



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

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

DATE: May 6, 2014

TITLE: QUASI-JUDICIAL - Resolution to Approve a Plat – 1055 Federal Plat –
Case PL14003

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 parcel that comprises 2.25 acres. The site is located at 1055 N. Federal Highway. Currently located on the site is a hotel/dormitory. The associated application for a development of 205 Multi-family units with 2,400 square-foot commercial use was reviewed by the Development Review Committee (DRC) on February 11, 2014.

The proposed plat includes the following plat note restriction: This plat is restricted to 205 Midrise units and 3,000 square-feet of commercial use on Parcel "A" and no development on Parcel "B". No free standing 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 is to determine whether the proposed plat meets the standards and requirements of the Unified Land Development Regulations (ULDR) pursuant to criteria outlined in ULDR Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements. The Development Review Committee (DRC) reviewed the application on September 10, 2013, 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 March 19, 2014 meeting and recommended approval by a vote of 9-0. 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

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. 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 redevelopment near the intersection of North Federal Highway and Sunrise Boulevard with uses that are consistent with the surrounding properties and objectives of the north US1 Urban Design Plan. The specific development criteria have been applied as part of the associated site plan review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

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 6: 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 – 3/19/14 PZB Staff Report

Exhibit 4 – 3/19/14 PZB Minutes

Exhibit 5 – Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

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