

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-CR25003



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-CR25003
<b>PROJECT NAME</b>	Agape AIM Center, LLC.
<b>APPLICATION TYPE</b>	Conditional Use
<b>APPROVAL LEVEL</b>	Planning and Zoning Board
<b>REQUEST</b>	Transitional Community Residence for 4 to 10 Residents, 1,000 Feet Separation
<b>APPLICANT</b>	1312 NW 3RD Ave, LLC
<b>AGENT</b>	Carlos Justniano, Justin Architects, P.A.
<b>PROPERTY ADDRESS</b>	1312 NW 3 Avenue
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Progresso 2-18 D Lot 16 Blk 79
<b>ZONING DISTRICT</b>	Residential Single Family / Medium Density (RDS-15) District
<b>LAND USE</b>	Medium Residential
<b>COMMISSION DISTRICT</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION</b>	South Middle River Civic Association
<b>SUBMITTED</b>	October 31, 2025
<b>COMPLETENESS ISSUED</b>	January 2, 2026
<b>STATE STATUTE 166.033 EXPIRATION</b>	June 16, 2026 (180 days)
<b>CASE PLANNER</b>	Nancy Garcia, Urban Planner II

**RESUBMITTAL INFORMATION**

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-CR25003

**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before **July 1, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) to operate a transitional community residence in a single-family zoning district. A separate application fee is required. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Staff require 48-hour notice prior to the public meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on a USB flash drive to the IT technician. Please contact the project planner, Nancy Garcia Email: [ngarcia@fortlauderdale.gov](mailto:ngarcia@fortlauderdale.gov), Phone: 954- 828-8958 or) for more information.
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
  - a. Prior to submittal of an application to the PZB, the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services 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 the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
4. The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.



5. **Provide the following information:**

- a. The narrative indicates the community residence will be continuously staffed. Provide more information regarding how many staff members are expected to be located on site at one time.
- b. Revise the site plan to show the proposed parking for the community residence. Pursuant to ULDR Section 47-20.2. *Parking Requirements*, the community residence shall adhere to the parking ratio for single-family dwellings which require two (2) parking spaces per dwelling unit. Demonstrate the proposed parking will be adequate for the number of staff members that are expected to be on site.
- c. The Florida Association of Recovery Residences (FARR) Certificate submitted with this application expired on October 11, 2025. A current FARR Certification must be provided prior to final approval of the application.
- d. Community residences shall adhere to the Space Requirements pursuant to Code of Ordinances, Article VI, Section 9-277. Complete the Community Residence – Residency Information form attached to this comment report. Note, this may affect the number of residents and staff members allowed for the community residence.

**GENERAL COMMENTS**

The following comments are for informational purposes.

An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final sign-off, please schedule an appointment with the case planner (Nancy Garcia, 954-898-8958, [NGarcia@fortlauderdale.gov](mailto:NGarcia@fortlauderdale.gov)) to review project revisions and/or to request notification for signoffs by applicable disciplines.

2. Additional comments may be forthcoming after comment responses are received.



# COMMUNITY RESIDENCE APPLICATION

Rev: 1 Revision Date: 2/8/19 | Print Date: 2/8/2019  
I.D. Number: DSD-UDP-CR

## Page 3: Community Residence – Residency Information

Check and fill in the maximum length of time residents may live in the proposed community residence:

How long will residents typically live in the home?

Days		Months		Years		No Limitation	
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A. Number of people with disabilities who will live in the proposed community residence	
B. Number of live-in staff (if any)	
<b>Total number of occupants: A + B=</b>	

City of Fort Lauderdale Code of Ordinances, Article VI, Section 9-277, Space Requirements.

- (a) No person shall occupy or let to another for occupancy any dwelling or dwelling unit for the purpose of living, sleeping, cooking or eating therein or any hotel, hotel unit, rooming house or rooming unit for the purpose of living or sleeping therein which does not comply with the requirements of this section.
- (b) Each dwelling and each dwelling unit shall have a minimum gross floor area of not less than one hundred fifty (150) square feet for the first occupant and not less than one hundred (100) square feet for each additional occupant.
- (c) Every room in a dwelling, dwelling unit, hotel or rooming house occupied for sleeping purposes shall:
  1. Have a gross floor area of not less than seventy (70) square feet and, when occupied by more than one (1) occupant it shall have a gross floor area of not less than fifty (50) square feet for each occupant.
  2. Have a minimum width of eight (8) feet.
- (d) Gross floor area shall be calculated on the basis of total habitable room area, and those exclusions appearing in the definition of habitable room shall not be considered in the calculation of such floor areas.
- (e) Every habitable room in a dwelling, dwelling unit, hotel and rooming house shall have a ceiling height of not less than seven (7) feet for at least one-half the floor area of the room. Any portion of a habitable room having a ceiling height of five (5) feet or less shall not be included in computing the total floor area of such room

Bedroom	Number of residents (including any live-in staff) to sleep in each bedroom	Width and length in feet of each bedroom excluding closets	Total square feet in bedroom excluding closets	Total gross floor area of all habitable rooms
1				Add the total square feet of each bedroom excluding closets together
2				
3				
4				
5				
6				
Total				

**NOTES:** Additional bedroom information may be provided in the blank space below.





UDP-CR25003

**Legend**

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE

