



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

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

**DATE:** January 21, 2015

**TITLE:** QUASI-JUDICIAL RESOLUTION TO APPROVE PLAT 3110 SW 8  
AVENUE - CASE FILE-PL15002 - Applicant: City of Fort Lauderdale  
Location: 3110 SW 8 Avenue - Zoning: Parks, Recreation and Open  
Space (P) - Future Land Use: Park-Open Space

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the 3110 Plat, consistent with Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations.

**Background**

The applicant proposes to plat a portion of land comprising of 217,584 square feet (4.99 acres) located on the south corner of State Road 84, on the east side of SW 8<sup>th</sup> Avenue. The applicant intends to propose a cultural/civic use on the site. 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 60,000 Square Feet of Civic, Cultural and Educational Facility ancillary to recreation use."

The City Commission shall consider the application and the record and recommendations forwarded by the DRC, the department, 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 ("DRC") reviewed the application on January 13, 2015 and the application and the record are available for review upon request. All comments have been addressed. The Planning and Zoning Board (PZB) is scheduled to review the item at its January 20, 2015 meeting and therefore meeting minutes are not yet available. The associated PZB staff report is attached as Exhibit 3 and staff will provide supplement this memorandum with the PZB recommendation prior to the City Commission's consideration of this item.

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, 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 civic/cultural/educational use. Specific development criteria will be 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 **Public Places Cylinder of Excellence**, specifically advancing:

- **Goal 4:** Be a healthy community with fun and stimulating recreational activities for our neighbors.
- **Objective 2:** Offer a diverse range of youth, adult, and senior recreational programming.

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

Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narratives

Exhibit 3 - 1/20/15 PZB Staff Report

Exhibit 4 - Proof of Ownership

Exhibit 5 - Approval Resolution

Exhibit 6 - Denial Resolution

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