



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0916

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: October 9, 2018

TITLE: Quasi-Judicial Resolution to Approve a Plat Known as "Royal Palm S.D.A." Located at 2210 NW 22nd Street – Florida Conference Association of Seventh Day Adventist - Case No. PL18003

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat known as "Royal Palm S.D.A."

Background

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 site plan was reviewed by the Development Review Committee (DRC) on March 28, 2017 and it is currently under review to obtain Final DRC approval for a site plan level II development approval.

The proposed plat includes the following plat note restriction:

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

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 Planning and Zoning Board (PZB) recommended approval (8-0) of the item on July 18, 2018. The proposed plat and the applicant's narrative responses are provided as Exhibits 1 and 2, respectively. The July 18, 2018 PZB meeting minutes and staff report are attached as Exhibits 3 and 4, respectively. Proof of ownership is attached as Exhibit 5.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined herein.

Pursuant to Section 47-24 of the ULDR, Table I, Development Permits and Procedures, the following criteria shall be used to evaluate the request:

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

Please refer to Exhibit 2 for the applicant's responses to the criteria. Staff concurs with applicant's assessment.

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 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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 1: Increase neighbor engagement and improve communication networks within and among neighborhoods.

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

Attachments

Exhibit 1 – Plat
Exhibit 2 – Applicant's Narrative
Exhibit 3 – July 18, 2018 PZB Meeting Minutes
Exhibit 4 – July 18, 2018 PZB Staff Report
Exhibit 5 – Proof of Ownership
Exhibit 6 – Approval Resolution
Exhibit 7 – Denial Resolution

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10/09/2018
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