



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

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

**DATE:** March 3, 2015

**TITLE:** QUASI-JUDICIAL RESOLUTION TO APPROVE PLAT JACOB'S  
HAMMOCK - CASE FILE-PL14009 - Applicant: McElliot Development Inc.  
Location: 1429 SW 31 Court - Zoning: Residential Single  
Family/Duplex/Low Medium Density (RD-15) - Future Land Use: Medium  
Residential

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving Jacob's Hammock Plat, consistent with Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations.

**Background**

The applicant proposes to plat a portion of land comprising of 18,961 square feet (0.435 acres) located on the northeast corner of SW 15 Avenue and SW 31 Court. The applicant has stated in their narrative that platting is required because the subject property was not specifically delineated on the White Acres plat. The applicant is dedicating five (5) feet of right-of-way along SW 31 Court and a 20-foot visibility corner chord on the southwest corner of the site. The plat is attached as Exhibit 1. Applicant's narrative is attached as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted up to a maximum of six (6) "townhouse style" residential dwelling units."

The City Commission shall consider the application and the record and recommendations forwarded by the DRC, the Department, and the Planning and Zoning Board (PZB) and shall hear public comment on the application and determine whether the proposed plat satisfies the provisions of this section and other applicable land development regulations. The City's Development Review Committee ("DRC") reviewed the application on October 14, 2014. The application and the record are available for review upon request. All comments have been addressed. The PZB reviewed the item at its December 18, 2014 meeting and approved the item by a vote

of 7-0. The meeting minutes are provided as Exhibit 4. The associated PZB staff report is attached as Exhibit 3.

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 Requirements

ULDR Section 47.25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses, which are attached as Exhibit 2. The plat conforms to the required criteria. There are no proposed changes to the existing roadway configuration.

The proposed plat will allow for redevelopment of the property with a residential use. Specific development criteria will be applied as part of an associated site plan review.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 5:** Be a community of strong, beautiful, and healthy neighborhoods.
- **Objective 2:** Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narrative

Exhibit 3 - 12/18/14 PZB Staff Report

Exhibit 4 - 12/18/14 PZB Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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