



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#13-1088**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee Feldman, ICMA-CM, City Manager

**DATE:** September 17, 2013

**TITLE:** Motion of No Objection to Plat Note Amendment – Broward County  
Housing Authority – Case Number 18P13A – Zoning - Residential  
Multifamily Mid Rise District (RMM-25) and Land Use - Medium-High  
“MANORS PLAT”

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**Recommendation**

It is recommended that the City Commission, by motion, indicate no objection to the proposed plat note amendment.

**Background**

The applicant is requesting to amend the restrictive note on the plat for the subject property. Currently, the plat note has an expiration date of April 13, 2009. The applicant is requesting a new expiration date of October 31, 2018. The applicant's narrative is attached as Exhibit 2.

The original plat was approved by the City Commission on December 2, 2003 by Resolution 03-180, and approved by the County Commission and recorded in Broward County records in 2005. The plat was recorded in plat book 174, page 200. In 2006, the plat note was amended to allow for the construction of 16 townhomes and a new expiration date of April 13, 2009 was established.

As per Broward County Code Section 5-181, development permit applications for property located within a municipality to change conditions of plat approval, shall not be accepted unless the municipality has issued a letter or adopted a resolution stating the municipality's position regarding the application.

The specific plat note amendment request is as follows:

FROM:

This plat is restricted to 16 townhouse units.

If a building permit for a principal building (excluding dry models, sales and construction offices) is not issued by April 13, 2009, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by April 13, 2009, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

TO:

This plat is restricted to 16 townhouse units.

If a building permit for a principal building (excluding dry models, sales and construction offices) is not issued by October 31, 2018, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by October 31, 2018, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County.

The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

**Resource Impact**

There is no fiscal impact associated with this action.

Attachments:

Exhibit 1 - Location Map

Exhibit 2 – Applicant’s Narrative

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Prepared by: Yvonne Redding, Planner II

Department Director: Greg Brewton, Sustainable Development