



REQUEST: Plat Review: Marina Landings Plat

Case Number	UDP-P21004	
Applicant	Bud Robinson Memorial Church of the Nazarene	
Agent	Joseph Handley, Craven Thompson & Associates	
Plat Name	Marina Landings Plat	
General Location	2300 SW 15 th Ave	
Legal Description	LAUDERDALE GROVES AMEN PLAT 18-16 B 16-50-42 THAT PT LYING IN N1/2 OF SW1/4 OF SW1/4 OF SE1/4 & LESS W 30 FOR CO RD & THAT PT LYING IN S1/2 OF SW1/4 OF SW1/4 OF SE1/4	
Property Size	214,593 Square Feet / 4.93 Acres	
Zoning	Residential Single Family and Duplex/Medium Density (RD-15)	
Existing Use	Vacant Lot	
Future Land Use	Medium Residential	
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend Approval or Denial of the Plat to the City Commission	
Project Planner	Tyler Laforme, Urban Planner II	TL CP

PROJECT DESCRIPTION:

The applicant proposes to plat 214,593 square feet (4.93 acres) of land generally located at 2300 SW 15th Avenue. The parcel is located along SW 15th Ave, south of SW 20th Street, north of the Church of the Nazarene and is currently a vacant lot. The applicant is platting the site to construct the Marina Landings project, a proposed 34-unit zero lot line residential development (Case Number UDP-S21033) which is also scheduled on this agenda. The proposed plat includes the following plat note restriction: "This plat is restricted to 34 single-family dwelling units". The plat and application are attached as **Exhibit 1**. A location map of the subject property is provided as **Exhibit 2**. The applicant's narrative responses to criteria are attached as **Exhibit 3**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on August 24, 2021. All DRC comments have been addressed and are included as **Exhibit 4**.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of rights-of-way, blocks and lots. The proposed plat will allow the development of 34 residential zero lot line dwelling units. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted in the Residential Single Family and Duplex/Medium Density (RD-15) zoning district pursuant to ULDR Section 47-14.10, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to redevelop the parcel and constructing associated site and right-of-way improvements.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with the Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying Medium Residential land use allows for the development of the proposed 34 residential zero lot line dwelling units.

PUBLIC NOTICE

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted sign are included as part of **Exhibit 5**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat and Application
2. Location Map
3. Applicant's Narrative Responses to Criteria
4. August 24, 2021, DRC Comments
5. Sign Affidavit and Photographs of Sign Postings