



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0346

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

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

DATE: September 4, 2018

TITLE: Quasi-Judicial Resolution Approving Plat Known as “Progreso Commons”,
located at 947 North Andrews Avenue – Andrews Project Development,
LLC. – Case No. PL17003

Recommendation

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

Background

The applicant, Andrews Project Development, LLC. proposes to plat 211,014 square feet (4.8 acres) of land located at 947 North Andrews Avenue. The parcel, currently a vacant lot, is located on the west side of Andrews Avenue, north of NW 9th Street, east of NW 2nd Avenue and south of Sunrise Boulevard. The applicant is platting the site as one parcel to allow for the future development of a shopping center, named “Progreso Commons”.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 29,400 square feet of commercial use and a convenience store with twenty (20) fueling positions. No freestanding banks and/or bank drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts”.

The Development Review Committee (DRC) reviewed the plat application on March 28, 2017, 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 July 19, 2017 meeting and recommended approval with conditions in a 6-0 vote.

The conditions added to this plat approval were:

- Amend plat so it does not define the 10 foot pedestrian easement, but rather add it as a note instead;

- Amend the plat note restriction to read “35,000 square feet of commercial use plus 16 fueling positions;” and,
- Evaluate the northern driveway on Andrews Avenue to determine if it is absolutely necessary.

Staff is recommending an adjustment to the conditions stated above whereas the plat note restriction should read “29,400 square feet of commercial use and a convenience store with twenty (20) fueling positions”. The adjustment aligns with Broward County’s requirements for plat review.

The proposed plat and the applicant’s narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The July 19, 2017 PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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.

Comprehensive Plan Consistency

Staff has determined the proposed plat, is generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use is Northwest Regional Activity Center. Shopping center is a permitted use under this land use category. If approved, uses permitted pursuant to ULDR Section 47-13.10, List of Permitted and Conditional Uses, Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne) District could be applied for, including convenience stores within a shopping center, subject to meeting all applicable ULDR criteria and consistency with the City’s Comprehensive Plan.

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, Subdivision Requirements, of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

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 Narrative

Exhibit 3 - PZB Staff Report

Exhibit 4 - PZB Meeting Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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