



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

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

DATE: February 18, 2014

TITLE: QUASI-JUDICIAL - Resolution to Approve a Plat – North Federal 2650
Plat – Case 11P13

Recommendation

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

Background

The applicant proposes to plat two parcels comprising of 37,492 square-feet located at 2650 N. Federal Highway. The site has frontage on both N. Federal Highway and Middle River Drive and is located between NE 26th Street and E Oakland Park Boulevard. The site is vacant and bisected by a 15 foot alley. The applicant is platting the property to allow for redevelopment of the site consistent with the Boulevard Business (B-1) zoning district on the western parcel and Exclusive Use Parking Lot (X-P) zoning on the eastern parcel. The associated rezoning and site plan for a proposed fast-food restaurant and parking area are also scheduled on this agenda. 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 4,500 square feet of commercial use on Lot 1, Block 1 and no development on Lot 1, Block 2. No free standing or drive-thru bank facilities are permitted on Lot 1, Block 1 without the approval of the Board of County Commissioners."

The City Commission is to determine whether the proposed plat meets the standards and requirements of the Unified Land Development Regulations (ULDR). Pursuant to criteria outlined in ULDR Sec. 47-24.5, Subdivision Regulations, the Development Review Committee (DRC) reviewed the application on July 23, 2013, and the application and the record are available for review upon request. The Planning and Zoning Board (PZB) reviewed the item at the December 18, 2013 meeting and recommended approval by a vote of 8-0. 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

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The plat will conform to the required criteria for layout of the streets and alleys, blocks.

The proposed plat will allow redevelopment along on N. Federal Highway with uses that are consistent with the surrounding properties. Furthermore, the property along Middle River Drive will be limited to “no development” and used as a parking lot associated with the proposed Chic-Fil-A restaurant at... Federal Highway. The specific development criteria have been applied as part of the associated site plan review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

1. 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.
2. This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

Related CAMs: #14-0053

Attachments:

- Exhibit 1 - Plat
- Exhibit 2 – Applicant’s Narratives
- Exhibit 3 – 12/18/13 PZB Staff Report
- Exhibit 4 – 12/18/13 PZB Minutes
- Exhibit 5 – Proof of Ownership
- Exhibit 6 – Resolution

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