



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

**#18-1064**

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

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

**DATE:** December 4, 2018

**TITLE:** Quasi-Judicial Resolution to Approve a Plat Known as "Pearl Riverland"  
Located at 400 SW 27th Avenue – Clarkson-Bergman Family Partnership,  
LTD - Case No. PL18007

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**Recommendation**

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

**Background**

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. An associated Site Plan to develop 276-unit multifamily residential development called "Pearl Riverland", Case No. R18043, was reviewed by the Development Review Committee (DRC) at the June 26, 2018 DRC meeting and is still currently under review. There is also an associated rezoning application scheduled on the November 20, 2018 agenda as Commission Agenda Memorandum No. 18-1063, requesting to rezone 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."

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. The Planning and Zoning Board (PZB) recommended approval (8-0) of the item on September 17, 2018. The proposed Plat and the Applicant's Narrative responses to criteria are provided as Exhibits 1 and 2, respectively. The September 17, 2018 PZB Meeting Minutes and Staff Report are attached as Exhibits 3 and 4, respectively. 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 PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the

provisions of the 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**

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.

### **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 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 1: Increase neighbor engagement and improve communication networks within and among neighborhoods.

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 – September 17, 2018 PZB Meeting Minutes  
Exhibit 4 – September 17, 2018 PZB Staff Report  
Exhibit 5 – Proof of Ownership  
Exhibit 6 – Approval Resolution  
Exhibit 7 – Denial Resolution

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