

**REQUEST:** Plat Approval; SC 1413 FED.

<b>Case Number</b>	PL15001
<b>Applicant</b>	Maroone Ford, LLC (contract purchaser SC 1413 FED, LLC)
<b>Location</b>	1413 N Federal Hwy
<b>Legal Description</b>	A parcel of land being a portion of the southwest one-quarter (S.W. ¼) of the northwest (N.W. ¼) of section 36, township 49 south, range 42 east, together with a portion of the northwest one-quarter (N.W. ¼) of the southwest one-quarter (S.W. ¼) of said section 36, township 49 south, range 42 east. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 2, 4860 acres (108288 square feet) more or less).
<b>Property Size</b>	108,288 SF (2.486 acres)
<b>Zoning</b>	Boulevard Business (B-1)
<b>Existing Use</b>	Automotive Sales
<b>Future Land Use Designation</b>	Commercial
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1)
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission
<b>Other Required Approvals</b>	City Commission, by resolution
<b>Project Planner</b>	Karlanne Grant, Planning Assistant

**PROJECT DESCRIPTION:**

The applicant proposes to plat a portion of land comprising of 108,288 square feet (2.486 acres) located on the west side of Federal Hwy between NE 14 Street and NE 16 Street. The applicant intends to construct a 40,000-square foot furniture store on the site.

The proposed plat includes the following plat note restriction: “This plat is restricted to 40,000 square feet of furniture store use on tract ‘A.’ No freestanding or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

**PRIOR REVIEWS:**

The plat was reviewed by the DRC on January 13, 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. The internal layout of the site was established and is currently being reviewed by the Development Review Committee.

**ULDR Section 47-25.2, Adequacy Requirements**

The proposed plat will allow for a development of the property with a furniture store. Criteria specific to the proposed development plan were applied at the time of site plan review. The applicant has provided narrative responses, which are included with the plan package that address the adequacy criteria.

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.