



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING PLANNING & ZONING BOARD (PZB) PLAT APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: PZB PA

PLANNING & ZONING BOARD (PZB)

Plat Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

☒ **Plat** \$ 1,200.00

Page 1: PZB Plat - Applicant Information Sheet

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	UDP-P21002
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	AMU CORPORATION
Property Owner's Signature	<input checked="" type="checkbox"/> A signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2731 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306
E-mail Address	AMIT@LETAPLODGING.COM
Phone Number	(954) 325-6335
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	MCLAUGHLIN ENGINEERING CO. / JAMES MCLAUGHLIN
Applicant / Agent's Signature	[Signature]
Address, City, State, Zip	1700 N.W. 64TH ST., FT. LAUDERDALE, FL 33309
E-mail Address	JIM@MFCO400.COM
Phone Number	(954) 763-7611
Letter of Consent Submitted	YES

Development / Project Name	GITTA - GANPAT
Development / Project Address	Existing: 2731 N. FEDERAL HWY. New: 2731 N. FEDERAL HWY.
Legal Description	S. 150', LOT 7, CORAL RIDGE PROPERTIES (28-8)
Tax ID Folio Numbers (For all parcels in development)	4942 25 05 0160
Request / Description of Project	RECORD PLAT FOR 110 HOTEL ROOMS
Applicable ULDR Sections	47.24.5 & 47.25.2
Total Estimated Cost of Project	\$ 22,000,000 (Including land costs)

Future Land Use Designation	COMMERCIAL
Proposed Land Use Designation	COMMERCIAL
Current Zoning Designation	B-1
Proposed Zoning Designation	B-1
Current Use of Property	50 ROOM HOTEL
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	14,329
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	56250 / 1.2913	56250 / 1.2913
Lot Density		
Lot Width	150'	150'

Page 2: Required Documentation

One (1) copy of the following documents:

- ☐ Original Pre-PZB signed-off plat and all supplemental documentation (ie. narratives, photos, etc.)
- ☒ Completed application (all pages must be filled out where applicable)
- ☒ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

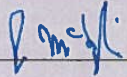
- ☒ **Narrative** describing specifics of plat. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☒ **Cover sheet** on plan set to state project name and table of contents.
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☒ **Proposed plat**, with site highlighted.
- ☒ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning office.

Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:		Staff Intake Review For Urban Design & Planning staff use only:	
Print Name	JAMES McLAUGHLIN	Date	
Signature		Received By	
Date	9-27-21	Tech. Specs Reviewed By	
		Case No.	

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That AMU CORPORATION, a Florida Profit Corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as **"GITTA-GANPAT"** being a replat of South 150.00 feet of Lot 7, CORAL RIDGE PROPERTIES, according to the plat thereof, as recorded in Plat Book 28, Page 8, of the public records of Broward County, Florida, being a portion of Section 25, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 201_____.

AMU CORPORATION
a Florida Profit Corporation

Officer: _____ Name of officer printed Amit G. Patel Title: Director

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence ____ or online
COUNTY OF BROWARD notarization ____, this _____ day of _____, 202_____, by Amit G. Patel being the Director of AMU CORPORATION, a Florida Profit Corporation, to be the person described in and who acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the corporation and did not take an oath.
He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[**X**] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL

DEDICATION OF MORGAGE HOLDER:

STATE OF FLORIDA N.S. HOTEL CORPORATION OF FORT LAUDERDALE, a Florida profit corporation, owner
COUNTY OF BROWARD and holder of a mortgage on this property, recorded in Official Records Book 18593, Page 931, of the Public Records of Broward County, Florida and does hereby join in the dedications as shown hereon.

IN WITNESS WHEREOF:
I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this ____ day of _____, 20_____.

N.S. HOTEL CORPORATION OF FORT LAUDERDALE,
a Florida profit corporation

Officer: _____ Name printed: Nagin Patel Title: President-Director

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence ____ or online
COUNTY OF BROWARD notarization ____, this _____ day of _____, 202_____, by Nagin Patel being the President-Director of N.S. HOTEL CORPORATION OF FORT LAUDERDALE, to be the person described in and who acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the company and did not take an oath.

He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[**X**] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL



"GITTA-GANPAT"
A REPLAT OF THE SOUTH 150 FEET OF LOT 7,
CORAL RIDGE PROPERTIES (PLAT BOOK 28, PAGE 8, B.C.R.)
BEING A PORTION OF
SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MARCH 2021

PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 18-2-022 McL JOB NO.: V-3127

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat ____ day of _____, 20_____. (City of Fort Lauderdale Planning # PL21)

By: _____ Name Printed: _____ Chairman, this _____ day of _____, 20_____.

CITY COMMISSION

STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City Commission, this _____ day of _____, 20_____.

All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: _____ Jeffrey A. Modarelli, City Clerk, this _____ day of _____, 20_____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 20_____.

By: _____, Dennis R. Girisgen, City Engineer, Florida P.E. Registration No. 50207

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 20_____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes. This plat has been approved and accepted for record.

By: _____
Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: LS4030

By: _____
Alejandro S. Perez (date)
Acting County Engineer
Professional Engineer
Florida Registration Number 33217

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this _____ day of _____, 20_____. By _____ Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this _____ day of _____, 20_____. By _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this _____ day of _____, 20_____.

By: _____ Mayor - County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,
COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, 20_____. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 5th day of March, 2021.

City
Engineers Seal

City of
Fort Lauderdale
Corporate Seal

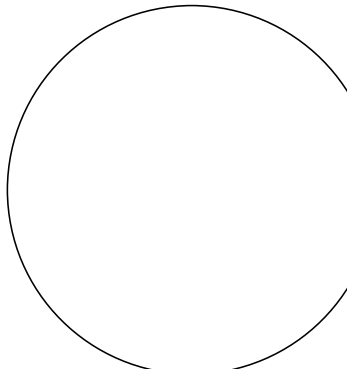
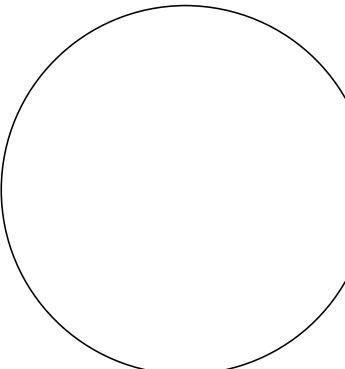
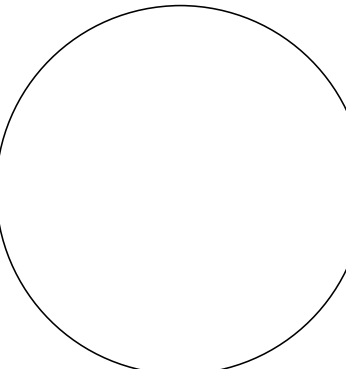
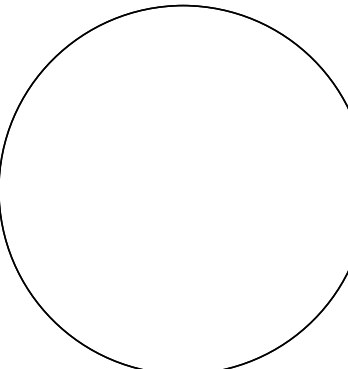
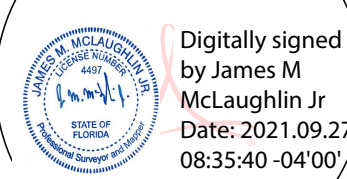
Robert P. Legg, Jr.
Surveyor's Seal

Alejandro S. Perez
Engineer's Seal

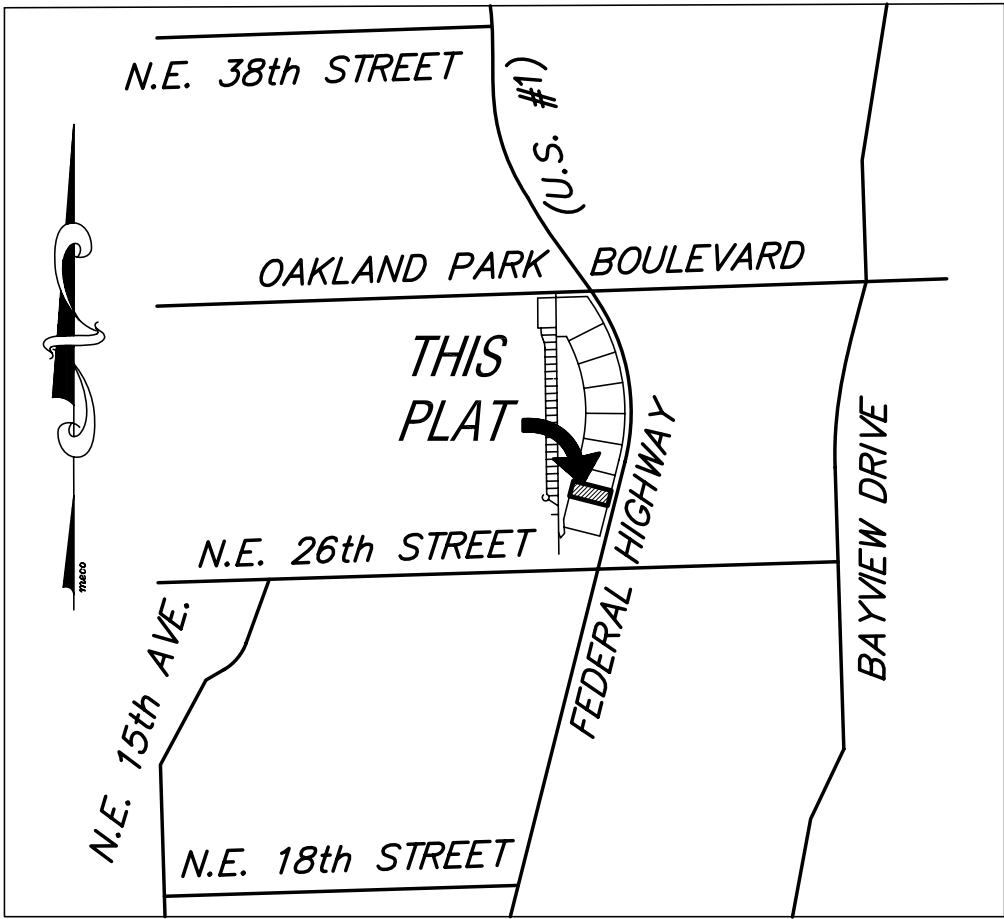
James M.
McLaughlin Jr.
Surveyor's Seal

By: _____

James M. McLaughlin, Jr.
Registered Land Surveyor No. LS4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
Certificate of Authorization Number: LB 285



_____-MP-21



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

The South 150.00 feet of Lot 7, CORAL RIDGE PROPERTIES, according to the plat thereof, as recorded in Plat Book 28, Page 8, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 56,250 square feet or 1.2913 acres more or less.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION:

This plat restricted to 110 Hotel Rooms.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGEND:

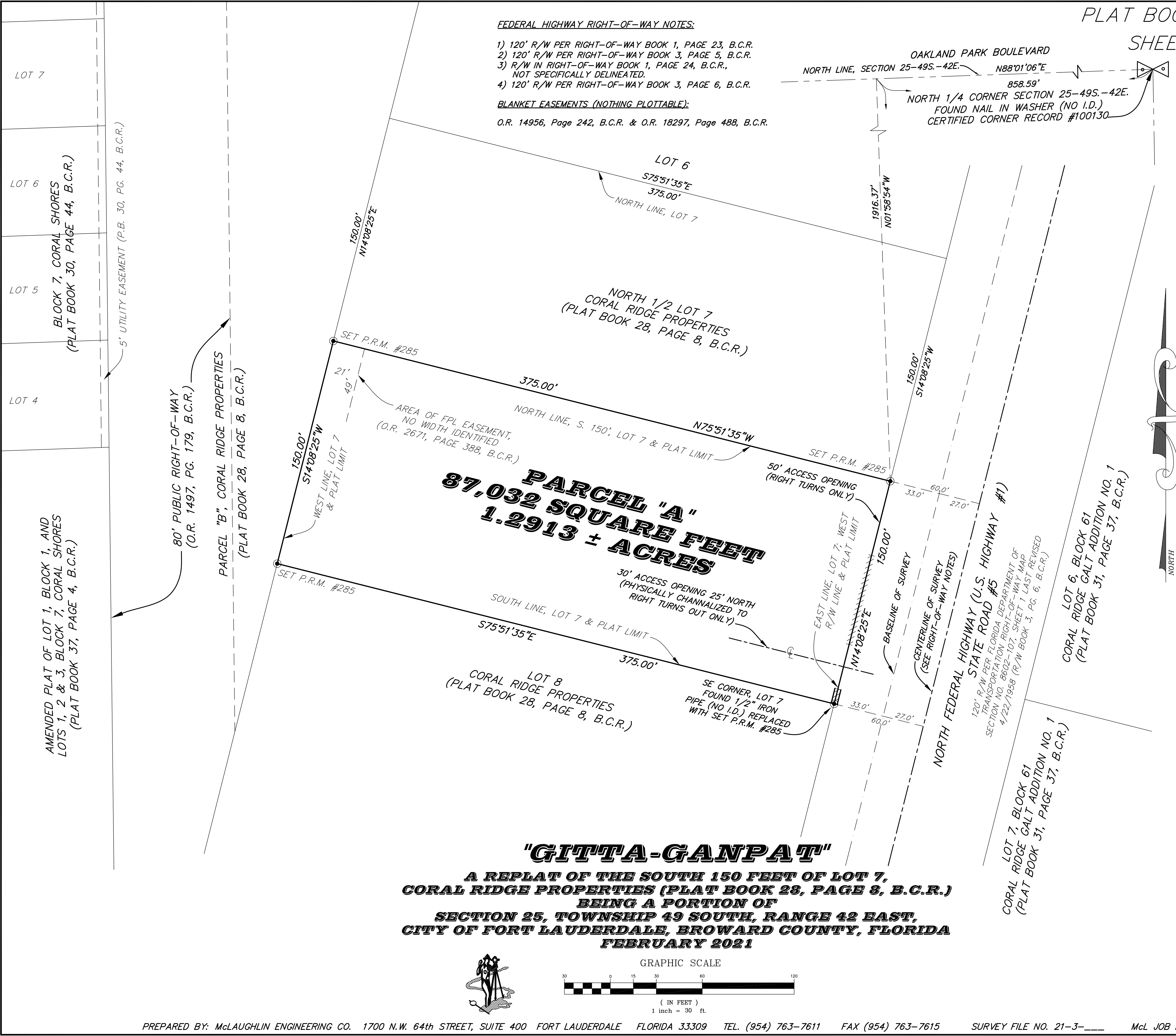
- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
- NO. - indicates number
- L.B. - indicates Licensed Business Number
- P.B., PG. - indicates Plat Book & Page
- D.B., PG. - indicates Deed Book & Page
- B.C.R. - indicates Broward County Records
- O.R., PG., - indicates Official Record, Page
- R/W - indicates Right-of-Way

FEDERAL HIGHWAY RIGHT-OF-WAY NOTES:

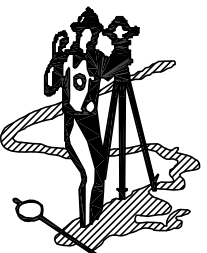
- 1) 120' R/W PER RIGHT-OF-WAY BOOK 1, PAGE 23, B.C.R.
- 2) 120' R/W PER RIGHT-OF-WAY BOOK 3, PAGE 5, B.C.R.
- 3) R/W IN RIGHT-OF-WAY BOOK 1, PAGE 24, B.C.R., NOT SPECIFICALLY DELINEATED.
- 4) 120' R/W PER RIGHT-OF-WAY BOOK 3, PAGE 6, B.C.R.

BLANKET EASEMENTS (NOTHING PLOTTABLE):

O.R. 14956, Page 242, B.C.R. & O.R. 18297, Page 488, B.C.R.



"GITTA-GANPAT"
A REPLAT OF THE SOUTH 150 FEET OF LOT 7, CORAL RIDGE PROPERTIES (PLAT BOOK 28, PAGE 8, B.C.R.) BEING A PORTION OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA FEBRUARY 2021



GRAPHIC SCALE
0 30 60 90 120
(IN FEET)
1 inch = 30 ft.

McLAUGHLIN ENGINEERING CO.

J.W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, P.L.S. 1940-1997
JERALD A. McLAUGHLIN, P.L.S.



SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.
LOU CAMPANILE, JR., P.E., P.L.S.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“GITTA-GANPAT”
Page one of two

March 8, 2021

Prepared by: James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
(954) 763-7611

Sec. 47-25.2(A)

The adequacy requirements set forth herein are for One Hundred Ten (110) Hotel Room Development. The current use is a fifty (50) Room Motel.

Sec. 47-25.2(B)

Site Plan (#r19047) is being processed through the governmental departments and agencies of the City of Fort Lauderdale and will be developed in such a way as to not hinder or interfere with the City of Fort Lauderdale's communication network.

Sec. 47-25.2(C)

As stated above, a site plan is being processed through the City and will be designed in such a way as to meet all of the requirements of this section by designing retention areas and/or drainage structures so that the required retention of storm water runoff dictated by the City of Fort Lauderdale is maintained on site.

Sec. 47-25.2(D.1 – D.2)

This site is located on a previously developed site and no identified environmentally sensitive lands exist.

Sec. 47-25.2(E)

The owner will develop the site in accordance with all City and County fire codes and regulations.

Sec. 47-25.2(F)

This site is being developed without a residential component. Park Impact fees will be not be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

Sec. 47-25.2(G)

The site is to be developed in a manner that will not hinder Police protection services. The development will provide improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

This site is already tied into the City of Fort Lauderdale water facilities. The Site will remain on City of Fort Lauderdale Water service, which is adequate for the needs of the proposed development.

1700 N.W. 64th STREET SUITE 400 • FORT LAUDERDALE, FLORIDA 33309 • TELEPHONE (954) 763-7611 • FAX (954) 763-7615
www.meco400.com • info@meco400.com / meco400@aol.com



Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“GITTA-GANPAT”
Page two of two

Sec. 47-25.2(I)

The site is already tied into the City of Fort Lauderdale sewer system. The Site will remain on City of Fort Lauderdale Waste Water service, which is adequate for the needs of the proposed development.

Sec. 47-25.2(J)

School impact fees will be not be assessed in accordance with the provisions of the Broward County Land Development Code, as there are no residential units planned for this development.

Sec. 47-25.2(L)

As was stated in the comment regarding **Sec. 47-25.2(C)**, the development, stormwater and drainage structures and calculations, will be in accordance with the South Florida Building Code; the City of Fort Lauderdale engineering standards and all other applicable engineering standards. Easements will be granted as needed.

Sec. 47-25.2(M)

This site falls within the “EASTERN CORE” Concurrency District of Broward County and will be subject to Road Transit fees. The site lies is on North Federal Highway (State Road 5) just North of N.E. 26th Street. The site is within the jurisdiction of the City of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for Hotel Developments. Any right-of-way easement dedications required by the City and/or County will be dedicated by this plat and will be shown as required before the plat is recorded in the public records of Broward County. Street trees, as required by **Sec. 47-25.2 M.9** will be planted in accordance with said section and will be shown on the Site Plan.

Sec. 47-25.2(N)

This site ties into the City of Fort Lauderdale Sanitary Sewer system in accordance with all applicable requirements of the City of Fort Lauderdale all modifications will be addressed during Site Plan approval. No alterations are being requested as part of the platting process.

Sec. 47-25.2(O)

The trash has been removed from the site for a fee and no changes are contemplated.

Sec. 47-25.2(P)

There are no historic or archaeological resources on this site.

Sec. 47-25.2(Q)

North Federal Highway is not an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.

McLAUGHLIN ENGINEERING CO.

J.W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, P.L.S. 1940-1997
JERALD A. McLAUGHLIN, P.L.S.



SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.
LOU CAMPANILE, JR., P.E., P.L.S.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

Point-by-Point Narrative

Sec. 47-24.5, Subdivision Regulations for Plat of “GITTA-GANPAT” Page one of two

March 8, 2021

Prepared by: James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th Street
Fort Lauderdale, Florida 33307
(954) 763-7611

Sec. 47-24.5 (A)(2)

The Broward County Planning Council has determined that platting is required, because the entire original platted lot is not included in the properties current configuration. The parcel will be recorded as Parcel “A”, **“GITTA-GANPAT”**

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, has prepared and will revise the plat, according to the DRC comments as published, and is also routing the plat through the Broward County Platting process for recordation.

Sec. 47-24.5 (C)

McLaughlin Engineering Company will prepare the final “Mylar” of the plat showing and including all of the requirements as listed in Sec. 47-24.5 (C) (1, 2, 3a – 3q).

Sec. 47-24.5(D.1a thru 1m)

This site is being platted in anticipation of future development and is being restricted to a 110 Room Hotel. There is currently a 50 room Motel on the property. This project does not anticipate any right-of-way dedication on North Federal Highway (State Road 5) as it currently is in accordance with the Broward County Trafficways Map (120 foot corridor). All future driveways will be constructed to meet all of the City of Fort Lauderdale, Broward County and the Florida Department of Transportation criteria for site development.

Sec. 47-24.5(D.1n)

This site is being restricted 110 Hotel Rooms. The property will be recorded as a one-parcel plat, Parcel “A”. Easements required by the franchised utility companies (if any) will be shown on the plat and recorded in the Broward County Records.



Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“GITTA-GANPAT”
Page two of two

March 8, 2021

Sec. 47-24.5 (E1 – E2)

This section has to do with required subdivision improvements, preparation of plans and providing subdivision improvement bonds. If any are required, these will be prepared and submitted in accordance with the procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)

This project does not anticipate any right-of-way dedication on North Federal Highway (State Road 5) as it already complies with the Broward County Trafficways Map (120 foot corridor). The Permanent Reference Monuments (PRM'S) will be set in accordance with Florida Statute, Chapter 177, Part 1, Section 177.091, and will be shown on the final plat.

Sec. 47-24.5 (E3b –E3c)

Grading and Storm Drainage: No additional improvements are being sought with this platting. The future development will include an on-site grading plan and is included along with the “Site Plan (#R19047)” currently in process and will be constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)

Paving: No additional improvements are being sought with this platting. The future development shown on the “Site Plan (R19047)” is being done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)

Sidewalks: A seven (7) foot concrete sidewalk is constructed at the project site and meets the City of Fort Lauderdale requirements.

Sec. 47-24.5 (E3f)

Water service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

Sec. 47-24.5 (E3g)

Sanitary sewer service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.