

REQUEST: Plat Approval

Case Number	1P13
Applicant	New Mount Olive Baptist Church, Inc.
General Location	Parcel A: northeast corner of Powerline Road and NW 4th Street; Parcel B: northeast corner of NW 8th Avenue and NW 4th Street; Parcel C: southwest corner of NW 4th street and NW 8th Avenue; Parcel D: north side of NW 3rd Street between NW 8th Avenue and NW 9th Avenue.
Legal Description	Portion of Blocks 17 and 18, NORTH LAUDERDALE, Plat Book 1, Page 48 and a portion of Block "B", FORT LAUDERDALE, land and development company subdivision of Block 6, Plat Book 1, Page 57 and adjacent alleys Section 3, Township 50 South, Range 42 east, City of Fort Lauderdale, Broward County, Florida.
Property Size	Parcel A: 145,125 sq. ft./ 3.331 Acres Parcel B: 33,750 sq. ft./ .774 Acres Parcel C: 61,625 sq. ft./ 1.41 Acres Parcel D: 21,750 sq. ft./ .499 Acres
Zoning	Community Facility – House of Worship (CF-H) & Residential Multi-Family Mid Rise/Medium High Density District (RMM-25)
Existing Use	House of Worship, Parking and Multifamily Apartments
Future Land Use Designation	Northwest Regional Activity Center
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 four parcels of property equaling approximately 6.014 acres of land generally located as follows:

Parcel A: northeast corner of Powerline Road and NW 4th Street;
Parcel B: northeast corner of NW 8th Avenue and NW 4th Street;
Parcel C, southwest corner of NW 4th street and NW 8th Avenue;
Parcel D, north side of NW 3rd Street between NW 8th Avenue and NW 9th Avenue.

The overall site currently contains an existing house of worship, parking and multifamily apartments. The applicant is platting the site to redevelop and expand the existing house of worship use. The associated site plan will be scheduled on an upcoming Planning and Zoning Board Agenda for review.

The proposed plat includes the following plat note restriction: "Parcel "A" is restricted to 78,000 square feet of Church use (30,403 square feet existing and 47,597 square feet proposed) AND 3,800 square feet of Chapel use (1,230 square feet of existing and 2,570 of proposed. Parcels "B" and "C" are restricted to parking. Parcel "D" is restricted to 18 existing Garden Apartments."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on January 22, 2013. All comments have been addressed.

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

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The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan 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:

Staff recommends the Board approve this request consistent with the ULDR requirements and conditions herein:

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

Conditions

1. Approval of plat as proposed is subject to City Commission approval of associated right-of-way vacation requests.

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.