



REQUEST: Plat Review; Broward Spin Car Wash Plat

Case Number	PL17002
Applicant	101 SW 27th Avenue, LLC.
Location	2700 W Broward Boulevard
Legal Description	A portion of Lots 1 and 2, Block 1 and Lots, 1, 2, 12, 13, 14, Block 2, "Westwood Heights", according to the Plat thereof recorded in the Plat Book 6, Page 34, of the Public Records of Broward County, Florida, together with a portion of Vacated Westwood Boulevard and Taylor Avenue, vacated by official records Book 3678, Page 645, of said Public records of Broward County, Florida.
Property Size	1.15 acres
Zoning	Boulevard Business (B-1)
Existing Use	Closed Gas Station
Future Land Use Designation	Commercial
Applicable ULDR Sections	47-25.2 Adequacy Requirements 47-24.5 Subdivision Regulations
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	Florentina Hutt, Planner II VAH. EL.

PROJECT DESCRIPTION:

The applicant, 101 SW 27th Avenue, LLC, is proposing to plat 50,179 square feet (1.15 acres) of land located at 2700 West Broward Boulevard. The parcel is located at the southwest corner of Broward Boulevard and Riverland Road and is currently the site of a closed service station. The applicant is platting the site to allow for future development of a car wash facility. The associated site plan was reviewed by the Development Review Committee (DRC) on September 27, 2016.

The subject plat includes the following proposed plat note restriction:

"This plat is restricted to 5,000 square feet of commercial use. Free standing banks or banks with drive-through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the plat application on January 24, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development.

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 applicant is not proposing new roadways or a new street network with the plat, but rather improvements to the local street cross sections as part of the proposed express car wash facility by replacing existing asphalt surface parking areas and gas station and constructing associated site and right-of-way improvements.

If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY:

Staff has determined the proposed plat is generally consistent 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.

The City's Future Land Use Element and Map indicate that the proposed plat is located in the Commercial land use designation. The Commercial land use designation permits a range of businesses, retail, service, office, and other commercial enterprises. The proposed plat note is consistent with the Commercial designation as outlined in the City's Comprehensive Plan.

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

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

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.

EXHIBITS:

1. Applicant's Narrative Responses to Criteria