

REQUEST: Plat Approval; Reserve at Edgewood Plat.

Case Number	PL14015
Applicant	EW Townhouses, LLC
Location	2807 SW 15 Avenue
Legal Description	A replat of a portion of Tracts 25 and 26, F.A. BARRETT'S SUBDIVISION of the West one-half of sections 21, township 50 South, range 42 East, Plat Book 1, Pg. 46 Miami-Dade County Records and a portion of parcel "A" of LAUDERWOOD AMENDED, Plat Book 36, Pg. 14 Broward County Records and a portion of lots 1 and 2 of Block 13, LAUDERWOOD, Plat Book 9, Pg. 61 Broward County Records City of Fort Lauderdale, Broward County, Florida.
Property Size	309,564 SF (7.1 acres)
Zoning	Residential Low Rise Multifamily/Medium High Density District (RML-25) and Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15)
Existing Use	Vacant
Future Land Use Designation	Medium Residential and Medium High Residential
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	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 309,564 square feet (7.1 acres) located on the west side of SW 15 Avenue, between State Road 84 and SW 30 Street. The applicant intends to construct townhouses on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 106 Cluster/Townhome Units and 1,700 square feet of Recreational Use."

PRIOR REVIEWS:

The plat was reviewed by the DRC on December 9, 2014. All comments have been addressed and are available on file with the Department of Sustainable Development.

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

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The proposed plat was reviewed for adequacy including conformity with criteria associated with layout of right-of-ways, blocks and lots. The internal layout of the site was established and is currently being reviewed by the Development Review Committee.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for redevelopment of the property with a townhouse project. Criteria specific to the proposed development plan was applied at the time of site plan review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

If approved as submitted, all uses allowed in ULDR Sec. 47-5.33 and 47-5.35 could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR).

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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. Staff concurs with applicant's assessment.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. Access easements shall be required at time of site plan approval.

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- **Objective 2:** ensure a range of housing options for current and future neighbors.

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

Comprehensive Plan Consistency:

Staff has determined the proposed amendments described herein are consistent with the City's Comprehensive Plan. The specific Goals and Objectives are as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.5 Subdivision Regulations
POLICY:	Policy 1.5.1

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.