

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-L23004



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-L23004
MEETING DATE:	January 23, 2024
REQUEST:	Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map from Low-Medium (8) to Irregular (25) Residential for .84 Acre Site
APPLICANT:	City of Fort Lauderdale
PROJECT NAME:	Lake Estates Improvement Neighborhood Corrective Land Use Amendment
PROPERTY ADDRESS:	2591 NE 55th Court, 2690 NE 56th Court, and 700 NE 56th Court
ZONING DISTRICT:	Residential Multifamily Mid Rise/Medium High Density District (RMM-25)
LAND USE:	Low-Medium (8) Residential
COMMISSION DISTRICT:	1 - John Herbst
NEIGHBORHOOD ASSOCIATION:	The Landings Neighborhood Association
CASE PLANNER:	Lorraine Tappen

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 23, 2024

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

CASE NUMBER: UDP-L23004

REQUEST: Amend City of Fort Lauderdale Comprehensive
Plan Future Land Use Map from Low-Medium (8) to
Irregular (25) Residential for .84 Acre Site

CASE PLANNER: Lorraine Tappen

NOTES: **THERE ARE NO COMMENTS FOR THIS CASE**



Case Number: UDP-L23004

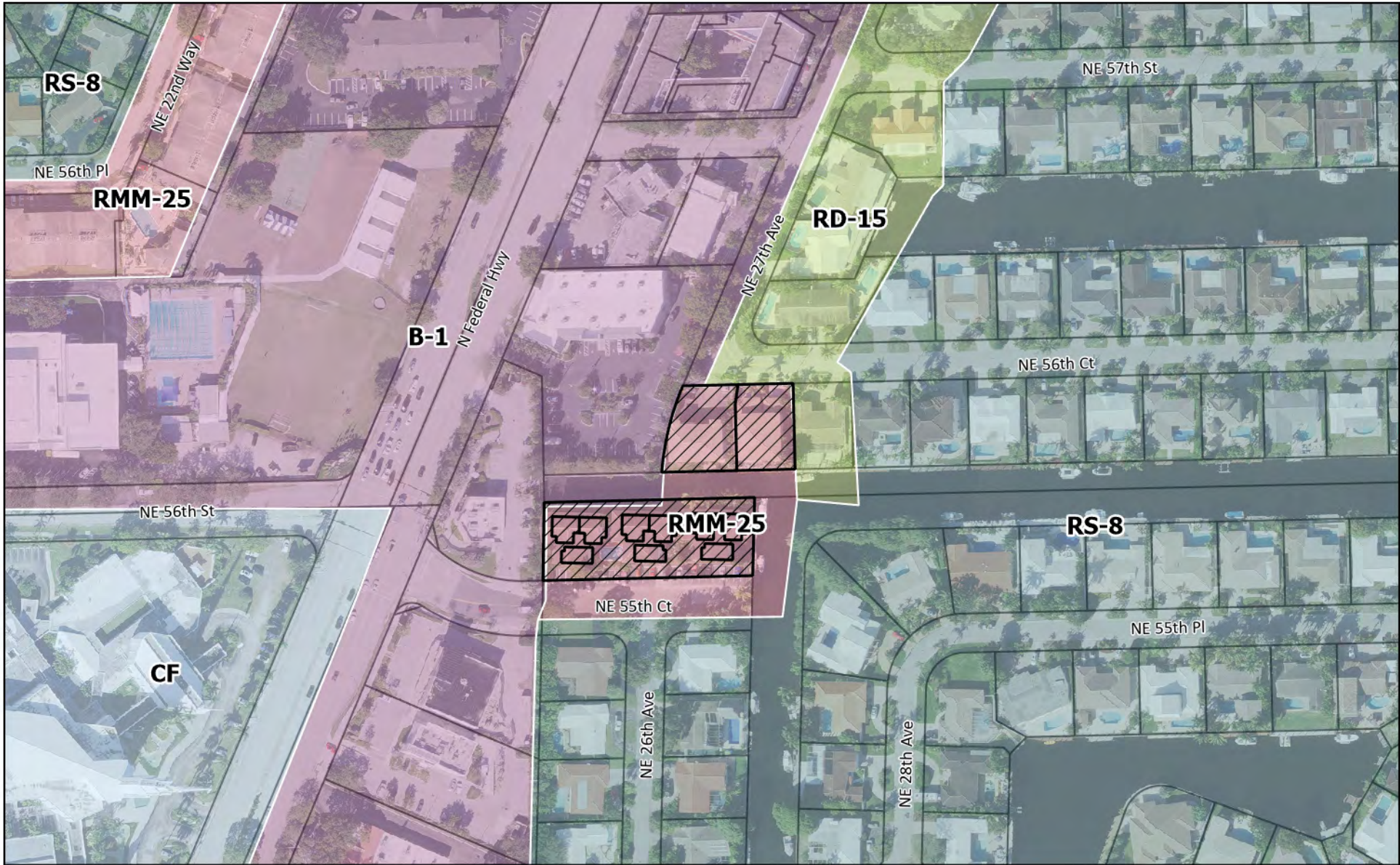
CASE COMMENTS:

Please provide a response to the following:

1. The site is designated Low-Medium (8) Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
2. The proposed project requires review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant (City of Fort Lauderdale) must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
 - c. Provide documentation of any public outreach.

GENERAL COMMENTS

4. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.
5. The proposed project requires review and approval by the Broward County Commission.
6. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida Department of Economic Opportunities (and other applicable state agencies) for the adoption of comprehensive plan amendments.
7. Additional comments may be forthcoming at the DRC meeting.



UDP-L23004 - 2591 NE 55 CT, 2690 NE 56 CT & 700 NE 56 CT.

