

McLAUGHLIN ENGINEERING CO.

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



SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.
LOU CAMPANILE, JR., P.E., P.L.S.

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Point-by-Point Narrative

Sec. 47-24.5, Subdivision Regulations for Plat of “LUCKEY’S”

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August 3, 2021

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Sec. 47-24.5 (A)(2)

Platting is required because the property has never been platted. The parcel will be recorded as Parcel “A”, **“LUCKEY’S”**

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, has prepared and will revise the plat, according to the DRC comments dated July 27, 2021 and will also be routing 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 is being platted in anticipation of future development and is being restricted to a 172 Room Hotel. There is currently a 14,666 square foot bank with 5 teller stations on it (now closed). This project does not anticipate any right-of-way dedication on State Road 84 as it currently is in accordance with the Broward County Trafficways Map (200 foot corridor). All future driveways will be constructed to meet all of the City of Fort Lauderdale, Broward County and the Florida Department of Transportation criteria for site development.

Sec. 47-24.5(D.1n)

This site is being restricted 172 Hotel Rooms. The property will be recorded as a one-parcel plat, Parcel “A”. Easements required by the franchised utility companies (if any) 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)

This project does not anticipate any right-of-way dedication on State Road 84 as it already complies with the Broward County Trafficways Map (200 foot corridor). 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: No additional improvements are being sought with this platting. The future development will include an on-site grading plan included along with the Site Plan currently in process and will be constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)

Paving: No additional improvements are being sought with this platting. The future development shown on the Site Plan is being done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)

Sidewalks: A five (5) foot concrete sidewalk is constructed at the project site and should meets the City of Fort Lauderdale requirements.

Sec. 47-24.5 (E3f)

Water service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

Sec. 47-24.5 (E3g)

Sanitary sewer service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

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Sec. 47-25.2, Adequacy Requirements for Plat of
“LUCKEY’S”
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Prepared by: James McLaughlin
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Sec. 47-25.2(A)

The adequacy requirements set forth herein are for One Hundred Seventy Two (172) Hotel Room Development. The current use is a 14,666 square foot bank with 5 teller stations (now closed).

Sec. 47-25.2(B)

Site Plan is being processed through the governmental departments and agencies of the City of Fort Lauderdale and will be 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 will be 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 located on a previously developed site and no identified environmentally sensitive lands exist.

Sec. 47-25.2(E)

The owner will develop the site in accordance with all City and County fire codes and regulations.

Sec. 47-25.2(F)

This site is being developed without a residential component. Park Impact fees will be not be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

Sec. 47-25.2(G)

The site is to be developed in a manner that will not hinder Police protection services. The development will provide improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

This site is already tied into 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 proposed development.



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Sec. 47-25.2(I)

The site is already tied into the City of Fort Lauderdale sewer system. The Site will remain on City of Fort Lauderdale Waste Water service, which is adequate for the needs of the proposed development.

Sec. 47-25.2(J)

School impact fees will be not be assessed in accordance with the provisions of the Broward County Land Development Code, as there are no residential units planned for this development.

Sec. 47-25.2(L)

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

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 lies is on State Road 84 just West of N.E. 9th Avenue. The site is within the jurisdiction of the City of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for Hotel Developments. Any right-of-way easement 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, 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 ties into the City of Fort Lauderdale Sanitary Sewer system in accordance with all applicable requirements of the City of Fort Lauderdale all modifications will be addressed during Site Plan approval. No alterations are being requested as part of the platting process.

Sec. 47-25.2(O)

The trash has been removed from the site for a fee and no changes are contemplated.

Sec. 47-25.2(P)

There are no historic or archaeological resources on this site.

Sec. 47-25.2(Q)

State Road 84 is an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.