



REQUEST: Plat Review: Luckey's Plat

Case Number	UDP-P21003
Property Owner/Applicant	1100 Hotels, LLC
Agent	Jim McLaughlin, McLaughlin Engineering Company
Plat Name	Luckey's Plat
Location	1100 West State Road 84
Legal Description	Portion of NE ¼, NE ¼, Acreage 21-50-42
Property Size	82,776 square feet / 1.9 acres
Zoning	Boulevard Business District (B-1)
Existing Use	Commercial Office/Bank
Future Land Use Designation	Commercial
Applicable Unified Land Development Regulations (ULDR) Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
Notification Requirements	Sign notice prior to meeting (Sec. 47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission,
Project Planner	Christian Cervantes, Urban Planner II

PROJECT DESCRIPTION:

The applicant, 1100 Hotels, LLC, proposes to plat 82,776 square feet (approximately 1.9 acres) of land located at 1100 State Road 84. The parcel to be platted abuts State Road 84 to the North and SW 26th Street to the South. Currently the site contains a vacant 14,666 square-foot bank with 5 teller stations.

The applicant is platting the site in anticipation of future development which will consist of a 172-room hotel. The proposed plat includes the following plat note restriction: "This plat is restricted to 172-Room Hotel." The applicant is also adding a non-vehicular access line to the southern portion of the parcel to limit access through the residential neighborhood to the south. A site plan for the associated hotel development is scheduled on the September 14, 2021, Development Review Committee (DRC) meeting.

The application, plat, and narrative responses to criteria are attached as **Exhibit 1**. A location map is provided as **Exhibit 2**.

PRIOR REVIEWS:

The plat was reviewed by the DRC on July 27, 2021. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks, and lots. The proposed plat will allow for the development of a 172-room hotel building on the site. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-6.11, List of Permitted and Conditional Uses for Boulevard Business (B-1) District, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy

1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use designation of Commercial allows for the proposed development as indicated in the plat note.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two signs on the property, one facing each public right-of-way and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of posted signs are included as part of **Exhibit 3**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application.

If the Planning and Zoning Board determines that the proposed plat meet the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

EXHIBITS:

1. Application, Plat, and Narrative Responses to Criteria
2. Location Map
3. Sign Affidavit and Photographs of Posted Signs



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING PLANNING & ZONING BOARD (PZB) PLAT APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: PZB PA

PLANNING & ZONING BOARD (PZB)

Plat Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

X Plat \$ 1,200.00 (1201.00 PAID)

Page 1: PZB Plat - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	UDP-P21003
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	1100 HOTELS LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	20 S. FEDERAL HIGHWAY, FT. LAUDERDALE, FL 33315
E-mail Address	JAY@LUCKEYS.COM
Phone Number	(954) 316-1150
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	McLAUGHLIN ENGINEERING CO. / JIM McLAUGHLIN
Applicant / Agent's Signature	J. McLaughlin
Address, City, State, Zip	1100 N.W. 64 TH ST., FORT LAUDERDALE, FL 33309
E-mail Address	JIM@MECO400.COM
Phone Number	(954) 763-7611
Letter of Consent Submitted	YES

Development / Project Name	LUCKEY'S (PLAT)
Development / Project Address	Existing: 1100 W STATE ROAD 84 New: 1100 W STATE ROAD 84
Legal Description	A PORTION OF THE NE 1/4, NE 1/4, SECTION 21-50-42
Tax ID Folio Numbers (For all parcels in development)	5042 21 00 0080
Request / Description of Project	RECORD PLAT APPROVAL
Applicable ULDR Sections	47.24.5 & 47.25.2
Total Estimated Cost of Project	\$ 10,000,000 (Including land costs)

Future Land Use Designation	COMMERCIAL
Proposed Land Use Designation	COMMERCIAL
Current Zoning Designation	B-1
Proposed Zoning Designation	B-1
Current Use of Property	BANK
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	172 HOTEL ROOMS
Total Bldg. SF (include structured parking)	N/A
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	82,776 / 1.9003±	82,776 / 1.9003
Lot Density	91 ROOMS PER ACRE	91 ROOMS PER ACRE
Lot Width	250 FEET	250 FEET

Page 2: Required Documentation

One (1) copy of the following documents:

- ☐ Original Pre-PZB signed-off plat and all supplemental documentation (ie. narratives, photos, etc.)
- ☐ Completed application (all pages must be filled out where applicable)
- ☐ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

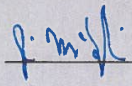
- ☒ **Narrative** describing specifics of plat. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☒ **Cover sheet** on plan set to state project name and table of contents.
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☒ **Proposed plat**, with site highlighted.
- ☒ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning office.

Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:		Staff Intake Review For Urban Design & Planning staff use only:	
Print Name	JIM McLAUGHLIN	Date	
Signature		Received By	
Date	8-4-21	Tech. Specs Reviewed By	
		Case No.	

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That **1100 HOTELS, LLC**, a Florida limited liability company,
COUNTY OF BROWARD SS owner of the lands described in and shown as included in this plat, has caused said
 lands to be subdivided and platted as shown hereon, said plat to be known as **"LUCKEY'S"**
being a plat of a portion of Section 21, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida,
this _____ day of _____, **201**_____.

1100 HOTELS, LLC
a Florida limited liability company

Officer: _____ Name of officer printed **Sanjaykumar Patel** Title: **Authorized Member**

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence ___ or online
COUNTY OF BROWARD SS notarization ___, this _____ day of _____, **202**_____, by **Amit G. Patel** being the **Director**
of **1100 HOTELS, LLC**, a Florida Profit Corporation, to be the person described in and who acknowledged before me that he
executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the company and did not take
an oath.
He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[**X**] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL

DEDICATION OF MORTGAGE HOLDER:

STATE OF FLORIDA **CENTENNIAL BANK**, an Arkansas banking corporation, owner and holder of a mortgage
COUNTY OF BROWARD SS on this property, recorded in Instrument Number 117224132, of the public records of
 Broward County, Florida and does hereby join in the dedications as shown hereon.

IN WITNESS WHEREOF:
I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward,
State of Florida, this _____ day of _____, **20**_____.

CENTENNIAL BANK
an Arkansas banking corporation

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence ___ or online
COUNTY OF BROWARD SS notarization ___, this _____ day of _____, **202**_____, by _____ being
the _____ of **Centennial Bank**, an Arkansas banking corporation, to be the person described
in and who acknowledged before me that he executed the same freely and voluntarily for the uses and
purposes therein expressed, on behalf of the corporation and did not take an oath.

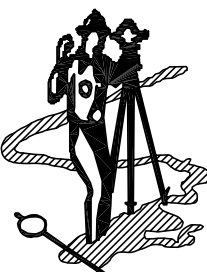
He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[**X**] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL



"LUCKEY'S"
A PLAT OF A PORTION NORTHEAST
ONE-QUARTER (NE 1/4) OF SECTION 21,
TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
JUNE, 2021

PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 21-3- McL JOB NO.: V-6037

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat ____ day
of _____, **20**_____. (**City of Fort Lauderdale Planning # UDP-P21003**)

By: _____ Name Printed: _____ **Chairman**, this _____ day of _____, **20**_____.

CITY COMMISSION

STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
COUNTY OF BROWARD SS THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City
Commission, this _____ day of _____, **20**_____.

All application, concurrency, impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on
the date of building permit issuance.

By: _____ **Jeffrey A. Modarelli City Clerk**, this _____ day of _____, **20**_____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, **20**_____.

By: _____, **Dennis R. Girisgen, City Engineer**, Florida P.E. Registration No. 50207

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, **20**_____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Florida Statutes. This plat has been approved and accepted for record.

By: _____

Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: LS4030

By: _____

Richard Tornese (date)
Director
Florida Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this _____ day of _____, **20**_____. By: _____ Chairperson This
plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record

this _____ day of _____, **20**_____. By: _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County
Commissioners of Broward County, Florida, this _____ day of _____, **20**_____.

By: _____ Mayor – County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,
COUNTY OF BROWARD SS subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the
applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in
accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, **20**_____. This plat conforms to all applicable
sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this **22nd** day of **June, 2021**.

City
Engineers Seal

City of
Fort Lauderdale
Corporate Seal

Robert P. Legg, Jr.
Surveyor's Seal

Richard Tornese
Engineer's Seal

James M.
McLaughlin Jr.
Surveyor's Seal

By:  _____

James M. McLaughlin, Jr.
Registered Land Surveyor No. LS4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
Certificate of Authorization Number: LB 285

_____**-MP-21**

SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearing shown refer to an assumed datum, and assume the centerline of S.W. 26th Street, as North 89°07'23" East, as referenced by monumentation as shown hereon.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 172-ROOM HOTEL.

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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

A portion of the East 250.00 feet of the West 680.00 feet of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 21, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southwest corner of Parcel "A", SAILORMAN PROPERTY, according to the plat thereof, as recorded in Plat Book 109, Page 18, of the public records of Broward County, Florida; thence South 89°07'23" West, on the Westerly extension of the South line of said Parcel "A", a distance of 310.00 feet to the Point of Beginning; thence continuing South 89°07'23" West, on said Westerly extension, a distance of 250.00 feet; thence North 01°00'37" West, on the West line of the East 250.00 feet of the West 680.00 feet of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 21, a distance of 296.79 feet to a point on the South right-of-way line of State Road 84 (200 foot right-of-way); thence North 73°44'23" East, on said South right-of-way line, a distance of 181.83 feet to a point of curve; thence Easterly on said South right-of-way line and on said curve to the right, with a radius of 5,629.65 feet, a central angle of 00°47'07", an arc distance of 77.16 feet; thence South 01°00'37" East, on the East line of the East 250.00 feet of the West 680.00 feet of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 21, a distance of 364.98 feet to the Point of Beginning.

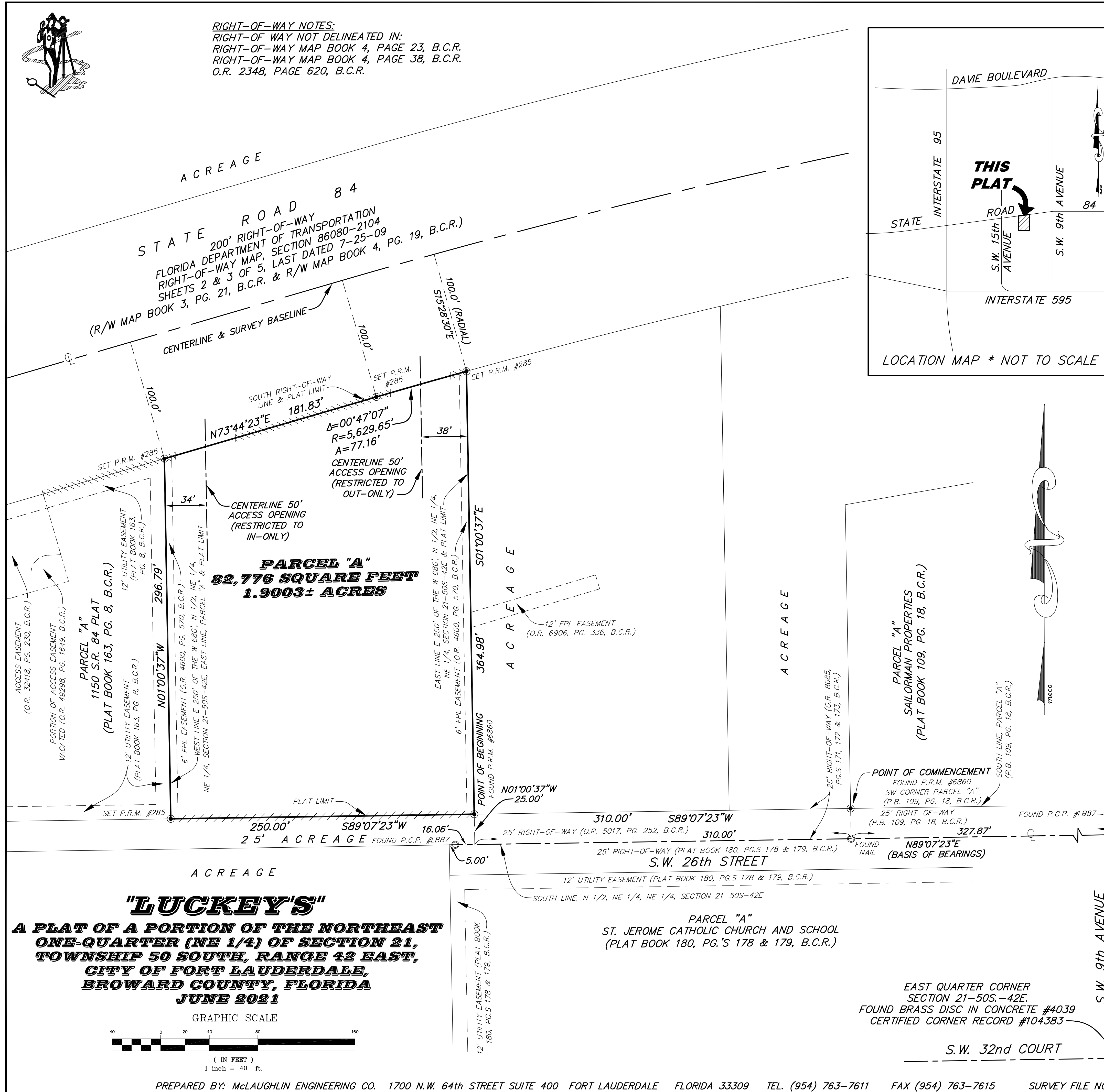
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 82,776 square feet or 1.9003 acres more or less.

LEGEND:

● P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
N.I.C. P.R.M. - indicates nail with P.R.M. cap #285
NO. - indicates number
SQ. FT. - indicates square feet
McL Cap - indicates McLaughlin Engineering Company Cap #285

LEGEND CONTINUED:

L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page
B.C.R. - indicates Broward County Records
C - indicates centerline of Right-of-way
O.R., PG., - indicates Official Record, Page
R/W - indicates Right-of-Way
***** - indicates Non-Vehicular Access Line



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.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“LUCKEY’S”
Page one of two

August 3, 2021

Prepared by: James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
(954) 763-7611

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.

1700 N.W. 64th STREET SUITE 400 • FORT LAUDERDALE, FLORIDA 33309 • TELEPHONE (954) 763-7611 • FAX (954) 763-7615
www.meco400.com • info@meco400.com / meco400@aol.com



Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“LUCKEY’S”
Page two of two

August 3, 2021

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.

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.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“LUCKEY’S”
Page one of two

August 3, 2021

Prepared by: James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th Street
Fort Lauderdale, Florida 33307
(954) 763-7611

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.



Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“LUCKEY’S”
Page two of two

August 3, 2021

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.



Graphic Scale 5 of 5

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
X PLANNING AND ZONING BOARD
CITY COMMISSION

CASE NO. UDP-P21003

APPLICANT: 1100 HOTELS LLC

PROPERTY: PART OF N 1/2, NE 1/4, NE 1/4, SECTION 21-50-42, S. OF ST. RD. 84

PUBLIC HEARING DATE: SEPTEMBER 22, 2021

BEFORE ME, the undersigned authority, personally appeared JAMES McLAUGHLIN, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant J. McLaughlin

SWORN TO AND SUBSCRIBED before me in the County of Broward and State of Florida above aforesaid this 15th day of SEPTEMBER, 2021.




Diana L. Donahue
NOTARY PUBLIC
MY COMMISSION EXPIRES:


NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULD, I will forfeit my sign deposit. N/A (initial here)

JMM Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

TOW AWAY
24 HRS **ZONE** 7 DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS RISK AND EXPENSE
ALL COUNTY TOWING
954-564-0486
FL TRL 717L-16-1715-05 Please Respect Our Property Rights!

 **CITY OF FORT LAUDERDALE**
PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING

DATE: SEPTEMBER 22, 2021
TIME: 6:00 P.M.
CASE: UDP-P21003
PROJECT: LUCKEYS PLAT
REQUEST: PLAT REVIEW



PUBLIC PARTICIPATION OPTIONS

ATTEND IN-PERSON CITY HALL COMMISSION CHAMBERS 100 N. ANDREWS AVENUE FORT LAUDERDALE, FL 33301	ATTEND VIRTUALLY WATCH AND LISTEN: www.fortlauderdale.gov/lttv SIGN UP AND SPEAK: www.fortlauderdale.gov/government/PZB
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FOR MORE INFORMATION: CONTACT (954) 828-6520

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: SEPTEMBER 22, 2021

TIME: 6:00 P.M.

CASE: UDP-P21003

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PUBLIC PARTICIPATION OPTIONS

ATTEND IN-PERSON
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

ATTEND VIRTUALLY
WATCH AND LISTEN: www.fortlauderdale.gov/ltv
SIGN UP AND SPEAK: www.fortlauderdale.gov/government/P28

FOR MORE INFORMATION: CONTACT (954) 828-6520

This Notice is the property of the City of Fort Lauderdale. It is loaned to you for your information only. It is not to be used for any other purpose. It is to be returned to the City of Fort Lauderdale upon request. It is not to be used for any other purpose. It is to be returned to the City of Fort Lauderdale upon request.

CASE: UDP-P21003
P28 Exhibit 3
Page 3 of 4

CAM #21-0000
Exhibit 6
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CITY OF FORT LAUDERDALE

PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: SEPTEMBER 22, 2021

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PUBLIC PARTICIPATION OPTIONS

ATTEND IN-PERSON

CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

ATTEND VIRTUALLY

WATCH AND LISTEN: www.fortlauderdale.gov/fltv
SIGN UP AND SPEAK: www.fortlauderdale.gov/government/PZB

FOR MORE INFORMATION: CONTACT (954) 828-6520



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