

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.  
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**December 24, 2014**

**COVER SHEET**  
**City of Fort Lauderdale**  
**CITY COMMISSION**  
**Plat Submittal**  
**For PL14009**  
**“JACOB’S HAMMOCK”**

This plat site is on the Northeast corner of S.W. 15<sup>th</sup> Avenue and S.W. 31<sup>st</sup> Court. It contains 18,961 square feet or 0.4353 acres. Platting is required because the property was not specifically delineated on the plat of White Acres (Plat Book 19, Page 33, B.C.R.). Presently the site is vacant. The property owner is proposing the construction of a maximum of six (6) “townhouse style” residential dwelling units. The Plat was approved by the development review Committee on October 14, 2014 and by the Planning and Zoning Board on December 18, 2014.

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- 4) Underlying plat of White Acres (19/33 B.C.R.)**
- 5) Proposed plat drawings**
- 6) Aerial photograph showing parcels within 700 feet**

**Prepared By:**

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Exhibit 2  
15-0110  
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**Point-by-Point Narrative**  
**Sec. 47-24.5, Subdivision Regulations for Plat of**  
**“JACOB’S HAMMOCK”**  
**Page one of two**

October 15, 2014

Prepared by: James McLaughlin  
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400 N.E. 3 Avenue  
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**Sec. 47-24.5 (A)(2)**

Platting is required since this site was not specifically delineated on the plat of WHITE ACRES (Plat Book 19, Page 33, B.C.R.) and the plat was recorded prior to June 4, 1953. The parcel will be recorded as Parcel “A”, **“JACOB’S HAMMOCK”**

**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 has revised the plat to include the DRC comments and will route 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 developed into a maximum of six (6) “townhouse style” residential dwelling units. This project is not anticipating dedicating any streets since the primary access to the property will be from S.W. 15<sup>th</sup> Avenue an existing 100 foot right of way that meets the current City standards and is greater than the 80 feet requirement on the Broward County Trafficways Plan. 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 developed into a maximum of six (6) “townhouse style” residential dwelling units and will be built on a one-parcel plat; 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. No bonds will be needed on this plat. The sidewalk requirement will be addressed at the time of Site Plat approval.

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

The dedication of five (5) feet of right-of-way on S.W. 31<sup>st</sup> Court and a 20 foot corner chord right-of-way at the Southwest corner of the property will be dedicated on the plat as required by the City of Fort Lauderdale Engineering Department. 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 five (5) foot concrete sidewalk 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**  
**“JACOB’S HAMMOCK”**  
**Page one of three**

October 15, 2014

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

The adequacy requirements set forth herein are for a maximum of six (6) “townhouse style” residential dwelling units.

**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. A Site plan has not currently been developed for this site.

**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. A Site plan has not currently been developed for this site.

**Sec. 47-25.2(D.1 – D.2)**

This site has is located inside of a Block of an old Fort Lauderdale neighborhood and no identified environmentally sensitive land 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 in the site plan.

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

This site will be developed into a maximum of six (6) “townhouse style” residential dwelling units. The Park Impact fees 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 the City.

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**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. A Site plan has not currently been developed for this site.

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

This site is in an area that is already 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 has reviewed the plat through the Development Review process, without comment.

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

The site is in an area that is 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 maximum of six (6) “townhouse style” residential dwelling units. The School impact fees 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 and created 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 S.W. 15<sup>th</sup> Avenue at the Northeast corner of S.W. 31st Court. 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 for a cluster development. The required right-of-way 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)**

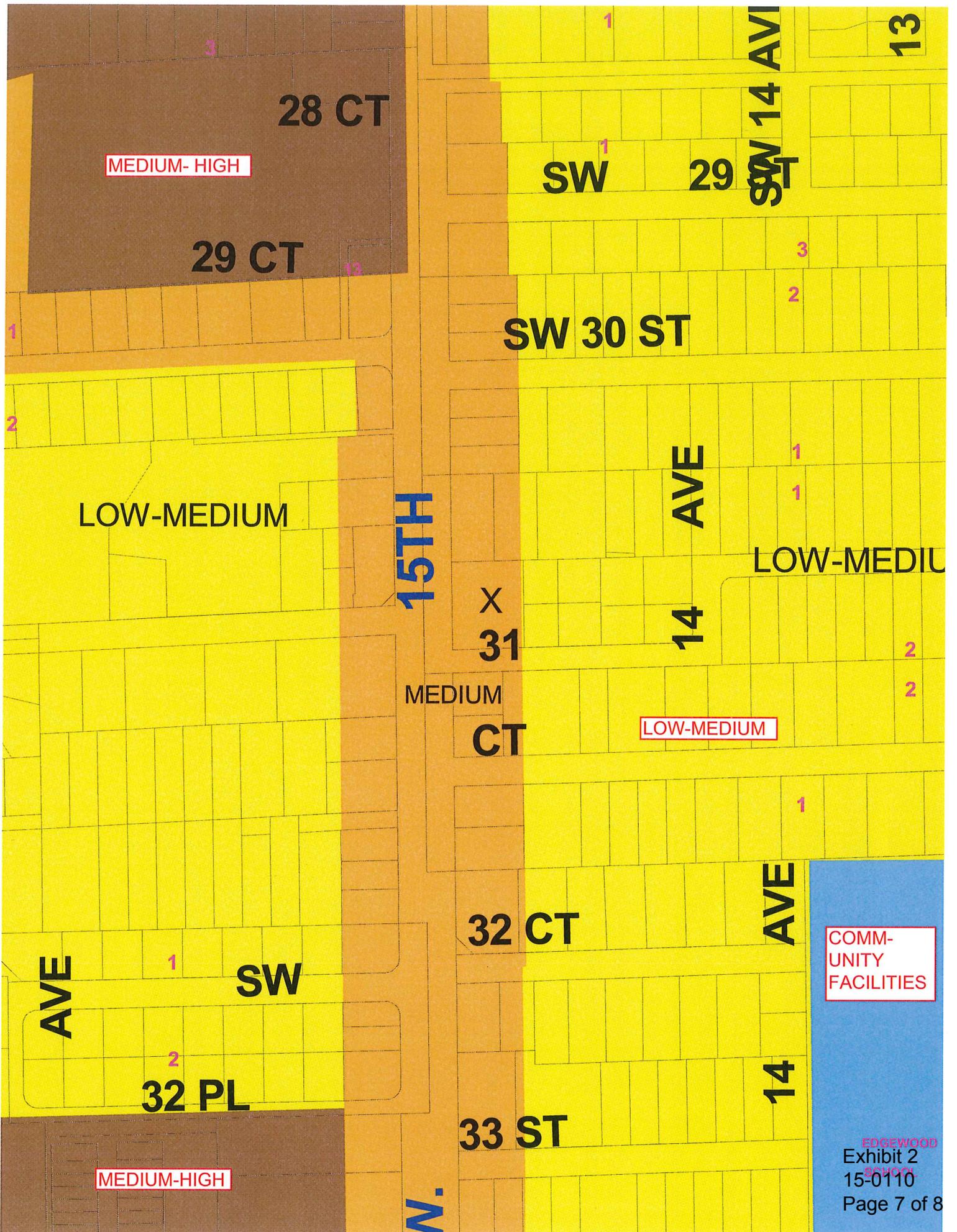
The site will be developed into a maximum of six (6) Townhouse Style residential dwelling units. It will be the responsibility of the City and or its agents to remove the residential trash from the site.

**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.



MEDIUM-HIGH

28 CT

29 CT

SW

29

SW 14 AVE  
ST

13

SW 30 ST

LOW-MEDIUM

15TH

AVE

LOW-MEDIU

X  
31

14

MEDIUM

CT

LOW-MEDIUM

AVE

SW

32 CT

AVE

COMM-  
UNITY  
FACILITIES

32 PL

14

33 ST

MEDIUM-HIGH

N.

COMMERCIAL

I-25

RMM-25

RC-15

RML-25

15

27 ST

SW 27 CT

AVE.

28 CT

29 CT

SW

29

SW 14 AVE

13 AVE

12 AVE

SW 30 ST

14 AVE

SW 31

RS-8

RD-15

RS-8

W 33 PL

X 31

CT

SW

SW 32 ST

17

AVE

SW

32 CT

14 AVE

CF

32 PL

33 ST

EDGEWOOD ELEMENTARY SCHOOL

MEDIUM-HIGH

RML-25

TRAILER

PARK

S.W.

33 CT

RS-8

T

PARK

RM-15

33 PL

SW 13 AVE