




**REQUEST:** Plat Review; Progresso Commons Plat

<b>Case Number</b>	PL17003
<b>Applicant</b>	Project Andrews, LLC.
<b>Location</b>	947 N Andrews Avenue
<b>Legal Description</b>	A portion of Blocks 209 and 210 and the right-of-way of SW 1st Avenue lying between said portions, "Progresso", according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida
<b>Property Size</b>	211,014 square feet / 4.8 acres
<b>Zoning</b>	Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne)
<b>Existing Use</b>	Vacant
<b>Future Land Use Designation</b>	Northwest Regional Activity Center
<b>Applicable ULDR Sections</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
<b>Notification Requirements</b>	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>	Nicholas Kalargyros, Planner II 

**PROJECT DESCRIPTION:**

The applicant proposes to plat 211,014 square feet (4.8 acres) of land located at 947 N Andrews Avenue. The parcel is located on the west side of Andrews Avenue, north of NW 9<sup>th</sup> Street, east of NW 2<sup>nd</sup> Avenue and south of Sunrise Boulevard, and is currently a vacant lot. The applicant is platting the site as one parcel to allow for the future development of a shopping center, named "Progresso Commons".

The subject plat includes the following plat note restriction:

"This plat is restricted to 28,000 square feet of commercial use, and a service station with 16 fueling positions."

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on March 28, 2017. 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. The project consists of multiple parcels and the applicant would like to unify the site into one parcel. The applicant is not proposing new roadways or a new street network as part of the plat request, but is platting the site in order to redevelop the vacant land as a shopping center and an automotive service station, and constructing associated site and right-of-way improvements.

If approved as submitted, all uses permitted pursuant to ULDR Section 47-13.10, List of Permitted and Conditional Uses, Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUne) apply subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

**COMPREHENSIVE PLAN CONSISTENCY:**

Staff has determined that 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. The underlying land use of Northwest Regional Activity Center permits shopping center and automotive station as permitted uses. If approved, uses permitted pursuant to ULDR Section 47-13.10, List of permitted and conditional uses; Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUne) could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the submittal 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  
ULDR Section 47-25.2, Adequacy Requirements

**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.

**EXHIBITS:**

1. Plat and Applicant's Narrative Responses to Criteria