



REQUEST: Plat Review; Riverbend Marina Plat

| | |
|------------------------------------|---|
| Case Number | PL16005 |
| Applicant | CRP LMC RB, LLC |
| Location | 1505 SW 20 th Street |
| Legal Description | A PORTION OF THE SW ¼) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE, 42 EAST, TOGETHER WITH: A REPLAT OF BLOCKS 17 & 28, RE OAMENDED PLAT OF YELLOWSTONE PARK, PLAT BOOK 22, PAGE 40, B.C.R. TOGETHER WITH A RE-PLAT OF THE CANAL RESERVATIONS, YELLOWSTONE PARK AMENDED, PLAT BOOK 15, PAGE 3, B.C.R. CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA (Abbreviated) |
| Property Size | 366,616 sq. ft. / 8.67 acres |
| Zoning | Industrial(I) |
| Existing Use | Marina and Convenience Store |
| Future Land Use Designation | Industrial |
| Applicable ULDR Sections | 47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements |
| Notification Requirements | ULDR Section. 47-27.6 Sign Notice 15 days prior to meeting |
| 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 HG ER |

PROJECT DESCRIPTION:

The applicant proposes to plat 366,616 square feet (8.67 acres) of land located at 1505 SW 20th Street. The parcel is located on the north side of SW 20th Street, west of Coconut Drive and is currently the site of a marina and convenience store. The applicant is platting the site to allow for future development. The proposed plat includes the following plat note restriction:

"This plat is restricted to a marina with 100 boat slips (50 wet slips and 50 dry slips), 2,400 square feet of commercial, 2,800 square feet of office, and 14,100 square feet of industrial (4,100 square feet existing and 10, 000 square feet proposed). In cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial uses. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No free standing or drive-thru bank facilities are permitted without the approval of the board of County Commissioners who shall review these uses for increased impacts."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on May 24, 2016. All 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 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks and lots. 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 Section 47-7.10, List of Permitted and Conditional Uses, General Industrial (I) District could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

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.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations
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.

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.