



REQUEST: Plat Review: Bal Harbour Plat

CASE NUMBER	UDP-P23001	
APPLICANT	Full Gospel Church of Living God, Inc.	
AGENT	Elizabeth Tsouroukdissian, Pulice Land Surveyors	
PLAT NAME	Bal Harbour Village Plat	
GENERAL LOCATION	2201 NE 19 th Street	
LEGAL DESCRIPTION	25-49-42 That Portion of GOVT Lot 5 East of Federal Highway	
PROPERTY SIZE	85,116 square feet / 1.954 acres	
ZONING	Residential Single Family/Low Medium Density District (RS-8) and Boulevard Business District (B-1)	
EXISTING USE	House of worship (Church)	
PROPOSED USE	Seven single-family residential lots and 10,000 square feet of office use on Tract A	
FUTURE LAND USE DESIGNATION	Low-Medium Residential and Commercial	
APPLICABLE ULDR SECTIONS	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	Sign notice prior to Planning and Zoning Board (ULDR Section 47-27.4.A.1)	
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	120-DAY EXTENSION DATE
	September 30, 2023	April 1, 2023
ACTION REQUIRED	Recommend approval or denial of the Plat to the City Commission	
PROJECT PLANNER	Nancy Garcia, Urban Planner II	

PROJECT DESCRIPTION:

The applicant, Full Gospel Church of Living God, Inc., proposes to plat 85,116 square feet, approximately 1.954 acres, of land located at 2201 NE 19th Street. The site is currently developed with an 84,880 square-foot church and associated parking lot.

The applicant is platting the site in anticipation of future development which will consist of seven single-family residential lots and one commercial lot listed as Tract A per the proposed plat. The proposed boundary lines align with the existing land use designations of Low-Medium Residential and Commercial as well as the zoning designations of Residential Single Family/Low Medium Density District (RS-8) and Boulevard Business District (B-1). The proposed plat includes the following plat note restriction: "This plat is restricted to seven single-family residences and 10,000 square feet of office use on Tract A." The applicant is not proposing development of Tract A as part of this plat application. Future development of Tract A will require a separate development review application to be filed and reviewed with the Development Services Department. The single-family homes will be submitted individually through building permits.

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

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on April 25, 2023. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant's responses is attached as **Exhibit 3**.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks, and lots.

The proposed plat will allow for the development of seven single-family residences and 10,000 square feet of office use. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-5.11, List of Permitted and Conditional Uses for RS-8 and RS-8A Residential Single Family/Low Medium Density District for the portion zoned residential. Only uses permitted pursuant to ULDR Section 47-6.11, List of Permitted and Conditional Uses for Boulevard Business (B-1) District, could be applied for on Tract A. All proposed uses will be subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to redevelop the parcel and constructing associated site and necessary right-of-way improvements.

COMPREHENSIVE PLAN CONSISTENCY:

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 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Low-Medium Residential and Commercial allows for the proposed development as indicated in the plat note.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed two signs on the property, facing the public right-of-way and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted signs are included as part of **Exhibit 4**.

This item was originally scheduled to be heard on November 15, 2023; however the meeting was cancelled due to the National Weather Service Advisory. Both signs were revised to reflect the rescheduled meeting date of December 20, 2023.

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 meet 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, Plat, and Narrative Responses to Criteria
3. DRC Comment Report with the Applicant's Responses
4. Sign Affidavit and Photographs of Posted Signs