

REQUEST: Plat Approval; 13 West Las Olas Plat.

Case Number	19P13
Applicant	13 W Las Olas Blvd LLP
Location	13 West Las Olas Boulevard
Legal Description	The E 24.667 feet of the W 70.00 feet of Lots 19 and 20, less the N 2.00 feet thereof, Block 26, "Original Town of Fort Lauderdale", according to the plat thereof, as recorded in P.B. "B", P 40, of the Public Records of Dade County, Florida less the S 38.00 feet thereof for W Las Olas Blvd (Wall Street) Right-of-Way as Recorded in Miscellaneous Map Book 4, P 43, of the Public Records of Broward County, Florida.
Property Size	1,480 SF (0.03 acres)
Zoning	Regional Activity Center- City Center (RAC-CC)
Existing Use	Vacant
Future Land Use Designation	Downtown Regional Activity Center
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 0.03 acres. The property is located at 13 W. Las Olas Blvd, between S Andrews Avenue and SW 1 Avenue. The site is currently vacant. The applicant proposes to redevelop this property along with the abutting property to the east, One West Las Olas Blvd. The associated application for development of a seven story, 32,000 square-foot building was heard by the Development Review Committee (DRC) on November 26, 2013.

The proposed plat includes the following plat note restriction: "This plat is restricted to 12,000 square feet of commercial use. Freestanding banks and drive-thru bank facilities are not permitted within this plat without the approval of the Board of County Commissioners."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on September 10, 2013. All comments have been addressed.

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 allow for commercial redevelopment on the site in combination with the parcel to the east. Criteria specific to the proposed development plan has been 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.

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

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.