

## **F. NEW BUSINESS**

(02:18)

### **1. [LN-425](#)**

#### **PHOENIX GOLF CAR PLAT**

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	23-14000004
<b>Owner:</b>	BBA Property Holdings LLC
<b>Project Location:</b>	140 & 160 NW 31st Avenue
<b>Folio Number:</b>	484233054110 & 484233054120
<b>Land Use Designation:</b>	C (Commercial)
<b>Zoning District:</b>	B-3 (General Business)
<b>Commission District:</b>	5 (Barry Moss)
<b>Agent:</b>	Elizabeth Tsouroukdissian
<b>Project Planner:</b>	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting approval of the Phoenix Golf Car Plat for the 1.68-acre undeveloped property located to the north of an existing Popeye's fast-food restaurant at the corner of Atlantic Boulevard and NW 31st Avenue. She noted the applicant is Elizabeth Tsouroukdissian of Pulice Land Survey, representing the owners BBA Property Holdings LLC. The subject property includes two vacant parcels and will be platted as one parcel, labeled "Tract A" as presented to the Board. The Plat restricts the property to a maximum of 9,660 square feet of Commercial use. She stated she wanted to correct the record since the staff report stated a previous number that was submitted by the applicant. She noted the project is accessed by NW 31st Avenue. A "unity of use" easement area allows a portion of the restaurant's parking lot to the south to encroach onto this plat. A conceptual site plan has been provided along with this Plat submittal and does match with the one approved by the Board in May 2023.

The subject property has a Commercial (C) Land Use designation and a B-3 (General Business) Zoning designation. The proposed Plat was reviewed by the DRC on April 5, 2023, and found to be in compliance with the City's Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. Furthermore, all applicable Development Standards in Part 7 of Article 5 have been met.

Since the Plat meets the Development Standards cited above, the Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The Applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Ms. Elizabeth Tsouroukdissian, Pulice Land Surveyors, (5380 Nob Hill Road, Sunrise) introduced herself and said she was available for questions. She stated the applicant agrees to the conditions.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

August 23, 2023  
P&Z Minutes

(07:28)

**MOTION** by Derek Lewis and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.