

PROJECT REQUEST NARRATIVE

PROJECT NAME: 3850 Federal: Plat
CASE: #12P13
LOCATION: 3850 North Federal Highway
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DATE PREPARED: August 27, 2013

The applicant is seeking approval of a single-family subdivision plat to enable future construction of 36 single-family units on the subject 21.8-acre parcel. Since the site was never platted, a plat is required for construction of any principal structures.

The proposed plat site is the subject of a land use plan amendment to the City and County Future Land Use Maps to Irregular Residential (1.7 dwelling units per acre). On March 5, 2013 the City Commission unanimously voted to transmit this amendment to the Broward County Planning Council (BCPC) and to authorize BCPC to transmit the amendment to the Florida Department of Economic Opportunity on the City's behalf. The City's adoption hearing is expected to be held early next year. An application to rezone the property to the City's lowest density residential zoning district (RS 4.4) has been submitted to be reviewed with the plat application. The plat will not be recorded until both the Future Land Use amendment and the rezoning request have been approved and considered legally effective.

The owner is proposing a plat restriction note of 36 single-family dwelling units with no bedroom count restriction. This is consistent with the proposed land use designation which would allow up to 37 units on the parcel. The analyses of impact on public facilities and services prepared in association with the land use plan amendment was based on 37 single-family units.

The lots have been designed to accommodate a single-family home complying with the development standards of the City's RS-4.4 zoning district. The minimum lot size created by the plat is 17,000 square feet.

Access within the plat is proposed to be via private road. This road will connect to public right-of-way, Federal Highway, via a separately recorded public access easement through the adjacent commercial parcel, which is under the same ownership as the plat

parcel. This easement will be recorded prior to plat recordation with the easement recordation information shown on the plat.

A waiver of the public street requirement is being requested of the board. Note: In order to minimize the conversion of open space and enhance compatibility with surrounding residential development, this subdivision has a unique configuration. This small subdivision is unique in location as well as configuration, essentially an island surrounded by restricted open space. The road serving the 36 single-family lots will not be directly connected to any local residential street and will not serve through traffic. Every lot will have direct and convenient access to the road and it will be designed, constructed and maintained to City standards that address public safety and welfare. A permanent access easement is granted through the plat dedication over both tracts comprising the access corridor to the City of Fort Lauderdale for emergency and services vehicles.

The access corridor depicted on the plat (Tracts A and B) has been designed to accommodate the ingress-egress private road, sidewalks, utilities, drainage, lighting, street trees and other landscape amenities. Public access will be granted over Tract B to afford access to the passive park being conveyed to the City west of the plat. The balance of this corridor will be separated by a security gatehouse restricting access to the single-family development. This portion is depicted on the plat as Tract A.

Utilities serving the lots will also be privately installed to City standards and privately owned and maintained. A 10-foot utility easement is proposed across the single-family lots adjacent to the private road to accommodate the franchise utilities.

A traffic impact study was conducted in association with the land use plan amendment and submitted for review by City and County staff. A pre-application meeting was held approving the driveway connection is attached to the application. As part of the plat review process, Broward County will review the plat for potential impacts to the regional transportation network, including Federal Highway, and mass transit.

The School Board has issued a School Capacity Availability Determination for the plat and determined that the plat satisfies public school concurrency requirements.

Potential impacts to archeological and historical resources, sensitive environmental resources and wellfields are being addressed during the land use amendment process and will be re-addressed by the County as part of the plat review.

The City will be furnished with a copy of the County's Development Review Report (DRR) setting forth the findings and any requirements associated with the plat or development of the site.