

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



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COVER SHEET
PROPOSED PLAT:
NEW MOUNT OLIVE BAPTIST CHURCH

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

December 4, 2012

This site is being platted as a requirement of financing. The property will be redeveloped by expanding the existing church to 78,000 square feet (30,403 square feet existing and 47,597 square feet proposed); expanding the existing chapel to 3,800 square feet (1,230 square feet existing and 2,570 square feet proposed); expanding the parking areas and will include an existing 18 unit garden apartment building. The platting process is running concurrently with two (2) Alley Vacation petitions, portions of these Alleys are included within the Plat boundary.

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Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“NEW MOUNT OLIVE BAPTIST CHURCH”
Page one of two

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Sec. 47-24.5 (A)(2)

Platting is being done to Parcelize the property into each of its uses and is a requirement for the owners financing. The plat will be recorded as Parcels “A”, “B”, “C” and “D”, “NEW MOUNT OLIVE BAPTIST CHURCH”.

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, will prepare and revise the plat, as necessary, according to the DRC comments, as published, and process the plat through the Broward County 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 developed into an expanded church, parking and include an existing 18 unit garden apartment building. This project will dedicate all required street right-of-ways as road easements. Driveways will be constructed in such a way that they meet all of the City of Fort Lauderdale’s criteria for site plan development.

Sec. 47-24.5(D.1n)

This site will be redeveloped by expanding the existing church to 78,000 square feet (30,403 square feet existing and 47,597 square feet proposed); expanding the existing chapel to 3,800 square feet (1,230 square feet existing and 2,570 square feet proposed); expanding the parking areas and will include an existing 18 unit garden apartment 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.

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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)

There will be no dedication of streets on this plat, all expanded street widths will be dedicated as Road Easements. 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 built 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, if required, will be laid out and constructed in accordance with an approved site plan that will be processed through the City of Fort Lauderdale.

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.

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Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“NEW MOUNT OLIVE BAPTIST CHURCH”
Page one of three

December 4, 2012

Prepared by: James McLaughlin
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Sec. 47-25.2(A)

The adequacy requirements set forth herein are for: Parcel “A” – 78,000 square feet of Church use (30,403 square feet of existing and 47,597 square feet of and a square feet of existing); 3,800 square feet chapel (1,230 existing square feet and 2,570 square feet of proposed); Parcels “B” and “C” – Parking areas and Parcel “D” – an existing 18 unit Garden Apartment 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 has already been developed as a Church, Parking and 18 unit Garden Apartment. The site will be redeveloped to increase the size of the existing church building and delineate specific parking areas, the garden apartments will remain the same.

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 in the site plan.

Sec. 47-25.2(F)

This site will include an existing 18 unit Garden Apartment Building. The Park Impact fees, if any, will be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale and will be paid in accordance with the requirements of said City and Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

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Sec. 47-25.2(G)

This Site Plan will be developed in a manner that will provide for Police protection services. The development will provide improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

This site has already been tied in to 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 has already been tied in to 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 into a Church; a Chapel; Parking and will include an existing 18 unit Garden Apartment Building, to remain. The School impact fee, if any, will be assessed at the time of permitting and will be paid 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)

The site lies is on N.W. 4th Street between N.W. 8th Avenue and N.W 9th Avenue (Powerline Road). 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 mixed-use 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.

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Sec. 47-25.2(O)

The site includes an 18 unit Garden Apartment Building. It will be the responsibility of the City and its agents to remove the residential trash from the site, for an appropriate fee.

Sec. 47-25.2(P)

There are no historic or archaeological resources on this site

Sec. 47-25.2(Q)

This site is currently not a part of an existing evacuation route/plan.

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