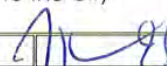




REQUEST:

Site Plan Level IV Review: 150 Room Hotel with Parking Reduction.

Case Number	R18054		
Applicant	Summit Hospitality 134 LLC		
General Location	425 Seabreeze Boulevard (SRA1A)		
Legal Description	A Portion of Lots 2, 3 And 4, Block 2 Laying Westerly of The Westerly Right-of-Way Line of Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the Amended Plat of Las Olas By The Sea", According to the plat thereof, as Recorded in Plat Book 1, Page 16, of the Public Records Of Broward County, Florida, and a portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42 East, Lying West of Said Lots 2, 3 And 4		
Property Size	37,676 Square Feet / 0.8649 acres		
Zoning	South Beach Marina and Hotel Area District (SBMHA)		
Existing Use	Parking Lot		
Future Land Use Designation	Central Beach Regional Activity Center		
Applicable ULDR Sections	47-12.4, Central Beach District Requirements 47-12.5, District Requirements and Limitations 47-12.6, Beach Development Permit Required 47-20.3, Parking Reduction Criteria 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements		
	Required	Proposed	
Lot Density	N/A	N/A	
Lot Size	N/A	37,676 Square Feet / 0.8649 acres	
Lot Width	N/A	207.50 feet	
Building Height	120 feet maximum	120 feet	
Structure Length	200 feet maximum	175 feet	
Floor Area Ratio	5 maximum	4.59	
Landscape Area	NA	7,597 square feet	
Parking	101	181 (Includes 77 spaces per reduced parking reduction request for proposed hotel and 101 spaces provided for existing Courtyard by Marriott)	
Setbacks/Yards	Required	Proposed Request	
		<i>Minimum Provided to Building Envelope</i>	<i>Minimum Provided to Balcony/Architectural Elements</i>
Front (East) (A1A)	20 feet	22 feet	20 feet
Side (North)	10 feet Minimum / Half Building Height: 60 feet	25 feet*	22 feet
Side (South)	10 feet Minimum / Half Building Height: 60 feet	25 feet*	22 feet
Rear (West)	20 feet Minimum / Half Building Height: 60 feet	20.1 feet*	17 feet 1 inch

Notification Requirements	ULDR Section 47-27.6 Sign Notice 15 days prior to meeting ULDR Section 47-27.4 Public Participation
Action Required	Recommend Approval, Approval with Conditions, or Denial to the City Commission
Project Planner	Lorraine Tappen, Principal Urban Planner 

*Subject to Site Plan Level IV Review and approval: The side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact in no case shall the yard setback requirements be less than an amount equal to one-half the height of the building when this is greater than the above minimums.

PROJECT DESCRIPTION:

The applicant, Summit Hospitality 134 LLC proposes to construct a 150-room hotel located at 425 Seabreeze Boulevard. The first floor will consist of the hotel lobby and a covered terrace area on the southeast corner that will connect to the hotel lounge/dining area. A waterfront promenade with public access has been located at the rear of the project along the waterway and it will connect via a walkway to Seabreeze Boulevard on the north side of the building. The second floor consists of a parking garage and the upper portion of the lobby area. Floors three through six encompass both the parking garage and hotel rooms with the hotel rooms facing Seabreeze Boulevard. The 7th floor will have an amenity deck including a pool, fitness area and meeting room. As part of the Site Plan Level IV request, the applicant is requesting reduced side setbacks and a parking reduction. The proposed site plan application and applicant's narrative responses to development criteria are included as **Exhibit 1** and **Exhibit 2**, respectively.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on August 28, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR Section 47-12.4, Central Beach District requirements;
- ULDR Section 47-12.5, District Requirements and Limitations;
- ULDR Section 47-12.6, Beach Development Permit required;
- ULDR Section 47-20.3, Parking Reduction Criteria;
- ULDR Section 47-25.2, Adequacy Requirements; and
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

Central Beach District Requirements:

Pursuant to the ULDR Section 47-12.2, the intent of the South Beach Marina and Hotel Area District (SBMHA) is for the purpose of promoting high quality destination resort uses that reflect the character and quality of the Fort Lauderdale Beach, the Intracoastal Waterway, and the marinas that have been developed to the north and south of Bahia Mar. The district is intended as a means of providing incentives for quality development and redevelopment along the Intracoastal Waterway and to preserve, protect and enhance the existing character, design, and scale of the area along State Road A-1-A. Hotel uses are permitted provided they meet the criteria outlined for the SBMHA District, Central Beach District requirements, Neighborhood Compatibility and Adequacy Requirements, as defined further below.

Pursuant to the ULDR Section 47-12.5.F.1, SBMHA District Area setback requirements, the minimum side yard setback should be no less than one half the height of the proposed building, however, the setback may be reduced to a minimum of 10 feet for the side setback and minimum of 20 feet along a public right-of-way. The proposed north and south side setbacks are 25 feet to the structure and 22 feet to architectural element, respectively. The minimum rear yard setback per the SBMHA District setback requirements is one-half the height of the building and no less than 20 feet. The proposed rear setback is 20 feet to the structure and 17 feet to architectural elements, respectively.

Pursuant to ULDR Section 47-12.6.B, the following design criteria shall apply for developments in the Central Beach area:

1. *It shall first be determined whether the proposed development or use is compatible with the character of the overall plan of development contemplated by the revitalization plan for the Central Beach area;*

According to the applicant, the proposed development seeks to enhance the resort image of Fort Lauderdale Beach through the introduction of a new hotel in the Central Beach Area and public realm improvements along the site perimeter, consistent with the revitalization plan for the Central Beach. The streetscape provided along Seabreeze Boulevard includes a ten-foot sidewalk. On the west side of the property, an 8-foot publicly-accessible waterfront promenade and waterside plaza have been introduced that would be open to the public. A walkway on the south side of the building will connect the sidewalk along AIA to the waterfront promenade. These improvements also reflect the recommendations to provide public access along the Intracoastal Waterway to promote a waterfront promenade in the Central Beach as identified as a goal in the Central Beach Master Plan (2009 Sasaki Plan).

2. *It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3. The design guidelines provided in Sec. 47-25.3 are intended to provide a framework for design review of proposed developments and outline the design elements which have been determined to be compatible with the revitalization plan;*

The Central Beach Master Plan (2009 Sasaki Plan) builds upon the findings of previous plans including the Fort Lauderdale Beach Revitalization Plan of 1989 into a cohesive vision for the central beach area. The applicant maintains that the proposal is compatible with Central Beach Master Plan. A two-story lobby/lounge faces Seabreeze Boulevard with extensive glazing to provide transparency and views from the sidewalk to the water at the rear of the site. The design utilizes an architectural framing element to create a cornice that varies from 20 feet to 39 feet in height and architectural framing of other portions of the building. The east elevation features a variety of materials include stucco, a decorative veneer finish, and aluminum louver panels. Balconies on all sides are enhanced with glass with aluminum railings. In addition, a visual connection is provided to the Intracoastal Waterway. There are views to the water through the valet/arrival area and on the south of the building where there is a sidewalk that connects from AIA to a waterfront plaza and a waterfront promenade with public access.

3. *The design guidelines provided in this section are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application. It shall be the applicant's burden to show that the proposed alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area and not incompatible with the design guidelines provided in this section;*

The applicant has indicated that the design concept is compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area. The building finish palette includes materials receptive and complementary to the beach and surrounding environment, including smooth stucco walls with a decorative tile veneer that further enhances the resort image of the beach.

4. *It shall then be determined whether the proposed development incorporates design or architectural elements which mitigate the development's impacts, if any, on existing uses in the immediate vicinity of the proposed development;*

The applicant proposes that the development incorporates design and architectural elements which help to mitigate the development's impacts on existing uses in the immediate vicinity. In the
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rear, the parking garage is wrapped with aluminum garage louver screening, unique fenestration, architectural frame features and a faux balcony with columns. The building is lined with active uses, including lobby and hotel lounge/dining area and hotel room facing Seabreeze Boulevard (AIA). A view corridor from AIA has been created on the south end of the site so that pedestrians on AIA can view the intracoastal waterway and connect to the waterfront promenade.

5. *The goal of the City in the adoption of the revitalization plan is to facilitate development of the Central Beach area as a world-class destination resort. The primary objective of the design review shall be to implement the overall plan of development and to foster redevelopment as contemplated in the revitalization plan.*

The applicant concludes that the proposed development will enhance the enhance existing attractions through a combination of public realm improvements along the site perimeter including the waterfront promenade with public access, a waterfront plaza and introduction of a new hotel use.

Adequacy and Neighborhood Compatibility

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Adequate public services are available in the area to meet the needs and demand of the project. Water and wastewater are provided by the City of Fort Lauderdale. A capacity letter has been issued by the City's Public Works Department dated January 8, 2019 which identifies the facilities and associated infrastructure servicing this project and the project's impact on capacity. The analysis indicates that existing water and sewer infrastructure has sufficient capacity to service the project. The capacity letter is attached as **Exhibit 3**.

The neighborhood compatibility criteria of ULDR Sec 47-25.3.A.3.e.iv include performance standards requiring all developments to meet the following criteria: bulk controls, density, floor area ratio, maximum height, and building yards; massing guidelines including overall height, vertical plane moderation, cornice height, façade treatment, and over-street connections; street level guidelines including active uses, fenestration, arcades/canopies, and trash/loading facilities; other guidelines including energy conservation, building separation, and rooftop design; vehicular circulation including ingress/egress and arrival drop-off areas; pedestrian circulation including urban/open spaces/plazas, pedestrian corridors, and parking; perimeter treatments including screening, paving, and landscape; site furnishings, signage, lighting, useable outdoor spaces, pedestrian accessible spaces, and defensible space.

As per ULDR Section 47-25.3.A.3.e.i.b, consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. The proposed hotel is generally consistent with the height and scale of buildings in the surrounding area and seeks to enhance the overall beach experience through a combination of public realm improvements along the site perimeter including a waterfront promenade with public access and introduction of a new hotel use. The properties to the north and south are also zoned SBMHA and contain a one-story restaurant and a one-story convenience store. To the west across the canal, there is a 16-story residential building. The properties east of the site are zoned A-1-A Beachfront Area (ABA) including the proposed Oceanfront Park which is currently under construction, a property with an approved site plan for 16-story hotel, parking garage, and retail space, and an existing 12-story 240 room hotel, which was built in 1975.

Through the DRC process, staff requested that the applicant provide changes to the building façades, addressing building mass and scale and recommending the applicant include a waterfront promenade per the goals identified in the Central Beach Master Plan. Staff requested enhancing the southeast corner of the building including extension of windows along the south elevation, inclusion of an outdoor seating area, and widening the entry steps by curving/extending them on both sides to create a more seamless and inviting pedestrian

approach into the building. Staff also requested increasing the first-floor height to enhance the public realm along Seabreeze Boulevard increasing the articulation of the façade and unique features to screen the parking garage.

The Central Beach Master Plan noted a discontinuity along the Intracoastal Waterway in terms of access. The plan states that "pedestrian access along the Intracoastal Waterway is interrupted by private development and other impediments at numerous locations. These barriers prohibit pedestrian access and they present regulatory barriers to future public access along a continuous promenade." The plan noted that the public realm could be enhanced by north-south connections including an intracoastal promenade. A waterfront promenade is contemplated in the Central Beach Revitalization Plan and has been included in Swimming Hall of Fame and approved Bahia Mar plans. The project's proposed publicly-accessible waterfront promenade, access from Seabreeze Boulevard to the waterway, and a waterfront plaza support Central Beach Master Plan objectives to enhance access to and views of the Intracoastal Waterway.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached to the plan sets, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material.

Parking and Circulation:

Vehicular ingress and egress into the site are provided from Seabreeze Boulevard at the southeast corner of the property. The service entry to the building is located at the southern portion of the site along Seabreeze Boulevard.

The site is currently used as a surface parking lot for the Courtyard by Marriot hotel, which is located on the east side of Seabreeze Boulevard. The subject site and the Courtyard by Marriott property have the same owner, Summit Hospitality 134 LLC. The properties are also linked by an off-site parking agreements to provide a portion of the required parking for the Courtyard by Marriott, located at 440 Seabreeze Boulevard (SRA1A) (Folio No. 5042-12-01-0120). Per the agreements, the property is required to accommodate 123 parking spaces for the Courtyard Marriot. The offsite parking agreements are provided as **Exhibit 4**. The applicant proposes terminating the existing agreements and establishing a new attendant off-site parking agreement to accommodate 104 parking spaces for the Courtyard by Marriot per the current requirement of 0.67 parking spaces per room pursuant to ULDR Section 47-20.2, Parking and Loading Zone Requirements, Table 3. The applicant is requesting a parking reduction only for the proposed hotel pursuant to a parking statement prepared by the applicant's consultant, DC Engineers and dated August 28, 2019. Transportation and Mobility staff reviewed the analysis.

Per ULDR Section 47-20, Parking and Loading Requirements, 101 parking spaces are required for the proposed hotel as identified in Table 1 of this report. Pursuant to Section 47-20.3.A.5, Parking Reduction Criteria, an applicant must show that the proposed request meets the Adequacy Requirements of Section 47-25.2 and any one or more of the criteria as listed in Section 47-20.3.A.5. The applicant's narrative and the parking study support the parking reduction request.

Based upon the applicant's parking statement prepared by DC Engineers, Inc., dated August 28, 2019, the proposed hotel is projected to need 77 parking spaces, where 101 spaces are required. Per the analysis, the proposed use and structure supports the determination that the need for parking is less than that required by the ULDR for similar uses. A 24-space (8.7%) reduction in parking space supply is requested.

The applicant is proposing a total of 181 parking spaces, with 77 parking spaces provided for the proposed hotel and 104 spaces provided pursuant to the offsite parking agreement for the existing Courtyard by Marriott Hotel. The parking includes 93 spaces on mechanical lifts that will be provided on the fifth and sixth floors. Valet parking will be provided for all parking spaces. The

applicant's parking statement prepared by DC Engineers, Inc., dated August 28, 2019, is provided as **Exhibit 5**.

Table 1 – Parking Table

Property	Number of Hotel Rooms	Parking Requirement	Spaces Provided on Proposed Hotel Site
Proposed Hotel	150	0.67 per room/101 spaces per ULDR 0.51 per room/77 spaces per study	77
Existing Courtyard by Marriott	261	0.67 per room/175 per ULDR (104 to be provided at proposed hotel and 71 provided at Courtyard by Marriott)	104
Total Parking Provided at Proposed Hotel			181

The trip generation analysis dated January 29, 2019 and prepared DC Engineers, Inc., utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and determined that the proposed redevelopment will result in 339 net new daily trips; 28 net new A.M. peak hour trips and 23 new PM peak hour trips. The traffic statement is provided as **Exhibit 6**.

Comprehensive Plan Consistency

The proposed project is consistent with the City's Comprehensive Plan, in that the proposed use is permitted in the Central Beach Regional Activity Center (Beach RAC) land use category which permits residential, commercial, recreation and open space, and community facility uses.

As it relates to the Central Beach redevelopment efforts, the development is consistent with the Community Redevelopment Area Plan as established in Future Land Use Element Policies 1.9.2 and 1.9.3 by providing appropriate activities within the beach redevelopment area and will provide improved infrastructure to help implement the Central Beach Redevelopment Plan such as the wider ten-foot sidewalk along AIA and publicly accessible waterfront promenade.

As it relates to the surrounding context, the proposed project development furthers Future Land Use Element Policy 1.11.2 by providing enhanced landscaping, street and pedestrian amenities through the development review process within the Beach RAC. The proposed development also implements Future Land Use Element Policy 1.35.1 which states that the City will continue to foster a land pattern that protects the area's tourism attractions, such as the beach, natural, and marine areas through proposed development of a hotel use and inclusion of the waterfront promenade and views of the intracoastal waterway from AIA.

The City's Future Land Use Map indicates that the proposed project is located within the boundaries of the Beach RAC. Per an Interlocal Agreement between the City and Broward County, the City is required to monitor and track development entitlements in the City's Regional Activity Centers. The Beach RAC development limitations are based on residential units and vehicular trips. As stated in the traffic statement provided by the applicant, the project will generate a total of 23 PM peak hour trips. Per the Comprehensive Plan, development growth in the Beach RAC is restricted to no more than 3,220 peak hour trips. To date, the City has allocated 3,050 trips and must reserve 84 trips for pending litigation, and therefore, there are sufficient remaining trips to allocate the 23 trips needed for this project.

Archaeological Resources

This property is located within an archaeologically significant zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving,

and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction, a cultural resource assessment survey (also known as a Phase I Archaeological Survey) of the property shall be conducted. The survey must be submitted prior to final DRC approval and may be conducted in coordination with ground disturbance activities necessary to conduct tests. The survey should consist of systematic subsurface shovel test pits (STP) and limited use of mechanical equipment may be utilized to strip surface asphalt to facilitate archaeological shovel testing. The applicant shall contact the Historic Preservation Board Liaison and the City's archaeological consultant to determine the final survey methodology prior to commencing archaeological work.

Public Participation

The request is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, public participation meetings were held in September 2018 and January and April 2019 order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed project. The applicant also met with the Beach Community Redevelopment Agency (CRA) to discuss inclusion of a waterfront promenade with public access. A summary of the public participation meetings and affidavits are provided as **Exhibit 7**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs are included as part of **Exhibit 8**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for review, the Planning and Zoning Board shall recommend approval or approval with conditions to the City Commission necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial to the City Commission.

Applicant's narrative responses to all criteria are provided as **Exhibit 2** to assist the Board in making the determination.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. At time of permit submittal, the applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Section 47-38A.
2. Prior to final DRC, the applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
3. Prior to issuance of the building permit, the existing off-site parking agreement shall be terminated and a new off-site parking agreement to accommodate 104 parking spaces for the Courtyard by Marriott per current parking space rate of 0.67 per room as established in ULDR Section 47-20.2. Parking and Loading Zone Requirements, Table 3, shall be executed and recorded in the public records of Broward County.

4. A valet parking agreement must be executed and recorded in the public records of Broward County at the applicant's expense prior to the issuance of the certificate of occupancy.
5. A cultural resource assessment survey must be provided to both the case planner and Historic Preservation Board Liaison and should document study methodology, findings, and recommendations. Following the submittal of the cultural resource assessment survey, further comments may apply prior to proceeding with obtaining a building permit for the proposed new development. All work pertaining to the cultural resource assessment survey shall conform to the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and follow procedures outlined in the Florida Division of Historical Resource Cultural Resource Standards and Operations Manual Module Three as it pertains to conducting archaeological field investigations, laboratory analysis, and study reporting. All work shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended). In the event that archaeological materials are discovered, then the archaeologist shall alert the City's historic preservation staff - Trisha Logan, Historic Preservation Board Liaison, at 954-828-7101 or at tlogan@fortlauderdale.gov.
6. Prior to issuance of final certificate of occupancy (C.O.), the applicant shall record a public access easement along the west side of the property to accommodate an 8-foot waterfront promenade with pedestrian access along the south side of the building from Seabreeze Boulevard (AIA) to the waterfront promenade.
7. Prior to issuance of building permit, coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along State Road A1A/ Seabreeze Blvd. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Discuss feasibility of moving the existing catch basin adjacent to the existing parking stalls along NW 6th Ave into the valley gutter.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
8. Prior to issuance of building permit, prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. Construction fence gates shall not swing into the public right-of-way.
9. Prior to issuance of building permit, provide a maintenance agreement area exhibit, which provides a visual representation of the area within the adjacent public right-of-way (adjacent

to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent right-of-way is Florida Department of Transportation (FDOT), Broward County Highway Construction and Engineering Department (BCHCED), or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the applicant throughout the life of the improvements.

10. Prior to issuance of final certificate of occupancy, provide 10' x 15' (minimum) permanent utility easement for any 4 inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City maintenance access); show/label delineation in the plans as appropriate.

EXHIBITS:

1. Site Plan and Application
2. Applicant's Narrative Responses
3. Water & Sewer Availability Letter, dated January 8, 2019
4. Off-Site Parking Agreements
5. Applicant's Parking Statement, by DC Engineers, Inc., dated August 28, 2019
6. Applicant's Traffic Statement, by DC Engineers, Inc., dated January 29, 2019
7. Public Participation Affidavit and Summaries
8. Sign Postings and Affidavit