



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0516

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

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

DATE: May 19, 2015

TITLE: Quasi-Judicial - Resolution Approving the Reserve at Edgewood Plat –
Case File PL14015

Recommendation

It is recommended that the City Commission adopt a resolution approving Reserve at Edgewood Plat, consistent with Section 47-24.5, Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale, pertaining to Subdivision Regulations.

Background

The applicant requests approval 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 plat is provided as Exhibit 1 and the applicant's narrative is provided as Exhibit 2.

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

The City Commission shall consider the application and the record and recommendations forwarded by the Development Review Committee, the Department of Sustainable Development, and the Planning and Zoning Board 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 reviewed the application on December 19, 2014, and the application and the record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board reviewed the item at its March 18, 2015, meeting and meeting minutes are provided as Exhibit 3. The associated Planning and Zoning Board staff report is attached as Exhibit 4 and proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the ULDR

of the City of Fort Lauderdale, 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, provided as Exhibit 2. The plat conforms to the required criteria. The site plan is currently being reviewed by the Development Review Committee and final approval is contingent upon plat approval.

The proposed plat will allow for redevelopment of the property with a townhouse use. Specific development criteria were applied at time of 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 Narrative

Exhibit 3 - 3/18/15 PZB Minutes

Exhibit 4 - 3/18/15 PZB Staff Report

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

Prepared by: Thomas Lodge, Planner II

Department Director: Jenni Morejon, Sustainable Development