



**REQUEST:** Plat Review; Pearl-Riverland Plat

<b>Case Number</b>	PL18007
<b>Applicant</b>	Clarkson-Bergman Family Partnership, LTD
<b>Location</b>	400 SW 27th Avenue
<b>Legal Description</b>	A Parcel of Land Lying within the West One-Half (W 1/2) of the West One-Half (W 1/2) of the Northeast One-Quarter (Ne 1/4) of Section 8, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida
<b>Property Size</b>	487,853 square feet / 11.1996 acres
<b>Zoning</b>	Mobile Home Park (MHP)
<b>Existing Use</b>	Mobile Home Park
<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>	47-24.4 Sign notice 15 days prior to meeting
<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>	Florentina Hutt, AICP, Planner III

**PROJECT DESCRIPTION:**

The applicant, Clarkson-Bergman Family Partnership, LTD, proposes to plat 487,853 square feet (11.1996 acres) of land located at 400 SW 27th Avenue. The parcel is located on the east side of Riverland Road between Broward Boulevard and Davie Boulevard, and is currently occupied by a Mobile Home Park. The applicant is re-platting the site to construct a 276-unit multifamily residential development, which was reviewed by the Development Review Committee as a Site Plan Level II request on June 26, 2018. There is an associated rezoning application scheduled on the September 17, 2018 agenda as Item 3, Case Z18007, requesting rezoning the subject site from Mobile Home Park (MHP) to Residential Mid Rise Multifamily/Medium High Density District (RMM-25).

The proposed plat includes the following plat note restriction: "This plat is restricted to 276 midrise multifamily units."

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on June 26, 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 276-unit multifamily residential development. Criteria specific to the proposed development plan will be applied at the time of site plan review. If the plat and associated rezoning requests are approved, all uses permitted pursuant to ULDR Section 47-5.19, List of Permitted uses for the Residential Mid Rise Multifamily/Medium High Density District (RMM-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. The City of Fort Lauderdale will be the sanitary sewer provider for this project. The site will be served by an on-site private sewer pump station and the proposed point of connection to the City system is via SW 3<sup>rd</sup> Street.

**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 City's Future Land Use Map indicates that the proposed plat is located in Medium High Residential land use designation, maximum density of 25 dwelling units per acre. The property density would permit 277 dwelling units and the applicant is proposing 276 dwelling units, and therefore is consistent with the land use.

**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 and Applicant's Narrative Responses to Criteria
3. Public Notice Sign Affidavit and Pictures