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April 6, 2017

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33301

**RE: "BOUTIQUE HOTEL" PLAT
2933 SE 5th ST. & 419 SOUTH FT. LAUDERDALE BEACH BLVD. (SR A-1-A)**

Dear Ms. Parker:

Enclosed is the plat submittal for the above-referenced project. Broward County has determined that platting is required in order to combine and redevelop these two adjacent properties. This new development consists of a new 213-room hotel facility that includes a restaurant with outdoor seating and some retail space. For such project, a Site Plan application identified by No. R16012 was approved by City Commission on December 20, 2016.

Within this package we are providing the DRC application form and the applicable fee, along with the required four 24" x 36" and five 11" x 17" copies of plat and survey, as well as an electronic version of today's submittal.

As the project's narrative, we hereby reproduce the responses to ULDR Sections that are applicable to this plat, **in bold**, for your review:

Sec. 47-24.5 Subdivision Regulations

A. *Subdivision approval.*

1. *Applicability of subdivision regulations.* No person shall create a subdivision of land nor develop land in the city unless it conforms to these regulations. A subdivision shall be defined as the division of land into two (2) or more lots, sites, tracts, parcels or other designations whether by recorded plat, unrecorded plat, or by metes and bounds description.

RESPONSE: This property is proposed to be platted as a Boundary Plat.

2. *Platting required.* No building permit shall be issued nor shall a certificate of occupancy be issued for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been recorded in the public records of Broward County

subsequent to June 4, 1953 (Commencing at P.B.32, p.15), except as provided herein.

RESPONSE: Platting of this property is required. We understand that no COs will be issued until the plat is recorded.

3. *Exceptions to platting.*

RESPONSE: We are not requesting to be exempt from platting.

4. *Resubdivision of lots of record.* Division of lots in a subdivision of record shall be permitted as follows:

RESPONSE: N/A

B. *Procedure for preparation and filing of plats.*

RESPONSE: We understand the procedure for preparing and filing of plats and will proceed accordingly.

C. *Plat technical specifications.*

RESPONSE: This plat complies with technical specifications.

D. *Subdivision layout.*

RESPONSE: N/A

E. *Required subdivision improvements.*

RESPONSE: N/A

F. *Recordation and expiration of plat.* Proof must be submitted to the City Commission prior to the adoption of a resolution approving the plat that the persons signing the plat and executing the dedication are all of the owners of all of the property platted or replatted. The approval of all persons holding mortgage liens against any property platted or replatted shall appear upon the plat. Such plat or replat must be recorded in the official records of the county within three (3) years after the adoption of the resolution approving same; otherwise the approval is automatically rescinded and canceled, and the plat shall become null and void.

RESPONSE: We understand these requirements and will conform to them.

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.

RESPONSE: Informational.

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: Acknowledged; developer will ensure that the proposed project does not 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: Informational for Plat; addressed by Site Plan.

- 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 wellfield 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.

RESPONSE: Informational.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: The site does not contain any environmentally sensitive lands that would require to be mitigated.

- 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: The property is located on the north side of SE 5th Street, between S. Fort Lauderdale Beach Boulevard (northbound SR A-1-A) and Seabreeze Boulevard (southbound SR A1A), on the coastal Fort Lauderdale area. There are four existing fire hydrants located within 300 feet in radius of the proposed development: one on north bound SR A-1-A and three on southbound SR A-1-A, as well as adequate space for firetrucks and emergency vehicles to operate if needed.

- 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: Informational; we will pass on to the developer.

- 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: Police protection will be provided by the Fort Lauderdale Police Department.

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.

RESPONSE: Acknowledged; the site is designed to effectively contain water and sewer services required for the given use.

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: Informational. Potable water will be provided by the City.

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.

RESPONSE: Informational. The proposed development will comply with these requirements.

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.

RESPONSE: Informational.

3. Where the County is the projected service provider, a written assurance will be required.

RESPONSE: N/A; the site will be served by the City.

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: The site will not utilize on-site septic systems.

J. *Schools.*

For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: N/A; this plat is not intended for residential use.

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.

RESPONSE: We understand these requirements and the project will conform to them.

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: We understand these requirements and the project will conform to them.

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: We understand this redevelopment requires adequate stormwater systems; the approved Site Plan is in compliance.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Informational.

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 trafficways 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 trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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 Study was provided to the City as part of the Site Plan approval process.

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: Dedication of additional right-of-way is not anticipated for this plat.

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: There are existing sidewalks along the west, south and east property lines, which will be abundantly improved by the new development.

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: Informational.

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: Informational.

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: Proposed landscape for this project will comply and/or exceed City requirements.

- N. *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: Informational.

- 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: Informational.

- P. *Historic and archaeological resources.* 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: Informational.

- 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: Attached to this letter please find correspondence from Broward County expressing that this project will not impact or reduce the level of service for the designated hurricane evacuation routes.

Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

encl.

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.

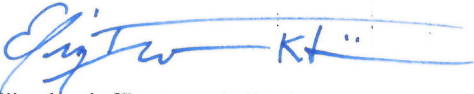
RESPONSE: Informational.

- 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: Attached to this letter please find correspondence from Broward County expressing that this project will not impact or reduce the level of service for the designated hurricane evacuation routes.

Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant

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June 9, 2017

Mr. Tyler Laforme
Planner - Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33301

RE: "BOUTIQUE HOTEL" PLAT – Case No. PL17004

Dear Mr. Laforme,

Enclosed is the submittal for Planning and Zoning Board approval of the above-referenced project. For your convenience, we are providing DRC comments discussed in the May 9th meeting with Staff, and our responses in **bold** follow.

URBAN DESIGN AND PLANNING:

1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided in the City's website). Please provide acknowledgement and/or documentation of any public outreach.

RESPONSE: The current tenants of the two buildings located within the proposed plat have been given notice of the future plans for the site. Several public participation meetings were held for neighbors within 300 ft. radius to learn about the project, as well as two public hearings on which the hotel's Site Plan application was discussed and ultimately approved on December 20, 2016.

2) The site is designated Central Beach Regional Activity Center in 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: Informational.

3) The proposed project requires review and documentation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee is required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (ULDR Section 47-27). Note: The City's Clerk's office requires a 48-hour notice prior to a CC meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the Case Planner, Tyler Laforme, for more information at 954-828-5633.

RESPONSE: An application plus applicable fee for the Planning and Zoning Board review are being submitted with this letter, requesting to be included in the July 19th Agenda. Signs to notify the public of the date and time will be timely posted on the three streets that are

adjacent to the site. We will not use any visual presentations for the Planning & Zoning Board.

4) 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. ULDR Section 47-25.2, Adequacy requirements;

b. ULDR Section 47-24.5, Subdivision regulations; and,

c. ULDR Section 47-12.6 (F), Application for plat approval or beach development permit outside of the PRD district but within the central beach area (CBA)

RESPONSE: A letter dated April 6, 2017, addressing items a. and b. was part of the DRC application and a copy of such is being provided with this package. Attached hereby as Exhibit "A" please find the responses to Section 47-12.6 (F) as required by item c.

5) Pursuant to the Unified Land Development Regulations ("ULDR"), Section 47-25.2.P, this site is located in an area that the City has identified as an archeologically significant zone. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101.

RESPONSE: This matter was raised on Site Plan review and will be addressed by the developer prior to obtaining construction permits.

6) Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.

RESPONSE: Same as above.

7) Contact Donald Morris, Beach CRA Manager (954-828-6021) regarding streetscape improvements in the Central Beach Area and Hal Barnes, Public Works Engineering Design Manager (828-5065) regarding the Sunrise Lane District Streetscape Improvements Plan (prepared by EDSA). Provide documentation to the same.

RESPONSE: This comment is related to Site Plan approval.

8) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to the Planning and Zoning Board submittal.

RESPONSE: Survey and Plat, in PDF format, have been sent to both Michael Donaldson and Jill Prizlee and we anticipate their signoff prior to the PZB meeting.

9) Please contact Evangeline G. Kalus, Development Management and Environmental Review Section Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff written response from the County.

RESPONSE: Attached to this letter as Exhibit "B" please find Ms. Kalus' consideration. The recommended language was added to the plat's restrictive note located on Sheet 2.

10) Discuss any right-of-way requirements with the City's Engineering Design Manager.

RESPONSE: The plat provides a 1.5 ft. additional right-of-way on the east boundary, to comply with Broward County's Trafficways Map for State Road A-1-A.

11) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.

RESPONSE: We have added a 10.5-foot easement on the west boundary of the plat, which provides for the additional right-of-way requirement set forth by Broward County Trafficways Map for Seabreeze Boulevard, combined with a utility easement for FPL's existing overhead wires.

12) This plat is subject to a park impact fee, based on the number of hotel or residential units proposed. The proposed project is for a hotel with 213 hotel sleeping rooms per DRC case number R16012. The fee must be paid prior to obtaining a building permit for the project. Contact the Parks Department for additional information (954) 828-5354 and obtain sign-off prior to Planning and Zoning Board submittal.

RESPONSE: Acknowledged. Payment of the Park Impact Fee prior to the issuance of any building permits for the proposed hotel was indicated as a condition of approval on the Staff Report dated October 19, 2016, which is attached herein as Exhibit "C".

13) No final plat of any subdivision shall be approved unless the subdivider shall file with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

RESPONSE: Acknowledged.

10) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

RESPONSE: Acknowledged.

ENGINEERING

1) Provide plat approval (i.e., correspondence and/or letter) from Florida Department of Transportation (FDOT) in regards to the Right of Way dedications on State Road A1A / Seabreeze Blvd and State Road A1A / S Fort Lauderdale Beach Blvd. Please clarify if the dedications to FDOT are Right of Way or permanent easements.

RESPONSE: FDOT did not require any permanent right-of-way or easements. A copy of the approval letter, dated April 20, 2017, is attached as Exhibit "D".

2) Provide the proposed driveway access location approval along State Road A1A / Seabreeze Blvd., coordinated with FDOT.

RESPONSE: The plat provides a non-vehicular access line with opening as approved by FDOT.

3) Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency.

RESPONSE: A copy of the Site Plan approved by the City Commission on December 20, 2016, is included in this package.

4) Please be advised that the DRC-approved site plan for the proposed development located at 441 S Fort Lauderdale Beach Blvd shall be consistent with this plat.

RESPONSE: The plat is substantially compliant with the approved Site Plan.

5) Per the latest PZB submittal, the proposed building overhang is shown encroaching within the 25' corner cord dedication on SE 5th St and State Road A1A / S Fort Lauderdale Beach Blvd. intersection.

RESPONSE: Informational. If a vertical easement is required at time of construction, it shall be dedicated per separate instrument.

6) Per the latest PZB submittal, the proposed building overhang is shown encroaching within the State Road A1A / Seabreeze Blvd and State Road A1A / S Fort Lauderdale Beach Blvd. permanent easement and/or Right of Way dedication.

RESPONSE: Informational. The Site Plan included in this package does not appear to show encroachment on said location.

7) Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.

RESPONSE: Survey and Plat, in PDF format, have been sent to Mr. Michael Donaldson and we anticipate his signoff prior to the PZB meeting.

8) Indicate / discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.

RESPONSE: No additional easements for public access or amenities were required for this plat.

9) Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated or if a new easement is required for the future development.

RESPONSE: No new easements are being proposed other than described above.

10) Additional comments may be forthcoming at the meeting.

RESPONSE: Informational.

NOTE: Please be aware that the site has changed ownership from Sophia Enterprises, LLC, to GraniteFL, LLC, a fact that you will see reflected on the face of the Plat (Sheet 1). To that effect, we are submitting an updated Agent Authorization Letter, attached as Exhibit "E". Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant
(encl.)

EXHIBIT "A"

Responses to Section 47-12.6 (F)

SECTION 47-12.6: Central beach development permitting and approval.

F. Application for plat approval or beach development permit outside of the Planned Resort District (PRD) district but within the Central Beach Area (CBA).

1. No plat of property or beach development permit for development of property located outside of the PRD district but within the CBA shall be approved nor Allocable Capacity Trips (ACTs) designated for development of property unless a finding of adequacy that traffic capacity is adequate to support the proposed development is made. Upon submission of an application for development, a concurrency evaluation shall be conducted and a finding of adequacy made in accordance with the Adequacy Requirements, Section 47-25.2. In the event that the impact of a proposed development necessitates the designation of ACTs, upon issuance of a finding of adequacy, ACTs will be reserved for the proposed development. The ACTs will continue to be reserved as long as the finding of adequacy and beach development permit are valid.

RESPONSE: Acknowledged; will pass on to the developer for permit application.

2. Upon issuance by the City of a certificate of occupancy within the time provided in Section 47-12.8, the City will designate the ACTs, the county shall be advised of the designation of the ACTs to the development and the designated ACTs shall be subtracted from the total ACTs available for development.

RESPONSE: Acknowledged; will pass on to the developer for permit application.

3. The City may designate Reserve Capacity Trips (RCTs) for development outside of the PRD, but within the CBA and may designate ACTs within the PRD district if such designation is found to promote the revitalization and redevelopment goals of the City.

RESPONSE: Acknowledged; will pass on to the developer for permit application.

EXHIBIT "B"

Email correspondence with Evy Kalus

Development Management and Environmental Review Section
Planning and Redevelopment Division, Broward County

Elizabeth Tsouroukdissian

From: Kalus, Evy <EKALUS@broward.org>
Sent: Monday, June 05, 2017 10:09 AM
To: Elizabeth Tsouroukdissian
Subject: RE: Hotel on Fort Lauderdale Beach

Good Morning. The note language below is acceptable.

This plat is restricted to 213 hotel units and 10,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Evy



EVANGELINE G. KALUS, SENIOR PLANNER
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Dr. | Plantation, Florida 33324
954.357.6637

Broward.org/Planning | [ePermits](#)



From: Elizabeth Tsouroukdissian [mailto:elizabeth@pulicelandsurveyors.com]
Sent: Monday, June 05, 2017 9:33 AM
To: Kalus, Evy <EKALUS@broward.org>
Subject: Hotel on Fort Lauderdale Beach

Hi Evy,

We're working on a plat for a proposed hotel on the north side of the corner of A-1-A and SE 5th Avenue, in the City of Fort Lauderdale. As you know, Staff requires your review of our restrictive note. It is for a 16-story hotel with 213 rooms, a restaurant with outdoor sitting and a retail store open to the public. I'm attaching a drawing of the Plat with the Site Plan underlined so you can better assess the commercial uses.

The plat note reads: *This plat is restricted to 213 hotel units and 10,000 square feet of commercial use.* Please let us know your thoughts.

Thank you as always, and Happy Monday to you!

Elizabeth Tsouroukdissian

Platting Assistant

PULICE LAND SURVEYORS, INC.

5381 Nob Hill Road

Sunrise, FL 33351

(954) 572-1777

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

EXHIBIT "C"

Staff Report – Case Number R16012

October 19, 2016

REQUEST:

Site Plan Level IV Review: 213 Hotel Units, 7,275 Square Feet of Restaurant Use and 1,011 Square Feet of Retail Use

Case Number	R16012	
Applicant	Sophia Enterprises, Inc,	
General Location	419-437 S. Fort Lauderdale Beach Boulevard	
Property Size	26,699 square feet / .613 acres	
Zoning	A1A Beachfront Area District (ABA)	
Existing Use	Retail Storefronts	
Future Land Use Designation	C-Regional Activity Center	
Applicable ULDR Sections	47-12 Central Beach Districts 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	N/A	N/A
Lot Size	N/A	26,699 square feet / .613 acres
Lot Width	N/A	70.95 feet
Building Height	200 feet max.	154 feet/16 levels
Structure Length	200' max	274 feet – 2 inches
Floor Area Ratio	4	4.39
Landscape Area	249 square feet	431 square feet
Parking	143	132
Setbacks/Yards	Required	Proposed
Front (E)	20 feet	10 feet-6 inches
Side (N)	77 feet	6 feet-4 inches
Side (S)	10 feet	10 feet
Rear (W)	77 feet	11 feet-8 inches
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4. Public Participation	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Randall Robinson, Planner III	

PROJECT DESCRIPTION:

The applicant proposes a project consisting of 213 hotel rooms, located on the north side of SE 5th Street between State Road A1A and Seabreeze Boulevard. The development consists of a 16-level structure, approximately 154 feet in height. The first floor will contain a full service restaurant including outdoor seating, and a lobby area with access to the parking garage, which is on the second floor. Floors three through thirteen will include hotel rooms, with a pool on the third floor above the garage level. The fourteenth floor houses an open air observation deck. As part of the Site Plan Level IV request, the applicant is requesting reduced front, side and rear setbacks, increased structure length and increased Floor Area Ratio (FAR).

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on April 12, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

As per ULDR Section 47-12.2, the A-1-A Beachfront Area (ABA) District encourages high quality destination resort uses. Hotel developments up to two hundred feet in height are permitted in the district provided they meet the criteria outlined for ABA District, Central Beach Criteria, Neighborhood Compatibility and Adequacy requirements, as defined further below.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-12.5.B.1., *A-1-A Beachfront Area (ABA) District Setbacks*, the standard side and rear setbacks for this type of development are 77 feet based upon one-half the height of the building height. However, the applicant is requesting reduced side and rear yard setbacks to accommodate varying encroachments that will enhance the building's design and massing. Reduced front, side and rear yard setbacks may be requested through the Site Plan Level IV (City Commission) process.

The proposed encroachment in the required 20 foot front setback will allow for the second floor to project over a covered area and serve as a canopy for pedestrians and outdoor diners. The encroachment into the front yard does not affect the pedestrian experience on the ground level as the provided ground level setback is maintained at 20 feet. The proposed south setback along SE 5th Street encourages the building and its covered area to be closer to the public realm. The north setback is consistent with the setback to the pool deck of the hotel to the north and provides appropriate separation from the hotel tower. The west setback along Seabreeze Boulevard continues the covered pedestrian level experience. The building extends at the second level over the steps at the southwest corner of the property and helps to provide a more comfortable shaded experience.

In the ABA district, the maximum length of a structure shall be two hundred (200) feet and the maximum width of a structure shall be two hundred (200) feet. A greater dimension of a structure in the east/west direction only for the portion of a structure up to fifty-five (55) feet in height may be approved pursuant to Site Plan Level IV development permit only if the structure does not exceed two hundred fifty (250) feet in height. While the proposed structure length is 274 feet – 2 inches in the east/west direction, the building height is 154 feet.

While 4.0 is the maximum FAR permitted in the ABA district, the applicant is requesting an FAR of 4.39, and increase of 9%. A beach development permit may be issued for development that exceeds the 4.0 FAR by up to 10% if the proposed development has a rating of at least a seven (7) on the design compatibility and community character scale in ULDR section 47-12.B.6.

As per ULDR section 47-12.B.6, in the event the developer of a parcel of land in the ABA district desires to deviate from the maximum requirements of this district, for height or FAR the developer may submit the design of the proposed development for rating according to the design compatibility and community scale. As detailed in the applicant's narrative the proposed development merits a rating of nine (9) on the design compatibility and community character scale.

Pursuant to ULDR Section 47-12.6.B, the following design criteria shall apply for developments in the Central Beach area:

1. It shall first be determined whether the proposed development or use is compatible with the character of the overall plan of development contemplated by the revitalization plan for the Central Beach area;
2. It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3. The design guidelines provided in Sec. 47-25.3 are intended to provide a framework for design review of proposed developments and outline the design elements which have been determined to be compatible with the revitalization plan;

3. The design guidelines provided in this section are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application. It shall be the applicant's burden to show that the proposed alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area and not incompatible with the design guidelines provided in this section;
4. It shall then be determined whether the proposed development incorporates design or architectural elements which mitigate the development's impacts, if any, on existing uses in the immediate vicinity of the proposed development;
5. The goal of the City in the adoption of the revitalization plan is to facilitate development of the Central Beach area as a world-class destination resort. The primary objective of the design review shall be to implement the overall plan of development and to foster redevelopment as contemplated in the revitalization plan.

The proposed hotel seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter and introduction of a new hotel use, restaurant and retail amenities. Along State Road A1A, the project will connect to the planned master plan improvements along the beachfront promenade. The Streetscape includes enhanced paving, art, seating, bike parking, lighting and landscape for shade. Along the SE 5th street corridor a "complete street" redesign is proposed in two stages. In the first stage the northern half of the street will be reconfigured to include a wider sidewalk, seating, parallel parking, landscape for shading and shallow retention/bio swale zones for improved drainage. Overall the combination of these elements will be integrated with the overall site design approach for the project which works to create an enhanced and engaging beach experience.

Through the DRC process, staff requested that the applicant incorporate improvements to the building, its treatments of parking screening, as well as to the ground level in order to activate the public realm along SE 5th Street, State Road A1A and Seabreeze Boulevard. The applicant enhanced the hotel entrance on the building façade to provide more prominence at the entry and created a more active pedestrian experience surrounding the site.

Adequacy and Neighborhood Compatibility:

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods...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, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

As per ULDR Sec. 47-25.3.A.3.e.i.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. The City is in the process of updating the 2009 Draft Central Beach Master Plan, which is intended to take the place of previous plans for the Central Beach area, and the applicant has made efforts to accommodate the intent of the guidelines. The draft Central Beach Master Plan encourages improving streets over time to enhance the pedestrian experience and its focus along with the City's Vision Plan will be on continually enhancing the Beach as a vibrant resort and residential environment.

The properties to the north and south are also zoned A-1-A Beachfront Area (ABA), a district which promotes high-quality destination resort uses. Directly to the west is the Aquatic Center, which is zoned South Beach Marina and Hotel Area (SBMHA), also established for the purpose of promoting high quality destination resort uses, to the east is the Atlantic Ocean, and to the south, across 5th Street is D.C. Alexander Park zoned Park (P) District. The buildings surrounding the project site range from two to sixteen stories.

The proposed hotel is generally consistent with the scale of buildings in the surrounding area and seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter and introduction of a new hotel use, restaurant and retail amenities. Through the DRC process, staff requested that the applicant provide changes to the building façade and address building mass and scale. In particular, staff requested greater articulation, a more distinctive design and creative treatment of the parking podium. Applicant has addressed these design aspects.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached to the plan sets, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material.

Parking and Circulation:

Vehicular ingress and egress into the site is provided from SE 5th Street and Seabreeze Boulevard. A total of 143 parking spaces are required for the proposed uses as follows:

As per ULDR Sec. 47-20, Parking Requirements:

213 hotel rooms @ .67 space = 143

TOTAL required: 143 parking spaces required

Parking spaces provided in garage = 132

New on-street spaces = 8

Parking spaces mitigated through
City's Parking Facility Fee = 11

Parking for the hotel will be addressed within the hotel garage which accommodates 132 mechanical parking spaces. The difference of eleven parking spaces will be addressed by the applicant by payment of an in lieu of parking fee via the City's Parking Facility Fee, as defined in ULDR Section 47-12.7, *Central Beach Parking Facility Fee*. As part of the redevelopment and site improvements, the applicant is also constructing eight on-street spaces.

A traffic study, dated January 22, 2016 and prepared Kimley Horn and Associates, concluded that based on the proposed land uses, the proposed development results in a reduction of 163 new daily trips and 10 new peak hour trips. The analysis also indicates that the proposed development does not warrant further study as it generates less than 1,000 net new daily trips and less than 20% of the daily traffic is generated during the peak hours, which is below the City's traffic study requirement thresholds. The Traffic Statement is provided as **Exhibit 1**.

Comprehensive Plan Consistency

The proposed project is consistent with the City's Comprehensive Plan, in that the proposed uses are permitted in the Central Beach Regional Activity Center (RAC) land use category. Per the

Comprehensive Plan, development growth in the Central Beach Regional Activity Center is restricted to no more than 3,220 peak hour trips.

The applicant's traffic consultant prepared a trip generation analysis utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition for the proposed redevelopment plan. The proposed redevelopment will result in 163 net new daily trips, 10 net new A.M. peak hour trips. The percentage of daily traffic trips occurring during the peak hours is less than 9% for both peak periods.

Pursuant to the Section 47-12.6.F. of the ULDR, Allocable Capacity Trips ("ACT") have been designated for the project. If the project is approved 754 peak hour trips will remain in the Central Beach Regional Activity Center, including all pending projects.

Public Participation

The request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, several public participation meetings were held during the months of April and September 2016 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed project.

The information and affidavits are provided as **Exhibit 2**.

STAFF FINDINGS:

Staff recommends the Board approve this request with conditions as stated further below, and consistent with:

ULDR Section 47-12, Central Beach Districts
ULDR Section 47-25.2, Adequacy Requirements
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for review, the Planning and Zoning Board shall recommend approval or approval with conditions to the City Commission necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial to the City Commission.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. At time of permit submittal, applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Sec. 47-38A;
2. Applicant shall satisfy the requirement for eleven (11) parking spaces by payment of an in lieu of Parking Facility Fee as set forth in ULDR Section 47-12.7 prior to issuance of a Certificate of Occupancy for the project. Should there be a net reduction in on-street parking spaces due to the reconfiguration of proposed on-street parking on SE 5th Street, the number of parking spaces equivalent to that value shall be opened up to the public

in the proposed parking garage and that same number of parking spaces shall be offset by additional payment of the City's Parking Facility Fee;

3. Prior to Final DRC, the applicant must comply with ULDR Section 47-25.2.P. regarding archaeological resources by documenting compliance from the State, County, or other agency/entity with jurisdiction over archaeological matters and submitting this information to the City.

EXHIBITS:

1. Public Participation Documentation
2. Traffic Statement

EXHIBIT "D"

FDOT pre-application letter

April 20, 2017



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

RACHEL D. CONE
INTERIM SECRETARY

April 20, 2017

THIS PRE-APPLICATION LETTER IS **EXTENDED*** UNTIL – April 20, 2018
THIS LETTER IS NOT A PERMIT APPROVAL

*Time extension and letter revised to update project name and change use intensity from 200 rooms to 220 rooms and add 2,000 S.F. of retail.

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road, Sunrise, FL 33351

Dear Elizabeth Tsouroukdissian:

RE: **April 20, 2017** - Pre-application Meeting/Extension for **Category D Driveway**, Date of Previous Pre-Application Meeting: **February 11, 2016**

Broward County - City of Fort Lauderdale, Urban; SR A1A; Sec. # 86180 & 86050100; MP: 2.800 & 0.660
Access Class - 07; Posted Speed - 30 mph; SIS - N; Ref. Project: FM 424027.2, FM 416815.1, FM 430601.1

Request:

- **Left-in/left-out driveway on southbound SR A1A/Seabreeze Boulevard located just south of the northern property line.**
- **Modify pavement markings along the frontage of the property (within FDOT ROW) to provide a loading zone.**

SITE SPECIFIC INFORMATION

Project Name & Address: **Boutique Hotel – 441 S. Fort Lauderdale Boulevard, Fort Lauderdale, Florida 33316**
Applicant/Property Owner: Alton Yaari Parcel Size: .613 Acres
Proposed LU / Max. Sq.ft: 220 Rooms Hotel and 8,000 S.F. Restaurant and 2,000 S.F. Retail

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.**
- **Fast food restaurant is not allowed within the site.**

Comments:

- **None.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez
Access Management – Traffic Operations

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-04-2012. 86180 MP 2.800 SR A1A & 86050100 MP 0.660 SR A1A_Boutique Hotel\86180 MP 2.800 SR A1A_Boutique Hotel.docx

www.dot.state.fl.us

EXHIBIT "E"

Agent Authorization Letter

LETTER OF AUTHORIZATION

THIS IS TO CERTIFY that I am the legal representative of the lands described in the petition for approval of the "BOUTIQUE HOTEL" PLAT, located on the north side of SE 5th Street and in-between southbound and northbound SR A1A Road, a.k.a. Seabreeze Boulevard and South Ft. Lauderdale Beach Boulevard, in the City of Fort Lauderdale, Florida, comprising two properties which are further identified by Folio # 504212010180 and 504212010200 and, that as such, I have authorized Pulice Land Surveyors, Inc. to act as the agent in all matters concerning said application process involving the subject property.

Harry Gross for GRANITEFL LLC
Signature

HARRY GROSS

PRINT NAME - TITLE

214 WEST 39TH ST., NEW YORK, NY 10018
SUITE 1200

Street Address, City, State, Zip

(917) 841-1277

Telephone

State of: New York

County of: New York

Sworn to and subscribed before me Harry Gross

this 9th day of May, 2017

[Signature]
Notary Public

L. Lau-Akin
Print name

My Commission expires: July 27, 2019

LYDIA M. LAU AKIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LA6086553
Qualified in Queens County
My Commission Expires July 27, 2019

SEAL: