

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

PROJECT DESCRIPTION

Name:	GARDENIA PARK	Number:	001-MP-19
Applicant:	Development4Life Partners	Comm. Dist.:	7
Agent:	Pulice Land Surveyors	Sec/Twp/Rng:	34/49/42
Location:	North Side of Northwest 17 Street Between Northwest 6 Avenue and Northwest 3 Avenue	Platted Area:	4.85 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Church, Community Facility	Effective Plan:	Fort Lauderdale
Proposed Use:	46 Townhome Units	Plan Designation:	Medium (15) Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residence, Park	North:	Medium (15) Residential & Park-Open Space
South:	Single Family Residence	South:	Medium (15) Residential
East:	Single Family Res, Multi-fam Res.	East:	Medium (15) Residential
West:	Single Family Residence	West:	Medium (15) Residential & Park-Open Space
Existing Zoning:	RDS-15 and RML-15	Proposed Zoning:	RM-15

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:	05/21/19	Prepared:	HWC
Action Deadline:	08/13/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G.T. Lohmeyer (12/18)	Potable Water Plant:	Fiveash Water Plant (09/17)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	37.7600 MGD	Peak Flow:	53.400 MGD
Est. Project Flow:	0.0115 MGD	Est. Project Flow:	0.106 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
46	*	Regional:	0.345 Acre		*

\* See Staff Comment No. 5

\* See Staff Comment No. 6

See Finding No. 2

See Finding No. 4

See General Recommendation No. 1

See General Recommendation No. 1

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	30	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	30	*	N/A

\* See Staff Comment No. 3 and 4

See Finding No. 1

See Staff Recommendation No. 1

GARDENIA PARK  
001-MP-19

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 46 townhome units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat 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 April 25, 2019.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, applicant indicated that a place of worship, two community center buildings and a commercial building 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, 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.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which 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.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during 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.

Continued

- 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 applicant is 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. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 10) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 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 of the Environmental Engineering and Permitting Division.
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Fort Lauderdale if trees are to be removed or relocated. 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 buildings may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 16) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 18) The Broward County Aviation Department has no objections to this plat. This property is located within 20,000 feet of the Fort Lauderdale Executive Airport. Any proposed construction 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at:

<http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 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 will not have an adverse effect on known historical or archaeological paleontological sensitivity. The consulting archaeologist has no objections to this application. Although there are no previously recorded historical resources within the subject property, it is located adjacent to the South Fork New River Archeological Zone and contains at least one structure that is fifty (50) years old or older (494234000160 – 501 Northwest 17 Street). However, the archeologist notes that this property located in the City of Fort Lauderdale and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Trisha Logan of the City of Fort Lauderdale Urban Design and Planning Division at 954-828-7101 or to seek project review for compliance with 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 60 on Andrews Avenue.
- 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 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

### CONCURRENCY REVIEW

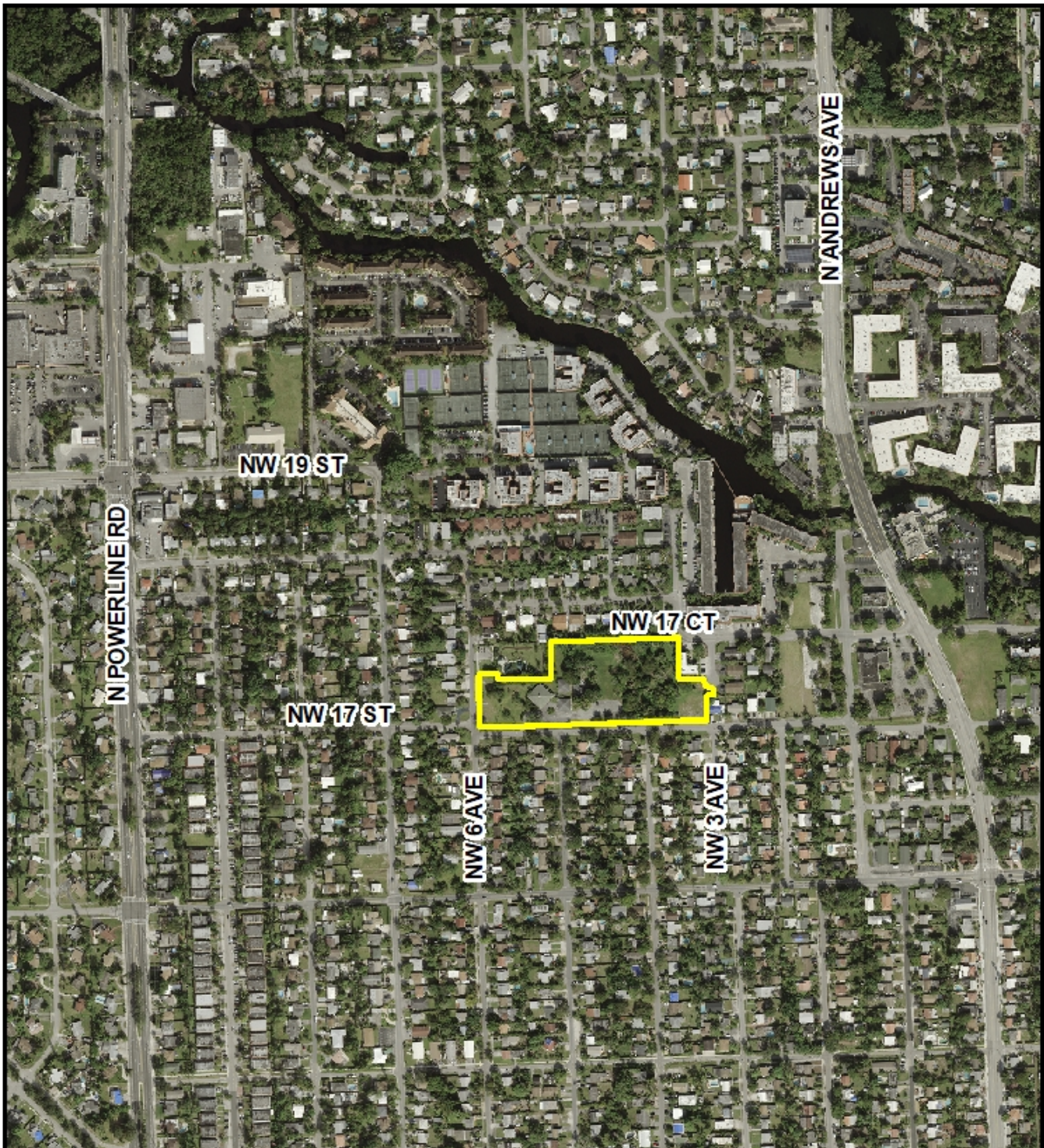
- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-283(m)1)a) of the Land Development Code. 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 21, 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 21, 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 46 townhome 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.
- 5) 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: 34/49/42**



**001-MP-19**  
**Gardenia Park**



0 250 500 1,000 Feet

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



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION**  
Environmental Engineering and Licensing Section  
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

## Conceptual Dredge and Fill Review Report

January 24, 2019

**Plat Name:** Gardenia Park  
**Plat No:** 001-MP-19

### LOCATION

**Section:** 34                                      **Township:** 49 South                                      **Range:** 42 East

**Address:** 501 NW 17<sup>th</sup> Street, Fort Lauderdale  
**Folio #** 494234000160

### FINDINGS

**Wetland Characteristics present:** Yes \_\_\_\_\_ No \_\_\_\_\_ Maybe \_\_\_X\_\_\_

### COMMENTS

An inspection has not been conducted on this site. Based on GIS LIDAR data, this site may contain jurisdictional wetlands. The applicant is advised to submit an application for a wetland determination to determine licensing requirements.

**The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any wetlands or surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.**

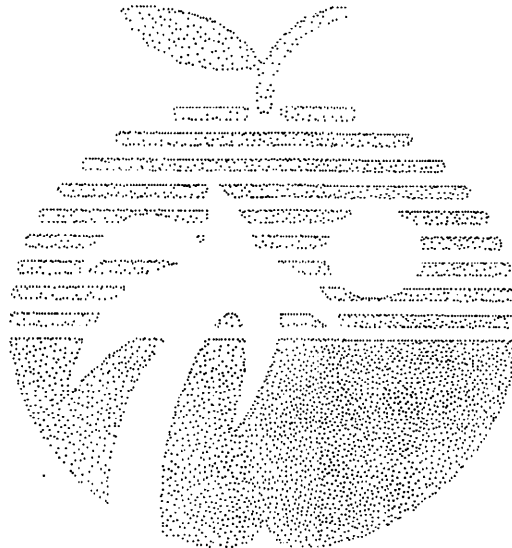
The information included in this plat is not detailed enough to allow us to determine what types of impacts would result should development occur on this site. As such, the applicant is encouraged to contact the Aquatic and Wetland Resources Program at the earliest convenient time to identify what County license(s) may be required prior to undertaking any surface disturbing activities. Should wetland impacts be proposed, avoidance and minimization of impacts must be demonstrated prior to consideration of compensatory mitigation.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of this project.

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

**PLAT**  
**SBBC-2320-2017**  
**County No: 032-MP-17**  
**Gardenia Park**

**April 8, 2019 2:20:00**



**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	OTHER PROPOSED	ADDITIONAL STUDENT
Date: April 8, 2019 2:20:00	Single-Family:		Elementary: 8
Name: Gardenia Park	Townhouse: 46		Middle: 3
SBBC Project Number: SBBC-2320-2017	Garden Apartments:		High: 5
County Project Number: 032-MP-17	Mid-Rise:		Total: 16
Municipality Project Number: PL17007	High-Rise:		
Owner/Developer: Development4Life Partners, LP	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 46		

**Comments**

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application. According to the plat application, there are no currently permitted or existing units on the site. The application was reviewed for 46 (three or more bedroom) townhouse units and as proposed, was determined to generate 16 (8 elementary, 3 middle and 5 high school) students. The school Concurrency Service Areas (CSA) serving the application site in the 2017/18 school year included Thurgood Marshall Elementary, Sunrise Middle, and Dillard High Schools.

The preliminary determination (for a maximum of 46 (three or more bedroom) townhouse units) was due to expire on April 9, 2019. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination is valid for a one-time extension of an additional 180 days from the original expiration date (April 9, 2019) and shall expire on October 5, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to October 5, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify 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.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2320-2017 Meets Public School Concurrency Requirement:  Yes  No

4/8/19

Date

Reviewed By:



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: April 5, 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: Letter to Proceed  
Gardenia Park plat (001-MP-19)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant and offers the following modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the DRR may be amended address the applicant's specific request and that new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:

## GENERAL RECOMMENDATIONS

- 1 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

## F.S. 177 PLAT REVIEW COMMENTS

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

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

## 2 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. Show labels on all plat boundary lines that correspond to the description.
- (B) There are 2 Basis of Bearings shown on drawing. Review and revise as necessary.
- (C) The curve data for curve (C5) appears to be incorrect in the Centerline Curve Data table. Review and revise as necessary.
- (D) The platting surveyor must 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 must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:  
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>
- (E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- (F) Review and revise the labels for some found monumentation, based on the 3/22/2019, 9:48 AM email message from the B.C.E.D. reviewing surveyor to the platting surveyor.

- (G) Show a symbol for the SET RM P.R.M. 10.00' west of the southeast plat corner.
- (H) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out in Surveyor's Note #2. Review and revise as necessary.

### 3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- (A) Depict the entire right-of-way width of NW 17<sup>th</sup> Street, NW 17<sup>th</sup> Court, NW 3<sup>rd</sup> Avenue, NW 3<sup>rd</sup> Terrace, NW 4<sup>th</sup> Avenue, NW 5<sup>th</sup> Avenue and NW 6<sup>th</sup> Avenue 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.
- (B) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

### 4 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- 1) The title must 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>

### 5 DRAFTING AND MISCELLANEOUS DATA

- (A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- (B) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- (C) Review the spelling of the plat recorded in P.B. 45, PG. 15, B.C.R. as it pertains to the label at the northeast corner of this plat and revise as necessary.



6 SIGNATURE BLOCKS

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

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


- (A) Planning Council Administrator Signature
- (B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- (C) County Surveyor Sign-off
- (D) PRM's Verified
- (E) Development Order, Planning & Redevelopment Director signature
- (F) Engineering Director Signature
- (G) City / District Transmit scanned copy of mylar for review

NOTES:

- (a) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation and may result in additional review fees.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Gardenia Park (001-MP-19)  
City of Fort Lauderdale

DATE: February 14, 2019

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 "Medium 15" land use category. This plat is generally located on the northeast corner of Northwest 6 Avenue and Northwest 17 Street.

The density of the proposed development of 46 dwelling units on approximately 4.9 net acres of land is 9.4 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:	Medium 15 and Park-Open Space
South:	Medium 15
East:	Medium 15
West:	Medium 15 and Park-Open Space

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: Chris Lagerbloom, City Manager  
City of Fort Lauderdale

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