

REQUEST: Plat Approval

Case Number	9P13
Applicant	Lofts at Tarpon River LLC / Pinnacle at Tarpon River Plat
Location	Northeast corner of SE 9 Street and SE 2 Avenue
Legal Description	Parcel B of Pat's Plat Book 54 Page 5
Property Size	10,557 square foot / 0.242 acre
Zoning	Regional Activity Center – City Center (RAC-CC)
Existing Use	Vacant
Future Land Use Designation	Downtown Regional Activity Center (DRAC)
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Randall Robinson, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a vacant 10,557 square foot parcel of land located at the northeast corner of SE 9th Street and SE 2nd Avenue. The applicant is platting the site to construct six (6) garden apartments, associated with the recently approved Pinnacle at Tarpon River project, located at 805 SE 3rd Avenue and consisting of a total of 112 residential units. The plat is provided as Exhibit 1. Applicant's narratives are provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted to 6 garden apartments."

PRIOR REVIEWS:

The DRC reviewed the application on Tuesday, May 28, 2013, and all comments have been addressed.

REVIEW CRITERIA:

Pursuant to Table I, Development Permits and Procedures of ULDR Section 47-24, the following criteria shall be used to evaluate the request:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

Applicant addressed all criteria. Narrative responses are included with the plan package.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires consistency with Broward County regulations for platting.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.