

REQUEST: Plat Approval; Jacob's Hammock Plat.

Case Number	PL14009
Applicant	McElliot Development Inc.
Location	1429 SW 31 Court
Legal Description	The West 125.00 feet (as measured along the South line thereof) of Lot 19, Block 1, WHITE ACRES, according to the plat thereof, as recorded in Plat Book 19, Page 33, of the public records of Broward County, Florida.
Property Size	18,961 SF (0.435 acres)
Zoning	Residential Single Family/Duplex/Low Medium Density (RD-15)
Existing Use	Vacant
Future Land Use Designation	Medium 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 currently vacant parcel that comprises of 0.435 acres. The parcel is 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 proposed plat includes the following plat note restriction: "This plat is restricted up to a maximum of Six (6) "townhouse style" residential dwelling units."

PRIOR REVIEWS:

The plat was reviewed by the DRC on October 14, 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 will be established at the time of site plan review. 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.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for residential development on the site. Criteria specific to the proposed development plan will be 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. 47-5.12 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.

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 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*.

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.