



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

**#22-0326**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 17, 2022

**TITLE:** Quasi-Judicial - Resolution Approving Plat Known as “Landaukaras Plat” –  
Located at 1555 N. Federal Highway – El Car Wash FL Federal, LLC. -  
Case No. UDP-P21005 - **(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission consider adopting a resolution approving the plat known as “Landaukaras” Plat.

**Background**

The applicant, El Car Wash FL Federal, LLC, proposes to plat 30,851 square feet of land located at 1555 N. Federal Highway. The land is currently vacant, and the applicant seeks to construct a 3,000 square-foot car wash facility on the site. A site plan application for the proposed car wash facility (Case No. UDP-A21060) is currently under review by the Development Services Department. The proposed plat includes the following note restriction:

“This plat is restricted to 3,000 square feet of commercial use.”

The Development Review Committee (DRC) reviewed the plat application on September 14, 2021, and all comments have been addressed. The Planning and Zoning Board (PZB) recommended approval of the item by a vote of (8-0) on March 16, 2022. The Plat, Location Map, and the Applicant’s Narrative Responses to Criteria are provided as Exhibit 1, Exhibit 2, and Exhibit 3 respectively. The September 14, 2021 DRC Comments, March 16, 2022, PZB Meeting Minutes and March 16, 2022, PZB Staff Report are attached as Exhibit 4, Exhibit 5 and Exhibit 6, respectively.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application, to determine whether the proposed plat satisfies the provisions of the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

Pursuant to Section 47-24 of the ULDR, Table I, Development Permits and Procedures, the following criteria shall be used to evaluate the request:

- ULDR Section 47-24.5, Subdivision Requirements
- ULDR Section 47-25.2, Adequacy Requirements

Please refer to Exhibit 3 for the applicant's narrative responses to criteria. Staff concurs with the applicant's assessment.

### **Resource Impact**

There is no fiscal impact associated with this action

### **Strategic Connections**

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective 2: Nurture and support existing local businesses

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 1: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (series). The City's Unified Land Development regulations may prohibit or restrict any of the land uses permitted within any land use category of the City's Land Use Plan.

### **Attachments**

Exhibit 1 – Plat

Exhibit 2 – Location Map

Exhibit 3 – Applicant's Narrative Responses to Criteria

Exhibit 4 – September 14, 2021 DRC Comments

Exhibit 5 – March 16, 2022, PZB Meeting Minutes

Exhibit 6 – March 16, 2022, PZB Staff Report

Exhibit 7 – Resolution Approving

## Exhibit 8 – Resolution Denying

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