



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

<input checked="" type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	<input checked="" type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) X Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	Integra Real Estate, LLC	Authorized Agent	Courtney Crush, Crush Law PA
Address	150 SE 2nd Avenue, Suite 800	Address	888 E Las Olas Blvd. Suite 201
City, State, Zip	Miami, FL 33131	City, State, Zip	Fort Lauderdale, FL 33301
Phone	(305) 774-0110	Phone	(954) 522-2010
Email	mbelkin@integrareale.com	Email	ccrush@crushlaw.com
Proof of Ownership	Tax Record	Authorization Letter	Letter Attached
Applicant Signature:	 Victor Ballestas	Agent Signature:	 Courtney Callahan Crush <small>Digitally signed by Courtney Callahan Crush Date: 2023.04.04 14:39:21 -04'00'</small>

C

PARCEL INFORMATION

Address/General Location	3115 NE 32 Ave./N of OPB, E of Int
Folio Number(s)	See Attached
Legal Description (Brief)	See Attached
City Commission District	1
Civic Association	Galt Mile Community Association

D

LAND USE INFORMATION

Existing Use	Restaurant
Land Use	Commercial
Zoning	CB
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	N/A
Proposed Zoning	N/A

E

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	The Mile Hotel - West / Drainage Easement Vacation													
Project Description (Describe in detail)	250 key Hotel & ground floor restaurants/commercial													
Estimated Project Cost	\$	129500000	(Estimated total project cost including land costs for all new development applications only)											
Affordable Housing Number of Units (AMI)	N/A	30%		50%		60%		80%		100%		120%		140%
Affordable Housing Number of Units (MFI)	N/A	30%		50%		60%		80%		100%		120%		140%



Waterway Use	Yes			Traffic Study Required	No
Flex Units Request	No			Parking Reduction	Yes
Commercial Flex Acreage	No			Public Participation	Yes
Residential Uses				Non-Residential Uses	
Single Family				Commercial	
Townhouses				Restaurant	18,500 sf
Multifamily				Office	
Cluster/Zero Lot Line				Industrial	
Other				Other	Hotel - 264,528 sf (250 keys)
Total (dwelling units)				Total (square feet)	271,563 sf
Unit Mix (dwelling units)	Studio-1 Bedroom	2 Bedroom	3+ Bedroom		

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	None	52,279 sf/ 1.20 acres	
Lot Density (Units/acres)	N/A	N/A	
Lot Width	None	150 feet	
Building Height (Feet)	120 feet	120 feet	
Structure Length	None	332'-7"	
Floor Area Ratio (F.A.R.)	None	5.19	
Lot Coverage	None	41,654 sf/ 80%	
Open Space	None	9,838 sf/ 19%	
Landscape Area	None	5,117 sf/ 10%	
Parking Spaces	350	parking reduction and off-site parking proposed	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [E]	5 feet	5 feet	
Side [N]	None	10 feet	
Corner / Side [S]	5 feet	5 feet	
Rear [W]	20 feet	20 feet	
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



<div>Requested Extension <small>(No more than 24 months)</small></div> <div>Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small></div>	<div>Justification Letter Provided</div>	<div>Indicate Approving Body Appealing</div> <div>De Novo Hearing Due to City Commission Call-Up</div>
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CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ Preliminary Development Meeting completed on the following date:

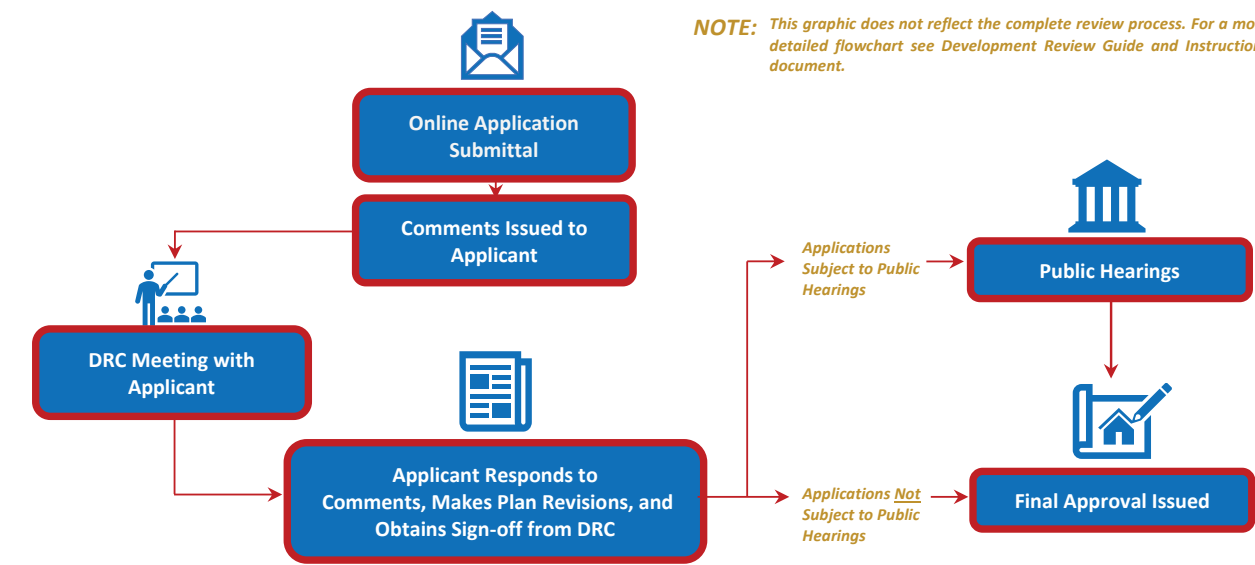
Feb. 24, 2023

PROVIDE DATE
- ☒ Development Application Form completed with the applicable information including signatures.
- ☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ Address Verification Form applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- ☒ Project and Unified Land Development Code Narratives project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ Traffic Study or Statement submittal of a traffic study or traffic statement.
- ☐ Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov



PROPERTY OWNER'S CONSENT TO REQUEST

Re: PARCEL IDS: 494319010010, 494319010020, 494319010030, 494319010040,
494319010050, & 494319010080

I, Stuart T. Kapp, as the Authorized Signatory of P.D.K.N. Holdings, LLC, acting as Title Managing Member of P.D.K.N. P-4, LLC do hereby consent to the submittal of the **Site Plan application & Drainage Easement Vacation application** by the applicant Integra Real Estate, LLC in correlation with the proposed hotel to be developed on the property located on lots 1-8, Block 1, Galt Ocean Mile plat as recorded in PB 34, Page 16, of the Public Records of Broward County and located at 3115 NE 32 Avenue, Fort Lauderdale Florida. I further consent to allow Craven, Thompson & Associates, Inc. & Crush Law, PA to act as representatives on behalf of the above-mentioned property in conjunction with these applications.

Stuart T. Kapp
Landowner's Signature

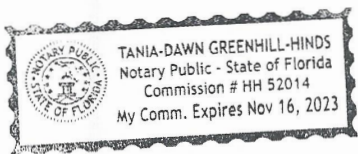
STUART T. KAPP
Landowner's Printed Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of March, 2023.

By Stuart T. Kapp (name of person acknowledging).



Tania Greenhill-Hinds
Signature of Notary Public – State of Florida

Tania Greenhill-Hinds
Type or stamp commissioned name of Notary Public

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced

Florida Driver's License
K100798633270 ISS
4/29/2018
Exp 9/7/2026

#347324v2<IMANAGE> - West Property-PDKN P-4 - Property Owners Consent -KM comments

WRITTEN CONSENT OF THE MANAGING MEMBER
OF P.D.K.N. P-4, LLC

March 10, 2023

The undersigned, being the Managing Member of P.D.K.N. P-4, LLC, a Florida limited liability company (the "Company"), hereby approves the following resolutions by executing this Written Consent:

WHEREAS: The Company is the owner of those certain properties located at 3115-3100 NE 32nd Avenue and 3200 NE 32nd Street, Ft. Lauderdale, Florida (Folio Numbers: 4943-19-01-0160, 4943-19-01-0040, 4943-19-01-0030, 4943-19-01-0020, 4943-19-01-0010, 4943-19-01-0690, 4943-19-01-0260, 4943-19-01-0080, and 4943-19-01-0050) (the "Properties").

RESOLVED: That the Managing Member on behalf of the Company hereby appoints Stuart T. Kapp, as Authorized Signatory of the Company, and Stuart T. Kapp, as Authorized Signatory of the Company is hereby authorized and directed individually to execute and deliver for and on behalf of the Company, any and all documents, agreements, certificates instruments, assignments, applications, and approvals in connection with the Properties and the development of such Properties, in such form and upon such terms as Stuart T. Kapp shall approve, such approval to be conclusively evidenced by the execution and delivery of said documents by Stuart T. Kapp; and it is further

RESOLVED: That any and all other actions heretofore or hereinafter taken by Stuart T. Kapp on behalf of the Company to execute and deliver and/or perform any of the agreements and transactions authorized by the foregoing Resolutions, or to take any of the actions authorized by the foregoing Resolutions, are hereby approved, ratified and confirmed in all respects.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the date set forth above.

P.D.K.N. HOLDINGS, LLC, a Florida limited liability company

By:  DocuSigned by:
F9882D08B9FCF4AD
Name: Damon DeSantis
Title: Managing Member



Craven Thompson & Associates, Inc.
3563 NW 53rd Street, Fort Lauderdale, Florida 33309
Phone: (954) 739-6400

Owners: P.D.K.N. P-4, LLC & Bokamper's Property Holdings, LLC
Site Address: 3115 NE 32 Avenue, 3200, 3212, 3230-3290 NE 32 Street, 3233 E Oakland Park Boulevard
Project Name: The Mile Hotel – West
20' Drainage Easement Vacation
Zoning District: CB
Prepared by: Joseph Handley, PLA

Project Description

The proposed Project is located within the Galt Mile neighborhood and zoned Community Business (CB). Concurrent with this DE vacation, the applicant has submitted two site plan applications for the development of a hotel on both this property and the block immediately adjacent to the east. The development of the hotel will require the vacation of the 20' DE. The applicant will relocate the drainage line and provide a new 20' easement, if required.



Joseph Handley, PLA



Date



Craven Thompson & Associates, Inc.
3563 NW 53rd Street, Fort Lauderdale, Florida 33309
Phone: (954) 739-6400

Owners: P.D.K.N. P-4, LLC & Bokamper's Property Holdings, LLC
Site Address: 3115 NE 32 Avenue, Fort Lauderdale, FL
Project Name: The Mile Hotel - West
Zoning District: CB
Prepared by: Joseph Handley, PLA

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: The proposed development is the same height as the buildings within the immediate vicinity and is not anticipated to interfere with the city's communication 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 ½) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

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: There are no environmentally sensitive lands on this site.

- 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: Watermains exist adjacent to the site. Applicant will work with the City's Public Works Department to confirm that adequate capacity exists. Fire Hydrants are being proposed with the development.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: The project is a proposed hotel and is not subject to 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: The project will take into account all the recommended CPTED principles and incorporate the appropriate improvements into the design.

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: Watermains exist adjacent to the site. The Applicant has requested an availability letter from the City for Water adequacy. The letter will be provided once received from the City. The applicant has been coordinating with the City's Public Works/Utilities department and believes adequate capacity exists.

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: Sanitary Sewer mains exist adjacent to the development site. The Applicant has requested an availability letter from the City for sewer adequacy. The letter will be provided once received from the City. The applicant has been coordinating with the City's Public Works/Utilities department and believes adequate capacity exists.

- 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: The project is a hotel and is not subject to school concurrency.

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: Owner will contract with a private waste hauler.

- 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: The project will be designed with on-site storm water facilities. An application will be made to Broward County and the applicant will be required to satisfy all current criteria for surface water requirements and obtain all local and state licenses.

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: The traffic statement is included in the DRC submittal.

5. *Dedications 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: It is not anticipated that any additional right-of-way is required. If any additional right-of-way is determined to be required, the Applicant 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: Applicant is providing sidewalks along both street frontages as well as crosswalk connections to the east hotel site. The pedestrian access will connect the neighborhood to the Intracoastal Waterway. The sidewalk along NE 32nd Avenue will meander through lush landscaping with canopy trees providing shade.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways 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: The Project includes landscaping and street trees/palms along the NE 32nd Avenue frontage. We are proposing a 30-foot-wide landscape buffer within the ROW with a six-foot meandering sidewalk connection. The landscape includes Royal Palms, High Rise Live Oaks, Seagrape trees, Coconut Palms and Silver Buttonwoods all contributing to a lush, landscaped pedestrian connection.

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: Sanitary Sewer service will be provided by the City of Ft. Lauderdale. The Applicant has requested an availability letter from the City for sanitary sewer adequacy. The letter will be provided once received from the City. The applicant has been coordinating with the City's Public Works/Utilities department and believes adequate capacity exists.

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: A trash management plan will be provided.

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: Neither the property nor the existing structures have been designated historic and do not appear on the City of Ft. Lauderdale Historic Resources Map, which delineates historically and archaeologically significant lands at the local and national levels.

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.

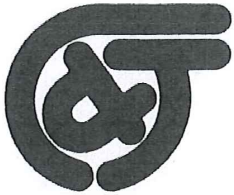
Response: A letter was emailed to Ms. Lori Vun Kannon, Assistant Director of the Broward County Emergency Services and Communications Department on March 29th, 2023, requesting the hurricane evacuation analysis. Once the analysis is obtained from Broward County, it will be forwarded to the city.

March 30, 2023

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

**RE: The Mile Hotel - West
City of Fort Lauderdale
20' Drainage Easement vacation – Criteria Statement
CT&A PROJECT NO. 23-0005-001-01**

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

We are requesting to vacate a 20' Drainage Easement that was dedicated on August 17, 2016, to the City of Fort Lauderdale. This easement is for the placement of a drainage line that connects the city right-of-way to the intracoastal waterway. This letter describes how this application satisfies the criteria prescribed in Sec. 47-24.7, *Vacation of Easement*, of the City's Code of Ordinances.

Criterion a: *The easement is no longer needed for public purposes.*

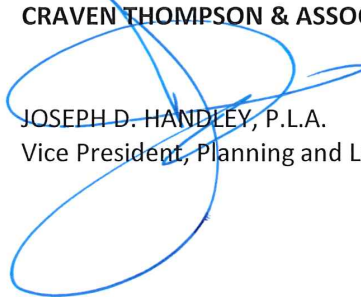
Response: The existing drainage line will be relocated at the applicant's expense to the northern end of the property a new 20' Drainage Easement will be dedicated to the City of Fort Lauderdale.

Criterion b: *All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.*

The easement only provides for its use by the City of Fort Lauderdale. We have sent out requests for Letters of No Objection to the City of Fort Lauderdale Public Works Department but have not received a response to date. The existing drainage line will be relocated at the applicant's expense and a new 20' Drainage Easement will be dedicated to the City of Fort Lauderdale.

Please call me at (954) 739-6400 if you have any questions.

Sincerely,
CRAVEN THOMPSON & ASSOCIATES, INC.


JOSEPH D. HANDLEY, P.L.A.
Vice President, Planning and Landscape Architecture

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409



December 20, 2023

Courtney Crush
Crush Law
888 E Las Olas Blvd, Suite 201
Fort Lauderdale, FL, 33301

Subject: **UDP-EV23002 - No Objection Letter for the Vacation of the 20 ft x 300 ft Drainage Easement located at 3115 NE 32nd Ave., Fort Lauderdale, FL 33308**

Dear Mrs. Crush,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the 50' x 300' Drainage Easement located at 3115 NE 32nd Ave and per the plans provided by Craven Thompson and Assoc., inc. The City has no objection to this request provided the following conditions are met:

- 1.) The new 20' Drainage Easement be granted based on the plans provided by Craven Thompson and Assoc., inc.
- 2.) There are to be no private utilities installed within the proposed Utility Easement.
- 3.) There are to be no private aboveground structures constructed within the proposed Utility Easement.
- 4.) No trees are to be planted within the proposed drainage easement, ground shrubs only.
- 5.) The proposed building overhang into the proposed drainage easement shall have a min. of 20 feet of vertical clearance.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.
Program Manager

PUBLIC WORKS DEPARTMENT

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

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