



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

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

DATE: May 20, 2014

TITLE: QUASI-JUDICIAL - Resolution to Approve a Plat – Midtown Fifteen Plat –
Case PL14001

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat consistent with Unified Land Development Regulations (ULDR) Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements.

Background

The applicant proposes to plat one parcel comprising of 15,205 square feet (0.35 acres) located at 610 SW 15th Street. The site is currently vacant and located just west of the intersection of SW 6th Avenue and SW 15th Street. The applicant is platting the property to allow for a residential cluster development on the site. There is an associated Site Plan Level III application for four cluster units on the property. The plat is provided as **Exhibit 1**. Applicant's narratives are provided as **Exhibit 2**.

The proposed plat contains the following plat note restriction: "This plat is restricted to Two Duplexes as defined in the Broward County Land Development Code - Four (4) Units Total." The County requires the plat note to state the development type as well as the number of units. Since the County does not have a category for cluster development, the most similar use would be two duplex developments. The plat note language has been agreed to by County and City staff that would allow for the proposed cluster home development.

The City Commission is to determine whether the proposed plat meets the standards and requirements of the ULDR pursuant to criteria outlined in ULDR Sections 47-24.5, Subdivision Regulations and 47.25.2, Adequacy Requirements. The Development Review Committee (DRC) reviewed the application on January 14, 2014, and the application and the record are available for review upon request. All of the comments from DRC have been addressed. The Planning and Zoning Board (PZB) reviewed the item at its March 19, 2014 meeting and recommended approval by a vote of 9-0. The associated staff report and PZB minutes are attached as **Exhibits 3** and **4** respectively.

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 (See Exhibit 2.) The plat will conform to the required criteria. There are no proposed changes to the existing roadway configuration as part of this project.

The proposed plat will allow development on a currently vacant site. The applicant has provided narrative responses, which address the adequacy criteria. The specific development criteria has been applied as part of the 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 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*.

Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narratives

Exhibit 3 - 3/19/14 PZB Staff Report

Exhibit 4 - 3/19/14 PZB Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 – Approval Resolution

Exhibit 7 - Denial Resolution

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