



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-1143

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

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

DATE: October 6, 2015

TITLE: Quasi-Judicial – Resolution Approving Plat Known as “Davie Boulevard
Office Building” – Case # PL15005

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as Davie Boulevard Office Building.

Background

The applicant requests approval to plat a portion of land comprising of 18,218 square feet (0.42 acres) located on the northeast corner of the intersection of Davie Boulevard (SE 12th Street) and SE 2nd Avenue. The applicant intends to construct a two-story office building on the site. The associated site plan has been reviewed as a site plan level II application with the department, case R15019. The plat is provided as Exhibit 1 and the applicant’s narrative is provided as Exhibit 2.

The proposed plat includes the following plat note restriction: “This plat is restricted to 7,500 square feet of office use. No free standing or drive-thru banks and/or commercial/retail uses are 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, the record and the 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 April 28, 2015 and the application and the record are available for review upon request with DSD. The PZB reviewed the item at its August 19, 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 an office 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 - 8/19/15 PZB Minutes

Exhibit 4 - 8/19/15 PZB Staff Report

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

Prepared by: Eric Engmann, Planner II

Department Director: Jenni Morejon, Sustainable Development