



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: SPA

PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 7,580.00
<input checked="" type="checkbox"/> Site Plan Level IV	\$ 2,730.00
<input type="checkbox"/> Site Plan Level III	\$ 2,110.00
<input type="checkbox"/> Change of Use Requiring PZB review	\$ 550.00
<input checked="" type="checkbox"/> Parking Reduction In addition to above site plan fee	\$ 750.00
<input type="checkbox"/> Site Plan Deferral	\$ 510.00
<input type="checkbox"/> Appeal of DRC Review	\$ 950.00

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	800 LAS OLAS LLC+MUSTANG PROPERTIES INC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	517 NE 6th ST, FORT LAUDERDALE, FL 33304
E-mail Address	CLADD@BARRONDEV.COM
Phone Number	954.627.7000 (CHARLIE LADD)
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	ANDREW J SCHEIN, LOCHRIE+CHAKAS
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. BROWARD BLVD, #303, FORT LAUDERDALE, FL 33301
E-mail Address	ASCHEIN@LOCHRIELAW.COM
Phone Number	954.779.1119
Letter of Consent Submitted	provided

Development / Project Name	1007 EAST LAS OLAS
Development / Project Address	Existing: see address verification New: 1007 E. LAS OLAS BLVD.
Legal Description	see survey
Tax ID Folio Numbers (For all parcels in development)	5042 11 01 0750; 5042 11 01 0760; 5042 11 01 0640
Request / Description of Project	HOTEL DEVELOPMENT (138 rooms; 5,963sf commercial/retail)
Applicable ULDR Sections	Sec. 47-25.3, Sec. 47-28; Sec. 47-20.3.A.5
Total Estimated Cost of Project	\$ 25m (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 172,500 Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	COMMERCIAL & MEDIUM-HIGH
Proposed Land Use Designation	COMMERCIAL & MEDIUM-HIGH
Current Zoning Designation	X-P & B-1
Proposed Zoning Designation	CB & B-1
Current Use of Property	COMMERCIAL & SURFACE PARKING LOT
Residential SF (and Type)	NONE
Number of Residential Units	0
Non-Residential SF (and Type)	114,464sf (hotel); 5,963sf (commercial/retail)
Total Bldg. SF (include structured parking)	120,427sf
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	20,000sf / .46 ac
Lot Density	N/A	N/A
Lot Width	None	75' - 100'
Building Height (Feet / Levels)	150' MAX.	116'-8" / 9 LEVELS
Structure Length	None	95' X 220'
Floor Area Ratio	None	6.0
Lot Coverage	None	82%
Open Space	None	11,590sf
Landscape Area	None	766sf
Parking Spaces	161	73

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [N]	5'	16.7'
Side [E]	5'	5.0'
Side [S]	5'	10.2'
Rear [W]	0'	0.3'

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- ☒ Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- ☒ Completed application (all pages must be filled out where applicable)
- ☒ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

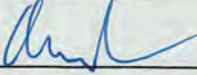
- ☒ **Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☒ **Cover sheet** on plan set to state project name and table of contents.
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☒ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- ☒ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☒ **Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	Andrew J. Schein, Esq.	Date	
Signature		Received By	
Date	1/7/21	Tech. Specs Reviewed By	
		Case No.	

March 10, 2017

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Permitting for property located at 223 SE 10th Terrace, 1016 SE 2nd Court 1-6,
1007/1011/1017/1021 E. Las Olas Blvd., and property more specifically identified with folio
numbers 504211010830 and 504211010870 all located in the City of Fort Lauderdale,
Florida 33301

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. and ELO Investments, LLC its representatives,
affiliates and/or consultants to act as agents in connection with all land use, zoning and development
approvals related to the properties referenced above.

Sincerely,

Mustang Properties, Inc.

By: 

Printed Name: STEVEN W HUDSON

Title: PRESIDENT

Date: 3-14-2017

STATE OF Florida)
) ss
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was
acknowledged before me by Steven W. Hudson the President of Mustang
Properties, Inc. who is personally known to me or who has produced _____ as
identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of
March, 2017.

Reva Fletcher

Notary Public

Reva Fletcher

Typed, printed or stamped name of Notary Public

My Commission Expires: 12/14/18



March 10, 2017

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

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We hereby authorize Lochrie & Chakas, P.A. and ELO Investments, LLC its representatives,
affiliates and/or consultants to act as agents in connection with all land use, zoning and development
approvals related to the properties referenced above.

Sincerely,

800 Las Olas, LLC

By: 

Printed Name: STEVEN W. HUDSON

Title: MANAGER

Date: 3-14-2017

STATE OF Florida)
) ss
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was
acknowledged before me by Steven W. Hudson the Manager of 800 Las Olas,
LLC who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of
March, 2017.



Notary Public

Reva Fletcher

Typed, printed or stamped name of Notary Public

My Commission Expires: 12/14/18





Site Address	223 SE 10 TERRACE, FORT LAUDERDALE FL 33301	ID #	5042 11 01 0640
Property Owner	800 LAS OLAS LLC MUSTANG PROPERTIES INC	Millage	0312
Mailing Address	1535 SE 17 ST STE 107 FORT LAUDERDALE FL 33316	Use	28
Abbr Legal Description	COLEE HAMMOCK 1-17 B LOT 1, LOT 2 E1/2 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$412,500	\$10,560	\$423,060	\$374,610	
2019	\$330,000	\$10,560	\$340,560	\$340,560	\$6,329.21
2018	\$330,000	\$10,560	\$340,560	\$340,560	\$6,182.71

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$423,060	\$423,060	\$423,060	\$423,060
Portability	0	0	0	0
Assessed/SOH	\$374,610	\$423,060	\$374,610	\$374,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$374,610	\$423,060	\$374,610	\$374,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/17/2016	SW*-D	\$8,296,000	114057655	\$50.00	8,250	SF
2/14/2013	D*-T	\$100	111335132			
5/8/2007	SW*-Q	\$7,280,000	44008 / 937			
4/25/2007	QCD-T	\$100	43952 / 1940			
4/1/1980	WD	\$115,000	8860 / 144			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	1007-1009 E LAS OLAS BOULEVARD, FORT LAUDERDALE FL 33301	ID #	5042 11 01 0750
Property Owner	800 LAS OLAS LLC MUSTANG PROPERTIES INC	Millage	0312
Mailing Address	1535 SE 17 ST STE 107 FORT LAUDERDALE FL 33316	Use	11
Abbr Legal Description	COLEE HAMMOCK 1-17 B LOT 15,W1/2 LOT 16 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$577,500	\$822,500	\$1,400,000	\$1,400,000	
2019	\$577,500	\$822,500	\$1,400,000	\$1,400,000	\$27,681.58
2018	\$577,500	\$1,112,300	\$1,689,800	\$1,689,800	\$32,123.46

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Portability	0	0	0	0
Assessed/SOH	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/17/2016	SW*-D	\$8,296,000	114057655	\$70.00	8,250	SF
2/14/2013	D*-T	\$100	111335132			
5/8/2007	SW*-Q	\$5,720,000	44008 / 939			
10/20/2005	QCD	\$100	40881 / 808			
8/30/2005	QCD	\$100	40522 / 637			
				Adj. Bldg. S.F. (Card, Sketch)		3745
				Eff./Act. Year Built: 1974/1973		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
3745								



Site Address	1011-1015 E LAS OLAS BOULEVARD, FORT LAUDERDALE FL 33301	ID #	5042 11 01 0760
Property Owner	800 LAS OLAS LLC MUSTANG PROPERTIES INC	Millage	0312
Mailing Address	1535 SE 17 ST STE 107 FORT LAUDERDALE FL 33316	Use	12
Abbr Legal Description	COLEE HAMMOCK 1-17 B LOT 16 E1/2 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$192,500	\$1,399,100	\$1,591,600	\$1,591,600	
2019	\$192,500	\$1,399,100	\$1,591,600	\$1,591,600	\$31,242.41
2018	\$192,500	\$1,573,700	\$1,766,200	\$1,766,200	\$33,510.48

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,591,600	\$1,591,600	\$1,591,600	\$1,591,600
Portability	0	0	0	0
Assessed/SOH	\$1,591,600	\$1,591,600	\$1,591,600	\$1,591,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,591,600	\$1,591,600	\$1,591,600	\$1,591,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/17/2016	SW*-D	\$8,296,000	114057655	\$70.00	2,750	SF
2/14/2013	D*-T	\$100	111335132			
5/8/2007	SW*-Q	\$5,720,000	44008 / 939			
8/30/2005	QCD	\$100	40522 / 635			
7/1/1986	WD	\$350,000	13573 / 444			
				Adj. Bldg. S.F. (Card, Sketch)		4520
				Eff./Act. Year Built: 1968/1951		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
4520								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
800 LAS OLAS, LLC

Filing Information

Document Number L15000117627
FEI/EIN Number 47-4542905
Date Filed 07/08/2015
Effective Date 07/08/2015
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 07/27/2015
Event Effective Date NONE

Principal Address

1535 S.E. 17TH STREET
SUITE 107
FORT LAUDERDALE, FL 33316

Changed: 02/17/2016

Mailing Address

1535 S.E. 17TH STREET
SUITE 107
FORT LAUDERDALE, FL 33316

Changed: 02/17/2016

Registered Agent Name & Address

HUDSON, STEVEN W
1535 S.E. 17TH STREET
SUITE 107
FORT LAUDERDALE, FL 33316

Name Changed: 02/17/2016

Address Changed: 02/17/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

HUDSON, STEVEN W
1535 S.E. 17TH STREET
SUITE 107
FORT LAUDERDALE, FL 33316

Title MGRM

LADD, CHARLES B, Jr.
1535 S.E. 17TH STREET
SUITE 107
FORT LAUDERDALE, FL 33316

Title MGR

WRIGHT, PETER W



CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1007 E LAS OLAS BLVD, 33301

PREVIOUS ADDRESS: 231,235 SE 10 TER, 33301
1005,1007,1009,1011,1015 E LAS OLS BLVD, 33301

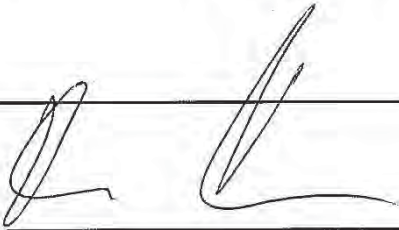
NOTES: NEW MIXED-USE BUILDING (HOTEL AND COMMERCIAL)

ZONING: B-1/ X-P

FOLIO #: 504211010750, 504211010760

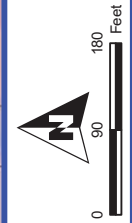
LEGAL DESCRIPTION: COLEE HAMMOCK 1-17 B LOT 15,16 BLK 14

DRC #: _____

AUTHORIZED SIGNATURE: _____


DATE: 01/24/2020

700 NW 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311 • 954-828-6520

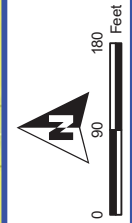
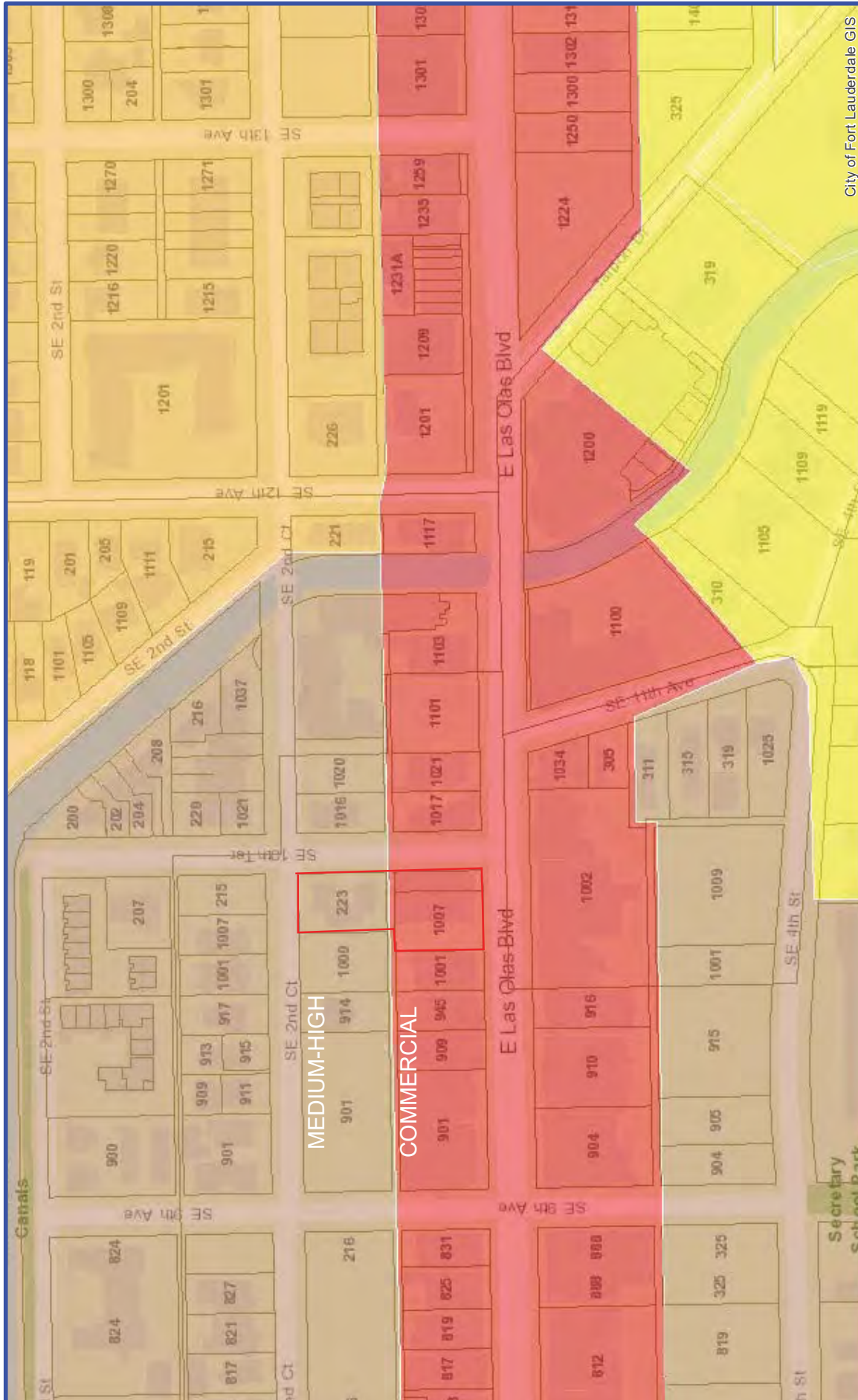


Printed on: 1/24/2020

1007 E. LAS OLAS BLVD - ZONING MAP



Map Created by Property Reporter GIS



Printed on: 1/24/2020


1007 E. LAS OLAS BLVD - LU MAP



Map Created by Property Reporter GIS



VIEW SOUTH EAST ON THE NORTH SIDE OF SE 2ND CT


		
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM		
EB# 6578		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW EAST ON SE 2ND CT


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW WEST ON SE 2ND CT FROM 10TH TERRACE


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW EAST ON SE 2ND CT FROM 10TH TERRACE


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW SOUTH ON 10TH TERRACE


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW WEST OF THE ALLEY ON 10TH TERRACE


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW EAST OF THE ALLEY


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW NORTH ON 10TH TERRACE


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES

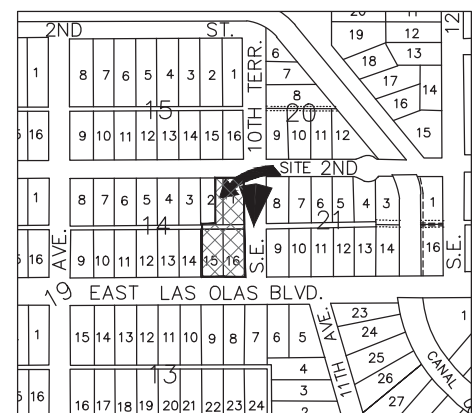


KEY MAP



VIEW SOUTH ON 10TH TERRACE


		
<small>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</small>		
<small>EB# 6578</small>		
<small>Job No.</small> 17-1364.01	<small>Photo Date</small> 07/06/20	<small>By:</small> FES



KEY MAP



VIEW WEST ON LAS OLAS BLVD


 <p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</p> <p>EB# 6578</p>		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



VIEW NORTH EAST ON SOUTH SIDE OF LAS OLAS BLVD


		
<small>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM</small>		
<small>EB# 6578</small>		
<small>Job No.</small> 17-1364.01	<small>Photo Date</small> 07/06/20	<small>By:</small> FES



KEY MAP



VIEW EAST OF LAS OLAS BLVD

		
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM		
EB# 6578		
Job No. 17-1364.01	Photo Date 07/06/20	By: FES



KEY MAP



241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308
954.522.1004
www.flynnengineering.com

December 16, 2020

ORLANDO ARROM
CITY OF FORT LAUDERDALE – ENGINEERING DIVISION
700 NW 19th Avenue
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954-828-5285 / oarrom@fortlauderdale.gov

Re: **1007 EAST LAS OLAS**
DRC #PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020; updated Nov. 22, 2020 and December 17, 2020

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards

- a. As shown on plans, a five (5) foot Right-of-Way dedication is required along the north side of East Las Olas Blvd. to complete half of 70' Right-of-Way section per Broward County Trafficways Plan.

RESPONSE: The 5' ROW dedication has been shown on both the Site Plan and the ROW exhibit (sheet X5).

Comment 11/22/20: Review Completed, the following condition will be applicable at time of signoff:

Condition: Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way dedication along the south side of East Las Olas Boulevard consisting of five (5) feet to complete the minimum seventy (70) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Florida Department of Transportation (FDOT).

- b. Provide permanent Sidewalk Easement as appropriate along south side of Southeast 2nd Court to accommodate the portion of the pedestrian clear path (coordinate require width with TAM) that is located beyond public Sidewalk and Utility Easement (Instr#113456780, BCR). In addition, please show / label easement delineation on plans.

RESPONSE: Pedestrian clear path of 7' is provided overall. 5' of the min. 7' clear path is provided within an existing easement (sheet X6). No additional sidewalk easements will be provided.

Comment 11/22/20: The TAM required 7' pedestrian clear path shall be on public right-of-way or sidewalk easement. Please provide additional sidewalk easement or located 7' clear path within the existing easement/right-of-way.

RESPONSE 12/17/20: Neither the ULDR nor the City's Code of Ordinances requires an additional sidewalk dedication beyond what the applicant has agreed to provide. Nevertheless, Section 25-4 of the City's Code of Ordinances explicitly states that all paved sidewalks abutting or adjacent to public streets in the City are declared to be public sidewalks for the use of the public, regardless of whether the land upon which the same are constructed is dedicated to the public or owned by

private persons. Therefore, under the City's Code of Ordinances, the sidewalk along the south side of SE 2nd Court will be a public sidewalk by operation of law.

- c. Provide permanent Sidewalk Easement as appropriate along west side of Southeast 10th Terrace to accommodate the portion of pedestrian clear path (coordinate required width with TAM) that is located beyond public Right-of-Way. In addition, please show / label easement delineation on plans.

RESPONSE: Pedestrian clear path of 7' is provided overall. 6'-13' of the min. 7' clear path is provided within the existing 10th Terrace ROW (sheet X6). No additional sidewalk easement will be provided. The area will be covered within the Maint. Area Agreement (sheet x7).

Comment 11/22/20: The TAM required 7' pedestrian clear path shall be on public right-of-way or sidewalk easement. Please provide additional sidewalk easement or located 7' clear path within the existing easement/right-of-way.

RESPONSE 12/17/20: Neither the ULDR nor the City's Code of Ordinances requires an additional sidewalk dedication beyond what the applicant has agreed to provide. Nevertheless, Section 25-4 of the City's Code of Ordinances explicitly states that all paved sidewalks abutting or adjacent to public streets in the City are declared to be public sidewalks for the use of the public, regardless of whether the land upon which the same are constructed is dedicated to the public or owned by private persons. Therefore, under the City's Code of Ordinances, the sidewalk along the west side of SE 10th Terrace will be a public sidewalk by operation of law.

- d. Provide permanent Sidewalk Easement as appropriate along north side of East Las Olas Boulevard to accommodate the portion of pedestrian clear path (coordinate required width with TAM) that is located beyond public Right-of-Way (existing and proposed). In addition, please show / label easement delineation on plans.

RESPONSE: Pedestrian clear path of 7' is provided within the exiting Sidewalk & Utility Easement area (sheet X6). No additional sidewalk easements will be provided.

Comment 11/22/20: The landscaping area is not to be consider sidewalk. Also, the TAM required 7' pedestrian clear path shall be on public right-of-way or sidewalk easement. Please provide additional sidewalk easement or located 7' clear path within the existing easement/right-of-way.

RESPONSE 12/17/20: Neither the ULDR nor the City's Code of Ordinances requires an additional sidewalk dedication beyond what the applicant has agreed to provide. Nevertheless, Section 25-4 of the City's Code of Ordinances explicitly states that all paved sidewalks abutting or adjacent to public streets in the City are declared to be public sidewalks for the use of the public, regardless of whether the land upon which the same are constructed is dedicated to the public or owned by private persons. Therefore, under the City's Code of Ordinances, the sidewalk along the north side of East Las Olas Boulevard will be a public sidewalk by operation of law.

- e. Provide 10' x 15' (min.) permanent Utility Easement for the proposed 4 Inch water meter on the Northwestern corner of the project limits.

RESPONSE: N/A. The 4" water meter has been reduced to (2) 2" thus not requiring any utility easement.

Comment 11/22/20: Agreed, however the revised 2" meter remains on private property. Please relocate to public right-of-way or provide utility easement. Also be advise, any meter to be installed by City forces will be subjected to relocation if deem necessary by City personal at time of installation.

RESPONSE 12/17/20: The (2) 2" water meters have been relocated into the existing City R/W.

- f. Provide 10' x 15' (min.) permanent Utility Easement for the requested on-site termination manhole per engineering comment on eight (8) inch sanitary sewer service connection.

RESPONSE: The sanitary sewer service will be within the public access easement to be provided for in connection with the vacation application (PLN-VAC-20080001).

Comment 11/22/20: Termination manhole removed from plan and no longer applicable, comment closed.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>

RESPONSE: Acknowledged and will comply. The letter of service availability has been requested ON 9/21/2020 and will be provided once obtained.

Comment 11/22/20: Acknowledge, comment remains pending

RESPONSE 12/17/20: City water and sewer letter dated Sept. 09, 2020 has been issued.

2. The corresponding Alley Vacation PLN-VAC-20080001 shall be approved by City Commission prior to Final DRC Sign-off.

RESPONSE: Acknowledged.

Comment 11/22/20: Notified and acknowledged, comment closed.

3. Provide a current signed and sealed boundary and topographic survey 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.).

RESPONSE: A survey has been provided with updates from a current title commitment dated 7/2020.

Comment 11/22/20: Please update "Survey Notes" to reflect current title commitment dates.

RESPONSE 12/17/20: The survey has been revised.

4. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe 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.

RESPONSE: Please see the site & civil plans for the disposition of all existing utilities.

Comment 11/22/20: Neither site nor civil plans label utility disposition.

RESPONSE 12/17/20: All utilities to remain within the ROW, except that a new sewer lateral is proposed to be installed along 10th Terrace between 2nd Court and 2nd Street.

5. Proposed on-site improvements such as fireline, backflow preventer assembly, electrical transformer and building foundations may not encroach on the requested domestic utility (water meter) easement.

RESPONSE: The plan complies, no encroachment of easements is proposed.

Comment 11/22/20: 4" meter removed, however new 2" water services are now proposed for which the backflows (SE 10th Terr) are to be completely on private property outside of ROW and or any easement.

RESPONSE 12/17/20: The (2) 2" water meters have been relocated into the existing City R/W an the (2) 2" RPZ backflow preventors are on private property outside of the City R/W and easements.

6. Sanitary sewer service lateral may not run longitudinal along City Right-of-Way. Coordination with Public Work for the acceptance of the proposed sanitary sewer plans is required per PLN-VAC- 20080001. A short sanitary sewer main extension along SE 10th Avenue may be required to provide for point of connection with perpendicular service direction.

RESPONSE: The Applicant met with Public Works on 9/14/20. Applicant will provide a full utility relocation plan in advance of building permit issuance.

Comment 11/22/20: Please provide documentation or point of contact for said meeting. Also, per original comment the proposed sanitary sewer lateral may not run longitudinal to right-of-way within public ROW or utility easement. Additionally, please show pipe continuation from clean-out to ROW line or utility easement line as applicable.

RESPONSE 12/17/20: A meeting was held with Public Works on 9/14/2020 with Steve Roberts and Jud Hoping. Public Work was OK with the conceptual routing. Email confirmation attached to this response to comments.

7. For eight (8) inch sanitary sewer service connection, please provide a termination manhole on site. Be advised said manhole will required on-site withing a 10'x15' easement and be accessible for City Right-of-Way.

RESPONSE: The Applicant met with Public Works on 9/14/20 and will provide a full utility relocation plan in advance of building permit issuance. Utility easements will be provided as needed and applicable once structures are completed and in advance of a C.O.

Comment 11/22/20: Please provide documentation or point of contact for said meeting. Any utility relocation plan is to be define prior to engineering signoff.

RESPONSE 12/17/20: A meeting was held with Public Works on 9/14/2020 with Steve Roberts and Jud Hoping. Sanitary sewer plan will be provided to Final DRC Sign-off.

8. Proposed storm drain infrastructure, pipe and trench, shall not encroach on the existing sidewalk and utility easement at the southwest corner of SE 2nd Court & SE 10th Terrace intersection.

RESPONSE: N/A. The catch basin has been removed from within corner chord.

Comment 11/22/20: Please show drainage layer and proposed elevation on sheet C2 in black. Verify CB#1, JB#2&3 to be outside of the right-of-way and or utility easement area. Also please verify or provide reassurance that drainage system will be coordinated with structure design prior to permitting for conflict. Private drainage system will need to remain entirely within private property and will not be allowed to encroach onto utility easements and or public right-of-way.

RESPONSE 12/17/20: The drainage (including CB#1 and JB#2 & 3) will be installed outside of the existing City R/W and entirely on private property. The structural design will be coordinated prior to permitting to avoid a conflict at the NE corner of the structure so that the onsite drainage can be installed as designed.

9. Removal of the existing bicycle rack at the corner of East Las Olas Blvd and SE 10 Terr Right-of-Way must be coordinated with TAM and Urban Design and Planning. Please show and label removal or relocation on plans.

RESPONSE: Applicant is coordinating an alternative location with TAM/Nina Verzosa and Broward BCycle/Jeff Torkelson. An alternative location will be identified prior to the commencement of work within the ROW.

Condition: Prior to permit issuance, applicant shall coordinate with TAM and provide documentation for TAM acceptance for the relocation or removal of the existing bicycle rack at the corner of East Las Olas and SE 10 Terr.

10. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.

RESPONSE: A limit of construction line will be added to the plans to indicate the work outside of the property that the Applicant is providing for utility upgrades.

Comment 11/22/20: Show how sidewalk on East Las Olas will transition onto the existing sidewalk fronting neighboring property.

RESPONSE 12/17/20: A note has been added to plan C2 that the new sidewalk adjacent to East Las Olas will match the existing elevation and direct connect to the existing sidewalk at the west property line of this site.

11. Depict and label existing stop sign/ bar on right of way at the corner of East Las Olas Blvd and SE 10 Terr.

RESPONSE: Existing stop sign/bar at the corner of E. Las Olas and SE 10th Terrace has been added.

Comment 11/22/20: Stop sign must be located outside of the pedestrian ramp flares. Also, provide flares on both side of walkway to minimize pedestrian tripping hazards. Alternatively, applicant may extend landscaping to meet pedestrian ramp curving in lieu of ramp flare.

RESPONSE 12/17/20: The existing stop sign is shown being relocated outside of the curb ramp referenced. The side flare cannot be constructed to the west side of the curb as there is an existing curb inlet that must remain.

12. Show and label existing/proposed Right-of-Way and Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.

RESPONSE: See updated building elevation and section sheets A-8 and A-9.

Comment 11/22/20: Comment Acknowledged.

13. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

RESPONSE: This comment has been taken under advisement.

Comment 11/22/20: Comment Acknowledged.

14. Coordination dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Design may be affected by Engineering comments corresponding with Alley Vacation PLN-VAC-20080001. Particularly, the request to have entire alley length within the block vacated.

RESPONSE: The trash & recycling dumpsters are located within the building off of the alley as consistent with the adjacent properties and existing services for this area. The Applicant is NOT requesting vacation of the entire alley length and proper access easements will be granted for continued service/access to the alley.

Comment 11/22/20: Response accepted.

15. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.

RESPONSE: Acknowledged. Grease trap detail will be provided during building permit review, if required by use provided.

Comment 11/22/20: Notified and acknowledged, comment closed.

16. Provide typical roadway cross-sections showing existing/proposed improvements within Right-of- Way.

RESPONSE: See sheet C2.

Comment 11/22/20: Response accepted

17. 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.

RESPONSE: See sheet C2.

Comment 11/22/20: Elevation are not visible, comment pending.

RESPONSE 12/17/20: Elevations for the perimeter of the site and the offsite areas are provided. The onsite grades are within the building structure and will be provided on the architectural plans at the time of permitting. Cross sections will be provided with final engineering plans submitted for permitting.

18. Demonstrate how proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

RESPONSE: Any modifications to the ROW will be submitted as part of the building permit process and typical ROW bonding process. Note that NE 10th Terrace will be improved per the sections on Sheet C2.

Comment 11/22/20: Response accepted.

19. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Especially where proposed elevations appear to be over 2' higher than existing ground. Provide correspondence and depict information on plans accordingly.

RESPONSE: The Applicant has contacted the Floodplain Manager for confirmation of FFE requirements. See correspondence provided.

Comment 11/22/20: Response accepted.

20. 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.

RESPONSE: See updated sheet C2.

Comment 11/22/20: Elevation are not visible, comment pending.

RESPONSE 12/17/20: Elevations for the perimeter of the site and the offsite areas are provided. The onsite grades are within the building structure and will be provided on the architectural plans at the time of permitting. Cross sections will be provided with final engineering plans submitted for permitting.

21. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrates how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties.

RESPONSE: Please see the conceptual storm runoff calculations provided.

Comment 11/22/20: Calculation not received, comment pending.

RESPONSE 12/17/20: Preliminary calculations are provided (dated 12/14/20).

22. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas).

Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

RESPONSE: Please see the Paving, Grading and Drainage plan (sheet C2). All applicable stormwater licenses will be obtained prior to construction.

Comment 11/22/20: Provide EOR analysis demonstrating that the proposed improvements will not negatively impact the City's existing drainage system

RESPONSE 12/17/20: There is no additional runoff being created for either SE 2nd Court or SE 10th Terrace since both R/W are almost fully impervious as they exist. Offsite drainage is shown on plan C2 being added to SE 2nd Court. Offsite drainage calculations will be provided with the final engineering plans when they are submitted or permit.

23. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

RESPONSE: Please see the Paving, Grading and Drainage plan (sheet C2). All applicable stormwater licenses will be obtained prior to construction.

Comment 11/22/20: Show on plan how onsite stormwater will be conveyed to proposed drainage system and keep from reaching off-site drainage system on other neighboring properties and City right-of-way.

RESPONSE 12/17/20: The three proposed access points with this site all have trench drains across them to prevent offsite discharge.

24. Please provide (an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.

RESPONSE: See ESC sheet added to the submittal set.

Comment 11/22/20: Response accepted; plans need to be more detail at time of permitting.

25. Advisory comment, 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, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of- Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

RESPONSE: Acknowledged.

Comment 11/22/20: Notified and acknowledged, comment closed.

26. Advisory comment, prior to issuance of final certificate of occupancy, applicant shall coordinate a Maintenance Agreement with the City for property frontage City Right-of-Way. Proposed special improvements for this project within adjacent City right-of-way to be maintained in perpetuity by property owner include: pavement,

curbs, landscape, structural soil, landscape walls/ raised planters, irrigation, root barriers, pedestrian lighting, driveways approach, and specialty paving sidewalks as depicted on maintenance agreement exhibit sheet X7

RESPONSE: Please see the maintenance area exhibit (X7) provided.

Comment 11/22/20: Review Completed, the following condition will be applicable at time of signoff:

Condition: Prior to issuance of final certificate of occupancy, applicant shall coordinate a Maintenance Agreement with the City for property frontage along Bayshore Drive and N Birch Road. Proposed special improvements for this project within adjacent City right-of-way to be maintained in perpetuity by property owner include: pavement, curbs, landscape, structural soil, landscape walls/ raised planters, irrigation, root barriers, pedestrian lighting, driveways approach, and specialty paving sidewalks as depicted on maintenance agreement exhibit sheet X7.

27. Please email plan@fortlauderdale.gov to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

RESPONSE: Acknowledged, obtained and taken under advisement.

Comment 11/22/20: Notified and acknowledged, comment closed.

28. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

RESPONSE: If required, the contractor will comply at time of building permit.

Comment 11/22/20: Notified and acknowledged, comment closed.

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

RESPONSE: Acknowledged.

Comment 11/22/20: Notified and acknowledged, comment closed.

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

RESPONSE: Acknowledged.

Comment 11/22/20: Notified and acknowledged, comment closed.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

December 3, 2020

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CITY OF FORT LAUDERDALE – LANDSCAPE
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Re: **1007 EAST LAS OLAS**
Case # PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020; updated Nov. 22, 2020; updated December 17, 2020

1. Street trees that encroach within a sight triangle area require a min. canopy height clearance of 8'.
 - a. Please show the Bulnesia trees proposed along SE 2nd CT that encroach the site triangles to be proposed with 8 feet canopy height clearance. Overall size of these trees may need to be increased.

RESPONSE: Acknowledged and will updated landscape sheet LP-1.

UPDATED COMMENT 12/02/20: Appears to be a change of trees within area of sight triangle, trees encroaching this area are to have a minimum canopy height clearance of 8 feet.

RESPONSE 12/17/20: 8' clear trunk Oaks are provided in sight triangle.

- b. Please illustrate measured distance between the street trees.

RESPONSE: Dimensions have been added to the Landscape Plan.

2. Please verify conflicts within site triangles that may exist.

RESPONSE: All site triangle requirements will be met.

3. As to maintain a continuation of the established street tree theme of this area from SE 11th AVE west to SE 6th AVE along East Las Olas BLVD.

- a. Please propose Sabal palm trees as street trees along E Las Olas BLVD.

RESPONSE: The Applicant insists on oak trees for shade for pedestrians along Las Olas Blvd similar to the oak trees planted at 1201 E. Las Olas Blvd.

UPDATED COMMENT 12/02/20: The Department has an appreciation as to the applicant and the proposal of shade trees as street trees along Las Olas BLVD. Within Section 47-25.2.M.9. Development Review Criteria: "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." For consistency and unity with this portion of East Las Olas BLVD. with the existing street tree theme being the Sabal palm. Please preserve the compatibility of the Sabal palm street tree theme uniting this particular area of Las Olas BLVD.

RESPONSE 12/17/20: The Redevelopment of the Las Olas Street section is currently in the Planning Phase. Although there are several options being considered, the planting of shade trees on the street edge is in all proposed plans. Looking to the future, we propose to establish these shade trees on Las Olas as to conform

to the new vision for Las Olas Blvd. As precedent, the Developer has planted Oaks on a Las Olas Streetscape at Las Olas Blvd and SE 12th Avenue. Per the meeting with Planning on 12/8/2020, live Oak trees will be provided on Las Olas Blvd.

- b. Palm trees may be proposed at a minimum 7 feet from street lights.

4. Please provide a clear unobstructed sidewalk within the public realm.

- a. Please propose the locations of the Las Olas streetscape and street trees (Sabal palms) in line as to the existing Sabal palm trees to the west.

RESPONSE: N/A. See response above to #3.

UPDATED COMMENT 12/02/20: Please see reply within comment #3 of maintaining compatibility of the unifying aspect of the use of Sabal palms as the street trees with their location for installation providing a clear pedestrian pathway from the adjoining neighboring property.

RESPONSE 12/17/20: The Redevelopment of the Las Olas Street section is currently in the Planning Phase. Although there are several options being considered, the planting of shade trees on the street edge is in all proposed plans. Looking to the future, we propose to establish these shade trees on Las Olas as to conform to the new vision for Las Olas Blvd. As precedent, the Developer has planted Oaks on a Las Olas Streetscape at Las Olas Blvd and SE 12th Avenue. Per the meeting with Planning on 12/8/2020, live Oak trees will be provided on Las Olas Blvd.

- b. The Phoenix Dactylifera palm along SE 2nd CT, please shift from the sidewalk to within the planting area along the street.

RESPONSE: The date palm was specifically located to be a focal point along SE 2nd Court and adequate clear space has been provided for pedestrians.

UPDATED COMMENT 12/02/20: Within section 25-4. It talks about sidewalks being for the use of the general public and not to have an interference with the public use, be it on public land or land dedicated for public use owned by private persons. Within section 47-25.2.M.6. in which it talks about pedestrian movement along sidewalks. It is the city's intent to have a clear delineated pathway for the pedestrian movement along an unobstructed pathway within the public realm of the sidewalk. A suggestion from the Department that would also be supported as a solution for the north side of the building would be to have three Phoenix palms within the planting area between the sidewalk and travel lane of SE 2nd CT. Shade trees at the corners of SE 2nd CT and SE 10th AVE could remain. By placing the three Phoenix palms within the swale area with the center palm being taller than the other two as well as with added uplighting (that is compliant with lighting standards for properties adjacent to a residential area), this would present a strong, clean focal point. This would also tie in together with the development at the northeast corner of SE 2nd CT and SE 10th AVE creating a sense of unity in this location. This redesign would also fulfil the criteria in 47-25.2.M.6. to provide a clear unobstructed pathway of the public realm of the sidewalk.

RESPONSE 12/17/20: The streetscape along SE 2nd Court is designed in accordance with Section 47-25.2.M.6 of the ULDR. This section requires that sidewalks be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Rather than providing a single 7' clear sidewalk, this section includes a 7' clear sidewalk transitioning to a 7' clear sidewalk on the north side of the tree and a 6.5' clear sidewalk on the south side of the tree. With a clear, unobstructed 7' sidewalk, this area meets/exceeds all requirements of the ULDR.

5. Please provide an illustrated measurement of sidewalk widths within the public realm.

RESPONSE: Dimensions have been provided to the Landscape Plan sheet LP-1.

6. Please verify any additional utility boxes and or equipment that would require screening from public view.

RESPONSE: All utilities have been shown on the plans and will be screened as appropriate.

7. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
- a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan if applicable.

RESPONSE: N/A. No freestanding signs have been proposed.

8. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.

RESPONSE: An arborist report has not been obtained as all trees will be mitigated during the building permit process.

9. Within the mitigation calculations please provide palm tree equivalent replacement for those proposed for removal.

RESPONSE: All trees will be mitigated during the building permit process.

10. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkability, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.

RESPONSE: Applicant will use tree grates similar to the grates installed as 1201 E. Las Olas and under approved permit for 1016 SE 2nd Court. The tree grates will be walkable. Aggregate material will not be used.

NEW COMMENTS DUE TO NEWLY REVISED PLANS.

UPDATED COMMENT 12/02/20: 1.a. Previous Landscape plan indicated overhead lines to be relocated underground whereas revised plan does not have this note. If overhead lines are not being relocated underground change of species required for trees and palm trees within this area of SE 2nd CT and possible SE 11th AVE.

RESPONSE 12/17/20: Overhead lines will be relocated underground.

UPDATED COMMENT 12/02/20: 2.a. With an addition of an exfiltration change of species to a large maturing shade tree at intersection of SE 2nd CT and SE 11th AVE. please verify required horizontal clearance as it appears to be a conflict with the underground exfiltration trench. Please verify with Engineering / Public Works Plan Department if root-barriers will be acceptable. Please investigate placing the exfiltration trench further out into the street away from the landscape area for the street trees.

RESPONSE 12/17/20: Applicant will coordinate with Engineering/Public Works to eliminate exfiltration trench conflict. Root barriers will be shown as needed on plans.

GENERAL COMMENTS

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 not at this time of DRC submittal.

RESPONSE: This comment is taken under advisement and the Applicant will comply with all applicable requirements.

2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.

RESPONSE: This comment is taken under advisement and the Applicant will comply with all applicable requirements.

3. 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. Illustrate hydrozones on planting plan, and include calculations in table.

RESPONSE: This comment is taken under advisement and the Applicant will comply with all applicable requirements.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

December 16, 2020

TRISHA LOGAN

CITY OF FORT LAUDERDALE – URBAN DESIGN & PLANNING

700 NW 19th Avenue

Ft. Lauderdale, FL 33311

954-828-7101/tlogan@fortlauderdale.gov

Re: **1007 EAST LAS OLAS**

DRC #PLN-SITE-20080001/ #PLN-REZ-20080001

FES #17-1364.01

CASE COMMENTS – Received on 09/08/2020, updated responses 12/17/2020

1. Be advised, there is an associated rezoning application (PLN-REZ-20080001) and alley vacation application (PLN-VAC-20080001), for this project which must be approved to permit the proposed development. Applicant must provide a sketch and legal description for each item above for review by the City Surveyor. The sketch and legal for the rezoning parcel must indicate the existing zoning district to proposed zoning district.

RESPONSE: Sketch and legal has been provided to staff and approved by City surveyor (11/13/2020).

2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:

a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:

- i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,

RESPONSE: Notice was provided to the civic associations within 300' of the property (Beverly Heights and Colee Hammock). The public meeting was held 11/23/2020 and the meeting summary has been provided to City.

- 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.

RESPONSE: Notice was provided to property owners as stated above. The public meeting was held 11/23/2020 and the meeting summary has been provided to City.

- b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of

proof of public notice to the Department.

RESPONSE: All required documents have been submitted to meet all Pre PZB deadlines. The public meeting was held 11/23/2020. The meeting summary and affidavit was provided to the City on 12/16/2020.

3. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. A separate application submittal is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements, ULDR Section 47-27. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned e.g. *Power Point*, which shall be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at tlogan@fortlauderdale.gov or 954-828-7101.

RESPONSE: Acknowledged.

4. The City is continuing to evaluate the underlying land use for the northern parcel to determine if a land use plan amendment is necessary. Be advised, that the City is seeking agreement on a determination with the Broward County Planning Council and will advise the applicant of the outcome.

RESPONSE: It has been determined that a land use plan amendment IS NOT necessary. See City correspondence dated August 26, 2020 (Anthony Fajardo) and BCPC correspondence dated Sept. 30, 2020 (Barbara Blake Boy).

5. The site is designated Medium-High Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

RESPONSE: Acknowledged.

6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Mgmt and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

RESPONSE: See plat determination letter provided.

7. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.3, Neighborhood Compatibility Requirement;
 - b. Section 47-28, Flexibility Rules;
 - c. Section 47-18.21, Mixed Use Development; **(N/A; NO RESIDENTIAL BEING PROVIDED)**
 - d. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria; and
 - e. Section 47-24.4, Rezoning Criteria

RESPONSE: See updated narratives provided.

8. The overall design appears to be massive in relation to the residential area to the north. Consider reducing the building mass through a more substantial step-back of the building form away from the adjacent residential area. Demonstrate the project's compatibility in mass and scale by providing comparison graphics from the project to the development standards for the adjacent residential zoning districts; e.g. building height, building setbacks, etc. This should be done through the form of graphics and cross sections.

RESPONSE: The building has been designed 16'-8" from the PL at the ground level. The building then 'steps back' at the third level (21'-2") and also at the penthouse level (25'-10"). These step backs can be seen on the elevations

provided. The Applicant has added underground parking to reduce the building height by over 20' at substantial expense, and in addition, the floor-to-floor heights are 9' rather than extending the building to the maximum permissible height (150'). The building height is 116'-8", which provides a sensible transition from the B-1 zoning district (maximum height of 150') to the RMM-25 district (maximum height of 55').

9. A separate application and fee are required for a parking reduction to be submitted prior to scheduling this application for Planning and Zoning Board. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.

RESPONSE: The parking reduction application and fee have been submitted. As is standard practice, when approved, the parking reduction order will be recorded at time of CO.

10. Unity of Title. Owner recognizes and acknowledges that the subject property, upon which this application has been filed, should not be divided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

RESPONSE: Neither the ULDR nor the City's Code of Ordinances require a unity of title for this project. The property is under a single ownership and is being developed/site planned in its entirety.

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."

RESPONSE: The renderings are to the correct scale.

- a. **Provide project cross sections clearly indicating how the proposed development will interact with the surrounding properties.**

- Provide a cross-section that shows clearly the transition zone between the existing residential area and the proposed ~~mixed-use~~ development.

RESPONSE: The Property is not contiguous to Residential Property as defined in the ULDR (ULDR Section 47-35.1), and therefore the setback/stepback provisions of the Neighborhood Compatibility requirements (ULDR Section 47-25.3.A.c) do not apply, and a cross-section is not applicable. Nevertheless, the Applicant has designed numerous elements into the site to be compatible with the neighborhood character and to preserve the integrity of the surrounding area. The building is designed with a height of 116' – 8", which is significantly less than the 150' that would otherwise be permitted under the ULDR. The building is also setback 16'-8" from the property line, even though the minimum required setback is only 5'. The project provides significant streetscape improvements within this setback. The streetscape meets the local street requirements to include widened sidewalks and landscaping between the sidewalk and the street. The Applicant has also provided subgrade parking to reduce the overall massing of the building. The project's height (116' – 8") will provide a sensible transition from the permitted heights along Las Olas Boulevard (150') to the permitted heights in the RMM-25 district (55').

- Provide cross-section to indicate any difference in setback between neighboring structures to the west. The setback of the new structure should align with the neighboring structure.

RESPONSE: The project meets the setback requirements under the ULDR. As it relates to this property, there are no requirements under the ULDR for the setback to align with neighboring structures, no maximum setbacks, and no build-to requirements.

- b. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.

RESPONSE: Sufficient detail has been provided on the DRC drawings pursuant to City application requirements. Full details and drawings will be provided during the building permit process.

12. Corrections on plan sheets:

- a. Cover Page: Correct hatch over subject area in location sketch;

RESPONSE: Hatch has been added corrected on the cover sheet.

- b. Aerial Photo: Correct outline of site, outline shows larger area that is not included in this application;

RESPONSE: Boundary lines have been adjusted to show exact boundary outlines.

- c. Provide an updated property survey. Property survey submitted within plans is dated 7/6/16 with a date of last field survey conducted on 6/26/17; and

RESPONSE: An updated survey (dated 7/13/2020) has been provided in the set.

- d. Sheet A-3 – Second Floor Plan: Consider widening the space at the southeast corner between the balcony wall on the east elevation and the exterior wall of the second floor. The floor plan shows a 3'-10" wide walkway that will not be usable space.

RESPONSE: The walkway is +/- 4' – 4", and is not intended to be a seating area. The active uses on the second floor are fronting Las Olas Boulevard. The walkway/stepback is intended to provide additional articulation in the eastern façade, rather than the second floor being constructed at the same horizontal plane as the first floor in this area.

13. Provide the following changes on the site plan:

- a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;

RESPONSE: See Site Plan sheet C0 with all information indicated.

- b. Obtain confirmation from the Flood Plain Manager for the required Base Floor Elevation. Any impacts on the project will need to be addressed on the site plan and additional comments may be forthcoming based on the response;

RESPONSE: Flood Plain Manager has been consulted (correspondence dated 11/4/2020). The Applicant is providing FEMA +1 pursuant to code. The retail along Las Olas will receive flood barriers up to the +1 FFE to allow for a better transition into the building from the existing grades along Las Olas Blvd.

- c. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan.

Overhead lines (if any) should be placed underground. There appears to be a conflict with the placement of underground parking and placement of overhead lines underground. Provide additional details for placement of utilities underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such;

RESPONSE: FPL poles along SE 2nd Ct & the alley will be relocated. Notes provided on C0 (Site Plan).

- d. Discuss location with solid waste and recycling representative. Trash room appears to be inadequate to the size of the development; and

RESPONSE: Solid Waste Department has provide Final DRC Sign off. The trash room is 17'x18'.

- e. At the northwest corner of the site along SE 2nd Ct, a non-continuous sidewalk is shown connecting to the neighboring property. This connection should be consistent with the existing streetscape along SE 2nd Ct and needs to be corrected. Consider providing landscaping situated closer to the building to maintain the continuous sidewalk path. Additionally, other plans included in the submittal show placement of the Florida Power and Light (FPL) Box and the fire service equipment in this location. Further details must be provided to show the connection between the utilities, the landscaping, and the pedestrian experience along SE 2nd Ct.

RESPONSE: The Applicant will be substantially upgrading the pedestrian and sidewalk experience along SE 2nd Court similar in nature of the approved streetscape for 1016 SE 2nd Ct and 1201 E. Las Olas Blvd. Transition is provided to meet the existing sidewalk conditions. This item was discussed at a meeting with staff on 12/8/2020.

14. Provide the following changes on elevations:

- a. Show setback dimensions from the property lines on the elevation pages.

RESPONSE: Elevations sheets have been updated. See sheets A-8 and A-9.

- b. Southeast Corner.
 - 1. Embellish corner entryway to create a focal point along the street frontage. Consider the use of aluminum awnings rather than canvas and providing a double height entryway to make it more predominant corner with added transparency.

The height of the retail spaces are purposely designed to be at a pedestrian scale for Las Olas Blvd. Final awning treatment will remain flexible to accommodate future retail tenant identity and individuality.

- c. North Elevation.
 - 1. A stepback of the building should be incorporated on the north side of the site (SE 2nd Court) to provide compatibility with the adjacent residential neighborhood (RMM-25);

RESPONSE: The building is designed with a height of 116' – 8", which is significantly less than the 150' that would otherwise be permitted under the ULDR. The building is also setback 16'-8" from the property line, even though the minimum required setback is only 5'. The project provides significant streetscape improvements within this setback. The streetscape meets the local street requirements to include widened sidewalks and landscaping between the sidewalk and the street. The Applicant has also provided subgrade parking to reduce the overall massing of the building. The project's height (116' – 8") will provide a sensible transition from the permitted heights along Las Olas Boulevard (150') to the permitted heights in the RMM-25 district (55').

- 2. Consider incorporating public art into the design of the proposed "plazalette" and fountain;

RESPONSE: Design professionals have been engaged to refine the plazalette with additional detail, which will be submitted during the building permit process.

3. Consider the use of vertical rectangular windows instead of square windows to provide consistency in the fenestration pattern throughout the building;

RESPONSE: Significant design consideration has been given to all architectural elements. The Applicant reviewed the latest plans with the City during the planning meeting on 12/8/2020.

4. Indicate height of vehicle drive opening; and

RESPONSE: The 15' height has been added to sheets A-5, A-6 and the Site Plan (Sheet C0).

5. Indicate if any up-lighting or wall sconces will be used at ground level on electrical plan and update photometric plan accordingly.

RESPONSE: No up-lighting is planned.

d. East Elevation.

- i. Consider including additional balconies to provide consistency between the North and South Elevations, and to provide architectural interest.

RESPONSE: No additional balconies are proposed.

- ii. It is recommended the parking garage is lined with habitable space. Where liners are not possible, ensure screening is made of high-quality, durable materials. Provide garage screening details and cross-sections

RESPONSE: N/A. Parking garage is located underground.

- iii. Consider consistent treatment in all openings to driveway beyond instead of treatment showing in Note 5 (grille) and treatment showing in note 9 (plant material on wire trellis system).

RESPONSE: The elevations have been updated to address this comment.

- iv. Indicate height of vehicle drive opening.

RESPONSE: The 15' height has been added to sheets A-5, A-6 and the Site Plan (Sheet C0).

- v. Indicate if any up-lighting or wall sconces will be used at ground level on electrical plan and update photometric plan accordingly.

RESPONSE: No up-lighting is planned.

e. West Elevation.

- i. This elevation will be highly visible from Las Olas Boulevard, traveling eastward. Consider adding architectural features or the placement of public art on this elevation.
- ii. Indicate height of vehicle drive opening.

RESPONSE: See revised elevation on sheet A-6 to address the comment. Architectural features will be added that match/mimic other design elements of the building.

15. Landscaping:

- a. Site triangles appear to conflict with structural elements in all locations.

RESPONSE: Design has been adjusted to remove any structural elements within the sight triangle.

- b. Label and dimension all sidewalks and pedestrian paths.

RESPONSE: All sidewalks have dimensions and all pinch points have been indicated with a dimension.

- c. Landscaping on Las Olas Boulevard is inconsistent with adjacent properties and properties along the Las Olas Boulevard corridor. Landscaping strip should align with neighboring properties to the west.

RESPONSE: See landscape comments/responses. The Applicant's plan is to be consistent with the landscape elements of 1201 E. Las Olas Blvd. (just east of the site) and the building plans approved for 1016 SE 2nd Court (directly adjacent to the site) that encourage large canopy shade, red clay pavers and larger pedestrian walkways that are greatly accepted by the neighborhood.

- d. Specify paving material to be used and compatibility with the paving used at neighboring properties.

RESPONSE: Clay brick paver similar to 1201 E. Las Olas Blvd. and the approved building permit for 1016 SE 2nd Court.

- e. Sabal palms should be used on Las Olas Boulevard instead of Live Oaks to be consistent with the remainder of the Las Olas Boulevard Corridor.

RESPONSE: The Redevelopment of the Las Olas Street section is currently in the Planning Phase. Although there are several options being considered, the planting of shade trees on the street edge is in all proposed plans. Looking to the future, we propose to establish these shade trees on Las Olas as to conform to the new vision for Las Olas Blvd. As precedent, the Developer has planted Oaks on a Las Olas Streetscape at Las Olas Blvd and SE 12th Avenue. Per the meeting with Planning on 12/8/2020, live Oak trees will be provided on Las Olas Blvd.

- f. Circular tree grate with palm tree on NE 2nd Court impedes the pedestrian path and should be removed.

RESPONSE: Adequate clear space is provided to accommodate pedestrian circulation. Sidewalk was widened to accommodate this focal point of plazalette.

- g. Indicate location of FPL box and fire service equipment on landscaping plan and show any associated screening.

RESPONSE: Utilities have been added to the landscape plan and will be screened as appropriate.

16. Be advised that the City's consultant The Corradino Group has been hired to develop a plan for Las Olas Boulevard. Comments on the Las Olas Boulevard design may be forthcoming from the consultant. A follow-up coordination meeting is recommended. Comments on the Las Olas Boulevard design may be forthcoming.

RESPONSE: Acknowledged. At this point, there is no part of this project that conflicts with the suggested design elements from the Corradino Group study.

17. Pursuant to ULDR, Section 47-20.14.E-Lighting fixtures shall be shielded, angled, or both, so that direct or indirect light shall not cause illumination in excess of one-half (½) footcandle onto any residential property or residentially

used property surrounding the parking facility, measured at the residential property line. Provide a photometric plan that includes adjacent residential zoning and use.

RESPONSE: N/A. Parking garage in underground.

18. Extend values on photometric plans to middle of SW 2nd Court on north side of building. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.

RESPONSE: Photometric plan has been updated.

19. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles are proposed to be a total height of 19'-0" and the pole located at the southwest corner of the building on Las Olas Boulevard appears to cross over the property line. Consider reduced height of poles due to proximity of the project nearby residential area and in keeping with a pedestrian scale along Las Olas Boulevard. Be aware that lighting fixtures greater than ten feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Sec. 47-20.14)

RESPONSE: Detail and dimensions are included on sheet LP-2. The light pole shown was incorrect and the correct light pole has been included on the plans. The light poles on Las Olas will be within the proposed maintenance agreement area (Sheet X7).

20. Provide roof plan for all structures indicating the location of all mechanical equipment to accommodate proposed use. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Screening for mechanical equipment must match surrounding building material and incorporated into the building volume. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to 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 structure. As proposed, the project does not meet this requirement.

RESPONSE: Refer to A-7 building section for elevations. Roof plan included on Sheet A-4.1 detailing the proposed rooftop equipment and screening, which was be a min. of 6" taller than all mechanical equipment.

21. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.

RESPONSE: The roof is intended for mechanical equipment. See note on added Roof Plan (Sheet A-4.1). The mechanical equipment will be screened at least 6" above equipment.

22. Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials

Please note any proposed signs will require a separate permit application.

RESPONSE: Signage will be provided and approved under a separate permit application and will depend on tenant selection. No signage plans are proposed at this time.

23. 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.

RESPONSE: Acknowledged.

24. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/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;

RESPONSE: Acknowledged.

- b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;

RESPONSE: See circulation exhibit (sheet X4).

- c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances.

RESPONSE: See circulation exhibit (sheet X4).

- d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,

RESPONSE: The comment has been taken under advisement. Please refer to TAM comments/responses.

- e. Please email Karen Warfel at kwarfel@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

RESPONSE: The Applicant has coordinated with TAM/Nina Verzosa and BrowardBCycle/Jeff Torkelson.

25. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

RESPONSE: Acknowledged.

26. An additional follow-up coordination meeting may be needed to review project changes necessitated by the DRC comments.

RESPONSE: Acknowledged.

GENERAL COMMENTS

The following comments are for informational purposes.

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

27. Provide a written response to all DRC comments within 180 days.

RESPONSE: The comment has been taken under advisement.

28. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.

RESPONSE: The comment has been taken under advisement.

29. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-28, the proposed project requires allocation of residential flex units. Verify the availability of flex units. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com and include the flex unit request in the application project narrative and demonstrate that the use of flexibility units meets code criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.

RESPONSE: See updated narrative provided.

30. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.

RESPONSE: Comment taken under advisement.

31. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.

RESPONSE: Comment taken under advisement and will comply as applicable.

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

RESPONSE: Acknowledged.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

October 30, 2020

BENJAMIN RESTREPO P.E
TRANSPORTATION & MOBILITY -CITY OF FORT LAUDERDALE

700 NW 19th Avenue
Ft. Lauderdale, FL 33311
brestrepo@fortlauderdale.gov / 954-299-5390

Re: **1007 EAST LAS OLAS**
DRC #PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.

RESPONSE: A traffic impact statement was provided with the DRC application. A meeting with the Transportation and Mobility Department was held on Aug 24, 2020 and a second will take place on Nov. 2, 2020. A traffic methodology will be prepared along with a traffic impact study.

2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.

RESPONSE: Site Plan data table is provided on sheet C0.

3. Continue to coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.

- a. Site plan should show what percent of a parking reduction is being requested.

RESPONSE: Site Plan (Sheet C0) includes parking reduction notation.

- b. A parking reduction order will need to be recorded.

RESPONSE: The parking reduction order will be recorded at time of building permit.

4. A circulation plan for the valet shall be provided. The circulation needs to provide evidence that traffic will not be impacted along the alley way, SE 2nd Ct, and SE 10th Terrace due to the valet services.

RESPONSE: See circulation plan (sheet X4).

5. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:

- a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.

RESPONSE: Adequate reservoir space (VRS) is provided on Site Plan (sheet C0).

- b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
RESPONSE: Adequate reservoir space (VRS) is provided on Site Plan (sheet C0).
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
RESPONSE: Adequate reservoir space (VRS) is provided on Site Plan (sheet C0).
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
RESPONSE: Acknowledged.
6. A valet agreement will be required Pursuant to the ULDR Section 47-20.18. B.
RESPONSE: Acknowledged.
7. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
 - a. The 90-degree parking stalls in the parking lots only have a 20 feet wide drive aisle, the minimum drive aisle width requirement is 24 feet.
RESPONSE: 24' is provided on Sheets A-2 for basement levels B1 and B2.
8. It appears that the existing metered parking spaces on both sides of SE 10th Terr. are proposed to be removed:
 - a. Provide a typical cross section of SE 10th Terrace from E Las Olas Blvd to SE 2nd Ct, between the right of way lines showing what is being proposed and what is being removed.
RESPONSE: See sections provided on C2.
 - b. Label on the parking data table the amount of metered parking spaces that are to be removed due to this proposal.
RESPONSE: Three (3) metered spaces are to be removed and this has been indicated on the site data table (Sheet C0).
 - c. The loss of all metered parking spaces along SE 10th Terrace in the public right of way will need to be mitigated coordinate with Jeffery T Davis the Parking Services Manager of the Transportation and Mobility Department Tel: 954-828-3797 JeDavis@fortlauderdale.gov for the proper mitigation.
RESPONSE: Applicant will coordinate parking mitigation with TAM prior to Building Permit issuance.
9. There is an existing bicycle share station at the north west corner of the E Las Olas Blvd and SE 10th Terrace intersection. The proposed site plan does not show this bicycle share station is to remain, if the plan is to relocate it please provide correspondence from the operator that they have agreed to relocation and provide the design and location where it is to be relocated to.
RESPONSE: Applicant is coordinating an alternative location with TAM/Nina Verzosa and BrowardBCycle/Jeff Torkelson. An alternative location will be identified prior to the commencement of work within the ROW.
10. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
RESPONSE: Stacking is shown on the Site Plan (Sheet C0).

11. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
RESPONSE: Delivery services will be able to use the existing alleyway. Rideshare will use the driveway to pickup / drop-off customers.
12. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
RESPONSE: Acknowledged. See circulation exhibit.
13. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.
RESPONSE: A min. 7' sidewalk width is provided within the ROW.
14. 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.
RESPONSE: Acknowledged.
15. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
RESPONSE: Bicycle parking will be provided.
16. Additional comments may be provided upon further review.
RESPONSE: Acknowledged.
17. Sign off is required.
RESPONSE: Acknowledged and will comply.

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.
RESPONSE: Comment is taken under advisement.
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.
RESPONSE: Acknowledged.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

October 30, 2020

STEPHANIE MCCUTCHEON

SOLID WASTE & RECYCLING -CITY OF FORT LAUDERDALE

700 NW 19th Avenue

Ft. Lauderdale, FL 33311

smccutcheon@fortlauderdale.gov / 954-828-5054

Re: **1007 EAST LAS OLAS**

DRC #PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020

1. Garbage, Recycling and Bulk Trash shall be provided.

RESPONSE: Acknowledged.

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.

RESPONSE: Taken under advisement.

3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.

RESPONSE: Acknowledged.

4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.

RESPONSE: Acknowledged.

5. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).

RESPONSE: Acknowledged.

6. Solid waste collection shall be from a private loading dock.

RESPONSE: The trash room is located within the building off the existing alley.

7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.

RESPONSE: The project has been designed to utilize the existing solid waste service of adjacent properties. A vehicle circulation exhibit has been provided to show the current truck access, which shall remain.

8. Draw equipment on plan to show it will fit in trash room.

RESPONSE: Equipment has been placed on the Site Plan and A-1 to show placement.

9. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).

RESPONSE: Acknowledged. The trash room is located within the building.

10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

- 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 smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

RESPONSE: See attached Sanitation letter provided.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please indicate how collection will take place.

RESPONSE: See attached Sanitation letter provided.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

October 30, 2020

DETECTIVE JODY WEYMOUTH
CITY OF FORT LAUDERDALE – POLICE
700 NW 19th Avenue
Ft. Lauderdale, FL 33311
jodyt@fortlauderdale.gov/954-828-6421

Re: **1007 EAST LAS OLAS**
DRC #PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020

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.
RESPONSE: Acknowledged and taken under advisement.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
RESPONSE: Acknowledged and taken under advisement.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
RESPONSE: Acknowledged and taken under advisement.
4. All glazing should be impact resistant.
RESPONSE: Acknowledged and taken under advisement.
5. Units should be pre-wired for an alarm system.
RESPONSE: Acknowledged and taken under advisement.
6. Lighting and landscaping should follow CPTED guidelines.
RESPONSE: Acknowledged and taken under advisement.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
RESPONSE: Acknowledged and taken under advisement.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
RESPONSE: Acknowledged and taken under advisement.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways & common areas. It should be capable of retrieving an identifiable image of a person.
RESPONSE: Acknowledged and taken under advisement.

10. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.

RESPONSE: Acknowledged and taken under advisement.

11. Light reflecting paint should be used in parking garage to increase visibility and safety.

RESPONSE: Acknowledged and taken under advisement.

12. All restricted areas and resident only areas should be access controlled and labelled as such.

RESPONSE: Acknowledged and taken under advisement.

13. Elevators should be access controlled and labelled as such, to indicate resident only access v. public access.

RESPONSE: Acknowledged and taken under advisement.

14. Parking garage should have access control indicating, and accessible only to valet.

RESPONSE: Acknowledged and taken under advisement.

15. There should be a secured valet key management system for the vehicles on site.

RESPONSE: Acknowledged and taken under advisement.

16. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

RESPONSE: Acknowledged and taken under advisement.

GENERAL COMMENTS

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

RESPONSE: Acknowledged and taken under advisement.

Please submit responses in writing prior to DRC sign off.

RESPONSE: Acknowledged and will comply.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

October 28, 2020

NOEL ZAMORA

CITY OF FORT LAUDERDALE – BUILDING

700 NW 19th Avenue

Ft. Lauderdale, FL 33311

NZamora@fortlauderdale.gov/954-828-5536

Re: **1007 EAST LAS OLAS**

DRC #PLN-SITE-20080001/ FES #17-1364.01

CASE COMMENTS – Received on September 8, 2020

1. Specify height and area compliance per Chapter 5 of the FBC

RESPONSE: See sheet A-8 DRC.

2. Specify fire-resistance rating requirement based on building separation FBC Table 601 and 602.

RESPONSE: See sheets A-8 (table added) and A-9.

3. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006

RESPONSE: See sheets A-8 and A-9.

4. Designate Fair Housing Provisions at ground level from hotel check-in area to retail space FBC Accessibility.

RESPONSE: See civil sheets and sheet A-1 for accessible route from hotel to 10th Terrace.

5. Designate transient lodging guest room in accordance with the FBC Accessibility 224.

RESPONSE: See note added to sheet A-8 "HOTEL SHALL COMPLY WITH THE REQUIREMENTS FOR TRANSIENT LODGING GUEST ROOMS IN SECTIONS 224 AND 806 OF THE 2017 FLORIDA BUILDING CODE -ACCESSIBILITY, SIXTH EDITION".

6. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

RESPONSE: See sheet C0 (labeled and note added to site data table).

7. Adjoining public and private property shall be protected from damage during construction and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs FBC Section 3307.

RESPONSE: Acknowledged.

8. Show Exit discharge leading to the public way

RESPONSE: See sheet A-8.

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.

RESPONSE: This comment have been taken under advisement.

2. All projects must consider safeguards during the construction process. Florida Building Code 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.

RESPONSE: This comment have been taken under advisement.

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

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

RESPONSE: These comments have been taken under advisement.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

Owner: 800 Las Olas LLC and Mustang Properties Inc.
Site Address: 1007 East Las Olas Boulevard
Project Name: 1007 Las Olas East
Prepared by: Andrew Schein, Esq.

August 3, 2020
Revised December 14, 2020

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: N/A, 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: Acknowledged. Applicant will pay all required park impact fees.

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 has provided a letter from Public Works confirming that adequate capacity exists to serve the project.

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 has provided a letter from Public Works confirming that adequate capacity exists to serve the project.

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: N/A, the Project is not a residential project.

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 and the Project will comply.

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: A traffic statement is included in this submission, and the applicant will work with TAM if further information is required.

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 minimum 7' sidewalks fronting all streets.

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: Acknowledged.

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 have been provided on 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 has provided a letter from Public Works confirming that adequate capacity exists to serve the project.

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 Las Olas East
Site Address: 1007 East Las Olas Boulevard (“Property”)
Request: Rezoning from X-P to CB
Author: Andrew Schein, Esq.

August 3, 2020
Revised December 14, 2020

Rezoning and Commercial Flexibility Narrative

1. General Description of Request

The Property has a Residential future land use designation. The Applicant is proposing to rezone the Property from X-P to CB. In 2015, the Property was rezoned from RMM-25 to X-P and commercial flexibility was applied to the Property pursuant to DRC Case No. ZR14002 and Ordinance No. C-15-14. Therefore, the applicant is not requesting any additional allocation of commercial flexibility to the Property.

Rezoning Criteria: City of Fort Lauderdale ULDR Section 47-24.4.D.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The Property is designated “Residential” under the City’s comprehensive plan and future land use map. The applicant is proposing to rezone the Property to CB, which permits certain commercial uses. The City’s comprehensive plan permits commercial uses on properties with a Residential future land use designation subject to the allocation of commercial flexibility. Since commercial flexibility has already been allocated to the Property, the proposed rezoning to CB is consistent with the City’s comprehensive plan.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

RESPONSE: The East Las Olas Boulevard corridor is characterized by commercial uses fronting East Las Olas Boulevard and the south side of SE 2nd Street, where the Property is located. Rezoning the Property to CB will allow for certain lower-intensity commercial uses on the south side of SE 2nd Street, which is wholly consistent with the pattern of development in the area. Rezoning the Property to CB will also provide a sensible transition from the more intense B-1 uses on East Las Olas Boulevard to the residential uses north of SE 2nd Court while maintaining East Las Olas Boulevard’s commercial character. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or

near the area, as the changes anticipated by the proposed rezoning are consistent with the character of development in and near the area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: According to Section 4-6.2.A of the ULDR, the CB zoning district is intended to meet the shopping and service needs of the community, including hotel uses. The ULDR states that the size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods.

The properties to the south of the Property are zoned B-1, and the properties to the north of the Property are zoned RMM-25. The CB zoning district, which permits less intense uses than the B-1 zoning district, will provide a sensible transition from the B-1 zoning district at the south of the Property to the RMM-25 zoning district at the north of the Property and will further the City's stated intent of the CB zoning district.

Therefore, the character of the area is suitable for the uses permitted in the CB zoning district and is compatible with the surrounding districts and uses.

Flexibility Criteria: City of Fort Lauderdale ULDR Section 47-8.G.1.d

1. Demonstration that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the city's LUP.

RESPONSE: The Property was allocated commercial flex acreage in 2015 pursuant to DRC Case Nos. ZR14002 and Ordinance No. C-15-14. The Applicant is not asking for any additional commercial flex acreage to be allocated to the Property. However, the proposed development on the Property meets numerous goals, policies and objectives of the City's comprehensive plan.

Goal 1 of the Future Land Use Element is, in part, to promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote social and economic needs of the City. Under this goal, Objective 1.22 is to encourage high quality development. The proposed project is a high quality development that will significantly enhance the character of the Las Olas Boulevard corridor, and provides an upscale hotel west of the intracoastal, which is a significant social and economic need. The parking for the project will be located below grade, which in addition to being a significant monetary undertaking, will allow the first 2-3 floors (which would otherwise be used for a parking podium) to contain active and usable space on Las Olas Boulevard.

Objective 1.35 of the Future Land Use Element is to increase the City's attractiveness to tourists through the establishment of a land use pattern aimed at

accommodating increased tourism, and Objective 1.36 of the Future Land Use Element is to facilitate the arrangement of commercial acreage to allow the City to respond to changing conditions. The proposed project furthers both of these objectives. Currently, the Las Olas Boulevard corridor does not provide an adequate number of hotel rooms to serve the tourism and business travel market. The proposed project is an upscale hotel, aimed at visitors and filling a market need that isn't adequately served by existing developments in the immediate area. The arrangement and allocation of commercial acreage to allow the completion of the commercial corridor on this block of Las Olas Boulevard will further these objectives of the comprehensive plan.

Objective 1.38 of the Future Land Use Element is to identify and implement the best ways to retain and strengthen the existing job base. The project includes rezoning the existing parking lot from X-P to CB. The proposed hotel will create significantly more job opportunities in the City than a surface parking lot, therefore the project furthers this objective of the comprehensive plan.

Finally, hotel uses are permitted in residential future land use areas under the comprehensive plan pursuant to the allocation of commercial flexibility. Therefore, in addition to furthering numerous goals, policies and objectives of the comprehensive plan, the proposed use is consistent with the underlying future land use designation of the Property.

2. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.

RESPONSE: Applicant is processing a rezoning application in accordance with Section 47-24.2 of the ULDR.

3. Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

RESPONSE: Applicant is processing a site plan level III in accordance with Section 47-24.2 of the ULDR.



1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT LINE: 954.614.8919
EMAIL: ASCHEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Owner: 800 Las Olas LLC and Mustang Properties Inc.
Site Address: 1007 East Las Olas Boulevard ("Property")
Project Name: 1007 Las Olas East
Prepared by: Andrew Schein, Esq.

August 3, 2020
Revised December 14, 2020

GENERAL PROJECT NARRATIVE

Applicant is proposing to develop a hotel on the Property consisting of 138 hotel rooms and approximately 5,963 square feet of commercial uses. The Project will include 73 parking spaces located on two (2) subgrade parking floors.

The Project was designed to mitigate negative impacts that may generally be associated with existing developments along Las Olas Boulevard. The subgrade parking allows the hotel to have a smaller building mass and will not cause the same noise or light pollution associated with surface parking or above-grade parking garages. All loading, unloading, and trash facilities will be located within the building envelope, eliminating the need for large trucks to utilize public rights-of-way for such services.

The Property currently has +/- 5' clear sidewalks along SE 10th Terrace, SE 2nd Court and East Las Olas Boulevard. The Project significantly improves the streetscape by providing minimum 7' clear sidewalks along SE 2nd Court, minimum 7' clear sidewalks along SE 10th Terrace (ranging from 7' to 12.8'), and minimum 9.5' clear sidewalks along East Las Olas Boulevard, all with landscaping or planters between the sidewalk and the street. The Project is below the 150' height limitation in the B-1 zoning district and will include stepbacks after the 1st floor and 8th floor to mitigate impacts on East Las Olas Boulevard.

Owner: 800 Las Olas LLC and Mustang Properties Inc.
Site Address: 1007 East Las Olas Boulevard
Project Name: 1007 Las Olas East
Prepared by: Andrew Schein, Esq.

August 3, 2020

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 EPGMD (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: The Project will not produce more than one (1) footcandle of illumination on any nearby residential property. See sheet SE-2 for the photometrics plan.

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: The Project includes balconies, awnings, building mass changes, and multiple types and angles of rooflines. See sheets A-5 and A-6.

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: N/A, the Project does not abut residential uses or vacant residential zoned property as defined in the ULDR. Nevertheless, all loading and service facilities will take place within the building envelope and will not be visible from any nearby residential uses.

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/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: N/A, the Project does not abut residential uses or vacant residential zoned property as defined in the ULDR. Nevertheless, the Project includes adequate screening for mechanical rooftop equipment to screen the equipment from nearby residential uses. See sheets A-5 and A-6.

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. The Project is not contiguous to Residential Property as defined in the ULDR.

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, the Project is not contiguous to Residential Property as defined in the ULDR.

- 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 as defined in the ULDR.

- 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, the Project is not contiguous to Residential Property as defined in the ULDR. Nevertheless, all trash facilities will be contained within the building envelope.

- 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 includes numerous elements to make the Project compatible with the neighborhood and to preserve the character and integrity of the neighborhood. All parking for the Project will be contained within the building envelope and will not be visible from any residential neighborhood. The Project will be 116' – 8" in height, which is significantly less than the 150' that would otherwise be permitted under the ULDR. The Project includes significant streetscape improvements on all rights-of-way abutting the Project, which will include minimum 7' sidewalks and landscaping between the sidewalk and the street. If permitted by FPL, the applicant is also proposing to bury all powerlines abutting the Project to remove the visual nuisance of overhead lines. The Project is not expected to generate any excessive noise or odors that would impact the residential areas to the north of the Project. Additionally, the Project includes subgrade parking to reduce the overall massing of the building.

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 Property is not subject to a neighborhood master plan.

- ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of

additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Response: N/A, the Property is not within the RAC-TMU.

- iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in [Section 47-13](#), Downtown Regional Activity Center:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:
 - 1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of [Section 47-13](#), Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan

may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

Response: N/A. The Project is not located within the downtown RAC.

December 8, 2020

ORLANDO ARROM
CITY OF FORT LAUDERDALE – ENGINEERING DIVISION
700 NW 19th Avenue
Ft. Lauderdale, FL 33311
954-828-5285 / oarrom@fortlauderdale.gov

Re: **Site Plan Application (DRC #PLN-SITE-20080001)**
& Right of Way Vacation Application (DRC #PLN-VAC-20080001)
City of Fort Lauderdale

To Whom It May Concern,

As per the request of the City of Fort Lauderdale Engineering Division, we are providing to you the requested **LETTER OF NO OBJECTION** to release an existing 10' alley located on SE 10th Terrace, between SE 2nd Court and East Las Olas Boulevard and as well as review and acknowledgement for the Site Plan Application for the site.

The Applicant has provided to Public Works the current survey, Site Plan, WS plan for the site as well as the DRC Response Letter to the Engineering Division. In particular, items #6 and #7 have been reviewed in detail regarding the sanitary sewer service.

If you have any questions, please do not hesitate to contact our office or email me SRoberts@fortlauderdale.gov.

Sincerely,



Steve Roberts
City of Fort Lauderdale
Utilities Distribution and Collections Manager
Public Works Department / Central Maintenance Shop

Refer To Land copy for official sign-off

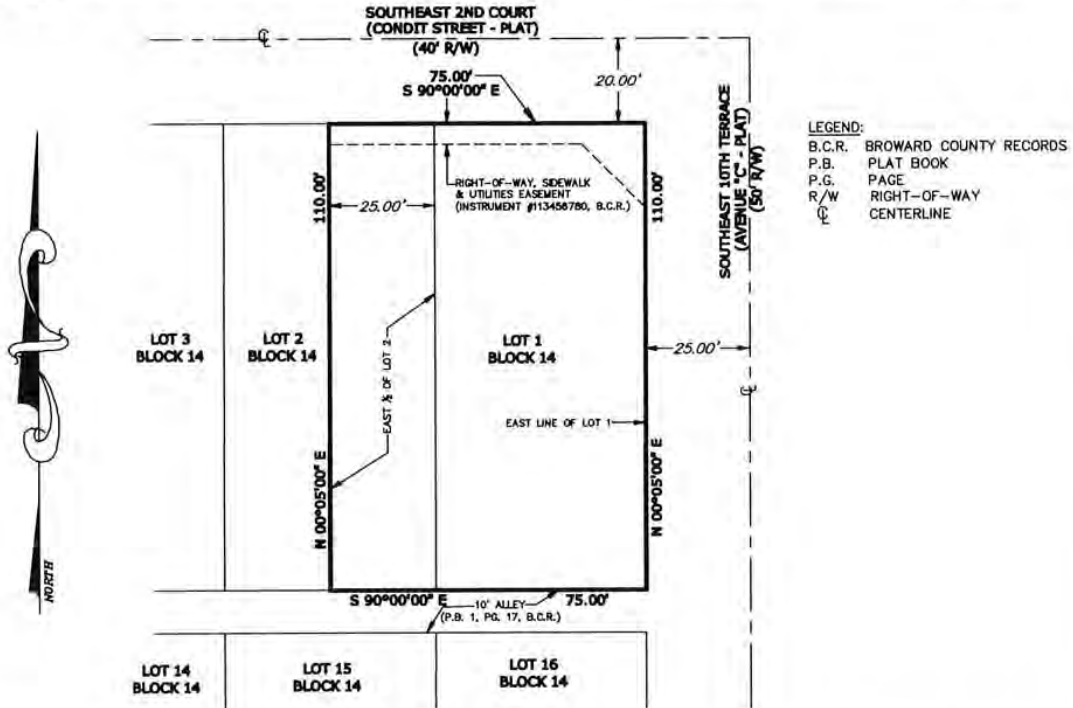
SKETCH AND DESCRIPTION

To accompany Rezoning from "X-P" to "CB"

LEGAL DESCRIPTION:

Lot 1 and the East one-half (E 1/2) of Lot 2, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 8,250 square feet more or less.



NOTES:

- 1) Bearings shown hereon are based on the East line of Lot 1, Block 14 with an assumed bearing North 00°05'00" East.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM. AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 1

REVISIONS	DATE	BY	CKD
ADDRESS COMMENTS	11/09/20	RM	TD

**LOT 1 & E 1/2
OF LOT 2
BLOCK 14**

THEODORE J. DAVID FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5821
 DAVID & GERCHAR, INC. LB#6935

SCALE: 1" = 40'
 FB/PG: N/A
 DRAWN BY: RRM
 CKD. BY: TD
 JOB NO: 16-022 LUPA
 CAD. FILE: F:\dwgs\16-jobs\16-022\16-022 WEST SURVEY.dwg
 DATE: 8/3/2020
 PROJ. FILE: 16-022

**DAVID &
GERCHAR,**
SURVEYORS AND MAPPERS
 12750 N.W. 40th Street, Bay 1
 Coral Springs, Florida 33065
 (954) 340-4025 • email: ted@davidandgerchar.com



September 9, 2020

Kelly A. Ray
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104,
Fort Lauderdale, Florida 33301

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
1007 East Las Olas – DRC Case PLN-SITE-20080001
1007 East Las Olas Boulevard, Fort Lauderdale, Florida 33301

Dear Ms. Ray,

According to the information submitted, the project consists of constructing a new 138-room hotel with 5,698 SF ground floor retail area and two-level basement parking. The proposed water connections to City of Fort Lauderdale (City) utilities are along SE 2nd Court and the sewer connection utilizes the existing gravity main along the 10' Alley crossing the proposed project site from east to west. This project lies within the City's Pump Station (PS) A-8 basin and will increase the average day water demand by approximately 0.028 million gallons per day (MGD) and the average day sewer demand by approximately 0.022 MGD.

The existing water and sewer infrastructure has sufficient capacity to serve the project and no improvements are required.

If there are changes to the proposed development after issuance of this capacity availability letter, the owner or owner's authorized representative shall submit a revised request based on the updated plans. Failure to seek approval prior to changing the plans may result in revocation of permit and capacity allocation. The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "committed" for this project until a permit has been issued and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-5862.

Sincerely,

Igor Vassiliev, P.E.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Raj Verma, P.E., Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Omar Castellon, P.E., Chief Engineer
Dennis Girisgen, P.E., City Engineer
File: Water and Sewer Capacity Letters

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





City of Fort Lauderdale
Public Works Department
Water and Wastewater Capacity Analysis

1007 East Las Olas – DRC Case PLN-SITE-20080001
1007 East Las Olas Boulevard, Fort Lauderdale, Florida 33301

PROJECT DESCRIPTION

Construction of a new 138-room hotel with 5,698 SF ground floor retail area and two-level basement parking.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by a 6-inch water main along SE 2nd Court (See Figure 1).

Wastewater: The site is currently served by an existing 8-inch gravity sewer main along the 10' Alley crossing the proposed project site from east to west (See Figure 2).

Pumping Station: The site is served by PS A-8, which is located west of the project site on SE 8th Avenue.

SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water and sewer infrastructure has sufficient capacity to serve the project with no improvements required.

PUBLIC WORKS DEPARTMENT

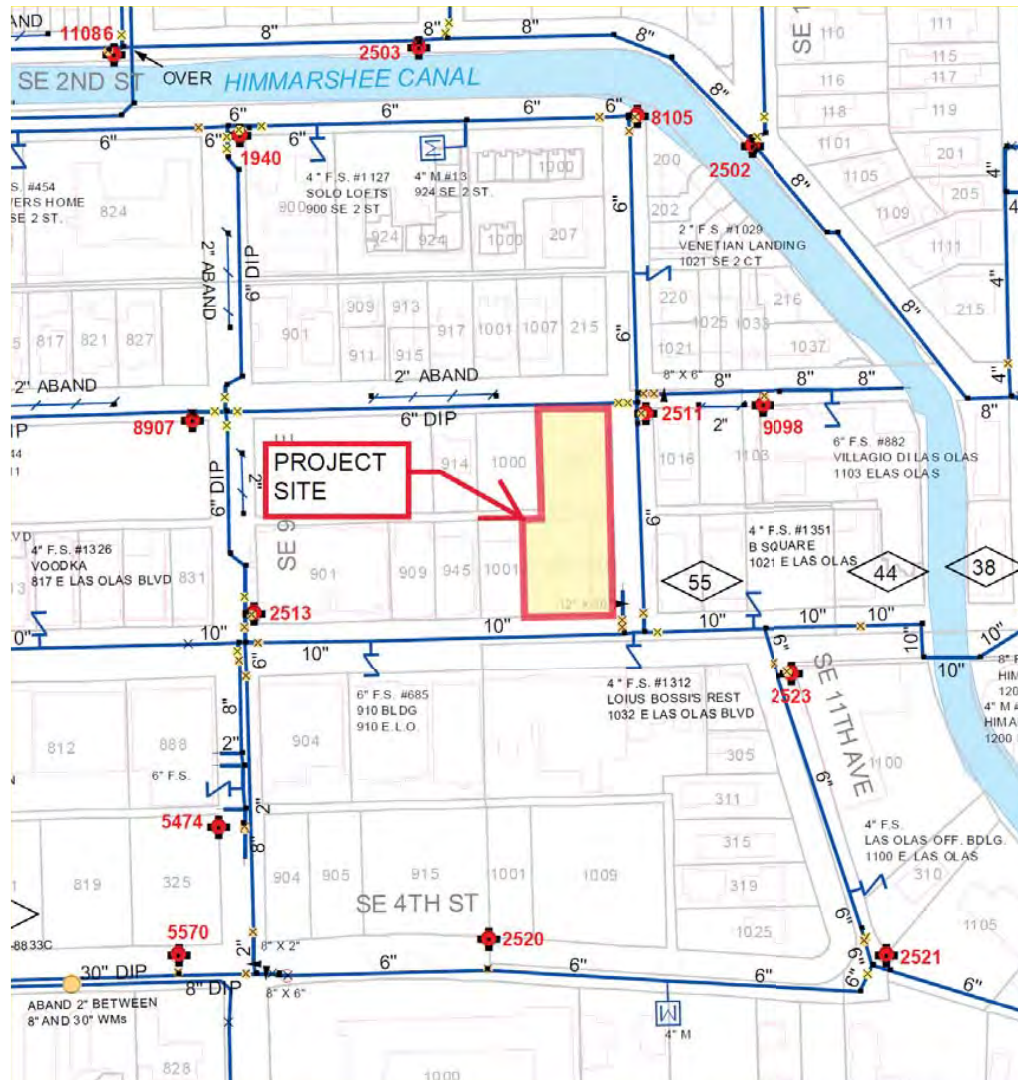
100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





Figure 1 – City Water Atlas



PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-5772, FAX (954) 828-5074

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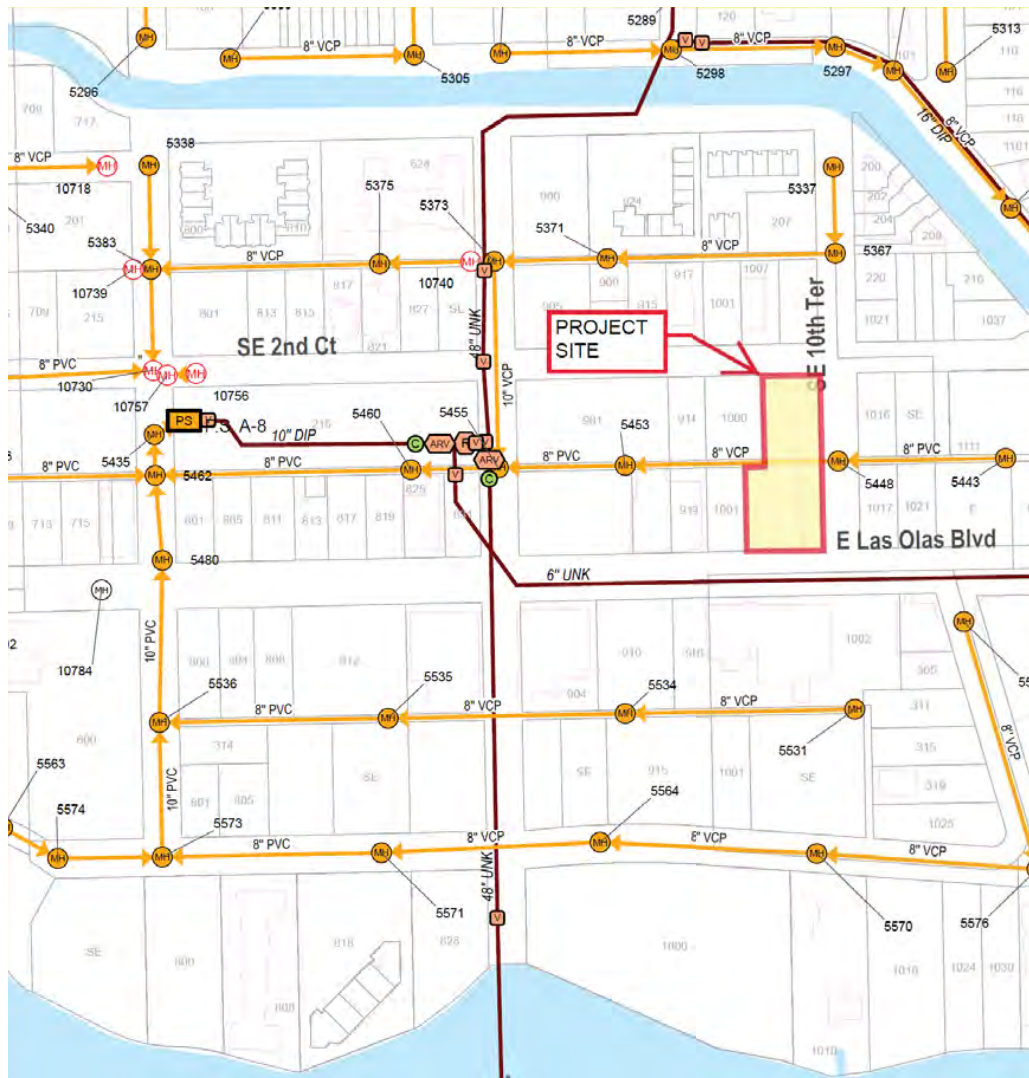
Equal Opportunity Employer

Printed On Recycled Paper.





Figure 2 – City Sewer Atlas



PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day potable water demand is approximately 28,366 gallons per day (GPD), which equates to 0.028 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.3 as determined in the City's *Comprehensive Utility Strategic Master Plan*. The max day water use demands are calculated using the City's *Guidelines for the Calculations of Sanitary Sewer Connection Fees* and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing distribution pipe: According to the site plan, the applicant is proposing to utilize the 6-inch water main along SE 2nd Court. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 6-inch water main and it was determined that it has capacity to serve the project.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 38.65 MGD. The previously committed demand from development projects in the permitting or the construction stage is 4.832 MGD. Combining these figures with the demand from the proposed project of 0.028 MGD, the required production would be 43.51 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3 below.

Recommended Water Infrastructure Improvements: No improvements required.

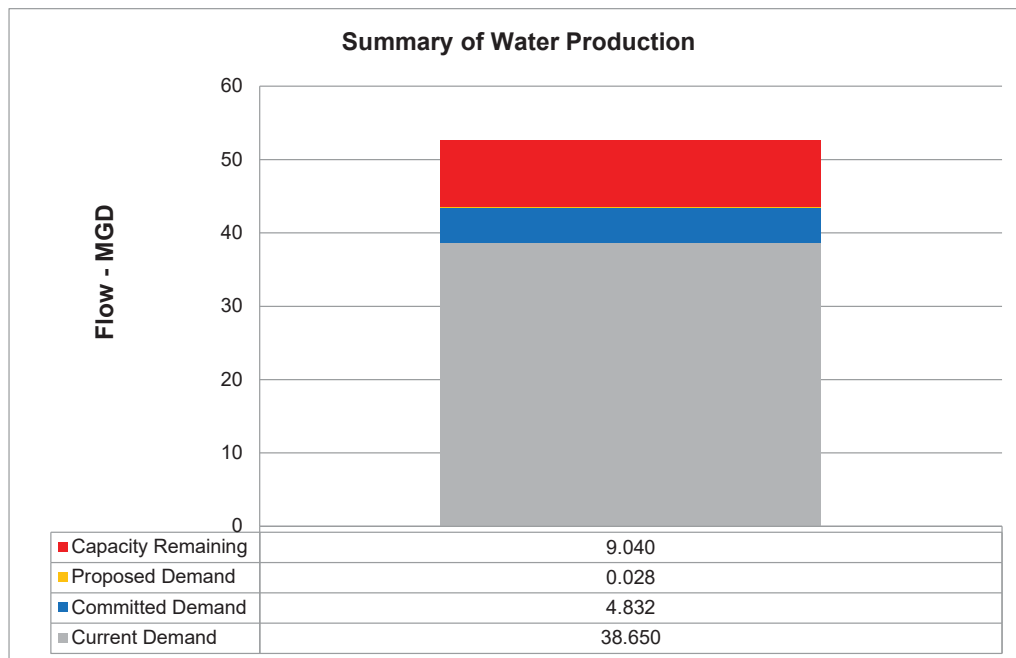


Figure 3

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 21,511 GPD, which equates to 0.022 MGD. Average day sewer use demands are calculated using the City's *Guidelines for the Calculations of Sanitary Sewer Connection Fees* and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing collection pipe: According to the site plan, the applicant is proposing to utilize the 8-inch gravity sewer main along the 10' Alley crossing the proposed project site from east to west. Manual of Practice (MOP) 60, published by American Society of Civil Engineers (ASCE) for the gravity sewer design and used by the City staff, recommends that pipe diameters 15-inch or less be designed to flow half full during peak flows. The City uses a peak hourly flow factor of 3.0. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the 8-inch, diameter gravity sewer downstream of the proposed development will flow less than the recommended 75% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the project.

Evaluation of impact on pumping station: PS A-8 has a duty point of 500 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 5.3 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 43 minutes per day. Additionally, there are other committed flows from proposed developments within the PS A-8 basin resulting in approximately 142 minutes of additional runtime at the pump's minimum operating condition. PS A-8 will have a NAPOT of 8.38 hours once the proposed development is completed, less than the recommended average of 10 hours per day (see Figure 4).

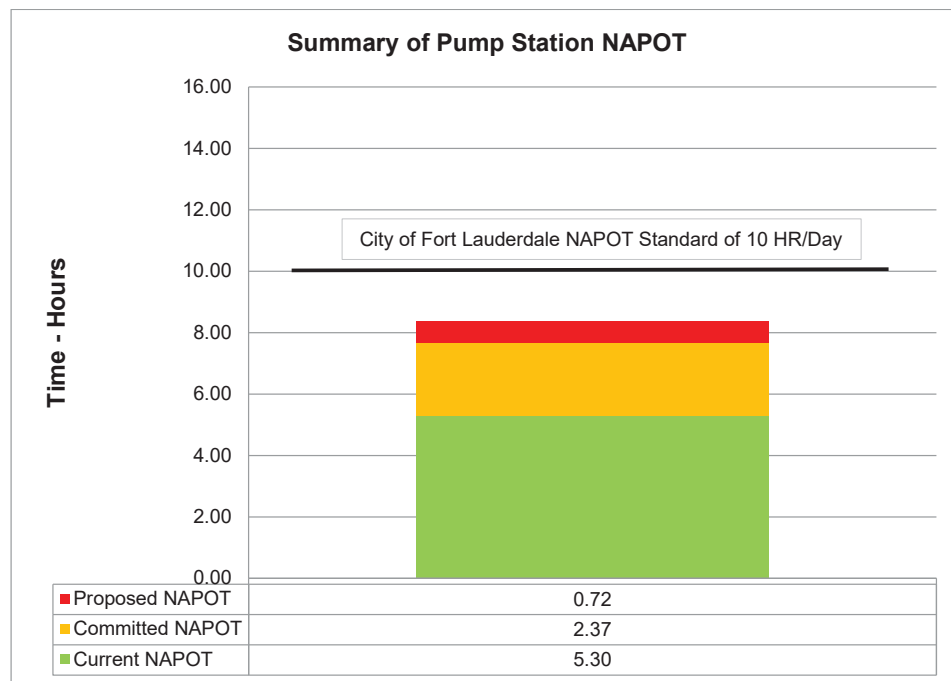


Figure 4

PUBLIC WORKS DEPARTMENT

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TELEPHONE (954) 828-5772, FAX (954) 828-5074

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Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County's Environmental Protection and Growth Management Department's (EPGMD) Environmental Licensing & Building Permitting Division's licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). The annual average daily flow (AADF) to the plant is 38.055 MGD. Combining the committed flows for previously approved projects of 4.669 MGD plus the 0.022 MGD net contribution from the project results in a total projected flow of 42.75 MGD. This is less than the permitted treatment plant capacity of 48 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.

Recommended Wastewater Infrastructure Improvements: No improvements required.

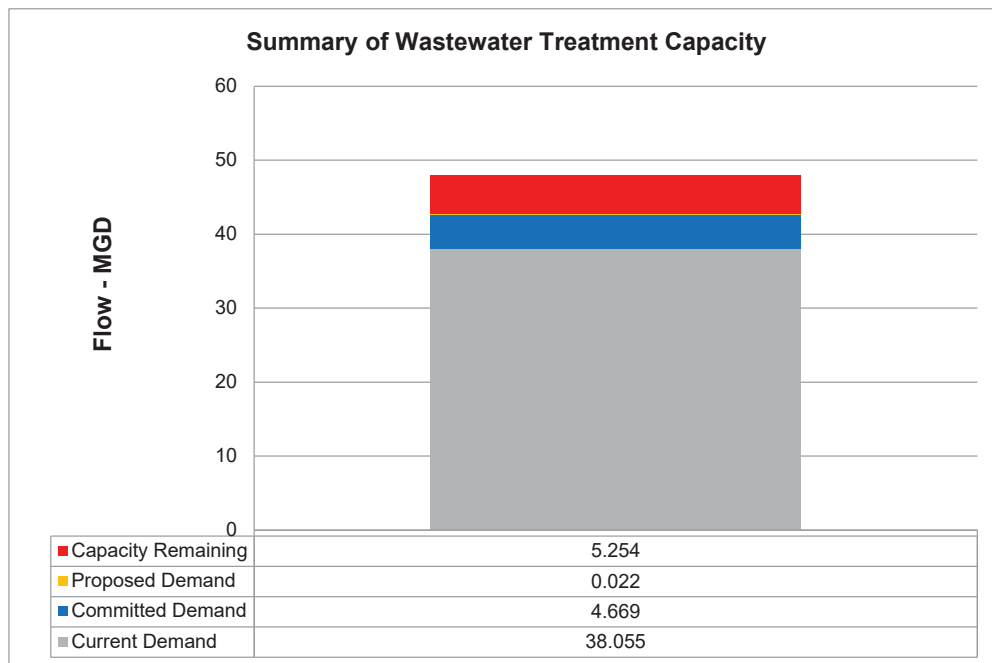


Figure 5

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
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August 26, 2020

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

9/1/2020

Re: City of Fort Lauderdale – Future Land Use Element, Residential Land Use and Commercial Flex Allocation

Ms. Boy:

The City recently received a development application for the properties located at 1007 East Las Olas Boulevard and 223 SE 10th Terrace for a proposed hotel project. The 1007 East Las Olas Boulevard property has an underlying land use of Commercial and the 223 SE 10th Terrace property has an underlying land use of Medium High Residential (25 units per acre) on the City of Fort Lauderdale Future Land Use Map; Commerce and Medium-High (25) Residential land use designations respectively on the Broward County Land Use Plan map. Commercial flexibility acreage has previously been applied to the 223 SE 10th Terrace property and the property adjacent to it to allow for surface parking to support the businesses along Las Olas. The applicant is seeking to rezone the 223 SE 10th Terrace property through the reapplication of the commercial flex acreage so the properties could be developed as a single development.

The Broward County Land Use Plan, Permitted Uses, states that the maximum number of hotel rooms permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation, there is no such limitation in the Commerce land use designation. The Broward County Land Use Plan also provides that 5% residential to commercial flexibility may be used for offices and/or neighborhood retail sales or services. The allocation of flexibility, according to Policy 2.2.2, is to facilitate the arrangement of densities and intensities in order to allow local governments to respond to changing economic conditions.

With that said, the City has determined that the limitations for hotel rooms on residential land use would not apply in this particular application of commercial flex. As previously stated, the parcel was allocated commercial flexibility for parking as well as the adjacent parcel and the area to the south is commercial land use with existing commercial uses.

City submits this letter as a formal interpretation on this matter and would request acknowledgement from the BCPC staff and legal counsel if such determination is mutually agreeable.

Thank you for your time and attention on this matter. If there are any questions, please do not hesitate to contact me at (954) 828-5984 or afajardo@fortlauderdale.gov.

Sincerely,

Anthony Fajardo, Director
Department of Sustainable Development

Cc via email:

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

Urban and Planning Division

Page 2 of 2



September 30, 2020

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale
700 Northwest 19 Avenue
Fort Lauderdale, Florida 33311

Re: City of Fort Lauderdale – Future Land Use Element, Residential Land Use and Commercial Flex Allocation

Dear Mr. Fajardo:

This correspondence is in response to your request dated August 26, 2020, regarding whether the limitations for the number of hotel rooms on an underlying residential land use would apply in an allocation of the 5% residential-to-commercial flexibility rule.

Based on the information provided and in consultation with the Planning Council Attorney, Planning Council staff does not object to the City's determination that the limitations for the number of hotel rooms would not apply in this application.

The contents of this letter are not a judgment as to whether or not any proposed use is in compliance with applicable Broward County development regulations or the development review requirements, including any environmental purview.

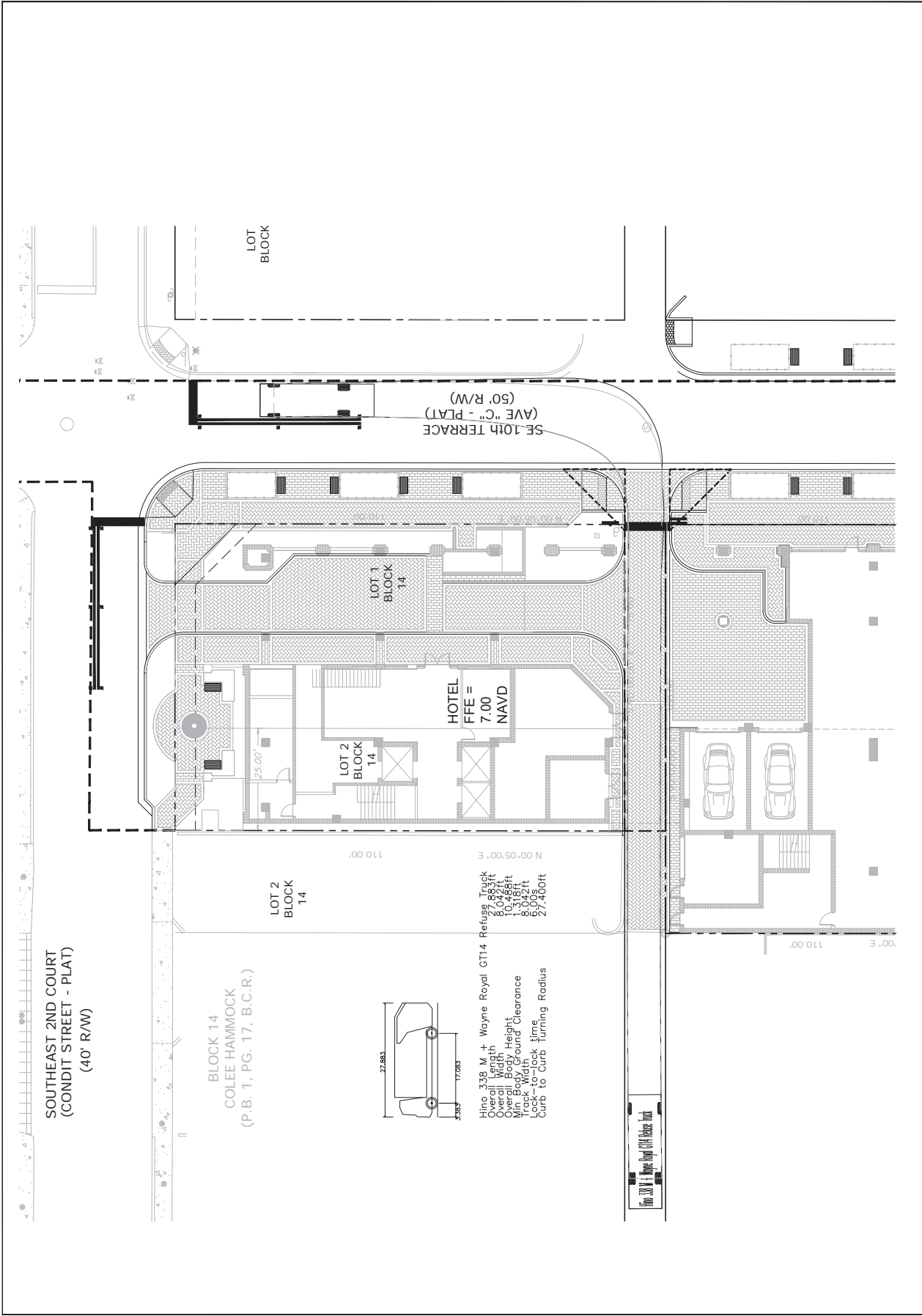
Please feel free to contact me if you have any additional questions.

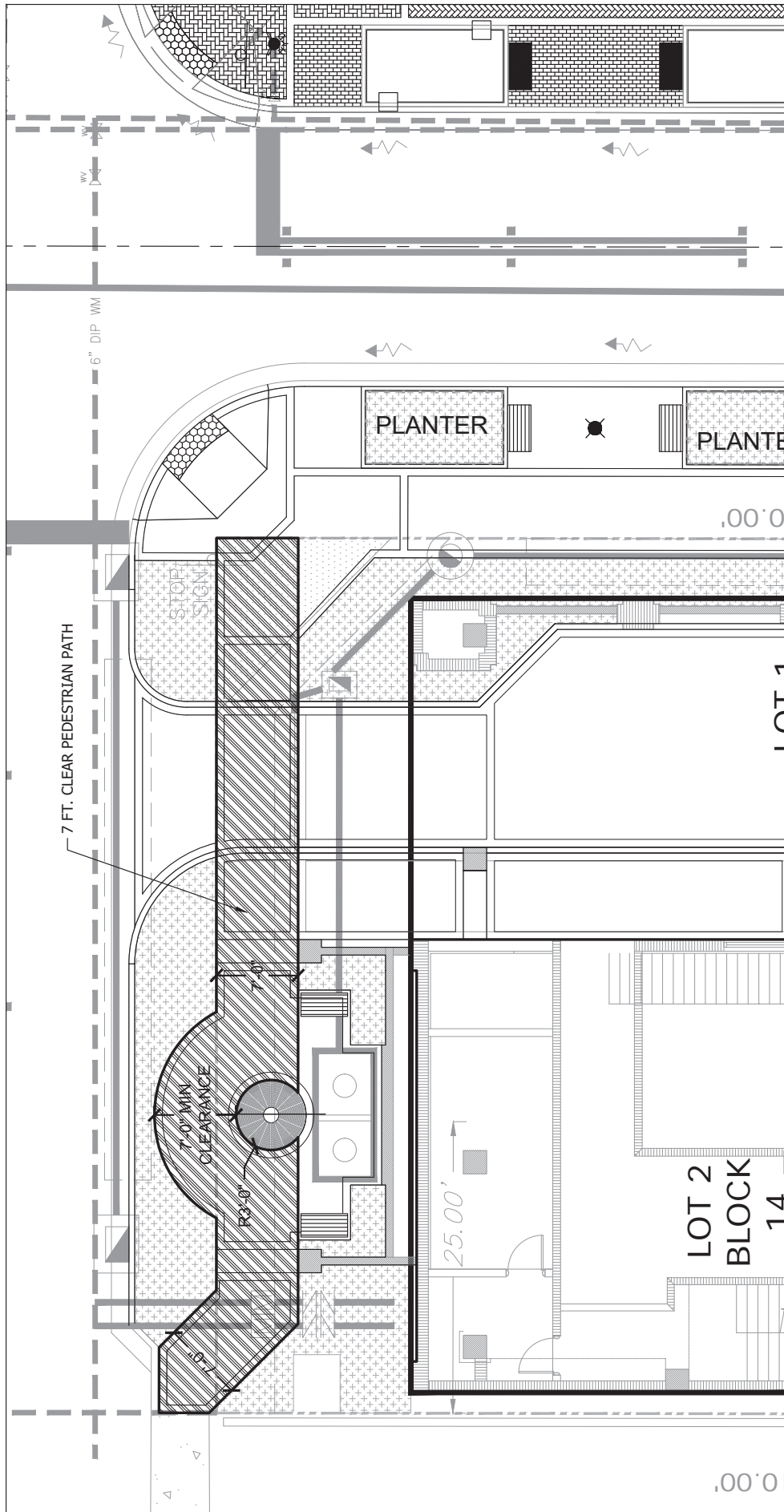
Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", with a stylized flourish at the end.

Barbara Blake Boy
Executive Director

cc/email: Andrew Maurodis, Esq., Counsel





SCALE: 1/8" = 1'
DATE: 12/09/2020 North

1007 E. LAS OLAS

PARKLET PEDESTRIAN PATHWAY EXHIBITION

