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**January 21, 2014**

**COVER SHEET  
City of Fort Lauderdale  
Development Review Committee  
Plat Submittal  
For  
“MIDTOWN FIFTEEN”**

This plat site is on the South side of South S.W. 15<sup>h</sup> Street, just West of S.W. 6<sup>th</sup> Avenue. It contains 15,205 square feet or 0.3491 acres. Presently the site is vacant. The property owner is proposing the construction of two (2) Duplexes of a total of 4 residential units. The proposed plat was approved by the Development review Committee on January 14, 2014.

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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) Copy of Plat Determination Letter from Broward County Planning Council stating platting is required.**
- 4) Current Survey of property**
- 5) Proposed plat drawings**
- 6) Aerial photograph showing parcels within 700 feet**
- 7) Preliminary Site Plan**

**Prepared By:**

James McLaughlin  
McLaughlin Engineering Company  
400 Northeast 3<sup>rd</sup> Avenue  
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Exhibit 2

14-0541

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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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CARL E. ALBREKTSEN, R.L.S.  
SCOTT A. McLAUGHLIN, P.S.M.  
JOSEPH S. McLAUGHLIN, P.E.

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**Point-by-Point Narrative**  
**Sec. 47-25.2, Adequacy Requirements for Plat of**  
**"MIDTOWN FIFTEEN"**  
**Page one of three**

January 21, 2014

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

The adequacy requirements set forth herein are for two (2) Duplexes, consisting of a total of four (4) residential 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.

**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 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 two (2) Duplexes, consisting of a total of four (4) residential units. The Park Impact fee 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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**Point-by-Point Narrative**  
**Sec. 47-25.2, Adequacy Requirements for Plat of**  
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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.

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

This site is on a block 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.

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

The site is on a block 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 two (2) Duplexes, consisting of a total of four (4) residential units. 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)**

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> Street just West of S.W. 6<sup>th</sup> Avenue. 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 residential cluster 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 will be developed into two (2) Duplexes, consisting of a total of four (4) residential 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.

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**Point-by-Point Narrative**  
**Sec. 47-24.5, Subdivision Regulations for Plat of**  
**“MIDTOWN FIFTEEN”**  
**Page one of two**

January 21, 2014

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

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

Platting is required since this site was not specifically delineated on the Amended Plat Esmonda Terrace and the plat was recorded prior to June 4, 1953, a Plat Determination is attached from the Broward County Planning Council. The parcel will be recorded as Parcel “A”, **“MIDTOWN FIFTEEN”**

**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 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 two (2) Duplexes, consisting of a total of four (4) residential units. This project will not dedicate any streets or alleys since the existing 50 foot right of way meets the current City standards. 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 two (2) Duplexes, consisting of a total of four (4) residential 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. 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, sufficient right of way currently exists, 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.

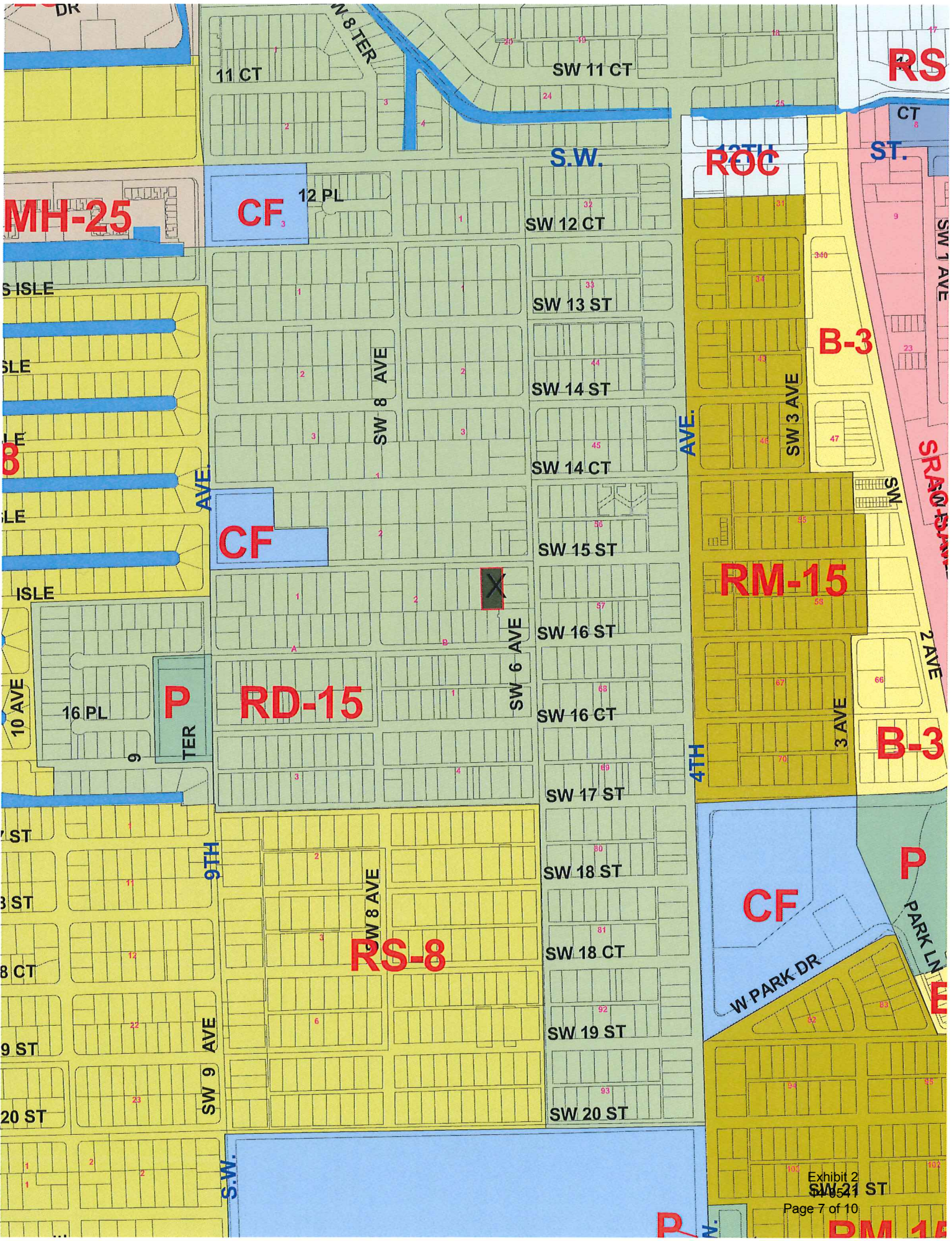
**Sec. 47-24.5 (E3f)**

**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.

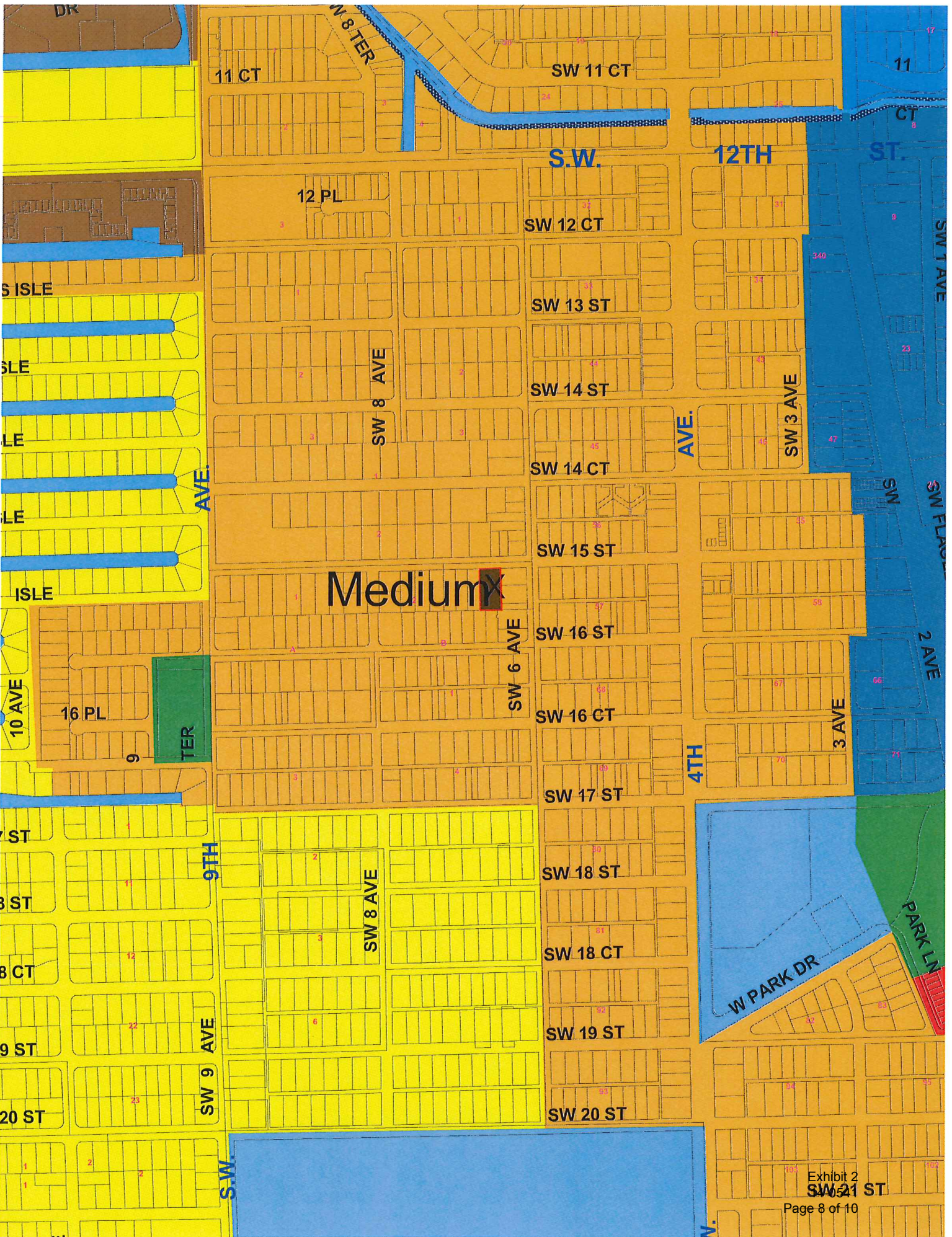
**Sec. 47-24.5 (E3g)**

**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.



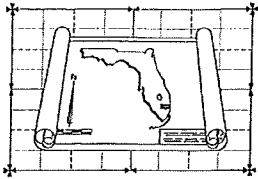






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## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

October 21, 2013

James M. McLaughlin, Jr.  
McLaughlin Engineering Company  
400 Northeast 3 Avenue  
Fort Lauderdale, FL 33301

Dear Mr. McLaughlin:

Re: Platting requirements for a parcel legally described as the West 88.3 feet of the East 198.3 feet of Lot 2, "Esmonda Terrace Amended," according to the Plat thereof, as recorded in Plat Book 16, Page 14, of the Public Records of Broward County, Florida, less the North 50 feet for right-of-way purposes. This parcel is generally located on the south side of Southwest 15 Street, between Southwest 6 Avenue and Southwest 8 Avenue, in the City of Fort Lauderdale.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced vacant parcel.

You have indicated that the current proposal is to construct two (2) duplex residential buildings on the site.

Planning Council staff has determined that platting is required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development. As per the criteria of Section D.2, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel does not meet the specifically delineated requirement.

James M. McLaughlin, Jr.  
October 21, 2013  
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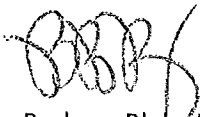
Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of "the West 88.30 feet of the East 198.30 feet of Lot 2," etc., is an example of a parcel which is not specifically delineated.

It is recommended that you contact Broward County's Development Review Services at 954-357-6637, regarding the platting process.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Matthue Goldstein, Associate Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:MEG

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Greg Brewton, Director, Department of Sustainable Development  
City of Fort Lauderdale