



**REQUEST:** Plat Review; Palm Aire Preserve Plat

<b>Case Number</b>	PL18002
<b>Applicant</b>	Emanuel Corneille
<b>Location</b>	3050 NW 68 <sup>th</sup> Street
<b>Legal Description</b>	8-49-42 COMM AT NW COR OF NW ¼, SLY 1039.48, ELY 328, SLY 30 TO POB, CONT SLY 318.31, ELY 125, NLY 317.28, WLY 125 TO POB
<b>Property Size</b>	39,725 sq. ft. / 0.912 acres
<b>Zoning</b>	Residential High Rise Multifamily/Medium High (RMH-25)
<b>Existing Use</b>	Vacant Lot
<b>Future Land Use Designation</b>	Medium-High
<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>	Tyler Laforme, Planner I

**PROJECT DESCRIPTION:**

The applicant proposes to plat 39,725 square feet (0.912 acres) of land located at 3050 NW 68<sup>th</sup> Street. The parcel is located south of NW 68<sup>th</sup> Street between NW 31<sup>st</sup> Avenue and NW 29<sup>th</sup> Lane, and is currently a vacant lot. The applicant is re-platting the site to construct the "Palm Aire Preserve" project, a proposed 22-unit multifamily development (Case Number R18030), which was reviewed by the Development Review Committee (DRC) on May 8<sup>th</sup>, 2018.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 22 garden apartment residential units".

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on February 13<sup>th</sup>, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

**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 the development of a 22-unit multifamily residential complex. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-5.20, List of Permitted uses for the Residential High Rise Multifamily/Medium High Density (RMH-25) zoning district could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network with the plat, but rather platting to develop the parcel on the existing vacant lot and constructing associated site and right-of-way improvements.

**Comprehensive Plan Consistency:**

The proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including 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 Medium-High allows for multifamily 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 addressed all applicable criteria and provided narrative responses, which are attached to the plan sets as Exhibit 2. 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 Application
2. Plat Submission with Responses to Criteria.
3. Sign Postings