




REQUEST: Plat Approval; Chula Plat

Case Number	PL18001
Applicant	Chaz Desousa, Vanessa Tobin & 1955 Chula, LLC.
Location	1955 SW 30 th Terrace
Legal Description	ROHAN ACRES PB 22, PG 43 B, Block 4, Lot 7
Property Size	36,362 square feet/ 0.83 acres
Zoning	RS-6.85B One-family Detached Dwelling District
Existing Use	One (1) single family dwelling
Future Land Use Designation	Irregular 6.85
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	Yvonne Redding, Planner II 

PROJECT DESCRIPTION:

The applicant proposes to plat 36,362 square feet (0.83 acres) of land located at 1955 SW 30th Terrace. The parcel is located on the west side of SW 30th Terrace, on the east side of SW 31st Avenue and south of SW 17th Street and is currently the site of a single family residence. The property is located within the Chula Vista Isles Neighborhood. The applicant is seeking to plat the site to allow for the development of four (4) single family lots.

The proposed plat includes the following plat note restriction:

"This plat is restricted to four (4) single family detached units."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on January 9, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

The DRC reviewed the proposed plat to ensure that the newly created lots will meet the minimum lot size requirements as shown below:

RS-6.85B	Minimum Required	Plat Provides
Lot Square Footage	6,000 square feet	Lot 1 - 8,087 square feet Lot 2 - 10,008 square feet Lot 3 - 8,087 square feet Lot 4 - 10,016 square feet

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks and lots. The proposed plat will allow for a development of four residential parcels. Criteria specific to the residential development will be applied at the time of building permit review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-39.A.9, List of Permitted uses for RS-6.85B Residential Zoning District could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

Comprehensive Plan Consistency:

Staff has determined the proposed plat is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use of Residential Irregular 6.85 allows for single family residential development.

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

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

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.

EXHIBITS:

1. Plat and Applicant's Narrative Responses to Criteria.