

# 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**  
**“2050 CYPRESS CREEK”**  
**Page one of two**

March 1, 2022

Prepared by: James McLaughlin  
McLaughlin Engineering Company  
1700 N.W. 64<sup>TH</sup> Street, Suite 400  
Fort Lauderdale, Florida 33309  
(954) 763-7611

**Sec. 47-24.5 (A)(2)**

This land has never been platted, therefore platting is required under the Broward County Land Development Code. The parcel will be recorded as Parcel “A”, **“2050 CYPRESS CREEK”**

**Sec. 47-24.5 (B)**

The property owner will follow the processes as outlined in this section. McLaughlin Engineering Company, Surveyor, will revise the plat according to the DRC comments 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 is being platted in anticipation of future development and will be restricted as follows: **This plat is restricted to 50,000 square feet of Office Use and 5,000 square feet of (ancillary) Commercial Use.** This project anticipates 5 feet of additional Right-of-Way dedication on N.W. 62nd Street (Cypress Creek Road – 110’ corridor) to comply with the Broward County Trafficways Map. A right turn lane will also be dedicated and constructed for inbound traffic. 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 50,000 square feet of Office Use and 5,000 square feet of Commercial Use. 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.



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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 procedures that have been established by the City of Fort Lauderdale and Broward County.

**Sec. 47-24.5 (E3a)**

This project will comply with the Broward County Trafficways Map requirements. 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 7 foot Concrete sidewalk currently exists on N.W. 62<sup>nd</sup> Street (Cypress Creek Road) and will be modified to accommodate the County required right turn lane.

**Sec. 47-24.5 (E3f)**

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

# 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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**Point-by-Point Narrative**  
**Sec. 47-25.2, Adequacy Requirements for Plat of**  
**“2050 CYPRESS CREEK”**  
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March 1, 2022

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**Sec. 47-25.2(A)**

The adequacy requirements set forth herein are for a total 50,000 square feet of Office Use and 5,000 square feet of (ancillary) Commercial Use.

**Sec. 47-25.2(B)**

Site Plan for a redevelopment is being 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 is being 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.

**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.



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**Sec. 47-25.2, Adequacy Requirements for Plat of**  
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**Sec. 47-25.2(H)**

This site will be tied into the City of Fort Lauderdale water facilities. The City of Fort Lauderdale Water service is adequate for the needs of the proposed development.

**Sec. 47-25.2(I)**

The site will be tied into the City of Fort Lauderdale sewer system. The City of Fort Lauderdale service 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 “CENTRAL” Concurrency District of Broward County and will be subject to Transit Concurrency fees. The site lies on N.W. 62<sup>nd</sup> Street (Cypress Creek Road) and the right-of-way will comply with the Broward County Trafficways Map (110’ total corridor) requirement. The site is within the jurisdiction of the City of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for Commercial use. If any 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 will tie 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 will be 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)**

This site is not on an existing evacuation route/plan.