CITY OF FORT LAUDERDALE
City Commission Agenda Memo   **#20-0617**
REGULAR MEETING

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: October 6, 2020

TITLE: Quasi-Judicial – Resolution Approving Plat Known as "1620 N. Federal
                 Highway" – Located at 1620 N. Federal Highway – 220145, LLC - Case
                 No. PLN-PLAT-19110002 **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving the plat
known as "1620 N. Federal Highway".

Background

The applicant proposes to plat 53,432 square feet (1.227 acres) of land located at 1620
North Federal Highway. The parcel is generally located south of NE 16th Court, east of
Federal Highway and west of NE 22nd Ave (see Location Map attached as Exhibit 1). A
retail plaza and parking lot are currently located on the subject site. The applicant is re-
platting the site to construct a 14,660 square feet retail plaza submitted under Case
Number PLN-SITE-20050002, which was reviewed by the Development Review
Committee (DRC) on June 9, 2020. The proposed development includes two buildings,
which are each one (1) story in height (with a maximum height of 30 feet), and is still
currently under review.

The proposed plat includes the following plat note restriction:

        "This plat is restricted to 25,000 square feet of commercial use."

The DRC reviewed the plat application on December 10, 2019 and all comments have
been addressed. The application and record are available for review upon request at the
Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB)
recommended approval (7-0) of the application on May 20, 2020. The proposed plat and
applicant's narrative responses to code criteria are provided as Exhibit 2 and Exhibit 3,
respectively. The PZB meeting minutes and staff report are attached as Exhibit 4 and
Exhibit 5, respectively. Proof of ownership is attached as Exhibit 6.

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 Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations, and other applicable criteria as defined herein.

Pursuant to Section 47-24 of the ULDR, Table 1, 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.

Comprehensive Plan Consistency
The proposed plat is aligns with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires for the plat to comply with the Broward County Land Use Plan and the Broward County Planning Council Administrative Rules document. The underlying Commercial land use permits the proposed retail use.

Resource Impact
There is no fiscal impact associated with this action.

Strategic Connections
This item supports the Press Play Fort Lauderdale 2024 Strategic Plan, specifically advancing:
- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective 1: Create a responsive and proactive business climate to attract emerging industries.
- Objective 2: Nurture and support existing businesses.

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

Attachments
Exhibit 1 – Location Map
Exhibit 2 – Plat
Exhibit 3 – Applicant's Narrative
Exhibit 4 – Planning and Zoning Board Meeting Minutes from May 20, 2020
Exhibit 5 – Planning and Zoning Board Staff Report from May 20, 2020
Exhibit 6 – Proof of Ownership
Exhibit 7 – Approval Resolution
Exhibit 8 – Denial Resolution

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