



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

**#24-0354**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** April 2, 2024

**TITLE:** Quasi-Judicial Resolution Approving “Bal Harbour Village Plat” - Case No.  
UDP-P23001 – 2201 NE 19th Street – **(Commission District 1) – Deferred  
from March 19<sup>th</sup>**

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**Recommendation**

Staff recommends the City Commission consider a resolution approving a plat known as the “Bal Harbour Village Plat”.

**Background**

A plat is a map or delineated representation of the subdivision of lands. The applicant proposes to plat 85,116 square feet, approximately 1.954 acres, of land located at 2201 NE 19<sup>th</sup> Street. The site, which has never been platted, is currently developed with an 84,880 square-foot house of worship and associated parking lot. Broward County requires the recording of a plat in the public records before a building permit can be issued for new principal structures in most circumstances. The applicant is subdividing the parcel into seven lots for single family residences and one tract limited to 10,000 square feet of office use. The proposed subdivision lines for the lots and tract align with the existing future land use designations of Low-Medium Residential and Commercial as well as the zoning designations of Residential Single Family/Low Medium Density (RS-8) District and Boulevard Business (B-1) District.

The proposed plat includes the following plat note restriction: “This plat is restricted to seven single-family residences and 10,000 square feet of office use on Tract A”. The location map of the subject property is attached as Exhibit 1. The plat and application are provided as Exhibit 2. The applicant’s narrative responses to criteria are attached as Exhibit 3.

The plat was reviewed by the Development Review Committee (DRC) on April 25, 2023. All DRC comments have been addressed and are attached as Exhibit 4. The Planning and Zoning Board (PZB) reviewed the application on December 20, 2023, and approved the request by a vote of 8 to 1. The PZB staff report and PZB meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

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

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

This item is a FY 2024 *Commission Priority*, advancing the Housing Accessibility initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable Housing Options for all income levels

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 1: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

**Attachments**

- Exhibit 1 – Location Map
- Exhibit 2 – Plat and Application
- Exhibit 3 – Applicant’s Narrative Responses to Criteria
- Exhibit 4 – April 25, 2023, DRC Comments
- Exhibit 5 – December 20, 2023, PZB Staff Report
- Exhibit 6 – December 20, 2023, PZB Meeting Minutes
- Exhibit 7 – Resolution Approving
- Exhibit 8 – Resolution Denying

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