



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

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

DATE: March 4, 2014

TITLE: QUASI-JUDICIAL - RESOLUTION TO APPROVE A PLAT- Thirteen West
Las Olas Plat - Case 19P13

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 one parcel comprising of 1,480 square feet (0.03 acres) located at 13 W. Las Olas Boulevard in Downtown Fort Lauderdale. The site is currently vacant and located just west of the intersection of S. Andrews Avenue and W. Las Olas Boulevard. The applicant is platting the property to allow for redevelopment of the site along with the parcel to the east. The associated Site Plan Level II application for the two parcels includes a seven story office building comprising approximately 32,000 square feet. 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 12,000 square feet of office use and 1,700 square feet of commercial use. Freestanding banks and drive-thru bank facilities are not permitted within this plat 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 January 15, 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

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 at the intersection of S. Andrews Avenue and W. Las Olas Boulevard with uses that are consistent with the surrounding properties. 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 – 1/15/14 PZB Staff Report

Exhibit 4 – 1/15/14 PZB Minutes

Exhibit 5 – Proof of Ownership

Exhibit 6 – Resolution to Approve

Exhibit 7 – Resolution to Deny

Prepared by: Eric Engmann, Planner II

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