

(27:35)

**1. [LN-22](#) IMECA PLAT**

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	20-14000016
<b>Owner:</b>	Cocchiola LLC
<b>Project Location:</b>	2429 NW 4th St
<b>Folio Number:</b>	484233040500, 484233040510, 484233040520
<b>Land Use Designation:</b>	Low (5) Residential
<b>Zoning District:</b>	B-2 (Community Business)
<b>Commission District:</b>	5 (Barry Moss)
<b>Agent:</b>	Odalys C. Bello
<b>Project Planner:</b>	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, stated that the Applicant is requesting approval of the Imeca Plat for the 0.54-acre undeveloped property located on the northwest corner of Powerline Road and NW 4th Street. The developer plans to build a retail hardware store on the site. The subject property includes three parcels that will be accessed from NW 4th Street. The Plat combines the parcels into one Tract labeled "A" and restricts the property to a maximum of 9,200 square feet of Commercial use. A conceptual site plan has been provided along with this Plat submittal. The land use designation of this parcel is split, with 0.48 acres of the subject property designated as Residential Low (L) and the balance designated Commercial (C). A Nonresidential Flex Allocation request was approved on March 23, 2021, which will allow commercial use on the residentially-designated Land Use portion. The Zoning for the property is B-2 (Community Business). The property is zoned B-2 (Community Business). The proposed Plat was reviewed by the DRC on October 20, 2021, 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.

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 Coleman asked the Board if there were any questions for staff.

Mr. Lewis asked about the delay. Ms. Barszewski said it was due to Covid.

Ms. Odalys Bello, Bello & Bello Land Surveying Corp., (12230 SW 131 Avenue, Miami) was sworn in. She introduced herself to the Board on behalf of the applicant. Ms. Bello said she was available for questions.

Chair Coleman pointed out there may have been changes in the requirements on the site plan since the last time, specifically, the buffering along the residential neighborhoods.

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

(34:47)

**MOTION** by Joan Kovac and seconded by Tundra King 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.

(03:18)