

**REQUEST:** Site Plan Level IV Review / Restaurant/Bar in Planned Resort Development (PRD) District

<b>Case Number</b>	41R11	
<b>Applicant</b>	Las Olas Property Management, LLC.	
<b>General Location</b>	235-237 Almond Avenue	
<b>Zoning</b>	Planned Resort Development (PRD)	
<b>Existing Use</b>	Retail	
<b>Future Land Use Designation</b>	C-RAC	
<b>Applicable ULDR Sections</b>	47-12.5.A Planned Resort Development (PRD) District 47-25.2 Adequacy Requirements	
	<b>Required</b>	<b>Proposed</b>
<b>Building Height</b>	120' max	11'8" *
<b>Structure Length</b>	200' max	34'6" *
<b>Parking</b>	9	0 (Parking in lieu of as per Sec.47-72.21)
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Existing</b>
Front	N/A *	
Side	N/A *	
Side	N/A *	
Rear	N/A *	
<b>Notification Requirements</b>	Sign Notice 15 days prior to meeting	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	Yvonne Redding, Planner II	

\* Existing structure

**PROJECT DESCRIPTION:**

The subject site is located on the northwest corner of Las Olas Boulevard and Almond Avenue. The applicant is requesting a restaurant with bar and outdoor dining in a one-story bay of an existing multi-tenant building, which consists of 948 square feet of space.

**REVIEW CRITERIA:**

Pursuant to ULDR Sec. 47-12.5.A.6.a.vi, The Planning and Zoning Board may recommend approval of uses not specifically listed under the PRD zoning district that are deemed as catering to tourists. The applicant has provided a project narrative and a response to Section 47-25.2, Adequacy Requirements, attached as part of the submittal package.

**Comprehensive Plan Consistency:**

The site is designated Central Beach-Regional Activity Center on the City's Future Land Use Map. The proposed development is consistent with the City's Comprehensive Plan in that the restaurant/bar use proposed is allowed in this land use category.

**Parking and Circulation:**

As per ULDR Section 47-20, the proposed use is subject to the following parking requirements:

$$1/100 \text{ square feet gross floor area } 948 @ 1 \text{ spaces} = 9 \text{ parking spaces}$$

Pursuant to ULDR Sec. 47-72.21(b), the applicant is not proposing to provide any additional parking and has chosen to pay a fee in lieu of the required parking. A performance bond in the amount of \$28,000 was posted by the applicant into the Central Beach Parking Facility fund, which was approved by the City Commission on December 20, 2012.

**STAFF FINDINGS:**

Other restaurant, including lounge uses have been approved within the PRD zoning district along State Road A-1-A, Las Olas Boulevard, and at other locations along Almond Avenue. Staff recommends the Board approve this request consistent with:

ULDR Sec. 47-12.5.A.6.a.vi, List of permitted uses – PRD District  
ULDR Section 47-25.2, Adequacy Requirements

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR, the Planning and Zoning Board shall recommend approval to the City Commission or propose approval with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial