



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0789

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

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

DATE: July 11, 2017

TITLE: Quasi-Judicial Resolution Approving Plat Known as New Hope
Community Church (located on the east side of NW 31st Avenue, north of
NW 62nd Street) - New Hope Community Church, Inc. – Case Number
PL16013

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as “New Hope Community Church.”

Background

The applicant proposes to plat 217,798 square feet (5.0 acres) of land located at 6400 NW 31st Avenue. The parcel is located on the east side of NW 31st Avenue, north of NW 62 Street (W Cypress Creek Road) and is currently the site of a house of worship. The applicant is platting the site to incorporate an elementary school, child day care facility, and a multi-purpose building in addition to the existing house of worship.

The proposed plat includes the following plat note restriction:

“This plat is restricted to 13,157 square feet of church use, 23,987 square feet of elementary school use; 22,250 day care use; and an 8,000 square foot multipurpose building.”

The City’s Development Review Committee (DRC) reviewed the application on October 25, 2016, 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 at its May 17, 2017 meeting and recommended approval in a 5-0 vote. The proposed plat and the applicant’s narrative responses are provided as Exhibits 1 and 2, respectively. The May 17, 2017 PZB draft meeting minutes and staff report are attached as Exhibits 3 and Exhibit 4, respectively. Proof of ownership is attached as Exhibit 5.

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 of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

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.

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 Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narrative

Exhibit 3 - PZB Meeting Minutes from May 17, 2017

Exhibit 4 - PZB Staff Report from May 17, 2017

Exhibit 5 - Proof of Ownership

Exhibit 6 - Approval Resolution

Exhibit 7 - Denial Resolution

Prepared by: Karlanne Grant, Planner II, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development