

REQUEST: Plat Approval; Sarria Plat.

Case Number	PL14004
Applicant	Sarria Holdings II, Inc
Location	3300 Davie Boulevard
Legal Description	That part of the E ½ of the SE ¼ of the NW ¼ of the NE ¼ lying South of Davie Blvd less the W 25 ft and the S 25 ft thereof, in S 18 T 50 S R 42 E, Broward County FL (abbreviated).
Property Size	44,159 SF (1.01 acres)
Zoning	Boulevard Business (B-1)
Existing Use	Parking Lot
Future Land Use Designation	Commercial
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a parcel that comprises 1.01 acres. The parcel is located on the southeast corner of the intersection of Davie Boulevard and SW 33rd Terrace. The applicant has submitted the plat as part of a proposed redevelopment project on the site. The County is requiring the applicant to plat the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 18,000 square feet of commercial use and 5,000 square feet of bank use. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

PRIOR REVIEWS:

The plat was reviewed by the DRC on January 14, 2014. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to Table I, Development Permits and Procedures of ULDR Section 47-24, the following criteria shall be used to evaluate the request:

ULDR Section 47-24.5, Subdivision Regulations

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The proposed plat was reviewed for adequacy including conformity with criteria associated with layout of right-of-ways, blocks and lots. The internal layout of the site will be established at the time of site plan review.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for commercial redevelopment on the site. Criteria specific to the proposed development plan will be applied at the time of site plan review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

If approved as submitted, all uses allowed in ULDR Sec. 47-6.11 could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR).

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires consistency with Broward County regulations for platting.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations

ULDR Section 47-25.2, Adequacy Requirements

The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with applicant's assessment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.