



REQUEST: Plat Review; Royal Palm Church Plat

Case Number	PL18003
Applicant	Florida Conference Association of Seventh Day Adventist
General Location	2210 NW 22 nd Street
Legal Description	Lot 4, Less The North 135.00 Feet Of The East 60.00 Feet Of Block 2, Arrowhead Estates, According To The Plat Thereof, As Recorded In Plat Book 21, Page 27, Of The Public Records Of Broward County, Florida.
Property Size	128,144 square feet / 2.94 acres
Zoning	Duplex and Attached One-Family Dwelling Districts (RD-10 County)
Existing Use	Vacant Lot
Future Land Use Designation	Irregular 18.07 (County)
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	Florentina Hutt, AICP, Planner III <i>FH</i> <i>ES</i>

PROJECT DESCRIPTION:

The applicant proposes to plat 128,144 square feet (2.94 acres) of land located at 2210 NW 22nd Street. The parcel is located west of NW 21st Avenue on 22nd Street and is currently a vacant lot. The applicant is re-platting the site in order to develop the Royal Palm Seventh Day Adventist Church project, Case Number R17015. The development application and proposed plat are attached as Exhibit 1 and Exhibit 2, respectively.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 5,000 square feet of Church Use."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on April 10, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development. The associated site plan has been reviewed by the Development Review Committee (DRC) on March 28, 2017 and it is currently under review to obtain Final DRC approval.

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 applicant is not proposing new roadways or a new street network with the plat, but rather improvements to the local street cross sections. Such improvements will be associated with the site plan for the church as referenced above.

The property is located in an area that was annexed into the City's boundaries in 1989, and has maintained Broward County Residential Zoning District (RD-10) and an Irregular 18.07 future land

use designation. If approved as submitted, all uses permitted pursuant to Broward County Zoning Code Section 39-279, Uses Permitted could be applied for, subject to meeting all applicable Broward County Zoning Code, ULDR criteria and consistency with the City's Comprehensive Plan. The proposed Church use is permitted in the County RD-10 Zoning District. The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package.

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 Map indicates that the proposed plat is located in County Residential Irregular 18.07 land use designation. The property was annexed into the City with the County's underlying land use designation of Residential Irregular 18.07 and a church use is permitted in this land use designation.

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 applicable criteria, to assist the Board in making a determination, which is attached as Exhibit 3. Staff concurs with the 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. Development Application
2. Proposed Plat
3. Applicant's Narrative and Response to Criteria
4. Public Notice Sign and Sign Affidavit