



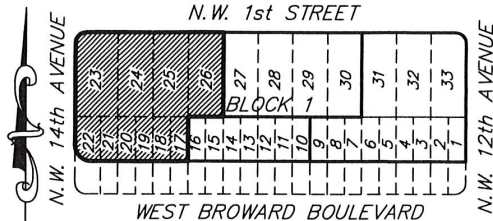
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

m.d.o.k.

SCALE 1" = 60'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM CF TO B-1
A PORTION OF BLOCK 1
SEMINOLE FOREST (14/16 B.C.R.)**



**BLOCK PLAN
NOT TO SCALE**

LEGAL DESCRIPTION:

Lots 17, 18, 19, 20, 21 and 22 Less right-of-way for West Broward Boulevard, per Florida Department of Transportation Right-of-Way Map, Section 86-006-2501, Sheet 13 of 21, dated 8/10/77; AND all of Lots 23, 24, 25 and 26, All in Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

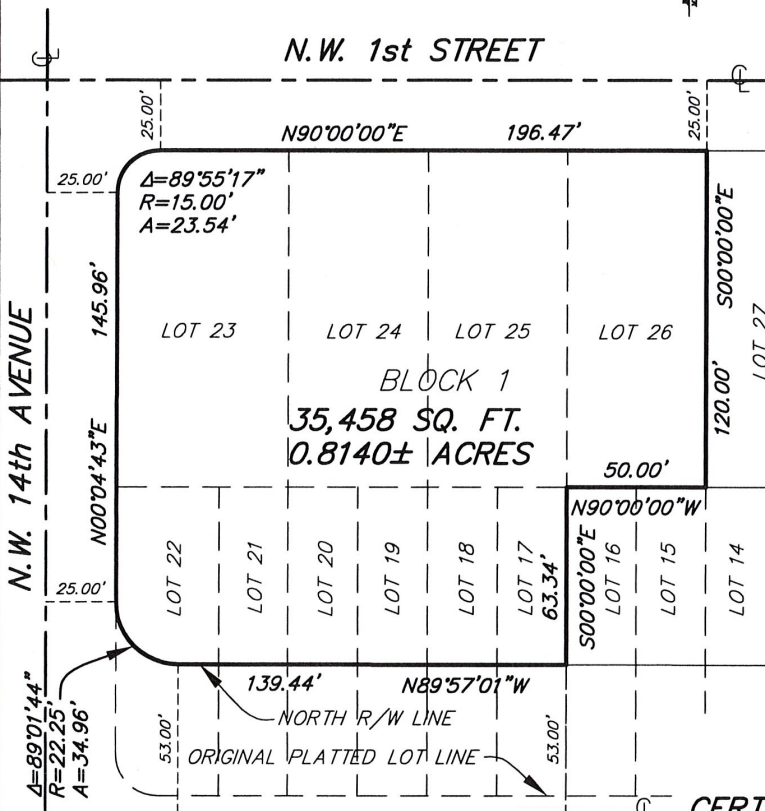
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,458 square feet or 0.8140 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.



WEST BROWARD BOULEVARD

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY, SECTION 86006-2501,
SHEET 13 OF 21, DATED 8/10/77

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Block 1, as North 90°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-3359 _____

CHECKED BY: _____

REF. DWG.: 18-3-016

C: \JMMjr\2018\V3359 (REZONE)



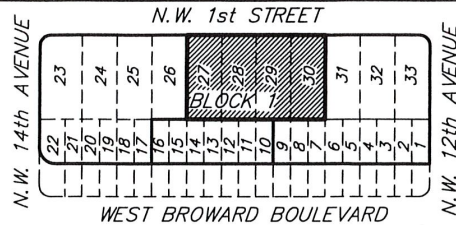
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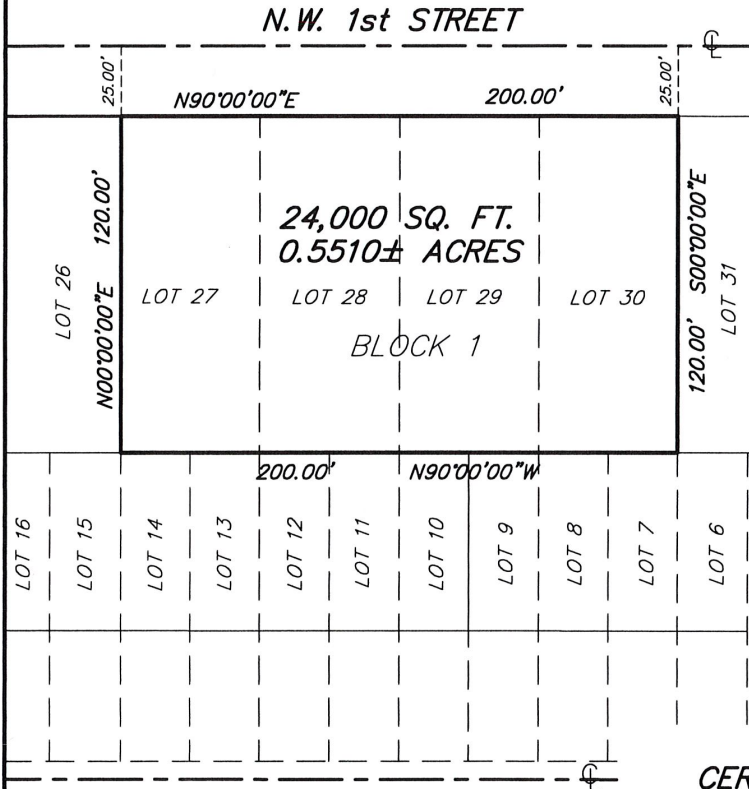
m.d. o.k.

SCALE 1" = 60'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM X-P TO B-1
A PORTION OF BLOCK 1
SEMINOLE FOREST (14/16 B.C.R.)**



**BLOCK PLAN
NOT TO SCALE**



LEGAL DESCRIPTION:

Lots 27, 28, 29 and 30,
Block 1, SEMINOLE FOREST,
according to the plat
thereof, as recorded in
Plat Book 14, Page 16, of
the public records of
Broward County, Florida.

Said lands situate, lying
and being in the City of
Fort Lauderdale, Broward
County, Florida and
containing 24,000 square
feet or 0.5510 acres more
or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

WEST BROWARD BOULEVARD
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY, SECTION 86006-2501,
SHEET 13 OF 21, DATED 8/10/77

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FIELD BOOK NO. _____

DRAWN BY: JMMjr

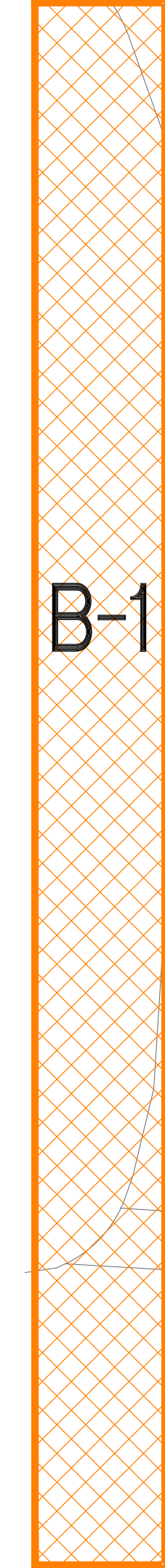
JOB ORDER NO. V-3359

CHECKED BY: _____

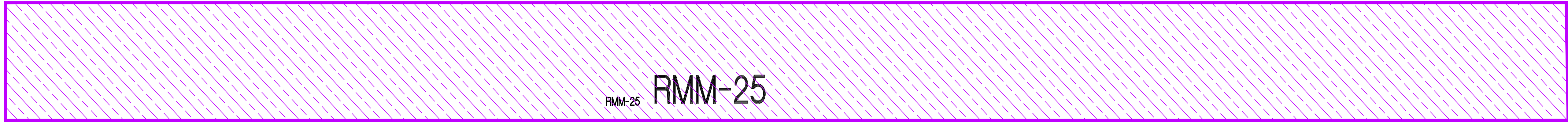
REF. DWG.: 18-3-016

C: \JMMjr\2018\V3359 (REZONE)

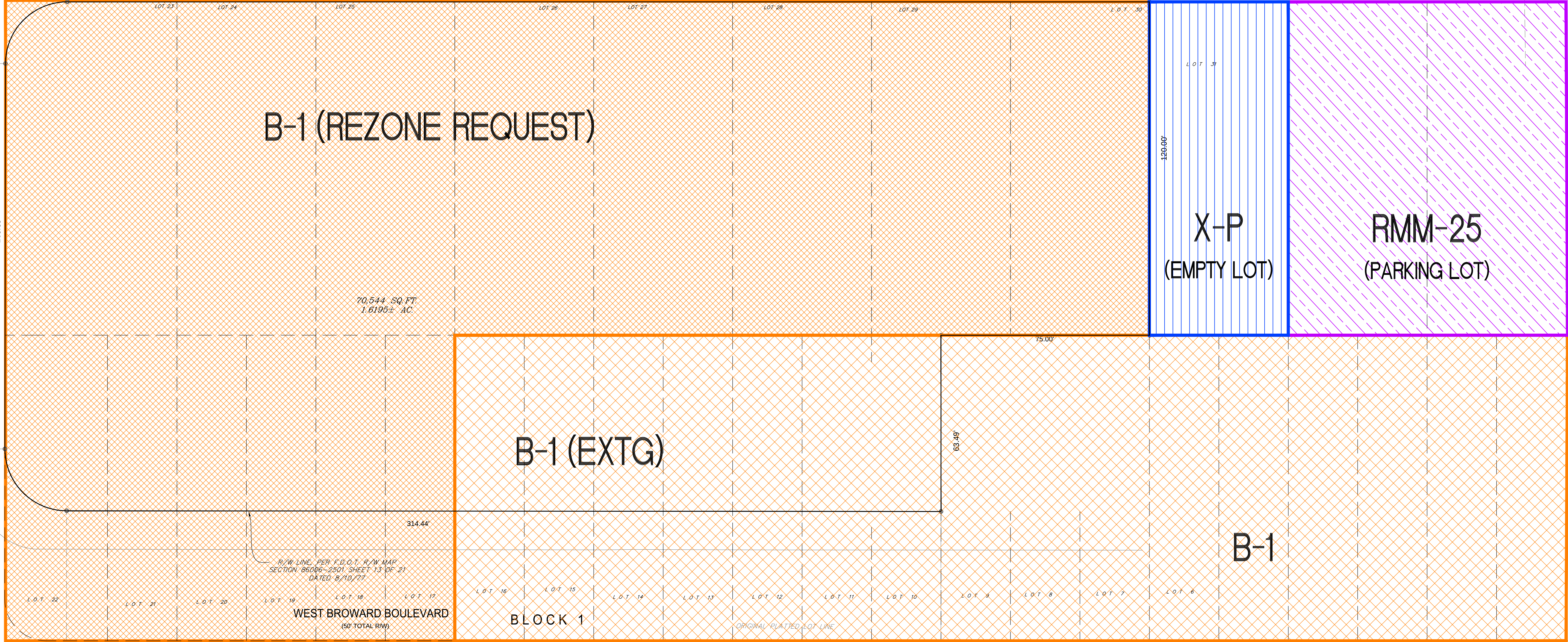
M-25



N.W. 14th AVENUE
(50' TOTAL R/W)
24' ASPHALT PAVEMENT



N.W. 1st STREET
(50' TOTAL R/W)
24' ASPHALT PAVEMENT



B-1 (REZONE REQUEST)

B-1 (EXTG)

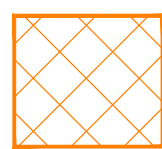
X-P
(EMPTY LOT)

RMM-25
(PARKING LOT)

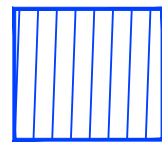
B-1

BLOCK 1

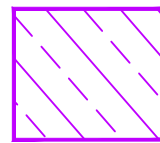
ZONING LEGEND:



B-1

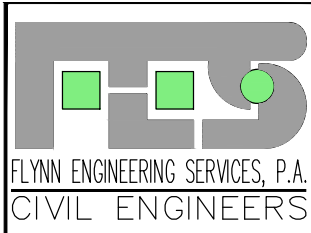
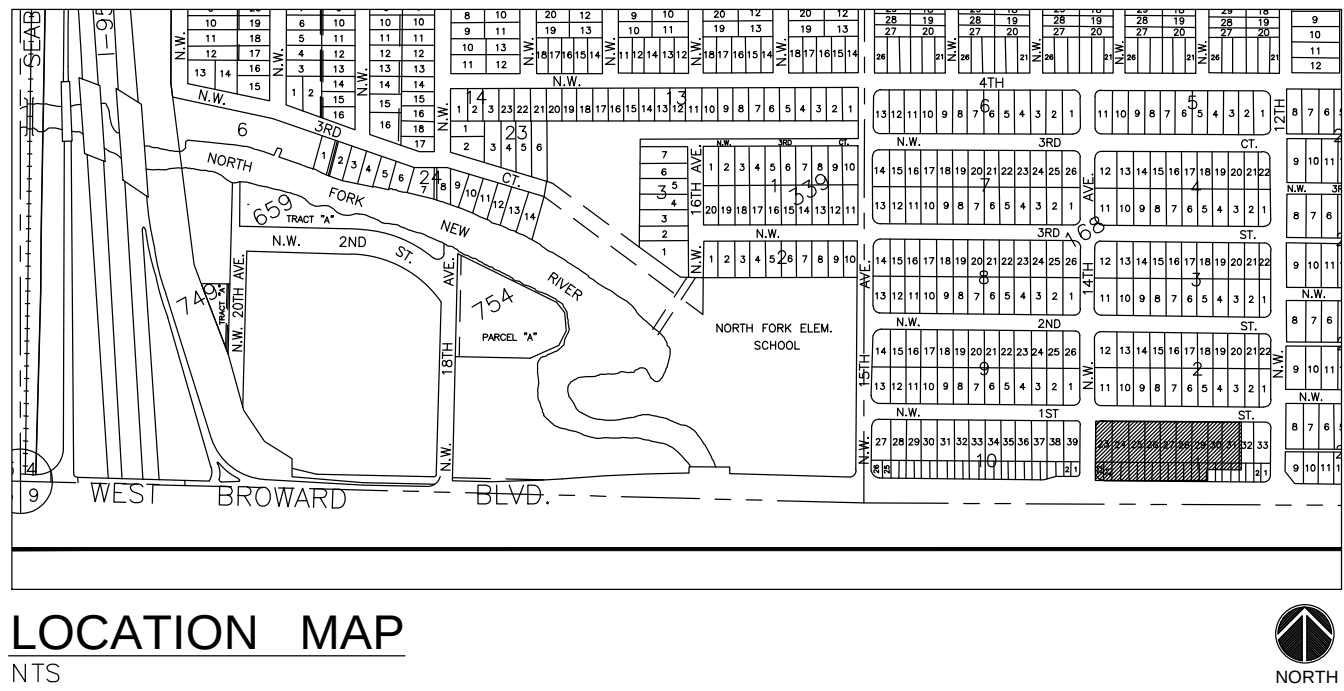


XP-1



RMM-25

PROPOSED ZONING



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LAUDERDALE BY THE SEA, FL 33308
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FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

REZONE EXHIBIT
(PROPOSED)

JACK + JILL CHILDREN'S CENTER
REZONE APPLICATION
1315 W. BROWARD BLVD.
FORT LAUDERDALE, FLORIDA

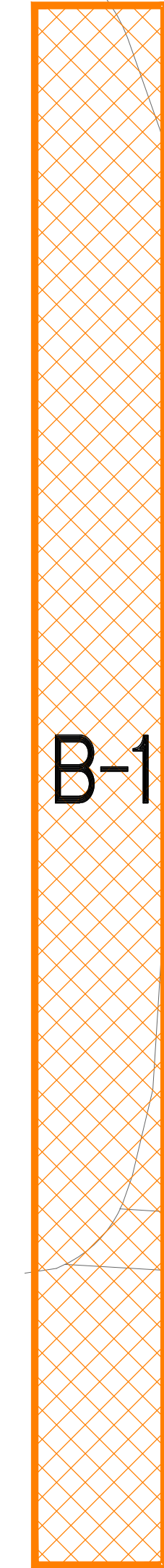


Revisions	

Phase:
DRC
DOCUMENTS

SEAL	
Scale: 1"=20'	Date 06/28/18
Job No. 17-1405.00	Plot Date 06/28/18
Drawn by FES	Sheet No. X2
Proj. Mgr. DTR	
Appr. by JMF	2 of 2

M-25



N.W. 14th AVENUE
(50' TOTAL R/W)
24' ASPHALT PAVEMENT

N.W. 1st STREET
(50' TOTAL R/W)
24' ASPHALT PAVEMENT

WEST BROWARD BOULEVARD
(50' TOTAL R/W)
24' ASPHALT PAVEMENT

RMM-25

X-P

X-P
(EMPTY LOT)

RMM-25
(PARKING LOT)

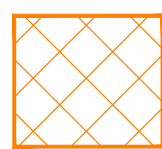
CF

B-1

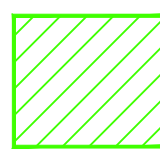
B-1

BLOCK 1

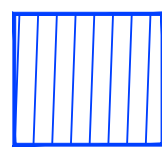
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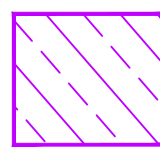
B-1



CF

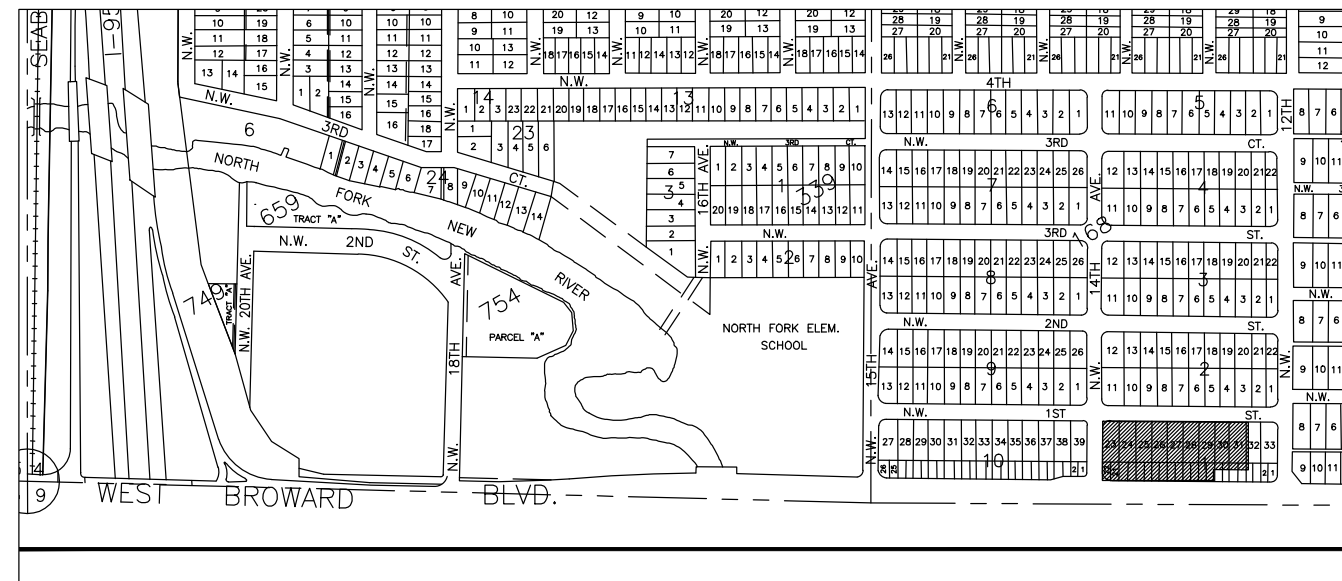


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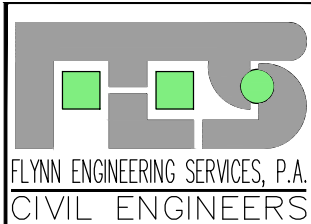


RMM-25

EXISTING ZONING



LOCATION MAP
NTS



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EB# 6578

REZONE EXHIBIT
(EXISTING)

JACK + JILL CHILDREN'S CENTER
REZONE APPLICATION
1315 W. BROWARD BLVD.
FORT LAUDERDALE, FLORIDA



Revisions	

Phase:
DRC
DOCUMENTS

SEAL	
Scale: 1"=20'	Date 06/26/18
Job No. 17-1405.00	Plot Date 06/28/18
Drawn by FES	Sheet No. X1
Proj. Mgr. DTR	
Appr. by JMF	1 of 2





VIEW WEST FROM BROWARD BLVD



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CIVIL ENGINEERS

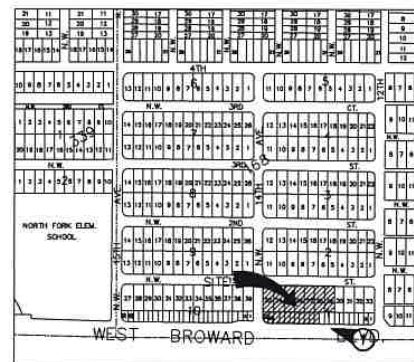
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Job No.
17-1405.00

Photo Date
01/18/18

By:
FES



KEY MAP



VIEW WEST FROM THE CORNER OF
BROWARD BLVD & NW 14TH AVE.



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CIVIL ENGINEERS

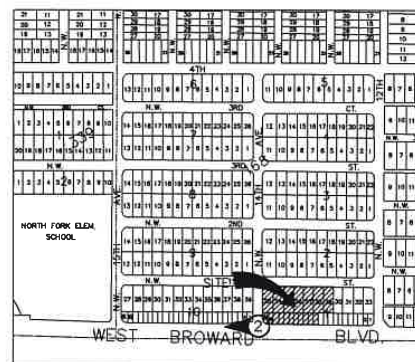
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Photo Date
01/18/18

By:
FES



KEY MAP



VIEW EAST FROM THE CORNER OF
BROWARD BLVD & NW 14TH AVE.



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CIVIL ENGINEERS

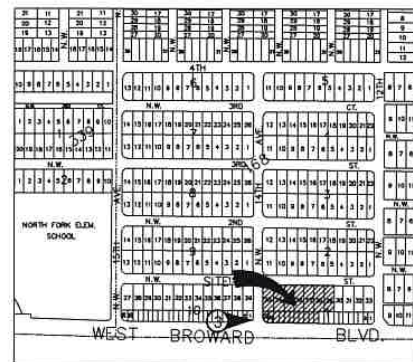
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01/18/18

By:
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KEY MAP



VIEW NORTH FROM THE CORNER OF
BROWARD BLVD & NW 14TH AVE.



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CIVIL ENGINEERS

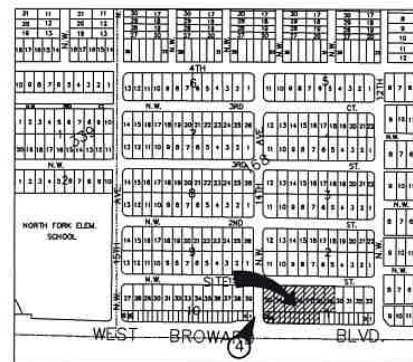
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KEY MAP



VIEW SOUTH FROM THE CORNER OF NW
1ST STREET & NW 14TH AVE.

FES
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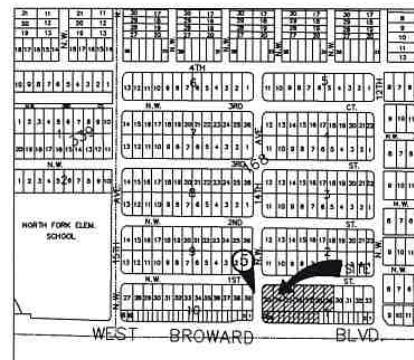
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KEY MAP



VIEW EAST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.



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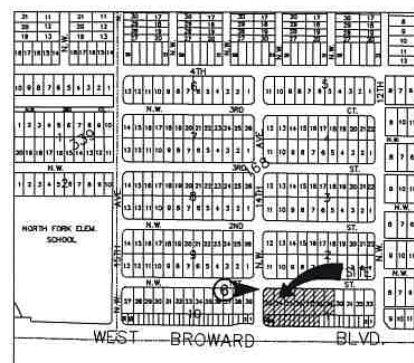
Job No.
17-1405.00

Photo Date
01/18/18

By:
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NORTH



KEY MAP



VIEW WEST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.

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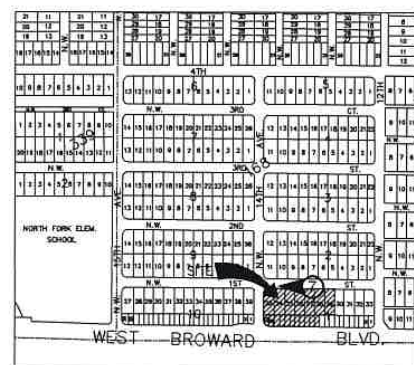
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KEY MAP



VIEW SOUTHWEST FROM NW 1ST STREET



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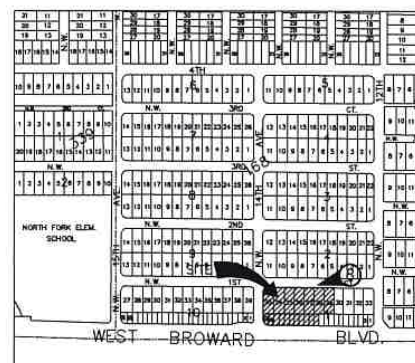
Job No.
17-1405.00

Photo Date
01/18/18

By:
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NORTH



KEY MAP

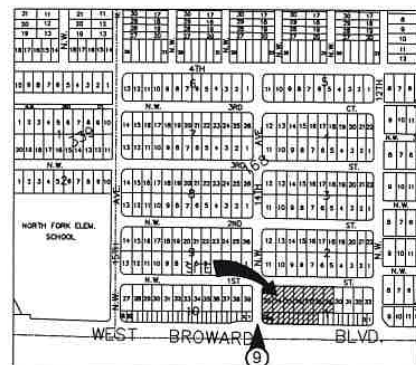


VIEW NORTH FROM BROWARD BLVD

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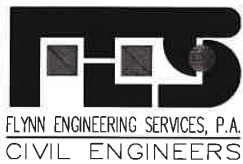
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KEY MAP



VIEW NORTHWEST FROM BROWARD BLVD



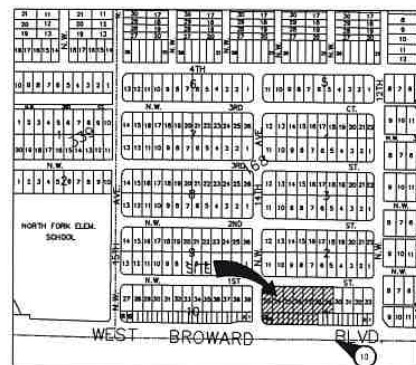
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KEY MAP