



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 30th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, September 11th, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

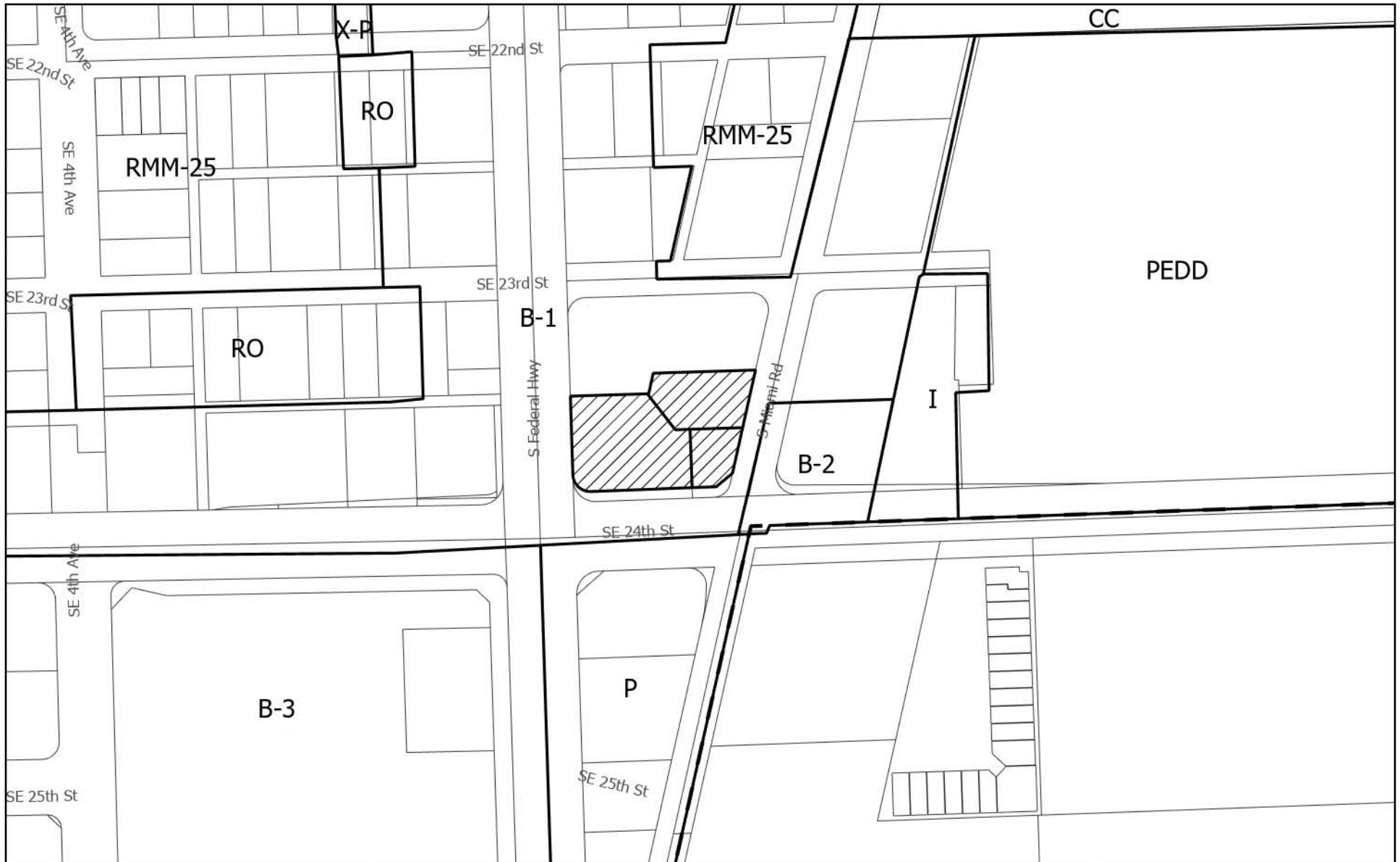
CASE:	PLN-BOA-24080003
OWNER:	PORT EVERGLADES #84 INC
AGENT:	DAIMIAN LESLIE
ADDRESS:	2330 SOUTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	LOTS 3 AND 4 OF HUMBLE-DEETS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXPECT THAT PORTION OF SAID LOT 4 BEING MORE PARTICULARLY DESCRIBED. (SEE SURVEY)
ZONING DISTRICT:	B-1 - BOULEVARD BUSINESS
COMMISSION DISTRICT:	4
REQUESTING:	<u>Section 47-18.5.C- Automotive service station</u> • Requesting a variance to allow an Automotive service station from a park at a distance of one hundred (100) feet, whereas the code requires a minimum distance of three hundred (300) feet from the property boundary of an automotive service station to any house of worship, public park, hospital or school. A total reduction request of two hundred (200) feet.

To watch and listen to the meeting, please visit:
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR
Florida Statutes, Sec. 286.0105

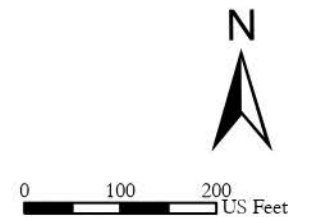
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-24080003

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA- 24080003

A. Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.(Note A)

B. An automotive service station shall provide fuel, oil or grease to be dispensed to vehicles.

C. B. Automotive repairs may be permitted as an accessory use to an automotive service station as follows:

1.Minor repair. Work involving tune-up, brake relining, shock absorbent and suspension, air conditioning, wheel alignment and balance, electrical system including alternator and battery, tire repair and replacement and cooling system are permitted in CB, B-1, B-2 and I districts.

2.Major repair work involving radiator repair, removal of engine, transmission or axle and paint and body work are permitted only in B-2, B-3 and I districts

C. There shall be a minimum distance of three hundred (300) feet from the property boundary of an automotive service station to any house of worship, public park, hospital or school.

Record

Showing 1-22 of 22

☐	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Treet #</u>	<u>Dr</u>	<u>Treet Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
☐	PLN-BOA-24080003		Ch vron Gas Station R vamp	Z- Board of Adjustm nt (BOA)	0		2330	S	FEDERAL	HWY		Op n
☐	BT-RTL-REN-20071110		R tail-Whol sal R n wal	R tail - Whol sal Busin ss Tax R n wal	0		2330	S	FEDERAL	HWY		Clos d
☐	CE18050638	SUNSHINE 84 EXTENDED HOURS PERMIT REQUEST, INSPEC...	PORT EVERGLADES #84 INC e	Cod Cas			2330	S	FEDERAL	HWY		Clos d e
☐	VIO-CE18050638_1e		PORT EVERGLADES #84 INC	Violation-CODE H aring	0		2330	S	FEDERAL	HWY		Clos d
☐	CE18010037_e	EXTENDED HOURS PERMIT INSPECTIONe	PORT EVERGLADES #84 INC	Cod Cas e			2330	S	FEDERAL	HWY		Clos d e
☐	VIO-CE18010037_1_e		PORT EVERGLADES #84 INC	Violation-CODE H aring	0		2330	S	FEDERAL	HWY		Clos d
☐	PM-15010409	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation P rmit	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-13120765	BACKFLOW RECERTIFICATIONe	BACKFLOW RECERTIFICATION	Plumbing Backflow Installation P rmit e	0		2330	S	FEDERAL	HWY		Compl te
☐	CE12040007	US 1 AND SR 84 MEN IN OLD UNIFORMS SOLICITING, WI...	PORT EVERGLADES #84 INC	Cod Cas			2330	S	FEDERAL e	HWY		Clos d
☐	PM-10040868_e	CHANGE COPY 1 ILLUM PRICE ID SIGN(FRONT&BACK)... e	CHANGE COPY 1 ILLUM PRICE ID... e	Sign P rmit e	0 e		2330 e	S e	FEDERAL e	HWY		Compl t
☐	PM-10040870	ELECTRIC FOR BP 10040868	ELECTRIC FOR BP 10040868	Sign P rmit	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-10040567	REIMAGE CANOPY TO GAS STATION (NEW FASCIA) 200 ~L... e	REIMAGE CANOPY TO GAS STATIO... e	Comm rcial Alt ration P rmit e	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-09120764	INSTALL U/G TANK LINERS ~REV2 4/13/10 M,B,F	INSTALL U/G TANK LINERS	Storag Tank P rmit	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-09120767_e	ELECTRIC FOR TANKS BP019120764	ELECTRIC FOR TANKS BP019120764	El ctrical Comm rcial P rmit	0		2330	S	FEDERAL	HWY		Compl te
☐	PM-09120769	INSTALL TANK PAD BP09120764	INSTALL TANK PAD BP09120764	Acc ssory Structur P rmit	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-04010744	ABANDON SEPTIC TO CONNECT TO SEWER e	ABANDON SEPTIC TO CONNECT TO...	Plumbing S w r Cap P rmit e	0		2330	S	FEDERAL	HWY		Compl t
☐	PM-03111691	CC ISSUED 1/9/2004 ~RESTRIPE EXIST ADA PARKING SP...	RESTRIPE EXIST ADA PARKING S...	Comm rcial Paving P rmit e	0		2330	S	FEDERAL e	HWY		Compl te
☐	PM-02050569_e	INSTALL 179.76 CHAINLINK FENCE 6FT HIGH	INSTALL 179.76 CHAINLINK FEN...	F nc P rmit	0		2330	S	FEDERAL	HWY		Compl t
☐	FS-23116965		PORT EVERGLADES #84 INC	Fir Saf ty Account	-147.69 e		2330	S	FEDERAL	HWY		Activ
☐	AB-0033505_e		SUNSHINE 84 GAS e	R sid nt/Busin ss Alarm R gistration e	0		2330	S	FEDERAL	HWY		Activ
☐	BL-9042008	GASOLINE SERVICE STATION, RETAIL, RESTAURANT TAKE... e	WESTON CHEVRON	R tail - Whol sal Busin ss Tax R c ipt e	258.3 e		2330	S	FEDERAL	HWY		Op n
☐	BL-9042007_e		CHEVRON - SUNSHINE 84 e	G n ral Busin ss Tax R c ipt	0		2330 e	S e	FEDERAL e	HWY e		Clos d e



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 11th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080003

Section 47-18.5.C- Automotive Service Station

• Requesting a variance to allow an Automotive service station from a park at a distance of one hundred (100) feet, whereas the code requires a minimum distance of three hundred (300) feet from the property boundary of an automotive service station to any house of worship, public park, hospital or school. A total reduction request of two hundred (200) feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:

<https://www.fortlauderdale.gov/government/BOA>

www.youtube.com/cityoffortlauderdale

To view more information about this item, please visit:

www.fortlauderdale.gov/government/BOA



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
☒	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
☐	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
☐	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (<u>Homesteaded Only</u>) (Before)	\$689
☐	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (<u>Homesteaded Only</u>) (After)	\$901
☐	Request for Continuance	\$954
☐	Request for Rehearing	\$318
☐	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

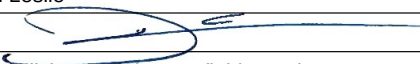
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	8/9/2024

NOTE: For purpose of identification, the **PROPERTY OWNER** is the**APPLICANT**

Property Owner's Name	PORT EVERGLADES #84 INC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1650 NW 87 AVE MIAMI, FL 33172
E-mail Address	mzamora@sunshinegasoline.com
Phone Number	
Proof of Ownership	☒ Warranty Deed or ☐ Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Daimian Leslie
Applicant / Agent's Signature	
Address, City, State, Zip	2151 W. Hillsboro Blvd., Deerfield Beach, FL
E-mail Address	daimian.leslie@mdmservices.com
Phone Number	954-427-3076
Agent Authorization Form Submitted	☒

Include ANY Related code case/permit #	
Existing / New	Existing: ☐ New: ☒
Project Address	Address: 2330 S. Federal Highway, Fort Lauderdale, FL
Legal Description	See attached Survey
Tax ID Folio Numbers (For all parcels in development)	504214240050 / 504214240030 / 504214240040
Variance/Special Exception Request (Provide a brief description of your request)	Requesting a variance to allow for the re-development of the existing use of the site. The applicant is seeking relief from the code requiring the distance from the public park to an automotive service station.
Applicable ULDR Sections (Include all code sections)	ULDR Section 47-18.5.C

Current Land Use Designation	Commercial
Current Zoning Designation	B1- Boulevard Business
Current Use of Property	Gas Station / Convenience Store
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front	W		5'	161'-3"
Side	N		-	67'-8"
Side	S		-	48'-9"
Rear	E		-	52'-6"

Page 2a: Board of Adjustment (BOA) Criteria for Variance Request

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. **Note:** A narrative must be submitted in addition to this page.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

We are requesting a variance from section 47-18.5.C, which would allow us to build our new gas station within 300 feet of a public park.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

The subject property has been in existence since 1969 and so any re-development to this site would be hindered by the existence of this code, which likely came into existence after the site was constructed. Property is within 300 feet of a public park, and as the code now stands fueling stations are not permitted within 300 feet of public parks.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Property is within 300 feet of a public park, and as the code now stands fueling stations are not permitted within 300 feet of public parks (ULDR 47-18.5)

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Property owner's right to update/improve his business to better serve the community would be impaired if the literal application were observed. There could be no re-development to the site, and future owners would be significantly impacted as the removal of fuel tanks are considerably expensive.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

The unique hardship is not self-created by the applicant, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR. Hardship is a result of current code standards.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

The use of the property will remain the same, however, the neighborhood will benefit from a visual revamp as well as addition of a car wash while enjoying greater ease of access. We are seeking to reduce the impact from 300' to 110 ft. Additionally, the impact to the public park is minimized by the fact that the properties are separated by SR 84 and a median. The use is not anticipated to be incompatible as is a permitted use within its zoning district and a gas station use it extremely typical from an intersection.

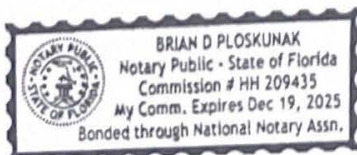
AFFIDAVIT: I, Daimian Leslie the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of August, 2024

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES:

12/19/2025

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note:** Fourteen (14) Copy Sets of each item below will be **DUE AFTER** your application has been **DEEMED COMPLETE**. The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild. **Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.*

■ **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 7/31/2024

■ **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.

■ **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.

■ **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.

■ **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).

■ **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

■ **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.

■ **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.

■ **Elevations**- If applicable (Elevations may be required by staff upon application submittal).

■ **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).

■ **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).

■ **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:

- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be **folded** to 8 1/2" x 11".

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY
BOA CASE NO. _____
APPLICANT: _____
PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____(initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

- 1. Title Block including project name and design professional's address and phone number
- 2. Scale (1" = 30' min., must be engineer's scale)
- 3. North indicator
- 4. Location map showing relationship to major arterials
- 5. Drawing and revision dates, as applicable
- 6. Full legal description
- 7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
- 8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

- 1. All building facades with directional labels (i.e. North, South) and building names if more than one building
- 2. Dimensions, including height and width of all structures
- 3. Dimensions of setbacks and required setbacks from property lines
- 4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
- 5. Include proposed signage

EXHIBIT A

LEGAL DESCRIPTION: As shown in the Title Commitment prepared by Attorney's Title Fund Services, LLC., File No. 1541292, with an effective date of June 25, 2024

Lots 3 and 4, of Humble-Deetz Subdivision, according to the plat thereof, as recorded in Plat Book 65, Page 35, of the Public Records of Broward county, Florida, less and except that portion of said Lot 4 being more particularly described as follows:

Commence at the Northwest corner of said Lot 4; thence run South 01 degrees 39' 36" East along the West line of said Lot 4 a distance of 84.01 feet to the Point of Beginning; thence North 88 degrees 12' 01" East a distance of 34.73 feet; thence North 50 degrees 35' 37" East a distance of 30.50 feet to a point on the East line of said Lot 4 and the Westerly existing right-of-way line of Miami Road; thence South 12 degrees 59' 12" West along said East line of Lot 4 and said existing right-of-way line of Miami Road a distance of 15.55 feet to a point on a curve concave Northwesterly, having a chord bearing of South 50 degrees 39' 48" West; thence Southwesterly along the arc of said curve, having a radius of 25.00 feet; through a central angle of 75 degrees 21' 12" and an arc distance of 32.88 feet to a point on the Northerly existing right-of-way line of State Road 84 (S.E. 24th Street); thence South 88 degrees 20' 24" West along said existing right-of-way line a distance of 30.73 feet to the West line of said Lot 4; thence North 01 degrees 39' 36" West along said West line a distance of 14.97 feet to the Point of Beginning.

AND

Lot 5, of Humble-Deetz Subdivision, according to the plat thereof, as recorded in Plat Book 65, Page 35, of the Public Records of Broward county, Florida, being more particularly described as follows: Beginning at the Northwest corner of said Lot 5; thence run North 89 degrees 59' 50" East for a distance of 110.81 feet to a point; thence run South 36 degrees 01' 52" East for a distance of 65.58 feet to a point; thence run South 89° 59' 50" East for a distance of 21.34 feet to a point; thence run South 00 degrees 16' 50" East for a distance of 98.99 feet to a point of intersection with the South line of said Lot 5; thence run South 89 degrees 43' 00" West along said South line of said Lot 5 for a distance of 138.97 feet to a point of curvature of a circular curve concave to the Northeast and having for its elements a radius of 32.00 feet and a central angle of 90 degrees 14' 40"; thence run Northwesterly along the arc of said circular curve, for an arc distance of 50.40 feet to a point of tangency on the Easterly right-of-way line of U.S. Highway No. 1; thence run North 00 degrees 02' 20" West along said Easterly right-of-way line for a distance of 120.73 feet to the Point Of Beginning. Said described parcel of land lying and being situated in the City of Fort Lauderdale, Broward County, Florida; less the South 15.00 feet and less the external area formed by 25.00 foot radius curve, tangent to the East right-of-way line of U.S. Highway No. 1 (S.E. 6th Avenue) (State Road No. 5) and tangent to a line parallel with and 15.00 North of said South line of Lot 5. (Exhibit "A" of Commitment for Title Insurance prepared by Attorney's Title Fund Services, LLC., File No. 1541292, with an effective date of June 25, 2024). Containing 37,399 Square Feet or 0.85 Acres (Net Area), more or less by calculations.

Property Address:

2330 S. Federal Highway, Ft. Lauderdale, Florida 33316 / Folio No's. 504214-240050

96-471100 T#001
09-23-96 02:10PM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

THIS INSTRUMENT WAS PREPARED BY;
FRED RAMIREZ, ESQUIRE
10041 Pines Blvd., Suite C
Pembroke Pines, Florida 33024

Property Appraiser's
Parcel Identification No.
10214-24-00500

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of June,
1996, BETWEEN MAXIMO ALVAREZ, a married man
("Grantor") whose address is 8675 NW 53 Street, Suite 109, Miami,
Florida 33166, to PORT EVERGLADES #84, INC., a Florida
corporation, ("Grantee")* and whose post office address is 8675 NW 53
Street, Suite 109, Miami, Florida 33166 of the County of Dade, State of
Florida.

That said grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other
good and valuable consideration to said grantor in hand paid by said grantee, the receipt
whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto said
grantee forever all right, title, interest, claim, and demand which the said grantor has in and
to the following described land, situate, lying and being in Broward County, Florida,
towit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The grantor and/or his spouse and/or children have not and do not reside on
the premises being conveyed and reside at 4834 NW 94 Doral Place,
Miami, Florida 33178.

**THIS DEED CORRECTS THE LEGAL DESCRIPTION IN THE QUIT
CLAIM DEED RECORDED 4/26/96 AT O.R. BOOK 24798, PAGE 0648.
THE REMAINDER OF THE DEED REMAINS UNCHANGED.**

To have and to hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, and interest, lien equity
and claim whatsoever of the said Grantor, either in law or equity, to the only proper use,
benefit, and behoof of the said Grantee forever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

EX25429PC0939

3
402

IN WITNESS WHERE OF, Grantor has hereunder set Grantor's hand and seal the day and year first written above.

Signed, sealed, and delivered in our presence.

Josephine Bednarz Maximo Alvarez
WITNESS MAXIMO ALVAREZ
print name Josephine Bednarz Social Security No. [REDACTED]

Kathleen Auld
WITNESS
print name Kathleen Auld

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of JUNE, 1996 by MAXIMO ALVAREZ who is personally known to me or who have produced _____ as identification and who have (have not) taken an oath.

My commission expires:

Denise Welter
NOTARY PUBLIC



DENISE WELTER
My Commission CC433987
Expires Apr 14, 1999
Bonded by ANB
800-852 5878

BK 25429PG0941

EXHIBIT "A"

Lot 5, of "HUMBLE DEETZ SUBDIVISION", according to the plat thereof, as recorded in Plat Book 65, at Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the northwest corner of said Lot 5; thence run N. 89 59'50"E for a distance of 110.81 feet to a point; thence run S. 36 01' 52" E. for a distance of 65.58 feet to a point; thence run S. 89 59'50" E for a distance of 21.34 feet to a point; thence run S. 00 16' 50" E. for a distance of 98.99 feet to a point of intersection with the south line of said Lot 5; thence run S. 89 43'00" W. along said south line of said Lot 5 for a Distance of 138.97 feet to a point of curvature of a circular curve concave to the Northeast, and having for its elements a radius of 32.00 feet and a central angle of 90 14' 40"; thence run northwesterly along the arc of said circular curve; for an arc distance of 50.40 feet to a point of tangency on the easterly right-of-way line of U.S. Hwy. No. 1; thence run No. 00 02'20" W. along said easterly right-of-way line for a distance of 120.73 feet to the point of beginning. Said described parcel of land lying and being situated in the City of Fort Lauderdale, Broward County, Florida; less the south 15.00 feet and less the external area formed by 25.00 feet radius curve, tangent to the east right-of-way line of U.S. Highway N. 1 (SE 6th Avenue) (State Road NO. 5) and tangent to a line parallel with and 15.00 feet north of said south line of Lot 5.

Also known as: 2330 South Federal Highway, Fort Lauderdale, Florida.

TAX FOLIO NUMBER: 10214-24-00500

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR



[Department o State](#) [Division o Corporations](#) [Search Records](#) [Search by Entity Name](#) / f

Detail y Entity ame

Florida Pro it Corporation
PORT EVERGLADES #84, INC. f

iling Info mation

Document um be f P94000075870 f
EI/EI um be 65-0528804
Date iled f 10/13/1994
State FL
Status f ACTIVE

P incipal Add ess

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 04/10/2009

Mailing Add ess f

1650 NW 8 N
DOR L, FL 331 2

Changed: 04/10/200

Registered Agent Name & Address

R S, S NDR S C
1650 NW 8 N
DOR L, FL 331 2

Name Changed: 04/2 /2010

ddress Changed: 04/10/200

Officer/Director Detail

Name & Address

Title PR S

L R Z, MAXIMO
1650 NW 8 N
DOR L, FL 331 2

Title S C

R S, S NDR
1650 NW 8 N
DOR L, FL 331 2 9

Annual Re _____

Re	Yea	iled Da e
2022		05/04/2022
2023		04/28/2023
2024 -		04/17/2024

D cumen Image _____

04/17/2024 ANNUAL REPORT	View image in PDF format
04/28/2023 ANNUAL REPORT	View image in PDF format
05/04/2022 ANNUAL REPORT	View image in PDF format
04/30/2021 ANNUAL REPORT	View image in PDF format
06/30/2020 ANNUAL REPORT	View image in PDF format
04/30/2019 ANNUAL REPORT	View image in PDF format
04/30/2018 ANNUAL REPORT	View image in PDF format
05/23/2017 ANNUAL REPORT	
04/29/2016 ANNUAL REPORT	V ew e P
04/30/2015 ANNUAL REPORT	V w P
04/10/2014 ANNUAL REPORT	View image in PDF format
04/09/2013 ANNUAL REPORT	View image in PDF format
06/14/2012 ANNUAL REPORT	View image in PDF format
04/30/2011 ANNUAL REPORT	View image in PDF format
04/29/2010 ANNUAL REPORT	View image in PDF format
04/10/2009 ANNUAL REPORT	V w P
05/14/2008 ANNUAL REPORT	View image in PDF format -

04/18/2007	REPORT	View image in PDF f rma
04/21/2006 t	REPORT	View image in PDF forma
04/04/2005	REPORT	View image in PDF forma
04/08/2004	REPORT	View image in PDF forma
04/10/2003 t	REPORT	View image in PDF forma
04/17/2002	REPORT	View image in PDF forma
03/22/2001 t	REPORT	View image in PDF forma
06/08/2000 t	REPORT	View image in PDF forma
03/09/1999	REPORT	View image in PDF forma
05/19/1998	REPORT	View image in PDF forma
03/19/1997	REPORT	View image in PDF forma
04/24/1996 t	REPORT	View image in PDF forma
04/11/1995 t	REPORT	View image in PDF forma t



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000

I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Port Everglade #84 Inc., a Florida corporation ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at 2330 S. Federal Hwy., Fort Lauderdale, FL ("Property"), do hereby authorize
[Print Property Address]
MDM Services, Inc. - Daimian Leslie ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

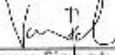
Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

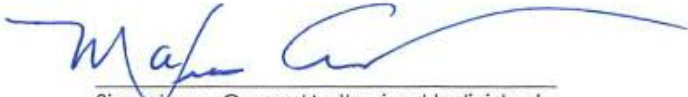

Witness Signature

VANESSA PALACIOS

Print Name

8.30.2024

Date


Signature - Owner/Authorized Individual

Maximo Alvarez

Print Name - Owner/ Authorized Individual

President

Print Title - Authorized Individual

STATE OF Florida

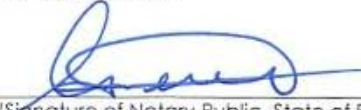
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of August, 2024, by Maximo Alvarez, an individual who is personally known to me ☒ or has produced _____ as identification

[NOTARY SEAL]



SUSANA LANDIN
Notary Public
State of Florida
Comm# HH534579
Expires 6/4/2028


(Signature of Notary Public- State of Florida)

6/4/2028

My Commission Expires:

Susana Landin

Print, Type, or Stamp Commissioned Name of Notary Public)



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504214034270	ELEVENTH COURT ASSOCIATES	
504214034300	SULTAN FAMILY LTD PRTNR	
504214034320	SULTAN FAMILY LTD PRTNR	
504215016520	SULTAN FAMILY LTD PRTNR	
504215016510	SALMERON,JOSE L	
504214300010	PUBLIC STORAGE	DEPT PT FL 25766
504214300020	SGD OFFICES INC	
504214240060	SGD OFFICES INC	
504215017810	ASTER INVESTMENTS OF FL INC	
504215017970	FLL HOSPITALITY LLLP	
504215017840	FLL HOSPITALITY LLLP	
504215017800	ASTER INVESTMENTS OF FL INC	
504214240030	PORT EVERGLADES #84 INC	
504214240050	PORT EVERGLADES #84 INC	
504214240070	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504222500010	STAR MOTORS LLC	% R/E LEGAL DIVISION
504222500020	STAR MOTORS LLC	%AUTONATION TAX DEPT
504223020020	CITY OF FORT LAUDERDALE	
504223040030	THRIFTY RENT-A-CAR SYSTEM INC	% PROPERTIES & CONCESSIONS
504214034370	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504222000420	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504215018060	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504222000440	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504214240040	PORT EVERGLADES #84 INC	
504214240080	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504214240041	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504214034360	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504215017971	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504215017990	NEPTUNE CIGARS INC	
504215017992	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504215018070	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504223020011	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
504223020010	CITY OF FORT LAUDERDALE	
504215017991	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY

ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
PO BOX 460036	FORT LAUDERDALE	FL	33346	FORT LAUDERDALE	FL33346
16632 GREENS EDGE CIR #70	WESTON	FL	33326	WESTON	FL33326
16632 GREENS EDGE CIR #70	WESTON	FL	33326	WESTON	FL33326
16632 GREENS EDGE CIR #70	WESTON	FL	33326	WESTON	FL33326
PO BOX 22544	FORT LAUDERDALE	FL	33335	FORT LAUDERDALE	FL33335
PO BOX 25025	GLENDALE	CA	91221	GLENDALE	CA91221
1650 NW 87 AVE	MIAMI	FL	33172	MIAMI	FL33172
1650 NW 87 AVE	MIAMI	FL	33172	MIAMI	FL33172
2301 S FEDERAL HWY	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
2450 QUANTUM BLVD	BOYNTON BEACH	FL	33426	BOYNTON BEACH	FL33426
2450 QUANTUM BLVD	BOYNTON BEACH	FL	33426	BOYNTON BEACH	FL33426
2301 S FEDERAL HWY	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
1650 NW 87 AVE	MIAMI	FL	33172	MIAMI	FL33172
1650 NW 87 AVE	MIAMI	FL	33172	MIAMI	FL33172
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
2411 S FEDERAL HWY	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
200 SW 1 AVE 11TH FL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311
5601 NW EXPRESSWAY	WARR ACRES	OK	73132	WARR ACRES	OK73132
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
1650 NW 87 AVE	MIAMI	FL	33172	MIAMI	FL33172
100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3420 NW 7 ST	MIAMI	FL	33125	MIAMI	FL33125
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309
528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	FORT LAUDERDALE	FL33309

LEGAL_LINE	LEGAL_LI_1
EVERGLADE LAND SALES CO FIRST	ADD TO LAUDERDALE CORR PL 2-15 D
EVERGLADE LAND SALES CO FIRST	ADD TO LAUDERDALE CORR PL 2-15 D
EVERGLADE LAND SALES CO FIRST	ADD TO LAUDERDALE CORR PL 2-15 D
LAUDERDALE 2-9 D	LOT 23,24,25 LESS E 25 FOR
LAUDERDALE 2-9 D	LOT 22 BLK 115
EVERGLADES TERMINAL CO SUB	68-38 B
EVERGLADES TERMINAL CO SUB	68-38 B
HUMBLE-DEETZ SUB 65-35 B	LOTS 1,2 & 6
LAUDERDALE 2-9 D	LOT 1 LESS S 37 & LESS E 25 FOR
LAUDERDALE 2-9 D	LOTS 3,4,21 LESS S 25' & 22 LESS
LAUDERDALE 2-9 D	LOT 5 BLK 130
LAUDERDALE 2-9 D	LOT 1 S 37 LESS E 25 FOR ST RD,
HUMBLE-DEETZ SUB 65-35 B	LOT 3
HUMBLE-DEETZ SUB 65-35 B	LOT 5 LESS PT DESC AS,COMM AT
HUMBLE-DEETZ SUB 65-35 B	PORTION LOT 5 DESC AS COMM AT NW
STAR MOTORS PLAT 171-146 B	PARCEL A
STAR MOTORS PLAT 171-146 B	PARCEL B
LAKEVIEW 1-68 D	PART OF LOTS 8,10 & 12 LYING
HARBOR VIEW 10-5 B	ALL OF LOTS 2 THRU 5, 10 THRU
EVERGLADE LAND SALES CO FIRST	ADD TO LAUDERDALE CORR PL 2-15 D
22-50-42	THAT PORTION OF US HWY 1 LYING
LAUDERDALE 2-9 D 15-50-42	THAT PORTION OF US HWY 1 LYING
22-50-42	PORTION OF STATE RD 84 AS PER
HUMBLE-DEETZ SUB 65-35 B	LOT 4 LESS POR FOR RD DESC IN
HUMBLE-DEETZ SUB 65-35 B	ROADS R/W SHOWN ON SAID PLAT
HUMBLE-DEETZ SUB 65-35 B	POR LOT 4 DESC AS:COMM NW COR OF
EVERGLADE LAND SALES CO FIRST	ADD TO LAUDERDALE CORR PL 2-15 D
LAUDERDALE 2-9 D	PORTION OF LOTS 21 & 22 BLK 130
LAUDERDALE 2-9 D	PORTION OF LOTS 23,24 & 25 BLK
LAUDERDALE 2-9 D	A POR OF LOTS 23, 24 & 25 BLK
LAUDERDALE 2-9 D	PORTION OF STATE RD 84 AS PER
LAKEVIEW 1-68 D	THAT PART OF LOTS 2 & 4 BLK A AS
LAKEVIEW 1-68 D	THAT PART OF LOT 2 S1/2 & OF
LAUDERDALE 2-9 D	S 10 & E 10 OF FOLLOWING:BEG AT

LEGAL_LI_2

LOT 4,5,6 BLK 30

LOT 7 BLK 30

LOT 8,9,10 LESS W 25 FOR ST RD

ST RD BLK 115

LEGAL_LI_3

BLK 30

PARCEL A LESS PT DESC AS BEG AT
PARCEL B

NE COR OF PAR A,SLY ALG E/L

ST RD,2 LESS S 37 BLK 130

S 25' BLK 130 & LESS POR DESC AS

COMM NW COR LOT 21,S 132.41 TO

2 S 37 BLK 130

NW COR OF LOT 5,SLY 113.14 TO
COR LOT 5,S 113.14 TO POB, SELY

POB,SELY ARC DIST 39.44,ELY
39.44,E 145.95,S 14.97,W 139.04,

EAST OF FEDERAL HWY R/W BLK A
13, TOG WITH LOTS 1 & 14 LESS N
S 50 FT OF SW 1/4 OF SW1/4 OF
WITHIN NE 1/4 OF SEC 22 AS PER
WITHIN SEC 15 AS PER R/W MAP
R/W MAP 4-18, LYING WITHIN SEC
OR 17956/199

AKA:
25, TOG WITH THAT PT OF ALLEY
SEC 14-50-42 FOR ST RD 84 R/W AS
R/W MAP 4-37
4-37, LESS THAT PT WITHIN DAVIE
22-50-42

LESS POR LYING WITHIN US HWY 1
SAID LOT 4,S 84.01 TO POB,E
THAT POR OF US HWY 1 LYING IN
DESC AS COMM AT NE COR LOT 21,S
130 DESC AS BEG AT NW COR LOT 23
130 DESC AS: COMM AT NW COR OF
R/W MAP 4-18, LYING WITHIN SEC
PER MMB 9-69 B

PER R/W MAP 4-37 AND LESS POR IN
34.73,NE 30.50,SW 15.55 TO PT
SEC 14-50-42 AS PER R/W MAP 4-37
132.41 TO POB,NE 100.01,S 11.60,
E 124.98,S 110.42,SWLY 50.66,W
SAID LOT 23, S 130.31 TO POB, S
15-50-42

LOTS 4 & 6 LYING E OF FEDERAL
NW COR LOT 23 BLK 130,E 124.98,S

HWY,LESS RAD ARC IN NW COR OF
110.42,SWLY 50.66,W 92.60,N

LEGAL_LI_4

LEGAL_LI_5

LEGAL_LI_6

135,WLY 6,NE 135.13 TO POB &

LESS PT DESC'D IN PARCEL 107

OF CA 90-32360

POB,NE 100.01,S 11.60,W 100,N

8.69 TO POB FOR R/W

145.95,SLY 14.97,WLY 139.04,
NWLY 50.40,N 7.58 TO POB

NWLY 50.40,NLY 7.58 TO POB

PART OF WELCOME PARK
WAY LYING N OF EXT OF S/L OF
PER R/W MAP 2-2, LESS W 50' FOR

SAID LOTS 5 & 10 AND LYING S OF
US HWY 1

A LINE 25 S OF N/L OF SAID LOTS

BLVD R/W

ST RD 84 PER R/W MAP 2-2
ON CUR,SWLY 32.88,W 30.73,N

14.97 TO POB

AKA:PARCEL 105 SEC 86010-2546

W 100,N 8.69 TO POB
92.60,N 141.82 TO POB,LESS S 10
1.59, E 115, N 9.69, TO N/T/C,

AKA:PARCEL 102
& E 10 THEREOF & LESS POR DESC
SWLY 15.67, W 100.42 TO POB

AS PARCEL 103 FOR RD R/W
AKA: PARCEL 103

LOTS 2 & 4 LESS PTS OF SAID
141.82 TO POB, LESS POR OF LOTS

LOTS INC'D IN PARCEL 106 OF
23,24 & 25 BLK 130 DESC IN ORB

CA 90-33646 BLK A, LESS POR IN
20225/629 B (AKA:PARCEL 103)

LEGAL_LI_7

LEGAL_LI_8

LEGAL_LI_9

1 & 14, & ALSO W1/2 OF VAC CORAL AVE LYING E & ABUTTING LOTS 10 THRU 14 PER OR 30746/1250

MMB 9-69 B

AKA: PART OF WELCOME PARK

LEGAL_L_10	LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE
					312	3	1
					312	28	1
					312	11	1
					312	11	3
				2544	312	8	3
				5025	312	48	3
					312	28	1
					312	11	1
				3949	312	11	2
					312	10	1
					312	28	1
				3949	312	28	1
					312	10	1
					312	26	2
				3421	312	94	
					312	27	2
					312	28	1
				9108	312	82	
					512	27	13
				3421	312	94	
				3421	312	94	
				3421	312	94	
				3421	312	94	
					312	10	1
					312	94	
				3421	312	94	
				3421	312	94	
				3421	312	94	
					312	11	3
				3421	312	94	
				3421	312	94	
				3421	312	94	
				9108	312	82	
				3421	312	94	

MARKET_	ARE	COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB
	2		200200	2214110	0	2005440	0	0
	2		156600	10940	0	167540	0	0
	2		421880	1437510	0	1671210	0	0
3B			421830	1144650	0	1255350	0	0
3B			67500	450290	0	517790	0	0
	2		638970	18158690	0	15574690	0	0
	2		942360	25200	0	614180	0	0
	2		863480	6315850	0	6360820	0	0
3B			183730	1203080	0	1226350	0	0
3B			1864450	0	0	1864450	0	0
3B			472430	8000	0	472430	0	0
3B			69380	5220	0	74600	0	0
	2		434000	0	0	271250	0	0
	2		636720	430920	0	1047220	0	0
	2		1240	0	0	1240	0	0
3B			8599350	10105390	0	15135790	0	0
3B			670380	53400	0	612050	0	0
	2		1334940	0	0	1334940	0	0
	2		1716930	377710	0	2094640	0	0
	2		32930	0	0	32930	0	0
3B			109740	0	0	109740	0	0
3B			139150	0	0	139150	0	0
3B			136220	0	0	136220	0	0
	2		210280	0	0	131430	0	0
	2		9070	0	0	9070	0	0
	2		450	0	0	450	0	0
	2		136900	0	0	136900	0	0
3B			520	0	0	520	0	0
3B			444900	1064580	0	1178910	0	0
3B			200	0	0	0	0	0
3B			127320	0	0	127320	0	0
	2		220	0	0	220	0	0
	2		1307880	0	0	1307880	0	0
3B		1	160	0	0	1370	0	0

PREV_SOH_V	NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT	WVD_AMOUNT	EXEMPTION_
1503730	1654100	2414310	0	0	0	0
116190	127800	167540	0	0	0	0
1213230	1334550	1859390	0	0	0	0
974990	1072480	1566480	0	0	0	0
450130	495140	517790	0	0	0	0
15574690	18797660	18797660	0	0	0	0
546010	600610	967560	0	0	0	0
5991890	6591070	7179330	0	0	0	0
984460	1082900	1386810	0	0	0	0
1864450	1864450	1864450	0	0	0	0
472430	480430	480430	0	0	0	0
74600	74600	74600	0	0	0	0
244600	269060	434000	0	0	0	0
1047220	1067640	1067640	0	0	0	0
1240	1240	1240	0	0	0	0
15135790	16649360	18704740	0	0	0	0
612050	673250	723780	0	0	0	0
942240	1036460	1334940	0	0	0	413160
1322010	1454210	2094640	0	0	0	0
32930	32930	32930	0	0	0	0
109740	109740	109740	0	0	0	0
139150	139150	139150	0	0	0	0
136220	136220	136220	0	0	0	0
118510	130360	210280	0	0	0	0
9070	9070	9070	0	0	0	0
450	450	450	0	0	0	0
136900	136900	136900	0	0	0	0
520	520	520	0	0	0	0
1178910	1509480	1509480	0	0	0	0
0	200	200	0	0	0	0
127320	127320	127320	0	0	0	0
220	220	220	0	0	0	0
923140	1015450	1307880	0	0	0	0
1370	160	160	0	0	0	0

COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB
0	0	0	0	1654100	2414310	1654100
0	0	0	0	127800	167540	127800
0	0	0	0	1334550	1859390	1334550
0	0	0	0	1072480	1566480	1072480
0	0	0	0	495140	517790	495140
0	0	0	0	18797660	18797660	18797660
0	0	0	0	600610	967560	600610
0	0	0	0	6591070	7179330	6591070
0	0	0	0	1082900	1386810	1082900
0	0	0	0	1864450	1864450	1864450
0	0	0	0	480430	480430	480430
0	0	0	0	74600	74600	74600
0	0	0	0	269060	434000	269060
0	0	0	0	1067640	1067640	1067640
1240	1240	1240	1240	0	0	0
0	0	0	0	16649360	18704740	16649360
0	0	0	0	673250	723780	673250
1036460	1334940	1036460	1036460	0	0	0
0	0	0	0	1454210	2094640	1454210
32930	32930	32930	32930	0	0	0
109740	109740	109740	109740	0	0	0
139150	139150	139150	139150	0	0	0
136220	136220	136220	136220	0	0	0
0	0	0	0	130360	210280	130360
9070	9070	9070	9070	0	0	0
450	450	450	450	0	0	0
136900	136900	136900	136900	0	0	0
520	520	520	520	0	0	0
0	0	0	0	1509480	1509480	1509480
200	200	200	200	0	0	0
127320	127320	127320	127320	0	0	0
220	220	220	220	0	0	0
1015450	1307880	1015450	1015450	0	0	0
160	160	160	160	0	0	0

INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR
1654100						
127800						
1334550						
1072480						
495140						
18797660						
600610						
6591070						
1082900						
1864450						
480430						
74600						
269060						
1067640						
0			100			10
16649360						
673250						
0			100			14
1454210						
0			100			10
0			100			10
0			100			10
0			100			10
130360						
0			100			14
0			100			10
0			100			10
0			100			10
1509480						
0			100			10
0			100			10
0			100			10
0			100			14
0			100			10

COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI	GARBAGE_AS
8		Y	0	0		F	92.48
8		Y	0	0			0.00
8		Y	0	0		F	81.35
8		Y	0	0		F	81.63
8		Y	0	0		F	21.96
24		Y	0	0		F	211.35
14		Y	0	0			0.00
14		Y	0	0		F	239.57
8		Y	0	0		F	47.78
21		Y	0	0			0.00
21		Y	0	8000			0.00
8		Y	0	0			0.00
8		Y	0	0			0.00
8		Y	0	0		F	3.91
12		Y	0	0			0.00
8		Y	0	0		F	1268.29
22		Y	0	0			0.00
8		Y	0	0			0.00
8		Y	0	0			0.00
15		Y	0	0			0.00
15		Y	0	0			0.00
15		Y	0	0			0.00
15		Y	0	0			0.00
8		Y	0	0			0.00
12		Y	0	0			0.00
18		Y	0	0			0.00
15		Y	0	0			0.00
14		Y	0	0			0.00
24		Y	0	0		F	60.54
24		Y	0	0			0.00
15		Y	0	0			0.00
21		Y	0	0			0.00
8		Y	0	0			0.00
14		Y	0	0			0.00

[illegible]

IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU	BOOK_1
	0.00	6/25/2003	WD	8400.00	35519.0000000000
	0.00	11/8/1999	WD	595.00	30010.0000000000
	0.00	8/6/1998	WD*	3238.90	28696.0000000000
	0.00	8/6/1998	WD*	3238.90	28696.0000000000
	0.00	5/31/2011	QCD	0.70	47972.0000000000
	0.00	5/21/2012	WD	78750.00	48782.0000000000
	0.00	3/18/2013	SW*	31500.00	49617.0000000000
	0.00	3/18/2013	SW*	31500.00	49617.0000000000
	0.00	4/1/1972	WD	210.00	1646.0000000000
	0.00	1/20/2020	WD*	23100.00	0.0000000000
	0.00	1/20/2020	WD*	23100.00	0.0000000000
	0.00	3/1/1972	WD	48.00	1646.0000000000
	0.00	12/31/1994	QC*	0.70	24798.0000000000
	0.00	6/1/1996	QCD	0.70	25429.0000000000
	0.00	9/17/1990	D	0.00	18149.0000000000
	0.00	9/12/2001	SWD	12890.50	32931.0000000000
	0.00	1/12/2021	SWD	13440.00	0.0000000000
	0.00	7/27/1999	WD*	2835.00	29703.0000000000
	0.00	11/8/1993	SWD	6491.00	21770.0000000000
	0.00			0.00	0.0000000000
	0.00			0.00	0.0000000000
	0.00			0.00	0.0000000000
	0.00			0.00	0.0000000000
	0.00	12/31/1994	QC*	0.70	24798.0000000000
	0.00			0.00	0.0000000000
	0.00	11/13/1990	PRD	0.00	17956.0000000000
	0.00			0.00	0.0000000000
	0.00	8/18/1992	FJC	0.00	19798.0000000000
	0.00	3/1/2024	WD	21700.00	0.0000000000
	0.00	12/18/1992	FJC	0.00	20225.0000000000
	0.00			0.00	0.0000000000
	0.00			0.00	0.0000000000
	0.00	9/24/1999	QC*	0.70	29874.0000000000
	0.00	12/18/1992	FJC	0.00	20225.0000000000

PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2	PAGE_2
1454.0000000000	10/1/1980	WD	1740.00	9224.0000000000	482.0000000000
115.0000000000	1/29/1999	WD	280.00	29499.0000000000	1125.0000000000
601.0000000000	8/6/1998	PR*	1619.80	28696.0000000000	597.0000000000
601.0000000000	8/6/1998	PR*	1619.80	28696.0000000000	597.0000000000
453.0000000000	4/1/2005	QCD	0.70	39416.0000000000	1477.0000000000
486.0000000000	1/7/2005	WD	12600.00	39431.0000000000	686.0000000000
1295.0000000000	6/28/2000	WD	3591.00	30700.0000000000	1015.0000000000
1295.0000000000	4/27/2001	WD*	8400.00	31570.0000000000	1753.0000000000
52.0000000000	9/1/1968	WD	112.50	0.0000000000	0.0000000000
0.0000000000	1/9/2012	WD*	6300.00	48435.0000000000	880.0000000000
0.0000000000	1/9/2012	SW*	6300.00	48435.0000000000	880.0000000000
52.0000000000			0.00	0.0000000000	0.0000000000
651.0000000000	11/17/1994	WD*	875.00	22992.0000000000	832.0000000000
939.0000000000	10/15/1994	QCD	0.70	24798.0000000000	648.0000000000
701.0000000000			0.00	0.0000000000	0.0000000000
1520.0000000000	9/12/2001	SW*	22369.90	32931.0000000000	1518.0000000000
0.0000000000	1/2/2001	SWD	1400.00	31224.0000000000	1325.0000000000
1276.0000000000	4/25/1997	WD*	0.70	26385.0000000000	121.0000000000
280.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
651.0000000000	11/17/1994	WD*	875.00	22992.0000000000	832.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
199.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
829.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	3/1/2024	DRR	0.00	0.0000000000	0.0000000000
629.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
446.0000000000	6/16/1983	WD	54.00	1020.0000000000	114.0000000000
629.0000000000	2/1/1991	QCD	0.00	18133.0000000000	833.0000000000

SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2
3/1/1977	WD	870.00	0.0000000000	0.0000000000		
7/1/1993	SWD	315.00	21153.0000000000	291.0000000000	8/1/1992	CET
8/23/1991	QCD	0.60	18777.0000000000	912.0000000000		
1/1/1982	SWD	300.15	8777.0000000000	912.0000000000		
2/13/2004	QCD	0.70	37360.0000000000	298.0000000000	3/28/2003	QCD
5/1/1987	WD	5000.00	14425.0000000000	603.0000000000	10/1/1979	QCD
5/1/1986	WD	750.00	13606.0000000000	20.0000000000	9/1/1980	WD
6/26/1992	QC*	0.60	19708.0000000000	223.0000000000	12/1/1986	WD
5/1/1968	WD	124.50	0.0000000000	0.0000000000		
2/1/1989	WD	2255.00	16232.0000000000	940.0000000000	7/1/1983	PRD
11/1/1989	WD	605.00	16922.0000000000	594.0000000000	10/1/1985	WD
		0.00	0.0000000000	0.0000000000		
6/26/1992	QC*	0.60	19708.0000000000	223.0000000000	12/1/1986	WD
7/1/1993	SWD	1645.00	20899.0000000000	727.0000000000	2/1/1991	D
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
5/1/1987	WD	2858.00	14420.0000000000	597.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
6/26/1992	PR*	0.60	19708.0000000000	223.0000000000	10/1/1968	SWD
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
7/28/2023	QCD	0.70	0.0000000000	0.0000000000	7/28/2023	QCD
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		

[illegible]

BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LAND_CAL_1	LAND_CAL_2	LAND_CAL_3
0.0000000000	0.0000000000	10.00	20020.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	6264.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	16875.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	16873.00 SF		0.00	0.00
28628.0000000000	417.0000000000	10.00	6750.00 SF		0.00	0.00
0.0000000000	0.0000000000	15.00	42598.00 SF		0.00	0.00
0.0000000000	0.0000000000	40.00	23559.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	34539.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	7349.00 SF		0.00	0.00
0.0000000000	0.0000000000	70.00	13136.00 SF		70.00	13499.00
0.0000000000	0.0000000000	70.00	6749.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	2775.00 SF		0.00	0.00
0.0000000000	0.0000000000	40.00	10850.00 SF		0.00	0.00
0.0000000000	0.0000000000	30.00	21224.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	2440.00 SF		0.00	0.00
0.0000000000	0.0000000000	30.00	286645.00 SF		0.00	0.00
0.0000000000	0.0000000000	30.00	22346.00 SF		0.00	0.00
0.0000000000	0.0000000000	60.00	22249.00 SF		0.00	0.00
0.0000000000	0.0000000000	25.00	68677.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	64576.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	215179.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	272838.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	267099.00 SF		0.00	0.00
0.0000000000	0.0000000000	40.00	5257.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	17775.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	888.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	268429.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	1015.00 SF		0.00	0.00
0.0000000000	0.0000000000	30.00	14830.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	390.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	249648.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	440.00 SF		0.00	0.00
0.0000000000	0.0000000000	60.00	21798.00 SF		0.00	0.00
0.0000000000	0.0000000000	0.51	307.00 SF		0.00	0.00

LAND_CAL_4 LAND_CAL_5 LAND_CAL_6 LAND_CAL_7 LAND_CAL_8 LAND_CAL_9 LAND_CA_10

[illegible]

SF

SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5	SITUS_CITY	SITUS_ZIP_
725		SE			23 ST	FL	33316
613		SE			23 ST	FL	33316
2216		SE			6 AVE	FL	33316
2215	2223	S		FEDERAL	HWY	FL	33316
509		SE			23 ST	FL	33316
701		SE			24 ST	FL	33316
2304				MIAMI	RD	FL	33316
2300		S		FEDERAL	HWY	FL	33316
2301		S		FEDERAL	HWY	FL	333163949
501		SE			24 ST	FL	33316
506		SE			23 ST	FL	33316
		S		FEDERAL	HWY	FL	33316
				MIAMI	RD	FL	33316
2330		S		FEDERAL	HWY	FL	33316
		SE			24 ST	FL	33316
2411		S		FEDERAL	HWY	FL	33316
		S		FEDERAL	HWY	FL	33316
		SE			25 ST	FL	33316
2400				MIAMI	RD	HW	33316
				STATE ROAD 84		FL	33316
				FEDERAL	HWY	FL	33316
				FEDERAL	HWY	FL	33316
				STATE ROAD 84		FL	33315
		E		STATE ROAD 84		FL	33316
		SE			6 AVE	FL	33316
		E		STATE ROAD 84		FL	33316
				FEDERAL	HWY	FL	33316
		SE			24 ST	FL	33316
2323		S		FEDERAL	HWY	FL	33316
		S		FEDERAL	HWY	FL	33316
				STATE ROAD 84		FL	33315
		S		FEDERAL	HWY	FL	33316
				MIAMI	RD	FL	33316
		S		FEDERAL	HWY	FL	33316

SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU
	200200	1805240	0	1503730	3893656	1503730	200200
	156600	10940	0	116190	288563	116190	156600
	421880	1249330	0	1213230	2987003	1213230	421880
	421830	833520	0	974990	2421313	974990	421830
45352	67500	450290	0	450130	1075477	450130	67500
	425980	15148710	0	15574690	30322145	15574690	425980
	588980	25200	0	546010	1207763	546010	471180
	863480	5497340	0	5991890	12901222	5991890	863480
	183730	1042620	0	984460	2263415	984460	183730
	1864450	0	0	1864450	3661256	1864450	1864450
	472430	0	0	472430	898644	472430	472430
	69380	5220	0	74600	156304	74600	69380
	271250	0	0	244600	493434	244600	238700
	636720	410500	0	1047220	2147601	1047220	636720
	1240	0	0	0	0	1240	1240
	7166130	7969660	0	15135790	34097822	15135790	7166130
	558650	53400	0	612050	1279970	612050	558650
	1334940	0	0	0	0	942240	1112450
	1716930	377710	0	1322010	3567127	1322010	824120
	32930	0	0	0	0	32930	32930
	109740	0	0	0	0	109740	109740
	139150	0	0	0	0	139150	139150
	136220	0	0	0	0	136220	136220
	131430	0	0	118510	239077	118510	115650
	9070	0	0	0	0	9070	9070
	450	0	0	0	0	450	450
	136900	0	0	0	0	136900	136900
	520	0	0	0	0	520	520
	444900	734010	0	1178910	2598111	1178910	444900
	0	0	0	0	0	0	0
	127320	0	0	0	0	127320	127320
	220	0	0	0	0	220	220
	1307880	0	0	0	0	923140	1089900
	1370	0	0	0	0	1370	1370

TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S
1458470	0	1367030	3400343	1367030	9780	9780
10940	0	105630	266365	105630	0	0
781920	0	1102940	2480537	1102940	8352	8352
583050	0	886360	2090271	886360	8381	8381
405420	0	409210	968276	409210	2394	2394
14002060	0	14428040	27677938	14428040	121468	121468
25200	0	496380	1042473	496380	0	0
4583700	0	5447180	11391054	5447180	24597	24597
711240	0	894970	1893592	894970	4906	4906
30980	0	1895430	3650248	1895430	0	0
0	0	472430	883957	472430	0	0
5220	0	74600	152674	74600	0	0
0	0	222370	436088	222370	0	0
410750	0	1047470	2103515	1047470	1736	1736
0	0	0	0	1240	0	0
6642630	0	13808760	30824550	13808760	77905	77905
53400	0	612050	1250420	612050	0	0
0	0	0	0	856590	0	0
377710	0	1201830	2790542	1201830	2319	2319
0	0	0	0	32930	0	0
0	0	0	0	109740	0	0
0	0	0	0	139150	0	0
0	0	0	0	136220	0	0
0	0	107740	211285	107740	0	0
0	0	0	0	9070	0	0
0	0	0	0	450	0	0
0	0	0	0	136900	0	0
0	0	0	0	520	0	0
734010	0	1178910	2539970	1178910	6216	6216
0	0	0	0	0	0	0
0	0	0	0	127320	0	0
0	0	0	0	220	0	0
0	0	0	0	839220	0	0
0	0	0	0	1370	0	0

BLDG_UNITS	BLDG_YEAR_	BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C	HOMESTEAD_
17	1976	3	2	1	100	N
0	1980	3	2	0	405	N
0	1970	1	2	1	206	N
0	1975	1	2	1	200	N
3	1970	3	2	2	100	N
0	2008	5	2	1	500	N
0	2004	4	2	0	405	N
0	2004	4	2	2	206	N
0	1968	1	2	1	206	N
0	0	3	2	0	405	N
0	2024	5	2	0	405	N
0	1968	3	2	0	405	N
0	0			0		N
0	1969	3	3	1	400	N
0	0			0		N
0	2003	4	2	3	401	N
0	2003	4	2	0	405	N
0	0			0		N
0	1985	3	2	1	401	N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	1985	3	2	1	200	Y
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N
0	0			0		N

NCU_LAND	NCU_BLDG	NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE	B_DATE	SALE_VER1	SALE_VER2
0	0	45292	45292	101009	100512	100602		
0	0	45292	45292	101009	60517	90330		
0	0	45292	45292	101009	100511	100531		
0	0	45292	45292	101009	90515	100531		
0	0	45292	45292	101009	100520	100426	T	
0	0	45292	45292	101009	100513	100531	Q	
0	0	45292	45292	101009	90519	90330	E	
0	0	45292	45292	101009	70519	100920	E	
0	0	45292	45292	101009	90515	100531		
0	0	45292	45292	101009	100513	100531	E	E
0	0	45292	45292	101009	100608	70127	E	E
0	0	45292	45292	101009	70612	100521		
0	0	45292	45292	101009	100401	0		
0	0	45292	45292	101009	90513	100531		
0	0	45292	45292	0	0	0		
0	0	45292	45292	101009	100520	100531		
0	0	45292	45292	101009	90518	100518	D	
0	0	45292	45292	101009	90518	70203		
0	0	45292	45292	101009	90622	100531		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	101009	100401	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	101009	90515	100531	Q	T
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	0	0	0		
0	0	45292	45292	101009	90519	90609		
0	0	45292	45292	0	0	0		

SALE_VER3 SALE_VER4 DISASTER_C DISASTER_Y SENIOR SEN_EX_COU SEN_EX_CIT PORTABILIT

[illegible]

T

T

PORT_SPLIT PORTED_VAL PORT_UD PORT_PMARK PORT_PSOH PORT_PCOUN PORT_PFOLI

[illegible]

PORT_YEAR_ PORT_INTER SALE1_VORI SALE1_CHAN SALE2_VORI SALE2_CHAN SALE3_VORI

[illegible]

SALE3_CHAN	SALE4_VORI	SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS	PRELIM_JV_
					2414310	
					167540	
					1859390	
					1566480	
					517790	
					18797660	
					967560	
					7179330	
					1386810	
					1864450	
					480430	
					74600	
					434000	
					1067640	
					1240	
					18704740	
					723780	
					1334940	
					2094640	
					32930	
					109740	
					139150	
					136220	
					210280	
					9070	
					450	
					136900	
					520	
					1509480	
					200	
					127320	
					220	
					1307880	
					160	

GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL
20020	1974	1220		120110433023		
6264	1979	1220		120110433023		
16875	1953	1220		120110433023		
16873	1955	623		120110433023		
6750	1955	423		120110433023	11	
42598	2007	422		120110423021	1	
23559	2003	1221		120110423021	5	
34539	2003	422		120110433023	5	
7349	1954	723		120110433023		
26635		124		120110433023	5	5
6749	2023	224		120110433023	5	5
2775	1967	123		120110433023		
10850		1221		120110433023		
21224	1968	422		120110433023		
2440		1221		120110433023		
286645	2002	322		120110433021		
22346	2002	622		120110433021	30	
22249		1221		120110433021		
68677	1984	822		120110901021		
64577		1221		120110901021		
215179		1221		120110433021		
272838		1221		120110423021		
267115		1221		120110433021		
5257		1221		120110433023		
17775		1221		120110433023		
888		1221		120110433023		
268429		1221		120110423021		
1015		1221		120110433023		
14830	1984	324		120110433023	1	11
390		1223		120110433023		
249648		1221		120110433021		
440		1221		120110433021		
21798		1221		120110433021		
2307		1221		120110433023		

SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_	NCU_LAND2
				56		0	0
				59		0	0
				52		0	0
				52		0	0
			F10	59		0	0
				54		0	0
				56		0	0
				52		0	0
				53		0	0
				55		0	0
				59		0	0
				53		0	0
				54		0	0
				52		0	0
				75		0	0
				52		0	0
				53		0	0
				52		0	0
				54		0	0
				75		0	0
				75		0	0
				75		0	0
				75		0	0
				54		0	0
				75		0	0
				75		0	0
				75		0	0
				75		0	0
11				52		0	0
	11			75		0	0
		11		75		0	0
				75		0	0
				52		0	0
				75		0	0

NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FL
0	0.0	0.0	0	0	2005440	0	0	0
0	0.0	0.0	0	0	167540	0	0	0
0	0.0	0.0	0	0	1671210	0	0	0
0	0.0	0.0	0	0	1255350	0	0	0
0	3.0	3.0	0	0	517790	0	0	0
0	0.0	0.0	0	0	15574690	0	0	0
0	0.0	0.0	0	0	614180	0	0	0
0	0.0	0.0	0	0	6360820	0	0	0
0	0.0	0.0	0	0	1226350	0	0	0
0	0.0	4.0	0	0	1864450	0	0	0
0	0.0	0.0	0	0	472430	0	0	0
0	0.0	0.0	0	0	74600	0	0	0
0	0.0	0.0	0	0	271250	0	0	0
0	0.0	0.0	0	0	1047220	0	0	0
0	0.0	0.0	0	0	1240	0	0	0
0	0.0	0.0	0	0	15135790	0	0	0
0	0.0	0.0	0	0	612050	0	0	0
0	0.0	0.0	0	0	1334940	0	0	0
0	0.0	0.0	0	0	2094640	0	0	0
0	0.0	0.0	0	0	32930	0	0	0
0	0.0	0.0	0	0	109740	0	0	0
0	0.0	0.0	0	0	139150	0	0	0
0	0.0	0.0	0	0	136220	0	0	0
0	0.0	0.0	0	0	131430	0	0	0
0	0.0	0.0	0	0	9070	0	0	0
0	0.0	0.0	0	0	450	0	0	0
0	0.0	0.0	0	0	136900	0	0	0
0	0.0	0.0	0	0	520	0	0	0
0	0.0	2.0	0	0	1178910	0	0	0
0	0.0	0.0	0	0	0	0	0	0
0	0.0	0.0	0	0	127320	0	0	0
0	0.0	0.0	0	0	220	0	0	0
0	0.0	0.0	0	0	1307880	0	0	0
0	0.0	0.0	0	0	1370	0	0	0

CRA	DAMAGE_TYP	STORM_DIST	STORM_ASSE	CLEAN_DIST	CLEAN_ASSE	EXEMPTIO_1	COMB_SPL_1
	F2		20020.00		0.00		
	F2		6264.00		0.00		
	F2		16875.00		0.00		
	F2		16873.00		0.00		
	F1		3.00		0.00		
	F2		42598.00		0.00		
	F2		23559.00		0.00		
	F2		34539.00		0.00		
	F2		7349.00		0.00		
	F2		26635.00		0.00		
	F3		6749.00		0.00		
	F2		2775.00		0.00		
	F3		10850.00		0.00		
	F2		21224.00		0.00		
			0.00		0.00		
	F2		286645.00		0.00		
	F2		22346.00		0.00		
	F3		0.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
	F3		5257.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
	F2		14830.00		0.00		
			0.00		0.00		
			0.00		0.00		
			0.00		0.00		
	F3		0.00		0.00		
			0.00		0.00		

3/8/2024

GRANNY_F_1	WIDOWERS	BLIND	SALE1_CIN	SALE2_CIN
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	111405741.0000000000	0.0000000000
0	0	0	111405741.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	116301276.0000000000	0.0000000000
0	0	0	116301276.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	116986310.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	119431533.0000000000	119431528.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000
0	0	0	0.0000000000	0.0000000000

[illegible]

[illegible]

BLDG_UNDER HE3_AMOUNT SCHOOL_EXE

[illegible]









Public Storage

Chevron

BICYCLE
MAY USE
FULL LANE

PARKING
NEXT RIGHT

TOW AWAY
ZONE
NO PARKING
ANYTIME
DAY OR NIGHT
VIOLATORS
WILL BE
TOWED AT
OWNER'S
RISK
AND
EXPENSE
202-225-1234



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daimian.leslie@mdmservices.com

(954)-427-3076 ext. 312

August 9, 2024

City of Fort Lauderdale Zoning Board and Board of Adjustment

700 N.W. 19th Ave., Fort Lauderdale, FL 33311

NARRATIVE

Subject: Request for Variance - Zoning Law ULDR 47-18.5.C

Dear Members of the City of Fort Lauderdale Zoning Board and Board of Adjustment,

We are writing as representatives of the business owners residing at 2330 S. Federal Highway in the Port Everglades area of Fort Lauderdale, and we are seeking your consideration and approval for a variance to zoning law ULDR 47-18.5C relating to the allowance of gas stations in certain areas of the city. Specifically, we are requesting permission to update and remodel an existing Chevron gas station located within 300' of a public park. We believe that granting this variance is justified on the following grounds and benefits community in the following ways:

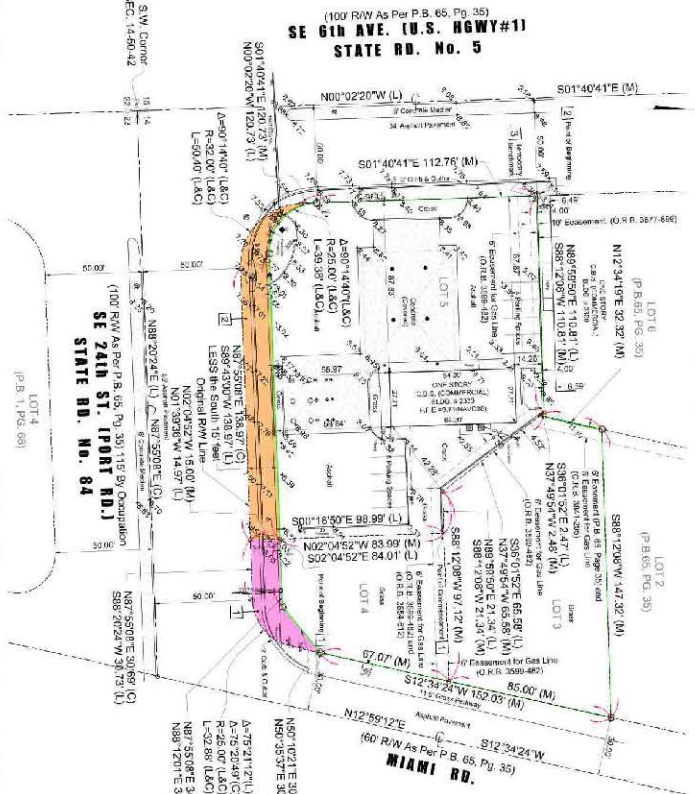
Existing conditions: As the site sits it is currently a gas station, and as such we are not asking for anything that has not been granted before. It is an older model Chevron, in need of restoration to assimilate with the developing area. The residents of the area would also greatly benefit from the proposed accessory use of the carwash. The site is one of the first addresses one would pass by driving to the downtown area from Fort Lauderdale International Airport, also sits in a great location for serving people coming out of Port Everglades, and as such we feel it is appropriate to modernize the site both in aesthetics and level of services provided.

Community Safety: Allowing us to redevelop the site would provide us with a chance to design it to better conform to the most recent CPTED standards adopted by the city. The new site design will also improve the on-site vehicular traffic. This will benefit everyone in the area as any time there is an opportunity to increase safety it should be taken.

While we understand that the government has the right to reasonably regulate the uses where it benefits or is best for the public welfare, we believe that our right to conduct business on our property should be considered for a variance. Furthermore, we are more than willing to provide any additional information required. Thank you for considering our appeal and understanding the importance of this variance to our client.

ALTA / ACSM LAND TITLE SURVEY

LOTS 3, 4 AND 5 OF "HUMBLE-DEETZ SUBDIVISION", RECORDED IN PLAT BOOK 65, AT PAGE 35, BROWARD COUNTY RECORDS, LYING IN THE SW 1/4, SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



LEGEND & ABBREVIATIONS

Symbol	Description
[Symbol]	Survey Boundary
[Symbol]	Adjacent Property
[Symbol]	Water
[Symbol]	Right of Way
[Symbol]	Setback
[Symbol]	Other

SECTION 1: GENERAL NOTES

1. This survey was made for the purpose of showing the location and extent of the property described in the plat.

2. The survey was made by the use of the best and most accurate methods available.

3. The survey was made by the use of the best and most accurate methods available.

4. The survey was made by the use of the best and most accurate methods available.

5. The survey was made by the use of the best and most accurate methods available.

6. The survey was made by the use of the best and most accurate methods available.

7. The survey was made by the use of the best and most accurate methods available.

8. The survey was made by the use of the best and most accurate methods available.

9. The survey was made by the use of the best and most accurate methods available.

10. The survey was made by the use of the best and most accurate methods available.

SECTION 2: CERTIFICATIONS

1. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

2. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

3. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

4. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

5. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

6. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

7. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

8. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

9. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

10. I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

SECTION 3: SIGNATURES

ROBERTO BRIZUELA, INC. (Stamp)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

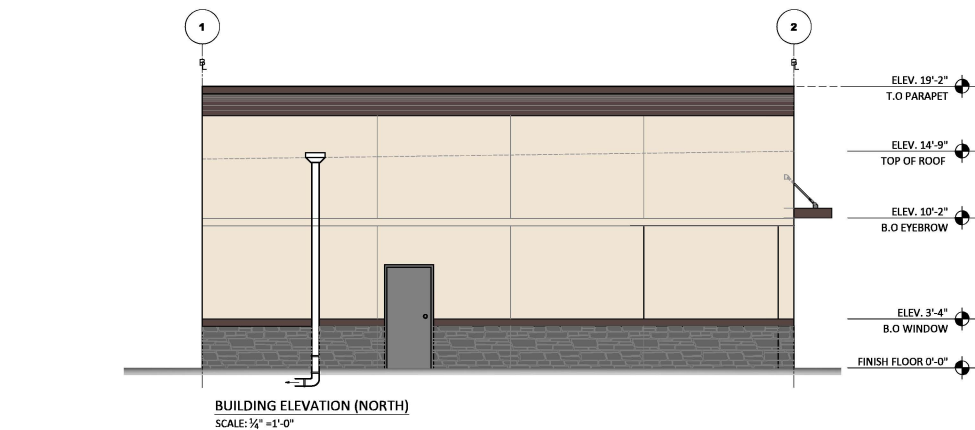
ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)

ROBERTO BRIZUELA, INC. (Signature)



⊗ = SEE WIND PRESSURE TABLE ON SHEET A-2.1



DESIGN TEAM TITLE:

MDM
SERVICES, INC.

2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (854) 427-3075
FLORIDA CA #4857

[illegible]

NO.	DATE	REVISION DESCRIPTION
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Digitally signed by
Daimlan D Leslie
Date: 2024.08.08
11:58:34-04'00'

DAIMIAN LESLIE, PE

THIS FORM HAS BEEN EXACTLY REPRODUCED AND REDUCED BY DANMARSHVILLE, NC, ON THE DAY
ADJACENT TO THE SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED.

1	PROJECT DESCRIPTION:
---	----------------------

C-STORE REMODEL

SITE DESIGNATION:

**SUNSHINE GASOLINE DISTRIBUTORS
CHEVRON
GAS STATION #84**

SITE ADDRESS:

**2330 S. FEDERAL HWY,
FT. LAUDERDALE, FL
33316**

SCALE:	AS NOTED	MDM JOB # 23312
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DATE:	05-28-2024
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DESIGNED BY:	
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CREATED BY:	FILE NAME:
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CHECKED BY:	23312 CD.DWG
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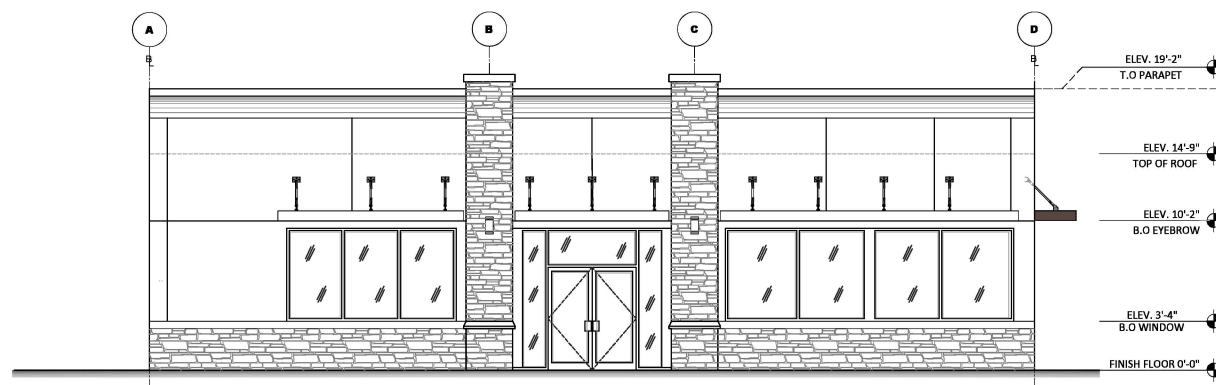
BUILDING

EXISTING ELEVATIONS

	REMARKS

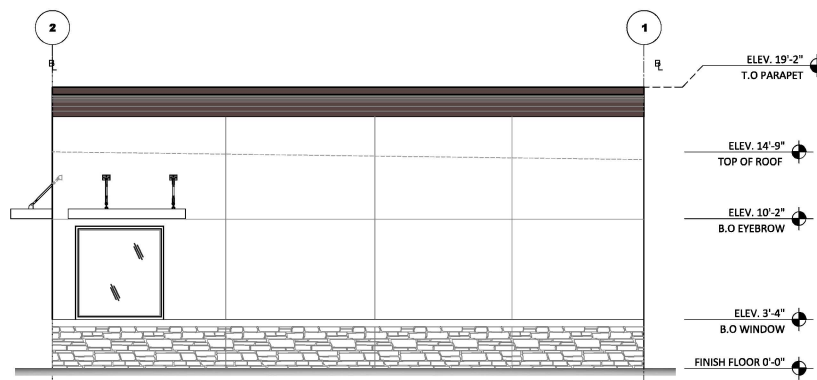
SHEET NO:

A-2.0



BUILDING ELEVATION (WEST)

SCALE: $\frac{1}{4}" = 1'-0"$



NOTES:

GLAZING IN DOORS SHALL BE SAFETY GLASS PER TABLE B2406.2(1)

GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR AND WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 70" ABOVE FLOOR SHALL SAFETY GLASS.

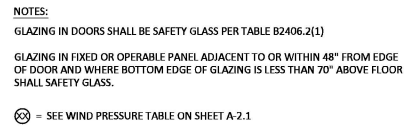
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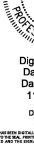
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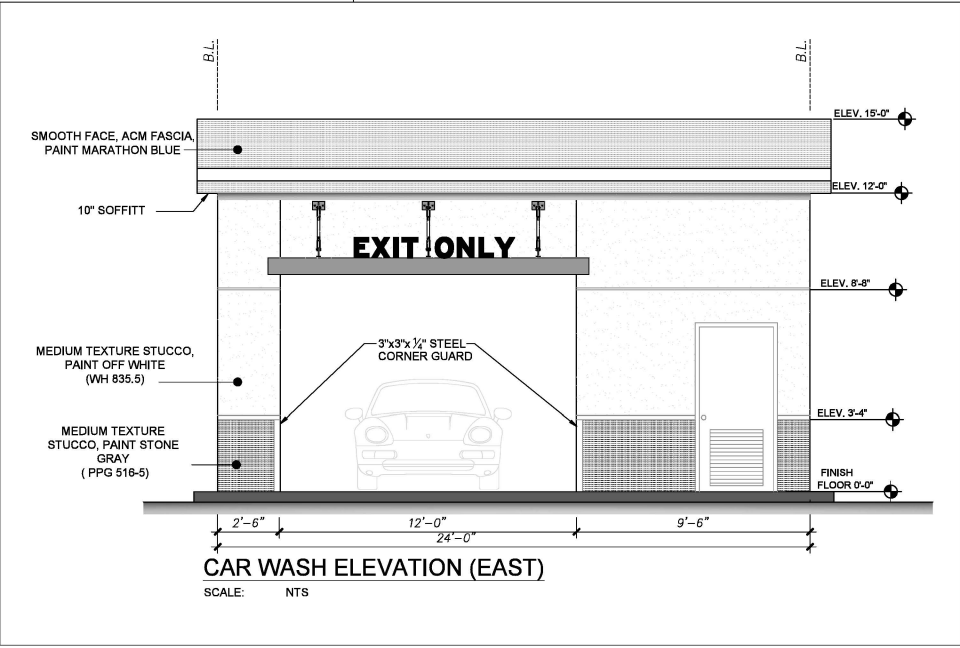
GLAZING IN DOORS SHALL BE SAFETY GLASS PER TABLE B2406.2(1)

GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR AND WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 70" ABOVE FLOOR SHALL BE SAFETY GLASS.

⊗ = SEE WIND PRESSURE TABLE ON SHEET A-2.1

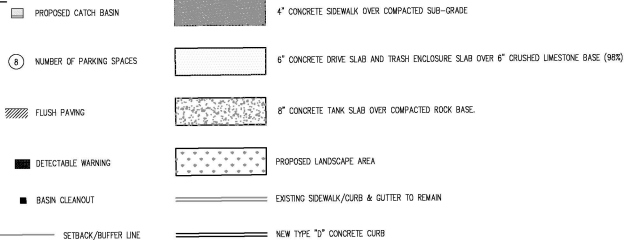


CLIENT:		
		
DESIGN TEAM TITLE:		
MDM		
SERVICES, INC.		
engineering • environmental • construction		
2151 W. HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA 33442		
Phone: (954) 427-3078		
FLORIDA CA #0057		
NO.	DATE	REVISION DESCRIPTION
 Digitally signed by Daimon D Leslie Date: 2024.08.08 11:43:43-04'00' DAIMON D. LESLIE FL REG # 73513 THIS SIGNATURE AND SEAL ARE VALID FOR THE STATE OF FLORIDA ONLY. ANY OTHER USE OR REUSE IN ANY OTHER JURISDICTION MAY BE SUBJECT TO THAT JURISDICTION'S LAWS.		
PROJECT DESCRIPTION:		
C-STORE REMEDIATION		
SITE DESIGNATION:		
SUNSHINE GASOLINE DISTRIBUTORS CHEVRON GAS STATION #84		
SITE ADDRESS:		
23. S. FEDERAL HWY, FT. LAUDERDALE, FL 33316		
SCALE:	AS NOTED	MHW JOB # 23312
DATE:	05-28-2024	
DRAWN BY:		FILE NAME:
CHECKED BY:		23312 CD.DWG
DRAWING TITLE:		
BUILDING ELEVATIONS		
SHEET NO:		
A-2.1		

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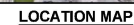


SCALE: 1' = 20'



Know what's **below**.
Call before you dig.

Copyright © MDM SERVICES INC



PROJECT: CHEVRON GAS STATION #84
2330 S FEDERAL HWY
FT. LAUDERDALE, FLORIDA 33316

PROJECT MGR.: MARIO ZAMORA
(305) 477-5800
(954) 427-3076, EXT. 102

OWNER: SUNSHINE GASOLINE DISTRIBUTORS
1650 N.W. 87th AVENUE
DORAL, FLORIDA 33172

ENGINEERING: RICHARD R. MORRIS, P.E.
MDM SERVICES, INC.
3251 SW 13TH DR., SUITE D
DEERFIELD BEACH, FL 33442

zoning information:

ZONING DATA: (CODE ORDINANCES - CITY OF FT. LAUDERDALE)		
SITE ADDRESS:	2330 S FEDERAL HWY FT. LAUDERDALE, FLORIDA 33316	
FOUO NO:	5042 14 24 0050	
LEGAL DESCRIPTION:	HUMBLE-DEETZ SUB 65 8-15 LOT 5 LESS PT DESC AS COMM AT NW COR OF LOT 5, L31.14 TO POB, SELY ARC DRT 39.44, ELY 145.95, SLY 14.97, WLY 139.04, NWLY 50.40, NLY 7.58 TO POB	
PROPERTY OWNER:	SUNSHINE GASOLINE DISTRIBUTOR C/O MAXIMO ALVAREZ	
MAILING ADDRESS:	1650 NW 87 AVE, MIAMI FL 33172	
GROSS LOT AREA:	37,437 SF = 0.85 ACRES	
BASE FLOOD ELEV.:	AH	
ZONING DISTRICT:	B1 - BOULEVARD BUSINESS	
	REQUIRED/ ALLOWED	PROVIDED/ PROPOSED
MIN. LOT AREA	17,500 SF	37,437 FT
MIN. LOT WIDTH & STREET FRONTAGE	175'	213.56 FT
PERVIOUS SPACE	—	79.6% = 29,784 SF
GREEN SPACE	20 %	20.4% = 7,653 SF
OVERALL HEIGHT DIMITION (GRADE TO ROOF SLAB)	150'	21'-3"
PARKING	1 / 150 SF	23 SPACES



DESIGN TEAM TITLE:

MDM
SERVICES, INC.
engineering • environmental • construction

2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

[illegible]

Digitally signed by
Daimian D Leslie
Date: 2024.08.08
11:45:24-04'00'
DAIMIAN D. LESLIE

THIS ITEM HAS BEEN CHEMICALLY BURNED AND SEALED BY DAVID H. S. LEBUS. ON THE DATE
ADJACENT TO THE SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BURNED
AND SEALED AND THE NUMBER MAY BE VERIFIED ON ANY ELECTRONIC COPY.

PROJECT DESCRIPTION:

C-STORE REMODEL

SITE DESIGNATION:

**SUNSHINE GASOLINE DISTRIBUTORS
CHEVRON
GAS STATION #84**

SITE ADDRESS:

**2330 S. FEDERAL HWY,
FT. LAUDERDALE, FL
33316**

SCALE:	AS NOTED	MDM JOB #	23312
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DATE: 05 08 2004

DESIGNED BY:

TABLE IV

NAME OF THE _____

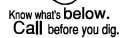
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DRAWING TITLE:

SITE PLAN

SHEET NO:

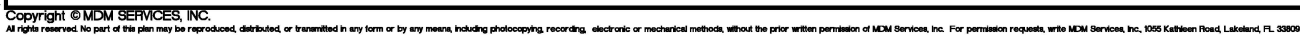
C-2.0



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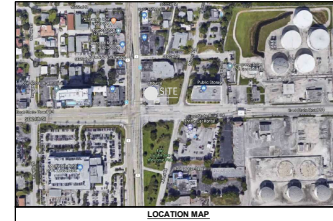
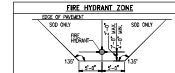
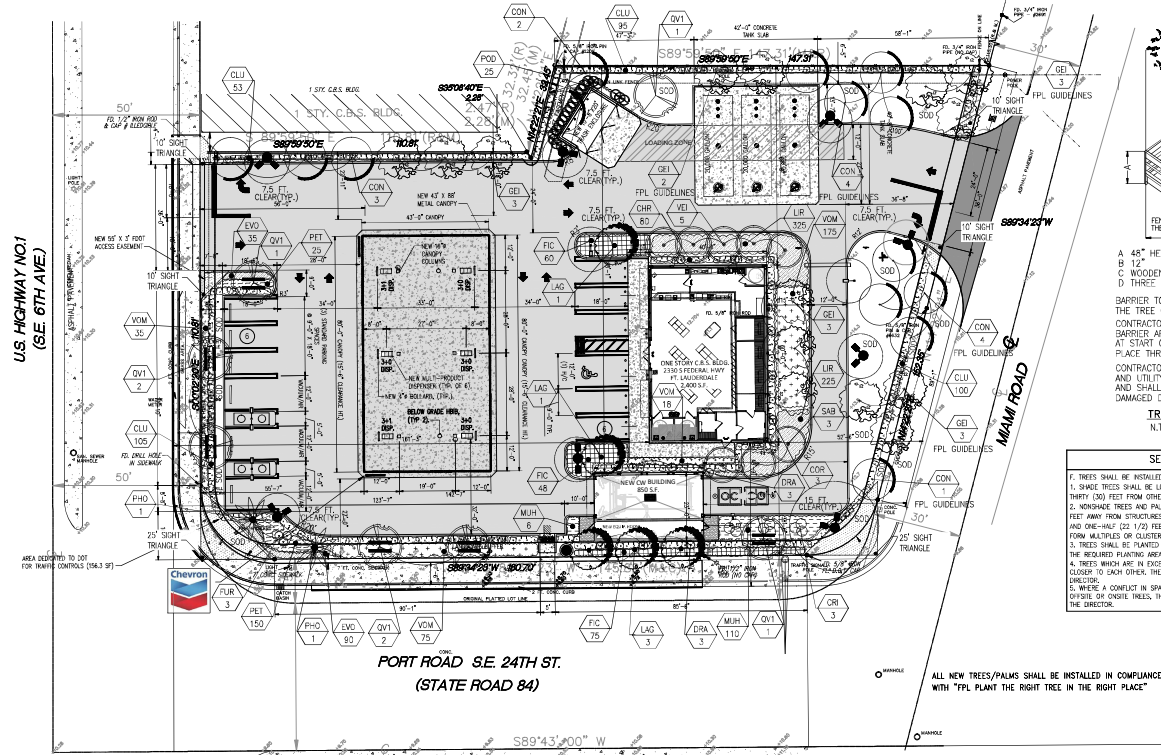
STRUCTURE NO.	STRUCTURE NO.	RIM	BTM	BAFFLE	INVERTS
CB-1	CB-1	11.50	7.00	9.00	8.50
CB-2	CB-2	11.50	7.00	9.00	8.50
CB-3	CB-3	11.50	7.00	9.00	8.50
CB-4	CB-4	11.50	7.00	9.00	8.50
CB-5	CB-5	11.50	7.00	9.00	8.50
CB-6	CB-6	11.50	7.00	9.00	8.50



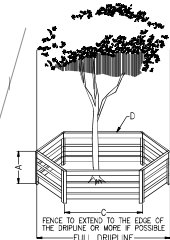


"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

NOTE:
LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.



- NOTES:
- LANDSCAPE CONTRACTOR TO PROVIDE HEDGE SCREENING AROUND SPRINKLER PUMP HOUSE & ANY TRANSFORMER OR CONCRETE PITS ETC.
 - ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "TENDER #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS, CURRENT EDITION RESPECTIVELY.
 - LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 2 MONTHS AFTER TREE BRACING AND REMOVE ALL BRACINGS. CONTRACTOR TO REMOVE EXISTING HIVE BRACING FROM EXISTING ESTABLISHED TREES/PALMS.
 - LANDSCAPE CONTRACTOR TO PROVIDE AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. SEE IRRIGATION PLANS.
 - ALL TREES TO HAVE AT LEAST 8" CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.
 - SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
 - A RIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR MANEUVERING, STOPPING, AND MOVING TRAFFIC AT ALL INTERSECTIONS, EXITS, AND INTERCHANGES AS REQUIRED.
 - GENERAL CONTRACTOR TO REMOVE ROAD, CURB, DRAIN, ROCK, ASPHALT, ETC. TO A DEPTH OF 12" (7" MINIMUM AND SURFACE A MINIMUM 1" MIN. OVERLAP TO ALL LANDSCAPED AREAS AS REQUIRED.
 - TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
 - LANDSCAPE CONTRACTOR TO SUPPLY & INSTALL 2" SOIL LAYER 50/50 MULCH BLANKET FOR ALL NEW SOIL AREAS.
 - SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH OR SLIGHTLY HIGHER (+ 1") THAN THE FINISHED GRADE.
 - LANDSCAPE CONTRACTOR SHALL NOT INSTALL PLANT MATERIALS WITHIN 10' RADII OF TREES AND PALMS AND SHOULD BE INSTALLED OUTSIDE FOOTING AREAS AS REQUIRED.
 - LANDSCAPE CONTRACTOR SHALL NOT INSTALL PLANT MATERIALS WITHIN 10' RADII OF TREES AND PALMS AND SHOULD BE INSTALLED OUTSIDE FOOTING AREAS AS REQUIRED.
 - LANDSCAPE CONTRACTOR SHALL NOT INSTALL PLANT MATERIALS WITHIN 10' RADII OF TREES AND PALMS AND SHOULD BE INSTALLED OUTSIDE FOOTING AREAS AS REQUIRED.



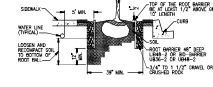
A 48" HEIGHT
B 12"
C WOODEN STAKES (2"x4"x5" MIN.) ON 5' CENTERS
D THREE ROWS OF SPLIT RAIL FENCING 2"x4"
BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN AT START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES-AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

SECTION ULDZ CHAPTER 47-21.6.F.

- F. TREES SHALL BE INSTALLED AS FOLLOWS:
- SHADE TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET AWAY FROM STRUCTURES AND THIRTY (30) FEET FROM OTHER SHADE TREES.
 - NONSHADE TREES AND PALMS SHALL BE LOCATED A MINIMUM OF SEVEN AND ONE-HALF (7 1/2) FEET AWAY FROM STRUCTURES, FIFTEEN (15) FEET AWAY FROM OTHER NONSHADE TREES, AND TWENTY-TWO (22) FEET FROM SHADE TREES. PALMS MAY BE PLANTED CLOSER TO EACH OTHER TO FORM MULTIPLE CLUSTERS.
 - TREES SHALL BE PLANTED CLOSER TO AN IMPERVIOUS AREA THAN HALF OF THE MINIMUM SIZE OF THE REQUIRED PLANTING AREA FOR THE PARTICULAR TREE SPECIES.
 - TREES WHICH ARE IN EXCESS OF THE MINIMUM NUMBER REQUIRED BY THE ULDZ MAY BE SPACED CLOSER TO EACH OTHER. THE SPACING AND DISTANCE OF SUCH TREES SHALL BE DETERMINED BY THE DIRECTOR.
 - WHERE A CONFLICT IN SPACING OF CANOPY SPREAD OCCURS BETWEEN REQUIRED TREES AND EXISTING TREES OR EXISTING TREES, THE REQUIREMENTS OF THIS SECTION MAY BE MODIFIED AS DETERMINED BY THE DIRECTOR.



ROOT BARRIER DETAIL (TYPICAL)

- NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A FENCED SURFACE OR INFRASTRUCTURE.
- NOTE: NO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES. FIELD VERIFY AS REQUIRED.
- NOTE: CONTRACTOR TO SUPPLY AND INSTALL TREE ROOT BARRIERS AS SHOWN. TREES SHALL BE INSPECTED AT END OF FINAL LANDSCAPE INSPECTION FOR APPROVAL.
- NOTE: ALL TREES INSTALLED WITHIN 4' OF PUBLIC INFRASTRUCTURES SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED; 8"-10" L.F. MIN. EACH TREE.

LEGEND

- PROPOSED LOT# BARRIERS
CONCRETE SIDEWALK OVER COMPACTED SUB-GRADE
CONCRETE DRIVE SLAB AND TRAMP ENCLOSURE SLAB OVER 4" DRILLED LIMESTONE BASE (DRI)
FLUSH PAVING
EXISTING SIDEWALK/CURB & GUTTER TO REMAIN
NEW TYPE "C" CONCRETE CURB

LANDSCAPE PLAN

SCALE: 1" = 20'

zoning information:

ZONING DATA:	
(CODE ORDINANCES - CITY OF FT. LAUDERDALE)	
SITE ADDRESS:	2330 S. FEDERAL HWY FT. LAUDERDALE, FLORIDA 33316
FOCUS NO.:	5042 14 24 0050
LEGAL DESCRIPTION:	HUMBLE-DEETZ SUB 45-35 B LOT 5 LESS PT DISC AS COMM AT NW COR OF LOT 5.811 13.14 TO POBELY ARC D81 59 A ELEV 143.95 S.1.1 14.97 W.1.1 136.54 N.W.1.1 50.42 N.1.1 7.28 TO POB
PROPERTY OWNER:	SUNSHINE GASOLINE DISTRIBUTOR C/O MARINO ALVAREZ
MAILING ADDRESS:	1650 NW 87 AVE, MIAMI, FL 33172
GROSS LOT AREA:	37,437 SF = 0.85 ACRE
BASE FLOOD ELEV.:	AH
ZONING DISTRICT:	B1 - BOULEVARD BUSINESS
REQUIRED/ALLOWED:	
MIN. LOT AREA:	17,800 FT ²
MIN. LOT WIDTH & STREET FRONTAGE:	175'
PERVIOUS SPACE:	79.6% = 29,784 SF
GREEN SPACE:	20% = 7,663 SF
OVERALL HEIGHT (GRADE TO ROOF SLAB):	150'
PARKING:	1 / 150 SF

DROUGHT TOLERANCE = SEWM GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153(1) 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

LANDSCAPE LEGEND	
PLANT CODE	PLANT NAME / COMMON NAME
CON 14	CONCARPUS SPERMATOPHYTES / SILVER BUTTERWOOD
QV1 7	QUERCUS ILEX / OAK
QV2 7	QUERCUS ILEX / OAK
QV3 7	QUERCUS ILEX / OAK
QV4 7	QUERCUS ILEX / OAK
QV5 7	QUERCUS ILEX / OAK
QV6 7	QUERCUS ILEX / OAK
QV7 7	QUERCUS ILEX / OAK
QV8 7	QUERCUS ILEX / OAK
QV9 7	QUERCUS ILEX / OAK
QV10 7	QUERCUS ILEX / OAK
QV11 7	QUERCUS ILEX / OAK
QV12 7	QUERCUS ILEX / OAK
QV13 7	QUERCUS ILEX / OAK
QV14 7	QUERCUS ILEX / OAK
QV15 7	QUERCUS ILEX / OAK
QV16 7	QUERCUS ILEX / OAK
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QV95 7	QUERCUS ILEX / OAK
QV96 7	QUERCUS ILEX / OAK
QV97 7	QUERCUS ILEX / OAK
QV98 7	QUERCUS ILEX / OAK
QV99 7	QUERCUS ILEX / OAK
QV100 7	QUERCUS ILEX / OAK

LANDSCAPE CALCULATIONS

DESCRIPTION	REQUIRED	PROVIDED
NET LOT AREA TREES (11,000 S.F. / 6 SHRUBS)	8/48	15/48
NET LOT AREA TREES 20% SHADE REQUIRED:		
V.I.A. LANDSCAPE AREA 16,000.00 (20% GROSS V.I.A.)	4,173.45	4,273.00
INTERIOR LANDSCAPE AREA (30 S.F. PER SPACE)	230	
V.I.A. TOTAL TREES (11,000 S.F. OF V.I.A.)	21	28
V.I.A. TOTAL SHRUBS (61,000 S.F. OF V.I.A.)	126	208
V.I.A. SHADE TREES (3" MIN. CALIPER) 25%	8	17 (FPL GUIDELINES)
V.I.A. SHADE TREES (2'-3" MIN. CALIPER) 25%	8	16 (FPL GUIDELINES)
V.I.A. FLOWERING TREES (2'-3" MIN. CALIPER) 20%	6	10 (FPL GUIDELINES)
V.I.A. PALMS	3	4
OPTIONAL SPECIES 10%	4	4
50% NATIVE TREES REQUIRED:	15	36/84



DESIGN TEAM TITLE:
MDM SERVICES, INC.
engineering • environmental • construction

2151 W. HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA 33442
Phone: (561) 427-3070
FLORIDA CA#4857

NO.	DATE	REVISION DESCRIPTION
1	05-28-2024	ISSUED FOR PERMIT
2	05-28-2024	REVISED PER PERMIT COMMENTS
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DAVIDAN D. LESLIE
FL REG # 7313

C-STORE REMODEL

SITE DESIGNATION:
SUNSHINE GASOLINE DISTRIBUTORS
CHEVRON
GAS STATION #84

SITE ADDRESS:
2330 S. FEDERAL HWY.,
FT. LAUDERDALE, FL
33316

SCALE: AS NOTED
DATE: 05-28-2024
DESIGNED BY: RICK BARTLETT
DRAWN BY: RICK BARTLETT
CHECKED BY: RICK BARTLETT
DRAWING TITLE: LANDSCAPE PLAN
SHEET NO.: L-1.0

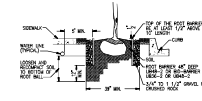
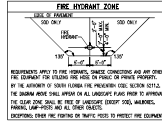
IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEW PLANTED TREES/PALMS, THE IRRIGATION SCHEDULE SHALL BE AS NOTED BY PRE-CONSTRUCTION ENGINEERING DURING ESTABLISHMENT. TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY 2 MONTHS WEEKLY UNTIL ESTABLISHED
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY 3 MONTHS WEEKLY UNTIL ESTABLISHED
GREATER THAN 4 INCH CALIPER	DAILY: 4 WEEKS EVERY OTHER DAY 5 MONTHS WEEKLY UNTIL ESTABLISHED
	TWO WEEKLY FOR 2-3 MONTHS TWO WEEKLY FOR 3-4 MONTHS TWO WEEKLY FOR 4-5 MONTHS TWO WEEKLY FOR 5-10 MONTHS TWO WEEKLY FOR 10-11 MONTHS TWO WEEKLY FOR 11-12 MONTHS

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARBNESS ZONES 10-11)

4 MONTHS (HARBNESS ZONES 8-9) PER INCH TRUNK CALIPER.



NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE. MINIMUM ROOT BARRIER REQUIREMENTS:

- 1) PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.
- 2) 12" WIDE ROOT BARRIER.
- 3) 12" WIDE GAP BETWEEN ROOT BARRIER AND TREE TRUNK.
- 4) 12" TOPPER.

NOTE: BOD BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND UTILITIES. SEE VERY CLOSE TO THE UTILITIES.

NOTE: CONTRACTOR TO VERIFY AND INSTALL TREE ROOT BARRIERS, AS SHOWN. TREES SHALL BE INSPECTED AT TIME OF FINAL LANDSCAPE INSPECTION FOR PROTECTION.

NOTE: BOD BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND UTILITIES. SEE VERY CLOSE TO THE UTILITIES.

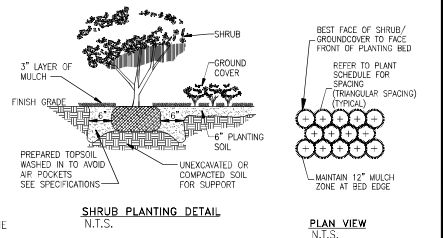
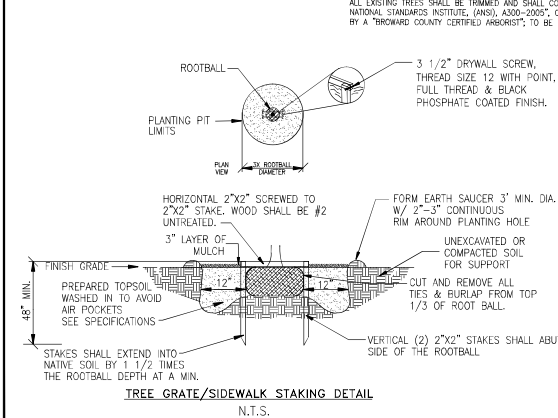
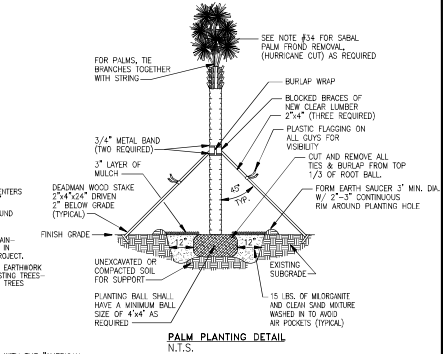
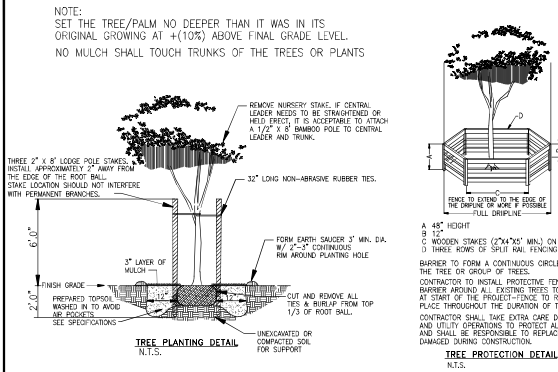
NOTE: ALL TREES INSTALLED WITHIN 4' OF PUBLIC INFRASTRUCTURES SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

NOTE: NO PLANT MATERIALS SHALL BE PLANTED WHERE THEY WILL OBSTRUCT VIEWS TO ROADWAY SIGNAGE OR BE PLACED WITHIN SIGHT LINES.

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHALL MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL, MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURES OR FEATURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
4. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "TOLERANT" (BY OR BETTER) AND SHALL BE INSTALLED AS SPECIFIED IN FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS, CURRENT EDITION RESPECTIVELY.
5. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
6. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
7. ALL SOD TO BE ST AUGUSTINE PALMETTO TSA-FREE (NEED FREE) SOLID, UNLESS OTHERWISE NOTED.
8. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/ELBOLMULCH (NON-CYPRUS). SOD SHALL BE A MIN. OF 14" WIDE THAN PLANTS. MULCH TO BE 20 LBS. PER 100 SQ. YD.
9. TREES SHALL HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
10. ALL TREES HELD GROWN (LHO) CAN PRESS NOT ACCEPTABLE, UNLESS OTHERWISE SHOWN.
11. LANDSCAPE CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
12. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
13. OWNER RESERVES THE RIGHT TO REQUEST ANY OR ALL CHANGES.
14. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
15. PLANTS SHOULD BE "TYPICAL" FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY, UNIFORM, FREE FROM PLANT DISEASE, INSECTS OR OTHER EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
16. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
17. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
18. OWNER RESERVES THE RIGHT TO REQUEST ANY OR ALL CHANGES.
19. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
20. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXCEPTING SURVEYING. IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RESPECTING EASEMENTS, THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
21. PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
22. PLANT MATERIALS AND/OR PLANT LIST: (H) (FIELD GROWN); (C) (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR TO THE CENTER OF THE BALL); (L) (LOWEST PERMANENT BRANCH OR INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); (S) (INDICATES SPREAD); (W) (INDICATES WIDTH); (M) (INDICATES MATURE SIZE).
23. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE ARCHITECT'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
24. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF "GOD" OR DAMAGES TO LANDSCAPES IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
25. SET TREES NO DEEPER THAN 1/2" IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (1-1 1/2") THAN THE FINISHED GRADE.
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILDOGNANT". FERTILIZER SHALL BE NOT LESS THAN 1000 FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNPACKED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
27. NITRAL FERTILIZATION OF TREES, SHRUBS, DRIVING COVER, SHALL BE WITH "MILDOGNANT" OR AN APPROVED COMPLETE FERTILIZER, APPLY "MILDOGNANT" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILDOGNANT" FERTILIZER AT THE FOLLOWING RATES:
28. 5 LBS. OR 14.5 CUPS / PALMS
29. 1 LBS. OR 2.9 CUPS / 1/2" - 1 1/2" MATERIAL
30. 1 LBS. OR 2.9 CUPS / 1 1/2" - 2" MATERIAL
31. 0.75 LBS. OR 1.75 CUPS / 2" - 3" MATERIAL
32. 0.5 LBS. OR 1.4 CUPS / 3" - 4" MATERIAL
33. FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
34. SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHORUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (3/3 LBS. PER 3 GAL. CONTAINER), 1/4 LB. PER 1 GAL. CONTAINER AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 100 SQ. YD. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 3" IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHORUS, FIVE (5) PERCENT POTASSIUM IN 2 1/2" GALLON SIZES SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PLANT SOD FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.
35. SUPER ABSORBENT POLYMER: "TERA SORB" OR APPROVED EQUAL AS PACKAGED IN 3.02 MANDY PAC PACKAGED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM ACRYLATE, PARTICLE SIZE OF 0.10 MM TO 0.20 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING ANALYSIS:
36. 1 PAC PER TREE - 3" MAX BALL SIZE
37. 2 PACS PER TREE - OVER 3" MAX BALL SIZE
38. 1 PAC PER 20 GAL. CONTAINER
39. 0.5 PACS PER 7-10 GAL. CONTAINER
40. 0.25 PACS PER 3 GAL. CONTAINER
41. 0.12 PACS PER 1 GAL. CONTAINER
42. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
43. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HARMANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
44. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
45. PRUNING: REMOVE DEAD AND BROWN BRANCHES FROM ALL PLANT MATERIAL. PRUNING TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH. IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE TOPED, TOPPED, OR HATMAKED.
46. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FMS) GRADE ALL LANDSCAPE AREAS TO BE SLOPED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
47. MAINTENANCE: MAINTENANCE SHALL BEGAIN IMMEDIATELY AFTER EACH PLANTING OPERATION. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTRATING, REMOVAL OF DEAD MATERIALS, RESISTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SCENARIO AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAMN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
48. CONTRACTOR TO REMOVE ALL REMAINING FRODS ON NEWLY PLANTED SABA. PAIRED WITH THE EXISTENCE OF THE CENTER DUG TO INSURE BETTER SURVIVOR RATE AND LESS WATER STRESS PROBLEMS OF THE PALM. THIS GIVING HIGHER SURVIVOR RATE OF THE SAME. NOTES: OTHER PLANT SPECIES BE BRANCHES TOGETHER WITH BIOGRADEABLE WINE TO A TIGHT BUNDLE AROUND BED FOR PROTECTION AS REQUIRED.
49. APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES SHALL BE FOLLOWED FOR REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS IDENTIFIED WITHIN THE PLANS.
50. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8' FT MEASURED FROM GRADE LINE, AT ALL ENTRANCES, CUTS, AND INTERSECTIONS.



PLANTING DETAILS



DESIGN TEAM TITLE

MDM SERVICES, INC.
engineering environmental construction

2151 W. HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA 33442
Phone: (561) 407-3078
FLORIDA CA #4657

NO. DATE REVISION DESCRIPTION

1. 05-28-2024 RSL#24-08-2332

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