



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#18-0842

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

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

DATE: September 4, 2018

TITLE: Quasi-Judicial Resolution Approving Plat Known as "Chula Plat" Located
at 1955 SW 30th Terrace – Chaz Desousa, Vanessa Tobin & 1955 Chula,
LLC. – Case No. PL18001

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as "Chula Plat."

Background

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 south side of SW 17th Street, east of SW 31st Avenue and is currently the site of one single family dwelling. The applicant is platting the site in order to subdivide the property into four (4) lots for single family residential development.

The proposed plat includes the following plat note restriction:

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

The City's Development Review Committee (DRC) reviewed the application on January 9, 2018, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board (PZB) recommended approval by a vote of 8-0 at its July 18, 2018 meeting. The proposed plat and the applicant's narrative responses to criteria are provided as Exhibits 1 and 2, respectively. The March 15, 2017 PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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

- ULDR Section 47-24.5, Subdivision Requirements
- ULDR Section 47.25.2, Adequacy Requirements

Please refer to Exhibit 2 for applicant's responses to the criteria. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency

Staff has determined the proposed plat is generally 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. If approved as submitted, all permitted uses pursuant to ULDR Section 47-39.7.A.7, List of Permitted Uses for residential zoning districts could be applied for, subject to meeting all applicable ULDR criteria and based on consistency with the City's Comprehensive Plan.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5, Subdivision Regulations of the Unified Land Development Regulations (ULDR).

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 2035 Vision Plan: We Are Here*.

Attachments

Exhibit 1 - Plat
Exhibit 2 - Applicant's Narrative
Exhibit 3 - July 18, 2018 PZB Meeting Minutes
Exhibit 4 - July 18, 2018 PZB Staff Report
Exhibit 5 – Proof of Ownership
Exhibit 6 - Approval Resolution
Exhibit 7 - Denial Resolution

Prepared by: Yvonne Redding, Planner II, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development