



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

#17-0423

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

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

DATE: May 2, 2016

TITLE: Quasi-Judicial Resolution Approving Plat Known as Riverbend Marina
(located on the north side of SW 20th Street, west of Coconut Drive) - CRP
LMC RB, LLC. – Case Number PL16005

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Riverbend Marina.”

Background

The applicant proposes to plat 366,616 square feet (8.67 acres) of land located at 1505 SW 20th Street. The parcel is located on the north side of SW 20th Street, west of Coconut Drive and is currently the site of a marina and convenience store. The applicant is platting the site to allow for future development.

The proposed plat includes the following plat note restriction:

“This plat is restricted to a marina with 100 boat slips (50 wet slips and 50 dry slips), 2,400 square feet of commercial, 2,800 square feet of office, and 14,100 square feet of industrial (4,100 square feet existing and 10,000 square feet proposed). In cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial uses. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No free standing or drive-thru bank facilities are permitted without the approval of the board of County Commissioners who shall review these uses for increased impacts.”

The City’s Development Review Committee (DRC) reviewed the application on May 24, 2016, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) reviewed the item at its March 15, 2017 meeting and recommended approval by a 7-0 vote. The proposed plat and the applicant’s narrative

responses are provided as Exhibits 1 and 2, respectively.

The March 15, 2017 PZB meeting minutes and staff report are attached as Exhibits 3 and Exhibit 4, respectively. 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

Please refer to Exhibit 2 for applicant's responses to the criteria. Staff concurs with applicant's assessment.

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 - PZB Meeting Minutes from March 15, 2017

Exhibit 4 - PZB Staff Report from March 15, 2017

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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05/02/2017

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