

REQUEST: Plat Approval; Furniture Consignment Warehouse Plat

Case Number	PL16004
Applicant	SR 84, Inc.
Location	1900 W State Road 84
Legal Description	A portion of Block "B" CLAIR Lake, according to the plat thereof, recorded in Plat Book 28, Page 26, of the Public Records of Broward County, Florida, more particularly described as follows: Commencing at the Northeast corner of said Block "B"; thence South 73°43'30" West, as assumed bearing along the North line of said Block "B", a distance of 25.00 feet to the Point of Beginning; thence South 01°14'30" East along a line 24.14 feet West of and parallel with the East line of said Block "B", for a distance of 155.31 feet to a point on the South line of said Block "B", also being the North Right-of-Way line of S.W. 28 Street; thence South 73°43'30" West along the South line of said Block "B", for a distance of 90.86 feet; thence North 16°16'30" West for a distance of 136.90 feet to the South Right-of-Way of State Road 84
Property Size	15,857 SF (0.3640 acres)
Zoning	General Business (B-2)
Existing Use	Vacant with a cell tower
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	Karlanne Grant, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 15,857 square feet (0.3640 acres) located on the south side of State Road 84, between SW 19th Terrace and SW 18th Terrace. The applicant intends to construct a 6,500 square foot commercial use on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 6,500 square feet of commercial use. No free standing or drive-thru bank facilities and/or other commercial/ retail uses 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 Development Review Committee (DRC) on April 26, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

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

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

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

The proposed plat will allow for a development of the property with a 6,500 square foot commercial use. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Sec. 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District could be applied for, subject to all applicable ULDR criteria and consistent with the City's Comprehensive Plan.

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. Staff concurs with applicant's assessment.

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

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

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*.

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

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.