

REQUEST: Plat Approval

Case Number	4P13
Applicant	Gunther Motor Company of Plantation, Inc.
Location	Southeast corner of SW 19 Street and S. State Road 7
Legal Description	A portion of the southwest one-quarter (S.W. ¼) of section 18, township 50 south, range 42 east City of Fort Lauderdale, Broward County, Florida.
Property Size	338,404 sq. ft. / 7.768 acres
Zoning	General Business (B-2)
Existing Use	Inventory storage for dealership and auto service center
Future Land Use Designation	Commercial
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 338,404 square foot (7.768 acre) parcel of property located at 1660 S. State Road 7. The parcel is on the southeast corner of SW 19 Street and S. State Road 7, and is currently the site of inventory storage and the auto service center for the dealership. The applicant is platting the site to construct a new dealership, inventory storage garage and expand the body shop. Narrative and response to applicable ULDR criteria is attached in the plans sets. Pre-application approval has been obtained from FDOT with conditions for a new right-in/right-out driveway, as well as approval to maintain an existing driveway at the body shop building. Letter from FDOT is included in the plan package.

The proposed plat contains the following plat note restriction:

“This plat is restricted to 135,000 square feet of automobile dealership and 210,000 square feet of inventory storage use”.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on January 22, 2013. All comments have been addressed.

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
- ULDR Section 47-25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package.

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.