



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

#15-1271

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

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

DATE: November 3, 2015

TITLE: Quasi-Judicial - Resolution Approving Plat known as JM Cypress Creek -
Bank of America c/o Corp Real Estate Assmt – Case Number PL15006

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as JM Cypress Creek.

Background

The applicant requests approval to plat a portion of land comprising 48,644 square feet (1.1167 acres) generally located on the south side of West Cypress Creek Road and on the east side of Powerline Road. The current zoning for the property is Boulevard Business (B-1) with a future land use designation as Employment Center. The applicant has indicated that a restaurant use is being considered on the site.

The proposed plat contains the following plat note restriction:

“This plat is restricted to 8,000 square feet of restaurant use. 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.”

To review the proposed plat, as well as the applicant's narrative response, please refer to Exhibits 1 and 2.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee (DRC), and the Planning and Zoning Board (PZB), and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5 of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

The City's DRC reviewed the application on July 14, 2015, and the application and record are available for review upon request with Department of Sustainable Development. The PZB reviewed the item at its September 16, 2015 meeting. The

September 16, 2015 PZB meeting minutes and staff report are attached as Exhibits 3 and 4 with proof of ownership attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the 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 satisfies the provisions of Sections 47-24.5 and 47-25.2 of the ULDR of the City of Fort Lauderdale applicable to Subdivision Regulations.

The proposed plat will allow for redevelopment of the property for a restaurant on the site. Specific development criteria will be applied at time of site plan 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 - 09/16/15 PZB Minutes

Exhibit 4 - 09/16/15 PZB Staff Report

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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