

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.

S U R V E Y I N G   •   P L A T T I N G   •   E N G I N E E R I N G   •   L A N D   P L A N N I N G

**UDLR Sec. 47-24.6 Requirements  
2P13 - 15 FOOT PLATTED ALLEY IN BLOCK 17,  
NORTH LAUDERDALE  
(PLAT BOOK 1, PAGE 48, DADE COUNTY RECORDS)**

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

May 31, 2013

**RE: ALL OF THAT CERTAIN 15 FOOT PLATTED ALLEY IN BLOCK 17, NORTH LAUDERDALE (PLAT BOOK 1, PAGE 48, 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 West of the Alley is 400 N.W. 9th Avenue, Fort Lauderdale, Florida. Other adjacent owners include Ruthie Mae Nicholson and Rev. Evelyn J. Lewis Living Trust, who have both agreed to participate in the Vacation and their authorizations are attached to this application package.

**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 that was approved by the planning and Zoning Board on April 17, 2013. The applicant owns the property that abuts a majority of this Alley. All of the other owners that abut this Alley have given their consent to the Vacation. Letter of no objection are attached to this application package from the franchised Utility Companies. Because the Alley was never improved the vacation will have no impact on traffic.

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

This item was approved by the Property and Right of Way Committee on July 19, 2012 by the Development Review Committee (DRC) on March 26, 2013. A response to the DRC comments was submitted with the Planning and Zoning Application package. The Alley to be vacated was intended to allow secondary access between N.W. 4th Street and N.W. 5<sup>th</sup> Street, but was never constructed and is no longer needed by the public for its intended use.

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

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**Sec. 47-24.6 (4-a to e ) (Criteria)**

A portion of the Alley is currently used to allow paved access to the Church's handicapped parking spaces, the rest is either used for access between rock parking areas or is unimproved. The Alley to be vacated was intended to allow secondary access between N.W. 4th Street and N.W. 5<sup>th</sup> Street, but was never constructed and is no longer needed by the public for its intended use. No public utilities currently exist within this unimproved Alley. The applicant wishes to incorporate that portion of the Alley the 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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Exhibit 2  
13-1157

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

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**UDLR Sec. 47-25.2 Requirements  
15 FOOT PLATTED ALLEY IN BLOCK 17,  
NORTH LAUDERDALE  
(PLAT BOOK 1, PAGE 48, DADE COUNTY RECORDS)**

Prepared by: James McLaughlin  
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400 N.E. 3<sup>rd</sup> Avenue  
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(954) 763-7611

May 24, 2013

**RE: ALL OF THAT CERTAIN 15 FOOT PLATTED ALLEY IN BLOCK 17, NORTH LAUDERDALE (PLAT BOOK 1, PAGE 48, 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

Exhibit 2  
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**COVER SHEET**  
**15 FOOT PLATTED ALLEY IN BLOCK 17**  
**NORTH LAUDERDALE**  
**(PLAT BOOK 1, PAGE 48, DADE COUNTY RECORDS)**

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May 24, 2013

This Alley was created by the above reference record plat to allow secondary access between N.W. 4<sup>th</sup> Street and N.W. 3<sup>rd</sup> Street. This area was never improved and is no longer needed by the public. Mount Olive Baptist Church is the adjacent owner to the majority of this Alley and would like to include those portions of the Alley that abuts its property into a record plat. All of the other adjacent owners to this Alley have given the consent to its vacation. The Alley Vacation will allow for the construction of an expanded Church Building and a reconfigured parking area. 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".

TABLE OF CONTENTS:

1. ULDR Point by Point Response.
2. Land Use and Zoning Maps
3. Ownership Documents
4. Property and Right-of-Way Committee minutes.
5. Sketch and Description of area to be vacated.
6. Utility letters.
7. Current survey of the property.
8. Most current proposed site plan.
9. Copy of recorded Plat.
10. Aerial photo of Section 3-50-42

Exhibit 2  
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