



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#17-0840

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

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

DATE: August 22, 2017

TITLE: Quasi-Judicial Resolution Approving Plat Known as “Broward Spin Car Wash”, located at 2700 W Broward Boulevard - 101 SW 27th AVE, LLC.–
Case Number PL17002

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Broward Spin Car Wash.”

Background

The applicant, 101 SW 27th AVE, LLC., is proposing to plat 50,179 square feet (1.15 acres) of land located at 2700 West Broward Boulevard. The parcel is located at the southwest corner of Broward Boulevard and Riverland Road and is currently the site of a closed service station. The applicant is platting the site to allow for future development of an automatic car wash facility. The associated site plan was reviewed by the Development Review Committee (DRC) on September 27, 2016.

The subject plat includes the following proposed plat note restriction:

“This plat is restricted to 5,000 square feet of commercial use. Free standing banks or banks with drive-through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

The Development Review Committee (DRC) reviewed the plat application on January 24, 2017, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) reviewed the item at its May 17, 2017 meeting and recommended approval in a 5-0 vote. The proposed plat and the applicant’s narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The May 17, 2017 PZB meeting staff report and minutes are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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 Section 47-24.5, Subdivision Requirements, of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

Pursuant to Section 47-24 of the ULDR, Table I, 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

Staff has determined the proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document.

The City's Future Land Use Element and Map indicate that the proposed plat is located in the Commercial land use designation. The Commercial land use designation permits a range of businesses, retail, service, office, and other commercial enterprises. The proposed plat note is consistent with the Commercial designation as outlined in the City's Comprehensive Plan.

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.

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

Attachments

- Exhibit 1 - Plat
- Exhibit 2 - Applicant's Narrative
- Exhibit 3 - May 2017 PZB Staff Report
- Exhibit 4 - May 2017 PZB Minutes
- Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution
Exhibit 7 - Denial Resolution

Prepared by: Jim Hetzel, Principal Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development