

REQUEST: Plat Approval; Catering Facility Plat.

Case Number	PL14002
Applicant	Land Parcel FLL LLC
Location	209 NW 2 Street (parent parcel address)
Legal Description	The N 150 feet of Lot 1, Block 4 of "Town OF FORT LAUDERDALE," according to the Plat thereof, as recorded in P.B. "B", P 40, of the Public Records of Dade County, Florida. Less the W 50 feet and E 60 feet of said Lot 1.
Property Size	11,830 SF (0.27 acres)
Zoning	Heavy Commercial/Light Industrial District (B-3)
Existing Use	Vacant
Future Land Use Designation	Northwest Regional Activity Center
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	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a currently vacant parcel that comprises 0.27 acres. The parcel is located on the south side of NW 4th Street just west of the FEC railroad tracks. The applicant has stated in their narrative that the use of the site is intended for a relocated business. The County is requiring the applicant to plat the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 5,000 square feet of commercial use."

PRIOR REVIEWS:

The plat was reviewed by the DRC on March 3, 2014. 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 commercial development on 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.

If approved as submitted, all uses allowed in ULDR Sec. 47-6.13 could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR).

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

The applicant has provided a narrative response to the criteria, 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.