



REQUEST: Plat Review; Brightline Parking Garage Plat

Case Number	PL16011
Applicant	FLL Property Ventures, LLC.
Location	155 NW 3 rd Avenue
Legal Description	A parcel of land lying within Block 10, Town of Fort Lauderdale, as recorded in Plat Book B, page 40, of the public records of Dade County, Florida, and being more particularly described as follows, said lands situate in the City of Fort Lauderdale, Broward County, Florida.
Property Size	1.01 acres
Zoning	Regional Activity Center – West Mixed Use (RAC-WMU)
Existing Use	Vacant (Site Under Construction)
Future Land Use Designation	Downtown Regional Activity Center (D-RAC)
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	Jim Hetzel, Principal Planner

PROJECT DESCRIPTION:

The applicant, FLL Property Ventures, LLC, is proposing to plat 44,242 square feet (1.01 acres) of land located at 155 NW 3rd Avenue, adjacent to the Brightline Fort Lauderdale Station, and located north of Broward Boulevard. The property is currently under construction for a parking garage to support the Brightline station. The City approved a site plan for the garage in May 2016. A plat was not required to construct the garage. The applicant is requesting to plat the property.

The subject plat includes the following proposed plat note restriction:

"This plat is restricted to 220,000 square feet of parking garage ancillary to a passenger rail station and 2,000 square feet commercial use."

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the plat application on November 22, 2016. All DRC 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. Criteria specific to the parking garage was applied at the time of site plan review. If approved as submitted, retail uses would be permitted pursuant to ULDR Section 47-13.10, Regional Activity Center – West Mixed Use (RAC-WMU) zoning district, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The following criteria shall be used to evaluate the request:

1. ULDR Section 47-24.5, Subdivision Regulations

The property is surrounded by City roads to the north, east, and west. The plat is providing additional right-of-way dedication on the east side of NW 4th Ave to meet right-of-way width requirements for local streets. No other dedication is needed.

2. ULDR Section 47-25.2, Adequacy Requirements

It is the applicant's intent it to provide parking for the Brightline station and will require minimum impact on City services such as potable water, wastewater, and parks. Transportation improvements are being implemented through the site plan approval for the parking garage such as pedestrian connectivity, signage, and overall public safety in access the station.

STAFF FINDINGS:

Staff analysis found the plat application is consistent with the following ULDR sections:

- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-24.5, Subdivision Regulations

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

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 City's Downtown Regional Activity Center (RAC) land use designation. The Downtown RAC density and intensity is outlined in the City's Comprehensive Plan and the City is required to monitor the development activity to ensure compliance with the permitted uses. The proposed uses are permitted in the Downtown RAC.

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. Plat and Applicant's Narrative Responses to Criteria