



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: October 1, 2013

TITLE: QUASI-JUDICIAL – RESOLUTION TO APPROVE NEW MOUNT OLIVE
BAPTIST CHURCH PLAT – Case 1P13

Recommendation

It is recommended that the City Commission adopt a resolution approving the New Mount Olive Baptist Church Plat consistent with ULDR Sec. 47-24.5, Subdivision Regulations and 47-25.2, Adequacy Criteria.

Background

The City Commission is to determine whether the proposed plat meets the standards and requirements of the Unified Land Development Regulations (ULDR).

The applicant proposes to plat a 6.014-acre property consisting of four parcels of land, associated with the New Mount Olive Baptist Church. The general location of each parcel is described as follows:

Parcel A: northeast corner of Powerline Road and NW 4th Street;

Parcel B: northeast corner of NW 8th Avenue and NW 4th Street;

Parcel C, southwest corner of NW 4th street and NW 8th Avenue;

Parcel D, north side of NW 3rd Street between NW 8th Avenue and NW 9th Avenue.

Currently, the sites contain an existing house of worship, parking and multifamily apartments. The applicant is platting the site to redevelop and expand the existing house of worship use. The plat is provided as Exhibit 1. Applicant's application and narratives are provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "Parcel "A" is restricted to 78,000 square feet of Church use (30,403 square feet existing and 47,597 square feet proposed) AND 3,800 square feet of Chapel use (1,230 square feet of existing and 2,570 of proposed). Parcels "B" and "C" are restricted to parking. Parcel "D" is restricted to 18 existing Garden Apartments."

Pursuant to criteria outlined in ULDR Sec. 47-24.5, Subdivision Regulations, the DRC reviewed the application on January 22, 2013, and the application and the record and report of the DRC are available for review upon request.

The Planning and Zoning Board (PZB) reviewed the item at the April 17, 2013 meeting and recommended approval by a vote of 9-0. Associated staff report and PZB minutes are attached as Exhibits 3 and 4 respectively.

Condition

1. Plat as proposed is subject to the approval of the associated right-of-way vacations also being reviewed on this agenda.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 - Plat

Exhibit 2 – Applicant’s Narratives and Ownership Information

Exhibit 3 – Staff Report from April 17, 2013 PZB Staff Report

Exhibit 4 – Minutes from April 17, 2013 PZB Meeting

Exhibit 5 – Resolution to approve

Exhibit 6 – Resolution to deny

Prepared by: Thomas Lodge, Planner II

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