



## 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.



**\$ 480.00**

## 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	PLN-PLAT-20030001
Date of complete submittal	6/8/2020

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

Property Owner's Name	BSREP III FORT LAUDERDALE, 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	1997 ANNAPOLIS EXCHANGE PARKWAY, #550, ANNAPOLIS, MD 21401
E-mail Address	STEPHANIE@TOOTHAKER.ORG
Phone Number	(954) 648-9376
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. / James McLaughlin
Applicant / Agent's Signature	<i>J. McLaughlin</i>
Address, City, State, Zip	400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301
E-mail Address	MECO400@AOL.COM
Phone Number	(954) 763-7611
Letter of Consent Submitted	YES

Development / Project Name	HILTON MARINA HOTEL
Development / Project Address	<u>Existing:</u> 1881 SE 17th STREET <u>New:</u> 1881 SE 17th STREET
Legal Description	PORTIONS OF SECTIONS 13 & 14-50-42, WEST OF THE INTRACOASTAL WATERWAY.
Tax ID Folio Numbers (For all parcels in development)	5042 14 00 0030
Request / Description of Project	Record Plat
Applicable ULDR Sections	47.24.5 and 47.25.2
Total Estimated Cost of Project	\$ 20,000,000 (Including land costs)

Future Land Use Designation	RESIDENTIAL HIGH & COMMERCIAL
Proposed Land Use Designation	RESIDENTIAL HIGH & COMMERCIAL
Current Zoning Designation	RMH-60 & B-1
Proposed Zoning Designation	RMH-60 & B-1
Current Use of Property	HOTEL, MARINA AND RESTAURANT
Residential SF (and Type)	None
Number of Residential Units	589 Existing Hotel Rooms
Non-Residential SF (and Type)	67,000 SF. (TOTAL) of Commercial Use, 39,040 SF. EXISTING, 33 SLIP MARINA
Total Bldg. SF (include structured parking)	506,000 ST. AFTER CONSTRUCTION
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	428,387 SF / 9.8344+/- ACRES	428,387 SF / 9.8344+/- ACRES
Lot Density	Mixed Use	Mixed Use
Lot Width	991.85 feet	991.85 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)

### 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 700 NW 19 Avenue, 954-828-3266. Site should be highlighted or marked clearly to easily locate the parcel.
- ☒ **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		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	<u>JAMES MCLAUGHLIN</u>	Date	<u>6-8-2020</u>
Signature	<u>[Signature]</u>	Received By	<u>Christian Cervantes</u>
Date	<u>6-5-20</u>	Tech. Specs Reviewed By	<u>Christian Cervantes</u>
		Case No.	<u>PLN-PLAT-20030001</u>

February 26, 2020  
Revised April 14, 2020

**VIA ELECTRONIC SUBMISSION**

Urban Design & Planning Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: "HILTON MARINA HOTEL" PLAT – A REPLAT OF A PORTION OF LAUDERDALE HARBORS, SECTION "B" (PLAT BOOK 9, PAGE 57, B.C.R.) AND A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE**

Dear Development Review Committee:

Enclosed please find the submittal of a replat called "HILTON MARINA HOTEL" for 1881 SE 17<sup>th</sup> Street, Fort Lauderdale, FL 33316 (the "Property"), Folio No. 5042-14-0000-30. Pursuant to the attached Broward County Planning Council Platting Determination letter dated June 17<sup>th</sup>, 2019, platting is required by Policy 2.13.1 of the Broward County Land Use Plan. Please refer to the narrative provided by McLAUGHLIN ENGINEERING CO. for a point-by-point Unified Land Development Regulations ("ULDR") analysis of the applicable criteria. Please see the summary of the Property and project description below.

The Property is located along SE 17<sup>th</sup> Street, south of the North Fork Seminole River and west of the Intracoastal Waterway. The Property is zoned Residential Multifamily High Rise/High Density District ("RMH-60") and Boulevard Business ("B-1") with an underlying land use designation of Residential High and Commercial. The Property totals approximately 9.8344 acres (428,387 square feet). The Property currently contains a 589-room hotel, 39,040 square feet of commercial use, including accessory restaurant and convention use, and a 33-slip inlet marina.

Applicant proposes demolishing only 11,700 square feet of the existing commercial use to construct a new four-story, 33,191 square foot commercial addition consisting of restaurant, kitchen and additional meeting/ballroom space pursuant to the site plan approved by the City of Fort Lauderdale Planning and Zoning Board on November 20<sup>th</sup>, 2019, Case No. R19031 and available on file in the City's Department of Sustainable Development. The total commercial use after the proposed project is 60,531 square feet.

If we can provide any additional information, or if you have any questions, please do not hesitate to contact us.

Respectfully,

*/s/ Stephanie J. Toothaker*

Stephanie J. Toothaker, Esq.

**Stephanie J. Toothaker, Esq.**  
land use development political strategy procurement

**Stephanie J. Toothaker, Esq., PA** 954.648.9376 stephanie@toothaker.org [@stoothaker](#) [@toothakerdevelopment](#)  
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

# 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***  
***“HILTON MARINA HOTEL”***  
***Page one of two***

February 29, 2020

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

**Sec. 47-24.5 (A)(2)**

This land includes an obsolete portion LAUDERDALE HARBORS SECTION “B” (P.B. 9, PG. 57, B.C.R.) and portions of Sections 13 and 14, Township 50 South, Range 42 East, Broward County, Florida. The property is not specifically delineated on a plat, so platting is required. The parcel will be recorded as Parcel “A”, **“HILTON MARINA HOTEL”**

**Sec. 47-24.5 (B)**

The property owner will follow the processes as outlined in this section. McLaughlin Engineering Company, Surveyor, will revised the plat, according to the DRC comments and begin 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 will be restricted as follows: **This plat is restricted to 589 Hotel Rooms (existing), 33 Slip Marina (existing) and 67,000 square feet of Commercial Use (39,040 square feet existing).** This project does not anticipate any right-of-way dedication on S.E. 17<sup>th</sup> Street Causeway, a 200 foot corridor per the Broward County Trafficways Map, as 200 feet of right-of-way currently exists. All future driveways will be constructed to meet all of the City of Fort Lauderdale’s criteria for site development, no new driveways are anticipated.

**Sec. 47-24.5(D.1n)**

This plat will be restricted to 589 existing Hotel Rooms, a 33 Slip Marina and 67,000 square feet of Commercial use. 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**  
**“HILTON MARINA HOTEL”**  
**Page two of two**

**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 procedures that have been established by the City of Fort Lauderdale and Broward County.

**Sec. 47-24.5 (E3a)**

This project does not require any Right-of-Way dedications, to comply with the Broward County Trafficways Map. 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 and is 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 is in the “Site Plan” process and is being done in accordance with all requirements and specifications of the City of Fort Lauderdale and all other required municipal bodies.

**Sec. 47-24.5 (E3e)**

**Sidewalks,** A concrete sidewalk currently exists on S.E. 17<sup>th</sup> Street (north access road), no modifications will be necessary as part of this project.

**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, this project will not create any significant impact to the system.

**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, this project will not create any significant impact to the system.



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***Point-by-Point Narrative***  
***Sec. 47-25.2, Adequacy Requirements for Plat of***  
***“HILTON MARINA HOTEL”***  
***Page one of two***

June 5, 2020

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

**Sec. 47-25.2(A)**

The adequacy requirements set forth herein are for a total of 589 existing Hotel Rooms, existing 33 Slip Marina and 67,000 square feet of Commercial Use (39,040 square feet existing).

**Sec. 47-25.2(B)**

Site Plan for a redevelopment 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, County and State fire codes and regulations.

**Sec. 47-25.2(F)**

This site is being developed without a residential component. Park Impact fees will 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.



***Point-by-Point Narrative***  
***Sec. 47-25.2, Adequacy Requirements for Plat of***  
***“HILTON MARINA HOTEL”***  
***Page two of two***

**Sec. 47-25.2(H)**

This site is tied into the City of Fort Lauderdale water facilities. The City of Fort Lauderdale Water service is adequate for the additional needs of the proposed development.

**Sec. 47-25.2(I)**

The site is tied into the City of Fort Lauderdale sewer system. The City of Fort Lauderdale service is adequate for the additional needs of the proposed development.

**Sec. 47-25.2(J)**

School impact fees will not be assessed in accordance with the provisions of the Broward County Land Development Code and the School Board of Broward County as no residential component is proposed.

**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 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 Transit Concurrency fees. The site lies on S.E. 17<sup>th</sup> Street Causeway (State Road A-1-A) and the right-of-way does comply with the City of Fort Lauderdale and Broward County requirements. 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 Hotel and Commercial use. If any easement dedications are required by the City and/or County they will be dedicated by this plat and will be shown 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 (if required) in accordance with said section and will be shown on the Site Plan.

**Sec. 47-25.2(N)**

This site is tied 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 will be 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)**

This site is on an existing evacuation route/plan. This plat will affect the route but will not produce any unanticipated impact to the existing plan.