REQUEST: Plat Review; “M.A.S Café” Plat

<table>
<thead>
<tr>
<th>Case Number</th>
<th>PL18009</th>
</tr>
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<tbody>
<tr>
<td>Applicant</td>
<td>SOLIDSOCER, LLC</td>
</tr>
<tr>
<td>General Location</td>
<td>333 NE 6th Street</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Progresso 2-18 D E 67 1/2 OF Lots 21 to 24 Blk 316</td>
</tr>
<tr>
<td>Property Size</td>
<td>6,750 square feet / 0.155 acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>Regional Activity Center - Urban Village</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>Future Land Use</td>
<td>Downtown Regional Activity Center</td>
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<thead>
<tr>
<th>Applicable ULDR Sections</th>
<th>47-24.5 Subdivision Regulations</th>
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<tbody>
<tr>
<td></td>
<td>47-25.2 Adequacy Requirements</td>
</tr>
<tr>
<td>Notification Requirements</td>
<td>Sign notice 15 days prior to meeting</td>
</tr>
<tr>
<td>Action Required</td>
<td>Recommend approval or denial of the plat to the City Commission</td>
</tr>
<tr>
<td>Other Required Approvals</td>
<td>City Commission by Resolution</td>
</tr>
</tbody>
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Project Planner: Tyler Lafonse, Urban Planner

PROJECT DESCRIPTION:
The applicant proposes to plat 6,750 square feet (0.155 acres) of land located at 333 NE 6th Street. The parcel is located north of NE 6th Street between NE 3rd Avenue and NE 4th Avenue and is currently a vacant lot. The applicant is re-platting the site to construct the "M.A.S Café" project, a proposed freestanding coffee shop (Case Number R17053), which was reviewed by the Development Review Committee (DRC) on September 19, 2017.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 2,000 square feet of commercial use".

PRIOR REVIEWS:
The plat was reviewed by the Development Review Committee (DRC) on October 23rd, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:
Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks and lots. The proposed plat will allow the development of a 1,530 square foot freestanding coffee shop. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-13.10, List of Permitted and Conditional Uses, Regional Activity Center - Urban Village (RAC-UV) zoning district could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City’s Comprehensive Plan. The applicant is not proposing new roadways or a new street network with the plat, but rather platting to develop the parcel on the existing vacant lot and constructing associated site and right-of-way improvements.

Comprehensive Plan Consistency:
The proposed plat is generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires the plat to comply with Broward County Land Use Plan and with
the Broward County Planning Council Administrative Rules document. The underlying land use of Downtown Regional Activity Center allows for the development of the proposed coffee shop use.

**STAFF FINDINGS:**
Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations
ULDR Section 47-25.2, Adequacy Requirements

The applicant has addressed all applicable criteria and provided narrative responses to assist the Board in making a recommendation, which are attached to the plan sets as Exhibit 2. Staff concurs with applicant's assessment.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**
The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.

**EXHIBITS:**

1. Plat Application
2. Plat Submission with Responses to Criteria
3. Sign Postings

CASE # PL18009
Page 2
January 16, 2019
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 filed with by Department

<table>
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<tr>
<th>Case Number</th>
<th>PL 18009</th>
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**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>SOLID SOCCER, LLC</th>
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<tr>
<th>Property Owner's Signature</th>
<th>If a signed agent letter is provided, no signature is required on the application by the owner.</th>
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<tr>
<th>Address, City, State, Zip</th>
<th>1166 Birchwood Road, Weston, FL 33327</th>
</tr>
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<thead>
<tr>
<th>E-mail Address</th>
<th><a href="mailto:santiago@mascafe.com">santiago@mascafe.com</a></th>
</tr>
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<tr>
<th>Phone Number</th>
<th>(954) 944-7697</th>
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<tr>
<th>Proof of Ownership</th>
<th>( ) Warranty Deed or ( ) Tax Record</th>
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**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>POLICE LAND SURVEYORS, INC.</th>
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<tr>
<th>Applicant / Agent's Signature</th>
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<table>
<thead>
<tr>
<th>Address, City, State</th>
<th>6561 Nob Hill Road, Sunrise, FL 33323</th>
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<tr>
<th>E-mail Address</th>
<th>elizabeth@police LANDsurveyors.com</th>
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<tr>
<th>Phone Number</th>
<th>(954) 572-1777</th>
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<tr>
<th>Letter of Consent Submitted</th>
<th>Yes</th>
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<tr>
<th>Development / Project Name</th>
<th>M.A.G. CAFE</th>
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<tr>
<th>Development / Project Address</th>
<th>Edition: 333 NE 6th Street</th>
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<table>
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<tr>
<th>Legal Description</th>
<th>attached</th>
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<table>
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<tr>
<th>Tax ID Folio Numbers</th>
<th>4942-34075480</th>
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<tr>
<th>Request / Description of Project</th>
<th>To plat a vacant lot to construct a new freestanding coffee shop</th>
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<tr>
<th>Applicable ULDR Sections</th>
<th>417-24.5</th>
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<tr>
<th>Total Estimated Cost of Project</th>
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(Including land costs)

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<tr>
<th>Future Land Use Designation</th>
<th>Regional Activity Center</th>
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<tr>
<th>Proposed Land Use Designation</th>
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<tr>
<th>Current Zoning Designation</th>
<th>MAC-UV</th>
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<th>Proposed Zoning Designation</th>
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<tr>
<th>Current Use of Property</th>
<th>Vacant</th>
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<table>
<thead>
<tr>
<th>Residential SF (and Type)</th>
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<table>
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<tr>
<th>Non-Residential SF (and Type)</th>
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<tr>
<th>Total Bldg. SF Not to exceed</th>
<th>1,530 sq. ft. of proposed use</th>
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<tr>
<th>Site Adjacent to Waresay</th>
<th>[ ] Yes</th>
<th>[ ] No</th>
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<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
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<tr>
<th>Lot Size (SF / Acres/%)</th>
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<tr>
<th>Lot Density</th>
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| Lot Width | |
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:

Print Name: Elizabeth Tsouroukosian
Signature:

Staff Intake Review
For Urban Design & Planning staff use only:

Date
Received By
Tech. Specs
Reviewed By
Case No.

Date: 12-07-2019

Updated: 9/9/2014

PZB_PlanApp
LEGAL DESCRIPTION:

THE EAST 67-1/2 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINS 6,750 SQUARE FEET (0.1550 ACRES) MORE OR LESS.
September 20, 2018

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

RE: “M.A.S. CAFE” PLAT – 333 NE 6th STREET, FORT LAUDERDALE, FLORIDA

Dear Ms. Parker:

Enclosed please find the submittal of the above-referenced Plat. Our client wishes to develop the subject site into a new building to house a freestanding coffee shop. The property is currently vacant, located on the northwest corner of NE 6th Street (E. Sistrunk Blvd.) and NE 4th Avenue, further identified by Folio number 494234075480.

With this application package we are providing a signed DRC form and the $620.00 fee, along with the required four 24” x 36” and five 11” x 17” copies of the Plat and Survey. Following, as required, we reproduce applicable ULDR Sections, 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: With this application we are proposing a single-parcel Boundary Plat.

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: The platting of this property is required. We understand that a Certificate of Occupancy will not be issued until the Plat is recorded.

3. Exceptions to platting.

RESPONSE: We are not requesting to be exempt from platting.
4. Resubdivision of lots of record. Division of lots in a subdivision of record shall be permitted as follows:
RESPONSE: n/a

B. Procedure for preparation and filing of plats.
RESPONSE: We understand the procedure for preparing and filing Plats and will adhere to it.

C. Plat technical specifications.
RESPONSE: This Plat is in compliance to all technical specifications.

D. Subdivision layout.
RESPONSE: This Plat does not create any new streets, alleys, reservations or canals, nor does it alter the existing street system in the surrounding area.

E. Required subdivision improvements.
RESPONSE: These are being addressed by the Site Plan, currently under review (application number R17053).

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: Development of this property as proposed will 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 1/2) inches of runoff from the impervious surface whichever is greater.
RESPONSE: Informational; we will pass on to the developer.
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(i), 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: This site does not contain any environmentally sensitive lands that would require to be mitigated.

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 proposed Plat is located at NE 6th Street and NE 4th Avenue, between NE 3rd and NE 5th Avenues, and all these corners have existing fire hydrants. An additional hydrant is located one block east of NE 5th Avenue, on the corner of NE 6th Street and Federal Highway, which also provides for good fire apparatus accessibility.

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.

RESPONSE: Informational.

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.

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: The proposed development will not generate the need for further improvements to the City's water service system.

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 to the site 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: The site will be served by the City of Fort Lauderdale.

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 development will not utilize an on-site sewage system.

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:** This plat is not intended for residential use.

**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 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 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:** Proper on-site drainage and run-off calculations is being provided through the Site Plan review process.

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

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:** Informational.

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:** The project will most likely fall under the threshold of the 1,000 trips per day that would trigger a traffic impact study.
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: This Plat provides 20 feet of right-of-way on the south Plat Limit to complete the required 80-foot right-of-way for NE 6th Street (E. Sistrunk Blvd.) and additional 5 feet on the east side for NE 4th Avenue, as required by the City.

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: The proposed development provides a pedestrian-friendly location, with ample sidewalks around the corner, outdoor dining and bicycle parking spaces.

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: The Landscape Plan for the proposed development 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.

Q. 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: The site 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

encl.
Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excluding alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction; (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, fifteen (15) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
   HISTORIC PRESERVATION BOARD
   PLANNING AND ZONING BOARD
   CITY COMMISSION

APPLICANT: Solid Soccer LLC

PROPERTY: 335 NE 6TH ST

PUBLIC HEARING DATE: 1-16-19

BEFORE ME, the undersigned authority, personally appeared Jane Storms, who upon being duly sworn and cautioned, under oath deposes and says:

1. Applicant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. Applicant has posted or has caused to be posted on the property the sign(s) as provided by the City of Fort Lauderdale, which sign(s) provides notification of public hearing on the application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Applicant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, this shall be amended to reflect the new dates.

5. Applicant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on the case shall be cancelled.

6. Applicant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties thereof.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28th day of December, 2018

MARIA ROQUE
Commission # GG 204577
Expires April 8, 2022
Notary Public in and for the State of Florida

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3(i) of the City of Fort Lauderdale ULOR, I will forfeit my sign deposit. (Initial here)

Initials of applicant (or representative) receiving sign as per 47.27.2(3)(A-J)
**Entity Name:** SOLIDSOCCER, LLC  
**Current Principal Place of Business:**  
1166 BIRCHWOOD ROAD  
WESTON, FL 33327  
**Current Mailing Address:**  
1166 BIRCHWOOD ROAD  
WESTON, FL 33327 US  
**FEI Number:** 20-5948580  
**Certificate of Status Desired:** No  
**Name and Address of Current Registered Agent:**  
BEDOYA, SANTIAGO  
1166 BIRCHWOOD RD  
WESTON, FL 33327 US  

---  

**SIGNATURE:** SANTIAGO BEDOYA  
04/23/2018  
[Electronic Signature of Registered Agent]  

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<tr>
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<th></th>
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</thead>
<tbody>
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<td><strong>Title</strong></td>
<td><strong>Owner, CEO, and Authorized Representative</strong></td>
<td><strong>Name</strong></td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>BEDOYA, ADRIANO</td>
<td><strong>Address</strong></td>
</tr>
<tr>
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<td><strong>Name</strong></td>
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<tr>
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<td>WESTON FL 33327</td>
<td><strong>City-State-Zip</strong></td>
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**I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.**  
**SIGNATURE:** SANTIAGO BEDOYA  
**SECRETARY**  
04/23/2018  
[Electronic Signature of Signing Authorized Person(s) Detail]  

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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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2018 Exemptions and Taxable Values by Taxing Authority

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Adj. Bldg. S.F.

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http://www.bcpa.net/RecInfo.asp?URL_Folio=494234075480

9/20/2018
Elizabeth Tsouroukdisian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33321

SUBJECT: Development Review Report & Notification of Readiness

PLAT NAME: M.A.S. Cafe

PLAT NO: 046-MP-18

TRANSMITTAL DATE: December 3, 2018

LETTER OF OBJECTIONS OR NO OBJECTIONS MUST BE RECEIVED BY: May 3, 2019

WRITTEN AUTHORIZATION MUST BE RECEIVED BY: October 3, 2019

TRAFFICWAYS EXPIRATION: November 24, 2019

Dear Ms. Tsouroukdisian:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a Letter of Objections or a Letter of No Objections must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.

A Letter of Objections must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the written authorization to proceed (described below) cannot be submitted until after the response to the Letter of Objections is transmitted by the Planning and Development Management Division Director.

A Letter of No Objections may be combined into a single letter with the written authorization to proceed (described below), provided that the combined letter is received within five (5) months of the date of this transmittal.
WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a written authorization to proceed, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. If the written authorization to proceed is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the written authorization to proceed is submitted, it is your responsibility to ensure that it is received by this office.

If there are any objections to the Development Review Report, they must be specified in the written authorization to proceed. If the letter to proceed contains any objections not previously raised in the Letter of Objections, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the written authorization to proceed will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Fort Lauderdale
Solidsoccer, LLC
1166 Birchwood Road
Weston, FL 33327
Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name: M.A.S. Cafe  Number: 046-MP-18
Applicant: Solidsoccer, LLC  Comm. Dist.: 7
Agent: Pulice Land Surveyors  Sec/Twp/Rng: 03-50-42
Location: Northwest Corner of Northeast 4 Avenue and Sistrunk Boulevard  Platted Area: 0.16 Acre
City: Fort Lauderdale  Gross Area: N/A

LAND USE

Existing Use:  Vacant  Effective Plan: Fort Lauderdale
Proposed Use: 2,000 Sq. Ft. Commercial  Plan Designation: Downtown Regional Activity Center. See attached comments from the Planning Council
Adjacent Uses:
North: Multi-Family Residential  North: Downtown Regional Activity Center
South: Park  South: Downtown Regional Activity Center
East: Multi-Family Res. (Under Const.)  East: Downtown Regional Activity Center
West: Commercial  West: Downtown Regional Activity Center
Existing Zoning: RAC-UV  Proposed Zoning: RAC-UV

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.

Meeting Date:  Prepared: HWC
Action Deadline:  Reviewed:
Deferral Dates:  Approved:

SERVICES
Wastewater Plant: G.T. Lohmeyer (06/18)  
Potable Water Plant: Charles Fiveash (02/18)

Design Capacity: 48.0000 MGD  
12-Mo. Avg. Flow: 40.3000 MGD  
Est. Project Flow: 0.0014 MGD

Design Capacity: 90.0000 MGD  
Peak Flow: 53.520 MGD  
Est. Project Flow: 0.001 MGD

Comments: Sufficient capacity exists at this time.

SCHOOLS

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PARKS

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TRANSPORTATION

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* See Staff Comment No. 3
See Finding No. 1
See General Recommendation No. 1

30-DM-17B (Rev. 04/08)
STAFF COMMENTS

1) Staff findings and recommendations pertaining to this plat are based on the use being 2,000 square feet of commercial. This property is being platted because the plat boundaries are not specifically delineated on a recorded plat.

2) Trafficways review is scheduled for January 24, 2019. This plat must be recommended for DEFERRAL until Trafficways approval has been received.

3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.

4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

5) This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.

6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both
onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

7) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

8) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

9) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website: http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c

10) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
11) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

13) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

14) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

15) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: http://oeaaa.faa.gov/oeaaa/external/portal.jsp. For additional information, contact the Broward County Aviation Department at 954-359-6170.

16) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and
the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale’s Urban Design and Planning Division at 954-828-7101 or to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200, or Email: med_exam_trauma@broward.org, http://www.broward.org/MedicalExaminer

17) This plat is served by BC Transit Routes 50 on Northeast 3 Avenue.

18) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

19) The attached comments regarding this plat’s compliance with the effective Land Use Plan have been received from the Broward County Planning Council. This plat is subject to the recorded “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center” (O.R.B. 34094, PG.1407-1412, B.C.R.). It requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.

20) The attached comments have been received from the City of Fort Lauderdale’ Development Review Committee.

21) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

22) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division’s web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf
FINDINGS

CONCURRENCE REVIEW

1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a of the Land Development Code.

2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

1) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

2) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

3) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

4) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____ , 2023, then the County’s finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____ , 2023, then the County’s finding of adequacy shall expire and no additional
building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

5) Place a note on the face of the plat reading:

This plat is restricted to 2,000 square feet of commercial use.

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 any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

6) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.
MEMORANDUM

Date: December 1, 2018

To: Thuy Turner, Manager - Planning Section
   Planning and Development Management Division

From: David (D.G.) McGuire, Manager - Plat Section
      Plat Section Highway Construction and Engineering Division

Noemi Hew, Planner
Service and Capital Planning and Transportation Department

Sharon Gross
Engineering Division

Subject: Development Review Committee Response

Plat Number: 046-MP-18
Plat Name: M.A.S. Café plat

The Highway Construction and Engineering Division and Service and Capital Planning and Transportation Department have reviewed the above subject plat and offer the following comments and recommendations to the applicant to bring this plat into compliance with Ordinance 86-91.
New Plat
M.A.S. Café plat (046-MP-18)
Page 2

STAFF COMMENT

RATIONAL NEXUS REVIEW

1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

2 Along the ultimate right-of-way for NE 6th Street. Said non-access line will include corner chord(s) and extend along NE 4th Avenue for a minimum of 50 feet beyond the chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

3 Twenty feet of right-of-way to comply with the Broward County Trafficways Plan on NE 6th Street, an 80-foot Collector.

4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of NE 6th Street and NE 4th Avenue.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

5 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

SIDEWALK REQUIREMENTS (Secure and Construct)

6 Along NE 6th Street adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)
Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is $1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

c. All forms are available on the Highway Construction & Engineering Division's web page at:
http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

9 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

GENERAL RECOMMENDATIONS

10 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

11 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).

   1) State of Florida Department of Transportation:
   2) "Roadway and Traffic Design Standards."
   3) "Standard Specifications."
   4) "FDOT Transit Facilities Guidelines."

B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website: http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx
12 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINO@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

13 SURVEY DATA

A) The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.

1) Revise the description in the Opinion of Title to include the City in which the plat is located.
2) Revise the bearings on the plat boundary to run all in a clockwise or counterclockwise direction.
3) Show a label on the north plat boundary line that corresponds to the description, similar to what is shown for the west plat boundary line.

B) Label the Basis of Bearings reference line on the drawing.
C) Show a bearing - distance dimension between the FOUND NAIL & DISK NO ID at the southwest corner of BLOCK 315, P.B. 2, PG. 18, D.C.R. and the southeast corner of this plat.
D) Full dimensioning and square footage shall be shown on all dedicated right-of-way.
E) Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
F) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website: http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx

G) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

14 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.

B) Mortgagees shall clearly join in the dedications on the plat, if applicable.

C) Proposed right-of-way shall be clearly labeled and dedicated by the plat.

D) Depict the entire right-of-way width of NE 6th Street (Sistrunk Blvd.) and N.E. 4th Avenue Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.

E) Review the instruments recorded in O.R.B. 25457, PG. B.C.R. and O.R.B. 46867, PG. 1431, B.C.R. as they pertain to the alleys adjacent to the plat and revise as necessary.

F) Remove the depiction of the centerline of Federal Highway or show the distance between the centerline and the east line of Section 3-50-42.

G) All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

H) All existing easements shall be clearly labeled and dimensioned.

15 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by
an original title certificate or an attorney’s opinion of title which shall:

1) be based upon a legal description that matches the plat.
2) be based upon a search of the public records within forty-five (45) days of submittal.
3) contain the names of all owners of record.
4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

B) The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

C) All mortgagees shall execute the plat with original signatures, seals, and witnesses.

D) Acknowledgments and seals are required for each signature.

16 DRAFTING AND MISCELLANEOUS DATA

A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

B) The plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
C) Review the names of and the north – south limits of the roads shown on the Location Map and revise as necessary.

D) Review the scale at which the plat drawing is plotted. It differs from the stated scale and scale bar. Revise as necessary.

E) The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.

F) The sheet size shall be 24 inches by 36 inches.

G) The Planning and Development Management Division file number 046-MP-18 shall be shown inside the border in the lower right hand corner on each page.

H) Review the block number per the underlying plat recorded in P.B. 2, PG. 18, D.C.R. shown directly west of this plat and revise as necessary.

I) Correct the spelling of PORTION in the label for Lot 2, Block 2, P.B. 5, PG. 25, B.C.R.

17 SIGNATURE BLOCKS

A) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.

B) The plat shall include proper dates for signatures.

C) The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Fort Lauderdale conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

18 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)

A) Planning Council Executive Director or Designee Signature

B) Completion of all POSSE Inputs; Impact Fee and Security reports printed

C) County Surveyor Signature

D) Permanent Reference Monuments Verified

E) Development Order, Broward County Environmental Protection and Growth Management Department Signature

F) Engineering Director Signature

G) City/District scanned copy of mylar, as required.
To: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

From: Barbara Blake Boy, Executive Director

Re: M.A.S. Cafe (046-MP-18)
City of Fort Lauderdale

Date: November 7, 2018

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the “Downtown Regional Activity Center” land use category. This plat is generally located on the northwest corner of Northeast 4 Avenue and Sistrunk Boulevard, in the City of Fort Lauderdale.

Regarding the proposed commercial use, this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 34094, Pages 1407-1412.

The effective land use plan shows the following land uses surrounding the plat:

North: Downtown Regional Activity Center
South: Downtown Regional Activity Center
East: Downtown Regional Activity Center
West: Downtown Regional Activity Center

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:KJW

Cc: Lee Feldman, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 23, 2018

APPLICANT: Solidsoccer, LLC.

PROJECT NAME: M.A.S. Cafe

CASE NUMBER: PL18009

REQUEST: Plat Review

LOCATION: 333 NE 6th Street

ZONING: Regional Activity Center - Urban Village (RAC-UV)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Tyler LaForme
CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Provide written documentation that proposed Plat meets the City's plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.5 (Plat/Subdivision Criteria). Per ULDR Section 47-24.5.D.1.A, Right-of-Way dedication and/or permanent Right-of-Way Easement along the north side of NW 6th Street / E Sistrunk Boulevard, consisting of 20' to complete the minimum 80' Right-of-Way section required by the Broward County Trafficways Plan, and Right-of-Way dedication and/or permanent Right-of-Way Easement along the west side of NE 4th Avenue, consisting of 5' to complete the minimum 50' Right-of-Way section.

2. Provide a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Provide copy of recorded documents related to any encumbrances/restrictions within the property as indicated on Standard Title Commitment or Opinion of Title.

3. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat, except for what's clearly not be needed due to conflicts with proposed development (i.e. easements for utility service connections, etc.).

4. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that proposed NVAL driveway access openings shown on Plat are consistent with driveway access locations shown on Site Plan; confirm that scope of Site Plan improvements are consistent with any land use restrictions shown on the Plat.

5. Route the plat to the City’s Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.


7. Additional comments may be forthcoming at the meeting.
CASE COMMENTS:
Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: http://www.fortlauderdale.gov/neighborhoods/index.htm). Please provide acknowledgement and/or documentation of any public outreach.

2. The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

3. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee is required for Planning and Zoning Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (ULDR Section 47-27). Note: The City’s Clerk’s office requires a 48-hour notice prior to a CC meeting if a computer presentation is planned, i.e., PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the Case Planner, Tyler Laforme for more information at 954-828-5633.

4. Indicate the project’s compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
   a. Sec. 47-25.2, Adequacy Requirements
   b. Sec. 47-24.5, Subdivision Regulations

5. Signoffs from the City Surveyor and the City’s Engineering Design Manager will be required prior to Planning and Zoning Board submittal.

6. Discuss any right-of-way requirements with the City’s Engineering Design Manager.

7. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.

8. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division ttturner@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.

9. No final plat of any subdivision shall be approved unless the sub-divider shall file with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.
10. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

**General Comments**

The following comments are for informational purposes.

11. Provide a written response to all DRC comments within 180 days.

12. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.

13. Additional comments may be forthcoming at the DRC meeting.
September 20, 2018

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

RE: “M.A.S. CAFE” PLAT – 333 NE 6th STREET, FORT LAUDERDALE, FLORIDA

Dear Ms. Parker:

Enclosed please find the submittal of the above-referenced Plat. Our client wishes to develop the subject site into a new building to house a freestanding coffee shop. The property is currently vacant, located on the northwest corner of NE 6th Street (E. Sistrunk Blvd.) and NE 4th Avenue, further identified by Folio number 494234075480.

With this application package we are providing a signed DRC form and the $620.00 fee, along with the required four 24” x 36” and five 11” x 17” copies of the Plat and Survey. Following, as required, we reproduce applicable ULDR Sections, 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: With this application we are proposing a single-parcel Boundary Plat.

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: The platting of this property is required. We understand that a Certificate of Occupancy will not be issued until the Plat is recorded.

3. Exceptions to platting.
RESPONSE: We are not requesting to be exempt from platting.
4. Resubdivision of lots of record. Division of lots in a subdivision of record shall be permitted as follows:
   RESPONSE: n/a

B. Procedure for preparation and filing of plats.
   RESPONSE: We understand the procedure for preparing and filing Plats and will adhere to it.

C. Plat technical specifications.
   RESPONSE: This Plat is in compliance to all technical specifications.

D. Subdivision layout.
   RESPONSE: This Plat does not create any new streets, alleys, reservations or canals, nor does it alter the existing street system in the surrounding area.

E. Required subdivision improvements.
   RESPONSE: These are being addressed by the Site Plan, currently under review (application number R17053).

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: Development of this property as proposed will 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 1/2) inches of runoff from the impervious surface whichever is greater.
   RESPONSE: Informational; we will pass on to the developer.
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(I), 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: This site does not contain any environmentally sensitive lands that would require to be mitigated.

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 proposed Plat is located at NE 6th Street and NE 4th Avenue, between NE 3rd and NE 5th Avenues, and all these corners have existing fire hydrants. An additional hydrant is located one block east of NE 5th Avenue, on the corner of NE 6th Street and Federal Highway, which also provides for good fire apparatus accessibility.

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.
RESPONSE: Informational.

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.

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: The proposed development will not generate the need for further improvements to the City's water service system.

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 to the site 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: The site will be served by the City of Fort Lauderdale.

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 development will not utilize an on-site sewage system.

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: This plat is not intended for residential use.

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 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 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: Proper on-site drainage and run-off calculations is being provided through the Site Plan review process.

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 defer area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

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

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: Informational.

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 traffiways 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 traffiways.
         iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffiways, 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: The project will most likely fall under the threshold of the 1,000 trips per day that would trigger a traffic impact study.
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: This Plat provides 20 feet of right-of-way on the south Plat Limit to complete the required 80-foot right-of-way for NE 6th Street (E. Sistrunk Blvd.) and additional 5 feet on the east side for NE 4th Avenue, as required by the City.

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: The proposed development provides a pedestrian-friendly location, with ample sidewalks around the corner, outdoor dining and bicycle parking spaces.

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: The Landscape Plan for the proposed development 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 from 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.

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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.

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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.

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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: The site 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

encl.