



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

**#19-0222**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** April 2, 2019

**TITLE:** Quasi-Judicial Resolution to Approve a Plat known as M.A.S. Cafe, Located  
at 333 NE 6<sup>th</sup> Street – SolidSoccer, LLC – Case No. PL18009

---

**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat known as “M.A.S. Cafe”, located at 333 NE 6<sup>th</sup> Street.

**Background**

The applicant proposes to plat 6,750 square feet (0.155 acres) of land located at 333 NE 6<sup>th</sup> Street. The parcel is located on the northwest corner of NE 6<sup>th</sup> Street and NE 4<sup>th</sup> Avenue and is currently a vacant lot. The applicant is re-platting the site to construct the “M.A.S. Café” project, a proposed free-standing coffee shop (Case No. R17053). The site plan was approved on September 11, 2018.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 2,000 square feet of commercial use.”

The City’s Development Review Committee (DRC) reviewed the application for the plat on October 23<sup>rd</sup>, 2018. All comments have been addressed. The application and record are available for review upon request to the Department of Sustainable Development. The Planning and Zoning Board (PZB) recommended approval (8-0) of the item on January 16<sup>th</sup>, 2019. The proposed plat and the applicant’s narrative responses are provided as Exhibits 1 and 2, respectively. The January 16<sup>th</sup>, 2019 PZB meeting minutes and staff report are attached as Exhibits 3 and 4. Proof of ownership is attached as Exhibit 5.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee and the Planning and Zoning Board, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

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 the applicant's responses to the criteria. Staff concurs with applicant's assessment.

### **Comprehensive Plan Consistency**

Staff has determined that 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 the Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use is Downtown Regional Activity Center. Retail uses including coffee shops are permitted. If approved, uses including retail uses permitted pursuant to ULDR Section 47-5.20, List of Permitted and Conditional Uses, Regional Activity Center - Urban Village District may be allowed subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

### **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.
- Initiative 1: Promote sustainable business practices and development; develop "Green Business" incentives such as fast track; reduce permit costs and business tax.

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 – January 16, 2019 PZB Meeting Minutes

Exhibit 4 – January 16, 2019 PZB Staff Report

Exhibit 5 – Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 – Denial Resolution

Prepared by: Tyler Laforme, Department of Sustainable Development

Department Director: Anthony Greg Fajardo, Department of Sustainable Development