

Date: July 23, 2024

**DEVELOPMENT SERVICES DEPARTMENT**

Urban Design and Planning Division  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

Case Number: **UDP-A24025 (1007 East Las Olas – 1007 E Las Olas Blvd)**

**Orlando Arrom** EM: oarrom@fortlauderdale.gov PH: 954-828-5285

**ENG CASE COMMENTS:**

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

1. Obtain water and wastewater service availability letter from City's Public Works.  
**RESPONSE: WW Service availability letter was requested on 4/10/2024. The Applicant requested a program adjustment on 6/20/2024.**
2. Sheet C0
  - a. 10'x20' FPL easement and transformer boxes may not encroach onto the existing right-of-way and sidewalk easement fronting SE 2nd Court. The same is applicable across the set of plans.  
**RESPONSE: FPL completed a relocation of overhead wires in this block and located their equipment on an existing utility easement (INSTU#113456780). FPL's self-supporting pole and related equipment is existing and not proposed to be relocated. Note Applicant is working to relocate all of the overhead on 2<sup>nd</sup> Court from 8<sup>th</sup> Ave to 10<sup>th</sup> Terrace, but that effort will run independently of the hotel construction.**
  - b. 22-ft staking stall shall not encroach onto public pedestrian path.  
**RESPONSE: The driveway/stacking has not changed from the original approval as the interpretation was that stacking was measured from the PL. The proposed plans have shifted the stacking to now exclude the sidewalk. The 22' requirement is still being met.**
  - c. Driveway flares on the east side 2nd Court shall be reduced or eliminated to discourage vehicular movement against traffic.  
**RESPONSE: The driveway on SE 2<sup>nd</sup> Court is an IN only. The driveway radii allow for ingress from both westbound and eastbound traffic on SE 2<sup>nd</sup> Court. This has not changed from the previous approval.**
3. Please remove sheet GP-0 as this is not a part of the development set.  
**RESPONSE: GP-0 has been removed in resubmittal set.**
4. A-2 DRC, demonstrate having a minimum of 20' drive isle and 24'min width behind all 90-degree parking stalls.  
**RESPONSE: See updated sheet A-2.**
5. Sheet C1, please location of proposed stop signs at the driveway exists onto SE 10th Terrace, ensure sign is visible to traffic.  
**RESPONSE: The stop sign has been relocated to be more visible.**

**Additional comments may be forthcoming once additional/ revised information is provided on plans.**

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**Benjamin Restrepo P.E.**

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**TRAFFIC ENGINEERING CASE COMMENTS:**

1. Submit a revised parking reduction analysis for the proposed changes.  
**RESPONSE: A parking reduction analysis will be provided with REV1 resubmittal.**
2. A new parking reduction order shall be required for the proposed parking reduction request if approved.  
**RESPONSE: Understood and will comply.**
3. The new parking reduction order shall be recorded prior to final DRC approval.  
**RESPONSE: Understood and will comply.**
4. Proposed residential uses outside a regional activity center shall not be included as part of the parking reduction request.  
**RESPONSE: Acknowledged. The parking reduction does not include the residential component of the project.**
5. Additional comments may be provided upon further review.  
**RESPONSE: Understood and will respond immediately upon receipt.**

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**PLANNING CASE COMMENTS:**

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before September 12, 2024, 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 will be required to refile a new application and fees unless the applicant submits a waiver to the timeframe.  
**RESPONSE: Understood.**
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the project site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).  
**RESPONSE: Outreach has been conducted as required. Public participation summary was included with the REV1 resubmittal.**
3. Pursuant to ULDR, Section 47-28.3.D, allocation of flex units on commercial or employment center land use designated parcels, residential flexibility units must be assigned by the Planning and Zoning Board and pursuant to ULDR, Section 47-20.3, Reductions and exemptions; the applicant proposes to change certain uses in the development program which result in a different parking reduction than granted by the Planning and Zoning Board for the original DRC Case No. PLN-SITE-20080001. Therefore, the proposed addition of flex units and modification to the parking reduction exceeds the authority of the department and requires Planning and Zoning Board approval for the current application per ULDR, Section 47-24.2.A.5.c. The City Attorney's Office has determined the same process.  
**RESPONSE: Understood that the Application will require PZB approval.**

4. In addition, pursuant to ULDR, Section 47-24.2.b, Administrative approval of amendments to site plan level III or IV, along with the modifications outlined above, the applicant wishes to change the development to include additional floors which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. ii, and the proposed amendment to the site plan level IV permit for the original DRC Case No. PLN-SITE-20080001 requires City Commission approval for the current application for an amendment per ULDR, Section 47-24.2.A.5.c. The City Attorney's Office has determined the same process.

**RESPONSE: Understood that the Application will require City Commission approval.**

5. On Sheet A-5 DRC, the "plant material on trellis system" is identified on the exterior material schedule and points to various locations along the first floor but the majority of the material has been removed from the elevation drawing. Screening should remain in these locations as originally approved. Update elevation and schedule to reflect the proposed conditions.

**RESPONSE: See updated sheet A-5 DRC.**

6. On Sheet A-1 DRC the entry doors have been removed from the East Las Olas Boulevard facade. It is preferred to have entry doors located on this elevation to provide an active street frontage.

**RESPONSE: A-1 DRC sheet has been updated to add the doors back.**

7. Bicycle racks still need to be provided on site, an alternative location for bicycle racks needs to be identified on the site plan, Sheet CO.

**RESPONSE: Bicycle racks have been added back to the site. See Site Plan (sheet C0).**