

REQUEST: Plat Approval; 315 Flagler Plat.

Case Number	PL16001
Applicant	Curtis T. Bell Trust
Location	333 NW 1 st Avenue
Legal Description	A portion of Lot 2, Block 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book B, Page 40, of the public records of Dade County, Florida. Said land being in the City of Fort Lauderdale, Broward County, Florida and containing 22,797 square feet or 0.5233 acres more or less.
Property Size	22,797 SF (0.52 acres)
Zoning	Regional Activity Center-City Center (RAC-CC)
Existing Use	Commercial Building
Future Land Use Designation	Downtown 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 22,797 square feet (0.52 acres) located at the southwest corner of NW 4th Street and NW 1st Avenue. The applicant has submitted an associated Site Plan Level II project(case R16004) to develop an 18 story hotel on the property.

The proposed plat includes the following plat note restriction: "This plat is restricted to a 220 room hotel; 7,000 square feet of commercial and 120 high rise residential units."

PRIOR REVIEWS:

The plat was reviewed by the City's Development Review Committee (DRC) on January 12, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development. The associated site plan (case R16004) was reviewed by DRC on January 26, 2016.

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. 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.