

REQUEST: Plat Approval; 3110 Plat.

Case Number	PL15002
Applicant	City of Fort Lauderdale
Location	3110 SW 8 Avenue
Legal Description	The South 350 feet of the North 1050 feet of the East one-half of the Southwest one-quarter of the Northwest one-quarter of Section 22, Township 50 South, Range 42 East, Broward County, Florida, Less the West 25 feet and the East 25 feet thereof.
Property Size	217,584 SF (4.99 acres)
Zoning	Parks, Recreation and Open Space (P)
Existing Use	Vacant Dormitory/Office Buildings
Future Land Use Designation	Park-Open Space
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	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 217,584 square feet (4.99 acres) located on the south corner of State Road 84, on the east side of SW 8th Avenue. The applicant intends to propose a cultural/civic use on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 60,000 Square Feet of Civic, Cultural and Educational Facility ancillary to recreation use."

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 will be established at the time of site plan review.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for redevelopment of the property with a civic/cultural/educational use. 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.

If approved as submitted, all uses allowed in ULDR Sec. 47-8.14 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
- 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:

Public Places Cylinder of Excellence, specifically advancing:

- **Goal 4:** Be a healthy community with fun and stimulating recreational activities for our neighbors.
- **Objective 2:** Offer a diverse range of youth, adult, and senior recreational programming.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

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.