

REQUEST: Plat Approval; New Prime Land Plat.

Case Number	PL14011
Applicant	New Prime Land, LLC.
Location	1300 SE 17th Street
Legal Description	A portion of the NE ¼ of the SW ¼ of Section 14-50-42.
Property Size	29,744 SF (0.68 acres)
Zoning	Boulevard Business (B-1)
Existing Use	Financial Institution with Drive-thru
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	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a parcel that comprises 0.68 acres. The parcel is located on the southeast corner of the intersection of Cordova Road and SE 18th Street. 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 30,000 square feet of commercial use."

PRIOR REVIEWS:

The plat was reviewed by the City's Development Review Committee (DRC) on October 28, 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 rights-of-way, 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).

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.

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.

STRATEGIC CONNECTIONS

This item supports the *Press Play Fort Lauderdale Strategic Plan 2018 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*.

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.