

**REQUEST:** Plat Approval; Chick-Fil-A Plat

<b>Case Number</b>	11P13
<b>Applicant</b>	North Federal 2650 LLC
<b>Location</b>	2650 N Federal Hwy
<b>Legal Description</b>	South one-half of Lot 7, Block 61 and all of Lot 21, Block 66, of the Coral Ridge Galt addition No. 1", according to the Plat thereof, as recorded in Plat Book 31, Page 37.
<b>Property Size</b>	37,492 SF (0.86 acres)
<b>Zoning</b>	Boulevard Business (B-1) & Residential Multifamily Mid Rise/ Medium High Density (RMM-25) (existing)/ Boulevard Business (B-1) & Parking Lot (X-P) (pending)
<b>Existing Use</b>	Vacant
<b>Future Land Use Designation</b>	Commercial & Medium High-25
<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>	Eric Engmann, Planner II

**PROJECT DESCRIPTION:**

The applicant proposes to plat two parcels that comprise 0.86-acres. The property is located at 2650 N. Federal Highway, between NE 26<sup>th</sup> St. and E. Oakland Park Blvd. The site is currently vacant. The applicant proposes to redevelop western portion of the site (Lot 1, Block 1) as a restaurant with a drive-thru facility and utilize the eastern portion of the site (Lot 1, Block 2) for excess parking.

The proposed plat includes the following plat note restriction: "This plat is restricted to 4,500 square feet of commercial use on Lot 1, Block 1 and no development on Lot 1, Block 2. No free standing or drive-thru bank facilities are permitted on Lot 1, Block 1 without the approval of the Board of County Commissioners."

The associated application for development of a 3,497 square-foot restaurant and rezoning of a surface parking lot to serve the proposed use is also scheduled on this agenda.

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on June 27, 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. The associated site plan is also scheduled on this agenda.

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

The proposed plat will allow for allow for commercial redevelopment on the western portion of the site and an associated parking lot on the eastern portion of 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. The associated site plan is also scheduled on this agenda.

**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.