

J. W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, R.L.S. 1940-1997
JERALD A. McLAUGHLIN, R.L.S.



SINCE 1938

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SCOTT A. McLAUGHLIN, P.S.M.
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January 27, 2015

COVER SHEET
City of Fort Lauderdale
CITY COMMISSION
Plat Submittal
For
“RIVA RESIDENCES”

This plat site is located on the East side of North Federal Highway approximately 700 feet North of East Sunrise Boulevard. It contains 85,966 square feet or 1.9735 +/- acres. Presently the site has a 60 Unit Hotel Building that is being demolished and it was last occupied in January of 2014. The property owner is proposing to construct 100 High-Rise Units and 15,000 square feet of Commercial Use. This plat was approved by the Development Review Committee on August 4, 2014 and approved by the Planning and Zoning Board on January, 20, 2015.

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- 2) Land Use and Zoning Maps**
- 3) Current Survey of property**
- 4) Proposed plat drawings**
- 5) Aerial photograph showing parcels within 700 feet**
- 6) Preliminary Site Plan**

Prepared By:

James McLaughlin
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Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“RIVA RESIDENCES”
Page one of two

December 4, 2014

Prepared by: James McLaughlin
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Sec. 47-24.5 (A)(2)

Platting is required since this site has never been platted. The plat will be recorded as Parcel “A”, “**RIVA RESIDENCES**”

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, did prepare and has revised the plat per DRC comments from the August 12, 2014 meeting and will route the plat through the Broward County Platting process for recordation.

Sec. 47-24.5 (C)

McLaughlin Engineering Company will prepare the final “Mylar” of the plat showing and including all of the requirements as listed in Sec. 47-24.5 (C) (1, 2, 3a – 3q).

Sec. 47-24.5(D.1a thru 1m)

This site will be developed into 100 High-Rise Units and no more than 15,000 square feet of Commercial use. The number of High-Rise Units was reduced by 2 and the square footage was reduced by more than half to 15,000 square feet from our DRC application to more closely match the Site Plan. This project will not dedicate any streets or alleys since the existing right of way for Federal Highway is wider than the 120 foot corridor required by the Broward County Trafficways Map and it meets the current City standards. Driveways will be constructed in such a way that meets all of the City of Fort Lauderdale’s criteria for site plan development.

Sec. 47-24.5(D.1n)

This site will be developed to include 100 High-Rise Units and 15,000 square feet of Commercial and will be built on a one-parcel plat; the architect/engineer has and will work with the various franchised utility companies to satisfy any and all easement requirements. Easements required by the franchised utility companies will be shown on the plat and recorded in the Broward County Records.

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Sec. 47-24.5 (E1 – E2)

This section has to do with required subdivision improvements, preparation of plans and providing subdivision improvement bonds. If any are required, these will be prepared and submitted in accordance with the procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)

There is no dedication of streets contemplated on this plat, sufficient right of way currently exists, The Permanent Reference Monuments (PRM'S) will be set in accordance with Florida Statute, Chapter 177, Part 1, Section 177.091, and will be shown on the final plat.

Sec. 47-24.5 (E3b –E3c)

Grading and Storm Drainage: An On-site grading plan has been submitted along with the “Site Plan” and processed and will be constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)

Paving: An On-Site Paving plan has been prepared and submitted and is going through the “Site Plan” process and is being done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)

Sidewalks, A concrete sidewalk currently exists along Federal Highway with a curb cut that will be used for Ingress / Egress and significant modification should be necessary.

Sec. 47-24.5 (E3f)

Water service will be provided by the City of Fort Lauderdale and will be connected to the system according to the requirements and provisions established by the City of Fort Lauderdale. There is existing service to the current hotel building.

Sec. 47-24.5 (E3g)

Sanitary sewer service will be provided by the City of Fort Lauderdale and will be connected to the system according to the requirements and provisions established by the City of Fort Lauderdale. There is existing service to the current hotel building.

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Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“RIVA RESIDENCES”
Page one of three

December 4, 2014

Prepared by: James McLaughlin
McLaughlin Engineering Company
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Sec. 47-25.2(A)

The adequacy requirements set forth herein are for 100 High-Rise Units and 15,000 square feet of Commercial Use. These numbers were reduced from the original request of 102 High-Rise Units and 50,000 square feet of Commercial Use to more closely match the Site Plan.

Sec. 47-25.2(B)

A site plan for this development is being processed through the governmental departments and agencies of the City of Fort Lauderdale and was developed in such a way as to not hinder or interfere with the City of Fort Lauderdale’s communication network.

Sec. 47-25.2(C)

As stated above, a site plan is being processed through the City and has been designed in such a way as to meet all of the requirements of this section by designing retention areas and/or drainage structures so that the required retention of storm water runoff dictated by the City of Fort Lauderdale is maintained on site.

Sec. 47-25.2(D.1 – D.2)

This site is currently developed as a 60 Unit Hotel that is being demolished and no identified environmentally sensitive land exist.

Sec. 47-25.2(E)

The owner will develop the site in accordance with all City and County fire codes and regulations and has incorporated this into the site plan.

Sec. 47-25.2(F)

This site will be developed into 100 High-Rise Units and 15,000 square feet of Commercial Use. The Park Impact fee will be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale and will be paid in accordance with the requirements of the City.

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Sec. 47-25.2(G)

This Site Plan has been developed in a manner that will not hinder Police protection services. The development is providing improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

The 60 Unit Hotel currently being demolished on the property has been tied in to the City of Fort Lauderdale water facilities. The Site will remain on City of Fort Lauderdale Water service, which is adequate for the needs of the development. The City's Public Works Department will review the plat through the Development Review process.

Sec. 47-25.2(I)

The 60 Unit Hotel currently being demolished on property has been tied in to the to the City of Fort Lauderdale sewer system. The new development will be built in accordance with all criteria of the City of Fort Lauderdale

Sec. 47-25.2(J)

This site will be developed into 100 High-Rise Units. The School impact fee will be assessed at the time of permitting and will be paid in accordance with the provisions of the Broward County Land Development Code.

Sec. 47-25.2(L)

As was stated in the comment regarding **Sec. 47-25.2(C)**, stormwater and drainage structures and calculations and easements, if required, will be constructed in accordance with the South Florida Building Code; the City of Fort Lauderdale engineering standards and all other applicable engineering standards.

Sec. 47-25.2(M)

This site falls within the “EASTERN CORE” Concurrency District of Broward County and will be subject to Road Transit fees. The site is on North Federal Highway, a State Road. The site is within the jurisdiction of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for a mixed use development. Any thoroughfare dedications required by the City and/or County will be dedicated by this plat and will be shown as required before the plat is recorded in the public records of Broward County. Street trees (if applicable), as required by **Sec. 47-25.2 M.9** will be planted in accordance with said section and will be shown on the Site Plan.

Sec. 47-25.2(N)

This site is tie into the City of Fort Lauderdale Sanitary sewer system in accordance with all applicable requirements of the City of Fort Lauderdale.

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Sec. 47-25.2(O)

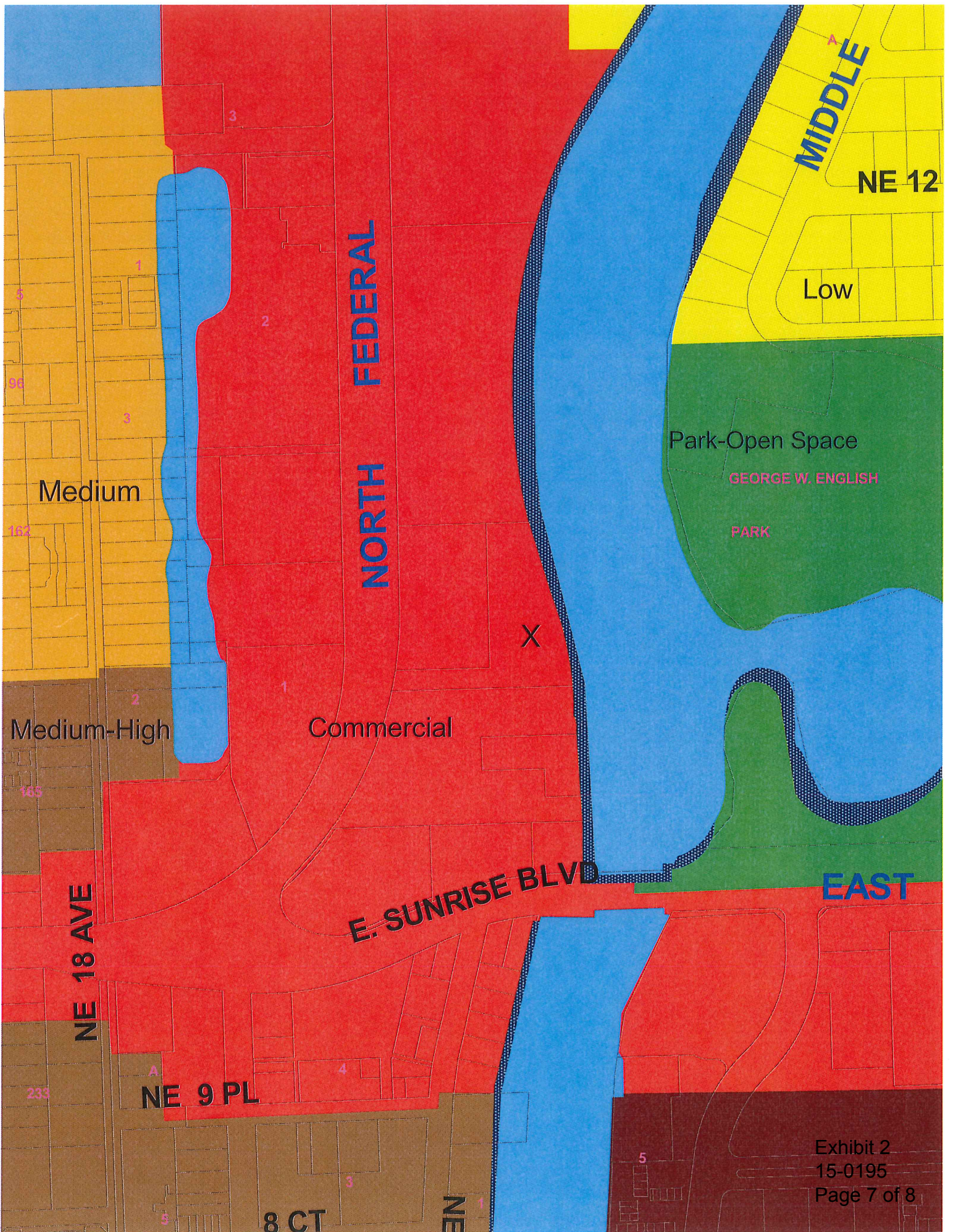
The site will be developed into 100 High-Rise Units and 15,000 square feet of Commercial Use. It will be the responsibility of the City and or its agents to remove the residential trash from the site for a fee.

Sec. 47-25.2(P)

There are no historic or archaeological resources on this site.

Sec. 47-25.2(Q)

This site is near an existing evacuation route/plan. This plat will not produce any substantial impact to the existing plan.



Medium

Medium-High

Commercial

Park-Open Space

GEORGE W. ENGLISH

PARK

Low

MIDDLE

NE 12

NORTH FEDERAL

NORTH FEDERAL

E. SUNRISE BLVD

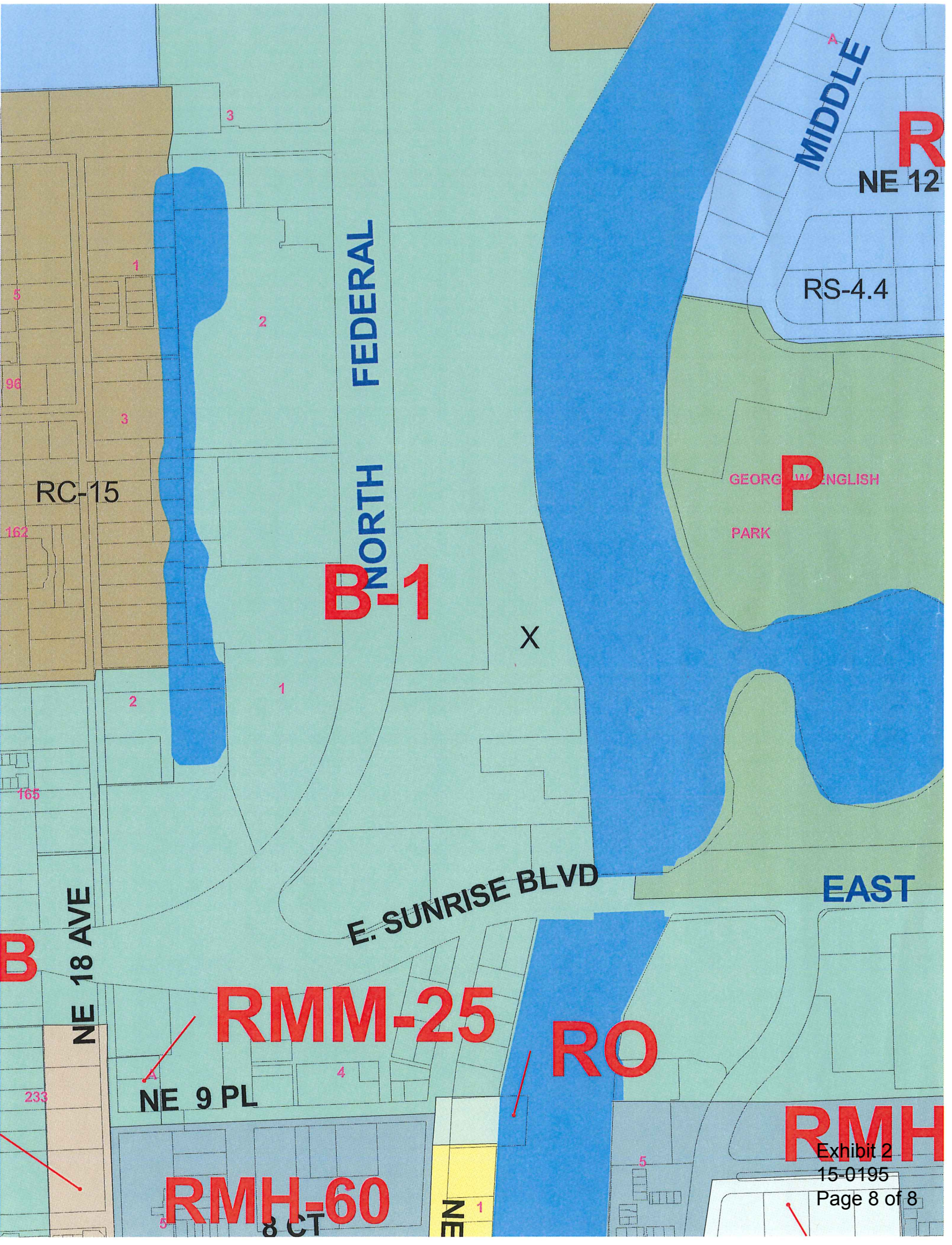
EAST

NE 18 AVE

NE 9 PL

8 CT

NE



RC-15
NE 18 AVE
NE 9 PL
233

B-1
NORTH FEDERAL
RMM-25
8 CT

RO
E. SUNRISE BLVD
X

MIDDLE
NE 12
RS-4.4
GEORGE W. ENGLISH PARK
RMH