



REQUEST: Plat Review: Hilton Marina Hotel Plat

Case Number	PLN-PLAT-20030001
Property Owner/Applicant	BSREP III Fort Lauderdale, LLC.
Agent	Stephanie Toothaker
Plat Name	Hilton Marina Hotel Plat
Location	1881 SE 17 th Street
Legal Description	Portions of sections 13 & 14-50-42, West of the Intracoastal Waterway
Property Size	428,387 square feet / 9.8344 acres
Zoning	Residential Multifamily High Rise/ High Density District (RMH-60) and Boulevard Business District (B-1)
Existing Use	Hotel, Marina, Restaurant
Future Land Use Designation	High Residential and 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 I

cc EP

PROJECT DESCRIPTION:

The applicant, BSREP III Fort Lauderdale, LLC., proposes to plat 428,387 square feet (approximately 9.8344 acres) of land located at 1881 SE 17th Street. The parcel is located along SE 17th Street, south of the North Fork Seminole River, and west of the Intracoastal Waterway. The applicant is platting the site in order to demolish 11,700 square feet of existing commercial use and construct 33,191 square feet of new commercial use for a future expansion of programmable meeting and ballroom space with a kitchen and restaurant. An associated development for the Hilton Marina Hotel, Case No. R19031, was approved (7-0) on the subject site by the Planning and Zoning Board (PZB) on November 20, 2019.

The proposed plat includes the following plat note restriction: "This plat is restricted to 589 Hotel Rooms, 33 Slip Marina, and 67,000 square feet of Commercial Use". The application, plat, and narrative responses to criteria are attached as **Exhibit 1**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on May 26, 2020. 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 589 Hotel Rooms, 33-Slip Marina and 67,000 square feet of Commercial Use. A 589-Room Hotel, 33-Slip Marina, and 39,040 square feet of commercial use currently exist on the site. Criteria specific to the proposed development plan was applied at the time of site plan review and was approved by the Planning and Zoning Board. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-5.21, List of Permitted and Conditional Uses for Residential High Rise Multifamily/High Density District (RMH-60), and 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 is generally consistent 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 uses of Commercial and High Density Residential allow for the proposed development.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of four signs on the property, one facing each public right-of-way including the waterway, 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 2**.

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 deny the plat request.

EXHIBITS:

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

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.

 **Plat** **\$ 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

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name JAMES McLAUGHLIN

Signature [Signature]

Date 6-5-20

Staff Intake Review

For Urban Design & Planning staff use only:

Date 6-8-2020

Received By Christian Cervantes

Tech. Specs Reviewed By Christian Cervantes

Case No. PLN-PLAT-20030001

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That BSREP III FORT LAUDERDALE, LLC, a Florida limited liability company, BY: BSREP III FORT LAUDERDALE MEZZ, LLC, a Delaware limited liability company, its Manager, 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 "HILTON MARINA HOTEL", being a replat of a portion of LAUDERDALE HARBORS, SECTION "B", according to the plat thereof as recorded in Plat Book 9, Page 57, of the public records of Broward County, AND a plat of a portion of Sections 13 and 14, 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 _____, 20.

BSREP III FORT LAUDERDALE, LLC
BY ITS MANAGER: BSREP III FORT LAUDERDALE MEZZ, LLC

Officer: _____ Name of officer printed: _____ Title: _____

Witness: _____ Name of witness printed: _____

Witness: _____ Name of witness printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, COUNTY OF BROWARD 20, by _____ being the _____ of BSREP III FORT LAUDERDALE MEZZ, LLC, a Delaware limited liability company, as manager of BSREP III FORT LAUDERDALE, LLC, a Florida limited liability company, on behalf of the company.

She/He is

[] personally known to me or

[] has produced _____, as identification, and

[] did take and oath.

[] 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 SS CITIBANK, N.A., a National Banking Association, owner and holder of a mortgage on this property, recorded in Instrument Number 115484545, 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.

CITIBANK, N.A.
a National Banking Association

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, COUNTY OF MIAMI-DADE 20, by _____ being the _____ of CITIBANK N.A., a National Banking Association, on behalf of the corporation.

He/She is

[] personally known to me

[] or has produced _____, as identification, and

[] did take an oath.

[] did not take an oath

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL

"HILTON MARINA HOTEL"

A REPLAT OF A PORTION OF
LAUDERDALE HARBORS, SECTION "B"
(PLAT BOOK 9, PAGE 57, B.C.R.) AND
A PORTION OF SECTIONS 13 & 14,
TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
FEBRUARY 2020



PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE

FLORIDA 33309

TEL. (954) 763-7611

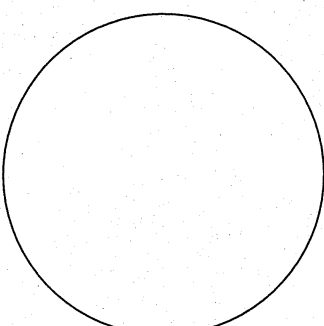
FAX (954) 763-7615

SURVEY FILE NO. 19-3-071

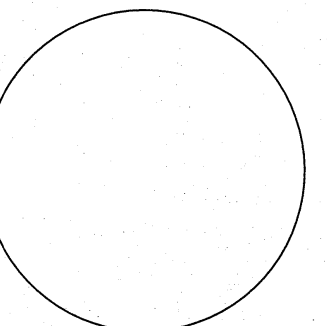
McL JOB NO.: V-4597



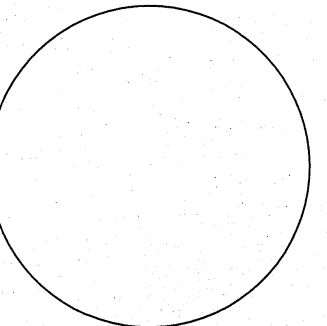
City
Engineers
Seal



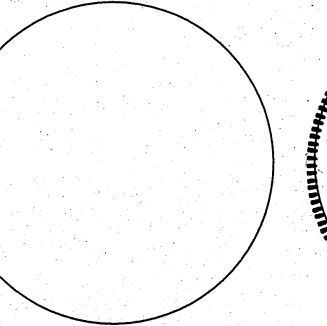
City of
Fort Lauderdale
Corporate Seal



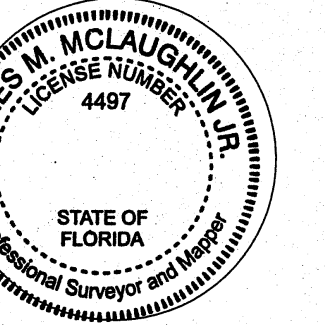
Robert P. Legg, Jr.
Surveyor's Seal



Acting
Engineer's Seal



James M.
McLaughlin, Jr.
Surveyor's Seal



By: J. M. McLaughlin, Jr.

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

008-MP-20

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 _____, (City of Fort Lauderdale Planning # PL20)

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

CITY COMMISSION

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

All applicable 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. Grisgen, 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, Part 1, 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: _____

Alejandro S. Perez (date)
Acting County Engineer
Professional Engineer
Florida Registration Number 33217

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 SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, 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 29th day of February, 2020.



INTRACOASTAL WATERWAY
AT BOOK 17, Pg. 17, B.C.R. &
250, B.C.R.)

ON SOUTH PLAT LIMIT)

FOUND NAIL WITH CAP
#3653 1.32'E. & 0.07'N.
SET N.I.G. P.R.M. #285

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. 19-3-071 McL JOB NO.: V-4597

- indicates Non-Vehicular Access Line
CAP - indicates McLaughlin Engineering Co. Cap
AS.) - indicates Measured

- 1) Matters in Plat Book 9, Page 57, B.C.R., affect this property, Plat was cancelled per Chancery Order Book 46, Page 213, B.C.R.
- 2) S.E. 17th Street Causway, 200 feet Right-of-Way: Right-of-Way Map Book 3, Page 36, B.C.R.
Right-of-Way Map Book 2, Page 2, B.C.R.
Right-of-Way Map Book 4, Page 12, B.C.R.
- 3) Centerline of right-way-way, this area shown in Right-of-Way Map Book 1, Page 35, B.C.R.
- 4) Portions of S.E. 17th Street Causway, Right-of-Way in: O.R. 150, Page 269, B.C.R.; O.R. 150, Page 274, B.C.R. and 158, Page 237, B.C.R.

February 26, 2020
Revised April 14, 2020

VIA ELECTRONIC SUBMISSION

Urban Design & Planning Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th 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 17th 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 17th, 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 17th 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 20th, 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.

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING

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. 64TH 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. 17th 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. 17th 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.

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
"HILTON MARINA HOTEL"
Page one of two

June 5, 2020

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 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. 17th 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.

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
☒ PLANNING AND ZONING BOARD
☐ CITY COMMISSION

CASE NO. PL20030001

APPLICANT: BSREP III FORT LAUDERDALE, LLC

PROPERTY: PORTION OF SECTIONS 13 & 14 - 50 -42, WEST OF THE INTRACOASTAL WATERWAY

PUBLIC HEARING DATE: JULY 15, 2019

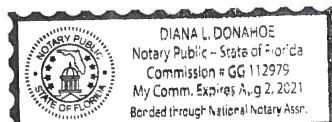
BEFORE ME, the undersigned authority, personally appeared James McLaughlin, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
- 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**.
- 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.
- 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.**
- 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.
- 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.

J McLaughlin
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of June, 2020

(SEAL)



Diana L. Donahoe
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 ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)







CITY OF FORT LAUDERDALE

PUBLIC NOTICE

PLANNING AND ZONING BOARD VIRTUAL MEETING

DATE: JULY 15, 2020

TIME: 6:00 P.M.

CASE: PLN-PLAT-20030001

REQUEST: PLAT REVIEW

VIRTUAL MEETING INSTRUCTIONS:

Visit <https://www.fortlauderdale.gov/2019/07/15/virtual-meeting> to watch and share in the meeting.

Visit <https://www.fortlauderdale.gov/government/2018/04/10/plan-to-join> to plan to join.

INFORMATION: CONTACT (954) 828-6520



This Notice is the property of the City of Fort Lauderdale. It is loaned to you for your use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Fort Lauderdale. The City of Fort Lauderdale is not responsible for any loss or damage to the property of the City of Fort Lauderdale.

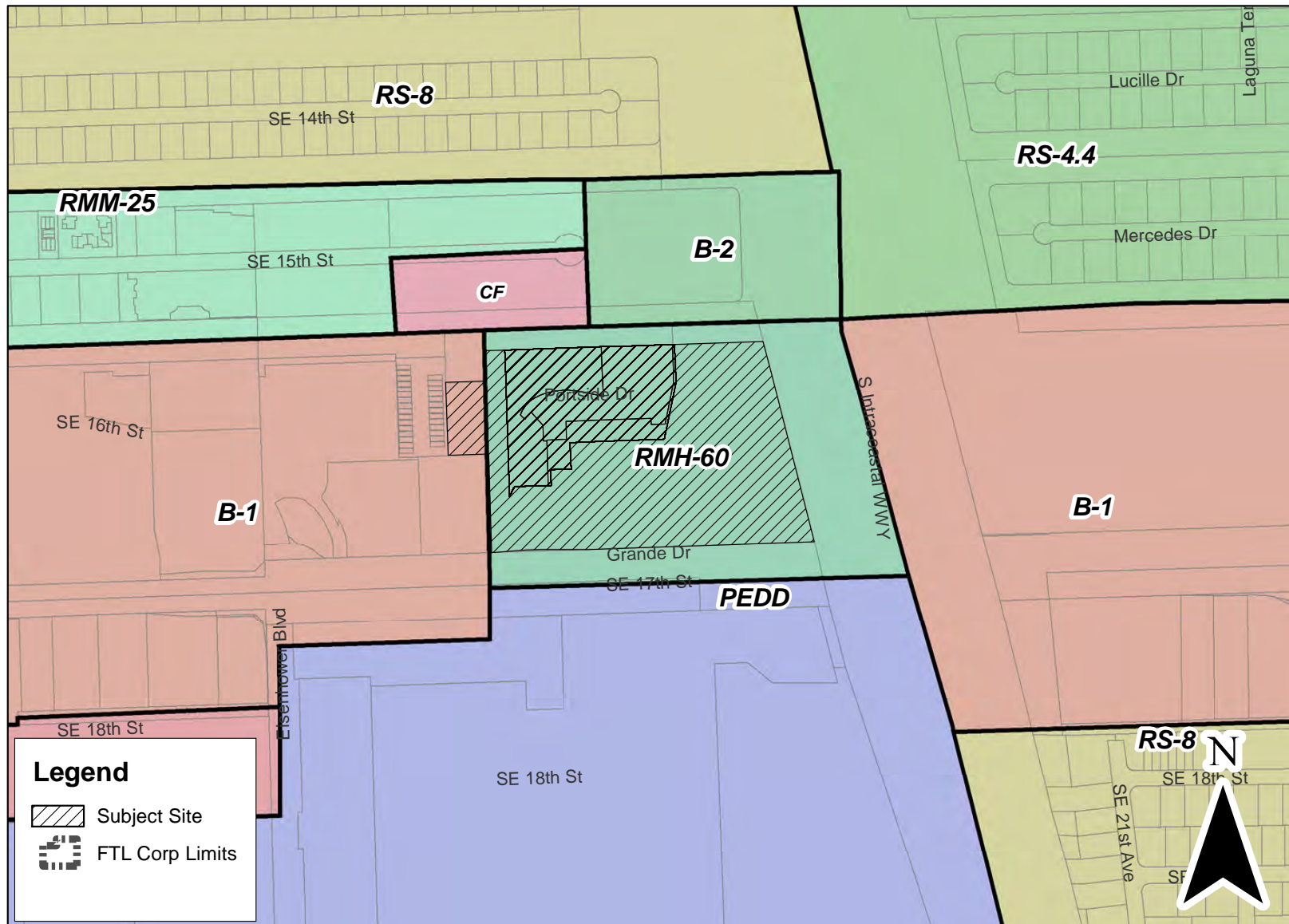








CITY OF FORT LAUDERDALE
PUBLIC NOTICE
PLANNING AND ZONING BOARD VIRTUAL MEETING
DATE: JULY 15, 2020
TIME: 6:00 P.M.
CASE: PLN-PLAT-20030001
REQUEST: PLAT REVIEW
VIRTUAL MEETING INSTRUCTIONS:
Information: CONTACT (561) 828-4520



PLN-PLAT-20030001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\DRC20200414\PLN-PLAT-20030001 LocMap.mxd

Graphic Scale



CITY OF FORT LAUDERDALE PUBLIC NOTICE

PLANNING AND ZONING BOARD VIRTUAL MEETING

DATE: JULY 15, 2020

TIME: 6:00 P.M.

CASE: PLN-PLAT-20030001

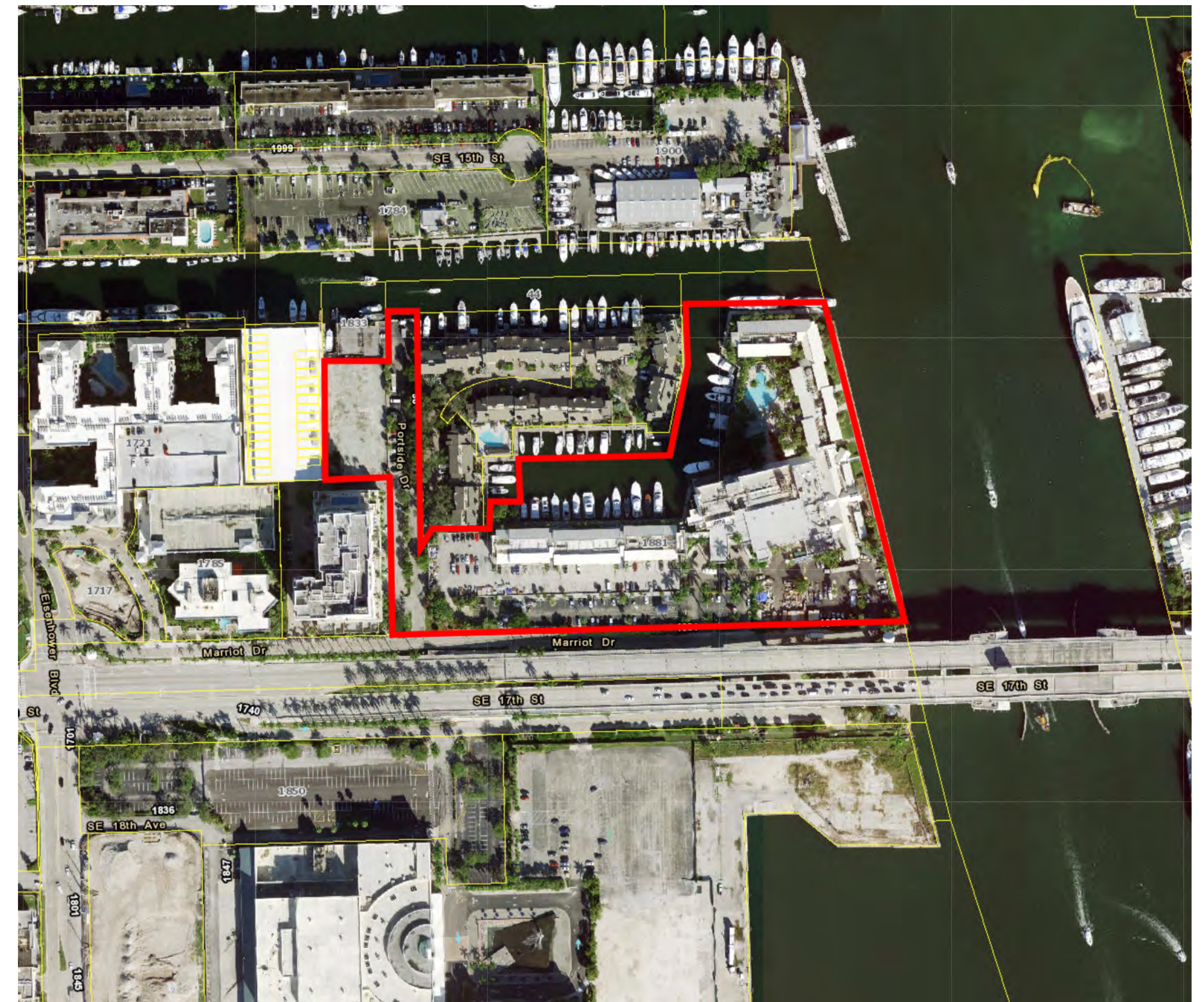
REQUEST: PLAT REVIEW

VIRTUAL MEETING INSTRUCTIONS:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/PZB> to sign up to speak.

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.

