

March 3, 2025

City of Fort Lauderdale
Planning and Zoning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Calvary Chapel of Fort Lauderdale, Inc.
Case No. : UDP-P24005
KEITH Project No. 10246.00

Based on your DRC comments dated October 18, 2024, KEITH and the project team offer the following responses to your comments/questions:

ENGINEERING COMMENTS: Anabel Figueredo
afigueredo@fortlauderdale.gov

1. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.

RESPONSE: Acknowledged. The applicant expects to receive the DRR on November 4th.

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.

RESPONSE: Acknowledged.

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.

URBAN DESIGN & PLANNING: Tyler Laforme
Tlaforme@fortlauderdale.gov

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 or 954-828-5633.

RESPONSE: Acknowledged. The applicant will comply with the requirements in the ULDRs.

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

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and fees to proceed. The applicant has provided a waiver to the timeline requirements.

RESPONSE: Acknowledged. If timeframes cannot be achieved, the applicant will request a waiver from the time 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-neighborsupport/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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: The Broward County Planning Council is not requiring the property to be parceled by land use. They have required an adjustment to the plat note to address the multiple land uses. At this time, the applicant does not anticipate creating more than one parcel for the plat.

6. Please contact Karina Da Luz, Broward County Urban Planning Division at 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.

RESPONSE: The plat note is being adjusted to address the two land uses on the same property.

7. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

RESPONSE: Acknowledged.

CITY SURVEYOR: Anabel Figueredo

AFigueredo@fortlauderdale.gov

1. Description should be of the Parcel A on the map, only 1 bearing and distance in the correct quadrant.

RESPONSE: All Bearings are in the correct quadrants.

2. Month and year on all pages.

RESPONSE: Added to all sheets in Header.

3. Plat Limits not shown.

RESPONSE: Added to graphic sheets.

4. ORB 10948/47 is a perpetual easement (30X35); Is the Temporary still in effect?

RESPONSE: Temp. Not in effect removed line work and label from plat.



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.

RESPONSE: What constitutes the completion of platting? Can the development order for the site plan be issued with a condition that the plat be completed prior to building permit.

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

RESPONSE: Acknowledged.

