



December 7th, 2020

Parking Reduction Request for PLN-SITE-20080001 – 1007 E. Las Olas Blvd

REQUEST APPROVED:

Based on section 47-20.3 of the city's Unified Land Development Regulations Code (ULDR) "Reductions and exemptions; the Transportation and Mobility Department grants the approval of the proposed use for 1007 E. Las Olas Blvd. This information is based on the parking reduction study submitted by the applicant on 11/24/2020 which was reviewed by staff.

The proposed development, 1007 E Las Olas Blvd, will be a 138-room hotel and 5,963 sf of retail space. According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the hotel and retail space should provide 162 parking spaces

The applicant has an agreed-on methodology, the parking reduction analysis was based on the data collected from the nearby Riverside Hotel. From the data collected at the Riverside Hotel, the percentage of guests arriving by private vehicle is 31%. If this rate was applied to the 1007 E Las Olas Blvd Hotel, the resulting parking space count required would be 34 guest parking spaces and 30 hotel employee parking spaces totaling a 64-parking space requirement. Adequate unoccupied parking spaces within a 700 foot radius are estimated to be in place to accommodate the 24 parking spaces needed by the retail component. The 1007 E Las Olas Hotel is proposing to provide 73 spaces in total. The applicant is requesting a parking reduction of 65 spaces for the hotel use and 24 space reduction for the retail use.

As a condition of approval the applicant has agreed to the following:

1. All sidewalks along the site must be completely ADA compliant.
2. To mitigate the City's loss for the permanent displacement of the three (3) metered parking spaces on SE 10th Terrace, applicant agrees to either: (a) pay the City's Transportation and Mobility Department (payment shall be remitted in the name of the "City of Fort Lauderdale") a sum to be determined by the Transportation and Mobility Department based on the average usage rate; (b) install parking improvements and/or enhancements near the project, with such improvements to be identified by and agreed to by applicant and TAM; or, (c) provide the City with additional on-street parking spaces in the vicinity. Any payments or improvements will be made prior to the issuance of a final certificate of occupancy.
3. To mitigate the City's loss for the permanent displacement of the bicycle station on SE 10th Terrace, applicant agrees to design, furnish and install a new bicycle station at the applicants cost subject to applicant receiving the required likekind-specifications from the City and/or bicycle operator. The location shall be determined by the Transportation and Mobility Department and the bicycle operator in conjunction with the applicant. The new station shall be installed prior to the installation of right-of-way improvements on 10th Terrace.

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Best Regards,

Benjamin Restrepo

**Benjamin Restrepo PE.
Senior Project Manager**

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