



**REQUEST:** Plat Review; Lauderdale Propeller Plat

<b>Case Number</b>	PL17001
<b>Applicant</b>	Florida Marine Propulsion Corp
<b>Location</b>	2990 W State Road 84
<b>Legal Description</b>	A SUBDIVIION OF A PORTION OF THE WEST ONE-HALF(W ½) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST. SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40, 562 SQAURE FEET (0.9312 ACRES, ) MORE OR LESS (Abbreviated)
<b>Property Size</b>	40,562 sq. ft. / 0.9312 acres
<b>Zoning</b>	General Business (B-2)
<b>Existing Use</b>	Office/Warehouse
<b>Future Land Use Designation</b>	Commercial and Industrial
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
<b>Notification Requirements</b>	ULDR Section. 47-27.6 Sign Notice 15 days prior to meeting
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission
<b>Other Required Approvals</b>	City Commission, by resolution
<b>Project Planner</b>	Karlanne Grant, Planner II <span style="float: right;">KB [signature]</span>

**PROJECT DESCRIPTION:**

The applicant proposes to plat 40,562 square feet (0.9312 acres) of land located at 2990 W State Road 84. The parcel is located on the south side of State Road 84, north of Interstate-595 Highway and is currently the site of an office and warehouse use. The applicant is platting the site to allow for a marine repair facility. The proposed plat includes the following plat note restriction:

"This plat is restricted to 1,200 Square Feet of Existing Office Use, 7,900 Square Feet of Existing Industrial Use, and 8,500 Square Feet of Proposed Industrial Use."

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on January 24, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development (DSD).

**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 was applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) 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.