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August 16, 2017

Ms. Ella Parker, AICP  
Urban Design and Planning Manager  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: "GARDENIA PARK" – PLAT APPLICATION**  
**LOCATION: 501 NW 17<sup>th</sup> STREET, TOGETHER WITH TWO VACANT PARCELS**  
**ADJACENT TO THE WEST, AND ONE VACANT PARCEL ADJACENT TO THE EAST**

Dear Ms. Parker:

We are hereby submitting the plat for the above-referenced project. The developer proposes to combine and redevelop this site into a 46-unit townhouse community.

Within this package we are providing the completed DRC application form and applicable fee, along with the required four 24" x 36" and five 11" x 17" copies of plat and survey, as well as an electronic version of today's submittal.

As the project's narrative, we are next reproducing ULDR Sections applicable to this plat, with our responses **in bold** for your review:

**Sec. 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: The combination of the larger (now developed) property and the three smaller vacant lots will result in a subdivision of 46 individual townhouse units, therefore, platting is required to allow new development.**

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: We understand that no Certificates of Occupancy shall be issued prior to the recording of this plat in the public records of Broward County.**

3. *Exceptions to platting.*

**RESPONSE: The developer is not requesting to be exempt from platting requirements.**

4. *Resubdivision of lots of record.* Division of lots in a subdivision of record shall be permitted [following certain criteria].

**RESPONSE: N/A – The four lots comprised in the plat were not previously platted.**

B. *Procedure for preparation and filing of plats.*

**RESPONSE: We understand the procedure for preparing and filing of plats and will proceed accordingly.**

C. *Plat technical specifications.*

**RESPONSE: This plat complies with required technical specifications.**

D. *Subdivision layout.*

**RESPONSE: The Plat offers adequate lot arrangement and size, as well as convenient and safe access, room for circulation of pedestrian and vehicular traffic, necessary drainage, etc.**

E. *Required subdivision improvements.*

**RESPONSE: The developer is aware of these requirements and will comply with them.**

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: We understand these requirements and will conform to them.**

**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: Informational.**

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: Acknowledged; developer will ensure that the proposed project does not interfere with the City's communication network.**

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 ½) inches of runoff from the impervious surface whichever is greater.

**RESPONSE: Informational for Plat; addressed by Site Plan.**

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: Informational.**

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**RESPONSE: The developer understands that permits are required for the removal and/or relocation of trees, especially should there be any protected species of trees on the 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: The property is located on the north side of NW 17<sup>th</sup> Street, between NW 3<sup>rd</sup> and 6<sup>th</sup> Avenues, in a mostly residential area, as such, there is an adequate number of existing fire hydrants located within 300 feet in radius of the proposed development. There is ample space for emergency vehicles to access through the main entrance on NW 17<sup>th</sup> Street, and an alternative exit to NW 3<sup>rd</sup> Avenue.**

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: Informational; we will pass on to the developer.**

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: Police protection will be provided by the Fort Lauderdale Police Department.**

H. *Potable water.*

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.

**RESPONSE: Acknowledged; the site is designed to effectively contain water and sewer services required for the given use.**

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: Informational. Potable water will be provided by the City.**

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.

**RESPONSE: Informational. The proposed development will comply with these requirements.**

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.

**RESPONSE: Informational.**

3. Where the County is the projected service provider, a written assurance will be required.

**RESPONSE: N/A; the site will be served by the City.**

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: The site will not utilize on-site septic systems.**

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 the Broward County Land Development Code or section 47-38C. Educational

Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

**RESPONSE: We are submitting an application to the Broward County School Board to obtain a School Capacity Availability Determination (SCAD) letter. Results will be forwarded to Staff.**

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.

**RESPONSE: We understand these requirements and the project will conform to them.**

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: We understand these requirements and the project will conform to them.**

L. *Stormwater.* 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: The requirements for stormwater management will be addressed by the Site Plan and the Plat will reflect any required drainage easement.**

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.

**RESPONSE: Acknowledged.**

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.

**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: Informational.**

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 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 external end.
  - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
  - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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: It is not expected for a 46 single-family community to generate over one thousand (1,000) daily trips or create any major trip generation onto the adjacent transportation system within one-half (1/2) hour periods.**

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: Dedication of additional right-of-way is not anticipated for this plat.**

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: This community is designed to provide off-site sidewalks along NW 17<sup>th</sup> Street and NW 6<sup>th</sup> Avenue, as well as a sidewalk system within it.**

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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: Informational.**

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: Informational.**

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: Proposed landscape for this project will comply and/or exceed City requirements.**

- 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: Informational.**

- 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: Informational.**

- P. *Historic and archaeological 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: Informational.**

- 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: This Plat is located west of the Intracoastal Waterway.**

Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant

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