

**REQUEST:** Plat Approval; 1200 North Federal Plat

<b>Case Number</b>	8P13
<b>Applicant</b>	James Bradley Fazio
<b>Location</b>	East side of N. Federal Highway between E. Sunrise Boulevard and NE 14 <sup>th</sup> Court.
<b>Legal Description</b>	A portion of the North 400 feet of the South 903.85 feet of Government Lot 7, Section 36, Township 49 South, Range 42 East, Fort Lauderdale, Broward County, Florida, lying East of U.S. Highway No. 1.
<b>Property Size</b>	76,653 sq. ft. / 1.7597 acres
<b>Zoning</b>	Boulevard Business (B-1)
<b>Existing Use</b>	Restaurant
<b>Future Land Use Designation</b>	Commercial
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission
<b>Other Required Approvals</b>	City Commission, by resolution
<b>Project Planner</b>	Thomas Lodge, Planner II

**PROJECT DESCRIPTION:**

The applicant proposes to plat a 76,653 square foot (1.7597 acre) parcel of property located at 1200 N. Federal Highway. The parcel is located on the east side of N. Federal Highway between E. Sunrise Boulevard and NE 14<sup>th</sup> Court, and is currently the site of a closed restaurant. The applicant is platting the site to construct a new automotive dealership with inventory storage.

The proposed plat contains the following plat note restriction: "This plat is restricted to 77,000 square feet of automobile dealership and 76,300 square feet of automotive storage".

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on May 14, 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. Narrative responses are provided as part of plan sets.

**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.