

M c L A U G H L I N E N G I N E E R I N G C O .

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



SINCE 1938

CARL E. ALBREKTSEN, R.L.S.
 SCOTT A. McLAUGHLIN, P.S.M.
 JOSEPH S. McLAUGHLIN, P.E.

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COVER SHEET

**10 FOOT PLATTED ALLEY IN BLOCK "B",
 FORT LAUDERDALE LAND AND DEVELOPMENT
 COMPANY SUBDIVISION OF BLOCK 6
 (PLAT BOOK 1, PAGE 57, DADE COUNTY RECORDS)**

Prepared by: James McLaughlin
 McLaughlin Engineering Company
 400 N.E. 3rd Avenue
 Fort Lauderdale, FL 33301
 (954) 763-7611

May 24, 2013

This Alley was created by the above reference record plat to allow secondary access between N.W. 9th Avenue and N.W. 8th Avenue. This area was never improved and is no longer needed by the public for vehicular use. Mount Olive Baptist Church is the adjacent owner to a major portion of this Alley and would like to include those portions of the Alley that abuts its property into a record plat that will incorporate pedestrian walkways within the areas to be vacated. The Alley Vacation will allow for reconfigured parking areas. The portion of the Alley that abuts the applicant's property will be included in a proposed plat to be known as "NEW MOUNT OLIVE BAPTIST CHURCH".

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1. ULDR Point by Point Response.
2. Land Use and Zoning Maps
3. Ownership documents
4. Sketch and Description of area to be vacated.
5. Utility Letters
6. Current survey of the property.
7. Most current proposed Site Plan.
8. Copy of recorded Plat.
9. Aerial photo of Section 3-50-42.

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**UDLR Sec. 47-24.6 Requirements
3P13 - 10 FOOT PLATTED ALLEY IN BLOCK "B",
FORT LAUDERDALE LAND AND DEVELOPMENT
COMPANY SUBDIVISION OF BLOCK 6
(PLAT BOOK 1, PAGE 57, DADE COUNTY RECORDS)**

Prepared by: James McLaughlin
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May 31, 2013

RE: ALL OF THAT CERTAIN 10 FOOT PLATTED ALLEY IN BLOCK "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6 (PLAT BOOK 1, PAGE 57, DADE COUNTY RECORDS).

Sec. 47-24.6 (1) (Applicant)

The applicant is the owner of the majority of the adjacent property; New Mount Olive Baptist Church, Inc. The address of the property South of the Alley is 819 N.W. 3rd Street, Fort Lauderdale, Florida. Other adjacent owners include the City of Fort Lauderdale; City of Fort Lauderdale Neighborhood Improvement District; Hilda Gardner and Rev. Willie Jackson Trust. The Rev. Willie Jackson Trust does not want to be an active part of this vacation.

Sec. 47-24.6(2) (Application for Alley Right-of-Way Vacation)

This request is in conjunction with the preparation of a record plat of the Mount Olive Baptist Church, the plat was approved by the Planning and Zoning Board on April 17, 2013. The applicant owns the property that abuts most of this Alley. Letters of no objection from franchised Utility Companies are attached to this submittal package. Because the Alley was never improved the vacation will have no impact to traffic.

Sec. 47-24.6 (3-a to j) (Review Process)

This item was approved by the Property and Right of Way Committee on October 18, 2012 and by the Development Review Committee (DRC) on March 26, 2013. A response to the DRC comments was submitted with the Planning and Zoning Board Application package. The Alley to be vacated was intended to allow secondary access between N.W. 9th Avenue and N.W. 8th Avenue, but was never constructed and is no longer needed by the public for its intended use.

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3P13 - 10 FOOT PLATTED ALLEY IN BLOCK "B",
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Sec. 47-24.6 (4-a to e) (Criteria)

A portion of the Alley is currently used to allow access between the churches rock parking areas, the rest is unimproved. The Alley to be vacated was intended to allow secondary access between N.W. 9th Avenue and N.W. 8th Avenue, but was never constructed and is no longer needed by the public for its intended use. The 10 foot Alley is a substandard width under current City and County regulations for vehicular use. Pedestrian walkways will be incorporated into the proposed plat and site plan for the area to be vacated. No public utilities currently exist within in this unimproved Alley. The application wishes to incorporate that portion of the Alley that abuts their property into a record plat, to be known as "NEW MOUNT OLIVE BAPTIST CHURCH" (1P13) that was approved by the Planning and Zoning Board on April 17, 2013.

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**UDLR Sec. 47-25.2 Requirements
10 FOOT PLATTED ALLEY IN BLOCK "B",
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(PLAT BOOK 1, PAGE 57, DADE COUNTY RECORDS)**

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May 24, 2013

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6 (PLAT BOOK 1, PAGE 57, DADE COUNTY RECORDS).**

Sec. 47-25.2 (Adequacy Requirements)

- A) Applicability – no development permit requested
- B) Communications Network – does not affect
- C) Drainage Facilities – does not affect
- D) Environmentally Sensitive Lands – N/A
- E) Fire Protection – does not affect
- F) Parks and Open Space – does not affect
- G) Police Protection – N/A
- H) Potable Water – does not affect
- I) Sanitary Sewer – does not affect
- J) Schools - does not affect
- K) Solid waste - does not affect
- L) Storm Water - does not affect
- M) Transportation Facilities - does not affect
- N) Wastewater - does not affect
- O) Trash Management Requirements - does not affect
- P) Historic and Archaeological Resources – N/A
- Q) Hurricane Evacuation – N/A