Legislation Text

File #: 18-0263, **Version:** 1

SUB 2017-01, 1600 Building, generally located north of Pembroke Road, east of the Florida Turnpike, along SW 66 Avenue, plat application. (Joseph)

Greenberg Traurig, P.A., agent for property owner, requests approval of a plat application for the +-1.9 acre 1600 Plat generally located north of Pembroke Road and west of Southwest 66 Avenue. The plat proposal restricts this property to 80 Mid-rise units.

The subject parcel is designated commercial on the City and County land use plan map. The existing zoning and land use plan designations for the surrounding properties of the subject parcel are as follows:

North - Light Industrial (M-1) / Industrial
East - City of Hollywood
South - Community Business (B-2) / Commercial
West - Community Business (B-2), Light Industrial (M-1) / Commercial, Industrial

Access to the property is proposed through an existing shared opening at the southeast corner of the plat. The City Engineering Division in its February 15, 2018 memo requests that the applicant provide the City with a letter executed by the owner agreeing to provide the 'Access Easement' by way of separate instrument to the property owner to the south and to record the 'Access Easement' prior to City sign-off on the final Plat.

A rezoning application (ZC 2017-05) for this property with associated reserve unit allocation is being considered concurrently at tonight's meeting. The proposed plat is consistent with the rezoning request. A municipal dedication agreement for this property will be required at time of City Commission consideration.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation subject to the following:

1. **Satisfaction of Engineering Division comments.**
2. **City Commission approval of the underlying rezoning application with reserve unit allocation (ZC 2017-05).**
3. **City Commission approval of this plat and a municipal dedication agreement for this property.**