



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

**#18-1300**

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

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

**DATE:** December 18, 2018

**TITLE:** Quasi-Judicial Resolution Approving Plat Known as "Gardenia Park"  
Located at 501 NW 17<sup>th</sup> Street - Development4Life Partners, L.P. - Case  
No. PL17007

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**Recommendation**

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

**Background**

The applicant, Development4Life Partners, L.P. proposes to plat 211,421 square feet (4.85 acres) of land located at 501 NW 17<sup>th</sup> Street. The parcel, currently a vacant lot, is located on the west side of NW 3<sup>rd</sup> Avenue, north of NW 17<sup>th</sup> Street, east of NW 6<sup>th</sup> Avenue and south of NW 17<sup>th</sup> Place. The applicant is platting the site to allow for the future development of a 46 unit townhouse community, named "Gardenia Park".

The proposed plat includes the following plat note restriction:

*"This plat is restricted to 46 townhouse units".*

The Development Review Committee (DRC) reviewed the plat application on September 19, 2017, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development (DSD). The Planning and Zoning Board (PZB) reviewed the item on February 21, 2018 and a motion to defer the application indefinitely was approved by a vote of 6-0. The PZB reviewed the item again at its August 15, 2018 meeting and recommended approval in a 5-2 vote.

The proposed plat and the applicant's narrative responses are provided as Exhibit 1 and Exhibit 2, respectively. The August 15, 2018 PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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

### **Comprehensive Plan Consistency**

Staff has determined 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 underlying land use is Medium Density Residential. Up to 15 dwelling units per acre are permitted under this land use category.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5, Subdivision Requirements, of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

### **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 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

### **Attachments**

Exhibit 1 - Plat

Exhibit 2 - Applicant Narrative

Exhibit 3 - PZB Staff Report

Exhibit 4 - PZB Meeting Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

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