



REQUEST: Plat Review: New Hope Community Church Plat

Case Number	PL16013
Applicant	New Hope Community Church, Inc.
Location	6400 NW 31 st Avenue
Legal Description	A plat of a portion of Northwest ¼ Section 8, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida and containing 217,798 square feet or 5,000 acres, more or less.
Property Size	217,798 square feet / 5.0 acres
Zoning	Community Facilities-House of Worship/School District (CF-HS)
Existing Use	House of Worship
Future Land Use Designation	Community Facilities
Applicable Unified Land Development Regulations (ULDR) Sections	Section 47-24.5, Subdivision Regulations Section 47-25.2, Adequacy Requirements
Notification Requirements	ULDR Section 47-27.6 Sign Notice 15 days prior to meeting
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Karlanne Grant, Planner II WB EG

PROJECT DESCRIPTION:

The applicant, New Hope Community Church, Inc., 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 subject plat includes the following proposed 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."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on October 25, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development (DSD).

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. Criteria specific to the proposed development was applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-8.13, List of Permitted and Conditional Uses, Community Facility-House of Worship/School (CF-HS) District could be applied for, subject to

meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

A 5-foot sidewalk currently exists on the NW 31st Avenue frontage. The plat is not providing any right-of way dedication on NW 31st Avenue as it currently complies with the Broward County Trafficways Map. No additional improvements for paving, grading and storm drainage are being sought. Water and sanitary services are connected and are being provided according to the requirements and provisions established by the City with no alternations being requested as part of the platting process.

The applicant's intent is to construct a 17, 724 Square-Foot Child Care Facility, 17,191 Square-Foot School, and a 7,341 Square-Foot Multi-Purpose Building associated with the existing 13,156 square-foot House of Worship. The site will remain on the City's Waste Water service, which is adequate for the needs of the proposed development. The site plan is also being designed to include a retention area and/or drainage structures which will be maintained on site.

COMPREHENSIVE PLAN CONSISTENCY:

Staff has determined the proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document.

The City's Future Land Use Element and Map indicate that the proposed plat is located in the Community Facilities land use designation. The Community Facilities land use designation permits a full range of community uses that serve the basic need of the community such as school and churches, hospitals and public clinics, and other government related services. The proposed plat note is consistent with the Community Facilities designation as outlined in the City's Comprehensive Plan.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. Staff concurs with applicant's assessment.

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.

EXHIBITS:

1. Plat and Applicant's Narrative Responses to Criteria