

REQUEST: Plat Approval; Midtown Fifteen Plat.

Case Number	PL14001
Applicant	610 SW 15 ST, LLC
Location	610 SW 15 Street
Legal Description	The W 88.30 feet of the E 198.30 feet of Lot 2, ESMONDA TERRACE, according to the Amended plat thereof, as recorded in P.B. 16, P 14, of the Public Records of Broward County, Florida. Less the North 50 feet, thereof.
Property Size	15,205 SF (0.35 acres)
Zoning	Residential Single Family/Duplex/Low Medium Density District (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	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a vacant parcel of land that comprises of 0.35 acres. The property is located at 610 SW 15 Street, between SW 6 Street and SW 7 Street. The applicant proposes to redevelop the subject property as a cluster development with a maximum of four dwelling units. The associated development (Case # 64R13) was reviewed by the Development Review Committee (DRC) on October 8, 2013.

The proposed plat includes the following plat note restriction: "This plat is restricted to Two Duplexes-Four (4) Units Total."

PRIOR REVIEWS:

The plat was reviewed by the DRC on January 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.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat will allow for residential redevelopment on the site. Criteria specific to the proposed development plan has been 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.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires consistency with Broward County regulations for platting.

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

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.