PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-628-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $7,580.00
- Site Plan Level IV $2,730.00
- Site Plan Level III $2,110.00
- Change of Use $550.00
  Requiring PZB review
- Parking Reduction $750.00
  In addition to above site plan fee
- Site Plan Deferral $510.00
- Appeal of DRC Review $950.00
### INSTRUCTIONS:
The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

#### NOTE:
To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R17052</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of complete submittal</td>
<td></td>
</tr>
</tbody>
</table>

#### NOTE:
For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Archdiocese of Miami</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>9401 Biscayne Blvd. Miami Shores, FL 33138</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:csanabrie@theadom.org">csanabrie@theadom.org</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(305) 762-1034</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>[X] Warranty Deed or [ ] Tax Record</td>
</tr>
</tbody>
</table>

#### NOTE:
If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>Architect Bruce Celenksi</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent's Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>3045 N Federal Highway, Suite 47 Fort Lauderdale FL 33306</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:daniel@bruceccelenksi.com">daniel@bruceccelenksi.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(954) 917-5781</td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>YES</td>
</tr>
</tbody>
</table>

#### Development / Project Name
New Parish Hall for St Anthony Catholic Church

#### Development / Project Address
Existing: 915 NE 2nd St Ft Lauderdale 33301 
New: 921 NE 2nd St Ft Lauderdale 33301

#### Legal Description
Resub BLKS 9-12 Holmberg & McKees 3-115D Lot 1 to 12 & vac alley abutting said lots BLK 9
Resub BLKS 9-12 Holmberg & McKees 3-115 D Lot 7 & N1/2 vac alley abutting said lots BLK 9
Resub BLKS 9-12 Holmberg & McKees 3-115 D Lot 9 & N1/2 vac alley abutting said lots BLK 9

#### Tax ID Folloro Numbers
<table>
<thead>
<tr>
<th>For all parcels in development</th>
</tr>
</thead>
<tbody>
<tr>
<td>5042 02 02 0010</td>
</tr>
<tr>
<td>5042 02 02 0030</td>
</tr>
<tr>
<td>5042 02 02 0040</td>
</tr>
</tbody>
</table>

#### Request / Description of Project
Demolition of existing residential units and pre-K classrooms (5-Bldgs.), relocation of existing prefab. building and construction of the new Parish Hall and parking area.

#### Applicable ULDR Sections

#### Total Estimated Cost of Project
$ (Including land costs)

#### NOTE:
Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

#### Estimated Park Impact Fee
$ Fee Calculator: http://citiflaud.fl.us/building_services/park_impact_fee_calc.htm

#### Future Land Use Designation
House of Worship / Single Residential

#### Proposed Land Use Designation
House of Worship

#### Current Zoning Designation
CF-HS / RMM-25

#### Proposed Zoning Designation
CF-HS / RMM-25

#### Current Use of Property
Pre-K School/Parish Offices & Rental property (business office)

#### Residential SF (and Type)
0

#### Number of Residential Units
N/A

#### Non-Residential SF (and Type)
16,750 S.F. House of Worship; Parish Hall

#### Total Bldg. SF (Include structural parking)
16,750 S.F.

#### Site Adjacent to Waterway
[X] No

#### Dimensional Requirements

<table>
<thead>
<tr>
<th>Lot Size (SF / Acre)</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 S.F. / 0.229 Ac.</td>
<td>81,900 S.F. / 1.88 Ac.</td>
<td></td>
</tr>
<tr>
<td>Lot Density</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Width</td>
<td>100' Min.</td>
<td>280'</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>35'</td>
<td>35' - (2) Levels</td>
</tr>
<tr>
<td>Structure Length</td>
<td>-</td>
<td>109'-9&quot;</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>-</td>
<td>24,080 S.F.</td>
</tr>
<tr>
<td>Open Space</td>
<td>-</td>
<td>57,810 S.F.</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>4,032 S.F.</td>
<td>26,687 S.F.</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>40 Spaces</td>
<td>40 Off-Street / 1 On-Street</td>
</tr>
</tbody>
</table>

#### Setbacks/Yards

<table>
<thead>
<tr>
<th>Front</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>25'</td>
<td>25'-3&quot;</td>
</tr>
<tr>
<td>East</td>
<td>25'</td>
<td>25'-0&quot;</td>
</tr>
<tr>
<td>West</td>
<td>20'</td>
<td>145'-3&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>20'</td>
<td>157'-2&quot;</td>
</tr>
</tbody>
</table>

NOTE: State north, south, east or west for each yard.

Updated 3/20/2015

PZB_SitePlanApp
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (i.e. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H”. Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.

  | A. Site Plan | E. Additional Renderings* |
  | B. Details*  | F. Landscape Plans*       |
  | C. Floor Plans| G. Photometric Diagram*   |
  | D. Building Elevations*| H. Engineering Plans*     |

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

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Applicant’s Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Bruce Celeski</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>12/06/17</td>
</tr>
</tbody>
</table>

Staff Intake Review

For Urban Design & Planning staff use only:

| Date       |               |
| Received By|               |
| Tech. Specs|               |
| Reviewed By|               |
| Case No.   |               |

Updated 3/20/2015
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on property which is the subject of an application for a Development Permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, re-hearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: ____________________________________
   BOARD OF ADJUSTMENT
   HISTORIC PRESERVATION BOARD
   X PLANNING AND ZONING BOARD
   CITY COMMISSION
   CASE NO: R17082

APPLICANT: Archdiocese of Miami

PROPERTY: St. Anthony Catholic Church

PUBLIC HEARING DATE: January 17, 2018

BEFORE ME, the undersigned authority, personally appeared Bruce Celenski, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. The Applicant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Affiant

__________________________

SWORN TO AND SUBSCRIBED before me, an officer of this County and State above aforesaid this 06 day of December 2017.

REBECCA JO JARVIS
Commission # FF 95598
My Commission Expires February 26, 2018

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.l of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
REQUEST: Site Plan Level III Review: Increase in Maximum Dimensional Requirements for House of Worship from 10,000 Square Feet to 16,750 Square Feet.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R17052</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Archdiocese of Miami</td>
</tr>
<tr>
<td>General Location</td>
<td>921 NE 2nd Street</td>
</tr>
<tr>
<td>Property Size</td>
<td>81,900 square feet / 1.88 acres</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>Community Facility - House of Worship and School (CF-HS) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Community Facility - House of Worship and School (CF-HS) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Parish Hall</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Parish Hall</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Medium-High Residential</td>
</tr>
</tbody>
</table>
| Applicable ULDR Sections | Sec. 47-5.36, Table of dimensional requirements (RMM-25)  
Sec. 47-8.30, Table of dimensional requirements (CF-H)  
Sec. 47-18.17, House of Worship  
47-25.2, Adequacy Requirements  
47-25.3, Neighborhood Compatibility Requirements |

<table>
<thead>
<tr>
<th>Required (CF-HS)</th>
<th>Required (RMM-25)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Density N/A</td>
<td>N/A N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Size 10,000 square feet</td>
<td>10,000 square feet</td>
<td>81,900 square feet</td>
</tr>
<tr>
<td>Lot Width 100 feet</td>
<td>100 feet</td>
<td>222 feet, 6 inches</td>
</tr>
<tr>
<td>Building Height 35 feet</td>
<td>55 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>Structure Length None</td>
<td>200 feet</td>
<td>97 feet</td>
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<tr>
<td>Floor Area 10,000 square feet maximum</td>
<td>None</td>
<td>16,750 square feet</td>
</tr>
<tr>
<td>Landscape Area 2,802 square feet minimum</td>
<td>4,941 square feet</td>
<td></td>
</tr>
<tr>
<td>Parking 40 spaces</td>
<td>41 spaces</td>
<td></td>
</tr>
<tr>
<td>Setbacks/Yards</td>
<td>Required (CF-HS)</td>
<td>Required (RMM-25)</td>
</tr>
<tr>
<td>Front (E)</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side Corner Yard (S)</td>
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<td>Side Corner Yard (N)</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Rear Yard (W)</td>
<td>20 feet</td>
<td>20 feet</td>
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<tr>
<td>Notification Requirements</td>
<td>Sec. 47-27.6 Sign Notice 15 days prior to meeting</td>
<td></td>
</tr>
<tr>
<td>Action Required</td>
<td>Approve, Approve with Conditions, or Deny</td>
<td></td>
</tr>
<tr>
<td>Project Planner</td>
<td>Florentina Hutt, AICP, Planner III</td>
<td></td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION
The applicant, Archdiocese of Miami, is proposing to replace an old parish hall with a new facility, adjacent to St. Anthony Catholic Church, located at 921 NE 2nd Street. The proposal will consolidate the church's business functions in one location, combined containing 16,750 square feet of office and meeting space, parish hall and maintenance room.

The site is zoned Community Facility - House of Worship and School (CF-HS) District and Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District with an underlying land use of Medium-High Residential. Pursuant to Sec. 47-8.30, Table of Dimensional Requirements
(CF-H), an increase in the maximum dimensional requirements for a house of worship use is subject to the requirements of a Site Plan Level III permit. The proposed addition results in a total of 16,750 square feet which exceeds the maximum 10,000 square foot limitation allowed in the CF-H zoning district; therefore review of the application by the Planning and Zoning Board is required. The project narratives and site plan are attached as Exhibit 1.

PRIOR REVIEWS
The Development Review Committee reviewed the proposal on September 19, 2017. All comments have been addressed. The DRC record is available on file with the Department of Sustainable Development. The project was presented to the Historic Preservation Board on November 6, 2017 for review and comment to discuss the mitigation of possible impacts of the new construction project, which is adjacent to the Lustron House and Saint Anthony School and Church Gym, both listed on the National Register of Historic Places. Minutes of the Historic Preservation Board meeting are attached as Exhibit 2.

REVIEW CRITERIA
The following criteria apply to the proposed request:
- 47-18.17, House of worship
- 47-25.2, Adequacy Requirements
- 47-25.3, Neighborhood Compatibility Requirements

House of worship:
Per ULDR Section 47-18.17, a house of worship that is conditionally permitted in any RM or RMH district and that is permitted in the CF-H or CF-HS districts shall be subject to the following requirements:

1. The minimum lot size shall be ten thousand (10,000) square feet in area and one hundred (100) feet in parcel width.

The parcel lot size is 81,899 square feet and the parcel width is 280 feet by 292.5 feet.

2. Yards shall be provided as required for a nonresidential use within the district where the house of worship is located; however, side yards shall be no less than twenty (20) feet.

A minimum 25 foot side yard is provided for the proposed Parish Hall.

3. No parking areas serving the house of worship shall be permitted within ten (10) feet of a property line when abutting any RS, RD, or RC zoned property.

The parcel does not abut any RS, RD or RC zoned property pursuant to Section 47-35.1 of the ULDR.

4. A house of worship may only include the following accessory uses: offices, meeting rooms, residences for resident employees of the house of worship in addition to those permitted in accordance with Section 47-19, Accessory Uses, Buildings and Structures.

The Parish Hall provides offices and meeting rooms as accessory uses to the primary House of Worship uses. The proposed parking area serves the accessory uses of offices and meeting rooms in the parish hall as well as the primary house of worship use.

Adequacy and Neighborhood Compatibility:
The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter was issued by the City’s Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project’s impact on capacity. The capacity letter is attached as Exhibit 3.
The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

Community Facility - House of Worship and School (CF-HS) Zoning District and Medium - High Density land use permit house of worship use and the Residential Multifamily Mid Rise/Medium High Density (RMM-25) Zoning District allows for parking to support the parish hall functions. The site is located in the vicinity of Saint Anthony Catholic church, being bounded to the north and east by a residential neighborhood and to the south and west by existing schools: Virginia Shuman Young Elementary School and Saint Anthony School. The proposed use is generally consistent with surrounding character of the area and supports the residential neighborhood. The project proposes improvements that will enhance the character of the area and supports the church functions. The proposed project has direct access to the existing roadway network and provides an improved streetscape that contributes to a positive public realm. Shade trees and a 5 foot sidewalk enhance the pedestrian environment along three sides of the site and an 8-foot wide brick paver pathway provides an internal connection to the site, enhanced with improved landscaping. The design of the project is generally consistent with the size and mass of surrounding buildings. The simple geometric lines and clean building design complement the main church and fit with the character of the residential neighborhood.

**PARKING AND CIRCULATION:**
Vehicular ingress and egress into the site is provided from NE 10th Avenue. A total of 40 parking spaces are required for the proposed uses, as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office - 2,398 square feet</td>
<td>1 space/250 square feet</td>
<td>10 spaces</td>
</tr>
<tr>
<td>Assembly - 12,124 square feet</td>
<td>1 space/400 square feet</td>
<td>30 spaces</td>
</tr>
<tr>
<td><strong>Total Required</strong></td>
<td></td>
<td><strong>40 spaces</strong></td>
</tr>
</tbody>
</table>

Applicant has provided 41 parking spaces. In addition, the applicant is proposing a 5-foot sidewalk along on NE 3rd Street, NE 10th Avenue and NE 2nd Street, and pedestrian connections from the street to the building. An improved pedestrian environment is proposed by providing shade trees along the sidewalks.

**COMPREHENSIVE PLAN CONSISTENCY:**
The City's Future Land Use Map indicates that the proposed project is located in the Medium-High Residential land use designation. The land use allows for community facility uses, and therefore the proposed parish hall is consistent with the land use.

The proposed use is also consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.19, Neighborhood Compatibility, Policy 1.19.8, which provides that the scale and mass of new development should be consistent with existing neighborhoods.

**PUBLIC PARTICIPATION**
The project is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on June 7, 2017 in order to offer the neighborhood associations surrounding the property the opportunity to learn...
about the proposed project. The public participation meeting summary and affidavit are provided as Exhibit 4.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 3 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 5 contains the affidavit and photographs of the posted signs.

**STAFF FINDINGS:**

Staff recommends the Board approve this request consistent with:

- Sec. 47-5.36. Table of dimensional requirements (RMM-25)
- Sec. 47-8.30. Table of dimensional requirements (CF-H)
- Sec. 47-18.17, House of worship
- 47-25.2, Adequacy Requirements
- 47-25.3, Neighborhood Compatibility Requirements

The applicant has submitted narratives outlining how the project complies with Section 47-18.17, House of worship, Section 47-25.2 Adequacy Requirements, and Section 47-25.3 Neighborhood Compatibility Requirements, which are attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**EXHIBITS:**

1. Project Narratives and Site Plan
2. Minutes of Historic Preservation Board meeting
3. Water/Sewer Capacity Letter
4. Public Participation Meeting Summary and Affidavit
5. Photographs of Public Notice Signs and Sign Affidavit
December 13, 2017

Urban Design & Planning Department
City of Fort Lauderdale, FL
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: New Parish Hall for:
St. Anthony Catholic Church
921 NE 2nd Street
Fort Lauderdale, FL 33301

Case Number: R17052

DESIGN CRITERIA

St. Anthony Parish was established in 1921 and has a long history that has grown alongside the City of Fort Lauderdale itself. Over time the needs of the parish have changed and it’s time for St. Anthony’s to move forward too meets the needs of the community. This project presented today is actually Phase II to consolidate the school functions on the Western Campus block to provide a secure school campus and to consolidate the Church functions of the Eastern Block. Earlier this year the school renovated the existing Parish hall into Pre-K Classrooms (permit 17032879) relocated them from their current location which were essentially old houses on the Eastern block. In addition the current business functions of the Parish are spread out in separate converted houses and communication between the departments is problematic.

So the program for this project was to replace the old parish hall with a new facility adjacent to the main church, Consolidate the business functions in one location and to provide community meeting spaces for the many volunteer groups, clubs, neighborhood associations and parish ministry’s that currently use the school cafeteria for the current meetings.

The proposed Parish hall is 16,000 square feet, two stories community project Located in the Northwest corner of 2nd street and 10th avenue, east of the existing Parish rectory, additional to the build, a parking lot with forty off street parking spaces and nine on-street parking stalls. The scope of work embraces significant site work, including the replacement of the existing sidewalk with a new promenade and courtyard, as the connector between the Church and rectory with
the new development, and the beautification of the east side of the existing Church; The new landscaping will contain native Floridian species in its majority; shade trees and a variety of plants with the intent of significantly improving the existing public areas. The project will also have a public overlook component where residents and neighbors can appreciate the previously covered east facade of the Church and experience it on the new pedestrian walk.

1. **Location and Building position** - In relation with the Church, we pulled our new building away from NE 3rd Ave to expose St. Anthony’s Church east façade and create a pedestrian experience along its edge. “Where we are not building” is more important than “where we are building on this site” (similar to music the rest is as important as the note). By pushing the new Parish hall back from NE 3rd Street we are making our new Parish Hall subordinate and secondary to the primary Main Church structure to create the appropriate building hierarchy on the site. The main church is the primary element of the composition.

2. **Massing** - The existing context posed some massing and scale challenges. On the south we have huge volumes on the main church and on the South we have the Rectory and Thorpe Lustron House (listed in the National Register of Historical places,) and a much smaller scale. You will notice our design is a series of volumes where the largest stair tower volume is positioned closest to the Main Church and then we stepped down our roof over the kitchen / bathrooms of the parish hall to create a street façade along the south. On the south we used a series of undulating planes and we carved out of the main volume for the covered walkway or entrance.

   The image of the New Parish hall is a contemporary assemblage, compatible neighbor in massing and character, and clearly differentiated from the historic resource and its environment.

3. **Design** – The new Parish Hall was expressed with contemporary sensibilities to reflect our time in history and be part of the larger tapestry of St. Anthony’s Campus buildings. The design of the new Parish hall is dominated by its primary function the large banquet hall located on the second floor facing the open parking area. That primary volume was intended appear to be floating over the first level to create a column free covered walkway to provide a continuation of the pedestrian experience. We have the entrance of the Parish hall on the North and the entrance to the business office to the south highlighting the multifunction of the new building. The North entrance is connected to the 8’ wide internal walkway to leads you from the main church to the Parish hall and out to the community. To further connect the new Parish Hall to the Main Church building the ratio of Glass to wall is similar making (even though arranged differently) which makes the two structures feel comfortable next to each other.

4. **Setting** - The proposed project will enhance your experience with a more open pedestrian friendly environment. The relocation of the maintenance building away from NE 10th Ave
plus the installation of the sidewalk and landscaping elements will make NE 10th Ave a more inviting streetscape.

5. **Materials and Workmanship** - We are working with the colors and materials of the St. Anthony’s campus to make the campus unified. The historic school building was constructed of concrete masonry block and poured concrete slab foundation, as well the Church. Other major materials included Spanish clay roof tiles, stucco and ornamental stucco. The workmanship, without a doubt, reflects the architectural character intended by the architect, and even more the socioeconomic context of the era in which they were built.

6. **Landscape** - The existing Church and the proposed building are connected through sidewalks on spacious green areas, with native plants and old trees which provide a very particular pedestrian experience of the site; in order to continue with this statement, a new series of sidewalks and breezeways, landscape area and a cloister are incorporated to the existing sidewalk layout, and that also include a generous number of native plants and trees, not just as prerogative of the green building practices, but also as enhancement of the proposed architecture and as an invitation to living space.

Thank you,

________________

Bruce Celenski, AIA
January 5, 2018

Attn: Florentina Hutt, AICP | Planner III
Office of Urban Design & Planning
City of Fort Lauderdale, FL
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: New Parish Hall for St. Anthony Catholic Church
921 NE 2nd Street
Fort Lauderdale, FL 33301

Sec. 47-25.2. - Adequacy requirements.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
Response = St. Anthony’s Campus takes up (2) city blocks. It was part of their master plan to consolidate the School functions on the West Block and to consolidate the Church functions on the East Block. Construction of Phase one is being completed now where we converted the existing Parish Hall located on the School block into Pre-K classrooms. That will allow St. Anthony’s to provide a more secure campus for all their students from Pre-K to 8th grade. This project purpose is to replace the Parish Hall with a new building so we are essentially not adding new demand but moving existing functions around.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
Response = The proposed structure is only 35' and will not interfere with the City’s communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
Response = We are installing new underground retention systems under the proposed parking area and will meet all engineering requirements for drainage as required per code.

D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
      Response: N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area. Therefore, this ordinance is not applicable.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
      Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).
   c. Broward County Ordinance No. 84-60.
      Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
Response = There are no environmentally sensitive lands on this site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
Response = Main Structure will be masonry and concrete with a fire sprinkler system and a fire alarm system will be installed per code requirements.

F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response = Applicant will pay the required park impact fees as required.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Architect’s note = Design incorporates CPTED principals to minimize risk to public safety and assure adequate police protection. We are providing fencing and gates to secure internal spaces of the buildings. In addition we have safe visuals to and from points of entry from parking locations.

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. Potable water facilities. a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department. b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development. c. Where the county is the projected service provider, a similar written assurance will be required.

Architect’s note = Existing water main line to be utilized on site as per plans. In addition we will work with the water provider City of Fort Lauderdale, to provide any necessary system required by city standards, Florida Building code, and any regulations applicable to the development.

I. Sanitary sewer.
1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact
of the proposed development utilizing Table 3, Water and Wastewater, on file with the department. 2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development. 3. Where the county is the projected service provider, a written assurance will be required. 4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Architect’s note = The proposed Parish Hall will be served by an existing sanitary lateral. There is no main line sewer is proposed.

**J. Schools.** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response = N/A. The project is not a residential development.

**K. Solid waste.**

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response = We are showing a new dumpster enclosure between the new Parish hall and the maintenance building. The Maintenance manager will coordinate trash pickups with the waste removal company.

**L. Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Architect’s note = The intent of applicant (St. Anthony’s Parish) is to connect all roof drainage downspouts directly to the underground drainage system. Applicant will not adversely affect adjacent properties with roof drainage. In addition this site will be required to obtain a general surface water license from
Broward county. Water Quality volume is proposed with Exfiltration trench and swales.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city’s comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. Traffic impact studies.
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement
on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Architect’s note = The proposed development will generate less than 1,000 daily trips.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and
sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response = The proposed Parish Hall will be served by an existing sanitary lateral. There is no main line sewer is proposed.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response = Not applicable there will be no sale of prepackaged food or beverages for off site consumption.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response = N/A This property has not been identified on any archaeological or historical designation maps.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response = N/A This project is not located east of the Intracoastal Waterway.

Thank you,

Bruce Celenski, AIA
Neighborhood Compatibility Narrative

Sec. 47-25.3. - Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:
   1. Adequacy requirements. See Sec. 47-25.2.

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the adequacy requirements.

2. Smoke, odor, emissions of particulate matter and noise.
   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: To the extent that any DPEP (formerly DNRP) permits are required, Applicant will apply for and obtain such permits.

3. Design and performance standards.
   a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
      ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

RESPONSE: N/A, the proposed development does not abut Residential Property as defined in the ULDR. Notwithstanding this, the proposed development will not create illumination in excess of one (1) footcandle on any neighboring property.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:
   a. Balconies,
   b. Color and material banding,
   c. Decorative metal grates over windows,
   d. Uniform cornice heights,
   e. Awnings.

2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

RESPONSE: N/A, the proposed development does not abut Residential Property as defined in the ULDR. Notwithstanding this, the proposed development includes color and material banding, building mass changes, and multiple types and angles of roofline.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residentially zoned property.

RESPONSE: N/A, the proposed development does not abut Residential Uses or vacant residentially zoned property as defined in the ULDR.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

RESPONSE: All rooftop equipment will be adequately screened by the parapet.
c. **Setback regulations.** When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

RESPONSE: N/A, the proposed development is not contiguous to Residential Property as defined in the ULDR. Notwithstanding this, the proposed development is less than forty (40) feet in height.

d. **Bufferyard requirements.** Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. **Landscape strip requirements.** A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

RESPONSE: N/A, the proposed development is not contiguous or adjacent to any Residential Property as defined in the ULDR.

ii. **Parking restrictions.** No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

RESPONSE: N/A, the proposed development is not contiguous to Residential Property as defined in the ULDR.

iii. **Dumpster regulations.** All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

RESPONSE: N/A, the proposed development is not contiguous to Residential Property as defined in the ULDR.

iv. **Wall requirements.** A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

b) Shall be located within, and along the length of the property line which abuts the residential property,
c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

RESPONSE: N/A, the proposed development does not abut Residential Property as defined in the ULDR.

v. Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;

b) Reduction of required parking spaces;

c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;

d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;

e) Access to the land would be substantially impaired;

f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;

g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

RESPONSE: N/A.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:
a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

RESPONSE: The Saint Anthony Catholic School has been a centerpiece in the adjacent neighborhood since it was originally constructed in 1926. The proposed development is located on the site of the Saint Anthony Catholic Church, which was an expansion of the Catholic School built in the early 1970s. There are existing church facilities on the proposed development site; this proposed site plan is for a new parish hall to accommodate the growth of the church.

The proposed development includes a 5-foot wall and landscaping around the site. The proposed building includes a 25-foot setback on the east side of the building and a 157’ – 10” setback on the north side of the building. The proposed development will project a maximum of 0.3 footcandles of illumination on all property lines. The building is oriented to have the main entrances to the north and south of the building, away from the residential property to the east.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

RESPONSE: N/A.

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to
obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

RESPONSE: N/A.

iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:

a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:

1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of Section 47-13, Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

RESPONSE: N/A.

iv. All development that is located on land within the CBA zoning districts; AND
All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

All nonresidential development lying east of the Intracoastal Waterway.

a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

i. Protect the investment of public funds in public corridor improvements.

ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.

iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

RESPONSE: N/A.
HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
TUESDAY, NOVEMBER 6, 2017 - 5:00 P.M.  
FIRST FLOOR COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA

Board Members  
Attendance  
Cumulative Attendance  
6/2017 through 5/2018  
Present  Absent

David Kynner, Chair  
P 6 0
George Figler, Vice Chair  
P 5 1
Jason Blank [arr. 5:08]  
P 1 0
Ginger Coffey  
A 3 3
Brenda Flowers  
P 6 0
Marilyn Mammano  
A 5 1
Donna Mergenhagen  
P 5 1
Phillip Morgan  
P 5 1
Arthur Marcus  
P 6 0

City Staff  
Gustavo Ceballos, Assistant City Attorney  
Teresa Wright, Administrative Aide  
Trisha Logan, Planner III  
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission  
None

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<td>H-17-027 Terry and John Behal/ John Behal</td>
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<td>2.</td>
<td>H-17-028 Carole Moore-Sturrup and Kevin Sturrup/ Carole Moore-Sturrup</td>
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<td>3.</td>
<td>H-17-029 Archdiocese of Miami/ Bruce Celinski, Architect</td>
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<td>4.</td>
<td>H-17-030 Tiffany House LP/ Lochrie and Chakas, P.A.</td>
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<td>5.</td>
<td>H-17-031 Edgewater House Condominium Association, Inc./Courtney Crush, Crush Law</td>
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<td>Communication to the City Commission</td>
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</table>
Ms. Mergenhagen asked if the Board had the flexibility to allow windows that were not visible from the street to not have the muntins. Ms. Sturrup stated only windows 1, 2 and 11 were visible from the street.

Mr. Marcus felt the muntins were important but wanted to allow Ms. Sturrup to use whatever color aluminum frame she liked.

**Motion** made by Mr. Marcus, seconded by Ms. Flowers to approve the request for a Certificate of Appropriateness for minor alteration under case number H17028 located at 1420 Argyle Drive to replace existing windows and sliding glass doors throughout with new impact windows and sliding glass doors on a single-family residence, based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines with the following conditions:

- Window #1: 2 fixed windows with muntins.
- Window #2: slider window with muntins
- Window #10: slider window with muntins
- Window #11: awning windows without muntins

All other windows and doors approved as presented by the applicant.

In a roll call vote, motion passed 7-0.

<table>
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<th>H17029</th>
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<tr>
<td>Owner</td>
<td>Archdiocese of Miami</td>
</tr>
<tr>
<td>Applicant</td>
<td>Bruce Celinski, Architect</td>
</tr>
<tr>
<td>Address</td>
<td>921 NE 2nd Street</td>
</tr>
<tr>
<td>General Location</td>
<td>Eastern half of the block situated between the boundaries to the west of NE 10th Avenue, to the east of NE 9th Avenue, to the south of NE 3rd Street, and to the North of NE 2nd Street</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lots 4, 5, 6, 7, 8, and 9, Block 9, and that portion of vacated alley lying adjacent to said Lots of A RESUBDIVISION OF BLOCKS 9, 10, 11, AND 12 of HOLMBERG AND McKEES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 3, Page 115, of the public records of Miami-Dade County, Florida.</td>
</tr>
<tr>
<td>Existing Use</td>
<td>CF-HS/RMM25 - House of Worship</td>
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<td>Proposed Use</td>
<td>CF-HS/RMM25 - House of Worship</td>
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| Applicable ULDR | City of Fort Lauderdale Comprehensive Plan (Ordinance C-
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<th>15-08) Volume I – Historic Preservation Element</th>
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<td>Request</td>
<td>Board Review and Comment on the proposed new construction project, St. Anthony Catholic Church Parish Hall, which is adjacent to the Lustron House and Saint Anthony School and Church Gym, both listed on the National Register.</td>
</tr>
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</table>

[See staff report attached hereeto]

REVIEW AND COMMENT

Ms. Logan read the staff report and concluded with:

Due to the separation between the proposed new construction project and the listed or eligible National Register properties, the impact to the historic structure is expected to be minimal. Staff would suggest that the following condition be taken into consideration:

1. Staging for the demolition of the existing structures on site and the new construction project shall not affect the surrounding historic structures. Protection shall be provided, particularly along the east façade of the sanctuary.

Robert Lochrie, attorney, said the property was across from the Thorpe House and farther west, St. Anthony's School, which had a historic portion dating from 1926. He explained that the pre-K and kindergarten had been moved to the parish hall space in the main campus and the church wanted a new parish hall. Mr. Lochrie stated the Victoria Park Civic Association voted unanimously to support the project.

Bruce Celinski, Architect, explained that the main church, across the street, was not historic but he wanted to respect it. He said he had studied historic guidelines, specifically the ratio of glass to wall and had made the design proportions match those of the original church. He said his design was of the present time and place, it did not mimic the older design.

Mr. Figler did not feel the blank wall on the east elevation was compatible in the neighborhood and suggested something to soften the wall. Mr. Celinski stated the parish had recently requested a clerestory on the second floor of that facade. Mr. Figler suggested varying the sizing of the exterior material to create relief and shadow lines, or using a vertical landscape wall to soften it. Mr. Celinski stated he intended to use a material similar as that used on the main church, which would look like masonry.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Mr. Marcus commended Mr. Celinski on the open siting.
Motion made by Mr. Marcus, seconded by Mr. Blank, to approve the 2018 calendar. In a voice vote, motion passed unanimously.

Adjournment
There being no further business to come before the Board, the meeting was adjourned at 7:59 p.m.

Chairman,

David Kymer, Chair

Attest:

ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results:


Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.
January 8, 2018

Daniel Parra
Architect Bruce Celenski, Inc.
3045 N. Federal Highway, Suite 47
Fort Lauderdale, FL 33306

Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER
St. Anthony Catholic Church – Parish Hall – DRC Case No. #R17052
921 NE 2nd Street, Fort Lauderdale, FL 33301

Dear Mr. Parra,

Reference is made to your request for the subject letter for the St. Anthony Catholic Church – Parish Hall at the above referenced location. According to the site plan information submitted, this project consists of the demolition of three (3) buildings comprised of 4,912 square feet of office space (937 GPD), two (2) buildings for 60 students (756 GPD), and one (1) building comprised of 1,500 square feet of warehouse space (166 GPD). The site plan also includes the construction of a new parish hall building comprised of 14,522 square feet of worship space (2,279 GPD) (C14 – Place of Worship use type), and a new maintenance building comprised of 1,500 square feet of warehouse space (168 GPD) (C06 Warehouse - Mixed use type). A potable water connection to existing City utilities is proposed along NE 2nd Street, while a fire service connection to existing City utilities is proposed on the existing 6” water main on NE 10th Avenue. Additionally, a sewer connection to existing City utilities is proposed along NE 2nd Street. Subsequently, according to the calculations submitted, such redevelopment will increase water and sewer demand by 588 GPD (approximately 0.001 MGD, rounded up to the nearest thousandth). The Department of Sustainable Development (DSD) will review and approve such flow calculations. Furthermore, if DSD staff issues comments on the proposed flow calculations after the issuance of this capacity availability letter, the consultant shall request a revised letter with the correct approved flow calculation.

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County’s Environmental Protection and Growth Management Department’s (EPGMD) Environmental Licensing & Building Permitting Division’s licensed capacity for the GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). According to the City’s Capacity Analysis Report updated in June 2017, Table 3-3, the year 2026 projected AADF, is 44.4 MGD. The current committed capacity of 3.137 MGD, plus the 0.001 MGD contribution from the proposed land use, provides a total projected flow of 47.54 MGD, which is less than the licensed capacity of the GTL.

The City owns and operates two Water Treatment Plants, Fiveash and Peele Dixie, which are permitted for 70 MGD and 12 MGD treatment capacities, respectively (82 MGD total). According to the City of Fort Lauderdale’s 10-Year Water Supply Facilities Work Plan draft, dated November 20, 2014, Table 5 projects the year 2025 Average Annual Daily Flow (AADF) to be 43.3 MGD with a Max Day ratio of 1.2. The current committed capacity of 3.137 MGD, plus the 0.001 MGD additional demand from the proposed land use, will generate a total AADF flow of
46.44 MGD (55.73 MGD Max Day), which is less than the combined permitted treatment plant capacities.

The additional sewage flows will contribute to pump station A-7 (P.S. A-7) and its gravity sewer collection system, which is comprised of 10-inch, 18-inch, and 24-inch sewer mains. P.S. A-7 has enough capacity to accept the estimated project flow contribution. The City of Fort Lauderdale approves the proposed sewer connection while it is pursuing improvement of the sewer infrastructure within the P.S. A-7 area.

The water distribution system is comprised of a 2-inch water main, which has enough capacity to provide water service for the proposed demand.

Please be aware that nothing in this letter reserves capacity for the proposed project. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-5859.

Sincerely,

Rohan Punit, P.E., M.Eng.
Project Manager II

cc:  Alan Dodd, P.E., Deputy Public Works Director (City of Fort Lauderdale)
     Talal Abi-Karam, P.E., Assistant Public Works Director (City of Fort Lauderdale)
     Scott A. Teschky, CCM, LEED AP BD+C, Senior Project Manager (City of Fort Lauderdale)
     File: Water and Sewer Capacity Letters
August 30, 2017

By U.S. Mail and Hand Delivery
Florentina Hutt
City of Fort Lauderdale
Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Public Participation for Archdiocese of Miami ("Applicant") Site Plan for St. Anthony Catholic Church, Case Number R17052 ("Application")

Dear Florentina:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, Applicant presented the Application to the Victoria Park Civic Association, the only officially recognized civic association located within 300’ of the proposed development. The meeting was noticed and communicated through e-mail with the association’s president.

The meeting was held on June 7, 2017 at St. Anthony Catholic Church, located at 901 NE 2nd Street in Fort Lauderdale, FL, at the Victoria Park Civic Association’s regularly scheduled monthly meeting. There were approximately 50 people in attendance.

At this meeting the Applicant gave a description of the project, provided project renderings and site plans, and answered questions from those in attendance. Discussions included the type of development use and architectural style. At the end of the presentation a motion was made and the Victoria Park Civic Association unanimously recommended approval of the project (please see attached letter of support).

Should you require additional information, please let me know.

Very truly yours,

Robert B. Lochrie III

RBL/as
Enclosure
cc: Andrew Gordon, President, Victoria Park Civic Association
Victoria Park Civic Association

The general purpose of the Victoria Park Civic Association is to unify the residents of the Victoria Park area to further their common welfare in the best interests of Victoria Park.

Board of Directors
President: Andrew Gordon
Vice President: Harvey Yampolsky
Secretary: Preston Watkins
Treasurer: Joseph Evancho

June 22, 2017

Father Michael Grady
St. Anthony Catholic Church
901 NE 2nd Street
Fort Lauderdale, FL 33301

Re: Victoria Park Civic Association's Letter of Support

Dear Father Grady,

On behalf of the Victoria Park Civic Association (the "VPCA"), please allow this letter to serve as the VPCA's letter of support relating to your planned development project.

At the VPCA membership meeting on June 7, 2017, we were privileged to have you introduce presentations by Robert Lochrie, St. Anthony’s counsel, and by Bruce Celenski, St. Anthony’s architect, regarding plans for the addition of a building and parking lot on the St. Anthony campus. We were impressed by the thought, design and community interest reflected by the plans.

Therefore, following the presentations, and pursuant to a motion by one of our members, the VPCA members in attendance at the June 7th meeting voted unanimously to support the St. Anthony proposal.

Please feel free to share our letter of support with Fort Lauderdale city officials responsible for review of your project. We wish you success with it, and look forward to its completion and to the contribution it will make to our community.

Sincerely,

Andrew Gordon
President, Victoria Park Civic Association

cc: Robert Lochrie
Addendum: DRC Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to 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 hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), 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) has taken place a minimum of 30 days prior to the PZB hearing. 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.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF MAIL NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: DEVELOPMENT REVIEW COMMITTEE

APPLICANT: Archdiocese of Miami

PROPERTY: 921 NE 2nd Street

PUBLIC HEARING DATE: September 12, 2017

BEFORE ME, the undersigned authority, personally appeared , who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.

3. That the letter referenced in Paragraph two (2) above was mailed at least twenty (21) days prior to the date of the DRC meeting cited above.

4. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office ten (10) days prior to the date of DRC and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: DRC Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of August 2017

(Seal)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ELIZABETH MENDEZ
Notary Public - State of Florida
Commission # FF 222821
My Comm. Expires Apr 21, 2019
Bonded through National Notary Assn.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. __________________________ (Initial here)

____________________ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
SIGN NOTICE

Applicant must POST SIGNS for Planning and Zoning Board and City Commission Hearings) according to Sec. 47.274.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
X PLANNING AND ZONING BOARD
CITY COMMISSION

APPLICANT: Archdiocese of Miami

PROPERTY: St. Anthony Catholic Church

PUBLIC HEARING DATE: January 17, 2018

BEFORE ME, the undersigned authority, personally appeared Bruce Celinski, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be canceled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

[Signature]

Affiant

SWORN TO AND SUBSCRIBED before me, the County and State above aforesaid this 06 day of December 2017

REBECCA JO JARVIS
Commission # FF 95508
My Commission Expires
February 26, 2018

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit [initial here]

(Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Updated 3/26/2015