

June 7, 2017

**COVER SHEET
City of Fort Lauderdale
City Commission – PL16013
Plat Submittal
For
“NEW HOPE COMMUNITY CHURCH”**

This plat site is on the East side of N.E. 31st Avenue between N.W. 65th Drive and N.W. 69th Court. The Broward County Planning Council has determined that platting is required because the land has never been platted. The property is a portion of the Northwest one-quarter of Section 8, Township 49 South, Range 42 East, Broward County, Florida. The property contains 217,798 square feet or 5.0000 acres. Presently the site has 12,407 square feet church use and 3,987 square feet of elementary school use and 750 square feet of daycare use. The plat will be restricted to 13,157 square feet of church use (12,407 square feet existing, 750 square feet proposed), 23,987 square feet of elementary school use (3,987 existing, 20,000 proposed), and 22,250 preschool/daycare use (750 existing, 21,500 proposed) and a 8,000 square foot multi-purpose building.

TABLE OF CONTENTS:

- 1) Narrative describing the request with the applicable Sections of the ULDR: 47.24.5 and 47.25.2**
- 2) Land Use and Zoning Maps**
- 3) Proposed plat drawings**
- 4) Current Survey of property**
- 5) Site Plan (Preliminary)**
- 6) Aerial photograph showing parcels within 700 feet**

Prepared By:

James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
(954) 763-7611 Fax (954) 763-7615
Email: MECO400@AOL.COM

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
“NEW HOPE COMMUNITY CHURCH”
Page one of two

June 7, 2017

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 has never been platted so with additional development platting is required. The parcel will be recorded as Parcel “A”, **“NEW HOPE COMMUNITY CHURCH”**

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 has revised the plat, according to the DRC comments as published October 25, 2016, as approved by the City of Fort Lauderdale Planning and Zoning Board on May 17th, 2017. The plat is simultaneously being processed through the Broward County Platting Department.

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 restricted to 13,157 square feet of church use (12,407 square feet existing, 750 square feet proposed), 23,987 square feet of elementary school use (3,987 existing, 20,000 proposed), and 22,250 preschool/daycare use (750 existing, 21,500 proposed) and a 8,000 square foot multi-purpose building.** This project anticipates no right-of-way dedication on N.W. 31st Avenue as it complies with the Broward County Trafficways Map (106 foot corridor). All future driveways will be constructed to meet all of the City of Fort Lauderdale’s criteria for site development.

Sec. 47-24.5(D.1n)

This plat will be restricted to 13,157 square feet of church use (12,407 square feet existing, 750 square feet proposed), 23,987 square feet of elementary school use (3,987 existing, 20,000 proposed), and 22,250 preschool/daycare use (750 existing, 21,500 proposed) and a 8,000 square foot multi-purpose building (this note language has been approved by Broward County). 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
“NEW HOPE COMMUNITY CHURCH”
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 anticipates no right-of-way dedication on N.W. 31st Avenue as it currently complies with the Broward County Trafficways Map (106 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 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.

Sec. 47-24.5 (E3e)

Sidewalks, a 5 foot concrete sidewalk currently exists on the N.W. 31st Avenue frontage.

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.

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
“NEW HOPE COMMUNITY CHURCH”
Page one of two

June 7, 2017

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 is for a total of 13,157 square feet of church use (12,407 square feet existing, 750 square feet proposed), 23,987 square feet of elementary school use (3,987 existing, 20,000 proposed), and 22,250 preschool/daycare use (750 existing, 21,500 proposed) and a 8,000 square foot multi-purpose building.

Sec. 47-25.2(B)

Site Plan for a redevelopment is being processed simultaneously 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 has 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 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
“NEW HOPE COMMUNITY CHURCH”
Page two of two

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.

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 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 is subject to Road Transit fees. The site lies is on N.W. 31st Avenue, South of N.W. 69th Court. The existing right-of-way complies with the Broward County Trafficways Map’s 106 foot corridor. 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 church and private day care/school use. If any right-of-way and or 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 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)

N.W. 31st Avenue is not an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.