
REQUEST: Plat Approval; Coral Ridge LZB Plat.

Case Number	PL14013
Applicant	OB Real Estate Holdings 1692 LLC.
Location	2980 N Federal Highway
Legal Description	Lot 2, Less the South 141 Feet, Block 61, "Coral Ridge Galt Addition No. 1", According to the plat thereof, as recorded in Plat Book 31, Page 37 of the Public Records of Broward County
Property Size	24,382 SF (0.56 acres)
Zoning	Boulevard Business (B-1)
Existing Use	Retail
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	Florentina Hutt, Planner I

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 24,382 square feet (0.56 acres) located on the east side of N Federal Highway. The applicant intends to construct a commercial building on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 14,000 square feet of commercial use. Free standing banks or banks with drive through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

PRIOR REVIEWS:

The plat was reviewed by the City's Development Review Committee (DRC) on November 12, 2014. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to Table I, Development Permits and Procedures of the City's Unified Land Development Regulations (ULDR) Section 47-24, the following criteria shall be used to evaluate the request:

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. The proposed plat was reviewed for adequacy including conformity with criteria associated with layout of rights-of-way, blocks and lots.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for a development of the property with a commercial building. Criteria specific to the proposed development plan will be applied at the time of permit application and review. The applicant has provided narrative responses, which are included with the plan package that address the adequacy criteria.

If approved as submitted, all uses allowed in ULDR Sec. 47-6.11, List of permitted and conditional uses, Boulevard Business (B-1) could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the ULDR.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency:

Staff has determined the proposed amendments described herein are consistent with the City's Comprehensive Plan. The specific Goals and Objectives are as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.5 Subdivision Regulations
POLICY:	Policy 1.5.1

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

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.