

REQUEST: Plat Approval; Karam Plat

Case Number	5P13
Applicant	Retail Plaza Properties, LLC.
Location	2949 N Federal Highway
Legal Description	The south one-half (S ½) of Lot 3 and a portion of Parcel "B" CORAL RIDGE PROPERTIES, according to the plat thereof, as recorded in Plat Book 28, Page 8, of the public records of Broward County, Florida
Property Size	87,032 sq. ft. / 1.998 acres
Zoning	Boulevard Business (B-1)
Existing Use	Hotel
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	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat an 87,032 square foot (1.998 acre) parcel of property located at 2949 N Federal Highway. The parcel is on the west side of Federal Highway, south of Oakland Park Boulevard, and is currently the site of a hotel. The applicant is platting the property to allow for redevelopment of the site for new commercial uses.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on March 26, 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 47-25.2, Adequacy Requirements
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.

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.