



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

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

**DATE:** July 1, 2014

**TITLE:** QUASI-JUDICIAL - Resolution to Approve a Plat – Sarria Plat – Case  
PL14004

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat consistent with Unified Land Development Regulations (ULDR) Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements.

**Background**

The applicant proposes to plat a portion of one parcel comprising 44,159 square feet (1.01 acres) located on southeast corner of Davie Boulevard and SW 33<sup>rd</sup> Terrace. The applicant has stated in their project narrative that they are platting the property to allow for commercial redevelopment of the property. The plat is provided as **Exhibit 1**. Applicant's narratives are provided as **Exhibit 2**.

The proposed plat contains the following plat note restriction: "This plat is restricted to 18,000 square feet of commercial use and 5,000 square feet of bank use. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

The City Commission is to determine whether the proposed plat meets the standards and requirements of the ULDR pursuant to criteria outlined in ULDR Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements. The City's Development Review Committee ("DRC") reviewed the application on February 25, 2014 and the application and the record are available for review upon request. All of the comments from DRC have been addressed. The Planning and Zoning Board (PZB) reviewed the item at its April 16, 2014 meeting and recommended approval by a vote of 9-0. The associated staff report and PZB minutes are attached as **Exhibits 3 and 4**, respectively.

Pursuant to Table I, Development Permits and Procedures of ULDR Section 47-24, 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 (See **Exhibit 2.**) The plat will conform to the required criteria. There are no proposed changes to the existing roadway configuration as part of this project.

The proposed plat will allow for redevelopment of the property with a commercial use consistent with the surrounding properties. The applicant has provided narrative responses that address the adequacy criteria. The specific development criteria will be applied as part of any 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 **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.
- **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 Narratives

Exhibit 3 - 4/16/14 PZB Staff Report

Exhibit 4 - 4/16/14 PZB Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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