



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

**#18-1168**

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

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

**DATE:** December 4, 2018

**TITLE:** Quasi-Judicial Resolution Approving Plat Known as "Powerline Center"  
Located at 5900 North Powerline Road – Powerline Center, LLC. – Case  
PL18008

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat known as "Powerline Center."

**Background**

The applicant proposes to plat 84,340 square feet (1.93 acres) of land located at 5900 North Powerline Road. The parcel is located on the east side of Powerline Road and south of NW 59th Court and is currently vacant. The applicant is platting the site in order to develop a 1-story 35,696 square foot warehouse building.

The proposed plat includes the following plat note restriction:

*"This plat is restricted 35,500 square feet of warehouse use."*

The City's Development Review Committee (DRC) reviewed the application on June 26, 2018, 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) recommended approval by a vote of 8-0 at its October 17, 2018 meeting. The proposed plat and the applicant's narrative responses to criteria are provided as Exhibits 1 and 2, respectively. The October 17, 2018 PZB meeting minutes and staff report 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 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 of Industrial allows for warehouse development.

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 Regulations of the Unified Land Development Regulations (ULDR).

### **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 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

### **Attachments**

Exhibit 1 - Plat  
Exhibit 2 - Applicant's Narrative  
Exhibit 3 – October 17, 2018 PZB Meeting Minutes  
Exhibit 4 – October 17, 2018 PZB Staff Report  
Exhibit 5 – Proof of Ownership  
Exhibit 6 - Approval Resolution  
Exhibit 7 - Denial Resolution

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