



DENI LAND SURVEYORS, INC.

1991 NW 35TH AVE. • COCONUT CREEK, FL 33066 • PHONE (954) 973-7966
EMAIL: mikki1@bellsouth.net FAX (954) 979-0343

February 2, 2018

Ms. Yvonne Redding
City of Fort Lauderdale
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Chula Plat (PL18001)

Dear Ms. Redding,

This shall serve as the response to the plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.5 (Plat/Subdivision Criteria).

Section 47-25.2:

- A. Applicability – The adequacy requirement applies to this plat.
- B. Communications network – The proposed single family units will not interfere with City's communication network.
- C. Drainage facilities – Storm water will be retained on site and will not drain onto adjacent properties.
- D. Environmentally sensitive lands – There are no environmentally sensitive lands on this property.
- E. Fire protection – This property is located in an existing residential community. The construction of three additional single family lots will not impact fire protection.
- F. Parks and open space – Park impact fees will be paid prior to issuance of building permits.
- G. Police protection - This property is located in an existing residential community. The construction of three additional single family lots will not impact police protection.
- H. Potable water – This property is served by the Peele Dixie Water Treatment Plant.
- I. Sanitary sewer – This property will be served by the George T. Lohmeyer Wastewater Treatment Plant.
- J. Schools – This plat has been submitted to Broward County School Board and school impact fees will be paid prior to issuance of building permits.
- K. Solid waste – This property is served by Southern Sanitation.
- L. Stormwater – There is an existing catch basin on the East side of the property and existing drainage on SW 30th Terrace.
- M. Transportation services - This property is located in an existing residential community. The construction of three additional single family lots will not impact transportation services. The property owner is dedicating an additional 5' of right-of-way along SW 31st Avenue per Broward County Trafficways Plan.

Exhibit 1 - Application and narrative

- N. Wastewater – This property will be served by the George T. Lohmeyer Wastewater Treatment Plant.
- O. Trash management requirements – This is a residential development.
- P. Historic and archaeological resources – There are no historic or archaeological matters on this property.
- Q. Hurricane evacuation – This property is not East of the Intracoastal Waterway.

Section 47-24.5 Subdivision regulations:

- 1. Applicability of subdivision regulations – This plat falls under the subdivision regulations.
- 2. Platting required – acknowledged.
- 3. Exceptions to platting – This property does not meet the requirements to the exceptions to platting.
- 4. Resubdivision of lots of record. The underlying plat (Rohan Acres) was recorded in 1946.
- B. Procedure for preparation and filing of plats – all plat procedure requirements will be followed.
- C. Plat technical specifications – All plat technical specifications will be followed.
- D. Subdivision layout – Subdivision meets all trafficways, street layout requirements.
- E. Required subdivision improvements – This property is located in an existing residential community, no additional improvements are required.

Please review these revisions and let me know if you need anything additional.

Yours truly,



Mikki H. Ulrich