

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25008



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25008
<b>PROJECT NAME</b>	Snooze Hotel
<b>APPLICATION TYPE</b>	Site Plan Level III Request
<b>APPROVAL LEVEL</b>	DRC, Planning and Zoning Board, City Commission request for review
<b>REQUEST</b>	Yard Modification to allow expansion of existing front porch with a prefabricated pool
<b>APPLICANT</b>	Jasbir Obhan, Seaside Magic Resort, LLC.
<b>AGENT</b>	Steven Bond
<b>PROPERTY ADDRESS</b>	205 N. Fort Lauderdale Beach Boulevard
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Lauderdale Del Mar 7-30 B Lot 4 Less Parcel 25 Of Ca 90-5914 Bk 6
<b>ZONING DISTRICT</b>	A-1-A Beachfront Area (ABA) District
<b>LAND USE</b>	Commercial
<b>COMMISSION DISTRICT</b>	4 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance HOA
<b>SUBMITTED</b>	March 13, 2025
<b>COMPLETENESS ISSUED</b>	March 24, 2025
<b>EXPIRATION</b>	September 20, 2025 (180 Days)
<b>WAIVER</b>	Not Requested
<b>CASE PLANNER</b>	Michael Ferrera, 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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Reference the Florida Building Code 8th edition on plan for the proposed development.
9. Per Section 406.1.2 of the FBC, the clear height of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet. The drawings show a maximum clear height of 6'-10" for the parking garage and does not comply with the FBC.
10. Per Section 242 of the FBC Accessibility Volume, swimming pools with less than 300 linear feet of swimming pool wall, shall have one accessible means of entry. Provide accessible entry to the swimming pool in accordance with the FBC.

**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](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](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 Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.
3. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
4. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
  - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
5. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
6. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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.

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FLOOD: Review comments

1. The following information will be required at the time of the building permit application:

Please provide a flood legend that includes:

1. The current flood zone in which the building lies and CCCL
2. The Base Flood Elevation (BFE) for the zone in which the building lies.
3. Flood Insurance Rate Map (FIRM) panel number
4. The proposed lowest floor elevation
5. The proposed lowest floodproofing elevation.
6. The proposed lowest machinery elevation.
7. This property has a Coastal Construction Control Line (CCCL) contacting the Florida Department of Environmental Protection.
8. Contact David Kieckbusch, (phone number 561-313-9007 with FDEP about permits for the (CCCL).

## 205 N Fort Lauderdale Blvd





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**CASE COMMENTS:**

Please provide a response to the following.

1. There appears to be existing trees/palms in and around proposed scope of work area. Per ULDR 47-21.6.A.1 Tree and Palm Survey, provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. Provide a corresponding list, as per ULDR 47-21.6.A.2 Tree and Palm Inventory, prepared by an ISA Certified Arborist or a Registered Landscape Architect of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
4. Existing Vehicular Use Area shall be considered as new and brought into conformity with the minimum landscape requirements of ULDR 47-21.12, upon occurrence of any one (1) of the conditions listed in ULDR 47-21.12.F. Please either provide determination from COFL Zoning Administrator that site does not meet the threshold to be brought into landscape conformance, or provide landscape plans, as per ULDR 47-21.6, which illustrate requirements in accordance with the City's Landscape and Tree Preservation Ordinance.
5. Additional comments may be forthcoming after next review of new plans and written comment responses.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.
2. Separate sub-permit applications for Tree Removal, Relocation, and/or General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.



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**CASE COMMENTS:**

1. Provide a survey for the property.
2. Provide a letter from FDOT determining whether additional right of way is required to meet the N Seabreeze Blvd minimum roadway width requirements per the Broward County Trafficways Plan. If additional right of way is required, then the proposed columns shall not be placed in the dedicated right of way.
3. Provide a parking layout plan for the existing spaces
4. All parking must be provided in accordance with the design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall and drive aisle dimensions on the plan sets.
5. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
7. Additional comments may be provided upon further review.

Case Number: UDP-S25008 – Snooze Hotel

**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 fee is 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: <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. 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 Central Beach Regional Activity 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 September 20, 2025, 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.
5. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.



Following review of the land use and development history of the property, it has been determined that there is low potential for archaeological deposits to be within the subject property and no additional archaeological requirements are recommended in coordination with the development of the subject property at this time. In the event archaeological features or human remains are observed or encountered, please contact Trisha Logan within 24 hours. For more information, please see attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc. For any questions, please contact Trisha Logan, Principal Urban Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or 954-828-7101.

6. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and the location of employees and/or equipment parking and where storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
7. 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 47-12.6. Modifications to Central beach Zoning Districts. Provide a response to one of the two items in e.ii (a-b) AND all items in c (1-5). There may be items that are not specifically relevant to this project as this is not a proposed building.
8. Provide the following changes on the site plan:
  - b. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - c. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Provide a details sheet for the dumpster enclosure, if applicable.
9. Provide the following changes to the elevations:
  - a. Overall, the architecture of the proposed front porch is similar to that of the existing building; however, it is now much closer to the sidewalk and is more visible from the street. The proposed front porch should incorporate more enhanced and high-quality materials for the portions facing North Fort Lauderdale Beach Blvd.
10. Provide a contextual plan depicting the adjacent properties along North Fort Lauderdale Beach Blvd identifying setbacks for comparison as well as identify other properties that contain rooftop amenities.
11. As proposed, it does not appear that there is sufficient depth within the structure for the pool. Clarify the depth of the pool and how the appropriate depth would be achieved.
12. As proposed, it appears that some parking spaces may be affected and/or removed. Provide clarification and update any documents and plan sheets needing to be updated.
13. There is a Fire Department Connection on the south side of the property near columns which may create a conflict and/or reduce access for emergency vehicles. Provide clarification on how
14. Confirm with Noel Zamora, Structural Plans Examiner, on the required height clearance of the structure.



### GENERAL COMMENTS

The following comments are for informational purposes.

15. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites.
16. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, April 14, 2025

Trisha Logan,  
Planner III, HPB Liaison  
City of Ft. Lauderdale Urban Design & Planning Division  
700 NW 19<sup>th</sup> Ave  
Ft. Lauderdale, FL 33311  
t. 954.828.7101  
e. [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)

RE: UDP-S25008  
Street: 205 N. Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida  
Parcel(s): 50432320060

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property consists of approximately .138<sup>+/-</sup> acres of developed land situated on the west side of Fort Lauderdale Beach Boulevard at the intersection of N. Seabreeze Blvd. and N. Atlantic Blvd (SR A-1-A), Fort Lauderdale. The proposed development seeks to add a porch/balcony to the east façade of the structure.

The subject property is in the Atlantic Coastal Ridge Archaeological Zone (Zone), an area of natural elevation where numerous archaeological sites have been discovered, and which is identified as having potential to contain significant archaeological resources. Many of these sites were discovered intact beneath early and modern developments. A review of the Florida Master Site File (FMSF 2024) indicates that there are no previously recorded archaeological sites or historic structures located within the subject property. A review of the Broward County Property Appraiser (BCPA 2025), as well as local land use plans, historical maps and aerials indicates that the parcel has been significantly transformed by development since the 1950s; the current structure was erected circa 1957.

### Opinion

In my capacity as the City's archaeological consultant, it is my opinion that the proposed development and prior land use transformations, that the proposed development will not have an adverse effect on any known archaeological resources and there is low potential that the proposed development will encounter significant, intact archaeological deposits.

### Recommendation

In my capacity as the City's archaeological consultant, it is my recommendation that except for the conditions below, no archaeological work is required as a condition of approval.

1. In the unlikely event that intact archaeological deposits are discovered during development, then development activities in the vicinity of the find shall halt immediately and the City's Historic Preservation Planner (Trisha Logan ([tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) / 954-828-7107) to coordinate the discovery.
2. In the unlikely event that unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the developer shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about the information or recommendations made in this letter.

Regards,



Matthew DeFelice, M.A.  
President / Archaeologist, CAHR, Inc.

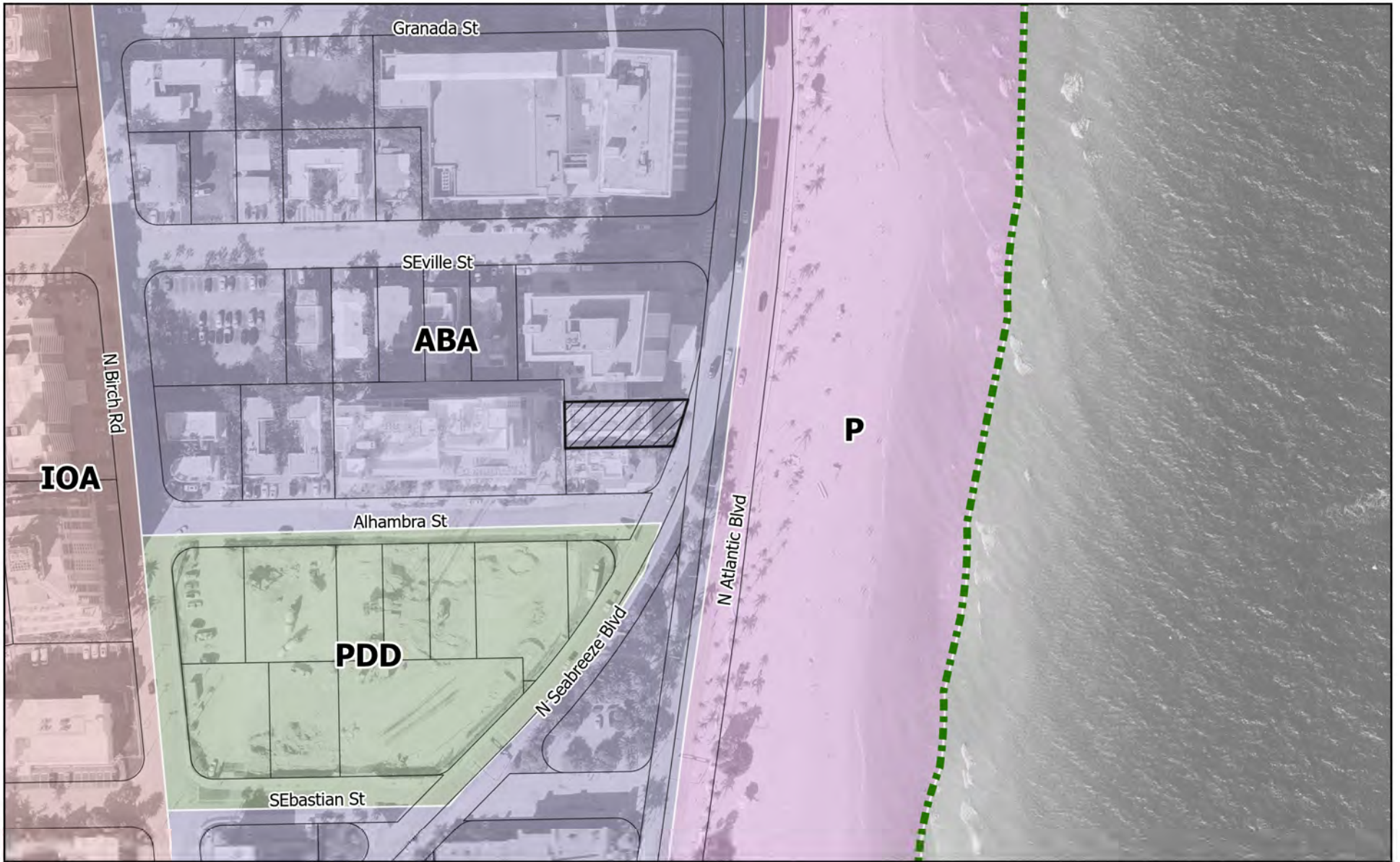
Ref.

Broward County Property Appraiser  
2025 Broward County Property Appraiser. [[bcpa.net](http://bcpa.net)]

Florida Master Site File  
2024 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, Fl.

United States Dept of Agriculture  
1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).

1958 Aerial Photographs of Broward County, (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).



UDP-S25008

**Legend**

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

300

Feet

