



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input checked="" type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	PLN-REZ-20020001
Date of complete submittal	JULY 2, 2020

NOTE: To be filled out by Applicant

Property Owner's Name	Sunshine Shipyard LLC (Eyal Peretz)
Applicant / Agent's Name	DEBBIE M. ORSHEFSKY, HOLLAND & KNIGHT
Development / Project Name	Blocks 324/325 REZONE
Development / Project Address	<u>Existing:</u> multiple (see tax records provided) <u>New:</u> multiple (no change)
Current Land Use Designation	NWRAC
Proposed Land Use Designation	NWRAC
Current Zoning Designation	NWRAC-MUe/I
Proposed Zoning Designation	NWRAC-MUe
Specific Request	REZONE from 'I' to NWRAC-MUe for consistent zoning designation

The following number of Plans:

- ☒ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☒ Two (2) copy sets at 11" x 17"
- ☒ One (1) electronic version* of complete application and plans in PDF format to include only the following:

- ☐ Cover page
- ☐ Survey
- ☐ Site plan with data table
- ☐ Ground floor plan
- ☐ Parking garage plan
- ☐ Typical floor plan for multi-level structure
- ☐ Roof plan
- ☐ Building elevations
- ☐ Landscape plan
- ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
- ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
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March 4, 2020

Mr. Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: Rezoning Application - SUNSHINE SHIPYARD REZONE –BLOCK 325 AND LOTS 18 and 31
BLOCK 324**

Dear Mr. Fajardo:

On behalf of Sunshine Shipyard LLC (“Applicant”), Holland and Knight (“Agent”) is submitting this application to rezone property:

(1) located approximately 137 feet north of Sistrunk Boulevard, between NW 5th and NW 6th Avenues in Fort Lauderdale (the “East Property”) from INDUSTRIAL to NWRAC-MUe. Applicant is the owner of the Property and the property south of the lot to be rezoned to Sistrunk Blvd. (the “South Property”). The South Property is already zoned NWRAC-MUe, as such this rezoning will create a consistent zoning category for the East Property and the South Property and allow for this assemblage to be redeveloped consistent with the NWRAC land use, and

(2) located generally at the northeast corner of Sistrunk Boulevard and NW 7th Avenue (the “West Property”). The Applicant owns all but one small parcel at the north east corner of this block (Block 325). The front portion of the property (corner of Sistrunk Blvd and NW 7th Ave, lots 19-30) is currently zoned NWRAC-MUe and is not a part of the rezoning application. The back portion of the property (between NW 6th and 7th Avenues, lots 2-18 & 31-48) is currently zoned INDUSTRIAL which is the area requested to be rezoned to NWRAC-MUe zoning designation.

The Applicant is respectfully submitting this rezoning application to allow for a consistent zoning within the entire real property owned by the Applicant. The future development will comply with and be consistent with the intent of the NWRAC design standards and guidelines. By assembling this critical mass of property and rezoning it to NWRAC-MUe, the Applicant will set the stage for redevelopment of this parcel as a mixed use development consistent with the vision of the NWRAC redevelopment plan and the NWRAC design guidelines.

Approving the rezoning request will facilitate implementation of the intent envisioned by the Sistrunk Blvd Urban Design Improvement Plan and the Northwest-Progresso-Flagler Heights Implementation Plan.

REZONING (CITY COMMISSION) NARRATIVE – ULDR SECTION 47-24.4.D.

1. *The Zoning District Proposed Is Consistent With The City's Comprehensive Plan.*

RESPONSE: The proposed zoning is consistent with the Northwest Regional Activity Center ('NWRAC') Future Land Use designation for the property. The Applicant is proposing to redevelop the site with a mixed use development, furthering the City of Fort Lauderdale's objective of creating a thriving Northwest Regional Activity Center.

The proposed zoning is compatible with the Goals, Objectives and Policies of the Fort Lauderdale Comprehensive Plan including the following:

FUTURE LAND USE ELEMENT/GOAL 1:

Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.

OBJECTIVE 1.8: SISTRUNK BOULEVARD REDEVELOPMENT EFFORTS

Implement the Sistrunk Boulevard recommendations adopted by the Northwest Neighborhood Improvement District Safe Neighborhoods Plan and those recommendations of the Sistrunk Boulevard Charrette. Such recommendations include, but are not limited to: ensuring commercial development is compatible with adjacent residential areas, commercial lot depths are increased where appropriate, opportunities are provided for mixed-use development and increased densities along Sistrunk Boulevard, redevelopment of Sweeting Estates and surrounding areas, the enhancement of 22nd Road, water enhancement and walkways along New River, creation of a Commerce/Technology Park or Industrial Park, or whatever is feasible, east of 7th Avenue and north of Sistrunk Boulevard ('Property'), and redevelopment of Lincoln Park and adjoining areas

POLICY 1.8.3: *Encourage developers to build mixed-use projects and implement the City's streetscape design and urban enhancements for Sistrunk Boulevard.*

OBJECTIVE 1.21: ENCOURAGING MIXED USE DEVELOPMENT

Encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

OBJECTIVE 1.32: GUIDING GROWTH TO DISCOURAGE SPRAWL AND ENCOURAGE TRANSIT

Direct growth to the designated Urban Redevelopment/Downtown Revitalization Area in order to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

2. *The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

RESPONSE: The proposed rezoning from the existing INDUSTRIAL to NWRAC-MUe zoning would support the City's Comprehensive Plan (Objective 1.8) for Sistrunk Redevelopment Efforts. The proposed uses permitted by the NWRAC-MUe zoning WILL NOT adversely impact the adjacent properties and/or character of the area. If approved, the additional depth of the NWRAC-MUe zoning along Sistrunk Boulevard and NW 7th Avenue would only add to the design intentions of the City and the vision for the Sistrunk corridor and NWRAC. The Applicant intends to comply with the NWRAC design guidelines as adopted by the City for any proposed development that would occur on the site.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: The rezoning of the property to NWRAC-MUe is compatible given the underlying land use designation of NWRAC. In addition, this rezoning is essentially an extension of the NWRAC-MUe zoning which exists along the Sistrunk Corridor and will permit development of a wide variety of uses permitted within this zoning district.

The future site development for the property will comply with City of Fort Lauderdale approvals as required in ULDR Section 47-13.52 NWRAC-MU special regulations, as well as meeting the intent of the NWRAC Design Standards.

The rezoning of these parcels will provide an additional mix of services for nearby neighborhoods and help adjacent properties within this urban corridor thrive. New residential development may also be incorporated into this assembled parcel and provide new housing choices for residents.

ADEQUACY REQUIREMENTS - U.L.D.R. SECTION 47-25.2

1. THE APPLICANT'S PROPOSED DEVELOPMENT MEETS THE ADEQUACY REQUIREMENTS PROMULGATED UNDER U.L.D.R. SECTION 47-25.2

- 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: Rezone Application. The Applicant will comply at time of Site Plan 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Rezone Application. The Applicant will comply at time of Site Plan approval.

- D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(l), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: There are no environmentally sensitive lands on this site.

- E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Rezone Application. The Applicant will comply at time of Site Plan approval.

- 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: Rezone Application. The Applicant will comply at time of Site Plan approval.

- 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: Rezone Application. The Applicant will comply at time of Site Plan approval.

- H. Potable water facilities.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity.

- If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Rezone Application. The site is currently served by existing potable water facilities. A detailed analysis of additional water demand will be provided at time of Site Plan approval.

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: Rezone Application. The site is currently served by existing sanitary sewer facilities. A detailed analysis of additional sewer demand will be provided at time of Site Plan approval.

- J. Schools. For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

RESPONSE: Rezone Application. The Applicant will comply at time of Site Plan approval, if required.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: Rezone Application. The site is currently served by existing solid waste collection service. A detailed analysis of additional demand will be provided at time of Site Plan approval.

- L. Storm water. 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: Rezone Application. The site is currently served by existing stormwater facilities. A detailed analysis of additional demand will be provided at time of Site Plan approval.
- M. Transportation facilities.
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
 2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
 3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
 4. **Traffic impact studies.**
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-

four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: Rezone Application. The Applicant will comply at time of Site Plan approval.

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: Rezone Application. The Applicant will comply at time of Site Plan approval.

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: Rezone Application. The Applicant will comply at time of Site Plan approval.

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: Rezone Application. The Applicant will comply at time of Site Plan approval.

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: Rezone Application. The Applicant will comply at time of Site Plan approval, if required.

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: Rezone Application. The Applicant will comply at time of Site Plan approval.

- 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: Rezone Application. The site is currently served by existing wastewater facilities. A detailed analysis of additional wastewater demand will be provided at time of Site Plan approval.

- 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: Rezone Application. The Applicant will comply at time of Site Plan approval, if required.

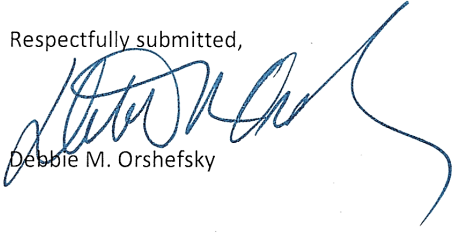
- P. Historic and Archeological Resources. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, 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: No structure has been identified on the Property as having archaeological or historical significance by any entity within the State of Florida authorized by law to do the same.

- 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: N/A. The site is NOT located east of the Intracoastal Waterway.

Respectfully submitted,



Debbie M. Orshefsky

cc: Eyal Peretz, Fuse Group
Sarah O. DelNegri, Flynn Engineering