

REQUEST: Plat Approval; PCS PLAT NO. 2

Case Number	PL15003
Applicant	Pine Crest Preparatory School
Location	1501 NE 62 Street
Legal Description	A portion of the East one-half (E ½) of the Southeast one-quarter (SE ¼) of the Southwest one quarter (SW ¼) of the Northeast one-quarter (NE ¼) of section 11, Township 49 South, Range 42 east, Broward County, Florida.
Property Size	205,257 SF (4.71 acres)
Zoning	Community Facility-School (CH-S)
Existing Use	Private School
Future Land Use Designation	Community Facilities
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 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. Platting is required as the site has not been platted previously.

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

PRIOR REVIEWS:

The plat was reviewed by the DRC on February 24, 2015. All comments have been addressed and are available on file with the Department of Sustainable Development.

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

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The proposed plat was reviewed for adequacy including conformity with criteria associated with layout of right-of-ways, blocks and lots. The internal layout of the site was established at time of site plan approval.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat is being restricted to the uses and square footage currently constructed on the site. Criteria specific to the proposed development plan was applied at the time of site plan review. The applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

If approved as submitted, all uses allowed in ULDR Sec. 47-8.12 could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR).

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.

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

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 12th grade quality public and private education.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Comprehensive Plan Consistency:

Staff has determined the proposed amendments described herein are consistent with the City’s Comprehensive Plan. The specific Goals and Objectives are as follows:

- ELEMENT: Future Land Use Element
- GOAL: Goal 1
- OBJECTIVE: Objective 1.5 Subdivision Regulations
- POLICY: Policy 1.5.1

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.