

REQUEST: Plat Approval; Davie Boulevard Office Plat.

Case Number	PL15005
Applicant	Davie Blvd. Office, LLC
Location	201 SE 12 th Street
Legal Description	Lot 4, less the northeasterly 35 feet and Lot 3, less the east 16 feet less that portion lying northeasterly of the southeasterly extension of the westerly line of said northeasterly 35 feet of Lot 4, Block 2, PLACIDENA FIRST UNIT, as Recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida, less the Right-of-Way.
Property Size	18,218 SF (0.42 acres)
Zoning	Residential Office (RO)
Existing Use	Professional Office (prior to demolition of building)
Future Land Use Designation	South Regional Activity Center
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	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 18,218 square feet (0.42 acres) located at the northeast corner of SE 12th Street (Davie Blvd) and SE 2nd Avenue. The applicant has submitted an associated site plan (case R15019) to develop a two story office building on the property.

The proposed plat includes the following plat note restriction: "This plat is restricted to 7,500 square feet of office use. No free standing or drive-thru banks facilities and/or commercial/retail uses are not (sic) 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 April 28, 2015. 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 of Fort Lauderdale 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 that address the adequacy criteria and are included with the plan package.

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 Prosperous*.

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.