



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-1252

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

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

DATE: October 18, 2016

TITLE: Quasi-Judicial - Resolution Approving Plat Known as Tree House on
Brickell - (South Side of Las Olas Boulevard, Between SE 17th Avenue
and SE 16th Avenue) - Ver-Mac Properties 1613 Brickell, LLC– Case
Number PL16002

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Tree House on Brickell.”

Background

The applicant requests approval to plat a portion of land comprising of 14,802 square feet (0.3398 acres) generally located on the south side of Las Olas Boulevard, between SE 17th Avenue and SE 16th Avenue. The current zoning for the property is Residential Single Family/Low Medium Density (RS-8) with a future land use designation of Low-Medium. The applicant is proposing to subdivide the land into two separate lots, where lot one will comprise 6,468 square feet (0.1485 acres) and lot two 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 contains 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.”

To review the proposed plat, proof of ownership, as well as the applicant’s narrative response, please refer to Exhibits 1, 2, and 3.

The City’s Development Review Committee (DRC) reviewed the application on February 9, 2016, and the application and record are available for review upon request with the Department of Sustainable Development (DSD). The item was initially reviewed at the May 18, 2016 Planning and Zoning Board (PZB) agenda; however, due to incorrect date posting of the public notice signs, the item was placed on the July 20,

2016 agenda. The May 18, 2016 PZB meeting minutes and staff report are attached as Exhibits 4 and 5. The July 20, 2016 PZB meeting minutes and staff report are attached as Exhibits 6 and 7 respectively. The PZB recommended approval of the plat to the City Commission by a vote of 9-0 at their May 18, 2016 meeting.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee (DRC), and the Planning and Zoning Board (PZB), and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5 of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the ULDR, 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 3. The plat satisfies the provisions of Sections 47-24.5 and 47-25.2 of the ULDR, applicable to Subdivision Regulations.

The proposed plat will allow for a development of two detached single family units. Specific development criteria will be applied at time of site plan permit 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 Prosperous*.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Proof of Ownership

Exhibit 3 - Applicant's Narrative

Exhibit 4 - 05/18/16 PZB Minutes

Exhibit 5 - 05/18/16 PZB Staff Report

Exhibit 6 - 07/20/16 PZB Minutes

Exhibit 7 - 07/20/16 PZB Staff Report

Exhibit 8 - Approval Resolution

Exhibit 9 - Denial Resolution

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