



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL <small>Select the application type from the list below and check the applicable type.</small>			
<input checked="" type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none">New nonresidential less than 5,000 square feetChange of use (some impact or less than existing use)Plat note/Nonvehicular access line amendmentAdministrative site planAmendment to site plan*Property and right-of-way applications (MOTs, construction staging)Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none">New Nonresidential 5,000 square feet or greaterResidential 5 units or moreNonresidential use within 100 feet of residential propertyRedevelopment proposalsChange in use (if great impact than existing use)Development in Regional Activity Centers (RAC)*Development in Uptown Project Area*Regional Activity Center SignageDesign Review Team (DRT)Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none">Conditional UseParking ReductionFlex AllocationCluster / Zero Lot LineModification of Yards*Waterway UseMixed Use DevelopmentCommunity Residences*Social Service Residential Facility (SSRF)Medical Cannabis Dispensing Facility*Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none">Land Use AmendmentRezoningPlatPublic Purpose UseCentral BeachDevelopment of Significant Impact*Vacation of Right-of-WayCity Commission Review Only (review not required by PZB)Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none">Appeal decision by approving bodyDe Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none">Road closuresConstruction staging planRevocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
Applicant/Property Owner	Las Olas Hospitality Group LLC
Address	1650 SE 17th St., Suite 214
City, State, Zip	Fort Lauderdale, FL 33316
Phone	
Email	
Proof of Ownership	Tax Record
Applicant Signature:	
Authorized Agent	Lochrie & Chakas, P.A.
Address	699 N. Federal Hwy., Ste 400
City, State, Zip	Fort Lauderdale, FL 33304
Phone	954-617-8919
Email	ASchein@lochrielaw.com
Authorization Letter	Letter Attached
Agent Signature:	Andrew J. Schein, Esq. <small>Digitally signed by Andrew J. Schein, Esq. DN: cn=Andrew J. Schein, Esq., o=Lochrie and Chakas, P.A., ou, email=ASchein@lochrielaw.com, c=US Date: 2024.03.09 15:21:29 -0400</small>

C PARCEL INFORMATION	
Address/General Location	1007-1015 E. Las Olas Blvd.
Folio Number(s)	504211010750
Legal Description (Brief)	See survey
City Commission District	4
Civic Association	Beverly Heights

D LAND USE INFORMATION	
Existing Use	Hotel under construction
Land Use	Commercial/Medium High Resi
Zoning	B-1/CB
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning	

E PROJECT INFORMATION <small>Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.</small>	
Project Name	1007 East Las Olas
Project Description (Describe in detail)	101 hotel rooms, 12 multifamily residential units, and 5,330 SF commercial in a 12-story building
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)
Affordable Housing	30% 50% 60% 80% 100% 120% 140%
Number of Units	



DEVELOPMENT APPLICATION FORM

Waterway Use	No
Flex Units Request	Yes
Commercial Flex	No
Acreage	
Residential Uses	
Single Family	
Townhouses	
Multifamily	12
Cluster/Zero Lot Line	
Other	
Total (dwelling units)	
Unit Mix (dwelling units)	Studio or Efficiency 1- Bedroom 2- Bedroom 2 3+ Bedroom 10

Traffic Study Required	No
Parking Reduction	No
Public Participation	No
Non-Residential Uses	
Commercial	5,330 SF
Restaurant	
Office	
Industrial	
Other	101 hotel rooms
Total (square feet)	5,330 SF + 101 hotel rooms

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acre)			
Lot Density (Units/acre)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name	1007 East Las Olas		
Proposed Amendment Description (Describe in detail)	Reducing the number of hotel rooms from 140 to 101; adding 12 residential units; reduction in commercial SF from 6,075SF to 5,330 SF; adding two floors		
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)	None	12	Yes
Non-Residential Uses (square feet)	6,075 SF	5,330 SF	Yes
Lot Size (Square feet/acre)	20,000 SF / 0.46 acres	NO CHANGE	No
Lot Density (Units/acre)	N/A	26 du/net acre	Yes
Lot Width	100'	NO CHANGE	No
Building Height (Feet)	123' - 5"	149' - 2"	Yes
Structure Length	200' max	NO CHANGE	No
Floor Area Ratio (F.A.R.)	6.69	8.57	Yes
Lot Coverage	82%	NO CHANGE	No
Open Space	11,889 SF	11,773 SF	Yes
Landscape Area	1,707 SF	NO CHANGE	No
Parking Spaces	75	75	Yes
Tower Stepback	N/A	NO CHANGE	No
Building Height	N/A	NO CHANGE	No
Streetwall Length	N/A	NO CHANGE	No
Podium Height	N/A	NO CHANGE	No
Tower Separation	N/A	NO CHANGE	No
Tower Floorplate (square feet)	N/A	NO CHANGE	No
Residential Unit Size (minimum)	N/A	NO CHANGE	No
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			Yes
Does this amendment require a revised water sewer capacity letter?			Yes

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING	
Approving Body	Approving Body	Approving Body	
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)	Requested Date	60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request	

**Requested Extension**
(No more than 24 months)**Code Enforcement**
(Applicant Obtain by Code
Compliance Division)**Justification Letter
Provided****Indicate Approving
Body Appealing
De Novo Hearing Due
to City Commission
Call-Up**

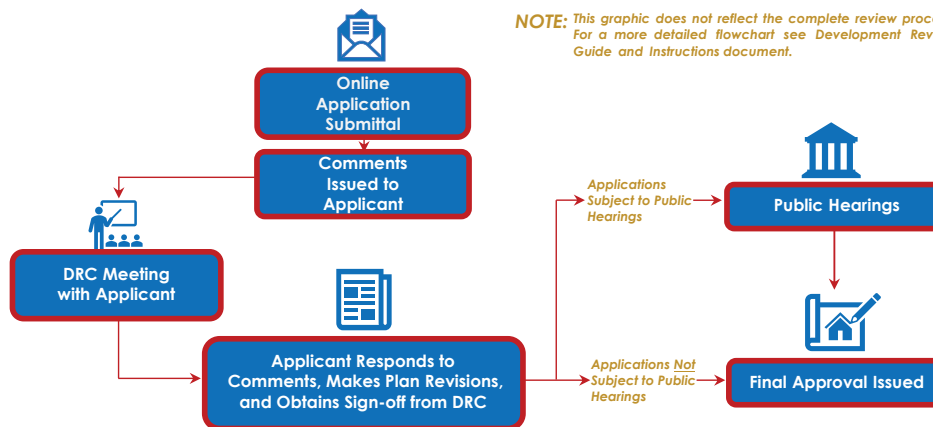
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: **PROVIDE DATE**
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

PROJECT: 1007 E. Las Olas Hotel

ADDRESS: 1007 E. Las Olas

ULDR NARRATIVES

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1007 E. Las Olas, Case No. PLN-SITE-20080001

**NARRATIVE ADDRESSING
ADMINISTRATIVE SITE PLAN AMENDMENT**

I. Description of Amendment

800 Las Olas LLC and Mustang Properties, Inc. (“Applicant”) are the owners of the property generally located at 1007 East Las Olas Boulevard (“Property”). Applicant received approval for a hotel development on the Property pursuant to DRC Case No. PLN-SITE-20080001 (“Project”).

Applicant is requesting approval of an amendment to add twelve (12) residential units, remove thirty-nine (39) hotel rooms, and add two (2) floors to the Project.

II. Proposed Modifications

The amended plans include the following modifications:

- 1) Sheet C0: Amended the data table to reflect the new height, residential uses, and open space requirements. There is also a minor amendment to the northern streetscape area adjacent to the fountain;
- 2) Sheet A-1: Interior changes to include a residential reception area;
- 3) Sheet A-2: Interior layout changes for the below-grade floors;
- 4) Sheet A-3: Interior changes to the amenity level;
- 5) Sheet A-4: Interior changes to consolidate hotel rooms due to the lower hotel unit count;
- 6) Sheet A-4.01: Addition of two (2) residential floors;
- 7) Sheet A-4.1: Renumbering of floors and roof plan to be consistent with the two (2) residential floors on the lower levels;
- 8) Sheets A-5, A-6 and A-7: Elevation changes to accommodate the two (2) additional floors and minor changes to rooftop design. The overall architectural character remains the same;
- 9) Sheets A-8 to A-9.4: Amended life safety plans to reflect the interior changes;
- 10) Sheet LP-1: Minor changes to plant species and changes to data table to reflect increase in open space;
- 11) Sheets SE-1 to SE-3: Changes to photometric plans to reflect updated building design;
- 12) Sheets C-1 to C-3: Amended civil plans to reflect the interior changes;
- 13) Sheet X4: Amended data table on circulation exhibit to reflect program changes;
- 14) Sheet X8: Added an open space plan to reflect the mixed-use requirements.

PROJECT: 1007 E. Las Olas Hotel
ADDRESS: 1007 E. Las Olas
AUTHOR: Andrew J. Schein, Esq.

ADEQUACY REQUIREMENTS
NARRATIVE

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.

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 Project is not expected to interfere with the City's communications 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

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 well field protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A, the Project is not expected to impact any environmentally sensitive lands.

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: Acknowledged, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. *Parks and open space.* *New park impact fee ordinance adopted in June 2006.*

Response: Applicant will pay all required park impact fees prior to the issuance of the building permit.

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.

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

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.

Response: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on April 10, 2024 pursuant to record number ENG-CR-24040003. Applicant will provide the letter upon receipt.

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.

Response: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on April 10, 2024 pursuant to record number ENG-CR-24040003. Applicant will provide the letter upon receipt.

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant will pay all required school concurrency fees prior to the issuance of a building permit.

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: Acknowledged.

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.

Response: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

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 (1/2) 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 (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways 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 traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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.

Response: The traffic statement is included in this submission.

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.

Response: To the extent any additional right-of-way is needed, Owner will dedicate the same by easement.

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.

Response: The Project includes sidewalks along all street frontages.

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.

Response: N/A

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.

Response: Acknowledged.

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.

Response: Street trees are provided along all street frontages.

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: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on April 10, 2024 pursuant to record number ENG-CR-24040003. Applicant will provide the letter upon receipt.

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: Acknowledged.

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: This site does not have any historical or archaeological significance.

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. Project is not located east of the Intracoastal Waterway.

PROJECT: 1007 E. Las Olas Hotel
ADDRESS: 1007 E. Las Olas
AUTHOR: Andrew J. Schein, Esq.

Mixed-Use Development Narrative ULDR § 47-18.21.D

D. Mixed use development on commercial land use designated parcels. The city may permit a mixed use development when the development site has a commercial land use designation, subject to the following:

1. Approval of an allocation of available flexibility units, without the need to amend the city's land use plan or rezone land. For definition of flexibility units, see Section 47-28 of the ULDR, Flexibility Rules

or

Compliance with Broward County Land Use Plan Policy 2.16.4 and Section 47-23.16 of the ULDR, Affordable Housing Regulations

RESPONSE: Applicant is seeking an allocation of flexibility units.

2. The MXU shall include residential uses in conjunction with business uses as provided below in Section 47-18.21.F.3 of the ULDR.

RESPONSE: The project includes residential uses in conjunction with business uses.

3. Developments shall meet the following requirements:
 - a. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a qualified road shall provide office and/or commercial uses.
 - b. Residential uses are prohibited from ground floor frontages facing a qualified road, except for vehicular ingress and egress and lobby access.
 - c. Portions of a development not facing a qualified road are not required, but encouraged, to provide office and/or business uses, except when abutting a residential zoning district.

RESPONSE: 100% of the frontage along Las Olas Boulevard will consist of commercial uses.

4. For a development site that is less than five (5) acres in size, single use multifamily residential buildings are permitted in conjunction with onsite business uses subject to Section 47-18.21.D.3 of the ULDR. No single use residential building is permitted to front a qualified road.

RESPONSE: The property is less than 5 acres in size, and the Project is not a single use residential building.

5. For a development site that is greater than five (5) acres in size, single use multifamily residential buildings may be permitted in conjunction with onsite business uses subject to Section 47-18.21.D.3 of the ULDR, provided gross residential acreage does not exceed five (5) acres or forty percent (40%) of the total gross acreage of the development site, whichever is greater. No single use residential building is permitted to front a qualified road.

RESPONSE: The property is less than 5 acres in size.

47-18.21.E has intentionally been omitted as the property is not designated employment center

F. Permitted uses.

1. The residential and business uses permitted within a mixed use development are as provided by the zoning district where the mixed use development is located.

RESPONSE: Acknowledged. A portion of the Project is a hotel, which is permitted in the B-1/CB zoning districts. The tenant for the ground floor commercial space has not yet been chosen, but the future tenant will be a business that is permitted in the B-1 zoning district.

2. The residential density is limited as provided by the zoning district where the mixed use development is located unless flexibility units are allocated in accordance with Section 47-28 of the ULDR, Flexibility Rules, however, in no case shall residential density exceed fifty (50) dwelling units per gross acre, except where:
 - a. There exists a residential dwelling; and
 - b. The residential dwelling is located on property designated commercial on the city's land use plan; and
 - c. The dwelling was legally permitted at a density greater than fifty (50) units per gross acre; or
 - d. The development is in compliance with Broward County Land Use Plan Policy 2.16.4 and Section 47-23.16 of the ULDR, Affordable housing regulations.

RESPONSE: Applicant is seeking an allocation of flexibility units for the commercial development site. The proposed density is 26 units per net acre/~16 units per gross acre.

The maximum density for mixed use east of the Intracoastal Waterway shall be twenty-five (25) units per gross acre.

RESPONSE: The Project is not east of the Intracoastal.

3. The business uses permitted in an MXU are as follows:
 - a. When located in a residential zoning district, the aggregate of the business use or uses shall be no greater than an aggregate ten thousand (10,000) sf in gross floor area:
 - i. *Commercial recreation:*
 - a) Indoor motion picture theater, less than five (5) screens.
 - ii. *Food and beverage service:*
 - a) Bakery store.
 - b) Bar, cocktail lounge, nightclub.
 - c) Cafeteria.
 - d) Candy, nuts store.
 - e) Delicatessen.
 - f) Food and beverage.
 - g) Fruit and produce store.
 - h) Grocery/food store.
 - i) Ice cream/yogurt store.
 - j) Liquor store.
 - k) Meat and poultry store.
 - l) Restaurant.
 - m) Seafood store.
 - n) Supermarket.
 - iii. *Retail Sales:*
 - a) Antiques store.
 - b) Apparel/clothing, accessories store.
 - c) Arts and crafts supplies store.
 - d) Art galleries, art studio.
 - e) Bait and tackle store.
 - f) Bicycle shop.
 - g) Book store.
 - h) Camera, photographic supplies store.
 - i) Card and stationery store.
 - j) Cigar, tobacco store.
 - k) Computer/software store.
 - l) Consignment, thrift store.

- m) Cosmetic, sundries store.
- n) Department store.
- o) [*Reserved.*]
- p) Fabric, needlework, yarn shop.
- q) Flooring store.
- r) Florist shop.
- s) Furniture store.
- t) Gifts, novelties, souvenirs store.
- u) Glassware, china, pottery store.
- v) Hardware store.
- w) Hobby items, toys, games stores.
- x) Holiday merchandise, outside sales, see Section 47-18.15.
- y) Household appliances store.
- z) Jewelry store.
- aa) Linen, bath, bedding store.
- bb) Luggage, handbags, leather goods store.
- cc) Music, musical instruments store.
- dd) Newspapers, magazines store.
- ee) Optical store.
- ff) Paint, wallpaper store.
- gg) Party supply store.
- hh) Pet store.
- hh-1) Pharmacy.
- hh-ii) Shoe store.
- jj) Sporting goods store.
- kk) Tapes, videos, music CD's stores.

iv. *Services/Office Facilities:*

- a) Film processing store.
- b) Copy center.
- c) Formal wear, rental.
- d) Hair salon.
- e) Health and fitness center.
- f) Instruction: fine arts, sports and recreation, dance, music, theater.
- g) Interior decorator.
- h) Mail, postage, fax service.
- i) Massage therapist.

- j) Medical clinic.
 - k) Nail salon.
 - l) Photographic studio.
 - m) Professional office.
 - n) Shoe repair, shoe shine.
 - o) Tailor, dressmaking store, direct to the customer.
 - p) Tanning salon.
 - q) Watch and jewelry repair.
- b. The following business uses may be permitted to exceed ten thousand (10,000) square feet:
- i. Department store.
 - ii. Offices.
- c. Accessory Uses, Buildings and Structures, see also Section 47-19.
- i. Child day care facilities, as provided by the district where the mixed use development is located and subject to the requirements of Section 47-18.8.
 - ii. ii. Film processing when accessory to pharmacy or copy center.
 - iii. Outdoor dining and sidewalk café, see Section 47-19.9.

RESPONSE: The proposed ground floor commercial tenant has not been chosen, however the future tenant will be a business that is permitted in the B-1 zoning district and the mixed use requirements.

G. Parking requirements. The total number of required off-street parking spaces for an MXU shall be equal to the sum of the required parking for each use as if provided separately. See Section 47-20, Parking and Loading Requirements.

RESPONSE: Acknowledged. This is an amendment to an approved project. The approved project received a parking reduction/off-site parking agreement. This amendment reduces the parking demand from the previous project.

- H. *Landscaping and open space requirements.* Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21 of the ULDR, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties.

Open space and landscaping shall be required in conjunction with residential uses in a mixed use development according to the following:

1. For mixed use development in a residential zoning district, landscaping shall be as required by Section 47-21.10 of the ULDR for the zoning district in which the mixed use development is located.

RESPONSE: N/A, the property is not zoned residential.

2. For development in a mixed use development in other than a residential zoning district, open space shall be required. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50%) of the required open space shall be in living materials used in landscaping which areas may be above grade. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space required shall be calculated based on the size and density of the development, as follows:

- a. For development of twenty-five (25) residential units or less, or developments of fifteen (15) dwelling units per acre or less density: a minimum of two hundred fifty (250) square feet of open space per unit;
- b. For developments of between twenty-six (26) and one hundred (100) residential units, or developments of greater than fifteen (15) dwelling units per acre and up to twenty-five (25) dwelling units per acre density: a minimum of two hundred (200) square feet of open space per unit;
- c. For developments of more than one hundred (100) residential units, or developments of greater than twenty-five (25) dwelling units per acre density: a minimum of one hundred fifty (150) square feet of open space per unit;
- d. For developments which fall into more than one (1) of the above categories, the lesser open space requirement shall apply.
- e. For the property located east of the Intracoastal Waterway, the percentage of landscape materials provided above grade as permitted by this section shall also be provided offsite in an area impacted by the development as determined by the development review committee or an owner shall be required to pay a cash equivalent to the city to be used to landscape a public area impacted by the development.

- f. Developments shall be required to meet the vehicular use area requirements as provided in Section 47-21 of the ULDR, Landscape and Tree Preservation.

RESPONSE: The Project includes 12 residential units, which requires 2,400 SF of open space (200 SF per unit). Of the required open space, 960 SF (40%) must be at grade and 1,200 SF (50%) must be in landscaping.

The Project includes 11,773 SF of open space, of which 3,846 SF is at grade and 1,303 SF is in landscaping.

3. A mixed use development shall contain a public plaza open to the sky which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of one thousand four hundred (1,400) gross square feet and shall be located to provide the principal pedestrian access to the mixed use development. A covered arcade with a minimum width of ten (10) feet may substitute for up to fifty percent (50%) of the above public plaza requirements.

RESPONSE: The Project includes a 1,400 SF plaza.

- I. *Dimensional requirements.* The dimensional requirements of a mixed use development shall be as follows:

1. *Density.* The density shall be the same as applies in the zoning district where the development is located.
2. *Minimum lot size.* Ten thousand (10,000) gross square feet.
3. *Maximum structure length.* Two hundred (200) feet for single use residential buildings.
4. *Maximum height.* The same as the district where the mixed use development is located.
5. *Minimum lot width.* One hundred (100) feet.
6. *Minimum floor area.* Four hundred (400) square feet for each multifamily dwelling unit.
7. *Yards.* Yards shall be the same as the district where the mixed use development is located.

Dimensional Standard	Requirement	Proposed
Density	50 units/gross acre	~16 units/gross acre
Lot size, Min.	10,000 GSF	20,000 NSF / ~32,600 GSF

Structure length, Max	None for mixed-use buildings	200' max.
Height, Max.	150'	149' – 2"
Lot width, Min.	100'	100'
Floor Area, Min.	400 / unit	> 400 SF
Yards		
Front (north)	5'	18.7'
Side (east)	5'	5'
Side (west)	None	0'
Rear (south)	5'	9.7'

- J. *Sidewalk requirements.* A minimum seven-foot wide sidewalk along the street abutting the property proposed for an MXU in a location approved by the city engineer shall be required. Mixed use developments on property within a nonresidential zoning district lying east of the Intracoastal Waterway will be required to provide ten-foot sidewalks in a location and manner approved by the city engineer.

RESPONSE: The Project includes minimum 7' sidewalks.

- K. *Requirements for conditional review and approval.* In addition to the requirements established by this section, any mixed use development shall be subject to the requirements for a conditional use permit, as provided in Section 47-24.3 of the ULDR.

RESPONSE: As this is an amendment to an approved Site Plan Level IV, ULDR Section 47-24.2.A.5.c of the ULDR requires review by the department and approval by the last approving body, which in this case is the City Commission.

PROJECT: 1007 E. Las Olas Hotel
ADDRESS: 1007 E. Las Olas
AUTHOR: Andrew J. Schein, Esq.

NEIGHBORHOOD COMPATIBILITY NARRATIVE
ULDR § 47-25.3

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 any DPEP (formerly DNRP) permits are needed, 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) foot candle 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 Project does not abut Residential property as defined in the ULDR. Nevertheless, all structured parking is located below grade, therefore automobile lights are not expected to impact adjacent properties.

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 Project does not abut Residential property as defined in the ULDR. Nevertheless, the Project includes balconies, awnings, building mass changes, and material banding.

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

Response: All service and loading facilities will be internal to the building and will not be visible from adjacent properties.

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: The rooftop mechanical equipment will be screened at least six (6) inches above the top-most surface of the equipment.

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 (1/2) 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, no part of the structure greater than 40 feet in height is contiguous to residential property.

d. *Bufferyard requirements.* 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, none of the property lines are adjacent to residential property.

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 Project is not contiguous to residential property.

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, none of the property lines are contiguous to residential property. The dumpster is located within the interior of the building.

- 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 Project does not abut residential property as defined in the ULDR.

v. *Application to existing uses.* Within five (5) years(remainder of this subsection v. is intentionally omitted).

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, buffer yards, 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 Project is a mix of hotel, residential, and commercial uses. The hotel and commercial portion of the Project was previously approved, and is consistent with the pattern of development along Las Olas Boulevard. This amendment includes the addition of twelve (12) residential units. The Las Olas Boulevard corridor is generally characterized by commercial uses fronting Las Olas Boulevard, and a mix of commercial/residential/parking uses facing the streets behind Las Olas Boulevard (SE 2nd Court to the north and SE 4th Street to the

south). The Project's mix of uses fits neatly into this pattern of development and is consistent with the surrounding area.

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, buffer yards, 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, the surrounding neighborhood does not have an adopted master plan.

PROJECT: 1007 E. Las Olas Hotel
ADDRESS: 1007 E. Las Olas
AUTHOR: Andrew J. Schein, Esq.

FLEXIBILITY ALLOCATION NARRATIVE

ULDR Section 47-28.3.D

D. Allocation of flex units on commercial or employment center land use designated parcels.

1. The city may allocate flex units to a development site with a commercial or employment center land use designation subject to the following conditions:

- a. Demonstration that the use of flex units is in conformity with goals, objectives and policies of the city's Comprehensive Plan

RESPONSE: Objective 2.3 of the Future Land Use Element ("FLUE") is to encourage mixed use developments to enhance the livability of the City in order to discourage urban sprawl. Policy 2.3.1 of the FLUE states that mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe interconnectivity of vehicular, pedestrian and other non-motorized movement.

This Project furthers these goals and objectives. Over the years, the Las Olas Boulevard corridor has seen a well-integrated mix of land use combinations, transforming Las Olas from a corridor that was solely commercial uses into a true "live, work, play" urban environment. Having residential uses and nonresidential uses in the same development allows for increased housing options and furthers the objective of discouraging urban sprawl. The residential density of the Project (~16 units per gross acre, 26 units per net acre) provides a sensible transition from the commercial uses on Las Olas Boulevard to the RMM-25 zoning district to the north. This transition, along with the various streetscape improvements to promote the safe interconnectivity of pedestrians and vehicles, furthers the policy of providing well integrated land uses.

Las Olas Boulevard also plays an incredibly important role in the City's tourism industry as a premier destination for shopping, dining, and entertainment. Objective 1.2 of the comprehensive plan's Economic Development Element is "Tourism Support", with the goal of encouraging investment in the tourism industry. Policy 1.2.2 of the Economic Development Element is to support

destination attractions and landmark development in Fort Lauderdale that enhance tourism trade in the City.

The Project furthers these objectives and policies. Las Olas Boulevard is lacking hotel rooms. In other cities, commercial corridors and areas with vibrant nightlife generally have hotels close to the action – in Fort Lauderdale, Las Olas Boulevard only has one (1) hotel, located near the western end of Las Olas. There are no hotels on Las Olas east of SE 8th Avenue until you get to the barrier island. This lack of hotels on a major tourist street is unusual for a city like Fort Lauderdale, and the Project will help to fill this gap and further these objectives and policies. The residential component of the Project also furthers these objectives and policies. Residential uses provide additional activity in these vibrant areas, showing tourists that Fort Lauderdale is the “live, work, play” destination.

- b. Development parcel is located in the city’s unified flex zone.

RESPONSE: The development site is located in the City’s unified flex zone.

- c. Development application approval shall be subject to Section 47-24, Development Permits and Procedures.

RESPONSE: Acknowledged, this application includes a separate narrative addressing ULDR Section 47-24.

- d. Development applications shall meet the provisions of Section 47-18.21, Mixed Use Development.

RESPONSE: Acknowledged, this application includes a separate narrative addressing ULDR Section 47-18.21.

Owner: Las Olas Hospitality Group LLC
Site Address: 1007 East Las Olas Boulevard
Project Name: 1007 Las Olas East
Prepared by: Andrew Schein, Esq.

Conditional Use Narrative

ULDR Section 47-24.3.E

E. *Criteria.* The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, [Sec. 47-25.3](#).

RESPONSE: Applicant has provided a separate narrative addressing Neighborhood Compatibility.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

RESPONSE: Acknowledged, a traffic generation statement is included in this submission.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;

RESPONSE: The Property has a split Residential/Commercial future land use designation under the comprehensive plan. Both the Residential and Commercial future land use designations permit hotels and residential uses in a mixed use development. The location and use of the structure is therefore not in conflict with the City's comprehensive plan.

The project also furthers numerous goals, policies, and objectives of the comprehensive plan. Objective 2.3 of the Future Land Use Element ("FLUE") encourages mixed use residential developments to enhance the livability of the City in order to discourage urban sprawl. Policy 2.3.1 of the FLUE states that mixed use residential developments shall promote an urban form, creating well integrated land use combinations that balance intensity and density.

The project is a mixed use development that straddles the boundary between the commercial-intense Las Olas Boulevard frontage to the medium-intensity residential uses to

the north. The hotel portion of the project will provide much-needed hotel rooms on Las Olas, which fits into the commercial nature of the corridor and will help to support tourism in this area and furthers Objective 1.2 of the comprehensive plan's Economic Development Element (and accompanying policies). The project's 17 residential units will integrate well into the area, with a similar density (approximately 23 units per gross acre) to the northern RMM-25 zoning district.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

RESPONSE: The project is not expected to produce any substantive negative impacts to the surrounding area. The area is generally characterized by commercial uses fronting Las Olas Boulevard and residential uses north of SE 2nd Court. As a mixed-use project with commercial and residential uses, the project is expected to fit neatly into the area and the pattern of development.

The additional hotel rooms on Las Olas Boulevard will provide a significant benefit to the area, which is currently lacking in both the number of hotel rooms and variety in hotel types. The widened sidewalks and enhanced landscaping surrounding the project will encourage visitors to the hotel to forego vehicle usage, as the project will have a true walkable, urban downtown feel that is frequently seen in other tourist-friendly cities.

- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

RESPONSE: As mentioned above, the project includes significantly enhanced sidewalks and landscaping. Additionally, parking for the project will be provided in two subterranean levels, eliminating the glare from headlights and vehicle noise that accompanies above-ground parking structures.

- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

RESPONSE: The Project is not in close proximity to a similar use, there's only one (1) other hotel on Las Olas Boulevard.

- e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

RESPONSE: The applicant is not aware of any adverse impacts that the project will have to the health, safety, or welfare of adjacent properties.