

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-P24005



**CITY OF FORT LAUDERDALE**





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### CASE INFORMATION

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<b>CASE:</b>	UDP-P24005
<b>MEETING DATE:</b>	October 22, 2024
<b>REQUEST:</b>	Plat Review
<b>APPLICANT:</b>	Calvary Chapel of Fort Lauderdale, Inc.
<b>AGENT:</b>	Joselyn Aldas / KEITH
<b>PROJECT NAME:</b>	Calvary Academy West Plat
<b>PROPERTY ADDRESS:</b>	6330 NW 31st Avenue
<b>ZONING DISTRICT:</b>	Community Facilities – House of Worship/School (CF-HS)
<b>LAND USE:</b>	Community Facilities
<b>COMMISSION DISTRICT:</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	Palm Aire Village Homeowners Association (West)
<b>CASE PLANNER:</b>	Tyler Laforme

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### 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.



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**CASE COMMENTS:**

1. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
2. Plat review and approval from City Surveyor is required prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting. City Surveyor's review will be coordinated by engineering staff assigned to this case.

Please be advised the plat must be recorded prior to submittal for building permit and that this will be a condition of site plan approval.

Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application fee is required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours notice prior to a City Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at [tlaforme@fortlauderdale.gov](mailto:tlaforme@fortlauderdale.gov) or 954-828-5633.
2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days for applications (March 25, 2025) subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant has provided a waiver to the timeline requirements.
3. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov> ). Please provide acknowledgement and/or documentation of any public outreach.
4. The site is designated Community Facilities and Park-Open Space on the City's Future Land Use Map. The proposed school use is permitted only in the Community Facilities portion of the plat. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
5. The plat will need separate parcels that align with the proposed uses per the areas designated by the future land use category. City anticipates two parcels for the plat. In addition, based on the interior parcel and per ULDR Section 47-24.5, Subdivision Regulations, public right-of-way dedication to all parcels will be required. This will need to meet ULDR and be coordinated with Engineering.
6. Please contact Karina Da Luz, Broward County Urban Planning Division at [Kdaluz@broward.org](mailto:Kdaluz@broward.org) or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County. Confirm the square footage needed to be included in the note language.
7. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

**GENERAL COMMENTS**

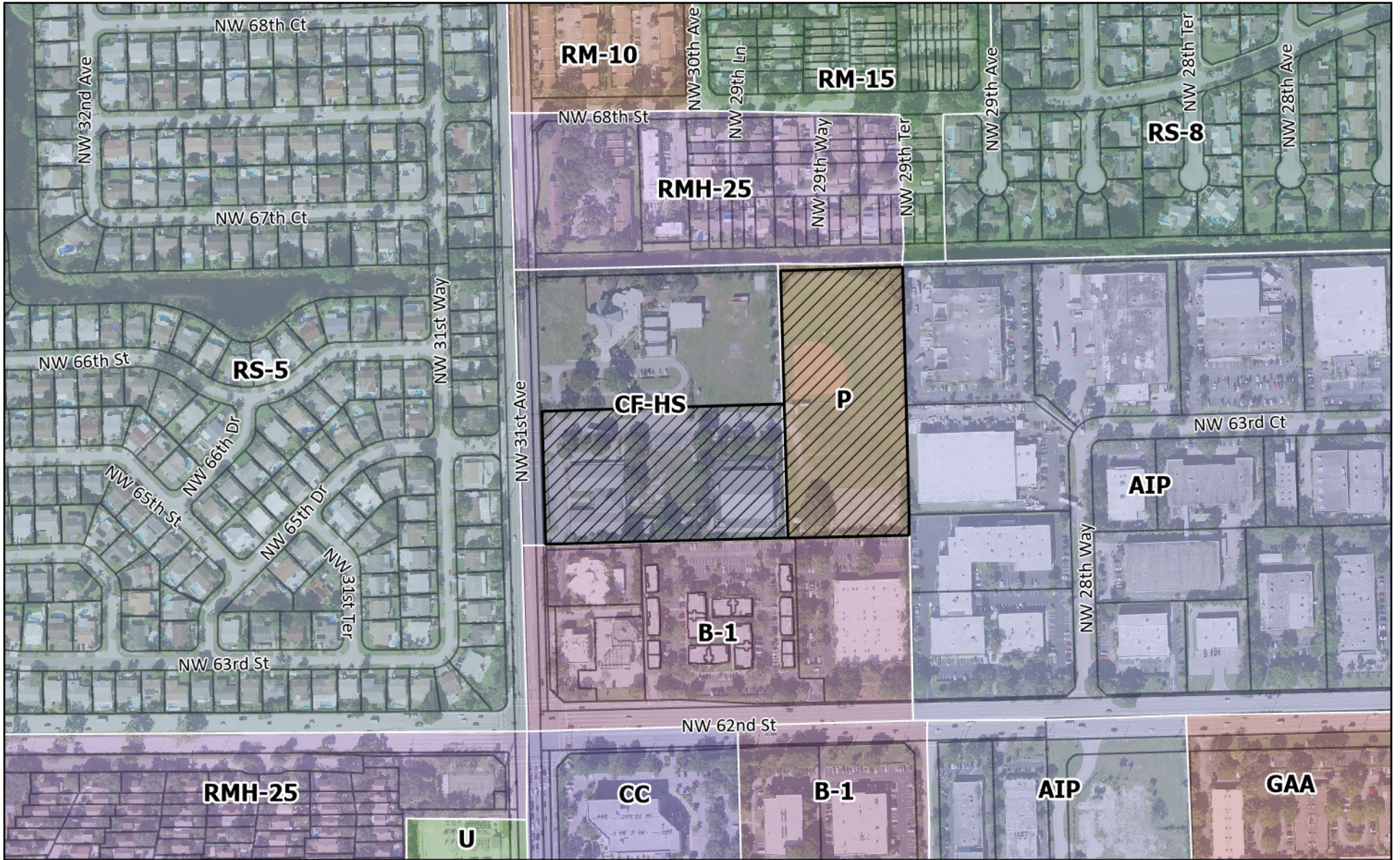
The following comments are for informational purposes.

8. A Site Plan application has been submitted for the subject parcel. Upon completion of the platting process the applicant will be able to finalize the site plan application.



9. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.





UDP-P24005 - 6330 NW 31 AVE

