



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

**#15-1012**

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

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

**DATE:** September 1, 2015

**TITLE:** Resolution Approving Plat Known as Coral Ridge LZB (East Side of North  
Federal Highway) – Case File PL14013

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat known as Coral Ridge LZB.

**Background**

The applicant requests approval to plat a portion of land comprising of 24,382 square feet (0.56 acres) located on the east side of North Federal Highway. The applicant intends to construct a commercial building on the site. The plat is provided as Exhibit 1 and the applicant's narrative is provided as Exhibit 2, respectively.

The proposed plat includes the following plat note restriction: "This plat is restricted to 14,000 square feet of commercial use. Free standing banks or banks with drive through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts".

The City Commission shall consider the application and the record and recommendations forwarded by the Development Review Committee (DRC), the Department of Sustainable Development (DSD), and the Planning and Zoning Board (PZB), and shall hear public comment on the application and determine whether the proposed plat satisfies the provisions of this section and other applicable land development regulations.

The City's DRC reviewed the application on November 12, 2014, and the application and the record are available for review upon request with DSD. The PZB reviewed the item at its July 15, 2015 meeting and meeting minutes are provided as Exhibit 3. The associated PZB staff report is attached as Exhibit 4 and proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the

Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale, 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, provided as Exhibit 2. The plat conforms to the required criteria. The plat is consistent with ULDR Sections 47-24.5 and 47-25.2 pertaining to Subdivision Regulations.

The proposed plat will allow for the development of the property with a commercial building. Criteria specific to the proposed development plan will be applied at the time of permit application and 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 Neighborhood Enhancement 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 Narrative  
Exhibit 3 - 7/15/15 PZB Minutes  
Exhibit 4 - 7/15/15 PZB Staff Report  
Exhibit 5 - Proof of Ownership  
Exhibit 6 - Approval Resolution  
Exhibit 7 - Denial Resolution

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