



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

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

**DATE:** May 5, 2015

**TITLE:** Quasi-Judicial Plat Review – PCS Plat No. 2 – Case File PL15003

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving PCS PLAT No. 2, consistent with Section 47-24.5, Unified Land Development Regulations (ULDR) of the City of Fort Lauderdale, pertaining to Subdivision Regulations.

**Background**

The applicant, Pine Crest Preparatory School, proposes to plat a portion of land comprising of 205,257 square feet (4.71 acres) located on the north side of NE 62 Street, between NE 18 Avenue and Dixie Highway. The zoning of the subject site is Community Facility-School (CF-S) and the Future Land Use is Community Facility. Platting is required as the site has not been platted previously. The plat is provided as Exhibit 1 and the applicant's narrative is provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted to 63,370 Square Feet of existing Private School (57,978 square feet of K-5<sup>th</sup> grades and 5,392 square feet of daycare/preschool use)."

The City Commission shall consider the application and the record and recommendations forwarded by the Development Review Committee, the Department of Sustainable Development, and the Planning and Zoning Board and shall hear public comment on the application and determine whether the proposed plat satisfies the provisions of this section and other applicable land development regulations.

The City's Development Review Committee reviewed the application on February 24, 2015, and the application and the record are available for review upon request with the Department of Sustainable Development. The Planning and Zoning Board reviewed the item at its March 18, 2015, meeting and meeting minutes are provided as Exhibit 3. The associated Planning and Zoning Board staff report is attached as Exhibit 4 and proof of ownership is attached as Exhibit 5.

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

- ULDR Section 47-24.5, Subdivision Requirements
- ULDR Section 47.25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses, provided as Exhibit 2. The plat conforms to the required criteria. There are no proposed changes to the existing roadway configuration.

The proposed plat is being restricted to the uses and square footage currently constructed on the site. Specific development criteria were applied at time of site plan review.

### **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 8: Be known for educational excellence.
- Objective 1: Create a call to action with our partners to elevate our focus on excellent Pre-K through 12<sup>th</sup> grade quality public and private education.

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 - 3/18/15 PZB Minutes
- Exhibit 4 - 3/18/15 PZB Staff Report
- Exhibit 5 - Proof of Ownership
- Exhibit 6 - Approval Resolution
- Exhibit 7 - Denial Resolution

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