



## Legislation Text

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**File #:** 19-0411, **Version:** 1

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**SUB 2018-02, TD Bank at Cobblestone Plaza, 14836 Pines Boulevard, plat application. (Joseph)**

### **SUMMARY EXPLANATION AND BACKGROUND:**

#### **PROJECT DESCRIPTION / BACKGROUND**

Paul E. Brewer, agent for property owner KRG CREC/KS Pembroke Pines, LLC, seeks plat approval for the TD Bank at Cobblestone Plaza Plat located at 14836 Pines Boulevard. The plat will be restricted to 3,938 square feet of existing bank use. The owner is requesting that the bank property be re-platted and that the note remain reflective of existing development.

The subject +-1 acre site is currently developed as a bank. The City Commission at its November 1, 2006 meeting approved the +- 22 acre Cobblestone Plaza plat (Resolution 3117) which included this property. The Planning and Zoning Board at its May 10, 2012 meeting voted to approve a variance allowing the bank building to exceed out parcel building height requirements (ZV 2012-11). The Planning and Zoning Board on June 14, 2012 approved the existing site plan for the bank building.

A plat note amendment to the Cobblestone Plaza plat will be heard concurrently at City Commission. The plat note will remove 3,398 square feet of commercial use from that plat, allowing for the transfer of development to this new plat with no net increase in development requested.

#### **BUILDINGS / STRUCTURES:**

The TD Bank building currently exists on site. No new development is proposed. The proposed plat note reflects existing development. Therefore, a plat note amendment would be required should the bank wish to expand in the future.

#### **ACCESS:**

Access to this site will continue to remain through the approved shopping center.

#### **OTHER SITE FEATURES:**

No changes to the Cobblestone Plaza shopping center or bank are proposed as a result of this change. The existing bank will continue to function as part of the shopping center from zoning perspective.

#### **STAFF RECOMMENDATION:**

Transmit to City Commission with a favorable recommendation.