



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

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

DATE: January 22, 2014

TITLE: QUASI-JUDICIAL - Resolution to Approve a Plat – Riverbend Marketplace
Plat – Case 10P13

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 contingent upon the associate Rezoning Application 4-Z-13 to be approved and effective.

Background

The applicant proposes to plat a 1,570,358 square-foot (36.05 acre) parcel of property located at 2400 W Broward Blvd, on the south side of Broward Boulevard between SW 27th Avenue and SW 24th Avenue. The site is primarily vacant. The site consists of multiple parcels that will be combined to allow an integrated large-scale commercial development on the site. The applicant is platting the property to allow for redevelopment of the site consistent with the Boulevard Business (B-1) zoning district and Commercial Land Use Category. The associated rezoning is also scheduled on this agenda.

As part of a separate but associated request, the applicant has also submitted an application to amend the Future Land Use Map of the City of Fort Lauderdale and Broward County to change the land use on a portion of the subject site from Medium-High 25 to Commercial. The plat will be consistent with the proposed Land Use designation. 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 350,000 square feet of commercial use."

The City Commission is to determine whether the proposed plat meets the standards and requirements of the ULDR. Pursuant to criteria outlined in ULDR Sec. 47-24.5, Subdivision Regulations, the Development Review Committee (DRC) reviewed the

application on June 25, 2013, and the application and the record are available for review upon request. The Planning and Zoning Board (PZB) reviewed the item at the August 21, 2013 meeting and recommended approval by a vote of 9-0. 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 Broward Boulevard with uses that are consistent with the surrounding properties. Specific development criteria will be applicable at the time of site plan review, when more specific details of the project are submitted for review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

Conditions

1. The Plat is contingent upon the associate Rezoning Application to be approved and effective.

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 5:** Be a community of strong, beautiful and healthy neighborhoods.

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

Related CAM #13-1520

Attachments:

Exhibit 1 - Plat

Exhibit 2 – Applicant’s Narratives

Exhibit 3 – 8/21/13 PZB Staff Report

Exhibit 4 – 8/21/13 PZB Minutes

Exhibit 5 – Proof of Ownership

Exhibit 6 – Resolution

Exhibit 7 – Reso (Denial)

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