



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

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

DATE: May 20, 2014

TITLE: QUASI-JUDICIAL - Resolution to Approve a Plat – Catering Facility Plat –
Case PL14002

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat consistent with Unified Land Development Regulations (ULDR) Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements.

Background

The applicant proposes to plat a portion of one parcel comprising of 11,830 square feet (0.27 acres) located on NW 4th Street between the Florida East Coast (FEC) railroad tracks and City View Townhomes. The applicant has stated in the narrative that they are platting the property to allow for the relocation of an existing business currently located on NW 2th Street. 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 5,000 square feet of commercial use."

The City Commission is to determine whether the proposed plat meets the standards and requirements of the ULDR pursuant to criteria outlined in ULDR Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements. The City's Development Review Committee (DRC) reviewed the application on March 3, 2014 and the application and the record are available for review upon request. All of the comments from DRC have been addressed. The Planning and Zoning Board (PZB) reviewed the item at its April 16, 2014 meeting and recommended approval by a vote of 7-0. The associated staff report and PZB minutes are attached as Exhibits 3 and 4, respectively.

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 (See Exhibit 2.) The plat will conform to the required criteria. There are no proposed changes to the existing roadway configuration as part of this project.

The proposed plat will allow development just west of the FEC railroad tracks with a commercial business use that is consistent with the surrounding properties. The applicant has provided narrative responses that address the adequacy criteria. The specific development criteria will be applied as part of any 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 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.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narratives

Exhibit 3 - 4/16/14 PZB Staff Report

Exhibit 4 - 4/16/14 PZB Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

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