

REQUEST: Plat Approval

Case Number	1P12
Applicant	The Most Reverend Thomas G. Wenski, Archbishop
Location	Northeast corner of SW 9 th Avenue and SW 28 th Street
Legal Description	The Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 21, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
Property Size	442,534 sq. ft. / 10.159 acres
Zoning	Community Facilities (CF)
Existing Use	House of Worship
Future Land Use Designation	Commercial
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a 442,534 square foot (10.159 acre) parcel of property located at 2601 SW 9th Ave. The parcel is on the northeast corner of SW 9th Avenue and SW 28th Street, and is currently the site of a house of worship. The applicant is requesting the plat approval to expand the existing school on the site.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on March 13, 2012. All comments have been addressed.

In association with this request, the applicant applied to remove a portion of SW 9th Avenue, between State Road 84 and SW 34th Street, from the Broward County Trafficways Plan, in order to provide to the City a 35-foot right-of-way dedication, as opposed to a 40-foot dedication that would have been otherwise required per the Broward County Trafficways Plan.

The City Commission approved the removal of the subject portion of right-of-way from the Broward County Trafficways Plan, by a vote of 5-0, on August 21, 2012 by Resolution 12-150, attached as **Exhibit 1**. Final approval by the Broward County Planning Council is pending and is anticipated to take place in November 2012.

REVIEW CRITERIA:

Pursuant to Table I, Development Permits and Procedures of ULDR Section 47-24, the following criteria shall be used to evaluate the request:

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

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the application package.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires consistency with Broward County regulations for platting.

STAFF FINDINGS:

Upon finding consistency with:

ULDR Section 47-24.5, Subdivision Regulations and

ULDR Section 47-25.2, Adequacy Requirements

Staff supports a positive recommendation for plat approval, conditioned upon the final approval of the associated removal of the subject portion of right-of-way from the Broward County Trafficways Plan by the Broward County Planning Council.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.