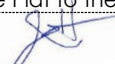




**REQUEST:** Plat Review: Calvary Academy West Campus Plat

<b>CASE</b>	UDP-P24005	
<b>PROJECT NAME</b>	Calvary Academy West Campus Plat	
<b>APPLICATION TYPE</b>	Plat Review	
<b>APPROVAL LEVEL</b>	Planning and Zoning Board Review, City Commission Approval	
<b>REQUEST</b>	Plat Review	
<b>APPLICANT</b>	Calvary Chapel of Fort Lauderdale, Inc.	
<b>AGENT</b>	Joselyn Aldas, Keith	
<b>PROPERTY ADDRESS</b>	6330 NW 31 <sup>st</sup> Avenue	
<b>ABBREVIATED LEGAL DESCRIPTION</b>	8-49-42 Acreage	
<b>LOT SIZE</b>	433,730 square feet (9.9 acres)	
<b>ZONING DISTRICT</b>	Community Facilities – House of Worship/School (CF-HS) and Park and Open Space (P) Districts	
<b>LAND USE</b>	Community Facilities and Parks	
<b>COMMISSION DISTRICT</b>	1 – John Herbst	
<b>NEIGHBORHOOD ASSOCIATION</b>	Palm Aire Village Homeowners Association (West)	
<b>APPLICABLE ULDR SECTIONS</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
<b>NOTIFICATION REQUIREMENTS</b>	ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
<b>STATE STATUTE 166.033</b>	<b>180-DAY EXPIRATION DATE</b>	<b>EXTENSION DATE</b>
<b>EXPIRATION DATE</b>	April 20, 2025	Waived
<b>ACTION REQUIRED</b>	Recommend approval or denial of the Plat to the City Commission	
<b>CASE PLANNER</b>	Jim Hetzel, AICP Principal Urban Planner	 KD

**PROJECT DESCRIPTION:**

The applicant, Calvary Chapel of Fort Lauderdale, Inc. proposes to plat 433,730 square feet (9.9 acres) of land located at 6330 NW 31<sup>st</sup> Avenue. The site is currently used as the Calvary Christian Academy classrooms, school gymnasium, and baseball field. The applicant is proposing to redevelop the site with a new 54,710 square-foot academy classroom building, 31,304 square-foot gymnasium, 26,257 square-foot theater, and new recreational facilities. An associated Site Plan Level II application, DRC Case No. UDP-S24055, is being processed and is subject to approval by the Development Review Committee.

The plat is divided into two parcels due to split land use designations. Parcel "1" has a land use designation of Community Facility and Parcel "2" is Park and Open Space. As such, the plat note restriction reflects the split in land use with 125,000 square feet of K-8 Education Facility for Parcel "1" and Recreation at Facility on Parcel "2" respectively.

A location map is provided as Exhibit 1. The application and narrative responses to criteria are attached as Exhibit 2. The proposed plat is attached as Exhibit 3.

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on October 22, 2024. All comments have been addressed. The DRC Comment Report with the applicant's responses is attached as Exhibit 4.

**REVIEW CRITERIA:**

Pursuant to the Unified Land Development Code (ULDR), Section 47-24.5, Subdivision Regulations and ULDR, Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria with exception of two aspects of subdivision regulations which can be waived by the Planning and Zoning Board (PZB) pursuant to ULDR, Section 47-25.5.D.1.h.

Section 47-24.5, Subdivision Regulations, specifically, Section 47-24.5.D.1, Streets and Alleys, states that every subdivided lot or property must be served from a publicly dedicated street. This requirement may be waived by the PZB in special situations where the PZB finds public safety, convenience, and welfare can be adequately served. Furthermore, Section 47-24-5.D.3, Lots, states every lot shall abut upon and have permanent access to public street; however, where existing lots are replatted or the size and shape of a tract to be platted makes conformance with the provisions of the subdivision regulations unreasonable and impracticable in the judgment of the PZB, the PZB is hereby authorized to vary the requirement in appropriate cases in such manner as to carry out the spirit and purpose of the subdivision regulations.

The applicant is requesting the PZB waive these requirements due to both parcels designed as a campus style development where there will be internal circulation through drive aisles and sidewalks connecting the interior parcel to the public street, NW 31<sup>st</sup> Avenue. In addition, the property has been operating in this manner without compromising safety, convenience, or overall welfare of patrons to the site since 1974 and requiring such standards are unreasonable and impracticable. The parcels will remain under same ownership thereby not causing an issue with access to the interior parcel. Furthermore, the proposed plat note will further restrict the uses by parcel allowing operations to align with the land use. The applicant's waiver request is attached as Exhibit 5.

**COMPREHENSIVE PLAN CONSISTENCY:**

The City's Future Land Use Map indicates the plat has an underlying land use designation of Community Facility and Park and Open Space which allows for the proposed development as indicated in the plat note.

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3, Objective FLU 3.1, compliance with the Broward County Land Use, Policy FLU 3.1.2, which states that platting at least in those circumstances where the plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within the City; and Policy FLU 3.1.3, which states that the plat shall be reviewed to ensure public facilities and services necessary to meet the level of service standards will be available to serve new development.

**PUBLIC NOTICE:**

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted sign are included as Exhibit 6.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed plat meets the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

**EXHIBITS:**

1. Location Map
2. Application and Project Narratives
3. Proposed Plat
4. DRC Comment Report with Applicant's Responses
5. Applicant's Waiver Request
6. Public Sign Affidavit and Picture