



REQUEST: Plat Review: Landaukaras Plat

Case Number	UDP-P21005	
Property Owner/Applicant	El Car Wash FL Federal, LLC.	
Agent	Elizabeth Tsouroukdissian, Pulice Land Surveyors	
Plat Name	Landaukaras Plat	
Address	1555 N. Federal Highway	
Legal Description	36-49-42 Acreage	
Property Size	30,851 square feet / 0.71 acres	
Zoning	Boulevard Business (B-1) District	
Existing Use	Commercial - Vacant	
Future Land Use Designation	Commercial	
Applicable Unified Land Development Regulations (ULDR) Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
Notification Requirements	Sign notice prior to Planning and Zoning Board (ULDR Section 47-27.4.A.1)	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner	Nicholas Kalargyros, Urban Planner	<i>nk CP</i>

PROJECT DESCRIPTION:

The applicant, El Car Wash FL Federal, LLC., proposes to plat 30,851 square feet (approximately 0.71 acres) of land located at 1555 N. Federal Highway. Currently the site contains a vacant lot that is used for outdoor sales of holiday-related merchandise during specified times of the year.

The applicant is platting the site in anticipation of future development which will consist of a 3,000 square-foot car wash facility. The proposed plat includes the following plat note restriction: "This plat is restricted to 3,000 square feet of commercial use." An administrative site plan for the associated car wash development (case number UDP-A21060) is currently under review by the Development Services Department (DSD).

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

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on September 14, 2021. All comments have been addressed and are available on file with DSD.

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, including conformity with layout of right-of-ways, blocks, and lots. The proposed plat will allow for the development of a 3,000 square-foot car wash on the site. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-6.11, List of Permitted and Conditional Uses for Boulevard Business (B-1) District, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

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 one sign on the property, facing the public right-of-way and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted sign are included as part of **Exhibit 3**.

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. Application, Plat, and Narrative Responses to Criteria
2. Location Map
3. Sign Affidavit and Photographs of Posted Signs