PLAT APPLICATION

“NEW RIVER SOUND”

Property identified by
Folio No. 504212010081 and 504212010110

Contents:

1. Narrative of proposed project & applicable Code sections
2. Aerial photo
3. Zoning and Land Use maps
4. Plat
5. Survey (attached to plat)

JANUARY 2019
**INSTRUCTIONS:** The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Date of complete submittal</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>SUMMIT HOSPITALITY 134, LLC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>13215 Bee Cave Parkway, Suite B-300, Austin, TX 78738</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:Itrowbridge@shpreit.com">Itrowbridge@shpreit.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(512) 538-2322</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed or Tax Record</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Applicant/Agent's Name</th>
<th>PULICE LAND SURVEYORS, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Agent's Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>5381 Ncb Hill Road, Sunrise, FL 33351</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:elizabeth@pulicelandsurveyors.com">elizabeth@pulicelandsurveyors.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(954) 572-1777</td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development/Project Name</th>
<th>NEW RIVER SOUND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development/Project Address</td>
<td>Existing: n/a New: TBD</td>
</tr>
<tr>
<td>Legal Description</td>
<td>see attached</td>
</tr>
<tr>
<td>Tax ID Folio Numbers (For all parcels in development)</td>
<td>504212010081 and 504212010110</td>
</tr>
<tr>
<td>Request/Description of Project</td>
<td>To plat two contiguous lots into one single parcel, in order to construct a new 150-room hotel facility</td>
</tr>
<tr>
<td>Applicable ULDR Sections</td>
<td>47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements</td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$ n/a (INCLUDING LAND COSTS)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Central Beach Regional Activity Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning Designation</td>
<td>SBMHA - South Beach Marina and Hotel Area District</td>
</tr>
<tr>
<td>Current Use of Property</td>
<td>Paved parking lot</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>None</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>n/a</td>
</tr>
<tr>
<td>Total Bldg. SF (include estimated parking)</td>
<td></td>
</tr>
<tr>
<td>Site Adjacent to Waterway</td>
<td>Yes No</td>
</tr>
</tbody>
</table>

**Dimensional Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF/Acreage)</td>
<td></td>
</tr>
<tr>
<td>Lot Density</td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td></td>
</tr>
</tbody>
</table>
Page 2: Required Documentation

One (1) copy of the following documents:
- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owner's signature and/or agent letter signed by the property owner

The following number of Plans:
- One (1) original set, signed and sealed at 24” x 36”
- Three (3) copy sets, with plans at 24” x 36”
- Five (5) copy sets, with plans at 11” x 17”
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:
- Narrative describing request and narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narrative must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- 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.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Proposed plat with all required technical specifications met.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

NOTES:
- All plans and documents must be bound, stapled and folded to 8 1/2” x 11”.
- All copy sets must be clear and legible and should include any graphic material in color.
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name
Elizabeth Tsourkoulissian

Signature
[Signature]

Date
January 23rd, 2019

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

Date

Received By

Tech. Specs

Reviewed By

Case No.

Updated: 2/25/2013
DRC_PrelApp
A PORTION OF LOTS 2, 3 AND 4, BLOCK 2 LAYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD, "RE-AMENDED PLAT OF BLOCKS "A" AND "Z" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF NEW RIVER SOUND (FLORIDA EAST COAST CANAL) IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF SAID LOTS 2, 3 AND 4, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4, AND THE WEST RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD AS SHOWN ON SAID PLAT; THENCE SOUTH 88°22'14" WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION 183.79 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE BULKHEAD AS LOCATED IN THE FIELD; THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°38'21" EAST 77.50 FEET; 2) SOUTH 89°20'09" EAST 7.92 FEET; 3) NORTH 03°24'49" WEST 1.48 FEET; 4) NORTH 89°58'32" EAST 8.02 FEET; 5) NORTH 00°48'27" EAST 146.86 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88°23'57" EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE 151.65 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE, BEING THE beginning of a CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 82°27'18" WEST; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1278.00 FEET, A CENTRAL ANGLE OF 05°50'04", FOR AN ARC DISTANCE OF 130.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°42'38" EAST 95.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF FORT LAUDERDALE AND CONTAINING 37,676 SQUARE FEET (0.8649 ACRES), MORE OR LESS.
PREPARED BY:

Summit Hotel Properties, Inc.
Attention: Legal Department
12600 Hill Country Blvd, Suite R-100
Austin, Texas 78738

Folio Numbers: 50-42-12-01-0120; 50-42-12-01-0081; 50-42-12-01-0119

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “Deed”) is made as of the 23rd day of May, 2017, by PHF OCEANFRONT LP, a Delaware limited partnership, whose address is c/o FW PhoV Equity LLC, Four Embarcadero Center, Suite 710, San Francisco, California 94111 (“Grantor”), to and for the benefit of SUMMIT HOSPITALITY 134, LLC, a Delaware limited liability company, whose address is c/o Summit Hotel Properties, Inc., 12600 Hill Country Blvd, Suite R-100, Austin, Texas 78738 (“Grantee”).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, and sold, and does hereby grant, bargain, convey, and sell unto Grantee and Grantee’s successors and assigns, all that certain land lying, situated and being in Broward County, Florida, more particularly described on Exhibit A, attached hereto and by this reference incorporated herein (the “Land”), and all rights, privileges, tenements, hereditaments, easements and appurtenances belonging to the Land;

TOGETHER WITH all of Grantor’s right, title and interest in and to all buildings, structures and other improvements located on the Land, and any and all fixtures attached to or incorporated within such buildings, structures and other improvements, if any.

All of the property and property rights described above shall be referred to herein as the “Property.”

To have and to hold the Property in fee simple forever.

This conveyance is subject to the matters listed on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the “Permitted Exceptions”); provided, however, that the reference to the Permitted Exceptions shall not be deemed to re impose any of same.

Subject to the Permitted Exceptions, Grantor does hereby covenant with Grantee that, at the time of the delivery of this Deed, the Land was free from any encumbrance made by Grantor, and that Grantor will specially warrant title to the Land and will defend it against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

(Signature follows on the next page)
IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Katherine Kowalczyk

[Signature]
Print Name: Michael Reinardy

GRANTOR:

PHF OCEANFRONT LP,
a Delaware limited partnership

By: [Signature]
Name: Milton B. Patipa
Title: Director of Accounting Operations

Signature page - Special Warranty Deed
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA       } ss:
COUNTY OF SAN FRANCISCO

On MAY 19TH 2017 before me, JOHN S. LUK, NOTARY PUBLIC
(inset name and title of the officer)

personally appeared MILTON BARRY PATIPA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  
(Seal)
EXHIBIT A

DESCRIPTION OF HOTEL PARCEL

Parcel 1

Those portions of Lots 4, 5 and 6 in Block 2, LAS OLAS BY THE SEA, a subdivision of part of Lot 1 of Section 12, Township 50 South, Range 42 East, and a part of Lot 1 of Section 7, Township 50 South, Range 43 East, according to the re-amended plat thereof, recorded in Plat Book 1, page 16, of the public records of Broward County, Florida, lying and being East of the existing Easterly right of way line of Seabreeze Boulevard and West of the existing Westerly right of way line of Atlantic Boulevard (State Road A-1-A).

Parcel 2

 Portions of Lots 2, 3 and 4, in Block 2, LAS OLAS BY THE SEA, a subdivision of part of Lot 1 of Section 12, Township 50 South, Range 42 East and a part of Lot 1 of Section 7, Township 50 South, Range 43 East, according to the re-amended plat thereof, recorded in Plat Book 1, page 16, of the public records of Broward County, Florida, lying West of the existing Westerly right of way line of Seabreeze Boulevard.

Parcel 3

Parcel of land lying West of Lots 2, 3 and 4, in Block 2, LAS OLAS BY THE SEA, a subdivision of part of Lot 1 of Section 12, Township 50 South, Range 42 East and a part of Lot 1 of Section 7, Township 50 South, Range 43 East, according to the re-amended plat thereof, recorded in Plat Book 1, page 16, of the public records of Broward County, Florida, up to the existing bulkhead of New River Sound and lying between the North line of said Lot 2, in Block 2 of said plat, extended to said bulkhead and the South line of said Lot 4 in Block 2 of said plat, extended to said bulkhead.

All Parcels LESS AND EXCEPT those lands described in that certain Order of Taking recorded in Official Records Book 17378, at page 887, of the public records of Broward County, Florida.

Parcel 4

modified by the Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 45756, Page 271, and Sovereignty Submerged Land Lease Renewal recorded October 4, 2016 in Instrument #113967732, over the land described as follows:

A Parcel of sovereign submerged land located in Section 12, Township 50 South, Range 42 East, New River Sound, Broward County, Florida as depicted on the attached sketch attached to the above referenced Modified Sovereignty Submerged Lands Lease Renewal and labeled as Attachment “A”, located immediately waterward of that upland property described as Parcel 1, Parcel 2 and Parcel 3 above, more particularly described as follows:

A portion of New River South in Section 12, Township 50 South, Range 42 East, lying West of and adjacent to Block 2, LAS OLAS BY THE SEA, according to the plat thereof as recorded in Plat Book 1, Page 15, of the Public Records of Broward County, Florida, all more fully described as follows:

Commencing at the intersection of the South line of Lot 4, said Block 2, and the West Right-of-Way line of Seabreeze Boulevard; thence South 88° 58' 46" West on the South line of Lot 4, a distance of 172.55 feet to the Point of Intersection with the Wet Face of an existing 1.3 foot cap on a bulkhead; thence Northerly on the Wet Face of said bulkhead the following three courses and distances; North 00° 06' 48" East, a distance of 75.01 feet; thence North 88° 58' 46" East, a distance of 8.73 feet; thence North 01° 50' 50" East, a distance of 75.59 feet to the Point of Termination of the said three courses and distances; thence South 88° 58' 46" West, a distance of 28.00 feet; thence South 01° 01' 14" East, a distance of 73.00 feet; thence South 88° 58' 46" West, a distance of 35.00 feet; thence South 01° 01' 14" East, a distance of 57.00 feet; thence South 88° 58' 46" West, a distance of 8.00 feet; thence South 01° 01' 14" East, a distance of 2.00 feet; thence South 88° 58' 46" West, a distance of 13.00 feet; thence South 01° 01' 14" East, a distance of 18.30 feet; thence North 88° 58' 46" East, a distance of 70.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

EXHIBIT A TO SPECIAL WARRANTY DEED
Page A-2
EXHIBIT B

PERMITTED EXCEPTIONS

Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

Easement in favor of Florida Power & Light Company recorded in Official Records Book 6374, Page 337. (Affects Parcel 1)

Terms, conditions, and provisions of that certain Attendant Off-Street Parking Agreement, recorded in Official Records Book 27223, Page 148 and Official Records Book 26948, page 518. (Affects Parcels 2 and 3)

Easement for right of way as set out and reserved in Warranty Deed recorded in Deed Book 695, page 293. (Affects Parcel 1)

Easement in favor of Florida Power & Light Company as recorded in Official Records Book 6407, Page 916. (Affects Parcel 2)

Rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the mean high water line of any navigable or tidally influenced waters.

Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

Any land which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government’s control over navigable waters involving navigation and commerce.

The Coastal Construction Control Line as established under Section 161.052 et seq of the Florida Statutes. (Affects the portion of Parcel 1 waterward of the CCCL)

Title to any part of the property lying waterward of the mean high water mark of the Intercoastal Waterway (New River Sound).

The nature or extent of riparian or littoral rights.

Consequences of the failure of the Trustees of the Internal Improvement Fund of the State of Florida to have consented to the assignment of Submerged Land Lease as to lands in Parcel 4.

Matters depicted on the survey prepared by Blew & Associates, P.A., field dated April 27, 2017, last revised May 19, 2017, Job Ref #17-839, as follows:

a. Portion of One-story CBS building with roof top patio and portion of pool deck on second level are located Eastward of the Coastal Construction Control line;


c. Fence lies inside the North Boundary of Parcel 1;

d. Asphalt and parking spaces lie in the utility easement in DB 695/293, along the northerly boundary of Parcel 1;

e. Bulkhead line set forth along the westerly boundary line of Parcels 2 and 3.
LETTER OF AUTHORIZATION

THIS IS TO CERTIFY that I represent the owner of the lands described in the attached petition for approval of a Plat named “NEW RIVER SOUND”, a property that currently contains a parking lot with no known address, located on the west side of Seabreeze Boulevard, approximately 300 ft. north of SE 5th Street, and further identified by Folio numbers 504212010081 and 504212010110. As such, I have authorized the firm of Pulice Land Surveyors, Inc. to act as the Agent in all matters concerning said application process involving the subject property.

________________________
Signature

________________________
PRINT NAME

Daniel Hansen

________________________
Mailing Address, City, State, Zip

13215 Bee Cave Parkway, Suite B-300, Austin, Texas 78738

(512) 538-2800

Telephone

State of: ____________

TEAS

County of: ____________

TRAVIS

Sworn to and subscribed before me ____________
Daniel Hansen

this ____________ day of ____________, 20__ , who is personally known to me [ ]

OR produced identification [ ]:

________________________
Notary Public

Cynthia T. Sauers

Print name

My Commission expires: ____________
Entity Name: SUMMIT HOSPITALITY 134, LLC

Current Principal Place of Business:
13215 BEE CAVE PARKWAY
SUITE B-300
AUSTIN, TX 78738

Current Mailing Address:
13215 BEE CAVE PARKWAY
SUITE B-300
AUSTIN, TX 78738 US

FEI Number: 37-1790444
Certificate of Status Desired: No

Name and Address of Current Registered Agent:
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ________________________________
Electronic Signature of Registered Agent

Authorized Person(s) Detail:
Title: MBR
Name: SUMMIT HOTEL TRS, INC.
Address: 13215 BEE CAVE PARKWAY
SUITE B-300
City-State-Zip: AUSTIN TX 78738

Title: P
Name: HANSEN, DAN
Address: 13215 BEE CAVE PARKWAY
SUITE B-300
City-State-Zip: AUSTIN TX 78738

Title: S
Name: ENG, CHRIS
Address: 13215 BEE CAVE PARKWAY
SUITE B-300
City-State-Zip: AUSTIN TX 78738

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 60, Florida Statutes, and that my name appears above, or on an attachment with all officers like empowered.

SIGNATURE: CHRIS ENG
Electronic Signature of Signing Authorized Person(s) Detail
SECRETARY 01/31/2018
Date
January 23, 2019

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

RE: “NEW RIVER SOUND” PLAT – TWO CONTIGUOUS LOTS GENERALLY LOCATED ON THE WEST SIDE OF SEABREEZE BLVD. (SR A-1-A), APPROX. 500 FEET SOUTH OF LAS OLAS BLVD.

Dear Ms. Parker:

Enclosed please find the submittal of a new Plat called “New River Sound”, which combines two lots that are currently being used as a parking lot, and proposes the development of a 12-story, 150-room hotel. The site is located on the west side of southbound State Road A-1-A and it is further identified by Folio numbers 504212010081 and 504212010110.

Within this package we are providing a signed DRC application form and a check in the amount of $620.00 to cover the initial review fee, along with the required four 24” x 36” and five 11” x 17” copies of 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: The purpose of this application is to request the approval of 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: Platting is required for the development of this property. We understand that building permits will not be issued until the Plat is officially recorded in the Public Records of Broward County.
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: This provision is not applicable in this case because we are not proposing to further subdivide the property.

B. Procedure for preparation and filing of plats.
RESPONSE: We are familiar with plat preparation and filing process and will follow all required procedure.

C. Plat technical specifications.
RESPONSE: The Plat provided for your review has been prepared to meet all technical specifications set forth by the City’s ULDR.

D. Subdivision layout.
RESPONSE: There are no proposed streets, alleys, reservations or canals within this Plat, nor will it alter the existing street system of the surrounding area. The Plat also complies with the requirements of the Broward County's Trafficways Plan.

E. Required subdivision improvements.
RESPONSE: Items 1, 2 and 3 of this provision (including subsections a thru e) are being addressed by this project's Site Plan, currently under review as Case No. R18054.

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 will comply with these requirements prior to Plat recordation.

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 ½) inches of runoff from the impervious surface whichever is greater.
RESPONSE: We will convey this information 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: The site currently accommodates a parking lot that is mostly paved, therefore it 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 property is located on Seabreeze Boulevard (southbound State Road A-1-A) and close to the International Swimming Hall of Fame; therefore, adequate fire protection is currently available. Two fire hydrants can be found within 300 feet: one across the street from the property adjacent to the north, and one at the corner of SE 5th Street. Both Seabreeze Boulevard and SE 5th Street provide good fire apparatus accessibility, the latter from northbound SR A-1-A as well.

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: We will convey this information to the developer.
G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

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

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

RESPONSE: Additional requirements to provide potable water service to this proposed development, if any, will be addressed by the Site Plan review.

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: Potable water to the site will be provided by City facilities.

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 the City's sewer system 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: On-site sewage is not anticipated for the proposed development.

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: Requirements for proper solid waste disposal will be addressed by the Site Plan application.

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: The developer will respond to any additional requirements to comply with adequate waste removal from this proposed hotel facility.

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 will be 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: Danielsen Consulting Engineers, Inc. provided a traffic statement specific to the proposed project, which is part of the current Site Plan review.

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 a varied (mostly 20 feet wide) right-of-way easement on its east boundary to accomplish the western 40-foot portion of the 80-foot right-of-way required by the Broward County Trafficways Plan for SR A-1-A (Seabreeze Boulevard).

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 hotel is located in a popular pedestrian-friendly beach area and its on-site and off-site sidewalks, crossings, transit service and overall pedestrian facilities are being designed in accordance to City standards. Please refer to Site Plan.

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, 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 85-255, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards. 
RESPONSE: Informational.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision. 
RESPONSE: Information will be conveyed to the developer.

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: Information will be conveyed to the developer.

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.

[Signature]

Elizabeth Tsouroukdissian
Platting Assistant

encl.