

REQUEST: Plat Approval; 1055 Federal Plat.

Case Number	PL14003
Applicant	1055 LLC.
Location	1055 N. Federal Highway
Legal Description	A re-plat of portions of tracts 1 & 2, Lake Park, Unit 1, PB 23, PG 36, of the Public Records of Broward County, Florida. A portion of the SE ¼ of Section 35, Township 49 South, Range 42 East & a portion of Government Lot 7 in Section 36, Township 49 South, Range 42 East being in the city of Fort Lauderdale, Broward County, Florida.
Property Size	98,390 SF (2.25 acres)
Zoning	Boulevard Business (B-1)
Existing Use	Hotel/dormitory use
Future Land Use Designation	Commercial
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	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a parcel that comprises 2.25 acres. The property is located at 1055 N. Federal Highway. Currently located on the site is a hotel/dormitory. The associated application for a development of 205 Multi-family units with 2,400 square-foot commercial use was reviewed by the Development Review Committee (DRC) on February 11, 2014.

The proposed plat includes the following plat note restriction: “This plat is restricted to 205 Midrise units, (__ one bedroom, __ two-bedroom and __ three-bedroom) and 3,000 square-feet of commercial use on Parcel A.” The unit type has not yet been determined.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on February 11, 2014. 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.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for residential and commercial redevelopment on the site. Criteria specific to the proposed development plan has been 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.

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.