



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

#17-0147

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

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

DATE: March 7, 2017

TITLE: Quasi-Judicial Review of a Plat Application - plat entitled "Ergon/Moss
Plat" – E&M Warehouse, LLC. – Case Number PL16009

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat entitled "Ergon/Moss Plat."

Background

The applicant, E&M Warehouse, LLC., requests approval to plat a portion of land comprising of 158,458 square feet (3.63 acres), located at 1450 Progresso Drive, generally located south of NE 15th Street and east of the Florida East Coast Railroad. The current zoning for the property is heavy commercial / light industrial business (B-3) with a future land use designation of commercial. The applicant intends to build a commercial warehouse development on the property. The plat is provided as Exhibit 1.

The proposed plat contains the following plat note restriction:

"This plat is restricted to 64,000 square feet of commercial 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".

The City's Development Review Committee (DRC) reviewed the application on October 25, 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 December 21, 2016 meeting. The December 21, 2016 PZB meeting minutes and staff report are attached as Exhibits 3 and Exhibit 4.

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 the Section 47-24.5 of the ULDR, Subdivision Regulations and Section 47-25.2 of the ULDR, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks and lots.

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 community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

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

Attachments

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narrative

Exhibit 3 - 12-21-16 PZB Minutes

Exhibit 4 - 12-21-16 PZB Staff Report

Exhibit 5 - Approval Resolution

Exhibit 6 - Denial Resolution

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