



SINCE 1938

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

December 24, 2014

**COVER SHEET
City of Fort Lauderdale
CITY COMMISSION
Plat Submittal
For PL14011
“NEW PRIME LAND”**

This plat site is on the East side of Cordova Road, just South of S.E. 17th Street Causeway. Platting is required because the site has never been platted. The property contains 29,744 square feet or 0.6828 acres. Presently the site is occupied by five (5) drive through bank isles and associated 373 square foot building. The property owner is proposing the construction of a maximum of 30,000 square feet of Commercial use. The Plat was approved by the development review Committee on October 14, 2014 and by the Planning and Zoning Board on December 18, 2014.

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) Current Survey of property**
- 4) Proposed plat drawings**
- 5) Aerial photograph showing parcels within 700 feet**

Prepared By:

James McLaughlin
McLaughlin Engineering Company
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301
(954) 763-7611 Fax (954) 763-7615
Email: MECO400@AOL.COM

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. ALBREKTSSEN, 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

Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“NEW PRIME LAND”
Page one of two

September 23, 2014

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

Sec. 47-24.5 (A)(2)

Platting is required since this site was never platted. The parcel will be recorded as Parcel “A”,
“NEW PRIME LAND”

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 will revise the plat, according to the DRC comments as published, and is 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 will be re-developed with a maximum total of 30,000 square feet of Commercial use. This project does not anticipate any right-of-way dedication on Cordova Road as the existing right-of-way already is in line with the 40 foot Access Easement (O.R. 33544, PG. 1887, B.C.R.) to the South and meets the current City standards. Any driveways will be constructed in such a way that meets all of the City of Fort Lauderdale’s criteria for site plan development.

Sec. 47-24.5(D.1n)

This site will be re-developed with a maximum total of 30,000 square feet of Commercial use, and will be built on a one-parcel plat, the site currently is developed with five (5) drive through bank isles and associated 373 square foot building. The architect/engineer will work with the various franchised utility companies to satisfy any and all easement requirements. Easements required by the franchised utility companies will be shown on the plat and recorded in the Broward County Records.

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

Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“NEW PRIME LAND”
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 procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)

This project does not anticipate any right-of-way dedication on Cordova Road as the existing right-of-way already is in line with the 40 foot Access Easement (O.R. 33544, PG. 1887, B.C.R.) to the South. 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: An On-site grading plan will be submitted along with the “Site Plan” and processed and constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)

Paving: An On-Site Paving plan will be prepared and submitted and will go through the “Site Plan” process and will be done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)

Sidewalks, a 4.5 foot concrete sidewalk on Cordova Road extends part way through the property and its extension will be addressed at the time of Site Plan in accordance with the City of Fort Lauderdale requirements.

Sec. 47-24.5 (E3f)

Water service will be provided by the City of Fort Lauderdale and will be 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 will be provided by the City of Fort Lauderdale and will be connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

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. ALBREKTSSEN, 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

Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“NEW PRIME LAND”
Page one of three

November 6, 2014

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

Sec. 47-25.2(A)

The adequacy requirements set forth herein are for a commercial development consisting of 30,000 square feet of Commercial use. Currently the property contains five (5) drive through isles and associated 373 square foot building.

Sec. 47-25.2(B)

A site plan for this development will be 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 will be 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 and County fire codes and regulations and will incorporate these into the site plan.

Sec. 47-25.2(F)

This site will be developed as commercial development. No Park Impact fees will be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

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

Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“NEW PRIME LAND”
Page two of three

Sec. 47-25.2(G)

This Site Plan will be developed in a manner that will not hinder Police protection services. The development will provide improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

This site is within/adjacent to a shopping center that 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 development. The City's Public Works Department will review the plat through the Development Review process.

Sec. 47-25.2(I)

The site is within/adjacent to a shopping center that is already tied into the City of Fort Lauderdale sewer system. The new development will be built in accordance with all criteria of the City of Fort Lauderdale

Sec. 47-25.2(J)

This site will be developed as a commercial development. No School impact fees will be assessed in accordance with the provisions of the Broward County Land Development Code.

Sec. 47-25.2(L)

As was stated in the comment regarding **Sec. 47-25.2(C)**, 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 Road Transit fees. The site lies is on Cordova Road just South of S.E. 17th Street Causway. 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 a commercial development. Any thoroughfare dedications required by the City and/or County will be dedicated by this plat and will be shown as required 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 in accordance with said section and will be shown on the Site Plan.

Sec. 47-25.2(N)

This site will tie into the City of Fort Lauderdale Sanitary sewer system in accordance with all applicable requirements of the city of Fort Lauderdale.

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. ALBREKTSSEN, 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

Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“NEW PRIME LAND”
Page three of three

Sec. 47-25.2(O)

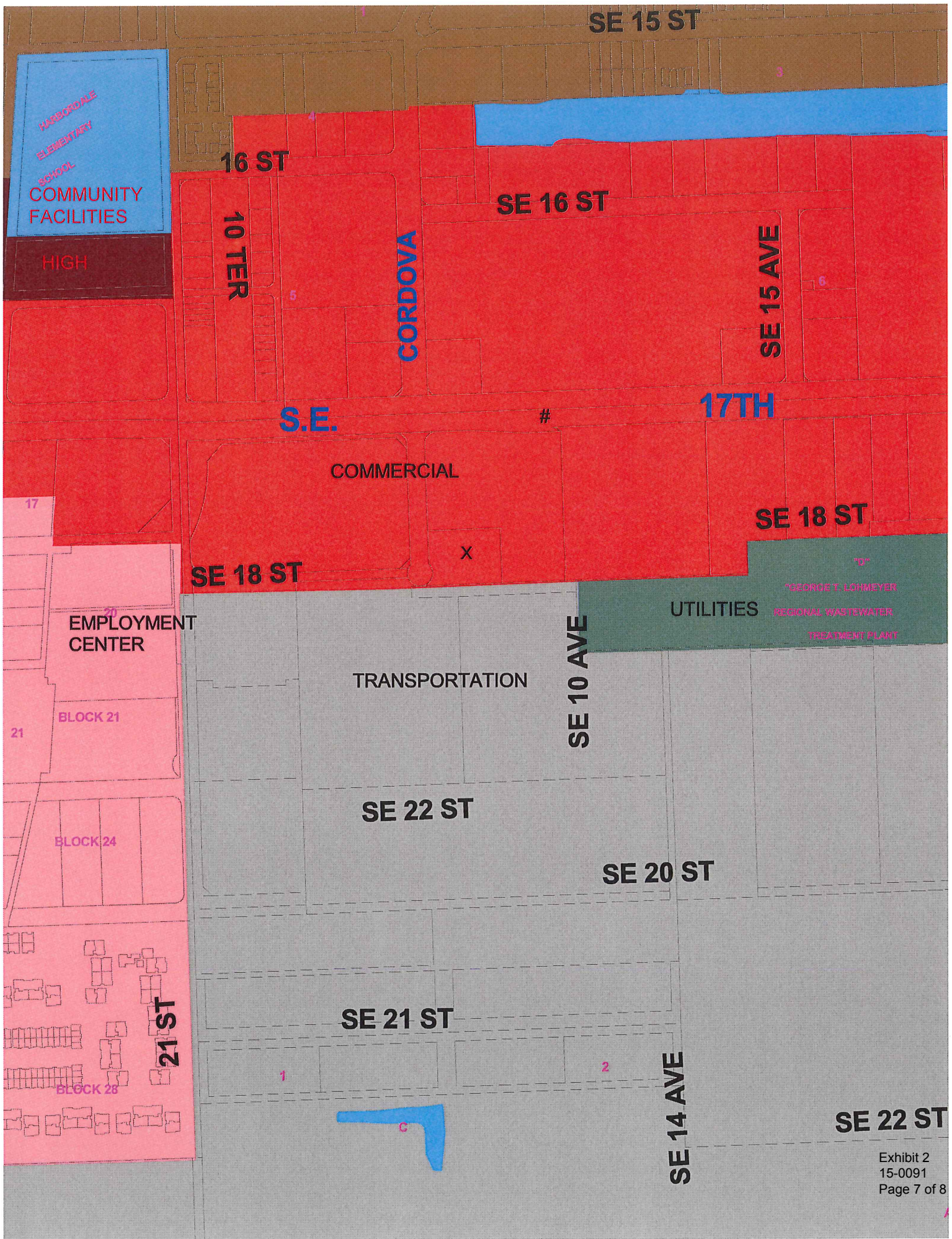
The site will be developed into a commercial development. It will be the responsibility of the City and or its agents to remove the residential trash from the site for a fee.

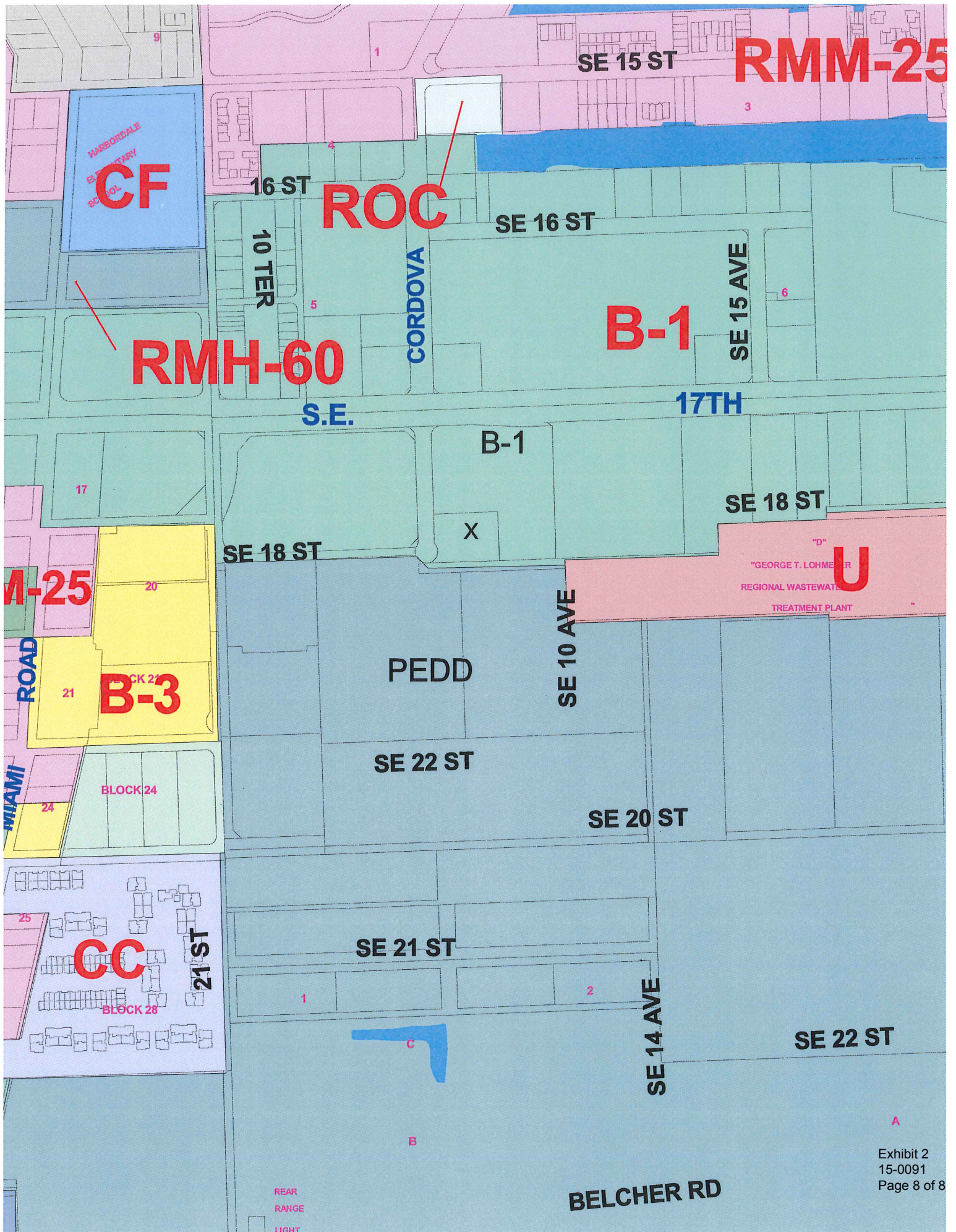
Sec. 47-25.2(P)

There are no historic or archaeological resources on this site.

Sec. 47-25.2(Q)

This site is not currently part of an existing evacuation route/plan. This plat will not produce any substantial impact to the existing plan.





RMM-25

HARBORDALE
ELEMENTARY
SCHOOL

CF

ROC

RMH-60

CORDOVA

B-1

S.E.

17TH

B-1

SE 18 ST

U

"D"
"GEORGE T. LOHMEYER"
REGIONAL WASTEWATER
TREATMENT PLANT

M-25

B-3

PEDD

SE 22 ST

SE 20 ST

SE 21 ST

CC

SE 22 ST

BELCHER RD

REAR
RANGE
LIGHT