 Court. The applicant intends to construct a mixed-use residential project on the site. The plat is provided as Exhibit 1. Applicant's narrative is provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted to 100 High-Rise Units and 15,000 square feet of Commercial Use."

The City Commission shall consider the application and the record and recommendations forwarded by the Development Review Committee, the Department of Sustainable Development, and the Planning and Zoning Board and shall hear public comment on the application and determine whether the proposed plat satisfies the provisions of this section and other applicable land development regulations. The City's Development Review Committee reviewed the application on August 12, 2014, and the application and the record are available for review upon request. The Planning and Zoning Board reviewed the item at its January 20, 2015, meeting and meeting minutes are provided as Exhibit 3. The associated Planning and Zoning Board staff report is attached as Exhibit 4 and proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the

Unified Land Development Regulations of the City of Fort Lauderdale, the following criteria shall be used to evaluate the request:

ULDR Section 47-24.5, Subdivision Requirements

ULDR Section 47.25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses, provided as Exhibit 2. The plat conforms to the required criteria. There are no proposed changes to the existing roadway configuration.

The proposed plat will allow for redevelopment of the property with a mixed-use project. Specific development criteria were applied as part of an associated site plan review.

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 Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narrative

Exhibit 3 - 1/20/15 PZB Minutes

Exhibit 4 - 1/20/15 PZB Staff Report

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

Prepared by: Thomas Lodge, Planner II

Department Director: Jenni Morejon, Sustainable Development