

April 23, 2013

Anthony Fajardo, Zoning Administrator
City of Fort Lauderdale
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Pinnacle at Tarpon River - Plat (Parcel B of Pat's Plat)

Location: NE Corner of SE 9th Street and SE 2nd Avenue

Case No. 9P13

K&A Project No: 08310.00

Dear Mr. Fajardo;

On behalf of the property owner, Lofts at Tarpon River, LLC, Keith & Associates, Inc., is submitting a plat for a portion of the above referenced project which will be a replat of Parcel B of Pat's Plat 154-5. Broward County has an ordinance which states that not more than one plat note amendment can be active at one time for an entire plat. The owner of Parcel "A" of Pat's Plat began processing a plat note amendment before our plat note application for our Parcel "B". The owner of Parcel "A" is now refusing to record the plat note amendment due to concerns about financing. Based on County regulation the owner of Parcel "A" has one year from the date of their approval by the county commission March 2014 to record the plat note before the request is void. This timeframe jeopardizes the financing requirements and construction schedule for Parcel "B". The option the County has provided us is to replat the property thus separating the parcels from the same plat.

Therefore, although not required, we are submitting a replat of Parcel "B". There are no changes to the property as currently platted and the property is not being further subdivided.

Below is the response to each requirement found in the City's Plat application.

Pursuant to Section 47-24.2, applicant must provide the following:

1. The plat submitted for approval shall be clearly and legibly drawn in black waterproof drawing ink upon tracing cloth or an approved drafting film.

Response: Will Comply. The mylar will be submitted to staff prior to action taken by the City Commission.

2. Plats shall be on sheets twenty-four (24) inches by thirty-six (36) inches overall, with one (1) inch borders on three (3) sides and a three-inch border on the left. When the size or shape of the subdivision necessitates more than one (1) sheet, each sheet shall be clearly marked as near as possible to the upper right corner "Sheet No. (_____) of (total) sheets". All multiple sheet plats shall be clearly cross-referenced to the proper sheet numbers at the match lines and a reasonable portion of the overlapping area shall be

shown in outline form. In addition, every plat sheet shall have placed in the upper right corner outside the border "Plat Book Page" for the use of the recorder.

Response: Complied.

3. The plat shall be at a scale of not more than one hundred (100) feet to the inch and shall include the following information:

- a) Subdivision name or identifying title including the section (s), township(s), range(s), city, county, and state.

Response: Complied.

- b) Location sketch showing location of subdivision with respect to section lines and surrounding streets and landmarks.

Response: Complied.

- c) North point, graphic scale and month and year plat drawn.

Response: Complied.

- d) Corporate limits when in or adjacent to subdivision.

Response: Not Applicable.

- e) Boundary lines of the tract with accurate distances to hundredths of a foot and angles to half minutes. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with error closures not to exceed one (1) foot to five thousand (5,000) feet. Surveys shall be coordinated and tied into the nearest established section corner or quarter section corner by angle and distance.

Response: Complied.

- f) The exact names, locations and widths along the property lines of all existing or recorded streets intersecting or paralleling the boundaries of the tract.

Response: Complied.

- g) The accurate location of all permanent reference monuments.

Response: Complied.

- h) The exact layout including: street and alley lines, street names, bearings, angles of intersection and widths (including widths along the lines of any obliquely intersecting streets); lengths of area and radius, points of curvature and tangent bearings; all easements owned by or rights-of-way provided for public utilities; all lot lines with dimensions in feet and hundredths, and with bearings or angles if other than right angles to the street and alley lines.

Response: Complied.

- i) Lots numbered in numerical order within each block or lettered in alphabetical order.

Response: Complied.

- j) The accurate outline of all property which is to be dedicated or proposed for public use including open drainage courses and suitable easements, and all property that may be reserved by covenants in deeds for the common use of the property owners in the subdivision with the purposes indicated thereon.

Response: Complied.

- k) A complete description of land intended to be subdivided, and the extent and boundaries of the platted area shall be graphically indicated in a clear and understandable manner.

Response: Complied.

- l) Names and locations of adjoining subdivisions, the adjacent portions of which shall be shown in outline form.

Response: Complied.

- m) Acknowledgment by the owner or owners and all mortgage lienholders of lands included within the plat of the execution of same and the dedication to public use of all streets, alleys, parks, easements and other public places shown upon same.

Response: No dedication are expected with this replat.

- n) The certificate of the surveyor attesting to the accuracy of the survey and that the permanent reference monuments have been established according to law.

Response: Complied.

- o) Space and forms for the following necessary approvals:

- City Commission
- City Planning and Zoning Board
- City Engineer
- County Commission
- County Engineer

Response: Complied.

- p) Dedication. The plat shall contain upon the face thereof an unreserved dedication to the public of all streets, highways, alleys, parks, parkways, easements, commons or other public places included within the plat, such dedication to be subscribed to by the legal and equitable owners of such lands and by all persons holding mortgages against such lands, with dedication shall be acknowledged before an officer authorized to take acknowledgments of deeds. Such plat containing such dedication, when properly recorded, shall constitute a sufficient, unrevokable conveyance to vest in the City fee title to the parcel of land dedicated for public use, to be held by the City in trust for the uses and purposes intended, and the approval of the plat by the City Commission shall have the force and effect of an acceptance.

Response: No Additional dedications are expected to be required.

- q) Payment of Taxes. No plat shall be accepted by the City or approved by the City Commission unless and until all taxes and improvement liens levied against the land included in such plat have been paid and discharged.

Response: Complied.

Our office looks forward to discussing this application with your staff. If you have any further questions, please contact me directly at 954-788-3400.

Sincerely,



Mike Vonder Meulen, AICP
Keith & Associates, Inc.

Cc: Timothy Wheat, Lofts at Tarpon River, LLC