LEGAL DESCRIPTION:
Lots 26, 27, 28, 29, 30 and 31, Block 55, CRISOYANT PARK EAST AVENUE, according to the plat thereof, as recorded in Plat Book 7, Page 57, of the public records of Broward County, Florida.
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 18,595 square feet or 0.4269 acres, more or less.
DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<table>
<thead>
<tr>
<th>Planned Districts PUD/PDD</th>
<th>$12,760.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Level IV</td>
<td>$4,590.00</td>
</tr>
<tr>
<td>Site Plan Level III</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>Site Plan Level II in Regional Activity Center</td>
<td>$4,290.00</td>
</tr>
<tr>
<td>Site Plan Level II</td>
<td>$2,470.00</td>
</tr>
<tr>
<td>Change of Use (requiring Development Review)</td>
<td>$930.00</td>
</tr>
<tr>
<td>Parking Reduction (in addition to Site Plan fee)</td>
<td>$970.00</td>
</tr>
<tr>
<td>Flexibility Units/Acreage (in addition to Site Plan fee)</td>
<td>$60.00</td>
</tr>
</tbody>
</table>

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

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. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
**A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R19070</th>
<th>Submittal Date</th>
<th>September 25, 2019</th>
<th>Intake By</th>
<th>Civic Association</th>
<th>City Commission District</th>
</tr>
</thead>
</table>

**B. OWNER/APPLICANT CONTACT INFORMATION:** For purpose of identification, the PROPERTY OWNER is the APPLICANT.

| Property Owner’s Name | Patel | Address, City, State, Zip | 6430 Congress Ave, Suite 1830, Boca Raton, FL 33487 | Phone Number | 954-684-5673 | Email | neill@onyxhospitality.com |

**C. AGENT CONTACT INFORMATION:** If AGENT is to represent OWNER, notarized letter of consent is required.

| Agent’s Name | Clifford R. Louton P.E. | Address, City, State, Zip | 4577 Nob Hill Road, Suite #102, Sunrise, Florida 33351 | Phone Number | 954-777-3123 x 305 | Email | clouton@sunlucheng.com |

**D. DEVELOPMENT INFORMATION**

| Project Name | Hampton Inn - Fort Lauderdale | Project Address | 1851 S Federal Hwy, Fort Lauderdale, FL 33316 | Legal Description | Lots 26, 27, 28, 29, 30 and 31, Block 55, Croissant Park East Avenue, according to the plat thereof, as recorded in Plat Book 7, Page 57, of the public records of Broward County, FL | Tax ID Folio Numbers | 504215130090 | Description of Project | Construction of a 6-story hotel and associated facilities. | Total Estimated Cost of Project | $9.2 MM | Site Adjacent to Waterway | N/A |

**E. PROPERTY USE INFORMATION**

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Commercial</th>
<th>Proposed</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Designation</td>
<td>B-1 (Boulevard Business)</td>
<td>Proposed</td>
<td>B-1 (Boulevard Business)</td>
</tr>
<tr>
<td>Use of Property</td>
<td>Motel</td>
<td>Proposed</td>
<td>Hotel</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>N/A</td>
<td>Proposed</td>
<td>N/A</td>
</tr>
<tr>
<td>Non-Residential SF (and type)</td>
<td>+/- 5,750 SF</td>
<td>Proposed</td>
<td>107,683 SF (Total)</td>
</tr>
<tr>
<td>Bldg Sq. Ft. (include structured parking)</td>
<td>+/- 5,750 SF</td>
<td>Proposed</td>
<td>107,683 SF (Total)</td>
</tr>
</tbody>
</table>

**F. DIMENSIONAL REQUIREMENTS**

| Lot Size (SF / Acreage) | None / | Proposed | +/- 18,300 SF / 0.42 ac |
| Lot Density (Units/Acre) | N/A / | Proposed | N/A |
| Lot Width | None | Proposed | 115 LF |
| Building Height (Feet /Floors) | 150 LF / | Proposed | 74'-9" / 8-story bldg |
| Structure Length | None | Proposed | N/A |
| Floor Area Ratio (F.A.R.) | None Max FAR | Proposed | 6.35 |
| Lot Coverage | None | Proposed | N/A |
| Vehicular Use Area | N/A | Proposed | N/A |
| Parking Spaces | 83 spaces | Proposed | 89 spaces |

**Setbacks (indicate direction N,S,E,W)**

| Front | [ N ] | Required Per ULDR | Proposed | 5' |
| Side | [ W ] | Required Per ULDR | Proposed | 3' |
| Side | [ E ] | Required Per ULDR | Proposed | 5' |
| Rear | [ S ] | Required Per ULDR | Proposed | 0' |

**ID Number:** DSD.UDP.SP

**Revision Number:** 4

**Revision Date:** 5/20/2019

Approved by: Ella Parker, Urban Design and Planning Manager

Uncontrolled in hard copy unless otherwise marked
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- **COMPLETED APPLICATION** with all pages filled out as applicable;
- **PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
- **PROPERTY OWNER’S SIGNATURE** and/or agent letter signed by the property owner;
- **PROJECT DESCRIPTION NARRATIVE** describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- **ULDR CODE NARRATIVE** response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
- **ADDRESS VERIFICATION FORM** (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects

- **TRAFFIC STATEMENT/STUDY** for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- **PUBLIC PARTICIPATION ORDINANCE** acknowledgment for Site Plan Level III or IV
- **COLOR PHOTOGRAPHS** of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis
- **FOR PUD AND PDD** (See ULDR Sections 47-37 and 47-37A for specific application requirements)

The following number of Plans:

- **One (1) original set**, signed and sealed at 24” x 36”
- **Seven (7) copy sets**, with plans at 11” x 17”

**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. 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:

- **PLANS “A” thru “J”** with all elements as listed under Technical Specifications.
  - A. Cover Sheet
  - B. Survey
  - C. Site Plan
  - D. Details
  - E. Floor Plans
  - F. Building Elevations
  - G. Additional Renderings
  - H. Landscape Plan
  - I. Photometric Diagram
  - J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

- **DOCUMENTS** containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: “InsertProjectName”Documents.pdf
- **NARRATIVES** containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: “InsertProjectName”Narratives.pdf
- **PLANS** containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: “InsertProjectName”Plans.pdf
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - 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 spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

2. Existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
3. Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
4. Existing easements and referencing of recorded documents
5. 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.
6. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional's address, email, and phone number
2. Scale (1" = 30' minimum, must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by ULDR and Design Standards vs. provided)
   - Open space
   - Vehicular use area (as defined by ULDR Section 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)

8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS
1. Provide details of: (Scale ¼” = 1’ min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpsters
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KML, .KMZ or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans orientated to correctly correspond with survey and site plan.
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdale.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities
   - Details for accessible parking spaces and ramps
   - Accessible ramps on adjacent sidewalk
   - Compliance with applicable accessibility code including accessible parking, accessible path from parking, and accessible path from adjacent ROW
   - Location of accessible parking signs – located at back of sidewalk if possible
   - Sight triangles are identified and clear of obstructions
   - Outside turning radii (50-feet) and adequate vehicular circulation for fire trucks
   - All site related details shall be located on a separate sheet
   - All drainage must be maintained on site. The minimum landscape buffer may not be sufficient to achieve this

2. Pavement Marking & Signage Plan
   - Inclusion of signage details for nonstandard signs
   - Inclusion of Manual on Uniform Traffic Control Devices (MUTCD) sign names (i.e. R1-1) and sign size
   - Inclusion of note: “All traffic signage and pavement markings to be provided on the site plan in conformance with Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards.”
   - All offsite pavement marking and signage shall be approved by BCHTED.
This Quit-Claim Deed, Executed this 8th day of August, A.D. 1989, by
ANIL KUMAR B. PATEL and KALPAMA A. PATEL, his wife,
first party, to COCONUT COURT MOTEL, INC., a Florida corporation,
whose post office address is 1851 South Federal Highway,
Fort Lauderdale, FL 33316
second party:

(Witnesseth, That the said first party, for and in consideration of the sum of $10.00 & OG&VC
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Broward State of Florida, to-wit:

Lots 26, 27, 28, 29, 30, and 31, Block 55, EAST AVENUE SECTION OF
CROISSANT PARK, according to the Plat thereof, recorded in Plat
Book 7, Page 57, of the Public Records of Broward County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

Anil Kumar B. Patel
Kalpama A. Patel, his wife
STATE OF FLORIDA,
COUNTY OF BROWARD
I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ANIL KUMAR B. PATEL and KALPAMA A. PATEL, his wife,
to me known to be the person described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of
August A.D. 1989

RETURN TO:
LEGAL DESCRIPTION:
Lots 26, 27, 28, 29, 30 and 31, Block 55, CROISSANT PARK
EAST AVENUE, according to the plat thereof, as recorded in
Plat Book 7, Page 57, of the public records of Broward
County, Florida.
Said land situate, lying and being in the City of Fort
Lauderdale, Broward County, Florida and containing 18,595
square feet or 0.4269 acres, more or less.

SOUTHBOUND LANES

S. FEDERAL HIGHWAY (SR 5)

(NORTHBOUND LANES)
See SIDEWALK CURB OPTIONS cletai/s.

Ramp (Min.)

ASPHALTIC WHEELSTOP SURFACE
PRECAST PAINTED
SIDEWALK EVERY 10 SPACES OR WHERE SHOWN

SIDEWALK CURB Ramps

LOCATION ISOMETRIC VIEW

PLAN VIEW

NOTES:
- ALL PAVEMENT MARKINGS SHALL BE PAINTED STRIPES VARYING IN INTENSITY.
- ALL PAVEMENT MARKING AND SIGNING TO EDGE OF PAVEMENT.
- PROVIDE CARBONATES = 70, C,
- INTEGRAL DOME
- 24" CONNECTION WITH BAKED GREEN ALKYD OR AASHTO T-180 SERIES.
- LmE ROCK BASE
- 3000 psi L/3 C114 REBAR OF PAVEMENT
- 0.9" WALL
- 1.0 MIN. LB.R. OF 100 MIN. COMPACTED TO 98% OF C114 REBAR OF PAVEMENT
- 3000 psi CARBONATES = 70, C,
- 8" LIME ROCK BASE
- C5 DETAIL)
- CONCRETE 3000 psi
- CARBONATES = 70, C,
General Notes:

1. All plants noted for removal shall be removed and properly disposed of at Landscape Contractor's expense unless otherwise noted. Any and all tree stumps to be removed shall require proper permitting and documentation of size, species, and conditions.

2. Before construction begins, the Landscape Contractor is responsible for clearing all underground utilities and Marseille damage any services during construction. If any damage occurs by a contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.

3. All proposed trees and plant materials shall be graded as Nursery Grade No. 1 or better or as qualified by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Floridas and standards for Nursery Plants," most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Growers Association approved practices.

4. In addition to these requirements the Landscape Contractor shall comply with all local landscaping codes and requirements as part of the base site and contract in order to satisfy the review and approval of the governing agency.

5. Plants shall meet size, container, and spacing specifications. Plant sizes shall take precedence over container sizes. Any material not meeting specifications shall be removed and replaced at the contractor's expense.

6. The plant list is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list, the plan shall take precedence over the plant list.

7. All planting beds shall be excavated to a minimum depth of 12" inches and backfilled with a suitable soil. The original soil shall be placed in planting beds that are defined to a soil base, and soil that shall be placed in the bed shall be approximately more than 50% loose and 50% organic material capable of holding water, water-resistant material, and mulch. Topsoil shall provide a good grade and thoroughly mix medium with suitable drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.

8. All screening hedges shall be planted and maintained in a form that they form a continuous visual screen. Screening hedges at VBA to be maintained at a minimum height of thirty (30) inches to thirty-six (36) inches depending on site requirements.

9. All manholes and utilities shall be backfilled with Triple-D 20-25-15 planting tablets as per the manufacturer specifications at the time of installation and prior completion of all building sites in conjunction with lots No. 1. Tables to be placed uniformly around the roots of each plant in a manner that is between the middle and bottom of the root mass at an application rate of one (1) to four (4) manhole for each plant, two (2) to four (4) manhole for each plant, three (3) manhole for each plant, four (4) manhole for each plant, five (5) manhole for each plant, six (6) manhole for each plant, seven (7) manhole for each plant, eight (8) manhole for each plant, nine (9) manhole for each plant, ten (10) manhole for each plant, eleven (11) manhole for each plant, twelve (12) manhole for each plant, thirteen (13) manhole for each plant, fourteen (14) manhole for each plant, fifteen (15) manhole for each plant, sixteen (16) manhole for each plant, seventeen (17) manhole for each plant, eighteen (18) manhole for each plant, nineteen (19) manhole for each plant, twenty (20) manhole for each plant, twenty-one (21) manhole for each plant, twenty-two (22) manhole for each plant, twenty-three (23) manhole for each plant, twenty-four (24) manhole for each plant, twenty-five (25) manhole for each plant, twenty-six (26) manhole for each plant, twenty-seven (27) manhole for each plant, twenty-eight (28) manhole for each plant, twenty-nine (29) manhole for each plant, thirty (30) manhole for each plant, thirty-one (31) manhole for each plant, thirty-two (32) manhole for each plant, thirty-three (33) manhole for each plant, thirty-four (34) manhole for each plant, thirty-five (35) manhole for each plant, thirty-six (36) manhole for each plant, thirty-seven (37) manhole for each plant, thirty-eight (38) manhole for each plant, thirty-nine (39) manhole for each plant, forty (40) manhole for each plant, forty-one (41) manhole for each plant, forty-two (42) manhole for each plant, forty-three (43) manhole for each plant, forty-four (44) manhole for each plant, forty-five (45) manhole for each plant, forty-six (46) manhole for each plant, forty-seven (47) manhole for each plant, forty-eight (48) manhole for each plant, forty-nine (49) manhole for each plant, fifty (50) manhole for each plant, fifty-one (51) manhole for each plant, fifty-two (52) manhole for each plant, fifty-three (53) manhole for each plant, fifty-four (54) manhole for each plant, fifty-five (55) manhole for each plant, fifty-six (56) manhole for each plant, fifty-seven (57) manhole for each plant, fifty-eight (58) manhole for each plant, fifty-nine (59) manhole for each plant, sixty (60) manhole for each plant, sixty-one (61) manhole for each plant, sixty-two (62) manhole for each plant, sixty-three (63) manhole for each plant, sixty-four (64) manhole for each plant, sixty-five (65) manhole for each plant, sixty-six (66) manhole for each plant, sixty-seven (67) manhole for each plant, sixty-eight (68) manhole for each plant, sixty-nine (69) manhole for each plant, seventy (70) manhole for each plant, seventy-one (71) manhole for each plant, seventy-two (72) manhole for each plant, seventy-three (73) manhole for each plant, seventy-four (74) manhole for each plant, seventy-five (75) manhole for each plant, seventy-six (76) manhole for each plant, seventy-seven (77) manhole for each plant, seventy-eight (78) manhole for each plant, seventy-nine (79) manhole for each plant, eighty (80) manhole for each plant, eighty-one (81) manhole for each plant, eighty-two (82) manhole for each plant, eighty-three (83) manhole for each plant, eighty-four (84) manhole for each plant, eighty-five (85) manhole for each plant, eighty-six (86) manhole for each plant, eighty-seven (87) manhole for each plant, eighty-eight (88) manhole for each plant, eighty-nine (89) manhole for each plant, ninety (90) manhole for each plant, ninety-one (91) manhole for each plant, ninety-two (92) manhole for each plant, ninety-three (93) manhole for each plant, ninety-four (94) manhole for each plant, ninety-five (95) manhole for each plant, ninety-six (96) manhole for each plant, ninety-seven (97) manhole for each plant, ninety-eight (98) manhole for each plant, ninety-nine (99) manhole for each plant, one hundred (100) manhole for each plant.

10. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.

11. The Landscape Contractor shall be responsible for submitting both the site plan and bid documents, QCEs in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of discovery. No account shall be made after contract completion for changes by the Landscape Contractor to improve the appearance of the site to the original specifications.

12. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the required work and all specifications including all specifications, and the specifications unless otherwise specified.

13. All plant material shall be sold on an as-is basis unless otherwise noted, at which time the Landscape Architect shall be notified in writing of any changes.

14. All questions concerning the plan, set to the specifications shall be directed by the Landscape Architect, and there shall be no additions, deletions, or substitutions except with written approval of the Landscape Architect.

15. The Landscape Contractor shall not be responsible for any construction work that is not in accordance with the specifications unless otherwise specified.

16. The plant list is presented for the convenience of the Landscape Architect and the Landscape Contractor prior to landscape material installation, and specifications shall be reported immediately to the Landscape Architect.

17. All materials must be as specified in the landscape plans. If materials or labor do not conform to specifications, they shall be rejected by the Landscape Architect with proper inspection and noted by the Landscape Contractor at no additional cost.

18. Existing trees shall be maintained as necessary to accommodate new planting.

19. All existing trees on the site shall be protected from damage during construction, i.e., existing tree protection frames shall be placed around the trunks of all existing trees.

20. Any existing trees and all trees that are unnecessarily disturbed during the landscape installation shall be protected in accordance with the landscape installation plan.

21. The Landscape Contractor shall be responsible for the collection, removal, and proper disposal of all as-built and all debris generated during the installation of this project.

22. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at least 1" below the grade of adjacent sidewalks, drives or VBA.

23. All site trees installed within 1" of a public infrastructure shall utilize a root barrier system.

24. All trees shall be planted and maintained in their natural position and direction for maximum growth and health.
HAMPTON INN & SUITES
F.F. EL = 8'79" N.A.V.D.
ADDRESS: 1851 S. FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33316

S. FEDERAL HIGHWAY (SR 5)

(SOUTH BOUND LINES)

(NORTH BOUND LANES)

NOTES:
1. ALL ELEVATIONS ARE IN N.A.V.D.
2. ALL PAVEMENT MATERIALS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

1" = 10'

Date: September 23, 2019

C.R.L. A.V.

18-3889

C1
September 24th, 2019

City of Ft. Lauderdale
Department of Sustainable Development
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

RE: Hampton Inn – Fort Lauderdale
1851 S. Federal Highway, Fort Lauderdale, Fl. 33316

To whom it may concern:

In accordance with the City of Fort Lauderdale ULDR regulations please find listed below our narrative addressing Section 47-25.2, Adequacy Requirements associated with a new eighty-four (84) room hotel located at 1851 S. Federal Highway, Fort Lauderdale, Fl. 33316.

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.

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: This project will not interfere with the city's communication network. The project is an eight (8) story hotel with a maximum height of 74'-6”

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

Response: This project will adhere to the above requirement. The retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface, whichever is greater, will be provided in exfiltration trenches.

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.

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

Response: This site is currently developed with an existing one-story motel. It is not within a wellfield protection area or considered environmentally sensitive land.

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: Adequate water supply exists surrounding the site. Fire protection to service the new development will be provided.

F. Parks and open space

   1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

   2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: Park impact fee will be paid prior to building permit issuance.

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: The design of this development will be consistent with CPTED design. Access will be limited to the front entry and emergency access points will be controlled by guess access and monitored by on-site personnel. Vehicular storage will be within the controlled internal parking garage.

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.

   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: Adequate potable water facilities is available to serve the proposed development.

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.

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.

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

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: Adequate sanitary sewer facilities is available to serve 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: Not applicable.

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.

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: Written assurance of adequate service for Solid waste will be provided.

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: This project will adhere to the above requirement with an on-site drainage injection well system capable of handling all storm water runoff from the site.
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.

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.

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.

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 (½) 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 (½) 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.
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 net increase trips is under the threshold.

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: 10' Right-of-way dedication along Federal Highway will be in accordance with FDOT’s specifications.

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: Pedestrian facilities are being provided and will be in accordance with City applicable engineering standards.

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: Will be provided if required.

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: Will be provided if required.

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: Street trees will be provided in accordance with the City of Ft. Lauderdale’s landscape ordinance.

N. Wastewater

1. 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: Adequate sanitary sewer facilities is available to serve the proposed development. If additional
improvements are required, they will be provided.

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.

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: Not applicable; however, a request will be made and documentation provided.

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: Not applicable. Site is located west of the Intracoastal Waterway.

I trust this information is sufficient to meet your needs; however, should you have any questions, please feel
free to contact me at this office.

Sincerely,

SUN-TECH ENGINEERING, INC.

Clifford R. Loutan, P.E.
Director