



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

**#15-0762**

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

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

**DATE:** July 7, 2015

**TITLE:** Resolution Approving Plat SC 1413 FED, LLC (West Side of North  
Federal Highway between NE 14<sup>th</sup> Street and NE 16<sup>th</sup> Street) – Case File  
PL15001

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat known as SC 1413 FED Plat, LLC.

**Background**

The applicant requests approval to plat a portion of land comprising of 108,288 square feet (2.486 acres) located on the west side of Federal Highway, between Northeast 14<sup>th</sup> Street and Northeast 16<sup>th</sup> Street. The applicant intends to construct a furniture store on the site. The plat is provided as Exhibit 1 and the applicant's narrative is provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted to 40,000 square feet of furniture store use on tract 'A'. No freestanding or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts".

The City Commission shall consider the application and the record and recommendations forwarded by the Development Review Committee (DRC), the Department of Sustainable Development (DSD), and the Planning and Zoning Board (PZB), 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 DRC reviewed the application on January 13, 2015, and the application and the record are available for review upon request with DSD. The PZB reviewed the item at its May 20, 2015 meeting and meeting minutes are provided as Exhibit 3. The associated PZB staff report is attached as Exhibit 4 and proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the ULDR of the City of Fort Lauderdale, 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. The site plan is currently being reviewed by the DRC and final approval is contingent upon plat approval. The plat is consistent with Sections 47-24.5 and 47-25.2 of the Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale pertaining to Subdivision Regulations.

The proposed plat will allow for redevelopment of the property for a furniture store. Specific development criteria were applied at time of 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 Neighborhood Enhancement 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.
- Objective 2: Facilitate a responsive and proactive business climate.

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

#### Attachments:

- Exhibit 1 - Plat
- Exhibit 2 - Applicant's Narrative
- Exhibit 3 - 5/20/15 PZB Minutes
- Exhibit 4 - 5/20/15 PZB Staff Report
- Exhibit 5 - Proof of Ownership
- Exhibit 6 - Approval Resolution
- Exhibit 7 - Denial Resolution

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