

DRAFT MINUTES

Wednesday, April 26, 2023

6:00 PM

(00:10)

F. NEW BUSINESS

(02:30)

1. [LN-257](#)

GIGI'S PLAT

Request: Plat
P&Z# 22-14000003
Owner: AASEA8, LLC
Project Location: 1665 NW 15th Avenue
Folio Number: 484227000501; 484227000508
Land Use Designation: LM (Low-Medium 5-10 DU/AC)
Zoning District: RM-12 (Multiple-Family Residence-12)
Agent: Tara-Lynn Patton
Project Planner: Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting plat approval for "Gigi's Plat." The property is located on the northwest corner of NW 15th Court and Andrews Avenue Extension. The agent Tara-Lynn Patton of Planning and Entitlements, Inc. is representing the owner of the property, AASEA8, LLC. The existing site is vacant. The proposed plat note restricts the plat to 23 garden apartments. The subject property is 2.6 gross acres and has never been platted. The land use designation for the property is Low-Medium Residential (5-10 du/ac) and the Zoning is RM-12 (Multi-Family Residence). The main entrance for the project is on NW 15th Court and the Plat shows a right turn-only access that connects with NW 15th Avenue. The subject property has a Land Use designation of Low-Medium Residential (5-10 du/ac) and the Zoning is RM-12 (Multi-Family Residence); therefore, the maximum density for the property would allow the requested 23 proposed multi-family units. The proposed Plat was reviewed by the DRC on April 6, 2022, where the Engineering and Development Services Departments had a comment regarding the need for dedication of right-of-way. As a result, the Applicant ultimately was required to dedicate 30 feet of right-of-way for NW 15th Court, and provide an additional 14 feet for the purposes of ingress and egress. In addition, the Engineering Department required that 10-foot utility easement along the west side of the property. The Applicant has shown this dedication and easement on the proposed plat. With the conditions of the DRC met, the request is found to be in compliance with the City's Land Development Regulations.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission meeting:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. On Plat page 2 of 3 replace the name of the City Clerk from Asceletta Hammond to Kervin Alfred.
3. All conditions stated in the Broward County DRR must be addressed on the Plat.
4. The applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Tara Patton, Planning and Entitlements, Inc., introduced herself to the Board on behalf of the applicant. She stated they agree with the conditions, and she is available to answer questions.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(06:48)

MOTION by Tundra King and seconded by Richard Derek Lewis that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the four (4) conditions provided by staff. All voted in favor. The motion was approved.

(07:29)

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