



REQUEST: Plat Review; "1620 N. Federal Highway" Plat

Case Number	PLN-PLAT-19110002
Property Owner/Applicant	220145, LLC
Agent	KEITH
Plat Name	1620 N. Federal Highway Plat
Location	1620 N. Federal Highway
Legal Description	36-49-42 BEG AT INTER OF E/R/L OF FED HWY & S/L OF NW 1/4 OF NW 1/4 FOR POB, NE ALG SAID R/W 133.36, E ALG S/R/W/L NE 16 CT 408.52, SW 133.36, W 408.52 TO POB
Property Size	53,432 square feet/1.227 acres
Zoning	Boulevard Business (B-1)
Existing Use	Retail and Restaurant Plaza
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
Action Required	Recommend approval or denial of the plat to the City Commission, City Commission Approval, by Resolution
Project Planner	Tyler Laforme, Urban Planner II

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PROJECT DESCRIPTION:

The applicant proposes to plat 53,432 square feet (1.227 acres) of land located at 1620 N. Federal Highway. The parcel is generally located south of NE 16th Court between N. Federal Highway and NE 22nd Avenue. The applicant is re-platting the site to construct a proposed commercial development, however no site plan has been submitted with the plat application at this time.

The proposed plat includes the following plat note restriction: "This plat is restricted to 25,000 square feet of commercial use."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on December 10, 2019. All comments have been addressed and are available on file with the Department of Sustainable Development. The plat and plat application are attached as **Exhibit 1**.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of rights-of-way, blocks and lots. The proposed plat will allow the development of 25,000 square feet of commercial space. Criteria specific to the proposed development plan are applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.11, List of Permitted Uses, Boulevard Business (B-1) zoning district could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to develop the existing vacant lot and construct associated site and right-of-way improvements.

Comprehensive Plan Consistency:

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 Commercial allows for the development of future commercial uses.

STAFF FINDINGS:

Staff recommends the Board consider the request, subject to the following criteria:

ULDR Section 47-24.5, Subdivision Regulations
ULDR Section 47-25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses to assist the Board in making a recommendation, which are attached to the plan sets as **Exhibit 2**.

Public Participation

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted sign are included as part of **Exhibit 3**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Application and Proposed Plat
2. Narrative Responses to Criteria
3. Sign Affidavit and Postings