

CITY OF FORT LAUDERDALE

ADMINISTRATIVE REVIEW COMMENTS



COMMENT REPORT

CASE NO. UDP-A26023

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION
954-828-6520
www.fortlauderdale.gov

CASE INFORMATION

CASE	UDP-A26023
PROJECT NAME	Broward County Central Homeless Assistance Center
APPLICATION TYPE	Site Plan Level IV Review
APPROVAL LEVEL	City Commission
REQUEST	Public Purpose Request to Increase Bed Count from 230 to 300
APPLICANT	Broward County Board of County Commissioners
AGENT	Joselyn Aldas, KEITH Team
PROPERTY ADDRESS	920 NW 7 Avenue
ABBREVIATED LEGAL DESCRIPTION	Progresso Resub of Lots 1-15 & Lots 35-48 Blk 204 58-47 B Parcel A
ZONING DISTRICT	Boulevard Business (B-1) and General Business (B-2) Districts
EXISTING LAND USE	Northwest Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION	Progresso Village Civic Association
SUBMITTED	March 27, 2026
COMPLETENESS ISSUED	April 3, 2026
STATE STATUTE 166.033 EXPIRATION	September 30, 2026 (180 Days)
CASE PLANNER	Yvonne Redding

REVIEWER CONTACT INFORMATION

ENGINEERING	Roger Lemieux	rlemieux@fortlauderdale.gov	954-828-5123
LANDSCAPING	Karl Lauridsen	klauridsen@fortlauderdale.gov	954-828-6071
TRAFFIC ENGINEERING	Benjamin Restrepo	breprepo@fortlauderdale.gov	954-828-4696
URBAN DESIGN AND PLANNING	Yvonne Redding	yredding@fortlauderdale.gov	954-828-6495

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	All resubmittals must be conducted through LauderBuild Plans must be flattened and reduced in file size Sheet numbers must be consistent for each version Only upload sheets containing changes
RESPONSES	Applicants must provide a written response to each issue Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



May 8, 2026

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Broward County Central Homeless Assistance Center- Bed Increase
Project #: UDP-A26023
KEITH Project No.: 07699.00

Dear City of Fort Lauderdale Reviewers:

Based on your Development Review comments date April 21, 2026, KEITH and the project team offer the following responses to your comments/questions:

ENGINEERING DEPARTMENT

Roger Lemieux

1. Provide a Water & Sewer capacity letter. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.

RESPONSE: An updated water and sewer capacity letter has been submitted to the City via application record number ENG-CR-26050002.

PLANNING DEPARTMENT

Yvonne Redding

1. GENERAL COMMENT: The proposed project requires review and approval by the City Commission. A separate fee is required for City Commission review, and the applicant is responsible for all public notice requirements pursuant to Section 47-27.

RESPONSE: Comment acknowledged. All fees will be paid by the applicant. The applicant will ensure all required notices are completed and will coordinate accordingly to move the application forward.

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