



REQUEST: Plat Review; "M.A.S Café" Plat

Case Number	PL18009
Applicant	SOLIDSOCCER, LLC
General Location	333 NE 6 th Street
Legal Description	Progresso 2-18 D E 67 1/2 OF Lots 21 to 24 Blk 316
Property Size	6,750 square feet / 0.155 acres
Zoning	Regional Activity Center – Urban Village
Existing Use	Vacant Lot
Future Land Use Designation	Downtown Regional Activity Center
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	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	Tyler Laforme, Urban Planner

PROJECT DESCRIPTION:

The applicant proposes to plat 6,750 square feet (0.155 acres) of land located at 333 NE 6th Street. The parcel is located north of NE 6th Street between NE 3th Avenue and NE 4th Avenue and is currently a vacant lot. The applicant is re-platting the site to construct the "M.A.S Café" project, a proposed freestanding coffee shop (Case Number R17053), which was reviewed by the Development Review Committee (DRC) on September 19, 2017.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 2,000 square feet of commercial use".

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on October 23rd, 2018. 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 proposed plat will allow the development of a 1,530 square foot freestanding coffee shop. 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 47-13.10, List of Permitted and Conditional Uses, Regional Activity Center - Urban Village (RAC-UV) zoning district could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network with the plat, but rather platting to develop the parcel on the existing vacant lot and constructing associated site and right-of-way improvements.

Comprehensive Plan Consistency:

The proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including 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 Downtown Regional Activity Center allows for the development of the proposed coffee shop use.

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 addressed all applicable criteria and provided narrative responses to assist the Board in making a recommendation, which are attached to the plan sets as Exhibit 2. Staff concurs with applicant's assessment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and 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 Application
2. Plat Submission with Responses to Criteria
3. Sign Postings