

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: August 21, 2012

TITLE: Motion of No Objection to Plat Note Amendment – Comfort Suites 2201 N.
Federal Highway Plat

Recommendation

It is recommended that the City Commission, by motion, indicate no objection to the proposed plat note amendment.

Background

The applicant is requesting to amend the restrictive note on the plat for the subject property to increase the square footage of commercial use to be consistent with the proposed use of the site and to obtain building permits to construct and maintain project viability. The site is generally located west of Federal Highway, between NE 19th Street and NE 26th Street. An amendment to the subject plat note from hotel use to commercial use was approved in December 2011. After recordation of the plat note amendment and building permit approval, the primary restaurant tenant withdrew from the project. The applicant has since obtained replacement tenants for additional retail use that requires more building square footage. This change is permitted within the approved site plan, but requires a plat note amendment.

As per Broward County Code Section 5-181, development permit applications for property located within a municipality to change conditions of plat approval, including amendments or revisions to non-vehicular access lines, shall not be accepted unless the municipality has issued a letter or adopted a resolution stating the municipality's position regarding the application.

The specific plat note amendment request is as follows:

From: "This plat is restricted to 10,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

To: "This plat is restricted to 14,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

Resource Impact

There is no fiscal impact associated with this action.

Attachment:

Exhibit 1- Location Map

Prepared By: Yvonne Redding, Planner II

Department Director: Greg Brewton, Director of Sustainable Development

Finance Director Certification: N/A