

REQUEST: Plat Approval; Riverbend Marketplace Plat

Case Number	10P13
Applicant	Riverbend South, LLC, GDC Broward RB LLC, Sunmax, LLC, Donald T. Swinarski, Jr, Brian Pattulo, Arco Property Management, Carl T. Waldron, George and Arlene M. Berger, City of Fort Lauderdale, Les Wills Riverland Bait Tackle and Gun Shop, Inc, and Jennifer Persaud
Location	2400 W Broward Blvd
Legal Description	A Replat of Block 15, Woodland Park (Unit One), Recorded in Plat Book 10, Page 64, and all of the Amended Plat of Blocks 4, 5, 6, 7, & 14, Woodland Park – Unit # 1, Recorded in Plat Book 30, Page 45, and a portion of the Northwest ¼ of the Northeast ¼ of Section 8, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida
Property Size	1,570,358 sq. ft. / 36.05 acres
Zoning	Boulevard Business (B-1), General Business (B-2), Community Business (CB), Mobile Home Park (MHP), Residential Multifamily Mid Rise/ Medium-High Density (RMM-25)
Existing Use	Vacant
Future Land Use Designation	Commercial, Medium-High Density Residential
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 1,570,358 square-foot (36.05 acre) parcel of property located at 2400 W Broward Blvd, on the south side of Broward Boulevard, between SW 27th Avenue and SW 24th Avenue. The site is currently vacant. The site consists of multiple parcels that will be combined to allow an integrated large-scale commercial development on the site.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on June 25, 2013. All comments have been addressed.

REVIEW CRITERIA:

Pursuant to 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.

Pursuant to ULDR Section 47-25.2, Adequacy Requirements, the proposed plat will allow for the consolidation of 36 acres of property to allow for commercial redevelopment of 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.

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.