



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0815

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

FROM: Rickelle Williams, City Manager

DATE: August 19, 2025

TITLE: Quasi-Judicial – Resolution Approving Plat Known as “Calvary Chapel West Campus” – Located at 6330 NW 31 Avenue – Calvary Chapel of Fort Lauderdale, Inc. – Case No. UDP-P24005 - (**Commission District 1**)

Recommendation

Staff recommends the City Commission approve a resolution for the plat known as “Calvary Chapel West Campus”.

Background

The applicant, Calvary Chapel of Fort Lauderdale, Inc., proposes to plat 433,730 square feet (9.9 acres) of land located at 6330 NW 31 Avenue. The site is currently used for the Calvary Christian Academy classrooms, school gymnasium, and baseball field. The applicant is proposing to redevelop the site with a new 54,710 square-foot academy classroom building, 31,304 square-foot gymnasium, 26,257 square-foot theater, and new recreational facilities. An associated Site Plan Level III application, Case No. UDP-S24055, is being reviewed by the Development Review Committee (DRC) and is subject to approval by the Planning and Zoning Board (PZB).

The plat is divided into two (2) parcels due to split land use designations. Parcel “1” has a land use designation of Community Facility and Parcel “2” has a land use designation of Park and Open Space.

As such, the plat note restriction reflects the split in land use as follows:

“This plat is restricted to 125,000 square feet of K-8 Educational Facility on Parcel “1”, and a Recreational Facility on Parcel “2”.”

A location map is provided as Exhibit 1. The application and narrative responses to criteria are attached as Exhibit 2. The proposed plat is attached as Exhibit 3.

The plat request was reviewed by the DRC on October 22, 2024. All comments have been addressed. The October 22, 2024, DRC Comment Report with applicant’s responses is attached as Exhibit 4.

The plat application was approved (7-0) by the PZB at the May 21, 2025, meeting. As part of the approval, a request was made by the applicant to waive certain subdivision requirements of Unified Land Development Regulations (ULDR) Section 47-24.5, which can be waived by the PZB pursuant to the ULDR. More specifically, ULDR Section 47-24.5.D.1, Streets and Alleys, states that every subdivided lot or property must be served from a publicly dedicated street and ULDR Section 47-24-5.D.3, Lots, states every lot shall abut upon and have permanent access to a public street. More detailed information on the waivers can be found in the May 21, 2025, PZB Staff Report and Meeting Minutes, which are attached as Exhibits 5 and 6, respectively.

Public Participation

This request is subject to sign notification requirements established in ULDR Section 47-27.4 for the City Commission meeting. The applicant installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided for the City Commission.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the ULDR Section 47-24.5, Subdivision Regulations and other applicable criteria as defined in the ULDR.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Business Development Focus Area
- The Education Element
- Goal 1: Ensure the provision of K-12 school facilities servicing Fort Lauderdale includes consideration of local facilities adequate for the needs of current and future residents.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Proposed Plat

Exhibit 4 – October 22, 2024, DRC Comment Report with Applicant's Responses

Exhibit 5 – May 21, 2025, PZB Staff Report

Exhibit 6 – May 21, 2025, PZB Meeting Minutes

Exhibit 7 – Sign Affidavit and Postings

Exhibit 8 – Resolution Approving

Exhibit 9 – Resolution Denying

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