



**REQUEST:** Plat Review; Gardenia Park Plat

<b>Case Number</b>	PL17007
<b>Applicant</b>	Development 4Life Partners, LP.
<b>Location</b>	501 NW 17 <sup>th</sup> Street
<b>Legal Description</b>	All of Lot 3, "Boniello Park", According to the Plat thereof, as Recorded In Plat Book 45, Page 15, and a portion of the North ½ of the Northwest ¼ of Section 34, Township 49 South, Range 42 East of the Public Records of Broward County, Florida
<b>Property Size</b>	211,421 square feet / 4.85 acres
<b>Existing Zoning</b>	Residential Single Family / Medium Density District (RDs-15) and Residential Low Rise Multifamily/Medium High Density District (RML-25)
<b>Proposed Zoning</b>	Residential Single Family Cluster Dwellings/Medium Density District (RC-15)
<b>Existing Use</b>	Vacant Church
<b>Future Land Use Designation</b>	Medium Density Residential
<b>Applicable ULDR Sections</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
<b>Notification Requirements</b>	47-27.6, 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>	Nicholas Kalargyros, Planner II

**PROJECT DESCRIPTION:**

The applicant proposes to plat 211,421 square feet (4.85 acres) of land located at 501 NW 17<sup>th</sup> Street. The parcel is located west of Andrews Avenue on the north of NW 17<sup>th</sup> Street, east of NW 6<sup>th</sup> Avenue and is currently the site of a vacant building and vacant lots. The applicant is platting the site to allow for a future townhouse development and is currently processing a rezoning application. The associated rezoning request is scheduled on the August 15, 2018 agenda as Item 2, Case Number Z17009. The plat application and proposed plat is attached as Exhibit 1.

The subject plat includes the following plat note restriction: "This plat is restricted to 46 townhouse units."

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on September 19, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development.

The plat was originally reviewed by the Planning and Zoning Board (PZB) on February 21, 2018. A motion to defer the application indefinitely was approved by a vote of 6-0 so the applicant could obtain additional participation from the public. The PZB Minutes from February 21, 2018 are included in the plan set as part of Exhibit 2.

The applicant revised their submittal based on comments received from the PZB, additional public input, and staff. Such revisions include:

1. Met with the South Middle River Civic Association on March 14, 2018, May 9, 2018 and June 26, 2018 to obtain additional public participation.
  - a. The South Middle River Civic Association voted in favor of the proposed plat at their June 26, 2018 general membership meeting. The City received a letter of support for this project and is filed with the application;
2. Reconfigured the plat to allow space between buildings as retention areas.
3. Changed the plat note restriction to read: "This plat is restricted to 46 townhouse units" from "This plat is restricted to 49 townhouse units."

**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 property consists of a combination of developed property and vacant lots which the applicant requests to subdivide into 46 individual townhouse lots, therefore, platting is required to allow for new development. The applicant is not proposing new roadways or a new street network as part of the plat request, but is platting the site in order to redevelop the vacant land as townhouse units, and constructing associated site and right-of-way improvements.

If approved as submitted, all uses permitted by the zoning district will apply, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

**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 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 the Medium Density Residential, maximum density of 15 dwelling units per acre, land use designation. The property density under the land use would allow for 72 dwelling units and the applicant is proposing 46 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 as Exhibit 3. Staff concurs with applicant's assessment.

**PLANNING AND ZONING BOARD REVIEW OPTIONS:**

The Planning and 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 and Proposed Plat
2. Planning and Zoning Board Meeting Minutes for February 21, 2018
3. Applicant's Narrative Responses to Criteria
4. Public Notice Sign Affidavit and Pictures