



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-1033

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

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

DATE: October 5, 2016

TITLE: Quasi-Judicial Resolution Approving Plat Known as Furniture
Consignment Warehouse Plat - SR 84, Inc. – Case Number PL16004

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Furniture Consignment Warehouse.”

Background

The applicant requests approval to plat a portion of land comprising of 15,857 square feet (0.36 acres) of land, generally located on the south side of State Road 84, between SW 19th Terrace and SW 18th Terrace. The current zoning for the property is General Business (B-2) with a future land use designation of Commercial. The applicant intends to construct a 6,500 square foot furniture consignment retail/warehouse use on the subject site. Specific development criteria will be applied at time of site plan permit review.

The proposed plat contains the following plat note restriction:

“This plat is restricted to 6,500 square feet of commercial use. No free standing or drive-thru bank facilities and/or other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

The City’s Development Review Committee (DRC) reviewed the application on April 26, 2016, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board (PZB) reviewed the item at its June 15, 2016 meeting and recommended approval in a 9-0 vote. The June 15, 2016 PZB meeting minutes and staff report are attached as Exhibits 3 and Exhibit 4. The proof of ownership is attached as Exhibit 5.

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 Section 47-24.5 of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

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

The applicant has addressed all applicable criteria. The plat and the applicant's narrative responses are provided as Exhibits 1 and 2.

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 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 - 06-15-16 PZB Minutes

Exhibit 4 - 06-15-16 PZB Staff Report

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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