



REQUEST: Plat Review: Taco Bell

CASE NUMBER	UDP-P24001	
APPLICANT	Harvest Square Partners, LP	
AGENT	Elizabeth Tsouroukdissian, Pulice Land Surveyors	
PLAT NAME	Taco Bell Plat	
GENERAL LOCATION	945 W Sunrise Blvd	
LEGAL DESCRIPTION	LAUDERDALE MANORS ADD 30-10 B THAT PT OF TR B AS DES IN OR 1/352	
PROPERTY SIZE	64,921 square feet / 1.490 acres	
ZONING	Boulevard Business (B-1)	
EXISTING USE	Commercial Plaza and Parking Lot	
PROPOSED USE	Commercial Plaza, Parking Lot, and Drive Thru Restaurant	
FUTURE LAND USE DESIGNATION	Commercial	
APPLICABLE ULDR SECTIONS	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR Section 47-27.4.A.1, Sign notice 15 days prior to meeting	
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE
	August 26, 2024	Waived
ACTION REQUIRED	Recommend approval or denial of the Plat to the City Commission	
PROJECT PLANNER	Tyler Laforme, AICP, Urban Planner III	TL <i>[Signature]</i>

PROJECT DESCRIPTION:

The applicant, Harvest Square Partners, LP, proposes to plat 64,921 square feet (1.49 acres) of land located at 945 West Sunrise Boulevard. The site is currently occupied by a commercial plaza and a parking lot.

The applicant is platting the site to construct a new Taco Bell restaurant with drive-thru. The proposed plat includes the following plat note restriction: "This plat is restricted to 20,000 Square Feet of Commercial Use." An associated site plan, DRC Case No. UDP-S23059, was reviewed by the Development Review Committee (DRC) on December 12, 2023. Comments for the site plan are currently under review.

A location map is provided as **Exhibit 1**. The application, plat, and narrative responses to adequacy and subdivision criteria are attached as **Exhibit 2**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on March 26, 2024. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant's responses is attached as **Exhibit 3**.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria.

The proposed plat will allow for the development of a new Taco Bell drive thru restaurant. All proposed uses will be subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to develop a Taco Bell on a portion of the parcel while keeping the existing commercial retail building on the western edge of the parcel.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Commercial allows for the proposed development as indicated in the plat note.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of three signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted signs are included as **Exhibit 4**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed plat meet the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

EXHIBITS:

1. Location Map
2. Application, Plat, and Narrative Responses to Criteria
3. DRC Comment Report and Responses
4. Sign Affidavit and Photographs of Posted Signs