

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	CHULA PLAT	Number:	013-MP-18
Applicant:	Chaz Desousa & Vanessa Tobin & 1955 Chula, LLC	Comm. Dist.:	7
Agent:	Deni Land Surveyors, Inc.	Sec/Twp/Rng:	17-50-42
Location:	East Side of Southwest 31 Avenue, Between Southwest 20 Street and Southwest 22 Street	Platted Area:	0.85 Acres
City:	Fort Lauderdale	Gross Area:	0.85 Acres
Replat:	N/A		

LAND USE

Existing Use:	1 Single Family Unit	Effective Plan:	Fort Lauderdale
Proposed Use:	4 Single Family Detached Units	Plan Designation:	Irregular (6.8) Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Irregular (6.8) Residential
South:	Single Family Residential	South:	Irregular (6.8) Residential
East:	Single Family Residential	East:	Irregular (6.8) Residential
West:	Single Family Residential	West:	Irregular (6.8) Residential
Existing Zoning:	RS6.85B	Proposed Zoning:	RS6.85B

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	05/07/19	Prepared:	HWC
Action Deadline:	06/11/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G.T. Lohmeyer (12/18)	Potable Water Plant:	Fort Lauderdale (09/17)
Design Capacity:	48.0000 MGD	Design Capacity:	20.0000 MGD
12-Mo. Avg. Flow:	37.7600 MGD	Peak Flow:	9.6300 MGD
Est. Project Flow:	0.0012 MGD	Est. Project Flow:	0.0140 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS			Land Dedication	Impact Fee	Admin. Fee
Dwelling Units	Impact Fee	Local:	County conducts no local review within municipalities	N/A	N/A
4	*	Regional:	0.036 Acres	*	*

\* See Staff Comments No. 4 & 6  
See Finding No. 2  
See General Recommendation No. 1

\* See Staff Comments No. 5 & 6  
See Finding No. 4  
See General Recommendation No. 1

TRANSPORTATION

Concurrency Zone: Central Core	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	3	*	N/A
Non-Res. Uses:	N/A	N/A	N/A
Total:	3	*	N/A

\* See Staff Comments No. 3 & 6  
See Finding No. 1  
See General Recommendation No. 1

CHULA PLAT  
013-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being four (4) single family detached units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on June 28, 2018. A 2-month extension has been granted and approval will expire on June 28, 2019.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.
- 4) Based on student generation rates adopted by the School Board and incorporated into the Land Development Code, this plat generates less than one student at each level (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)b1) of the Land Development Code, is exempt from the requirements of public school concurrency and is subject to the payment of school impact fees. School impact fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 5) Regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.
- 6) At the time of plat application, one (1) single family unit existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, school impact fees and regional park impact and administrative fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat

must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. For additional information, contact the Environmental Engineering and Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been

protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

- 14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 15) A demolition notice of the existing single family may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 16) This project is within the Broward County Water and Wastewater Services (BCWWS) service area. A BCWWS Developer's Agreement or BCWWS Utility Connection Permit will be required before water/sanitary sewer construction can begin. Please visit [www.broward.org/waterservices/eei00600.htm](http://www.broward.org/waterservices/eei00600.htm) for Developer Coordination Information. The configuration of water/sanitary sewer facilities will likely may change per subsequent detailed plan review associated with the BCWWS Developer's Agreement or BCWWS Utility Connection Permit.
- 17) Be advised that plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.
- 18) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at:  
<http://oaaaa.faa.gov/oaaaa/external/portal.jsp>

Record a notice of potential aircraft overflight and noise impact on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential/place of worship purposes. This serves as a notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change to FAA's Noise Mitigation Policy," effective October 1, 1998, The County will only provide noise mitigation for existing "incompatible development" and not for

new incompatible development. The determination of “compatible” and “incompatible development” will be based on the County’s most current Federal Aviation Administration (FAA) approved Noise Exposure Map and the Airport’s most current noise compatibility program which has been reviewed and approved by the FAA for the Airport.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division (or at 954-359-6170).

- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County’s consulting archaeologist indicates that the proposed development is will not have an adverse effect on any known historical or archaeological resources or areas of paleontological sensitivity. The archaeologist notes that this property is located in the City of Fort Lauderdale and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale’s Historic Preservation, Urban design and Planning Division at 954-828-7101 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 20) This site is currently serviced by BC Transit Route 9 on Southwest 31 Avenue and an existing bus stop with ID # 2377.
- 21) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 22) The attached comments regarding this plat’s compliance with the permitted uses and densities of the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

## FINDINGS

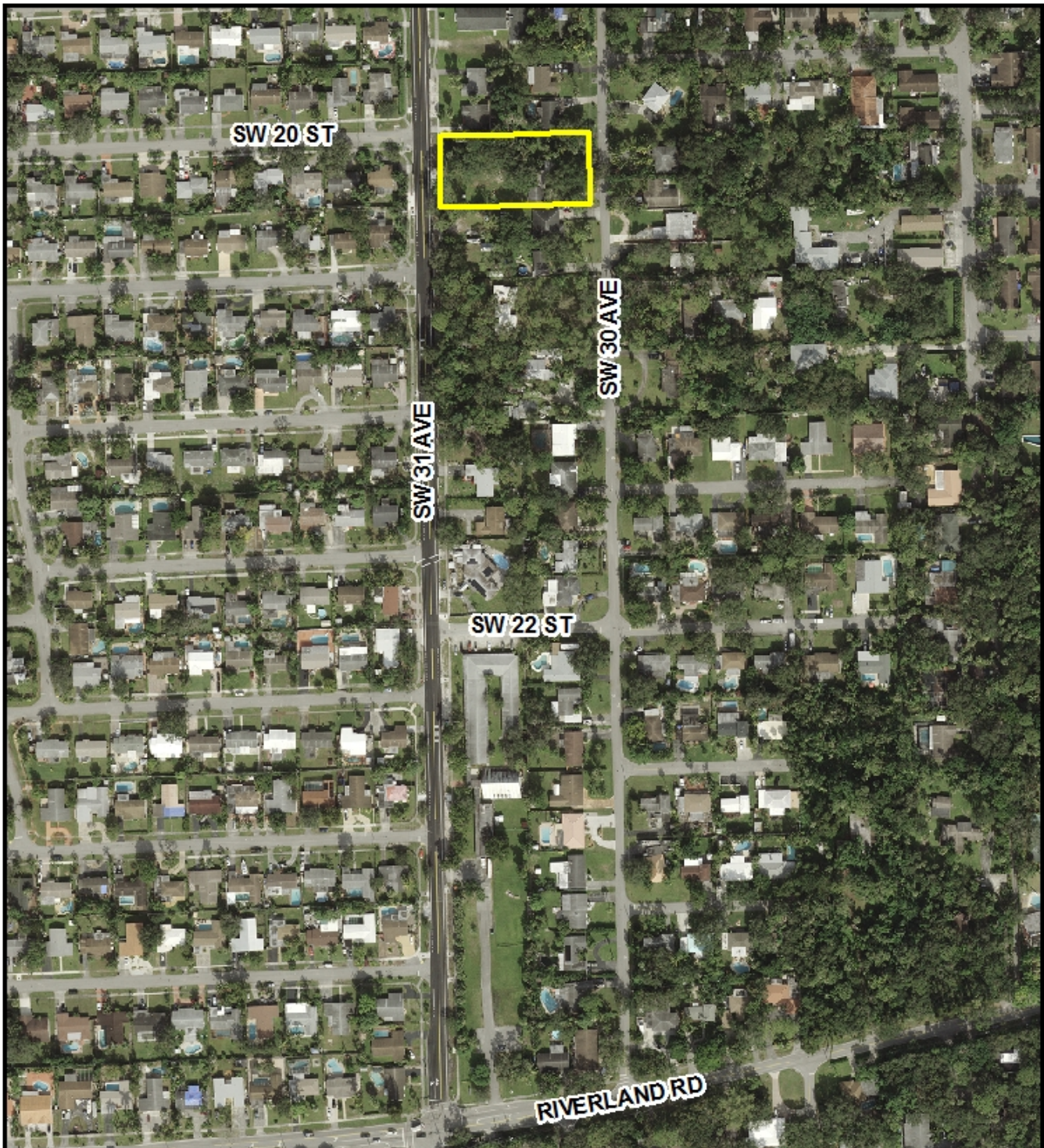
- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board and satisfies the public school on currency requirements of Section 5-182(m)(1)a) of the Land Development Code. This determination will expire on September 23, 2018 and an updated SCAD letter may be required prior to plat approval. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
  - A) No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.
  - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **May 7, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting

- compliance with this requirement within the above referenced time frame;  
and/or
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 7, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
  - D) This plat is restricted to four (4) single family detached units.
  - E) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
  - F) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

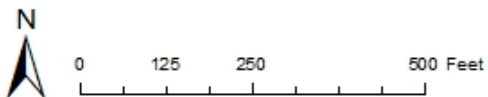




**Commission District No. 7**  
**Municipality: Fort Lauderdale**  
**S/T/R: 17/50/42**



**013-MP-18**  
**Chula Plat**



Prepared by: Planning and Development Management Division  
Date Flown: January 2018

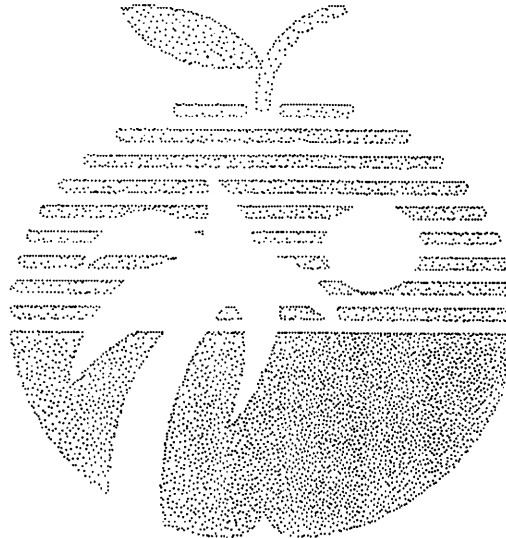
**The School Board of Broward County, Florida  
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**

**SBBC-2398-2018**

**County Number: 013-MP-18 Municipality Number: PL 18001  
Chula Plat**

**April 2, 2019**



**Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: April 2, 2019	Single-Family: 4		Elementary: 1
Name: Chula Plat	Townhouse:		Middle: 0
SBBC Project Number: SBBC-2368-2018	Garden Apartments:		High: 0
County Project Number: 013-MP-18	Mid-Rise:		Total: 1
Municipality Project Number: FL 18001	High-Rise:		
Owner/Developer: 1855 chula LLC	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 4		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS Capacity	Cumulative Reserved Seats
Foster, Stephen	743	817	671	-146	-8	82.1%	1
New River	1,493	1,511	1,574	63	3	104.2%	3
Stranahan	2,375	2,813	1,411	-1,202	-48	54.0%	14

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				18/20	20/21	21/22	22/23	23/24
Foster, Stephen	672	-145	82.3%	688	689	671	672	674
New River	1,577	66	104.4%	1,545	1,521	1,488	1,488	1,478
Stranahan	1,425	-1,188	54.5%	1,444	1,465	1,470	1,500	1,478

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/isa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
New Life Charter Academy	600	157	-443	157	157	157

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Foster, Stephen	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
New River	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Stranahan	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.



### Comments

According to the application, there is one existing single family unit on the site. The application proposes 4 (four or more bedroom) single family units, which will generate 1 elementary student.

The school Concurrence Service Areas (CSA) serving the project site in the 2018/19 school year include Stephen Foster Elementary, New River Middle, and Stranahan High Schools. Based on the Public School Concurrence Planning Document (PSCPD), the impacted elementary and high schools are operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity, while New River Middle School exceeds the LOS. However, it should be noted that utilizing the current student generation rates, the project is only anticipated to generate one student at the elementary school level. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19- 2020/21), these schools are projected to maintain their current status through the 2020/21 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2018/19 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current 2018/19 school year or 180 days, whichever is greater, for a maximum of 4 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on September 28, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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**SBBC-2398-2018 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

4/2/15  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

DATE: March 4, 2019

TO: Josie Sesodia, Director  
Planning and Development Management Division

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

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat  
Chula Plat (013-MP-18)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

## STAFF COMMENT

### FINDINGS

#### RATIONAL NEXUS REVIEW

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

### STAFF RECOMMENDATIONS

#### NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

- 1) Along the ultimate right-of-way for SW 31<sup>st</sup> Avenue except for a 24-foot opening with centerline located approximately 46 feet south of the north plat limits.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Five feet of right-of-way to comply with the Broward County Trafficways Plan on SW 31<sup>st</sup> Avenue, an 80-foot Collector.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

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

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 4) An 8-foot wide x 10-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad on a Type F curb and gutter (design must extend to the face of curb and gutter) on SW 31 Avenue Boulevard (SR 870) commencing 61 feet north of the south plat limit and continuing north for 10 feet. Connect the expanded sidewalk to the existing sidewalk with a 5-foot wide connector. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.



SIDEWALK REQUIREMENTS (Secure and Construct)

- 5) Along SW 31<sup>st</sup> Avenue adjacent to this plat.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 6) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 7) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - C) All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

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

- 8) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

#### FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

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

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

- 9) All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted. SURVEY DATA
- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- 1) Include the county in which the plat lies in the description.
- B) Show a P.R.M. at the southwest corner of Lot 4, on the right-of-way line to be created by this plat.
- C) Identify the location of the Found PRM #4611 at the apparent northeast corner of Lot 1 per P.B. 176, PG. 3, B.C.R.
- D) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Correct the label for the west 1/4 CORNER of Section 17-50-42.
- 2) Identify the monumented corner to be used as the second tie point.
- E) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionFor.ms.aspx>

- F) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- G) Label the land line that coincides with the centerline of SW 31st Avenue.
- H) Revise Note #2 to indicate that the bearings are based on an assumed meridian.

10) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of, Southwest 31 Avenue and Southwest 20 Street adjacent to the plat. Label the right- of-way shown with all recorded instruments which establish public rights- of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.

11) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting [our web site:](http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx)
- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) Correct the spelling of Liability in the Witness Whereof portion of the dedication block.

12) DRAFTING AND MISCELLANEOUS DATA

- A) Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Identify the parcels east of Southwest 30 Terrace and west of Southwest 1 Avenue adjacent to this plat.

13) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. Revise the surveyor's Certificate to remove the reference to PART 1 of Chapter 177, Florida Statutes.
- B) Revise the signature line for the Broward County Highway Construction and Engineering Division reviewing surveyor to include "LS" as part of the surveyor's registration number.
- C) Correct the title of the signature block for the Broward County Environmental Protection and Growth Management Department.
- D) Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block to remove Deputy signature line.
- E) The plat must include the proper dates for signatures.
- F) Show a seal block for the County Engineer.
- G) Submit a copy of the City of Fort Lauderdale's agenda report or Resolution listing all conditions of municipal plat approval.


14) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City / District scanned copy of mylar, as required.



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Chula Plat  
(013-MP-18) City of Fort Lauderdale

DATE: April 30, 2018

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Irregular (6.85) Residential" land use category. This plat is generally located on the east side of Southwest 31 Avenue, between Southwest 20 Street and Southwest 20 Court.

The density of the proposed development of 4 dwelling units on approximately 0.85 net acres of land is 4.7 dwelling units per net acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North:	Irregular (6.85) Residential
South:	Irregular (6.85) Residential
East:	Irregular (6.85) Residential
West:	Irregular (6.85) Residential

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

BBB:KJW

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale