



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0851

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

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

DATE: September 25, 2018

TITLE: Quasi-Judicial Resolution to Approve a Plat known as Palm Aire Preserve
located at 3050 NW 68th Street – Palm Aire Preserve, LLC - Case No.
PL18002

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “Palm Aire Preserve.”

Background

The applicant proposes to plat 39,725 square feet (0.912 acres) of land located at 3050 NW 68th Street. The parcel is located south of NW 68th Street between NW 31st Avenue and NW 29th 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 No.R18030), which was reviewed by the Development Review Committee (DRC) on May 8th, 2018.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 22 garden apartment residential units.”

The City’s Development Review Committee (DRC) reviewed the application on February 13, 2018, and all comments have been addressed. The application and record are available for review upon request to the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) recommended approval (8-0) of the item on July 18, 2018. The proposed plat and the applicant’s narrative responses are provided as Exhibits 1 and 2, respectively. The July 18, 2018 PZB meeting minutes and staff report are attached as Exhibits 3 and 4. Proof of ownership is attached as Exhibit 5.

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

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 the applicant's responses to the criteria. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency

Staff has determined that 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 the Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use is Medium-High. Multifamily residential uses are permitted. If approved, uses permitted pursuant to ULDR Section 47-5.20, List of Permitted and Conditional Uses, Residential High Rise Multifamily/Medium High Density (RMH-25) District could be applied for, including multifamily residential uses, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

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 Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

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: Tyler Laforme, Planner I

Department Director: Anthony Greg Fajardo, Sustainable Development