

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-L24004

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19<sup>TH</sup> AVENUE  
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION  
954-828-6520  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)

## CASE INFORMATION

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<b>CASE:</b>	UDP-L24004
<b>MEETING DATE:</b>	December 10, 2024
<b>REQUEST:</b>	Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map, Beach Community Center Parcel from Commercial to Parks, Recreation, and Open Space Designation
<b>APPLICANT:</b>	City of Fort Lauderdale
<b>PROJECT NAME:</b>	Beach Community Center Land Use Plan Amendment
<b>PROPERTY ADDRESS:</b>	3351 NE 33rd Avenue
<b>ZONING DISTRICT:</b>	Community Business
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	Galt Mile Community Association
<b>CASE PLANNER:</b>	Lorraine Tappen

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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.



**COMMENTS:**

1. 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 must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. 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: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
    - ii. 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.
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. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.
4. The proposed project requires review and approval by the Broward County Commission.
5. 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.