

Celebration Pointe Plat Note Amendment

June 5, 2019
City Commission
Andrew Pinney, AICP

Tonight

- I. Purpose
- II. Application
- III. Review Criteria
- IV. Recommendation

“A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances.”

F.S. 177.031

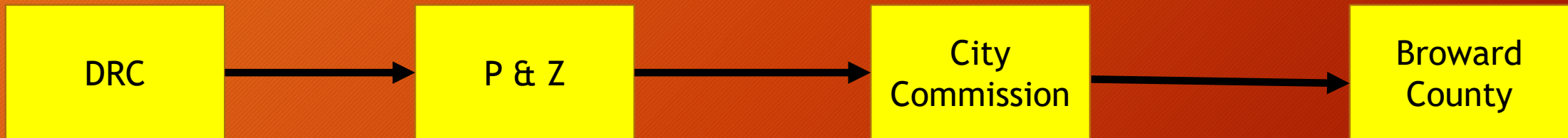
Definition of Plat or Replat

“The difference between the number of dwelling units permitted within the flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by a local government’s certified land use plan map.”

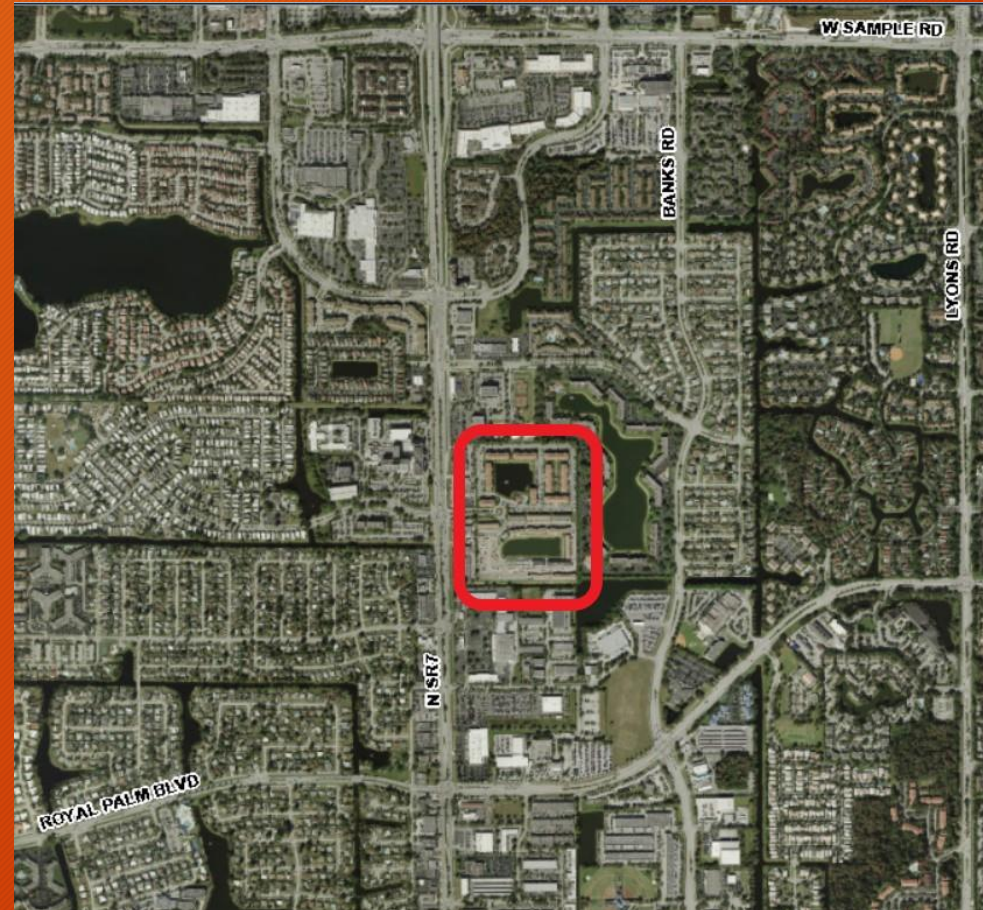
Broward County Administrative Rules Document

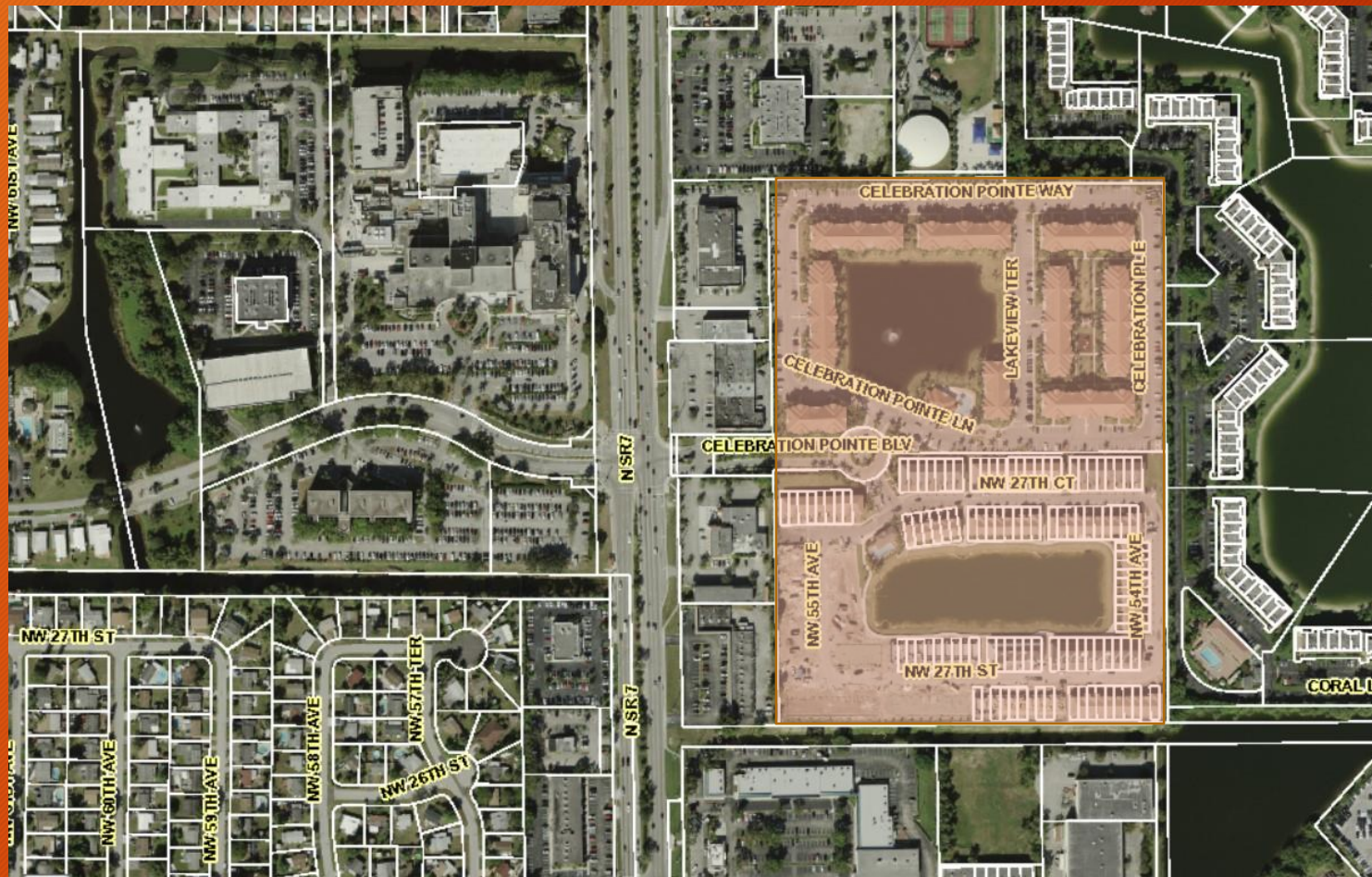
Definition of Flex Unit

Plat Amendment Process



Subject Property





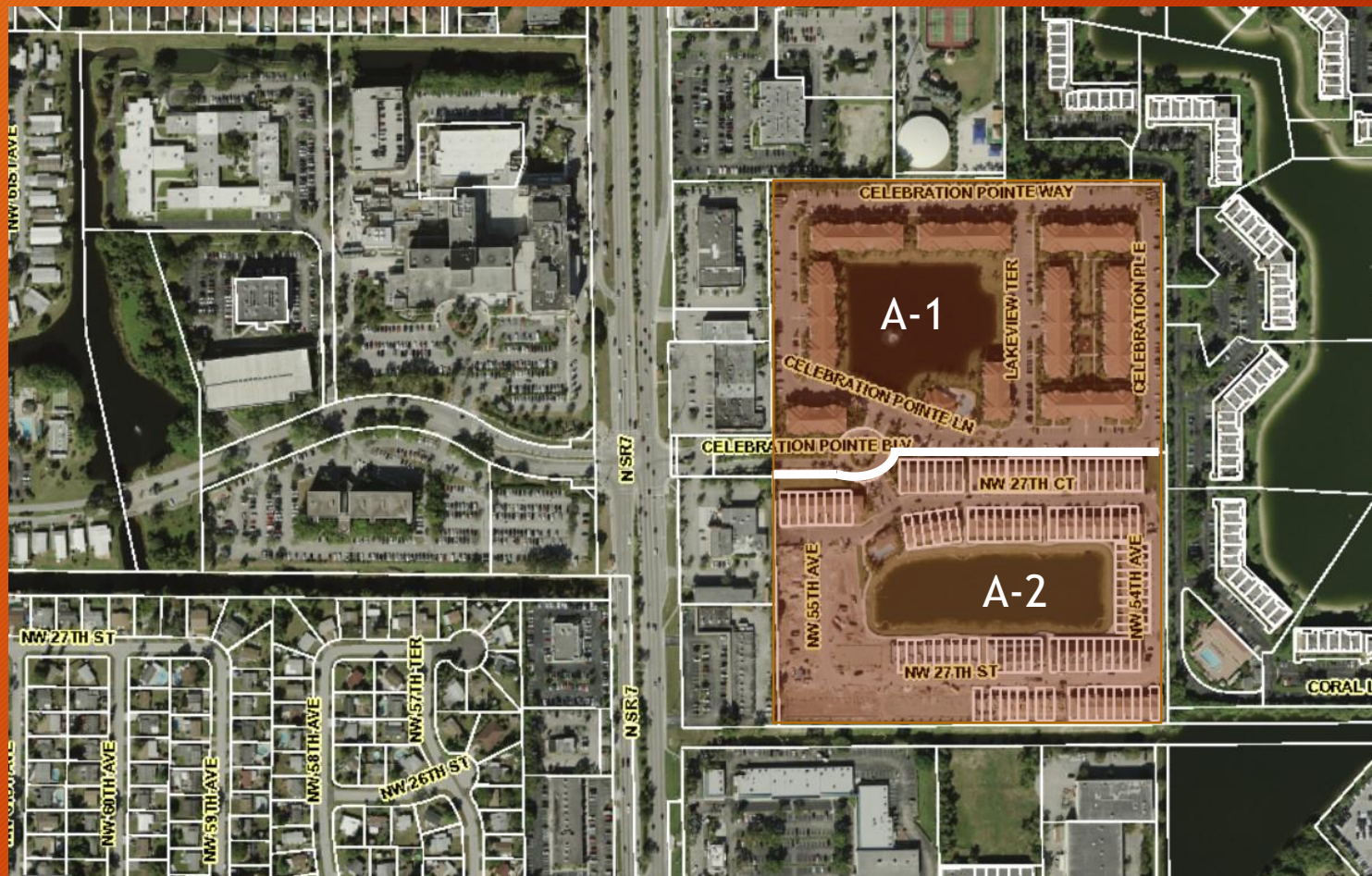
Celebration Pointe History

- Originally 255 Mobile Homes (FKA - Rancho Margate)
- 2006 Approved for 412 Townhouses (TH)
- 2009 Approved for 580 Garden Apartments (GA)
 - Two symmetrical phases of 290 GA
- 2014 Amendment - 282 GA Phase 1
- 2015 Amendment - 252 GA Phase 2
- 2017 Amendment - 160 TH Phase 2

Resolution 17-070

- “SECTION 3: That if Parcel A-2 of the Celebration Pointe plat is developed with fewer than 168 townhouses, the applicant shall file a second plat note amendment to reflect the actual number of townhouses built.”

Celebration Pointe Parcels



Proposed Note

- This Plat is restricted to 282 garden apartments on Parcel A-1 (see attached legal description) and ~~468~~ 160 townhome units on Parcel A-2 (see attached legal description).

Review Criteria - Sec. 31-42 MCO

- Adequacy determination shall be required for any additional trip related to the note change

STAFF RECOMMENDATION

Approve

PZ BOARD RECOMMENDATION

Approve