

**PROJECT NARRATIVE FOR PLAT
FORT LAUDERDALE DRC CASE NO.
CHICK-FIL-A FSU #3319 AT 2650 NORTH FEDERAL HIGHWAY
NOVEMBER 18, 2013
SUBMITTED ON BEHALF OF CHICK-FIL-A BY KRISTEN FERRETTI**

The subject site is composed of two parcels totaling +/- 0.86 acres located at 2650 North Federal Highway. These two parcels are currently platted and described as the one-half of Lot 7, Block 61 and all of Lot 21, Block 6, of the "Coral Ridge Galt Addition No. 1" Plat, as recorded in Plat Book 31, Page 37 of the Public Records of Broward County. The plat application proposes to replat the two parcels for the one overall proposed development as Lot 1, Block 1 and Lot 1, Block 2 of the North Federal 2650 Plat to be recorded in the Public Records of Broward County. An application for said plat has also been submitted to Broward County for review and approval. The County issued a Development Review Report on November 6, 2013. All comments are being addressed for approval.

In compliance with ULDR Section 47-25.2 Adequacy Criteria and Section 47-24.5 Subdivision Regulations, the Applicant respectfully submits the following point-by-point narrative:

ULDR Section 47-25.2 Adequacy Criteria:

Section 47-25.2.B. Communications network. The proposed building and structures will not interfere with the city's communication network.

Section 47-25.2.C. Drainage facilities. The proposed development incorporates sufficient storm water management facilities.

Section 47-25.2.D. Environmentally sensitive lands. The subject site is not considered environmentally sensitive.

Section 47-25.2.E. Fire protection. The proposed development will provide adequate fire protection to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities are provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Section 47-25.2.F. Parks and open space. This section is not applicable to the proposed development.

Section 47-25.2.G. Police protection. The proposed development will provide police protection service to protect people and property. The proposed development will provide applicable improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Section 47-25.2.H. Potable water. The proposed development will provide adequate potable water service. The Applicant submitted the required information for the proposed development and received a Water and Wastewater Capacity Availability Letter from the City dated September 4, 2013.

Section 47-25.2.I. Sanitary sewer. The proposed development will tie into a city sanitary sewer treatment facility. The Applicant submitted the required information for the proposed development and received a Water and Wastewater Capacity Availability Letter from the City dated September 4, 2013.

Section 47-25.2.K. Solid waste. The proposed development will obtain adequate solid waste collection facilities and service.

Section 47-25.2.L. Stormwater. The proposed development will provide adequate stormwater facilities and systems 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.

Section 47-25.2.M. Transportation facilities. A traffic impact study was submitted by the Applicant, review and approved by the City in compliance with this section.

Street trees. The proposed development will provide for adequate landscaping along streets 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.

Section 47-25.2.N. Wastewater. The proposed development will provide adequate wastewater services and will comply with the city engineering and accepted applicable engineering standards.

Section 47-25.2.O. Trash management requirements. This section is not applicable to the proposed development.

Section 47-25.2.P. Historic and archaeological resources. This section is not applicable to the proposed development.

Section 47-25.2.Q. Hurricane evacuation. This section is not applicable to the proposed development.

ULDR Section 47-24.5. Subdivision Regulations:

Section 47-24.5.A.2. The Applicant is platting the property and will obtain approval prior to building permit issuance.

Section 47-24.5.A.3. The exceptions to platting are not applicable for this project.

Section 47-24.5.A.4. A resubdivision is not applicable for this project.

The plat is being review concurrently by the City of Fort Lauderdale and Broward County. The Applicant will follow all approval processes to obtain approval from the City and County for the proposed plat. All plat technical specifications have been followed and will continue to be followed throughout the platting process.

Section 47-24.5.B.1. The owner has provided written consent for the Applicant to process the proposed plat.

Section 47-24.5.B.2. The Applicant has submitted and obtain comments from the City's Development Review Committee (DRC).

Section 47-24.5.B.3. The Applicant is submitting an application to the City's planning and zoning board in compliance with this section.

Section 47-24.5.B.4. The Applicant will comply with all of the DRC comments and processes.

Section 47-24.5.B.5. The Applicant will comply with all of the planning and zoning board/city commission comments and processes.

Section 47-24.5.B.6. The Applicant will obtain City engineer sign-off for the proposed plat, then transmit same to County for approval and recording.

Section 47-24.5.C. The Applicant will comply with all plat technical specifications.

Section 47-24.5.D. The Applicant will comply with all subdivision layout requirements pertaining to streets, alleys, and easements.

Section 47-24.5.E. The Applicant will comply with all requested subdivision improvements, if applicable.