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April 18, 2013

City Commission  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

*RE: Gunther Motor Company - Plat Approval for 7.7687 Acres*

Dear Mayor and Commissioners:

Please accept the following narrative, which is being submitted in conjunction with Gunther Motor Company of Plantation, Inc.'s ("Gunther") plat application to the City of Fort Lauderdale.

Gunther, as Owner and Applicant, is requesting approval of a plat on  $\pm 7.8$  acres of its dealership located on the east side of State Road 7, south of SW 17<sup>th</sup> Street and north of Riverland Road (the "Property"). Gunther currently utilizes the Property as part of its automobile sales and service operation on adjacent property. Specifically, the Property is utilized for inventory display on a surface lot occupying the northern portion, and an existing 16,559 s.f. body shop occupies the southern portion. Gunther is seeking plat approval in conjunction with plans to build a new dealership and inventory storage garage, and to expand the body shop building. Plans for these improvements will be submitted for formal site plan consideration; but due to the length of the platting process and the County authorization over platting, Gunther is requesting plat approval at this time as site and architectural plans are being finalized.

The proposed Gunther Motors plat is a boundary plat. Preliminary approval from FDOT has been obtained (see attached letter) to allow a new ingress/egress point located in proximity to the proposed showroom/dealership building. This new driveway is conditioned upon the closure of an existing driveway further south along the Property's SR7 frontage; and therefore equates to a relocation of a curbcut on the Property.

While the Property is zoned B-2, General Business district, general commercial use overstates the impacts associated with vehicle sales and service/repair use; therefore, a note is requested to better define the proposed uses. The proposed plat note provides for 135,000 s.f. of auto dealership and 210,000 s.f. of inventory (vehicle) storage use. The auto dealership use includes sales and service/repair operations, including part sales. A formal TRIPS review will be conducted as part of the Broward County plat review process, but a general analysis follows that compares maximum impact of a general commercial use with the proposed uses:

	Use	Building Area	Trip Rate	Peak Hour Trips
<b>Maximum Impact</b>	General Commercial	200,000 s.f.	$\text{Ln}(T)=0.66\text{Ln}(FA)+3.403$ /1,000 s.f.	992 pht
<b>Proposed Uses</b>	Dealership	135,000 s.f.	2.59/1,000 s.f.	350 pht
	Inventory (Vehicle) Storage	210,000 s.f.	0.72/1,000 s.f.	151 pht
			<b>TOTAL</b>	<b>501 pht</b>

Consistent with the requirements for platting, the Applicant is able to demonstrate compliance with Section 47-25.2, Adequacy, and Section 47-24.5, Subdivisions, as outlined below:

Section 47-25.2 - Adequacy Requirements

- a. Communications Network. The physical height of the proposed dealership building and/or inventory storage garage will not interfere with City communication systems.
- b. Drainage Facilities. Public drainage facilities are not affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.
- c. Environmentally Sensitive Lands. The property was previously cleared, and does not contain sensitive lands.
- d. Fire Protection. Fire hydrant locations are not affected by the proposal, at this time, the proposed uses will necessitate a sprinkler system, thereby providing on-site fire suppression measures.
- e. Parks and Open Space. The proposed modifications to the Gunther dealership do not affect public access to public open spaces.
- f. Police Protection. Platting of the Property does not increase the need for police protection.
- g. Potable Water. The proposed modifications to the dealership will necessitate a minor amount of water service. The public water system has previously served this site, as it was previously improved with a 39,870 s.f. dealership building. This level of water demand is already assumed in Gunther’s reserved capacity. The proposed dealership, inventory storage, service area and body shop uses do not generate unforeseen impacts.
- h. Sanitary Sewer. The proposed modifications to the dealership will necessitate a minor amount of sewer service. The public sewer system has previously served this site, as it was previously improved with a 39,870 s.f. dealership building. This level of sewage demand is already assumed in Gunther’s reserved capacity. The proposed dealership, inventory storage, service area, and body shop uses do not generate unforeseen impacts.
- i. Schools. As a commercial use without a residential component, the Property has no student impacts.
- j. Solid Waste. The Applicant’s existing trash collection/service area will continue to serve the dealership’s needs. The proposed site plan and building layout will provide adequate accommodation for the dealership’s solid waste collection needs.
- k. Stormwater. Public drainage facilities are affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.
- l. Transportation Facilities. The proposed plat complies with Trafficways requirements. Additionally, Pre-Application approval has been obtained from FDOT for a new right-in/right-out

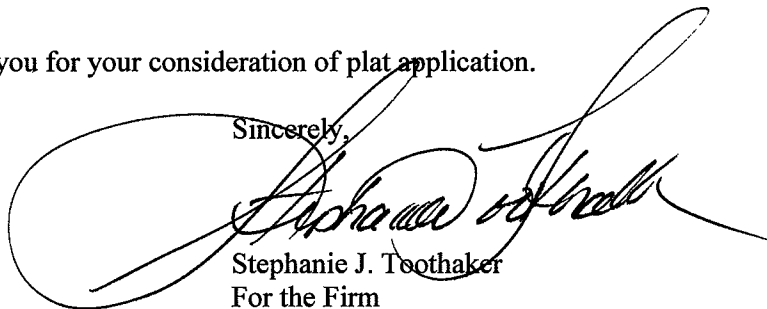
- driveway, as well as approval to maintain an existing driveway at the body shop building (see attached letter)
- m. Wastewater. The proposed modification to the dealership does not necessitate sewer service at this time. The public sewer system has previously served this site, as it was previously improved with a 39,870 s.f. dealership building. This level of sewage demand is already assumed in Gunther's reserved capacity. The proposed dealership, inventory storage, service area, and body shop uses do not generate unforeseen impacts.
  - n. Trash Management Requirements. The proposed site plan and building layout will provide adequate accommodation for the dealership's trash collection needs.
  - o. Historic and Archaeological Resources. The Property does not include historic or archaeological resources.

Section 47-24.5, Subdivisions.

- A plat note is proposed to restrict uses on the Property. This level of development is to be evaluated for impacts on public services and facilities in lieu of the maximum intensity possible under the Commercial land use designation (Sec. 47-24.5B.2.b).
- The proposed plat is compliant with requirements of the ULDR (Sec. 47-24.5.A. & D).
- The preliminary plat meets expectations for technical requirements (Sec. 47-24.5.C).
- The proposed plat is in compliance with Trafficways Plans. Additionally, Pre-Application approval has been obtained from FDOT for a new right-in/right-out driveway, as well as approval to maintain an existing driveway at the body shop building (see attached letter) (Sec. 47-24.5.D.1.a).
- Any necessary easements will be determined prior to site plan approval and will be dedicated via separate instrument rather than on the face of the plat (Sec. 47-24.5.D.1.n).
- A portion of the Property previously received plat approval (County # 112-MP-94) in May, 1996 for 42,000 s.f. of dealership use. This approval expired prior to recordation of the plat.

On behalf of Gunther, thank you for your consideration of plat application.

Sincerely,



Stephanie J. Toothaker  
For the Firm