

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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**March 20, 2015**

**COVER SHEET**  
**City of Fort Lauderdale**  
**City Commission Plat Submittal**  
**For**  
**“PCS PLAT NO. 2”**

This plat site is on the North side of Cypress Creek Road (N.E. 62<sup>nd</sup> Street), just West of N.E. 15th Avenue. Platting is required because the site has never been platted. The property contains 205,257 square feet or 4.7121 acres. Presently the site is occupied by several school buildings and portions of school buildings consisting of 5,392 square feet of pre-kindergarten classrooms and 57,978 square feet of Elementary (grades k through 5) school use. The plat is being restricted to its current use and square footages. The plat was approved at the February 24, 2015 Development Review Committee meeting and approved at the March 18, 2015 Planning and Zoning Board meeting.

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- 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:**

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Exhibit 2  
15-0440  
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**Point-by-Point Narrative**  
**Sec. 47-24.5, Subdivision Regulations for Plat of**  
**“PCS PLAT NO. 2”**  
**Page one of two**

February 25, 2015

Prepared by: James McLaughlin  
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**Sec. 47-24.5 (A)(2)**

Platting is required since this site was never platted. The parcel will be recorded as Parcel “B”,  
**“PCS PLAT NO. 2”**

**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 is being platted in anticipation of future development and is being restricted to its current use and square footages. This project does not anticipate any right-of-way dedication on Cypress Creek Road (N.E. 62<sup>nd</sup> Street) as the existing half right-of-way of 40 feet in compliance with the Broward County Trafficways Map and meets the current City standards. All future 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 is being restricted to 5,392 square feet of Pre-Kindergarten classrooms and 57,978 square feet of Elementary (grades K to 5) school use, that represent the existing conditions of the site. No additional construction is planned as part of this plat. The property will be recorded as a one-parcel plat, Parcel “B”. 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)**

This project does not anticipate any right-of-way dedication on Cypress Creek Road (N.E. 62<sup>nd</sup> Street) as the existing 40 foot half right-of-way already exists in accordance with the Broward County Trafficways Map. 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. Any future development will include an on-site Grading plan and 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:** No additional improvements are being sought with this platting. Any future development will include an on-site Paving plan 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 5 foot concrete sidewalk on Cypress Creek Road exists on the East side of the property to service the existing classroom buildings. Any additional sidewalks will be addressed at the time of future development and will be in accordance with the City of Fort Lauderdale requirements.

**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.



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**Point-by-Point Narrative**

**Sec. 47-25.2, Adequacy Requirements for Plat of  
"PCS PLAT NO. 2"  
Page one of three**

February 25, 2015

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

The adequacy requirements set forth herein are for existing 63,370 square feet of private school use, 5,392 square feet of pre-kindergarten classrooms and 57,978 square feet of Elementary (grades K to 5) school use (survey includes square footage table). The square footage has been adjusted from the DRC Application to include the second floor area of the two story buildings at the County's suggestion. These numbers are still reflective of existing conditions and no additional square footage for construction is requested at this time.

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

In the future a Plat Note Amendment and a Site Plan for a redevelopment 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, in the future 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. No additional development is being requested as plat of this platting.

**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 has developed the site in accordance with all City and County fire codes and regulations.

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

This site has been developed for school uses. No Park Impact fees will be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

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

The site has been developed in a manner that will not hinder Police protection services. The development has provided improvements, which are consistent with Crime Prevention.

**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 existing 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 existing development.

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

This site is developed as a private school. 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)**, any future 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 will be subject to Road Transit fees. The site lies is on Cypress Creek Road (N.E. 62<sup>nd</sup> Street) just West of N.E. 15<sup>th</sup> Avenue. The site is within the jurisdiction of Fort Lauderdale and has been developed in accordance with the guidelines established by the City of Fort Lauderdale for private school uses. 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, none are contemplated. 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 future Site Plan.

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**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 and no changes or modifications are being requested as part of the platting process.

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

The site is developed as a portion of a private school. The trash is presently being 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 currently part of an existing evacuation route/plan. This plat will not produce any additional impact to the existing plan.