

# 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. 47-25.2, Adequacy Requirements for Plat of***

#### ***“GUMMAKONDA”***

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January 31, 2020

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. 47-25.2(A)**

The adequacy requirements set forth herein are for 108 Hotel Room Development. The current use is an unoccupied 2,014 square foot service station building.

#### **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 be 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.

#### **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 proposed development.



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**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 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, as there are no residential units planned for this development.

**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 “EASTERN CORE” Concurrency District of Broward County and will be subject to Road Transit fees. The site lies on State Road A-1-A (Ocean Boulevard) at the Northwest corner of the intersection with N.E. 30<sup>th</sup> Street. 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 Hotel Developments. Any right-of-way easement 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 ties 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 has been 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)**

N.E. 30<sup>th</sup> Street is not part of an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.

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

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Prepared by: James McLaughlin  
McLaughlin Engineering Company  
1700 N.W. 64<sup>th</sup> Street  
Fort Lauderdale, Florida 33307  
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**Sec. 47-24.5 (A)(2)**

The Broward County Planning Council has determined that platting is required, because the entire original platted lots are not included in the properties current configuration. The parcel will be recorded as Parcel “A”, **“GUMMAKONDA”**

**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 also 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 a 108 Room Hotel. This project anticipates a ten (10) feet of right-of-way easement dedication on State Road A-1-A (Ocean Boulevard) to comply with the Broward County Trafficways Map (100 foot corridor) and a twenty-five (25) foot radius chord easement dedication that meets the current City standards. All future driveways will be constructed to meet all of the City of Fort Lauderdale’s criteria for site plan development.

**Sec. 47-24.5(D.1n)**

This site is being restricted 108 Hotel Rooms. 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 procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

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

This project anticipates 10 feet of right-of-way easement dedication on State Road A-1-A (Ocean Boulevard) to comply with the Broward County Trafficways Map (100 foot corridor). 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 concrete sidewalk will be constructed around the project in accordance with the City of Fort Lauderdale regulations and its proposed configuration is shown on the Site plan.

**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.