



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 26, 2022

**PROPERTY OWNER /
APPLICANT:** 6400 Building, LLC.

AGENT: Deena Gray, Greenspoon Marder, LLP.

PROJECT NAME: 6400 Building

CASE NUMBER: UDP-S22031

REQUEST: Site Plan Level III Review: Change of Use from 9,022
Square-Foot of Office to Medical Use with an
Associated Parking Reduction Request

LOCATION: 6400 N. Andrews Avenue

ZONING: Heavy Commercial/Light Industrial Business (B-3)

LAND USE: Employment Center

CASE PLANNER: Michael Ferrera



Case Number: UDP-S22031

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
3. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
4. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
5. Dimension accessibility requirements to site per FBC Accessibility Code.
6. Show that 50 percent of the exit stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
7. Per FBC 1028.1.1.1 interior exit stairways permitted to egress through areas on the level of discharge must terminate at point where an exterior exit door is readily visible and identifiable.
8. Show that the separation between the exit access stairways meet the requirements of section 1007 of the 2020 FBC.
9. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22031

CASE COMMENTS:

Please provide a response to the following:

1. Flood review not required at this time.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Flood review not required at this time.



Case Number: UDP-S22031

CASE COMMENTS:

Please provide a response to the following.

1. No comment.



Case Number: UDP-S22031

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
6. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

General Comments

The following comments are for informational purposes.

1. None



Case Number: UDP-S22031

CASE COMMENTS:

No Comments.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect, nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (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: <http://www.fortlauderdale.gov/neighbors/civic-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. 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 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). 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. 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.
3. The site is designated Employment Center 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.
4. 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 December 28, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. If applicant wishes to waive these timeframes or request additional time to address the comments and receive approval, then a written statement from the applicant must be submitted. 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.
5. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated:
 - a. Section 47-20.3.A.5, Reductions and Exemptions
 - b. Section 47-25.2, Adequacy Requirements



6. Provide the following changes on the site plan:
 - a. Provide site plan depicting existing parking conditions; and
 - b. Provide parking calculations as part of the site data table on the site plan. The parking calculations should breakdown the parking required for the existing professional office and the proposed medical office.
7. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
8. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
9. Be advised, future tenant buildouts will be compared to the approved parking reduction so not to exceed the site-specific breakdown by use.


GENERAL COMMENTS

The following comments are for informational purposes.

10. Further comments may be forthcoming.



LEGEND

 Subject Site

UDP-S22031 - Change of use - 6400 N Andrews Ave.

