



REQUEST: Plat Review; Jim Moran Foundation Plat

CASE NUMBER	UDP-P22001	
APPLICANT	Jim Moran Foundation, Inc.	
AGENT	Val Sousa, Assistant Vice President of the Jim Moran Foundation, Inc.	
PLAT NAME	Jim Moran Foundation Plat	
PROPERTY ADDRESS	4545 N. Federal Highway	
ZONING DISTRICT	Boulevard Business District (B-1)	
LAND USE	Commercial	
COMMISSION DISTRICT	District 1 – Commissioner Heather Moraitis	
LEGAL DESCRIPTION	13-49-42 THAT PT OF S1/2 OF SW1/4 DESC AS BEG AT INTER OF N BNDRY OF S1/2 OF SW1/4 & WLY RW/L OF FED HWY, SW ALG SAID RW/L 209.23 TO POB, SW PAR TO SAID BNDRY 315,SW PAR TO SAID R/W/L 397.84,NE PAR TO SAID BNDRY 315,NE ALG SAID RW/L 397.84 TO POB	
LOT SIZE	105,792 sq. ft. / 2.429 acres	
EXISTING USE	Vacant	
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.)	
SECTION 166.033, FLORIDA STATUTES	180-day Expiration Date	Extension Date (s)
	Applicant has waived the statutory deadline	
ACTION REQUIRED	Recommend Approval or Denial of the Plat to the City Commission	
PROJECT PLANNER	Adam Schnell, Planner III	<i>AS</i>

PROJECT DESCRIPTION:

The applicant proposes to plat 105,792 square feet (2.429 acres) of land located at 4545 North Federal Highway. The parcel is on the east side of Federal Highway, south of NW 47th Street and east of NE 20th Avenue, and is approximately 170 feet south of Holy Cross Hospital. The parcel is being platted to develop the Jim Moran Foundation, an office building containing meeting rooms, art displays, and an educational center.

The proposed plat includes the following plat note restriction: "This plat is restricted to 70,000 square feet of office use". The plat and survey are attached as **Exhibit 1**. The application and applicant's narrative responses to criteria are attached as **Exhibit 2**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on February 08, 2022, and all comments have been addressed. The DRC comments are provided as **Exhibit 3**.

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 right-of-ways, blocks, and lots. The proposed plat will allow for a development of a 70,000 square-foot office building. Criteria specific to the proposed development plan will be applied at the time of site plan review. All uses permitted in

the Boulevard Business (B-1) zoning district pursuant to ULDR Section 47-6.11- List of Permitted and Conditional Uses, Boulevard Business 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.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns 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 Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document.

PUBLIC NOTICE

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant installed three signs on the property and has submitted a sign affidavit. The affidavit and photographs of the posted signs are included as part of **Exhibit 4**.

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.

The applicant has provided narrative responses to plat criteria, which are attached as part of Exhibit 2 to help the Board make the determination.

EXHIBITS:

1. Location Map, Plat and Survey
2. Application and Applicant's Narrative Responses to Criteria
3. February 08, 2022, DRC Comments
4. Sign Affidavit and Sign Photographs