

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25029



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25029
PROJECT NAME	Las Olas Chabad
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	New Four-Story, 24,920 Square-Foot Educational Center/Community Multipurpose Facility
APPLICANT	Las Olas Friendship, LLC. and 1402 Las Olas, LLC.
AGENT	Courtney Crush, Esq. and Jason Crush, Esq., Crush Law, P.A.
PROPERTY ADDRESS	311 SE 15 Avenue and 1404-1406 East Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION	Colee Hammock 1-17 B Lot 3 W 15 Blk 34
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Commercial
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Colee Hammock Homeowners Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	October 17, 2025
STATE STATUTE 166.033 EXPIRATION	Waived
CASE PLANNER	Michael Ferrera, Urban Planner II

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Show that interior exit stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
8. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
9. 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.
10. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2023 FBC.

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.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.

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CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along south side of East Las Olas Boulevard, to complete half of 70' Right-of-Way per the most current Broward County Trafficways Plan; show / label delineation in the plans.
2. Provided boundary and topographic survey; 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.).
3. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
4. 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.
 - a. Depict existing sidewalks adjacent to the development and how proposed sidewalk/ pedestrian path will transition into existing sidewalk. Verify elevations and ensure proper transitions.
5. Trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
6. Provide and label typical roadway cross-sections for the proposed development side of SE 15 Ave. at on-street parallel parking lanes, alley, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
7. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
8. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If not applicable, state so as well in your plans. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
9. For surface or ground-level parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.



- b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
10. Conceptual Water and Sewer Plan. Public Works comments:
 - a. Overlay water and sewer plans with all existing and proposed utilities on civil and landscaping plans for potential conflict
 - b. Label all utilities with utility type, material and size. Specify if existing or proposed on label.
 - c. Please depict existing water service lines and meters and note their disposition. I.e. Remove/remain.
 - d. For all fire service connections 4 inches or larger single valves must be used at tapping locations per City standards. Label all proposed lines with material, size and length. Show and label all proposed valves and backflows.
 - e. All water service connections 4 inches or larger must be placed inside the property line adjacent to the ROW in a 10 X15 foot utility easement (min.)
 - f. There is no gravity sanitary sewer system along SE 15th Avenue.
 - g. Show profiles for utility services to show water/sewer main separation in accordance with F.A.C Rule 62-555.314.
 - h. Proposed water service cross over existing stormwater system.
11. Provide sufficient information on conceptual Paving, Grading, and Drainage Plan; where is the proposed 15" piping connecting to.
 - a. Clarify in your response where in the stormwater calculation report can the analysis of the proposed 48 ft of exfiltration in the parking lot be found.
12. Erosion and sediment control plan:
 - a. Please depict storm water inlets on SE 15th Ave and Las Olas Blvd as square basins with inlet protection barriers.
 - b. Label on plans the temporary gravel construction entrance for vehicular access during construction.
 - c. Please label all the types of temporary barriers or fence lines on site plans. Only show on legend applicable lines used. The project shows temporary silt fence specs on plan view but not on layout.
13. Refer to comment No. 10. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction.
14. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving,



specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

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

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



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CASE COMMENTS:

Please provide a response to the following.

1. Please have an ISA certified Arborist or Registered Landscape Architect provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalent replacement and value have been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15). Current proposed disposition and mitigation appear to utilize previous version of City code. Please revise as applicable.
2. Please illustrate and inventory all existing on-site and adjacent right-of-way trees and palms on Tree Disposition Plan, sheet LAPL-0. It appears that only trees and palms located on the property with address 311 SE 15 AVE have been documented. Please include those for the remainder of the scope of work area, located at 1400-1406 E Las Olas BLVD.
3. ULDR 47-21.13. B.16: Provide street trees in the right of way swale area, preferably in a location between the sidewalk and back of curb. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees or palms (minimum 8' CT) provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Please coordinate proposed alignment of streetscape elements (sidewalk, planting area, street trees) with DSD-Engineering and Traffic Engineering.
4. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
5. VUA landscaping shall be required for proposed surface parking lot improvements. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas and illustrate such requirements on plans.
6. A 15 feet sight triangle is required at the intersection of an alley and a street, measured from the intersection point of extended property lines at the alley and street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.2 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
7. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
8. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.

9. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.
10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
11. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

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

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIIDERE_S47-21LATRPRE.
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. 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.



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CASE COMMENTS:

Comments may be forthcoming.

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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
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.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
12. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



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CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. 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.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Florida Building Code, Broward County Annex.
4. Please review Florida Statute 633.202 (18).
5. Additional guidance may be obtained from BDA@fortlauderdale.gov.

General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.



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CASE COMMENTS:

1. 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 for off-street and on-street parking stalls.
As proposed the:
 - i. On the site plan and in the parking, analysis show what the parking requirement is per Section 47-20.11 of the city for Fort Lauderdale ULDR.
 - ii. Show the percent reduction being requested and deficit amount of the site plan and parking analysis.
2. Only the surplus parking in the parking lot of parcel ID # 504211011860 may be used towards the parking demand of this proposed development. Provide parking calculation for the existing use on parcel ID # 504211011860.
3. An off-site parking agreement shall be required prior to certificate of occupancy for the proposed parking offsite and the agreement shall meet the requirements listed in section 47-20.18 of the city of Fort Lauderdale ULDR.
4. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be metered or removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
5. The newly proposed curbing on SE 15th Avenue shall be aligned with the existing curbline to the north of this property.
6. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
7. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
9. Additional comments may be provided upon further review.



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.
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.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i) Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii) Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services 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 the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. The site is designated Commercial 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.
3. 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 Management 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](#)
4. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. Staff has a concern that construction operations will impact the functions of the facility, ingress/egress, and spillover of debris. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
5. Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed



during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.

6. The boundaries of the development site are unclear. As submitted, it appears that parcels located at 1404 E Las Olas Blvd #A (Folio No. 504211011852) and 1404 E Las Olas Blvd #B (Folio No. 504211011851), respectively are not included as part of the proposed development site. If that is the case, then parcel located at 1401-1402 E Las Olas Blvd is a separate site plan and therefore requires a separate application. In addition, the parcel located at 1406 E. Las Olas Blvd cannot connect to the new development unless it is unified under a single parcel folio number. Furthermore, for all the parcels to be developed a single development site, the parcels must be consolidated under a single folio or there will be the requirement to execute a unity of title. Indicate the intentions and revise plans accordingly.
7. ULDR, Section 47-24.1 Table and 47-25.3, Neighborhood Compatibility Requirements, the site where the proposed development is to take place is within 100 feet of residential to the southeast portion and the application appears to include a parking reduction. As such, indicate the project's compliance with the following ULDR section by providing point-by-point responses to criteria, on letterhead, with date and author indicated. Within the narrative, explain how the proposed project successfully transitions from the adjacent residential areas, paying particular concern to the building height, scale, and massing, open space and landscape areas.
 - a. Section 47-20.3, Parking Reductions and Exemptions
 - b. Section 47-25.3, Neighborhood Compatibility Review
8. Provide the following changes on the elevations:
 - a. Indicate the location of the property lines and setback line on all elevations.
 - b. Identify the location of rooftop equipment on building by outlining the equipment with dash lines.
 - c. Provide detail elevations of the ground level facing SE 15th Avenue.
9. Provide the following changes on the site data table:
 - a. Clarify building height as the elevations depict 67 feet and 10 inches and the site data table depicts the height at 70 feet.
 - b. Ensure the setbacks are accurate in the site data table and on the site plan.
10. Provide the following changes on the site plan:
 - a. 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. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - b. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate plans where users' accessibility is accommodated for all container areas.
 - c. There appears to be many points of entry to the school. Clarify main entrance of school.
 - d. Provide drop-off-pick-up location.
 - e. Provide dimensions for parking spaces.
11. The property, 311 SE 15th Avenue, where a large portion of the proposed development is to take place, is owned by 1402 Las Olas, LLC. A letter of authorization was provided with the authorized agent Chaim Slavaticki; however, 1402 Las Olas, LLC. could not be located under Sunbiz. Provide corporate information that depicts Chaim Slavaticki as an authorized agent.



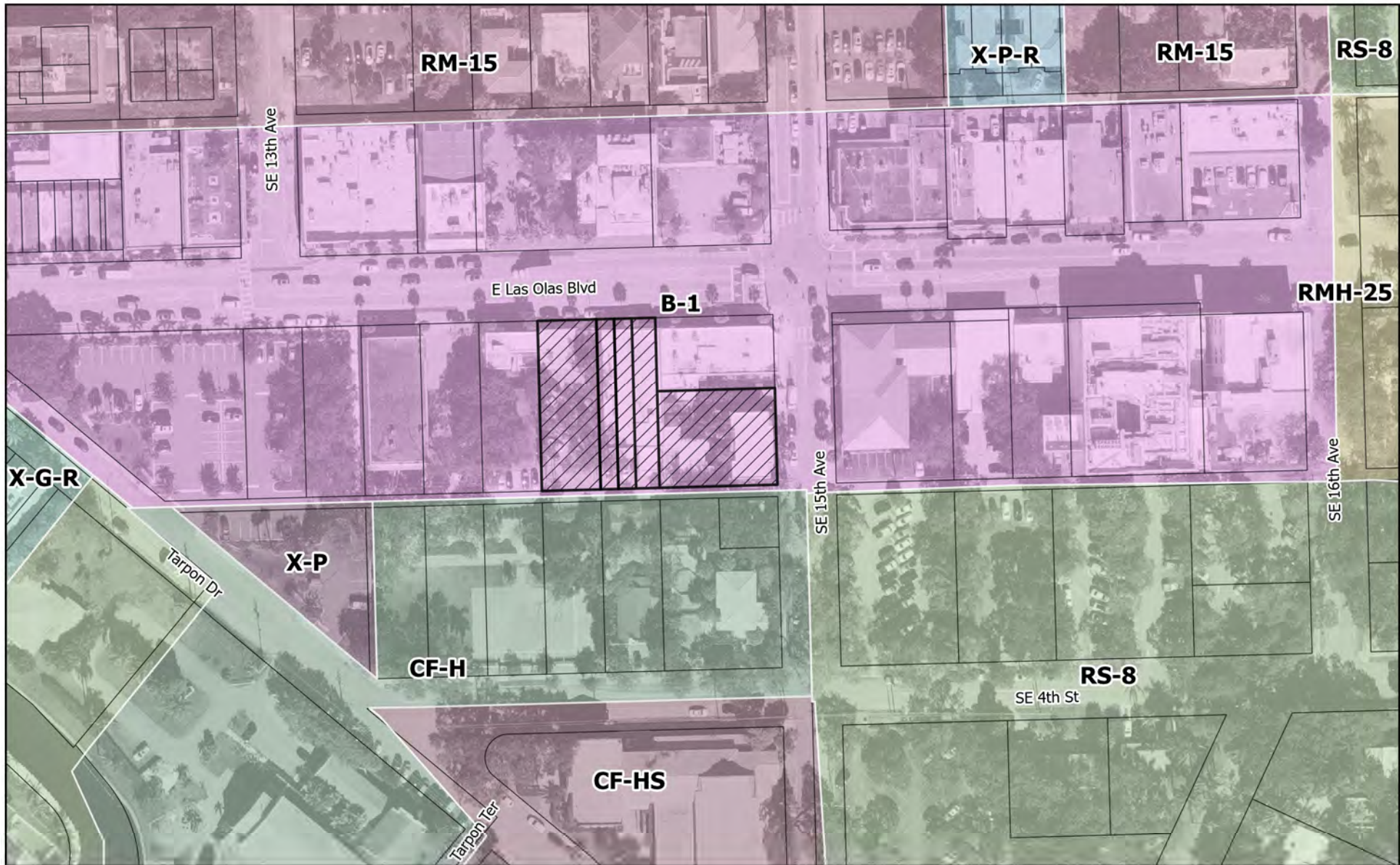
12. ULDR, Section 47-20.2, Parking and Loading, applicant has not clarified the required parking for the project nor has obtained a methodology approach with the Traffic Engineer to determine parking reduction for the project. Pursuant to ULDR, all uses shall be parked separately to determine required. Further discussion with staff is required on this matter.
13. ULDR, Section 47-20.3, Parking Reduction and Exemptions, An off-site parking agreement will be required for the parking area located to the west., or alternatively, a unity of title may be provided to consolidate all parcels into a single development site, or the parcels can be consolidated under a single folio number. However, it is important to note that maintaining the pedestrian preservation clause for the 1406 parcel is contingent upon developing the sites independently. Should the parcels be unified under a single title, the pedestrian preservation provision for 1406 would no longer apply.
14. ULDR, Section 47-20.3, Parking Reduction and Exemptions, as proposed, the rooftop appears to be designed as a habitable area. Provide the total square footage of the rooftop space and include this area in the overall parking demand calculations.
15. Pursuant to Section 47-20.3.A.5, Parking Reduction and Exemption Criteria, applicant must identify the applicable exemption criteria for the project and provide narrative justifying the request under such criteria.
16. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
17. As proposed, the placement of the building and overall footprint does not provide for adjustments to the building to address other code required elements such as placement of street trees or location of utilities on site. In addition, stairs and ramps, to accommodate grade changes, impact the pedestrian flow and access into the project acting as barriers rather than a more inviting entrance and pedestrian environment. The building location should be re-evaluated to provide more ground level space with better pedestrian access into the site.
18. Provide additional information regarding a proposed temporary structure that was submitted to the Building Division.
19. Provide proposed use and/or intentions for the existing buildings. Renderings indicate façade improvements facing Las Olas to the existing building, but no elevations were provided.
20. ULDR, Section 47-20.14, provide site photometric plans indicating footcandle levels extend to the property lines.
21. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate building permit application. If signage is provided during development review, detail the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials



22. ULDR, Section 47-24.1.F, Application Submittal, the narrative does not provide substantive information related to the overall project, such as building height/floors, square footage, proposed off-site parking, etc. Provide an updated narrative to reflect these items as well as additional information.
23. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
24. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian's perspective, as viewed along the public realm. Submitted renderings do not accurately reflect the elevations.
25. Provide a contextual graphic that depicts the project with the immediately surrounding area. Include factors such as building height and uses.
26. Be advised, additional comments may be generated based on revised plans.

The following comments are for informational purposes.

1. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the case planner (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions.
3. 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.



UDP-S25029

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

200 Feet

GRAPHIC SCALE

