

# COVER SHEET

## "3110" PLAT

- NARRATIVE – REQUEST
- NARRATIVE – ULDR RESPONSES
- AERIAL PHOTO
- LAND USE MAP
- ZONING MAP
- SURVEY
- PLAT

# Leigh Robinson Kerr & Associates, Inc.

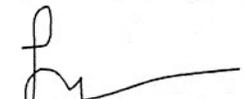
Member, American Institute of Certified Planners

December 30, 2014

## "3110" Request for Plat

### Narrative

The owner of the above referenced subject site (folios 504222000080 and 504222000090) is requesting to plat the subject consistent with City and County requirements. The applicant proposes to develop the subject site with up to 60,000 square feet of Cultural/Civic Use. The property consists of approximately 4.9 acres of land located within the City of Fort Lauderdale. The site currently contains offices and dormitories.



Leigh R. Kerr, AICP

[https://d.docs.live.net/ca11f1bfbb72375f/2014/1420 - The 3110 Plat/CITY/Narrative\\_PLAT.docx](https://d.docs.live.net/ca11f1bfbb72375f/2014/1420 - The 3110 Plat/CITY/Narrative_PLAT.docx)

---

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

Exhibit 2

14-0050

Page 2 of 13

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

**"3110"**  
**Request for Plat**  
**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: Acknowledged.**

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: No building permit will be issued until the plat is recorded.**

3. Exceptions to platting. The requirements in subsection A.2, shall not apply to an application for a building permit which meets any one (1) or more of the following criteria:
- a. Construction of one (1) single family dwelling unit or duplex on a lot or parcel which lot or parcel was of record as such in the official records of the county as of March 1, 1989;
  - b. Construction of any principal structure for a multifamily or nonresidential use on a lot or parcel which is less than five (5) acres in size and specifically delineated on a plat recorded on or before June 4, 1953;
  - c. A building permit may be issued for a parcel of land for which plat approval has been given by the city commission and the county although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the city and the county. Such agreements shall, at a minimum, require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The city and the county shall be required to make a finding that facilities and services will be available at the adopted level of service standards, concurrent with the issuance of the building permit;
  - d. A building permit may be issued for an essential governmental facility after plat review by the city where the city and county finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the city and county determines that public facilities and service standards will be available concurrent with the impact of the development of the governmental facility. Such a finding of adequacy shall be made by agreement between the city and the county. A certificate of occupancy shall not be issued until the plat is recorded. In addition to

---

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

*Established 1985*

Exhibit 2

14-0050

Page 3 of 13

thereof, was vested prior to said date in two (2) or more individuals; or (2) A building permit was applied for prior to said date on a portion of the redivided lots; provided, however, that not more than two (2) additional permits shall be issued pursuant to this section.

- d. Building permits prior to April 6, 1976. All building permits issued in accordance with the provisions of subsections A.4.a, b, and c, prior to April 6, 1976 are hereby confirmed, ratified and approved.

**Response: The proposed plat is not a resubdivision.**

B. Procedure for preparation and filing of plats. Plats shall be reviewed and approved by the city prior to or concurrent with review and approval by the county. The requirements for the preparation of and the procedure for filing of a plat shall be as follows:

1. Applicant. The owner of property proposed to be platted.
2. Application to Development Review Committee (DRC).
  - a. An application for plat review shall first be submitted to the department. The department shall forward the application to the DRC for review pursuant to subsection B.4.
  - b. The proposed plat shall be presumed to have the maximum impact on necessary services and facilities permitted under the city's land use plan, as amended. An applicant for a development permit for plat approval may apply for review of a plat at less than the presumed maximum impact and the city shall review that application for impact on services and facilities at the development level requested. The face of each recorded plat shall bear a notation indicating the developmental level at which the plat was reviewed for adequacy of services pursuant to this section. All future development shall be limited to the restrictions indicated by the notation.
3. Application to planning and zoning board. An application for plat review and approval by the planning and zoning board and city commission shall be made to the department, upon determination by the DRC of plat conformity with applicable regulations, pursuant to subsection B.5.
4. DRC review process.
  - a. An application for plat review shall be submitted to the department for review by the DRC.
  - b. The DRC shall conduct a meeting to consider the application and the applicant shall have an opportunity to be heard in accordance with the rules of procedure which the DRC shall adopt.

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.
  - b. Location sketch showing location of subdivision with respect to section lines and surrounding streets and landmarks.
  - c. North point, graphic scale and month and year plat drawn.
  - d. Corporate limits when in or adjacent to subdivision.
  - 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.
  - 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.
  - g. The accurate location of all permanent reference monuments.
  - 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.
  - i. Lots numbered in numerical order within each block or lettered in alphabetical order within each block, and blocks numbered in numerical order or lettered in alphabetical order.
  - 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.
  - 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.
  - l. Names and locations of adjoining subdivisions, the adjacent portions of which shall be shown in outline form.
  - 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.
  - 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.
  - o. Space and forms for the following necessary approvals:
    - i. City commission.
    - ii. City planning and zoning board.
    - iii. City engineer.

shall also be determined with due regard for the requirements of approach grades for future bridges.

g. Reserve strips. Reserve strips controlling access to streets shall be prohibited, except where deemed desirable by the board to prevent use of a residential street by business or industrial traffic.

h. Private streets. There shall be no private streets platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street. This requirement may be waived by the board in special situations where the board finds public safety, convenience and welfare can be adequately served.

i. Half streets. New half or partial streets shall not be permitted, except where it appears reasonable that the owner of adjacent lands will provide the balance of the needed right-of-way upon development of such adjacent lands. Wherever a tract to be subdivided borders on dedicated existing half or partial street the other part of the street shall be taken into consideration in meeting requirements.

j. Dead-end streets. Dead-end streets shall be prohibited, except where appropriate as stubs to permit future street extension into adjoining unsubdivided tracts, or when designed as cul-de-sacs.

k. Cul-de-sac streets.

i. Cul-de-sacs, permanently designed as such, shall not exceed four hundred (400) feet in length, except on finger islands.

ii. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than seventy (70) feet in diameter for turnaround purposes.

l. Street rights-of-way.

i. Street rights-of-way for expressways, primary arterials, major thoroughfares and secondary thoroughfares shall conform to the Broward County Trafficways Plan. Other street rights-of-way shall be not less than the following, except when a greater right-of-way is specified in the Broward County Trafficways Plan:

Street Type	Right-of-Way (feet)
Collector	60
Minor, for business, industrial, high density residential	60
Minor, for low and medium density residential	50
Marginal access	50

ii. Additional right-of-way width may be required to promote public safety and convenience, or to assure adequate access, circulation and parking in high density residential areas, commercial areas, industrial areas, and at intersections with arterial streets, pursuant to DRC review.

iii. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way in conformance with the above standards may be required, pursuant to DRC review.

m. Alleys.

i. Alleys shall be provided to serve multiple dwelling, business, commercial and industrial areas, except that the board may waive this requirement where other definite

- iii. "T" intersections of minor and collector streets are to be encouraged.
- iv. As far as possible, intersections with arterial streets shall be located not less than eight hundred (800) feet apart, measured from center line to center line.
- v. Streets entering opposite sides of another street shall be laid out directly opposite each other or with a minimum offset of one hundred twenty-five (125) feet between their center lines.
- vi. Right-of-way lines at street intersections shall be in conformance with the following minimum criteria:
  - a) The right-of-way line shall be the chord of a twenty (20) foot radius for the intersection of two (2) minor streets.
  - b) The right-of-way line shall be the chord of a twenty-five (25) foot radius for the intersection of a minor and a major street.
  - c) The right-of-way line shall be the chord of a thirty (30) foot radius for the intersection of two (2) major streets.
  - d) Where the angle of intersection is less than sixty (60) degrees, the chord of a greater radius may be required by the board. The board may waive the requirement for a chord at the intersection of two (2) minor streets when that requirement has also been waived by the city engineer; however, the minimum radius of the right-of-way shall be twenty (20) feet.
- q. Excessive street widths. Streets shall not be platted to a width more than one hundred fifty percent (150%) of the minimum width specified in these regulations for the type of street involved. No street shall be platted for center median development except where such center median may be desirable or necessary for traffic separation and safety, and aesthetics as determined by the board.

**Response: The proposed plat does not contain any streets and/or alleys. The local city roads are in conformance with local city ordinances.**

- 2. Blocks.
  - a. The lengths, widths, and shapes of blocks shall be determined with due regard to:
    - i. Provision of adequate building sites, suitable to the special needs of the type of use contemplated.
    - ii. Zoning requirements as to lot sizes and dimensions.
    - iii. Needs for convenient and safe access, circulation, control of pedestrian and vehicular traffic.
    - iv. Limitations and opportunities of topographic features.
  - b. Block lengths shall not exceed one thousand three hundred twenty (1,320) feet nor be less than five hundred (500) feet, unless found unavoidable by the board.
  - c. Pedestrian crosswalks, not less than ten (10) feet in width, may be required through blocks over one thousand (1,000) feet in length, where necessary in the judgment of the board to provide safe and convenient access to schools, playgrounds, shopping centers, transportation or other community facilities.

1. Preparation of plans. Receipt of the signed copy of the approved preliminary plat is authorization for the subdivider to proceed with the plans and specification for the minimum improvements required under this section and with the preparation of the final plat. Prior to the construction of any improvements required or to the submission of a bond in lieu thereof, the subdivider shall furnish the city engineer all plans, information, and data necessary to determine the character of said improvements and compliance with city standards and specifications. These plans shall be examined by the city engineer and will be approved if in accordance with all requirements. Following this approval, construction can be started or the amount of a bond determined. Construction shall be subject to supervision of the city engineer.

**Response: Acknowledged.**

2. Subdivision improvements bond. 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 engineer 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: The proposed is a boundary plat. Therefore, there are no subdivision improvements.**

3. Subdivision improvements required. The following minimum subdivision improvements shall be provided and installed by the subdivider, provided that the city commission may waive the provision or installation of such portions of these improvements by the subdivider on or in streets on the exterior boundary or perimeter of the subdivision, under one (1) of the following circumstances: Where the city commission finds that it would be unreasonable and inequitable to require the subdivider to be responsible for the entire cost of such improvements and the commission finds there is a reasonable probability that the remaining portion of such improvements will be provided through the subdividing of the contiguous property, or where the city commission finds that such improvements can be reasonably and satisfactorily provided through special assessments for local improvements:
  - a. Monuments. The subdivider shall provide and install monuments as follows:
    - i. At intersection of center lines of all streets install a one-inch pipe, three (3) feet long, embedded in concrete, top flush with finished pavement.
    - ii. Permanent reference monuments as required by Florida Plat Law.

lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be designed and installed by or under the supervision of the city engineer.

g. Sanitary sewers. Sanitary sewers shall be installed by the subdivider in areas where a sanitary sewerage system is available or has been authorized and financed. Such sanitary sewers, mains and laterals shall be properly connected to a city sewage disposal system or arranged for suitable future connection, and shall be designed by a registered engineer, subject to the approval of the city engineer. The installation shall be made under the supervision and inspection of the city engineer. Expense of design, supervision and inspection of the sewage disposal system shall be borne by the developer. In addition to sewer mains, laterals shall be installed to each platted lot and stubbed off at the property line for future connection. The sanitary sewer system shall also be subject to the approval of the state board of health. The use of individual septic tanks in lieu of a sanitary sewer system shall not be permitted without county health department approval, and only in cases where connection to the sanitary sewerage system is impracticable.

h. Canals and waterways. All canals and other dedicated waterways shall be excavated by the subdivider to the width and length shown on the plat, and to the minimum depth specified in this section.

**Response: The proposed is a boundary plat. Therefore, there are no subdivision improvements.**

- 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: Acknowledged.**

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

"3110"

Request for Plat

## 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: Acknowledged.***

- 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 project will not interfere with the City's communication network. Interference, if any, will be determined at site plan review and approval.***

- 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 (2½) inches of runoff from the impervious surface whichever is greater.

***Response: Acknowledged. The proposed development will meet drainage requirements as determined during the site plan review and approval process.***

- 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(l), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

***Response: Acknowledged.***

---

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

Exhibit 2

14-0050

Page 10 of 13

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.***

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: Acknowledged.***

- 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: Acknowledged.***

- 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

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: Acknowledged.***

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 ( $\frac{1}{2}$ ) 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 ( $\frac{1}{2}$ ) 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

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: Acknowledged.**

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.