



REQUEST: Plat Approval; Galleria Plat

Case Number	PL14012
Applicant	Keystone – Florida Property Holdings Corporation
Location	2414 E. Sunrise Blvd.
Legal Description	Portions of Sunrise Center Tract A, Tract B, Tract C, and all of Sunrise Center Tract E, Sunrise, as recorded in PB 28, PG 42, of the public records of Broward County, Florida.(abbreviated)
Property Size	33.4 acres
Zoning	Boulevard Business (B-1) and Residential Multi-family Mid Rise/Medium High Density (RMM-60)
Existing Use	Retail mall, bank, restaurants
Future Land Use Designation	Commercial and Residential Medium-High 60
Applicable ULDR Sections	47-25.2 Adequacy Requirements 47-24.5 Subdivision Regulations
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	Jim Hetzel, Principal Planner

PROJECT DESCRIPTION:

The applicant, Keystone Florida Property Holdings Corporation, is proposing to plat 1,493,265 square feet (33.4 acres) of land located at 2414 E. Sunrise Boulevard, commonly known as the "Galleria Mall". The plat application does not include the Dillard's building parcel, which is depicted as separate parcel on the plat.

The subject plat includes the following proposed plat note restriction:

"This plat is restricted to 1,300,000 square feet of commercial use (1,145,994 existing 154,006 proposed), 6,500 square feet of bank, 1,055 high rise units, 181 retirement community units, and 14 townhouse units."

The associated Site Plan Level IV development application including residential flexibility unit allocation and Rezoning to Innovative Development (ID) request for the "Live Galleria" project was reviewed by the Planning and Zoning Board on October 19, 2016 and was recommended for denial (6-2) to the City Commission. In the event the Site Plan Level IV development application does not receive final approval from the City Commission, the applicant will be required to change the plat note restrictions to match the permitted uses in the applicable zoning district.

PRIOR REVIEWS:

The Planning and Zoning Board deferred the plat application on October 19, 2016 to the November 16, 2016 meeting. The Development Review Committee (DRC)

reviewed the plat application on October 28, 2014. All DRC comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

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

1. 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 property was previously platted, which at the time provided the improvements necessary to build the existing mall on the site, included street dedications, easements, and private streets. The applicant is not proposing new roadways or a new street network with the plat.

2. ULDR Section 47-25.2, Adequacy Requirements

It is the applicant's intent that the proposed plat will allow for redevelopment of the property to a mixed-use development by replacing existing asphalt surface parking areas and constructing associated site and right-of-way improvements. The applicant is also proposing to improve the water/sewer connections to serve the proposed project. The applicant conducted an Existing System Capacity Analysis to determine performance and held a meeting with the City's Public Works Department, to which specific water connection improvements were identified as well as the need to construct a new lift station.

Stormwater designs for the project were reviewed according to state and local requirements, and the applicant is proposing to relocate pipes where new buildings/structures are proposed. All structures will meet FEMA regulations and City's ordinance on finish floor elevations. On-site drainage is proposed as part of bio-swale exfiltration trenches and off-site drainage shall be diverted around and through the site to outlet flows.

Applicant has identified the amount of payment to comply with park impact fees, which would be collected at time of building permit and is estimated to be \$4.2 million. School impact was analyzed as part of plat review with Broward County and the applicant is required to obtain an updated School Capacity Availability Determination by Broward County School Board staff.

Applicant has provided a traffic study analysis of the project as part of the Live Galleria ID project, which includes a list of mitigation measures and improvements for the project regarding transportation network; both regional and local as well as transit.

STAFF FINDINGS:

Staff analysis found the plat application is consistent with the following ULDR sections:

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

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 plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. However, residential use proposed on any portions of the site with underlying commercial land use designation is subject to approval and allocation of residential flexibility units. The associated development application for the "Live Galleria" project includes a request for residential flexibility unit allocation of 1,047 units.

STRATEGIC CONNECTIONS

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

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: ensure a range of housing options for current and future neighbors.

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.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the plat, the following conditions are proposed by staff:

1. Plat approval, as proposed, shall be subject to the approval of flex unit allocation associated with the Site Plan Level IV development application for Galleria Innovative Development;
2. In the event, the Site Plan Level IV development application for Galleria Innovative Development does not receive final approval by the City Commission, the applicant shall revise the plat note restrictions consistent with the permitted uses in the applicable zoning districts; and
3. Applicant shall obtain a new School Capacity Availability Determination by Broward County School Board prior to final plat approval.

EXHIBITS:

1. Plat and Applicant's Narrative Responses to Criteria

