

**REQUEST:** Plat Approval; Tree House on Brickell Plat

<b>Case Number</b>	PL16002
<b>Applicant</b>	Ver - Mac, Properties 1613 Brickell, LLC
<b>Location</b>	1613 Brickell Drive
<b>Legal Description</b>	A Portion of Lots 8 and 9, Block 49, and the easterly ½ of the 10 foot wide vacated alley lying adjacent to said Lots 8 and 9 of "COLEE HAMMOCK" (Mrs. Mary Brikell's Subdivision), according to the plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Broward County, Florida. Said lands containing 14,802 square feet (0.3398 acres), more or less
<b>Property Size</b>	14,802 SF (0.3398 acres)
<b>Zoning</b>	Residential Single Family/Low Medium Density (RS-8)
<b>Existing Use</b>	Single Family Dwelling Unit
<b>Future Land Use Designation</b>	Low-Medium
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1)
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission
<b>Other Required Approvals</b>	City Commission, by resolution
<b>Project Planner</b>	Karlanne Grant, Planner II

**PROJECT DESCRIPTION:**

The applicant proposes to plat a portion of land comprising of 14,802 square feet (0.3398 acres) located on the south side of Las Olas Boulevard, between SE 17<sup>th</sup> Avenue and SE 16<sup>th</sup> Avenue. The applicant is proposing to subdivide the land into 2 separate lots, where lot 1 will comprise of 6,468 square feet (0.1485) and lot 2 will comprise of 8,101 square feet (0.1860 acres). The applicant intends to build a single family residence on each lot.

The proposed plat includes the following plat note restriction: "This plat is restricted to two (2) detached single family units. Any structure within this plat must comply with section IV D.1/f., development review requirements, of the Broward County land use plan, regarding hazards to air navigation."

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on February 9, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development. The plat was reviewed and approved by the Planning and Zoning Board on May 18, 2016. Due to incorrect date posting on the public notice signs for the May meeting, the item is placed on the July agenda.

**REVIEW CRITERIA:**

Pursuant to Table I, Development Permits and Procedures of Unified Land Development Regulations (ULDR) Section 47-24, the following criteria shall be used to evaluate the request:

Pursuant to 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 applicant has provided narrative responses that address the criteria of ULDR Section 47-25.2, Adequacy Requirements, which are included with the submittal package. The proposed plat will allow for a development of two (2) detached single family units. Criteria specific to the proposed development plan will be applied at the time of site plan permit review. If approved as submitted, all uses permitted pursuant to ULDR Sec. 47-5.11, List of Permitted and Conditional Uses for the RS-8 and RS-8A Residential Single

Family/ Low Medium District could be applied for, subject to all applicable ULDR criteria and consistent with the City's Comprehensive Plan.

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

**STAFF FINDINGS:**

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations; and  
ULDR Section 47-25.2, Adequacy Requirements

**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.