

PROJECT REQUEST NARRATIVE

PROJECT NAME: Karam Plat
CASE: #5-P-13
LOCATION: 2949 North Federal Highway
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DATE PREPARED: April 4, 2013

The applicant has combined a portion of Lot 3 and a portion of Parcel "B" of *Coral Ridge Properties* plat (PB 28, Page 8, B.C.R.) and plans to redevelop the site with a retail and restaurant commercial project. Since the development parcel does not meet the County's requirements for a waiver from replatting, the site must be replatted in order to replace the existing structures with a new structure. The site plan was submitted for DRC review concurrently with the plat application (Multi-tenant Restaurant Building) and will be reviewed by the Planning and Zoning Board subsequent to the plat review. The project narrative accompanying that application addresses the proposed project. This narrative focuses on the proposed plat.

The subject property was platted in 1978 as part of the *Coral Ridge Properties* plat with no plat restriction note. The site is designated Commercial on the City and County Future Land Use Maps and is zoned B-1. The site was used for commercial development until recently. The existing use was a 90-unit Econolodge lodging facility consisting of two structures, one housing 74 standard motel units and the other housing 16 one bedroom-one bath suites. Because the owner proposes to demolish the existing structures and the site is not comprised of complete platted lots or parcels, the County requires that the site be re-platted.

The owner is proposing a plat restriction note of 11,000 square feet of commercial use to accommodate the gross square footage of the structure depicted on the proposed site plan as well as any potential future covered outdoor seating or minor building modification. The square footage in the restriction note exceeds that on the proposed site plan because the County uses a different method of calculating square footage and to preclude the need to process an amendment through the County for any minor changes in the site plan or future tenant needs.

A traffic impact analysis is being prepared for the site plan. A pre-application meeting was held with FDOT to establish the connection to Federal Highway. A copy of the FDOT letter is attached to the application.

As part of the plat review process, Broward County is reviewing the plat for potential impacts to the regional transportation network, including Federal Highway and mass transit; to archeological and historical resources; and to sensitive environmental resources and wellfields. The franchise utilities will review the proposed plat for easement needs. The City will be furnished with a copy of the Development Review Report setting forth the findings and any requirements associated with the plat or development of the site.