

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24016



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24016
MEETING DATE:	April 09, 2024
REQUEST:	Site Plan Level II Review: Change of Use from 5,696 Square Feet of Restaurant Use to Medical Office with Shared Parking Reduction
APPLICANT:	Studio 96, LLC.
AGENT:	Andrew Schein, Lochrie & Chakas, P.A.
PROJECT NAME:	ARC Dialysis
PROPERTY ADDRESS:	3045 N. Federal Highway
ZONING DISTRICT:	Boulevard Business District (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	1 - John Herbst
NEIGHBORHOOD ASSOCIATION:	N/A
CASE PLANNER:	Yvonne Redding

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-P24002

CASE COMMENTS:

Please provide a response to the following:

1. Update building code references to the current 2023 Florida Building Code-Eight Edition [FBC 2023 Broward Amendments -101.2]
2. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC.
3. Per section 201.1.1 of the 2023 FBC Accessibility Volume, provide vertical accessibility to all levels above the occupiable grade level regardless of whether the Standards require an elevator to be installed in such building.

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <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. Existing usage does not match plans and case description. Please provide official supporting documentation for review. Alternatively, existing usage shall be corrected to reflect "Retail".
2. If existing usage is retained as retail, water and sewer service demand calculations must be presented by submitting a Capacity Request through LauderBuild Engineering Services. A letter of service availability from the City's Public Works must be obtained and presented prior to engineering sign-off.
3. Note, the proposed improvement may not encroach onto the existing right-of-way (alley) along the rear of the property.



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CASE COMMENTS:

1. Some of the existing uses areas in the Coral Center Tenants table do not match the areas in the previously approved 2011 analysis Table 2 that is being referenced. Please provide reasoning as to why.
2. The property owner shall record a parking reduction order prior to Final DRC.
3. Additional comments may be provided upon further review.



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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 120 days of completeness determination, on or before *June 8, 2024*, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
2. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
4. Revise the project narrative and the parking data table on the site plan to include the existing and proposed uses and parking requirements.
5. Prior to Final DRC sign-off, the parking reduction order will be required to be recorded with Broward County Records.
6. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

GENERAL COMMENTS

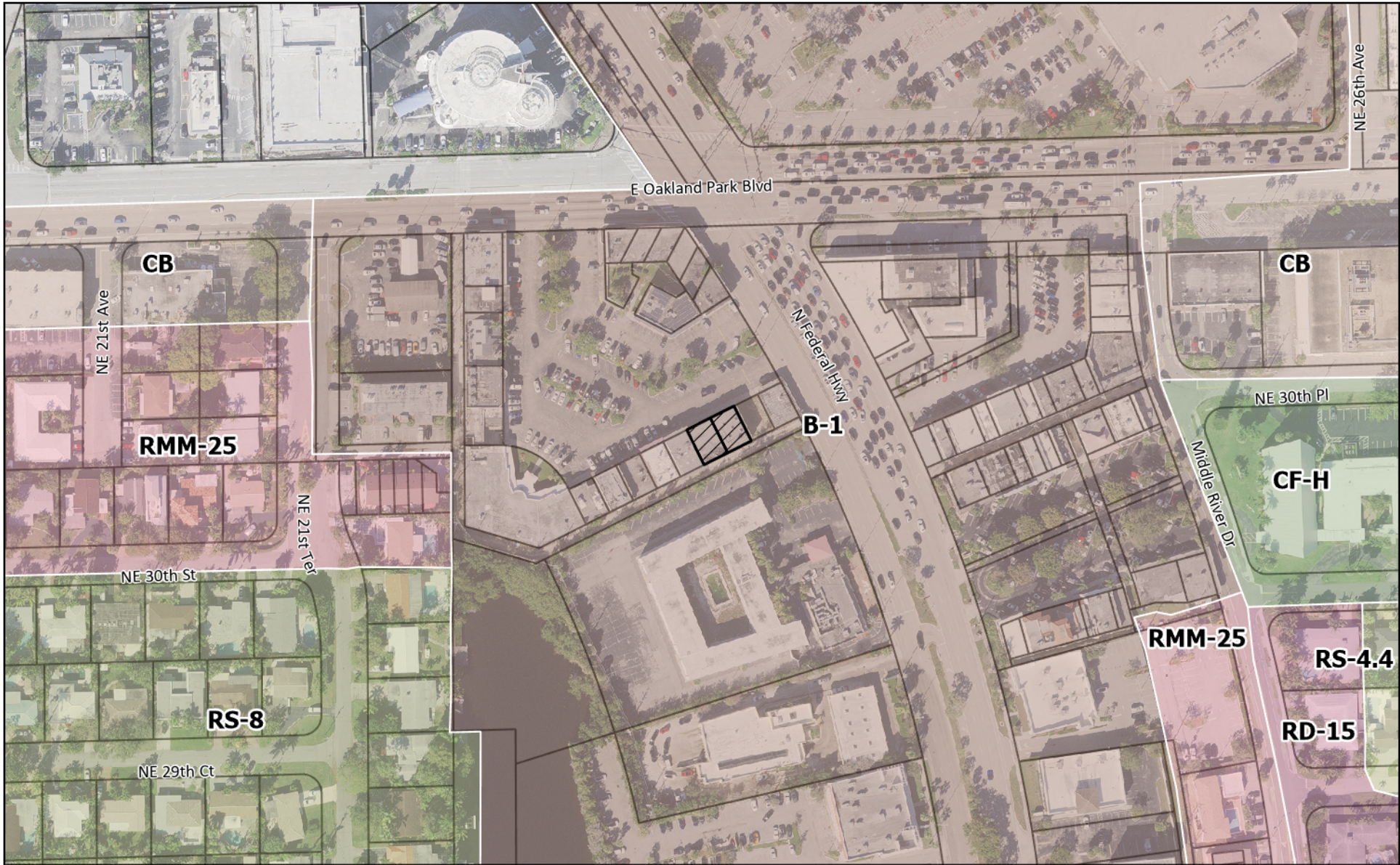
The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

1. Provide a written response to all DRC comments within 120 days.
2. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 120 days, unless an extension of time is mutually agreed upon between the City and the applicant.
3. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
4. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.



5. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S24016 - 3045 N FEDERAL HWY.



0 150 300 US Feet