

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Plat/Site Plan Application

Plat/Site Plan Number 003-MP-19

INSTRUCTIONS

For your application to be officially accepted for processing, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate supplemental documentation attached. If any information requested is not applicable, please identify it as such. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name NEW RIVER SOUND
 Owner's Name SUMMIT HOSPITALITY 134, LLC. Phone (512) 538- 2322
 Address 13215 BEE CAVE PARKWAY, SUITE B-300 City AUSTIN State TX Zip Code 78738
 Owner's E-mail Address LTROWBRIDGE@SHPREIT.COM Fax # N/A
 Agent PULICE LAND SURVEYORS, INC. Phone (954)-572-1777
 Contact Person ELIZABETH TSOUROUKDISSIAN
 Address 5381 NOB HILL ROAD City SUNRISE State FL Zip Code 33351
 Agent's E-mail Address ELIZABETH@PULICELANDSURVEYORS.COM Fax # (954) 572-1778

LOCATION

Jurisdiction CITY OF FORT LAUDERDALE
 Section 12 Township 50 S Range 42 E
 Additional section/township/range if applicable N/A
WEST Side of Seabreeze Blvd. (A1A) at/between E. Las Olas Blvd. and SE 5th Street
 north... street name street name street name

APPLICATION STATUS

- 1) Has this project been previously submitted? Yes No Don't Know
Check the appropriate answer to each question if the project was previously submitted.
 - 2) This is a resubmittal of: Entire Project Portion of Project
 - 3) What was the project number assigned by the Planning and Development Management Division?
Project Number _____ Don't Know
 - 4) What was the project name? _____
 - 5) Are the boundaries of this project **exactly** the same as the previously submitted project? Yes No
 - 6) Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
- If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

REPLAT STATUS

- 1) Is this plat a replat of a plat approved and/or recorded after March 20, 1979? Yes No
If yes, please answer the following questions.
- 2) Name and Project Number of underlying approved and/or recorded plat. _____
- 3) Is the underlying plat all or partially residential? Yes No
if yes, please answer the following questions.
- 4) Number and type of units approved in the underlying plat. _____
- 5) Number and type of units proposed to be deleted by this replat. _____
- 6) Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. _____

SCHOOL CONCURRENCY (Residential Plats, Replats and Site Plan Submissions)

- 1) Does this application contain any residential units? If "No," please skip the remaining questions. Yes No
- 2) If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? Yes No
- 3) If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? Yes No
- 4) Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?
If the answer is "Yes" to questions 1-4, please see reverse side of application for "Required Documentation" for "School Concurrency Submission Requirements." Yes No

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type MUNI PLAT Time _____ Application Date 2/14/19
 Acceptance Date 2/27/19 Fee \$4,780.00 Comments Due 3/27/19
 Report Due 4/11/19 Adjacent City None
 Plats Surveys ~~Access Plans~~ Site Plans Landscaping Plans Lighting Plans
 Other (Describe) City receipt, FDOT letter, file work Received By Maria
 Comments _____

Board of County Commissioners, Broward County, Florida
 Environmental Protection and Growth Management Department
 Planning and Development Management Division
Project Characteristics

INSTRUCTIONS

The information on this form will be used to determine the project's overall impact on urban service delivery facilities and programs. The "Existing Land Use" and "Proposed Use" sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

LANDUSE AND ZONING

<p>EXISTING Land use plan Central Beach Regional Activity Designation(s) Center</p> <hr/> <p>Zoning District(s) <u>SBMHA - South Beach Marina</u> <u>and Hotel Area District</u></p>	<p>PROPOSED Land use plan SAME Designation(s)</p> <hr/> <p>Zoning District(s) SAME</p>
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EXISTING LAND USE- ARE THERE ANY EXISTING STRUCTURES ON THE SITE? Yes No

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than 18 months (60 months for mobile homes) of Environmental Review of construction plans.** To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Parking Lot	none	present	no	yes	will be

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

PROPOSED USE

Please specify the proposed use in accordance with the land use categories listed on the reverse side of this form. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of this form. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		HOTEL	150 ROOMS

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Project Questionnaire

Check the appropriate "Yes" or "No" box for each question below. If additional space is required to explain a response, attach and label continuation sheets. - ALL QUESTIONS MUST BE ANSWERED -

1.	Why is this property being platted? Attach additional sheet if necessary. <u>This is not a lot of record and plating is required for its development</u>		
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate DRI or FQD name. DRI or FQD NAME _____ If yes, provide the latest ordinance number and/or Official Record Book and page number. ORDINANCE # _____ O.R. BOOK & PAGE # _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If YES, state the title and subject of the agreement(s) and attach a copy(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5.	Does this property or project have an adjudicated or vested rights status? If YES, attach appropriate documentation.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6.	Does the owner have any financial interest in properties near or adjacent to this project? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7.	Does this property abut a State Road? If yes, see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
8.	Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If YES, attach sheet and describe fully.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
9.	Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If YES, attach five drawings showing such facilities. (If not shown on plat).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
10.	Is credit being requested for private recreational facilities? If YES, attach two sets of plans showing facilities. (APPLIES TO PROJECTS IN UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
11.	Has any discussion with the School Board taken place? If YES, state the name and title of the person contacted. NAME/TITLE _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
12.	If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
13.	Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy, wildlife, habitats, etc.)? If YES, attach sheet and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
14.	Does the property contain any portion of lands identified as "Natural Resource Areas?" If YES, see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
15.	Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If YES, see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
16.	Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and historic sites and structures? If YES, for archaeological sites, see Supplemental Documentation Requirement No. 10. For locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
17.	Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If YES, permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
18.	Is the project to be served by an approved potable water system? If YES, state name of facility and facility address. Facility Name: <u>Charles Fiveash Water Treatment Plant</u> Address: <u>4321 NW 9th Avenue</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
19.	Is this project to utilize on-site wells for its potable water? If YES, see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
20.	Is this project to be served by an approved wastewater (sewage) treatment plant? If YES, state name of facility and facility address. Facility Name: <u>Charles Fiveash Water Treatment Plant</u> Address: <u>4321 NW 9th Avenue</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
21.	Will SEPTIC TANKS serve this project? If YES, see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
22.	Have provisions been made for the collection of solid waste for this project? If YES, state name of collector. SOLID WASTE COLLECTOR: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
23.	Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If YES, state name and title of person contacted. FPL - Name/Title: _____ AT&T - Name/Title: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
24.	Estimate or state the total number of on-site parking spaces to be provided.	SPACES: <u>180</u>	
25.	If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.	SEATING: <u>TBD</u>	

SUPPLEMENTAL DOCUMENTATION

Refer to the "Application Types" and "Required Documentation" sections below to determine the supplemental documentation required for each application. The "Application Types" section lists the corresponding numbers of the "Required Documentation" section for each application type. Read the documentation requirements carefully, some documentation is only required in certain circumstances.

APPLICATION TYPES

- SKETCH PLAT: Required Documentation Numbers 1, 6
- PLAT: Required Documentation Numbers 2, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, 19, 20
- CONCEPTUAL SITE PLAN: Required Documentation Numbers 3, 6, 11, 16, 18
- FINAL SITE PLAN: Required Documentation Numbers 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

REQUIRED DOCUMENTATION- All copies of plats, site plans, surveys, or drawings must be folded to a size approximately 9"X12"

1. 22 copies of Sketch Plat and 22 copies of Conceptual Site Plan if available. See Land Development Code, Division 3.
2. 23 copies of proposed plat, survey no older than six (6) months and site plan if available or conceptual access plan (see below for more information). Additional copies may be required if the plat is adjacent to another municipality (s). See Land Development Code, Division 3.

The survey must show the location of all existing structures, paved areas, and easements on the property and show existing roadway details adjacent to the property (see Section 5-189(b)(4) for specific requirements).

The site plan or conceptual access plan must clearly illustrate dimensions for all proposed access locations on all public rights-of-way abutting the plat, including the centerline locations (see Section 5-189(b)(3) for specific requirements).
3. 22 copies of proposed Conceptual Site Plan. See Land Development Code, Division 4.
4. 22 copies of proposed final site plan and survey showing all existing structures, topography, and natural features, including trees. Additional copies may be required and this will be determined at the pre-application conference. See Land Development Code, Division 4.
5. One (1) current receipt or letter from the appropriate municipality verifying that a plat application has been filed (for municipal plats only).
6. One (1) copy of the Property Tax Notice. May be obtained from the Records, Taxes and Treasury Division.
7. One (1) copy of a signed Pre-Application Conference Receipt from the Planning and Development Management Division, indicating the date the conference was held.
8. Two (2) copies of a Generalized Resource Survey for property within "Natural Resource Areas." See Land Development Code, Section 5-195(a)(14).
9. Six (6) copies of Environmental Review Form for property within an "Urban Wilderness Area" or "Local Area of Particular Concern." Forms are available at the Planning and Development Management Division. See Land Development Code, Section 5-182(j) or Section 5-182(j)(1)(e), for exemptions.
10. Five (5) copies of an Archaeological Report, as required by the Land Development Code, Sections 5-182(i) or 5-195(a)(15) for sites identified in the Broward County Land Development Land Use Plan map series (countywide) or in the Florida Site File (Broward County municipal services district only).
11. One (1) copy of Industrial Review form (for industrial development and projects which utilize fuel storage tanks). Forms are available at the Planning and Development Management Division.
12. If project is to utilize septic tanks, one (1) copy of current letter from appropriate utility service area stating location of closest existing sanitary sewer line and exact distance to plat. Information pertaining to utility service areas may be obtained from Environmental Review Section of the Planning and Development Management Division.
13. If project is to utilize wells, one (1) copy of current letter from appropriate utility service area stating location of closest approved potable water system and exact distance to plat.
14. Three (3) copies of Landscaping Plan as required by the Landscaping Code and three (3) copies of Lighting Plan as required by the Zoning Code. Additional copies may be required and this will be determined at the pre-application conference.
15. Two (2) copies of Site Plan delineating proposed Street Name(s) and Address Number(s).
16. A check made payable to Broward County Board of County Commissioners for APPLICATION FEES, as per published fee schedule (which includes Planning and Development Management fees and sign deposit for Final Site Plans).
17. **RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board** for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.
18. Non-residential site plans, within 300 feet of a residential land use plan category, residential zoning district, and/or existing residential development must provide written documentation demonstrating the specific measures to prevent or minimize impacts upon adjacent residential property. See Land Development Code, Section 5-194(d).
19. A valid Pre-Application approval letter from the Florida Department of Transportation is required for applications which abut and propose direct vehicular access to a Trafficway that is functionally classified as a State Road.
20. A copy of the title documentation used to create the plat and adjacent right-of-way and easement documentation. See Land Development Code, Section 5-189 (b) (6) and the Highway Construction and Engineering Division's web page at <http://bcgov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

OWNER/AGENT CERTIFICATION

State of Florida
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]
Sworn and subscribed to before me this 7th day of February, 2019

By Elizabeth Tsouroukdissian He/she is personally known to me or

Has presented [Signature]

Signature of Notary Public [Signature] Type or Print Name

NOTARY PUBLIC
LISA STASSI Identification.
MY COMMISSION # FF 940379
EXPIRES: March 31, 2020
Bonded Thru Budget Notary Service

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

Project Update Sheet

Plat/Site Plan Number 003-MP-19

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name _____

Owner's Name _____ Phone _____

Address _____ City _____ State _____ Zip Code _____

Owner's E-mail Address _____ Fax # _____

Agent _____ Phone _____

Contact Person _____

Address _____ City _____ State _____ Zip Code _____

Agent's E-mail Address _____ Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

Yes No Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? Yes No

Is this application exempt or vested pursuant to criteria in the Land Development Code? Yes No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? Yes No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type PROJECT UPDATE & LETTER OF OBJECTION Time _____ Application Date 11/14/19

Acceptance Date 11/14/19 Fee \$770 Comments Due 12/16/19

Report Due 12/26/19 Adjacent City NONE

Plats Surveys Site Plans Landscaping Plans Lighting Plans

Other (Describe) _____ Received By _____

Comments _____

NOTE: COMBINED PROJECT UPDATE & LETTER OF OBJECTION

