

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.
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June 5, 2018

**COVER SHEET
City of Fort Lauderdale
Planning and Zoning Board
Plat Submittal
For
"ROYAL PALM S.D.A."**

This plat site is on the South side of N.W. 22nd Street and 500 feet more or less West of N.W. 21st Avenue. The Broward County Planning Council has determined that platting is required because a portion of the original platted Lot is not included. The property is a portion of Lot 4, Block 2, ARROWHEAD ESTATES, Plat Book 21, Page 27, Broward County Records in Section 29, Township 49 South, Range 42 East, Broward County, Florida. The property contains 128,144 square feet or 2.9418+/- acres. Presently the site is vacant. The plat is a Parcel "A" plat and will be restricted to 5,000 square feet of Church Use.

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Point-by-Point Narrative
Sec. 47-25.2, Adequacy Requirements for Plat of
“ROYAL PALM S.D.A.”
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Sec. 47-25.2(A)

The adequacy requirements set forth herein are for a total of 5,000 square feet of Church Use.

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)

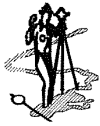
The owner will develop the site in accordance with all City and County fire codes and regulations.

Sec. 47-25.2(F)

This site is being developed without a residential component. Park Impact fees will 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, that are consistent with Crime Prevention.



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Sec. 47-25.2(H)

This site will be tied into the City of Fort Lauderdale water facilities. The City of Fort Lauderdale Water service is adequate for the needs of the proposed development.

Sec. 47-25.2(I)

The site will be tied into the City of Fort Lauderdale sewer system. The City of Fort Lauderdale Waste Water service is adequate for the needs of the proposed development. The service provider for this property has been changed since the DRC Narrative, the City of Fort Lauderdale has verified itself as provider.

Sec. 47-25.2(J)

School impact fees will not be assessed in accordance with the provisions of the Broward County Land Development Code and the School Board of Broward County as no residential component is proposed.

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 Transit Concurrency fees. The site lies is on N.W. 22nd Street and the existing right-of-way complies with the City of Fort Lauderdale minimum road width; this property does not abut a Broward County Trafficway. 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 church use. If any easement dedications are required by the City and/or County they will be dedicated by this plat and will be shown 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 (if required) 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 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 will be 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.W. 22nd Street is not an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.

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Sec. 47-24.5, Subdivision Regulations for Plat of
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Sec. 47-24.5 (A)(2)

This land was platted as a portion of Lot 4, Block 2, ARROWHEAD ESTATES (P.B. 21, PG. 27, B.C.R). A piece of the Lot at the Northeast corner of the property was previously deeded out. The property does not include the whole Lot, so platting is required. The parcel will be recorded as Parcel “A”, **“ROYAL PALM S.D.A.”**

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section. McLaughlin Engineering Company, Surveyor, has revised the plat, according to the DRC comments generated at the Development Review Committee meeting of April 10, 2018 and is processing the plat through the Broward County Platting procedure 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 will be restricted as follows: **This plat is restricted to 5,000 square feet of Church Use.** This project anticipates no right-of-way dedication on N.W. 22nd Street, as it complies with the City 50 foot corridor. An additional 5 foot road easement has also been dedicated for a total of 30 foot corridor. All future driveways will be constructed to meet all of the City of Fort Lauderdale’s criteria for site development.

Sec. 47-24.5(D.1n)

This plat will be restricted to 5,000 square feet of church use (this note language has been approved by Broward County). 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 procedures that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)

This project anticipates no right-of-way dedication on N.W. 22nd Street as it currently complies with current regulations. 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 5 foot concrete sidewalk currently exists on the N.W. 22nd Street frontage.

Sec. 47-24.5 (E3f)

Water service will be 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 will be provided by City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.