

CASE INFORMATION

CASE	UDP-SR25001
PROJECT NAME	Weston Jewelers
APPLICATION TYPE	Site Plan Level IV
APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval
REQUEST	Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Community Business (CB) District with Commercial Flex Allocation of 0.135 Acres with 15,796 Square Feet of Retail Use, 4,453 Square-Foot Restaurant Use, Waterway Use, Yard Modifications, and Associated Parking Reduction
APPLICANT	Four Ten Properties LLC
AGENT	Stephanie J. Toothaker, Esq. P.A.
PROPERTY ADDRESS	1117 East Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION	Beverly Heights 1-30 B Lot 16, Lots 1 & 16
ZONING DISTRICT	Boulevard Business (B-1) and Residential Medium Density (RM-15)
LAND USE	Commercial and Medium Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Colee Hammock Civic Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	August 18, 2025
STATE STATUTE 166.033 EXPIRATION	February 14, 2026 (180 Days)
CASE PLANNER	Trisha Logan, AICP Principal Urban Planner

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.

Applicant REV 1 Responses are bolded

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

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401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Case Number: UDP-SR25001

BUILDING CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004 AND LIFE SAFETY DRAWING SERIES (LS).
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004.
7. Interior exits stairways must be discharged directly to the exterior of the building leading to the public way per the Section 1028 of 2023 FBC; however, an exception to the requirements for the continuity of interior exit stairways is permitted where a maximum of 50 percent of the exits pass through areas on the level of exit discharge. Provide calculations showing compliance with section 1028.1.1 of the 2023 .
Applicant REV 1 Response: REFER TO NEW LIFE SAFETY SHEET SERIES (LS).
8. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
Applicant REV 1 Response: REFER TO NEW LIFE SAFETY SHEET SERIES (LS).
9. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
Applicant REV 1 Response: REFER TO UPDATED SHEET A-004.

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.
Applicant REV 1 Response: Acknowledged.
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.
Applicant REV 1 Response: Acknowledged.
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%20lauderdale/codes/code%20of%20ordinances?nodeId=COOR_CH14FLMA)

Applicant REV 1 Response: Acknowledged

Please consider the following prior to submittal for Building Permit:

3. 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/buildingservices>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Applicant REV 1 Response: Acknowledged and taken under advisement.

Case Number: UDP-S25021

ENGINEERING CASE COMMENTS:

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

1. Please, show on site plan 10' alley way vacated per ordinance No. 902.
Applicant REV 1 Response: The site plan has been updated to include the label "10' alley vacated per Ordinance No. 902." Refer to Sheet C0.0.
2. Obtain a letter of water and sewer service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit the following requirements with the request
 - a. Project Narrative - written overview of the proposed development
 - b. Development Review Committee (DRC) Case Number
 - c. Water and Sewer Site Plans showing existing public water and sewer infrastructure; proposed water and sewer point of connection
 - d. Email plan@fortlauderdale.gov to obtain existing City Utility map.
 - e. Equivalent Residential Connection (ERC) Calculations - include existing and proposed usage.
 - f. Fire Flow Demand Requirements per NFPA guidelines (Table 18.4.5.2.1)- Flow (GPM) and Duration (HR); Note that this is not a fire hydrant test requirement; otherwise, you may specify the following:
 - i. Building Type - per National Fire Protection Association (NFPA)
 - ii. Total Fire Flow Area – for all stories
 - iii. Fire Suppression System Type

Applicant REV 1 Response: A Water & Wastewater Capacity Letter dated September 22nd was received from the city and included in this submittal.

3. Provide conceptual Water and Sewer Plan that includes:
 - g. Proposed connections to City infrastructure, clearly label all private and public infrastructure including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified,
 - b. Show location of all existing utilities: stormwater, water or sewer in vicinity of the proposed improvements (that may be in conflict).
 - c. Show existing water service connections, meters and sewer laterals and provide disposition of existing services.
 - d. Show/label proposed water service connections, associated valves, backflows and fittings with size, materials
 - e. Show/label proposed sewer laterals with sizes, slopes and material
 - f. Show profiles for utility service crossings to show water/sewer main separation in accordance with F.A.C Rule 62-555.314.
 - i. Proposed sewer laterals cross over existing 8-inch sanitary sewer.
 - g. All connections of the building sewers to public sewers shall be made by using materials approved by the city with a six-inch cleanout extended to grade and a threaded cleanout plug located within three (3) feet of the property line. All cleanouts in paved areas shall be protected by an approved H-20 traffic rated cleanout "traffic cover".
 - h. Based on the City utility maps, the existing sewer main adjacent to this property may be deeper elevation than assumed, verify elevations accordingly.
 - i. Show/label on plans if contractor or City will be installing water service lines. An additional check valve to be shown on 6" fire service line if City is completing the installation so that there is a termination point to complete pressure and bacteria tests. If contractor is completing the installation a water permit is required.
 - j. Sewer connections can only be completed by a licensed contractor. A sewer permit is required.
 - k. A separate utility service application needs to be completed for each water service tap under the same request/record.

Applicant REV 1 Response: See provided water and sewer plans, Sheet C3.

4. 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.).
Applicant REV 1 Response: See survey abstracted per recent title commitment.
5. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
 - a. Show existing electrical/light pole on SE 12 Ave and SE 2nd Court to remain or to be relocated on plans.
Applicant REV 1 Response: A label of existing light pole to remain along SE 12 AVE and SE 2nd Court is noted on Sheet C0.0.
 - b. Show existing electrical/light pole on the 10' alley way to remain or to be relocated on plans.
Applicant REV 1 Response: The existing pole on the 10' alley will be removed and overhead wired to be removed. Label is included on Sheet C0.0.
6. Show new location of the existing city parking signs to be relocated on sheet C1.
Applicant REV 1 Response: See revised Sheet C1 for relocation of City parking signs.
7. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
Applicant REV 1 Response: No 4 inch or larger water meters are proposed. Refer to Sheet C3 for water line locations.
8. Proposed structures shall not be constructed within existing drainage easements unless easement vacation is approved under UDP-EV25006.
Applicant REV 1 Response: Acknowledged. UDP-EV25006 is intended to be scheduled on the same City Commission agenda for concurrent site plan and utility easement vacation consideration.
9. For the trash enclosure on site plan.
 - a. Should dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event. (for the proposed restaurant space)
Applicant REV 1 Response: The trash room is located within the building that is proposed to be flood proofed to the 100-year Broward County elevation and 100-year design storm event. A restaurant is no longer included in this project and trash pickup is planned via trash bins.
10. 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, include typical cross-sections along all property lines as appropriate.
Applicant REV 1 Response: See revised Sheet C2, Paving, Grading, and Drainage Plan, to include cross sections.

11. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.

Applicant REV 1 Response: See revised Sheet C2, Paving, Grading, and Drainage Plan, for additional grades. The sidewalk along Las Olas has been revised since the current condition exceeds a running slope of 5.0% in direction of travel.

12. 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.

Applicant REV 1 Response: See uploaded preliminary drainage calculations based on SFWMD criteria. A permit from Broward County Surface Water Management shall be obtained prior to building permit.

13. 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.

Applicant REV 1 Response: See drainage maintenance plan PDF included in this submittal.

14. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

Applicant REV 1 Response: All existing and proposed utilities have been labeled on the Tree Plan with the required clearances shown. Dimensions and a note regarding horizontal clearance requirements have been added to the plan. Refer to Sheet L5-1-01.

15. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

Applicant REV 1 Response: Proposed trees are shown with a minimum 4-foot setback behind proposed curbs adjacent to travel lanes. Dimensions have been added to illustrate compliance. Refer to Sheet L5-1-01.

16. 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

Applicant REV 1 Response: This comment has been taken under advisement. Refer to Sheet ESC showing conceptual location of construction fence outside of the sight triangles.

17. 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.

Applicant REV 1 Response: Acknowledged.

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

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

Case Number: UDP-SR25001

FLOODPLAIN General Comments:

Please provide the following information.

1. Flood Zone in effect at time of submittal), AE, (BFE 6', + 1.4 = 7.4 ft. NAVD), (557J).
Applicant REV 1 Response: Acknowledged.
2. Additional comments may follow pending submission of the complete plan set at time of building permit.
Applicant REV 1 Response: Acknowledged.
3. Sheet C0.0 states floodproofed (provide a flood panel detailed and that you are floodproofing to 7.4 ft), (and label all areas to be floodproofed. (retail is shown on ground level @ 6' NAVD 88)
Applicant REV 1 Response: Structure is proposed to be flood proofed to an elevation of 8.00 NAVD.
4. Flood Vents are required at 1 sq. inch for every square foot of enclosed area below 7.4 ft and flood resistant material below 7.4 ft NAVD 88.
Applicant REV 1 Response: Building will be dry flood proofed to an elevation of 8.00NAVD per the Broward County 100-year map elevation as required by Surface Water Management.
5. Owner's letter acknowledging floodproofing.
Applicant REV 1 Response: To be provided as part of building permitting.
6. Please provide a flood legend that includes the following: the lowest machinery elevation.
Applicant REV 1 Response: Refer to A-101
7. A note referencing compliance with FBC 162,107.2.1) and (ASCE 24-14) and (FEMA TB2)
Applicant REV 1 Response: Sheet C2, the Paving, Grading, and Drainage Plan, has been updated to reference flood proofing shall comply with FBC 162,107.2.1, ASC24-14, and FEMA TB2. This note has also been included on architectural sheet A-004.
8. A floodproofing Certificate with Section 1 and 2, (FEMA form 153 completed) and emergency operation plan.
Applicant REV 1 Response: Acknowledged.

References:

Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials

Refer to compliance with all ASCE 24-14 floodproofing requirements

Elevator pit will have a sump pump and float switch (Label plans)

References

ASCE 24-14 Flood Resistant Design Standards.

FBC 8th Edition Residential Section R322.2.2 <https://codes.iccsafe.org/codes/florida>

Flood Ordinance Ch 14:

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

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LANDSCAPE CASE COMMENTS:

Please provide a response to the following.

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance has been amended by approval of the City Commission. Please provide mitigation in equivalent replacement and in equivalent value per ULDR 47-21.15.G. Please indicate how the mitigation will be provided on Landscape plans. The amended ordinance may be found within the City's ULDR published online by MuniCode: https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE.
Applicant REV 1 Response: A Tree and Palm Mitigation Chart has been provided on the Mitigation Schedule Sheet; refer to Sheet L1-5-01.
2. For parcels on a waterway, the first twenty (20) feet of the yard fronting on the waterway shall be landscaping, as per ULDR 47-21.13.A&B. Measurement shall be from the existing bulkhead line. When the parcel is used for marina or yacht club purposes or for other businesses which are established primarily to repair or service watercraft, the waterway landscape area setback is not required.
Applicant REV 1 Response: In alignment with other surrounding existing projects (Case Nos. 26-R-97/Villagio di Las Olas and 13-ZR-97/94-R-07 / Himmarshee Landings), Applicant is requesting between a 0' foot to 5'-0" setback from the building to the property line fronting the waterway for Planning & Zoning Board consideration. The Planning & Zoning Board previously considered and approved such waterway yard modification requests for the referenced projects.
3. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to any applicable VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
Applicant REV 1 Response: A calculation chart has been provided; refer to Sheet L6-5-01. More than 20% of the proposed trees are shade tree species.
4. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions (i.e. along SE 2nd CT). Proposed Lysiloma latisiliquum are a large shade tree species, please propose small species per FPL "Right Tree, Right Place" principle.
Applicant REV 1 Response: Lysiloma latisiliquum have been replaced with Ligustrum spp. to comply with FPL's "Right Tree, Right Place" guidelines. Refer to Tree Plan on Sheet L5-1-01.
5. Please note that a minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance, as applicable to comment above.
Applicant REV 1 Response: A minimum 4-foot separation between the curb and tree trunk has been provided and illustrated on the Tree Plan; refer to Sheet L5-1-01 for dimensions.
6. Proposed tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights. Adjust overall height of trees to comply, proposed Lysilomalatisiliquum within 25' corner sight triangle currently specified with 6' CT.
Applicant REV 1 Response: Quercus virginiana (Live Oak) trees have been updated to an 8-foot clear trunk to maintain the 60% canopy / 40% clear trunk ratio per ULDR. Refer to the Planting Schedule on Sheet L5-5-01.

At the corner of SE 2nd Court and SE 12th Avenue, existing overhead utilities remain. Per FPL's "Right Tree, Right Place" principle, small trees such as Ligustrum spp. are proposed, which cannot achieve the full 8-foot clear trunk requirement. We believe maintaining smaller species in these specific locations is appropriate to provide shade along the street while considering the limited traffic volume and existing overhead conditions. Please confirm if this approach is acceptable.

7. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.B. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
Applicant REV 1 Response: Coordination with civil, site, and life safety plans has been completed to avoid conflicts with required tree planting areas in accordance with ULDR Section 47-21.12.B. Adjustments were made where necessary; refer to Sheet L5-1-01.
8. Additional comments may be forthcoming after next review of new plans and written comment responses.
Applicant REV 1 Response: Acknowledged.

GENERAL COMMENTS:

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

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is 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.
Applicant REV 1 Response: Acknowledged.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
Applicant REV 1 Response: Acknowledged.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
Applicant REV 1 Response: Acknowledged.
4. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area.
Applicant REV 1 Response: Acknowledged.
5. Illustrate hydrozones on planting plan and include calculations in table
Applicant REV 1 Response: Acknowledged.

Case Number: UDP-SR25001

SOLID WASTE CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
Applicant REV 1 Response: Acknowledged and will comply.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
Applicant REV 1 Response: Acknowledged and taken into consideration.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
Applicant REV 1 Response: Acknowledged and will comply.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
Applicant REV 1 Response: Acknowledged and will comply.
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
Applicant REV 1 Response: Acknowledged and will comply.
6. Service Days shall be per the City's residential routing schedule.
Applicant REV 1 Response: Acknowledged and will comply.
7. Solid waste collection shall be from a private loading dock.
Applicant REV 1 Response: The restaurant use is no longer part of the proposed project program. The remaining uses (office and retail) will utilize the existing loading area on SE 12th Avenue to satisfy the required one (1) Type I loading space. The proposed luxury retail use will generate minimal loading and trash demands, as deliveries are typically limited and controlled to maintain safety and operational efficiency.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel). Containers: must comply with 47-19.4
Applicant REV 1 Response: Acknowledged and will comply.
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
Applicant REV 1 Response: Acknowledged and will comply.
10. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
Applicant REV 1 Response: Acknowledged and will comply.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - a. This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov. The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.
 - b. Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.
Applicant REV 1 Response: The Solid Waste Management Letter dated September 22nd has been included in this submittal.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building

Applicant REV 1 Response: The Solid Waste Management Letter dated September 22nd has been included in this submittal.

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POLICE CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole if it is a solid door.
Applicant REV 1 Response: Acknowledged and taken into consideration.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
Applicant REV 1 Response: Acknowledged and taken into consideration.
3. All glazing should be impact resistant.
Applicant REV 1 Response: Acknowledged and taken into consideration.
4. The businesses should be pre-wired for an alarm system, to include duress, motion, and door contacts.
Applicant REV 1 Response: Acknowledged and taken into consideration.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, point of sale areas, room where drop safe is located, elevators, building exterior, to include the office and retail space. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
Applicant REV 1 Response: Acknowledged and taken into consideration.
6. All Lighting should conform to IES standards and landscaping should follow CPTED guidelines.
Applicant REV 1 Response: Acknowledged and taken into consideration.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
Applicant REV 1 Response: Acknowledged and taken into consideration.
8. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.
Applicant REV 1 Response: Acknowledged and taken into consideration.

General Comments:

It is highly recommended that the managing company arrange for private security during construction.

Please submit responses in writing prior to DRC sign off.

Case Number: UDP-SR25001

TRAFFIC ENGINEERING CASE COMMENTS:

- The proposed development is providing 0 parking spaces on site and requires a minimum of 108 parking spaces per section 47-20.2 of the city of Fort Lauderdale ULDR. The submitted parking analysis suggests a reduction of 58 parking spaces resulting in an on-site parking demand of 5 parking spaces. The city is evaluating whether to approve this 100% parking reduction request in this multimodal area of the city. The proposed development may need to decrease its scale of use to justify the parking reduction request.

Applicant REV 1 Response: In response to staff's request to reduce the programming (Comment #13) and neighborhood feedback regarding noise mitigation, the site plan has been modified to remove the restaurant. Refer to updated site plan.

Additionally, the City Engineer authorized the Applicant to expand the allowable off-site parking radius from 700 feet to ¼ mile, recognizing the multimodal character of the Las Olas Boulevard corridor and its ability to accommodate parking demand for the proposed project. Refer to updated Traffic and Parking Statement dated October 31, 2025.
- The proposed development is required to have one Type 1 loading zone per section 47-20.2 of the City of Fort Lauderdale ULDR, provided this loading zone on site, the public right of way cannot be used to meet this minimum requirement.

Applicant REV 1 Response: The restaurant use is no longer part of the proposed project program. The remaining uses (office and retail) will utilize the existing loading area on SE 12th Avenue to satisfy the required one (1) Type I loading space. The proposed luxury retail use will generate minimal loading and trash demands, as deliveries are typically limited and controlled to maintain safety and operational efficiency.
- SE 2nd Ct requires a 5 foot right of way dedication, per city of Fort Lauderdale subdivision regulations.

Applicant REV 1 Response: A 5-foot right-of-way easement along SE 2nd Ct has been provided. Refer to Sheets C0.0 and X1.
- Provide a minimum of 7 feet wide sidewalk on SE 2nd Ct, SE 12th Avenue and E Las Olas Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the right of way/easement line. Sidewalk shall continue through the proposed driveways.

Applicant REV 1 Response: A 7-foot clear sidewalk has been provided along SE 2nd Ct, SE 12th Avenue, and E Las Olas Blvd. See updated site plan (Sheet C0.0).
- 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), alley 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 ultimate right of way lines).

Applicant REV 1 Response: The applicable sight triangles (street with street, 25 feet from intersection to ultimate right-of-way line) have been provided on the plans. (Refer to sheets C0, A-101, and L5-101.)
- Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."

Applicant REV 1 Response: The note has been added to the site plan (Sheet C0.0).
- Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.

Applicant REV 1 Response: All existing utilities to remain and any proposed utilities are ADA compliant and do not impact the effective width of the sidewalk clear path.

8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.

Applicant REV 1 Response: All access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicated on the site plan, sheet C0.0.

9. Additional comments may be provided upon further review.

Applicant REV 1 Response: Acknowledged.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

Applicant REV 1 Response: Not applicable.

2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

Applicant REV 1 Response: Acknowledged and will comply as applicable.

Case Number: UDP-SR25001

URBAN DESIGN & PLANNING CASE COMMENTS:

Please provide a response to the following:

1. A waiver has been submitted for State Statute 166.033(1), which requires applications to deemed approved, approved with conditions, or denied within 180 days.
Applicant REV 1 Response: Acknowledged.
2. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
Applicant REV 1 Response: Acknowledged.
3. Approval of the Site Plan is contingent on the approval of UDP-EV25006 for the vacation of the drainage easement.
Applicant REV 1 Response: Acknowledged.
4. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, 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-soffice/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 meeting. 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 Development Services Department, 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 the 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 case file. 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.
Applicant REV 1 Response: Acknowledged. Applicant will provide a summary of public participation meeting prior to UDP signoff.
5. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
Applicant REV 1 Response: Refer to uploaded Platting Determination confirming replatting is NOT required.
6. The site is designated Commercial and Medium Residential on the City's Future Land Use Map. The proposed use is permitted in the commercial portion of this designation and would be permitted on the Medium Residential portion if rezoned to Community Business (CB). This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
Applicant REV 1 Response: Acknowledged.

7. Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as a "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, Building Permit submission cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

Applicant REV 1 Response: Acknowledged. Applicant will combine the tax folios prior to building permit submission via the Broward County Property Appraiser in lieu of a declaration.

8. Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.

Applicant REV 1 Response: Refer to Water & Wastewater Capacity Letter dated September 22, 2025 confirming the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed.

9. Provide the following changes to the Site Plan:

- a. The site plan as well as the sketch and legal description need to be updated to show the vacation of right-of-way.

Applicant REV 1 Response: The site plan has been updated to show the right of way vacation. See label added on Sheet C0.0. Refer to updated Survey and Sketch and Legal Description.

- b. Provide dimensions of clear sidewalk widths on SE 2nd Court, E. Las Olas Boulevard, and along the Himmarshee Canal.

Applicant REV 1 Response: Clear sidewalk dimensions have been added to the site plan (Sheet C0.0).

- c. Provide a minimum of a 7-foot-wide clear sidewalk width on East Las Olas Boulevard and properly dimension the existing sidewalk within the public right-of-way.

Applicant REV 1 Response: A minimum of 7-foot-wide clear path has been provided along East Las Olas Boulevard. Refer to updated site plan, Sheet C0.0.

- d. Update sidewalk clear pathway width measurements along all vehicular rights-of ways.

Applicant REV 1 Response: Sidewalk clear pathways along all vehicular rights-of-way have been updated to 7 feet. See Sheet C0.0.

- e. A clear pathway of at least 7-feet-wide shall be provided.

Applicant REV 1 Response: Understood and site plan has been updated to meet 7-foot-wide clear sidewalk (Sheet C0).

10. Provide the following changes to the Plans and Elevations:

- a. North Elevation: The north elevation of the building faces into the adjacent residential neighborhood and does not provide any architectural features other than the engineered wood wall. There should be a continuity of the architectural design wrapping around the building including some glazing, balconies, and landscaping. Located behind this elevation in the interior are back of house functions for the building, some of which could be relocated into the middle of the building to coincide with a loading area. Consider the use of non-opaque doors on the ground level where possible.

Applicant REV 1 Response: Refer to updated elevations with added glass and balconies.

- b. Loading Area: The loading area needs to be located on the development site, the on-street loading area cannot serve as a loading area for this multi-tenant building and can be removed from the site plan. A location for the loading area could be midblock on the east side (SW 12th Avenue) where there is a potential easement vacation.

Applicant REV 1 Response: The proposed loading location along the easement to be vacated is not feasible, as it conflicts with the primary building entrance. The restaurant use is no longer part of the proposed project program. The remaining uses (office and retail) will utilize

the existing loading area on SE 12th Avenue to satisfy the required one (1) Type I loading space. The proposed luxury retail use will generate minimal loading and trash demands, as deliveries are typically limited and controlled to maintain safety and operational efficiency.

- c. Restaurant Space: In the project description, it indicates there will be two restaurants. On the site plan it shows only one kitchen. The floorplan does not show two separate restaurant operations and will be calculated as one restaurant for purposes of parking.

Applicant REV 1 Response: In response to staff's request to reduce the programming (Comment #13) and neighborhood feedback regarding noise mitigation, the site plan has been modified to remove the restaurant use. Only retail and office uses are proposed. Refer to updated site plan.

- d. Update the site data table to show one restaurant. The updated calculations must include all floor area, excluding floor space used for mechanical equipment for the building; and elevator shafts and stairwells. Parking shall be calculated at 1/30 square feet of customer service area including outdoor dining area on the site, plus 1/250 square feet of gross floor area.

Applicant REV 1 Response: Site data has been updated to remove the restaurant use. Parking calculations have also been updated, see sheet C0.0. Outdoor dining is not proposed at this time.

11. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
- Provide a night-time rendering of the proposed project elevations.
 - Pedestrian level perspectives along street frontages and other various viewpoints.

Applicant REV 1 Response: Refer to new renderings on sheets A-011, A-012, A-013 & A014

12. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.

Applicant REV 1 Response: Applicant is requesting to provide the Parking Reduction Order draft at the time of Final DRC and allow for recordation prior to building permit issuance as conditions of approval.

13. Although the applicant may request the parking reduction, this project appears to be overprogrammed for the site with the request for a 100 percent parking reduction. Consideration should be given to reducing the programming on the site in order to provide some parking on site and reduce the parking requirements.

Applicant REV 1 Response: In response to staff's request to reduce the programming (Comment #13) and neighborhood feedback regarding noise mitigation, the site plan has been modified to remove the restaurant. Refer to updated site plan.

Additionally, the City Engineer authorized the Applicant to expand the allowable off-site parking radius from 700 feet to ¼ mile, recognizing the multimodal character of the Las Olas Boulevard corridor and its ability to accommodate parking demand for the proposed project. Refer to updated Traffic and Parking Statement dated October 31, 2025.

14. Pursuant to Section 47-23.8, Waterway Use, provide a narrative explaining how the proposed project, specifically the proposed height and massing "preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway."

Applicant REV 1 Response: The CB and B-1 zoning districts allow a maximum height of 150 feet. In contrast, the Project has been substantially reduced to a proposed height of 74 feet (to the top of roof) across five stories, down from the originally submitted 90 feet. This reduced scale is consistent with other waterway-adjacent developments in the immediate area. For example, Villagio di Las Olas (49'-

8" / five stories) and Himmarshee Landing (82'-2" / five stories) establish a mid-rise character along this portion of the waterway and have similarly been approved with waterway yard modifications.

15. Pursuant to Section 47-23.8, a 20-foot landscaped yard is required adjacent to the existing bulkhead line. The required 20-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20-foot landscape area will require approval by the Planning and Zoning Board.
Applicant REV 1 Response: In alignment with other surrounding existing projects (Case Nos. 26-R-97/Villagio di Las Olas and 13-ZR-97/94-R-07 / Himmarshee Landings), Applicant is requesting between a 0' foot to 5'-0" setback from the building to the property line fronting the waterway for Planning & Zoning Board consideration. The Planning & Zoning Board previously considered and approved such waterway yard modification requests for the referenced projects.
16. If docks are proposed, application may need to be presented to the Marine Advisory Board. Contact Andrew Cuba, Supervisor of Marine Facilities (954-828-5236) to confirm. Note that presentation to the Marine Advisory Board will need to occur prior to Planning and Zoning Board.
Applicant REV 1 Response: Docks will be permitted separately.
17. If application proposed additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519- 1266) prior to Planning and Zoning Board submittal.
Applicant REV 1 Response: Docks will be permitted separately.
18. Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
Applicant REV 1 Response: Applicant has engaged an environmental consulting firm and will provide further details in a future submittal regarding any proposed seawall improvements.
19. The City's vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
Applicant REV 1 Response: Acknowledged
20. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan including electrical utility boxes and fire valves.
Applicant REV 1 Response: All utilities (existing and proposed) are shown on the plans.
21. Overhead lines should be placed underground. Provide a relocation plan to indicate how lines will be relocated within this property and how above ground power lines will be coordinated for relocation for neighboring properties. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
Applicant REV 1 Response: Discussions with FPL are required, and additional detail regarding the overhead lines will be provided in a future submittal.
22. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 - c. Provide confirmation that the screening product material is the same as the engineered wood wall used on the remainder of the building and will be opaque;
 - d. Provide a note that the screening will be at least six (6) inches high above the top most surface of the roof mounted structures.

Applicant REV 1 Response: Refer to Roof plan sheet A-106, and elevations sheets A-201 and A-202.

23. Indicate lighting poles and landscape plan and clarify height. Be aware that lighting fixtures greater than 10 feet in height are used, they shall be located a minimum of 15 feet away from shade trees (ULDR Section 47-20.14).
Applicant REV 1 Response: Lighting poles and fixture heights are indicated on the Lighting Plan Schedule, and all fixtures over 10 feet are located a minimum of 15 feet from shade trees per ULDR Section 47-20.14.
24. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy;
 - Proposed color and materials; and
 - Please note any proposed signs will require a separate permit application.
- Applicant REV 1 Response: A separate sign permit application will be filed.**
25. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and 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.
Applicant REV 1 Response: Applicant is requesting to defer the submittal of a construction staging plan to prior to Final DRC approval.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. 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. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
Applicant REV 1 Response: Acknowledged and will comply.
- An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the Project Planner (Trisha Logan - 954-828-7101) to review project revisions and/or to obtain a signature routing stamp.
Applicant REV 1 Response: Acknowledged.
- Provide a written response to all Development Review Committee comments and provide references to sheet numbers where updates are made in the plan set.
Applicant REV 1 Response: Refer to written responses above.
- Additional comments may be forthcoming at the DRC meeting.
Applicant REV 1 Response: Acknowledged.