

REQUEST: Plat Approval; JM - Cypress Creek Plat.

Case Number	PL15006
Applicant	Bank of America c/o Corp Real Estate Assmt
Location	888 NW 62 Street (W Cypress Creek Road)
Legal Description	10-49-42 E 300 of W 335 of N1/2 of N1/2 OF NW1/4 of SW1/4 Less R/WS for Cypress Creek Rd & for Powerline Rd
Property Size	48,644 SF (1.1167 acres)
Zoning	Boulevard Business (B-1)
Existing Use	Parking lot
Future Land Use Designation	Employment 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	Karlanne Grant, Planning Assistant

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 48,644 square feet located on the south side of W. Cypress Creek Road on the east side of Powerline Road.

The proposed plat includes the following plat note restriction: “This plat is restricted to 8,000 square feet of restaurant use. Freestanding banks or banks with drive through facilities are not permitted within the plat without approval from the Board of Broward County Commissioners who shall review and address these issues for increased impacts.”

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on July 14, 2015. 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.

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 indicated that a restaurant use is being considered on the site.

If approved as submitted, all uses allowed in ULDR Sec. 47-6.11, List of Permitted and Conditional Uses, Boulevard Business (B-1), 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; and
ULDR Section 47-25.2, Adequacy Requirements

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

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

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 Community*.

Comprehensive Plan Consistency:

Staff has determined the proposed amendments described herein are consistent with the City’s Comprehensive Plan. The specific Goals and Objectives are as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.5 Subdivision Regulations
POLICY:	Policy 1.5.1

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.