



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL			
Select the application type from the list below and check the applicable type.			
LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New nonresidential less than 5,000 square feet ☐ Change of use (if same impact or less than existing use) ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* § 166.04151(7) Fla. Stat. (Live Local Act) ☐ Property and right-of-way applications (MOIs, construction staging) ☐ Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☒ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	LEVEL III PLANNING AND ZONING BOARD (PZB) ☒ Conditional Use ☒ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards* ☐ Waterway Use ☐ Mixed Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way ☐ City Commission Review ☐ No PZB Review ☐ Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe) COMPLETE SECTIONS B, C, H	APPEAL ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	PROPERTY AND RIGHT-OF-WAY ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION	
If applicant is the business operator, complete the agent column and provide property owner authorization.	
Applicant/Property Owner	Hummingbird Divisions LLC
Address	146-27 167th Street
City, State, Zip	Jamaica, NY 11434
Phone	
Email	
Proof of Ownership	
Applicant Signature:	Signature
Authorized Agent	Andrew J. Schein, Esq.
Address	699 N. Federal Highway, Suite 400
City, State, Zip	Fort Lauderdale, FL 33304
Phone	954-617-8919
Email	Aschein@LochrieLaw.com
Authorization Letter	Provided
Agent Signature:	Signature

C PARCEL INFORMATION	
Address/General Location	3501 NW 54th Street
Folio Number(s)	494218260011
Legal Description (Brief)	See survey
City Commission District	1 - John Herbst
Civic Association	None

D LAND USE INFORMATION	
Existing Use	Wholesale
Land Use	Employment Center
Zoning District	CC
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning District	

**E PROJECT INFORMATION**

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	3501 NW 54th Street Warehouse Addition		
Project Description (Describe in detail)	Addition of a 6,488SF building for the wholesale/warehouse use with a parking reduction		
Estimated Project Cost	\$	(Estimated total project cost including land costs for all new development applications only)	
Waterway Use	No		
Flex Units		Redevelopment Units	
Flex Acreage			
Residential Uses			
Single Family			
Townhouses			
Multifamily			
Cluster/Zero Lot Line			
Other			
Total (dwelling units)		None	
Residential Unit Mix	Efficiency / Studio		1-Bedroom
Affordable Housing Units			% of AMI
Affordable Unit Mix	Efficiency / Studio		1-Bedroom
Traffic Study Required	No		
Parking Reduction	No		
Public Participation	Yes		
Non-Residential Uses			
Commercial			
Restaurant			
Office			
Industrial			22,167 SF
Other			
Total (square feet)			22,167 SF
2-Bedroom			3-Bedroom or More
2-Bedroom			3-Bedroom or More

F PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size (Square feet/acre)	None	46,095 SF
Lot Density (Units/acre)	N/A	N/A
Lot Width	None	188'
Building Height (feet)	150 feet	22' - 6"
Structure Length	None	202' (existing)
Floor Area Ratio (F.A.R.)	None	0.48
Lot Coverage	70%	69.9%
Open Space	None	13,826 SF
Landscape Area	None	13,826 SF
Parking Spaces	28	15
SETBACKS (indicate direction N, S, E, W)	Required Per ULDR	Proposed
Front (340011)	40'	26' - 1.5" (EXISTING); +/- 96' (NEW)
Side (6031)	15'	10' (EXISTING)
Corner / Side (111031)	15'	15' - 3" (NEW)
Rear (111031)	15'	9' - 9" (EXISTING); 15' (NEW)

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street (340011)			
Sides / Secondary Street (6031)			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate			
(square feet)			
Residential Unit Size			
(minimum)			

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acre)			
Lot Density (Units/acre)			
Lot Width			
Building Height (feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION**

Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Option by Code Compliance Division)	De Novo Hearing Due to City Commission Call-Up	

*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.

I MISCELLANEOUS

Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-In Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	Date of Plan
		Previous Extension Resolution No. (if applicable)

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

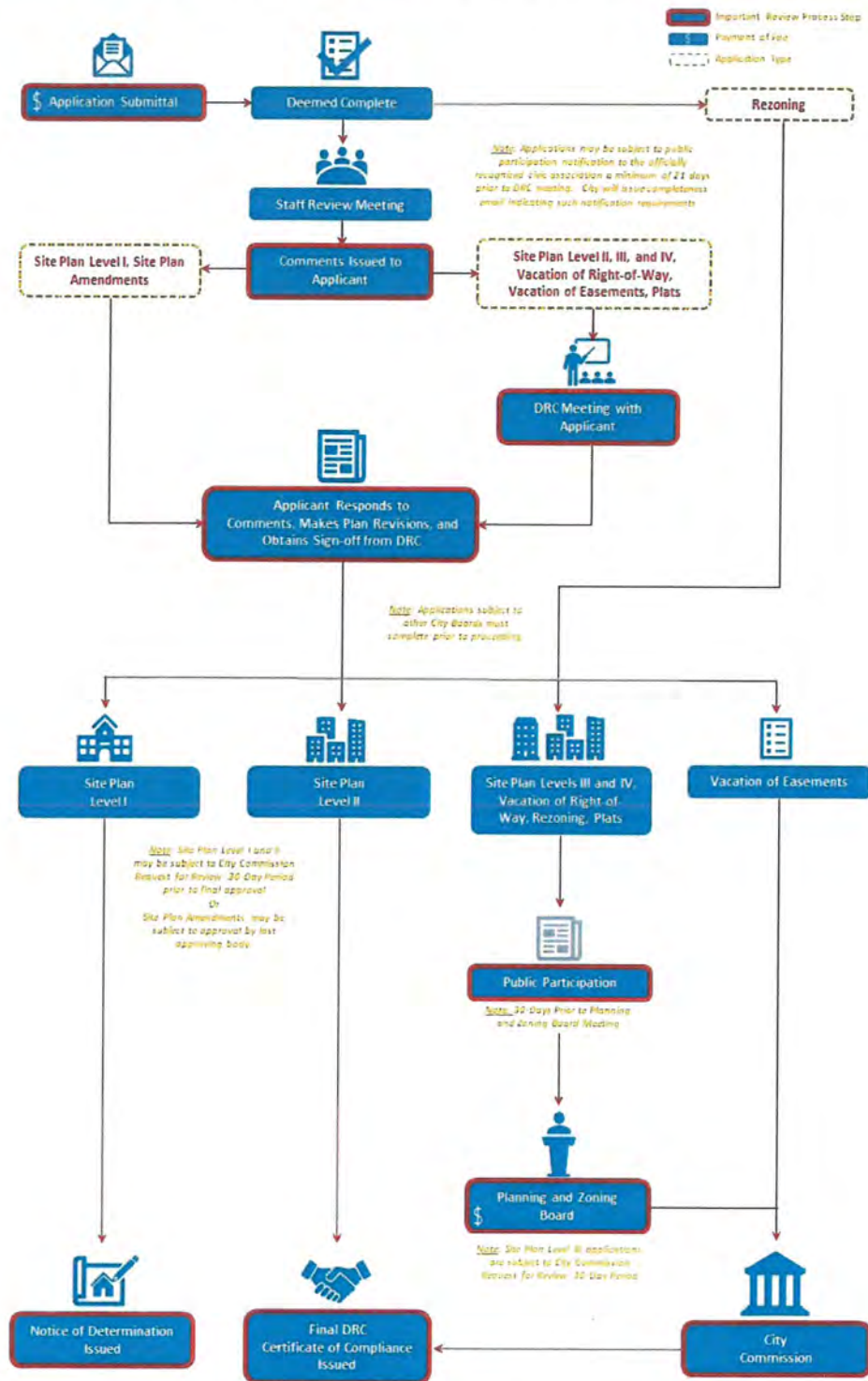
- ☒ **Preliminary Development Meeting** completed on the following date: 6/11/24 with T. LaForme, K. Devonish, B. Ford, O. Arrom, B. Restrepo
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** that includes all parcels within the proposed development.
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



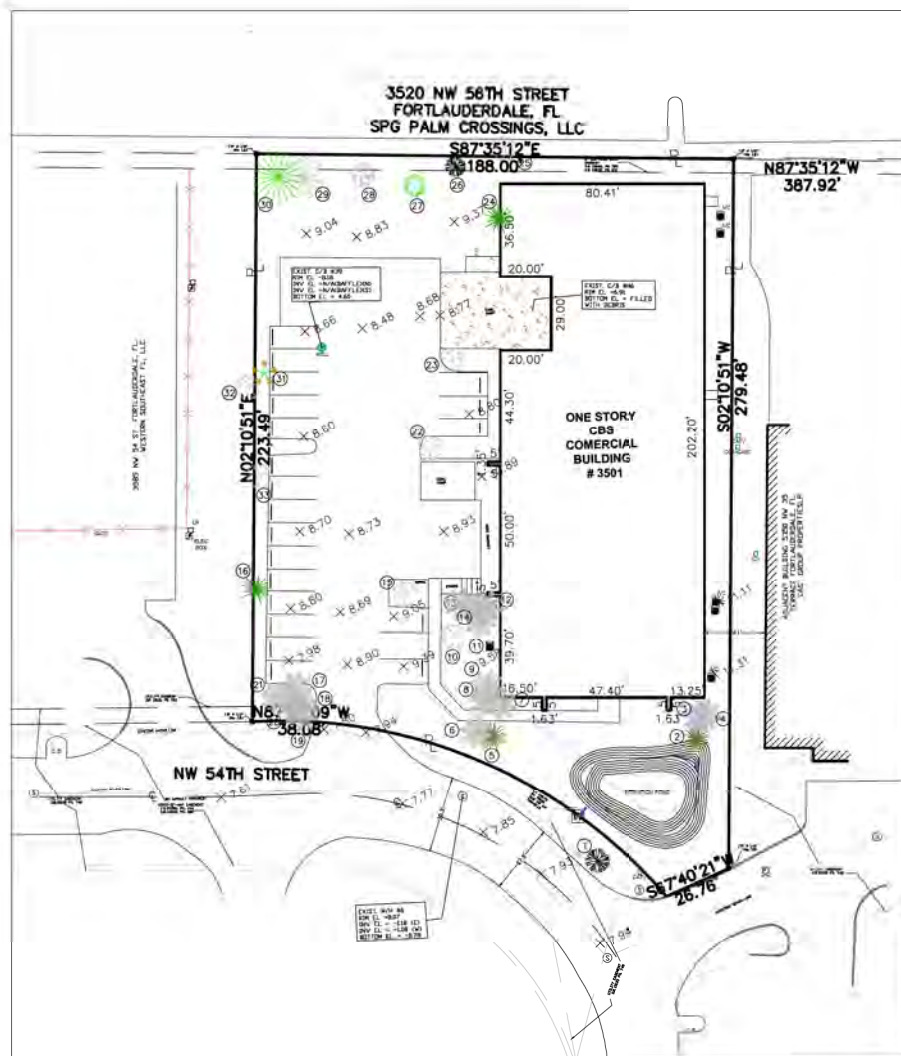
CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONERS
BLDG. = BUILDING
CB. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL. = CLEAR
CNC. = CONCRETE
C.S. = CONCRETE SLAB
E.T.P. = ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
E/M = ELECTRIC METER

F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK
CL. = CENTER LINE
X = CHAIN LINK FENCE
C.B.S. WALL
WPP = WOOD POWER POLE
COL. = COLUMN
ID. = IDENTIFICATION

VF = WATER FILTER
FR = FOUND REBAR
MD = MEASURED
NO ID. = NO IDENTIFICATION NUMBER
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
D.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
PL. = PROPERTY LINE
R. = RADIUS

(R) = RECORD
RES. = RESURVEY
R/W = RIGHT OF WAY
SEC. = SECTION
CV = CONTROL VALVE
M = MANHOLE
WV = WATER VALVE
M. = MONUMENT LINE
DIA. = DIAMETER



TREE SURVEY				
NO	DESCRIPTION	HEIGHT	CANOPY	DIAM
1	MIRABUS	50	40	36
2	VARASANTA	40	30	34
3	PALM	30	15	13
4	PALM	30	20	22
5	VARASANTA	30	15	15
6	PALM	20	15	20
7	PALM	35	15	13
8	PALM	35	15	13
9	PALM	35	15	13
10	PERSEA	40	30	16
11	PALM	40	15	14
12	PALM	30	15	14
13	PALM	25	15	24
14	PALM	10	9	15
15	PERSEA	35	40	16
16	VARASANTA	40	30	15
17	PALM	15	7	18
18	PALM	10	5	18
19	PALM	45	12	20
20	PALM	55	10	20
21	PALM	20	18	18
22	PERSEA	40	45	17
23	PERSEA	50	55	24
24	VARASANTA	45	35	24
25	PALM	18	15	24
26	CARPINUS	35	30	20
27	JABILLO	35	35	19
28	MULTIRUNK	45	20	36
29	STRANGLER FIG	55	40	40
30	FICUS DRUPACEA	55	45	36
31	ASALICANIA	40	45	20
32	PERSEA	40	35	16
33	PERSEA	45	50	15

CERTIFIED TO:

1. HUMMINGBIRD DIVISIONS LLC, a New York Limited Liability Company
2. VALLEY NATIONAL BANK, its successors and/or assigns, as their interest may appear.
3. Ocean Title and Escrow Company
4. Fidelity National Title Insurance Company

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on May 22th, 2024 and that said survey is true and correct to the best of my knowledge and belief. There are no above ground encroachments, other than those shown hereon.

I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 51-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.



LEGAL DESCRIPTION:

LOCATION MAP

A parcel of land being a portion of Tract 'A' of the Plat of UNPRO LONESTAR PARK, being a portion of the Northwest quarter of Section 18, Township 49 South, Range 42 East, said plat being recorded in Plat Book 124, Page 12, Public Records of Broward County, Florida, said parcel of land being more particularly described as follows:

From the North quarter corner of said Section 18, run South 00° 03' 02" West a distance of 524.17 feet; thence North 87° 35' 12" West along the North line of said Tract 'A' a distance of 387.92 feet to the point of beginning.

Run thence South 02° 10' 51" West a distance of 279.48 feet; thence South 67° 40' 21" West a distance of 26.76 feet to a point on a curve concave to the Southwest, having a radius of 150.00 feet and whose center bears South 58° 59' 55" West, thence Northwesterly along the arc of said curve through a central angle of 56° 49' 04" a distance of 148.75 feet to the point of tangency of said curve, thence North 87° 49' 09" West a distance of 38.00 feet; thence North 02° 10' 51" East a distance of 223.49 feet to a point on the North line of said Tract 'A'; thence South 87° 35' 12" East along said North line a distance of 188.00 feet to the point of beginning.

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description, Provided by Client.
- 2) The lands shown hereon were not abstracted for encumbrances or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTERLINE OF PROSPECT RD., N87°21'14"W.
- 4) Ownership subject to opinion of the Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:
Community: 125 105 FIRM Panel: 1211C0354H Flood Zone: AH/AE
Date of FIRM: 08/18/2014 Suffix: H Base Flood Elevation: 9'/10
- 10) Elevation shown hereon are relative to the (N.A.V.D.88) of mean sea level and are based on a Benchmark supplied by the engineering department of Miami-Dade County, Florida. Benchmark used: 3743 Elevation: 9.93' (N.A.V.D.88)
- 11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

LEVEL-TECH SURVEYORS, LLC

RONALD W. WALLING
Digitally signed by RONALD W. WALLING
Date: 2024.05.22 12:17:03 -04'00'



RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER NO. 6473
STATE OF FLORIDA



LEVEL-TECH
SURVEYORS, LLC

777 NW 72ND AVENUE,
SUITE 3134,
MIAMI FL, 33126.
TEL: 305.261.8483
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, INC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, INC.

BOUNDARY & TOPO SURVEY

NAME AND TYPE OF PROJECT: BOUNDARY & TOPO SURVEY
PROJECT LOCATION: 3501 NW 54TH ST., FORT LAUDERDALE
CLIENT: CLIENT ADDRESS
LOCAL TITLE AND ESCROW COMPANY: CLIENT TELEPHONE
TITLE PAGE: TITLE PAGE

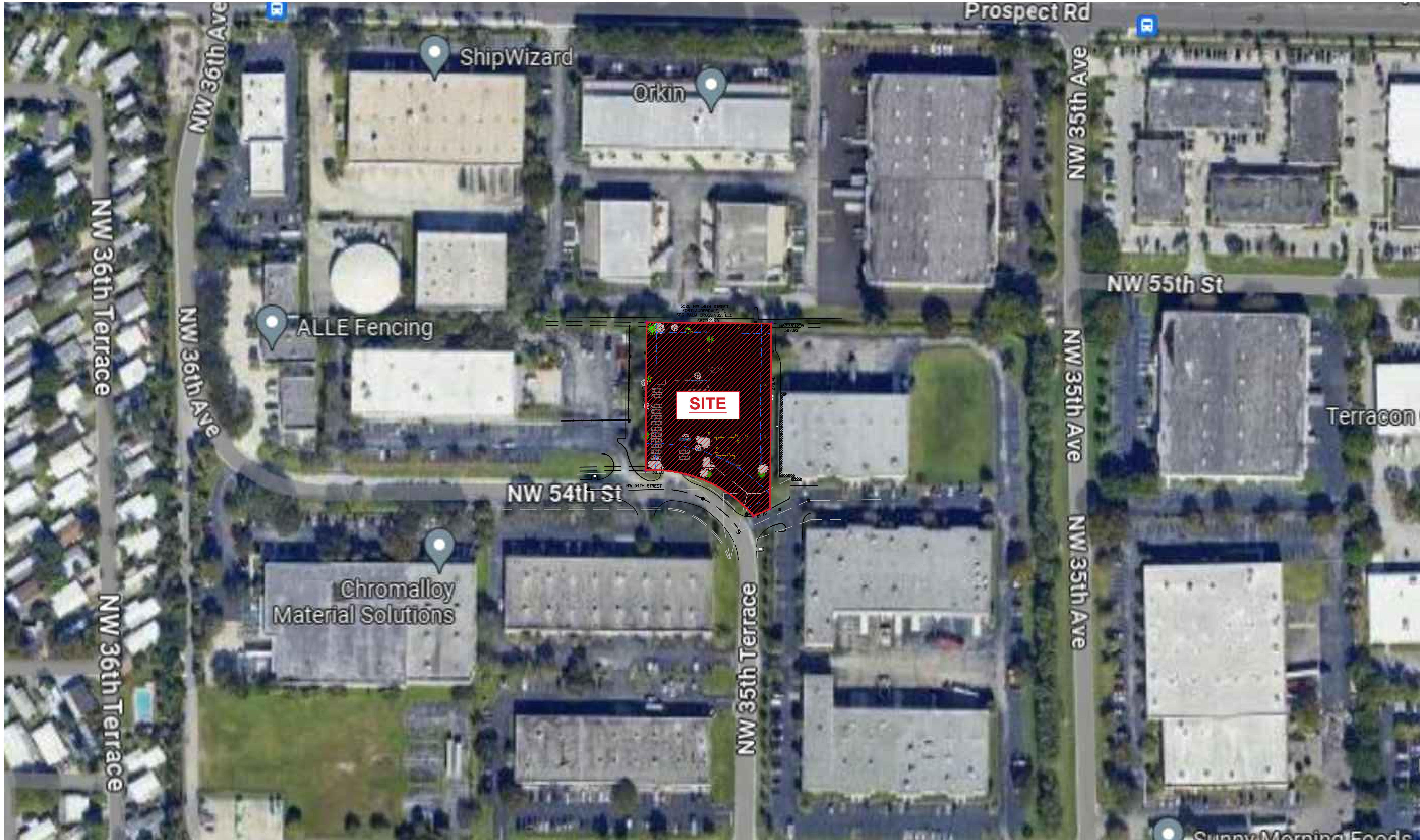
SCALE: 1" = 20'
DATE: 05/22/2024
DRAWN BY: AR
FIELD BOOK: 20-04-2046
PROJECT No: 24-04-2046
SHEET: 1 OF 1 SHEETS

WAREHOUSE ADDITION

3501 NW 54TH STREET,
FORT LAUDERDALE, FLORIDA 33309

ABREVIATED LEGAL DESCRIPTION:

LINPRO LONESTAR PARK 124-12 B TRACT A,POR DESC AS COMM AT N1/4 COR OF SEC 18-49-42,S 524.17, W 387.92 TO POB,S 279.48,SW 26.76 TO P/C,NWLY 148.75,W 38, N 223.49 TO A PT ON N/L OF TR A, E 188 TO POB AS DESC IN OR 16699/647



OWNER
YANIV SHABI
HUMMINGBIRD DIVISIONS LLC

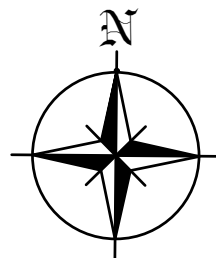
ADDRESS 146-27 167 ST. JAMAICA, NY, 11434
E-MAIL yaniv@robinruthusa.com

ARCHITECT
FELIPE A. MARTINEZ

ADDRESS 11329 NW 55 LANE, DORAL FL 331178
PHONE 954 240 3305
E-MAIL fmartinez@famengineers.com

SURVEYOR
LEVEL-TECH SURVEYORS, LLC

ADDRESS 5775 BLUE LAGOON DR, SUITE 110
MIAMI, FL 33126
PHONE 305 206 8483



REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

A WAREHOUSE ADDITION FOR:

HUMMINGBIRD DIVISIONS LLC

3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
954 240 3305
PE# 68402

COVER / INDEX

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A-0.0

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HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

RENDERING

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

R-1

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CITY STAMPS

REV# / DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

RENDERING

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

R-2

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CITY STAMPS

REV# / DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

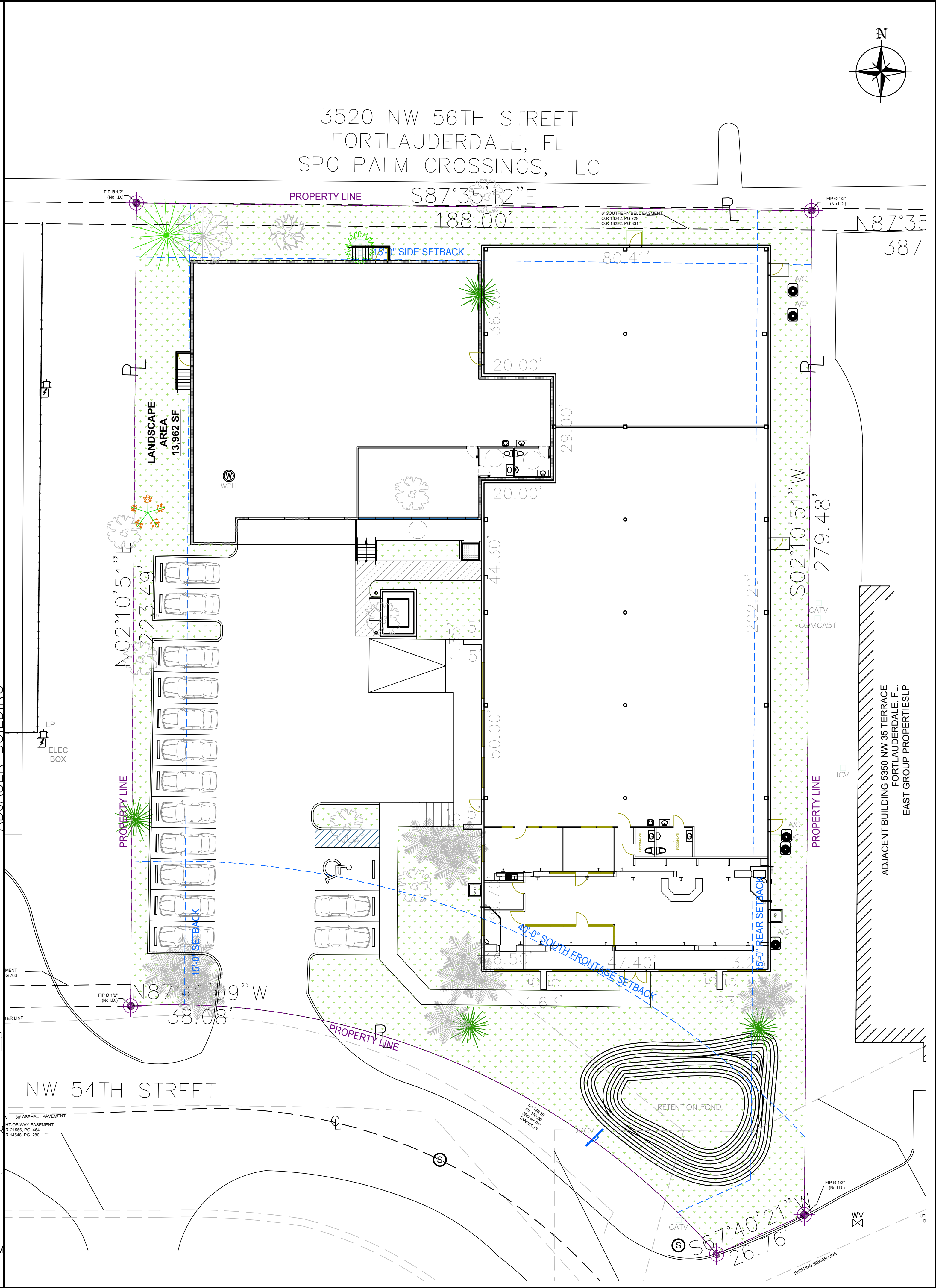
FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
954.240.3305
PE# 68402

RENDERING

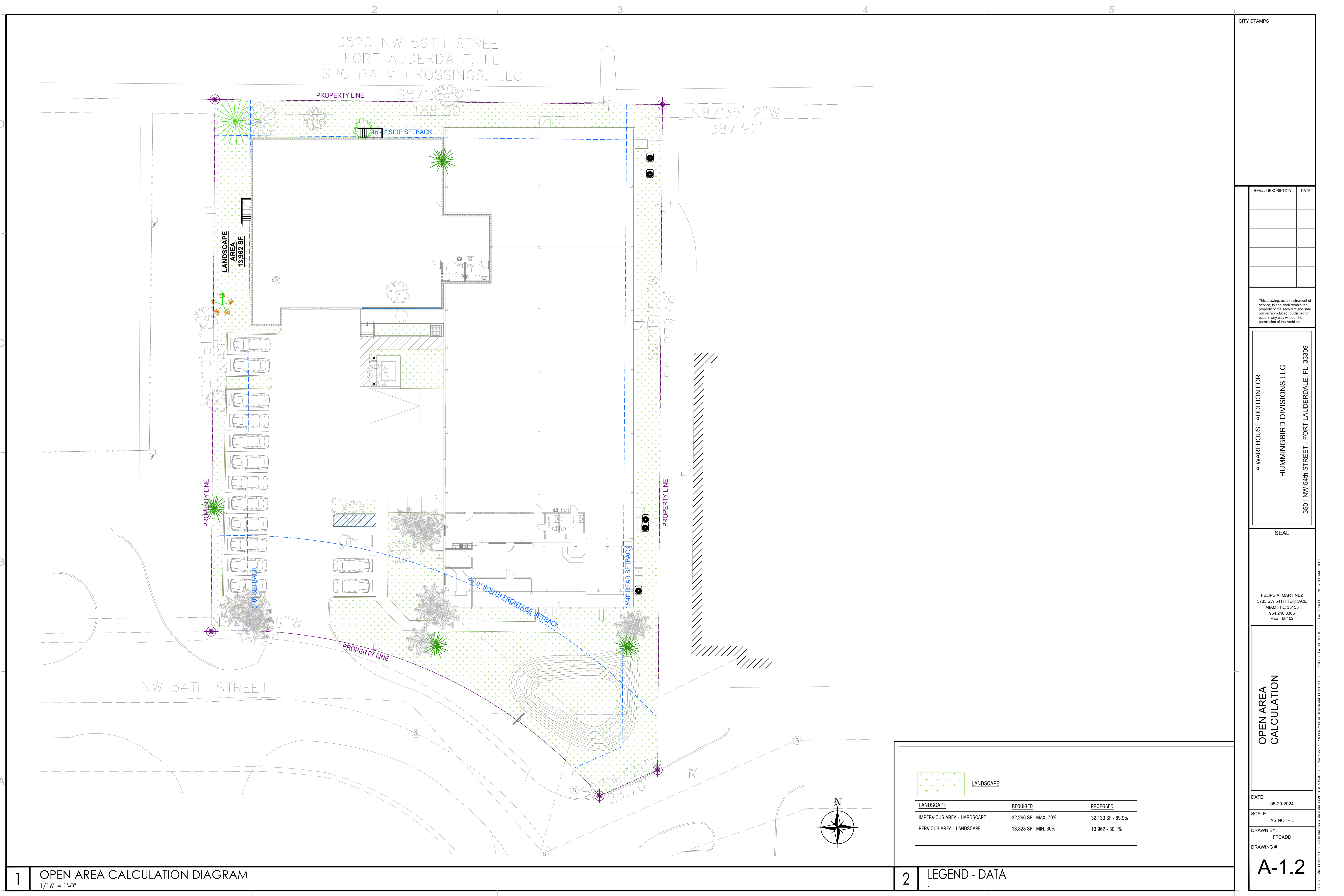
DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

R-3

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CITY STAMPS		
REV# / DESCRIPTION		DATE
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.		
A WAREHOUSE ADDITION FOR: HUMMINGBIRD DIVISIONS LLC 3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309		
SEAL		
FELIPE A. MARTINEZ 5735 SW 54TH TERRACE MIAMI, FL. 33155 954 240 3305 PE# 68402		
SITE PLAN COMPARISON		
DATE:		05-29-2024
SCALE:		AS NOTED
DRAWN BY:		FTCADD
DRAWING #		
A 1 1		



1 OPEN AREA CALCULATION DIAGRAM
1/16" = 1'-0"

LEGEND - DATA		
LANDSCAPE		
LANDSCAPE	REQUIRED	PROPOSED
IMPERVIOUS AREA - HARDSCAPE	32,266 SF - MAX. 70%	32,133 SF - 69.9%
PERVIOUS AREA - LANDSCAPE	13,828 SF - MIN. 30%	13,962 - 30.1%

2 LEGEND - DATA

CITY STAMPS

REV# / DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

OPEN AREA CALCULATION

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A-1.2

THESE PLANS SHALL NOT BE VALID UNLESS SIGNED AND SEALED BY ARCHITECT. DRAWINGS ARE PROPERTY OF ARCHITECT. DRAWINGS WITHOUT EXPRESSED WRITTEN CONSENT BY THE ARCHITECT.



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A WAREHOUSE ADDITION FOR:

HUMMINGBIRD DIVISIONS LLC

3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

EXISTING SITE
PHOTOS

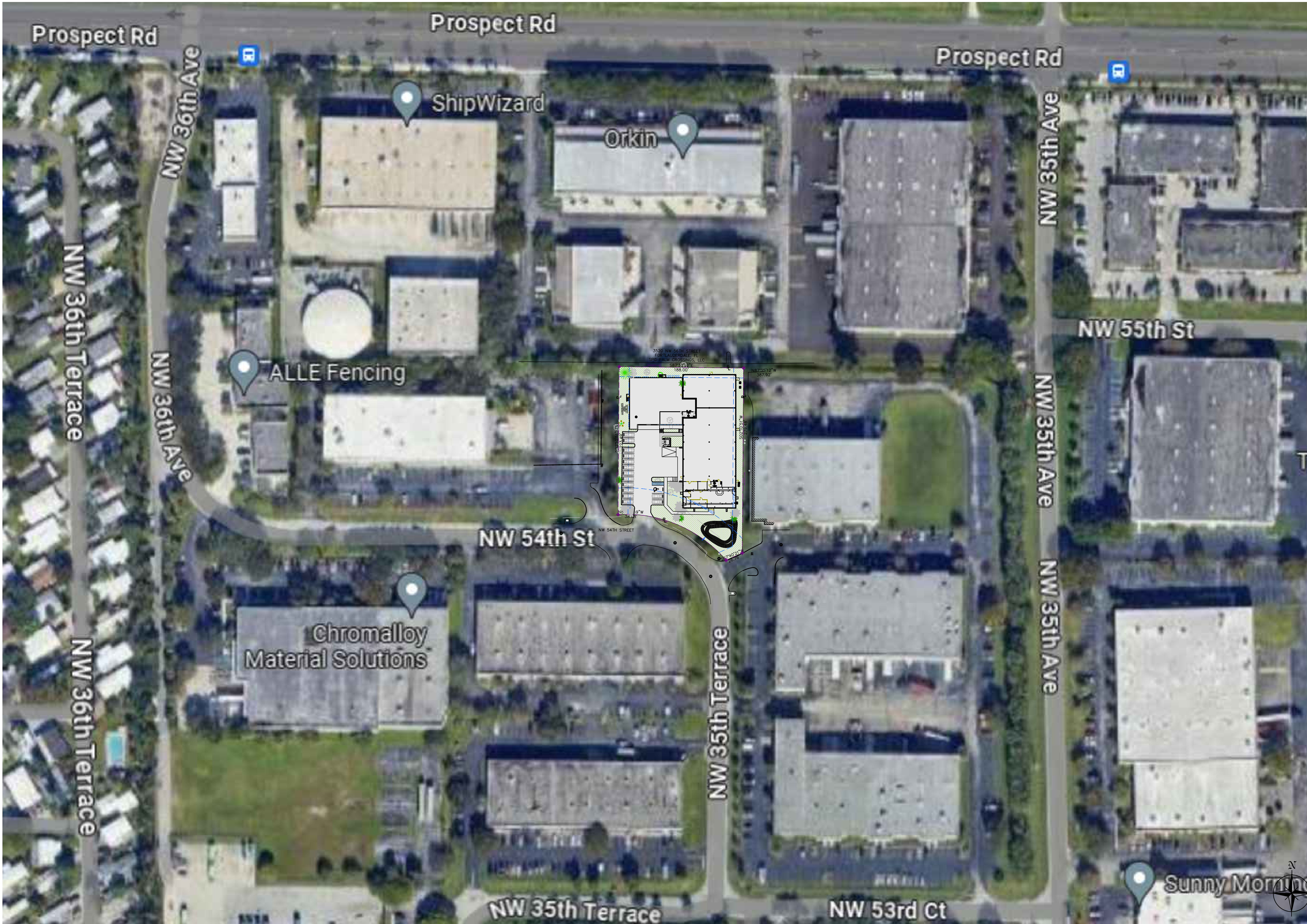
DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A-1.3



CITY STAMPS

REV# / DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

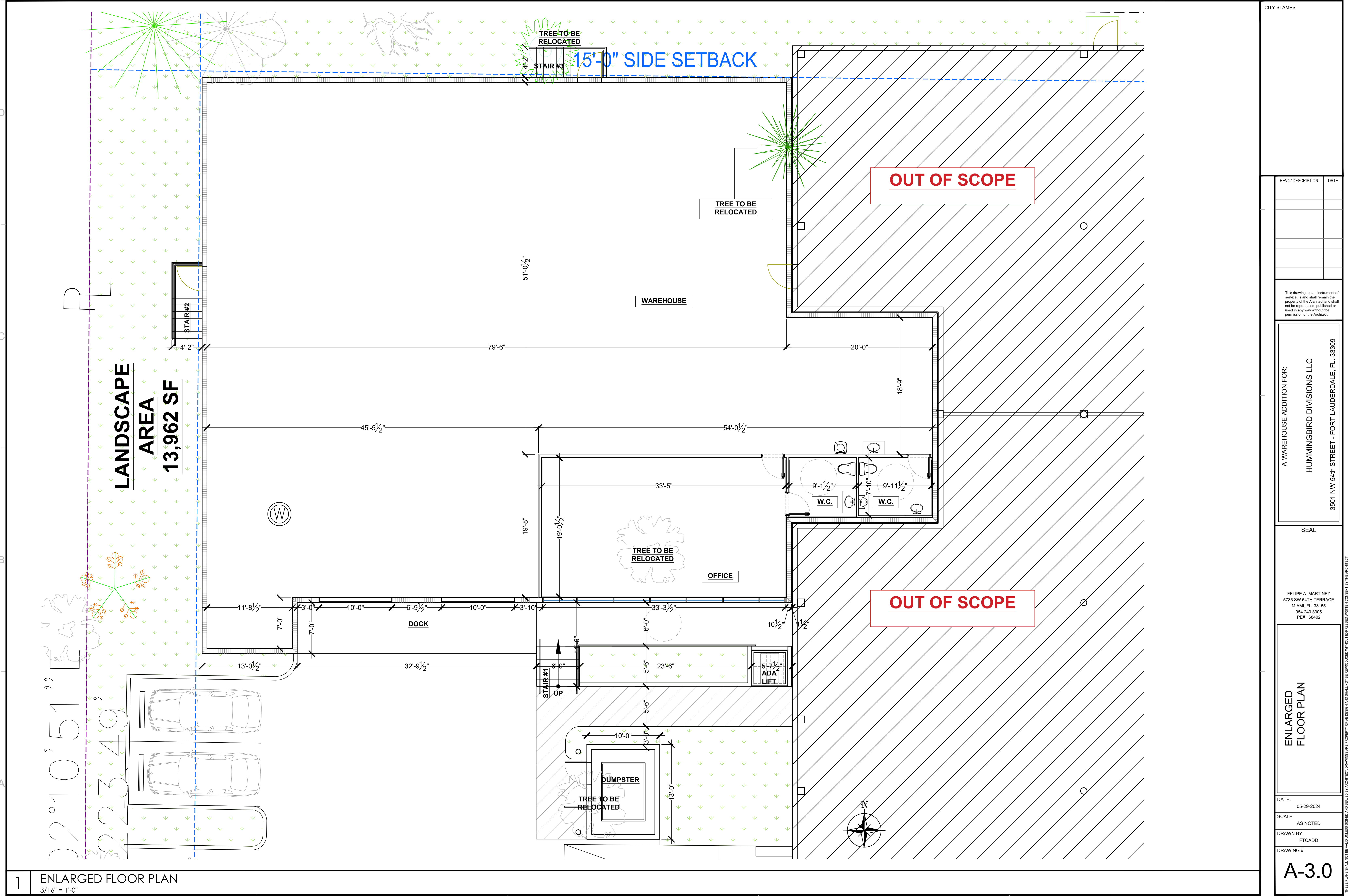
SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

OVERALL
CONTEXT SITE PLAN

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A-2.0



1 ENLARGED FLOOR PLAN
3/16" = 1'-0"

CITY STAMPS

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3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

SEAL

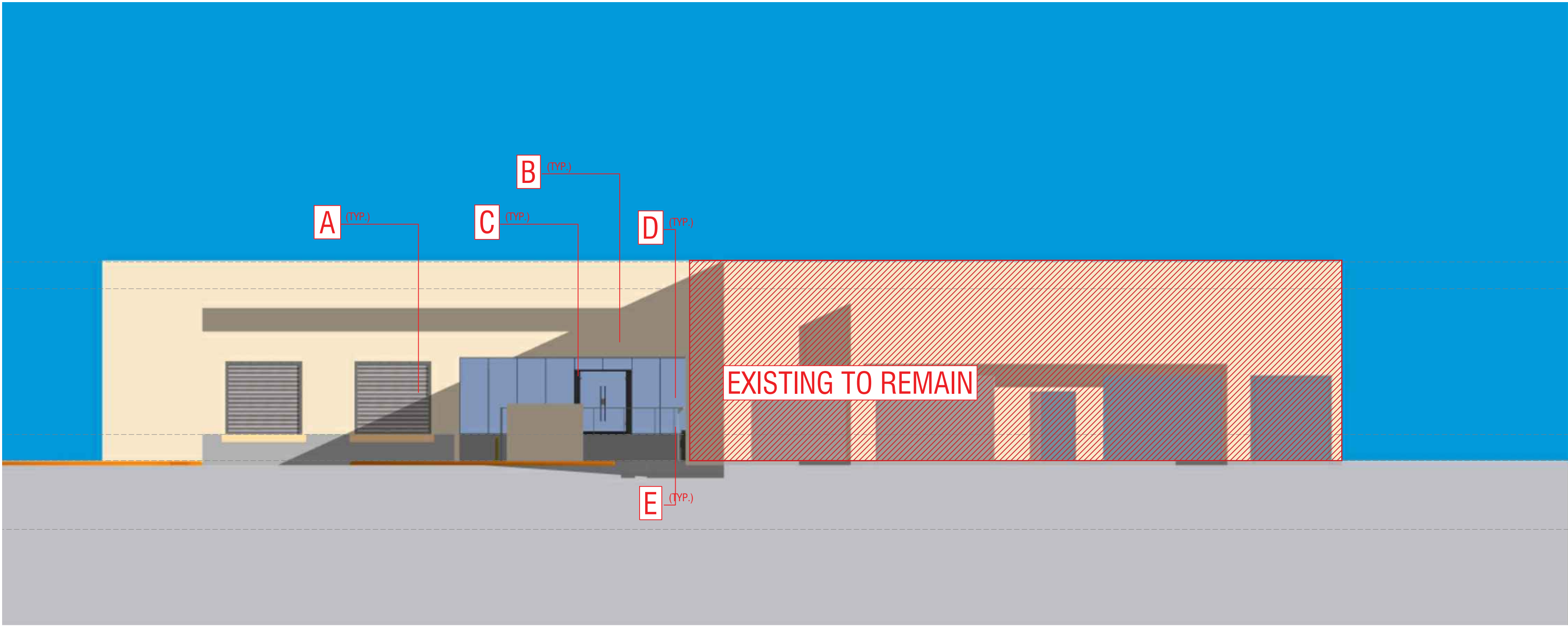
FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

ENLARGED FLOOR PLAN

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A-3.0

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PARAPET
26'-0"

TOP OF THE SLAB
22'-6"

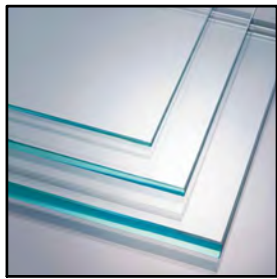
GROUND FLOOR
3'-6" (PROP.)

GROUND FLOOR
0'-0" (EXIST.)
(9.00' NAVD)

(0.00' NAVD)



A
ROLL-UP DOOR
COLOR: LIGHT GRAY
OR SIMILAR, TO MATCH EXISTING
ROLL-UP DOORS



B
CLEAR TEMPERED GLASS,
OR SIMILAR.



C
WINDOW ALUMINUM
FRAME
BLACK, OR SIMILAR.



D
ALUMINUM RAILING
SYSTEM
COLOR: SILVER OR
SIMILAR

SW 6355
Dover White
FULL DETAILS ^
LTV: 83
RGB: 240 / 234 / 220
Hex Value: #F0EADC
Location Number: 26142

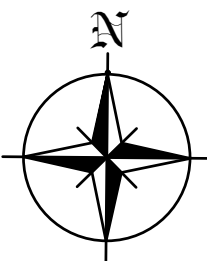
Available In: Interior/Exterior
Color Collections: Living Well (Balances), Top
50 Colors, Finest Whites & Neutrals (Finest
Whites), Gallery Series, Top Interior Colors,
Top Exterior Colors
Color Family(s): White

A warm, sun-splashed white, this hue makes any room breezy and
welcoming. Bring out its color by pairing it with a more saturated shade like
Dakota Wheat.

E
OR SIMILAR, TO MATCH
EXISTING EXTERIOR
COLOR

1 SOUTH ELEVATION
3/32" = 1'-0"

2 LEGEND



3 ISOMETRIC

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A WAREHOUSE ADDITION FOR:

HUMMINGBIRD DIVISIONS LLC

3501 NW 54th STREET - FORT LAUDERDALE, FL. 33309

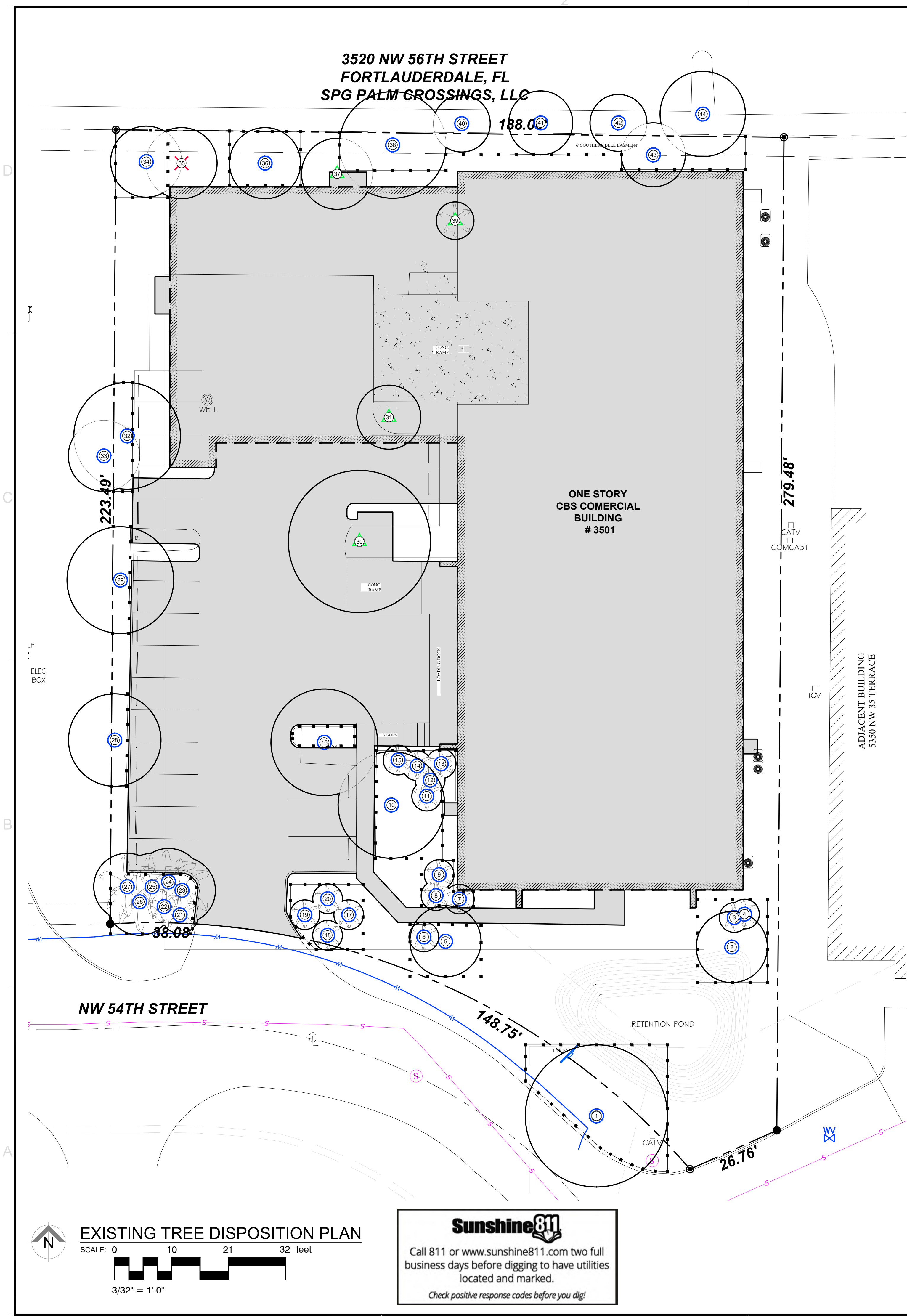
SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL. 33155
854.240.3305
PE# 68402

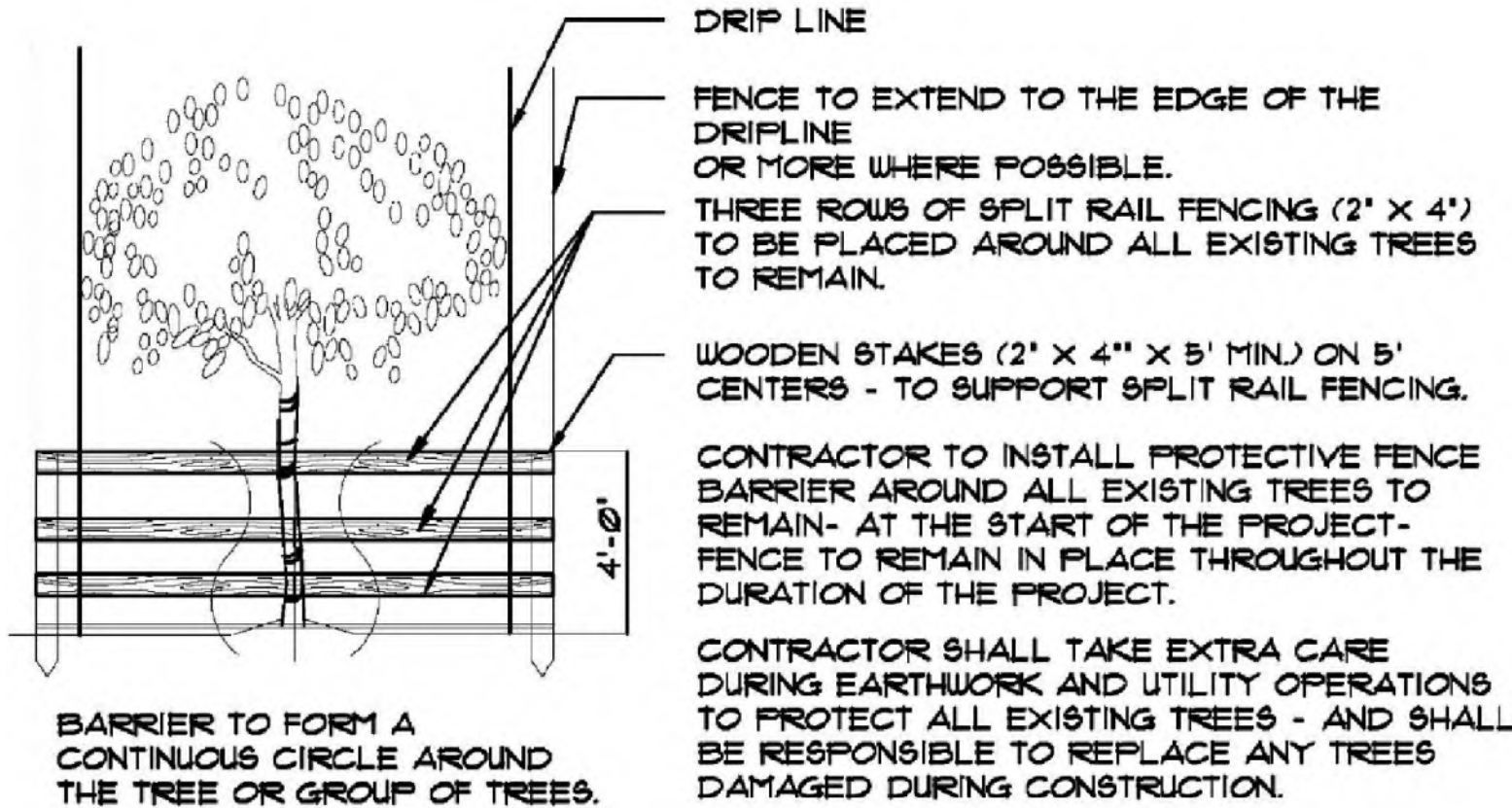
BUILDING ELEVATION

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A-4.0



Existing Tree Disposition & Replacement List										
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH (IN)	TPZ RADIUS (FT)	CLEAR TRUNK (FT)	CONDITION RATING	ACTION	COMMENTS
1	Bursera simaruba	Gumbo Limbo	26	40	24	20			Remain	
2	Lagerstroemia indica	Natchez Grape Myrtle	20	20	10	10			Remain	
3	Sabal palmetto	Sabal Palm	24	8	12	4			Remain	
4	Sabal palmetto	Sabal Palm	24	8	12	4			Remain	
5	Lagerstroemia indica	Natchez Grape Myrtle	20	20	10	10			Remain	Double
6	Sabal palmetto	Sabal Palm	10	8	12	4			Remain	
7	Sabal palmetto	Sabal Palm	20	8	12	4			Remain	
8	Sabal palmetto	Sabal Palm	24	8	12	4			Remain	
9	Sabal palmetto	Sabal Palm	20	8	12	4			Remain	
10	Quercus virginiana	Live Oak	24	30	12	15			Remain	
11	Sabal palmetto	Sabal Palm	6	8	12	4			Remain	
12	Sabal palmetto	Sabal Palm	20	8	12	4			Remain	
13	Sabal palmetto	Sabal Palm	24	8	12	4			Remain	
14	Sabal palmetto	Sabal Palm	14	8	12	4			Remain	
15	Sabal palmetto	Sabal Palm	7	8	12	4			Remain	
16	Quercus virginiana	Live Oak	24	30	14	15			Remain	
17	Sabal palmetto	Sabal Palm	12	8	12	4			Remain	
18	Sabal palmetto	Sabal Palm	12	8	12	4			Remain	
19	Sabal palmetto	Sabal Palm	12	8	12	4			Remain	
20	Sabal palmetto	Sabal Palm	12	8	12	4			Remain	
21	Washingtonia robusta	Washington Palm	24	10	16	5			Remain	
22	Washingtonia robusta	Washington Palm	40	10	16	5			Remain	
23	Sabal palmetto	Sabal Palm	6	18	14	9			Remain	
24	Sabal palmetto	Sabal Palm	8	18	14	9			Remain	
25	Sabal palmetto	Sabal Palm	10	18	14	9			Remain	
26	Sabal palmetto	Sabal Palm	12	18	14	9			Remain	
27	Sabal palmetto	Sabal Palm	14	18	14	9			Remain	
28	Bursera simaruba	Gumbo Limbo	22	26	12	13			Remain	
29	Quercus virginiana	Live Oak	26	30	12	15			Remain	
30	Tabebuia heterophylla	Pink Tabebuia	28	40	16	20			Transplant	
31	Bursera simaruba	Gumbo Limbo	24	18	12	9			Transplant	
32	Bursera simaruba	Gumbo Limbo	22	30	20	15			Remain	
33	Quercus virginiana	Live Oak	20	20	12	10			Remain	
34	Brazilian pepper	Schinus terebinthifolia	20	20		10			Remain	
35	Schefflera	Umbrella Tree	20	20	Multi Trunk	10			Remove	Invasive species
36	Calophyllum brasiliense	Brazilian Beauty Leaf	20	20	Multi Trunk	10			Remain	
37	Bauhinia x blakeana	Hong Kong Orchid Tree	20	20	Multi Trunk	10			Transplant	
38	Calophyllum brasiliense	Brazilian Beauty Leaf	20	20	Multi Trunk	10			Remain	
39	Washingtonia robusta	Washington Palm	20	10	12	5			Transplant	
40	Calophyllum brasiliense	Brazilian Beauty Leaf	18	16	Multi Trunk	8			Remain	
41	Calophyllum brasiliense	Brazilian Beauty Leaf	18	18	Multi Trunk	9			Remain	
42	Calophyllum brasiliense	Brazilian Beauty Leaf	18	16	Multi Trunk	8			Remain	
43	Calophyllum brasiliense	Brazilian Beauty Leaf	18	18	Multi Trunk	9			Remain	
44	Calophyllum brasiliense	Brazil beauty leaf	24	24	20	12			Remain	



TREE PROTECTION DETAIL

N.T.S.

GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. Sunshine 811 shall be called and all existing sewer, water, and other utilities shall be located prior to construction starting. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
 - Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
 - Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
 - No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
 - All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
 - All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
 - Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
 - The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

TREE DISPOSITION LEGEND		
	Existing tree or palm to be transplanted	
	Existing tree or palm to be removed	
	Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.	
Tree / Palm		 LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
		 PROPOSED BUILDING & PAVED AREAS

ALL LANDSCAPE DATA INK

DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & .com
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Ph: 305.303.7059

STATE OF FLORIDA
LANDSCAPE ARCHITECT
LA 666705
JANUARY 2024

CITY STAMPS

REV#	DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

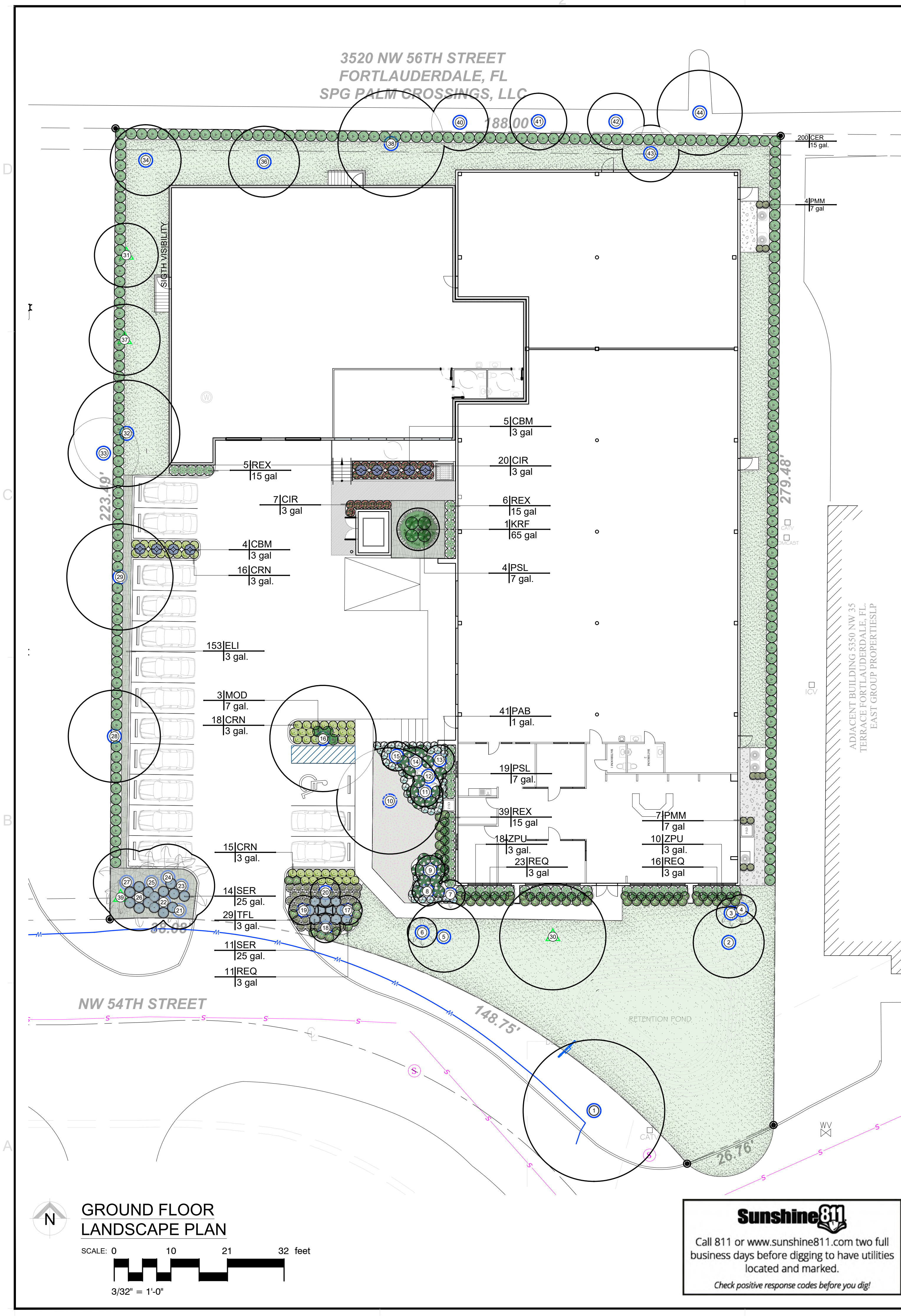
SEAL
FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL 33155
954 240 3305
PE# 68402

EXISTING TREE
DISPOSITION PLAN

DATE: 05-29-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

L-100

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Existing Tree to Remain List		
No.	BOTANICAL NAME	COMMON NAME
1	Bursera simaruba	Gumbo Limbo
2	Lagerstroemia indica	Natchez Grape Myrtle
3	Sabal palmetto	Sabal Palm
4	Sabal palmetto	Sabal Palm
5	Lagerstroemia indica	Natchez Grape Myrtle
6	Sabal palmetto	Sabal Palm
7	Sabal palmetto	Sabal Palm
8	Sabal palmetto	Sabal Palm
9	Sabal palmetto	Sabal Palm
10	Quercus virginiana	Live Oak
11	Sabal palmetto	Sabal Palm
12	Sabal palmetto	Sabal Palm
13	Sabal palmetto	Sabal Palm
14	Sabal palmetto	Sabal Palm
15	Sabal palmetto	Sabal Palm
16	Quercus virginiana	Live Oak
17	Sabal palmetto	Sabal Palm
18	Sabal palmetto	Sabal Palm
19	Sabal palmetto	Sabal Palm
20	Sabal palmetto	Sabal Palm
21	Washingtonia robusta	Washington Palm
22	Washingtonia robusta	Washington Palm
23	Sabal palmetto	Sabal Palm
24	Sabal palmetto	Sabal Palm
25	Sabal palmetto	Sabal Palm
26	Sabal palmetto	Sabal Palm
27	Sabal palmetto	Sabal Palm
28	Bursera simaruba	Gumbo Limbo
29	Quercus virginiana	Live Oak
30	Tabebuia heterophylla	Pink Tabebuia
31	Bursera simaruba	Gumbo Limbo
32	Bursera simaruba	Gumbo Limbo
33	Quercus virginiana	Live Oak
34	Brazilian pepper	Schinus terebinthifolia
35	Schefflera	Umbrella Tree
36	Calophyllum brasiliense	Brazilian Beauty Leaf
37	Bauhinia x blakeana	Hong Kong Orchid Tree
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39	Washingtonia robusta	Washington Palm
40	Calophyllum brasiliense	Brazilian Beauty Leaf
41	Calophyllum brasiliense	Brazilian Beauty Leaf
42	Calophyllum brasiliense	Brazilian Beauty Leaf
43	Calophyllum brasiliense	Brazilian Beauty Leaf
44	Calophyllum brasiliense	Brazil beauty leaf

LANDSCAPE LEGEND		
ZONING DISTRICT: CC	Required / Allowed	Provided
Lot Area		46,095 sq. ft.
Lot dimensions		0 sf ft.
Open space (s.f.)		13,962 sf ft.
Pervious area (s.f.)		
Section 47-21.10 - Landscape Requirements for All Zoned Districts		
Minimum trees required	Required	Provided
- Front yard	4	19 provided
- Back yard	3	6
- Shade trees minimum of 10' OA	1	19
- Cluster of (3) individual palms spaced no more than 5' apart can equal (1) tree. Palms must be a minimum of 8' CT	-	
Turfgrass Calculation		
Maximum lawn area (sod) permitted = 60%	8,377 sq. ft.	8,932 sq. ft.
40% of required trees shall be natives species	2	8
4 trees / 40%= 1.6 trees		
12 ornamental shrubs / 1,000 s.f. net lot area (50% Shrubs native)	168/ 84 nat	545/ 449 nat
13,962 s.f./1,000 x 12= 167.5 shrubs		
Street Trees:		
1 tree per 40' of street frontage	2	2 Existing tree
95.00/40=2.3		
Street Trees where overhead utilities exist:		
1 tree per 20' of street frontage	N/A	N/A
N/A		

PLANT SCHEDULE GROUND FLOOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
TREES								
KRF	1	Krugiodendron ferreum	Black Ironwood	65 gal	4"	12' OA	8'-10'	Florida Native - Drought Tolerant - 5' CT
SHRUBS								
CIR	27	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3 gal	18"-24" OA	18"-24"		Florida Native- Drough Tolerant
CRN	49	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal	2'	2.5'		Florida Native - Drought Tolerant
CBM	9	Colocasia esculenta	Black Taro	3 gal	2' OA	2'		
MOD	3	Monstera deliciosa	Ceriman	7 gal	3'-4'	2.5'		
PSL	23	Philodendron bipinnatifidum	Spit Leaf Philodendron	7 gal	2.5' OA	2.5'		
PAB	41	Phlebodium aureum 'Blue Star'	Blue Star Fern	1 gal				Florida Native - Epyphytic and Terrestrial Growth - Shade Grown
PMM	11	Podocarpus macrophyllus 'Maki'	Shrubby Yew	7 gal	4'-5'	2'		
REX	50	Rhapis excelsa	Lady Palm	15 gal	3'-4'	3' - 4'		Shade Grown - Character Plant
REQ	50	Russelia equisetiformis	Firecracker Plant	3 gal	18"	2'		Florida Native plant
SER	25	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal	3'	3'		Florida Native - Drought Tolerant
TFL	29	Tripsacum floridanum	Florida Gamagrass	3 gal	2'	2'		Florida Native
ZPU	28	Zamia pumila	Coontie	3 gal	2'	2'		Florida Native - Drough Tolerant - Shade plant
LARGE SHRUBS								
CER	200	Conocarpus erectus	Green Buttonwood	15 gal.	6'-7' OA	3'		Florida Native - Drought Tolerant
GROUND COVERS								
ELI	494	Ernodea littoralis	Golden Creeper Curtain	3 gal.	1'	1.5'	15" o.c.	
MST	850	Mimosa strigillosa	Sunshine Mimosa	1 gal	6' OA	6"	9" o.c.	
AGGREGATES								
GMG	245 sf	Gray Marble Gravel 1/2"	1/2" Grey Marble Gravel	S.F.				3" Layer - Substitute for Gray Pearock if Desired
MBP	15 sf	Mexican Black Pebbles	Black Pebbles	S.F.				Green space=2,973 * 10%=297 - Provided=263 s.f 8%
SOD/SEED								
SSP	8,932 sf	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	Sod				Shade tolerant

EXISTING TREE LEGEND	
	The Existing trees or palms transplanted, new location
	The Existing trees and palms that remained in their original location
	EXISTING TREE 'CRZ'
	Tree / Palm

ROOT BARRIER	
	DeepRoot Barrier UB 24-2, See details on L-202
	10' x 10' Visibility Triangle: Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

UTILITIES LINES	
	Water Line
	Sewer Line
	Drain Field
	Gas Line
	Overhead Utilities

ALL LANDSCAPE DATA INK

DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & .com
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Ph: 305.303.7059

STATE OF FLORIDA
LANDSCAPE ARCHITECT
DERICK LANGEL
LA 666705

CITY STAMPS

REV# / DESCRIPTION	DATE

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3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL 33155
954 240 3305
PE# 68402

LANDSCAPE PLAN

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

L-200

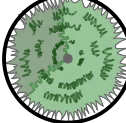
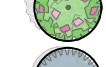
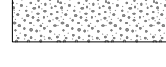
D

C

B

A

PLANT SCHEDULE GROUND FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
TREES									
	KRF	1	Krugiodendron ferreum	Black Ironwood	65 gal	4"	12' OA	8'-10'	Florida Native - Drought Tolerant - 5' CT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH		REMARKS
SHRUBS									
	CIR	27	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3 gal	18"-24" OA	18"-24"		Florida Native- Drough Tolerant
	CRN	49	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	2'	2.5'		Florida Native - Drought Tolerant
	CBM	9	Colocasia esculenta	Black Taro	3 gal	2' OA	2'		
	MOD	3	Monstera deliciosa	Ceriman	7 gal.	3'-4'	2.5'		
	PSL	23	Philodendron bipinnatifidum	Spit Leaf Philodendron	7 gal.	2.5' OA	2.5'		
	PAB	41	Phlebodium aureum 'Blue Star'	Blue Star Fern	1 gal.				Florida Native - Epyphytic and Terrestrial Growth - Shade Grown
	PMM	11	Podocarpus macrophyllus 'Maki'	Shrubby Yew	7 gal	4'-5'	2'		
	REX	50	Rhapis excelsa	Lady Palm	15 gal	3'-4'	3' - 4'		Shade Grown - Character Plant
	REQ	50	Russelia equisetiformis	Firecracker Plant	3 gal	18"	2'		Florida Native plant
	SER	25	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal.	3'	3'		Florida Native - Drought Tolerant
	TFL	29	Tripsacum floridanum	Florida Gamagrass	3 gal.	2'	2'		Florida Native
	ZPU	28	Zamia pumila	Coontie	3 gal.	2'	2'		Florida Native - Drough Tolerant - Shade plant
LARGE SHRUBS									
	CER	200	Conocarpus erectus	Green Buttonwood	15 gal.	6'-7" OA	3'		Florida Native - Drought Tolerant
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
GROUND COVERS									
	ELI	494	Ermodea littoralis	Golden Creeper Curtain	3 gal.	1'	1.5'	15" o.c.	
	MST	850	Mimosa strigillosa	Sunshine Mimosa	1 gal	6" OA	6"	9" o.c.	
AGGREGATES									
	GMG	245 sf	Gray Marble Gravel 1/2"	1/2" Grey Marble Gravel	S.F.				3" Layer - Substitute for Gray Pearock if Desired
	MBP	15 sf	Mexican Black Pebbles	Black Pebbles	S.F.				Green space=2,973 * 10%=297 - Provided=263 s.f 8%
SOD/SEED									
	SSP	8,932 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Grass	Sod				Shade tolerant



ZPU - Coontie



CER - Green Buttonwood



ELI - Golden Creeper



MST - Sunshine Mimosa



GMG - Grey Marble Gravel



MBP - Mexican Black Pebbles



SSP - Palmetto St. Augustine Sod



MPB - Mulch Pine Bark



KRF - Black Ironwood



CIR - Red Tip Cocoplum



CRN - Dwarf Pitch Apple



CBM - Black Taro



MOD - Ceriman



PSL - Spit Leaf Philodendron



PAB - Blue Star Fern



PMM - Shrubby Yew



REX - Lady Palm



REQ - Firecracker Plant

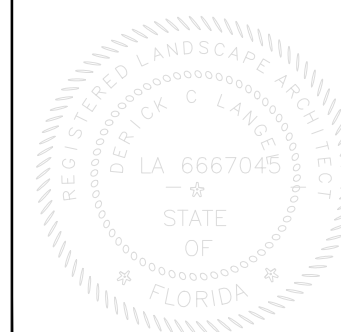


SRC - Silver Saw Palmetto



TFL - Florida Gamagrass

ALL LANDSCAPE DATA INCLUDING:
DERICK LANGE
Landscape Architect LA666705
www.alllandscapedata.net & .com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059



CITY STAMPS

REV# / DESCRIPTION	DATE

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A WAREHOUSE ADDITION FOR:

HUMMINGBIRD DIVISIONS LLC

3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL 33155
954 240 3305
PE# 68402

LANDSCAPE
SCHEDULE & IMAGES

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

L-201

THESE PLANS SHALL NOT BE VALUED UNLESS SIGNED AND SEALED BY ARCHITECT. DRAWINGS ARE PROPERTY OF ALL DESIGN AND SHALL NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT BY THE ARCHITECT.

NOTES:

1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan.
9. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
10. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots; trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratan' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other landscape feature shall be sodded with St. Augustine 'Floratan' sod.
19. St. Augustine 'Floratan' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6" or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

1 General Planting Notes

SCALE: N.T.S.

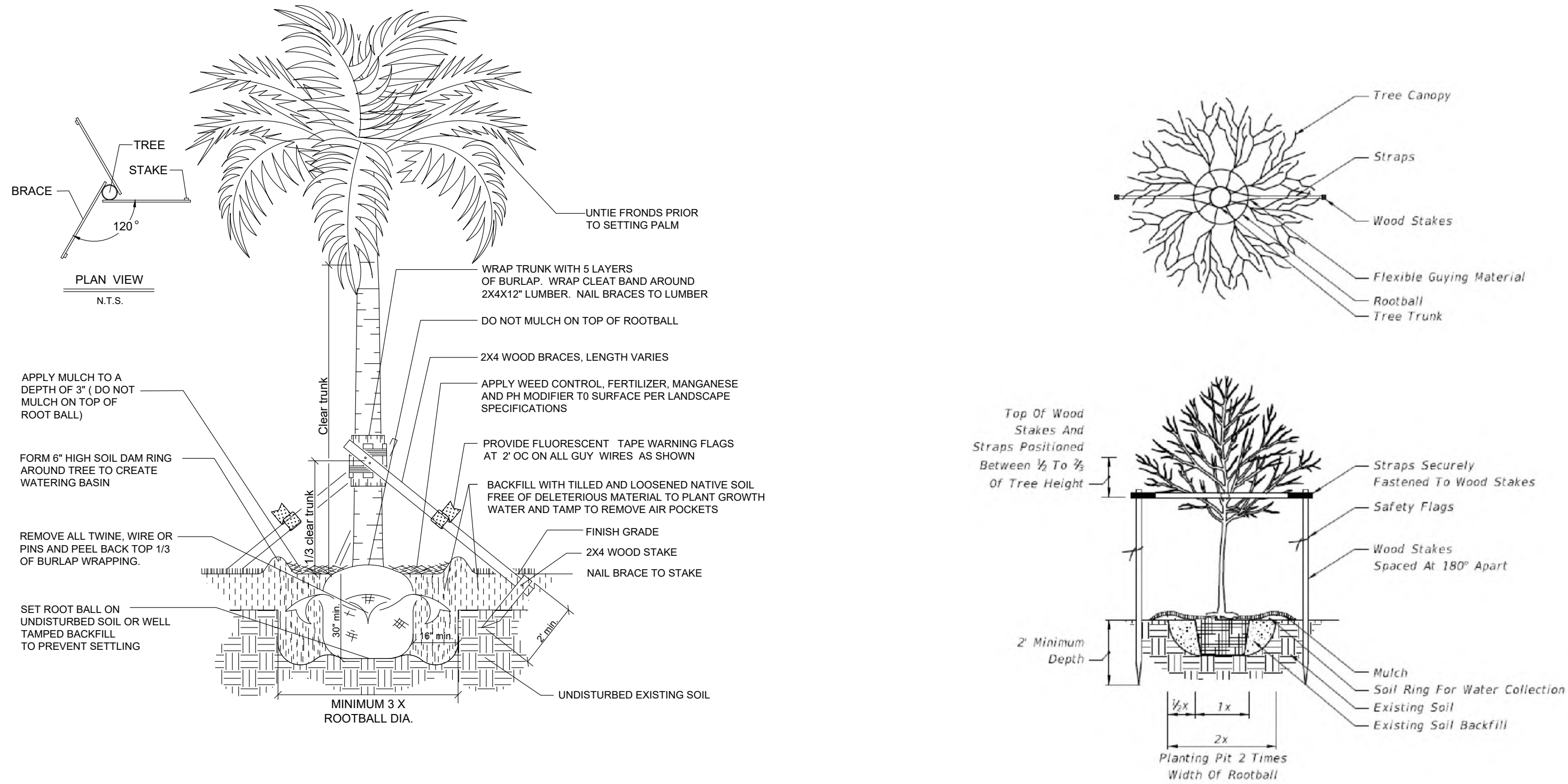
TREE AND PALM TRANSPLANTING NOTES

1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, weeding, mowing, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of final inspection all transplanted trees and palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:

- A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
- B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
- C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
- D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall be have all fronds cut without damaging the bud.
- E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
- F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
- G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
- H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
- I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
- J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
- K. Finish cutting of root ball for transplanting.
- L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
- M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
- N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
- O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
- P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
- Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
- R. Trees shall be planted 2" max. higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
- S. The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
- T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
- U. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
- V. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
- W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period prior to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
- X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 15 MPH.
- Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First Month- daily; Second Month - 3 times per week; Third and Fourth Months - 2 times per week; Last Eight Months - 1 time per week. For trees over 4" in caliper, at the time of planting, the schedule should be: First 6 weeks - daily, from 1.5 months to 6 months-3 times per week, last 6 months - 1 time per week.

2 Tree & Palm Protection Notes

SCALE: N.T.S.

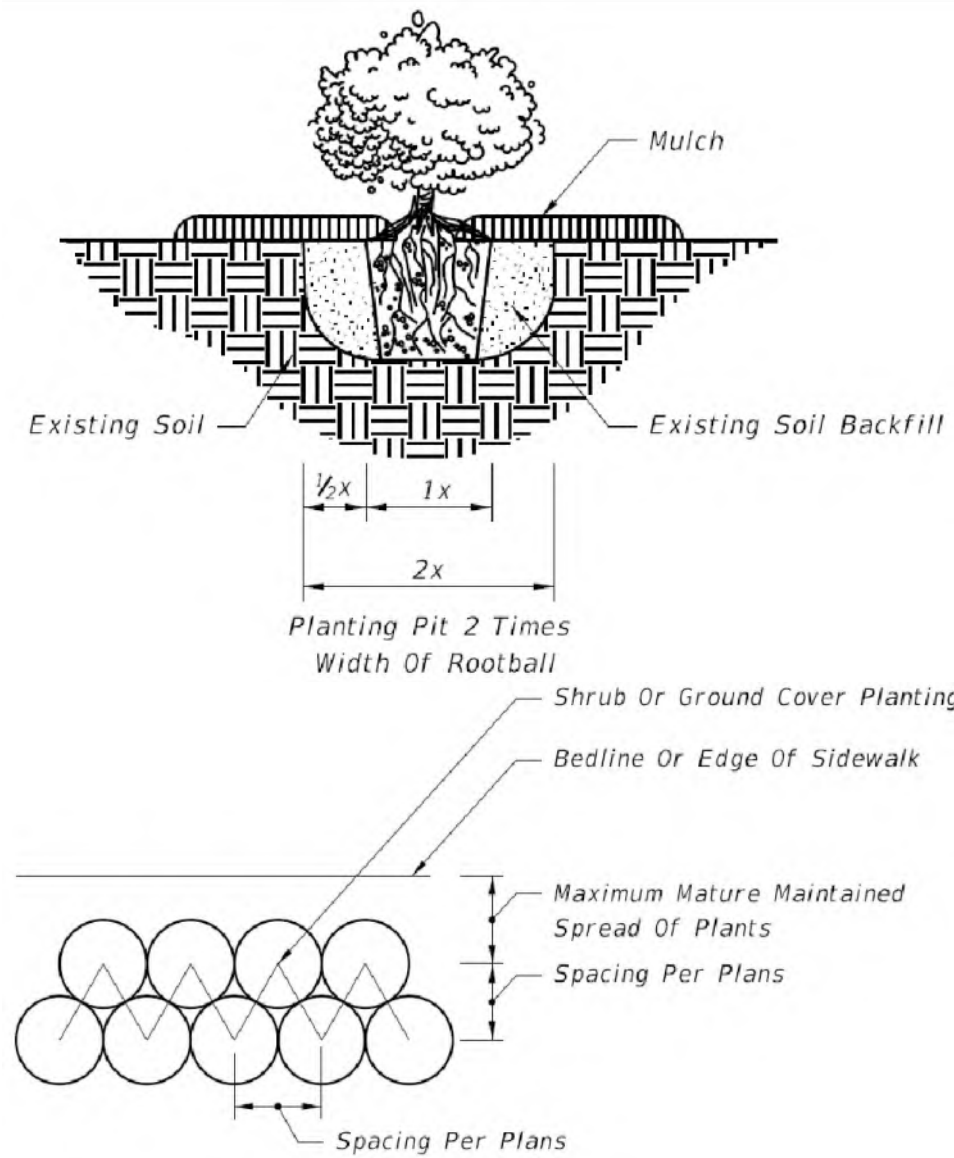


3 Palm Planting Detail

SCALE: N.T.S.

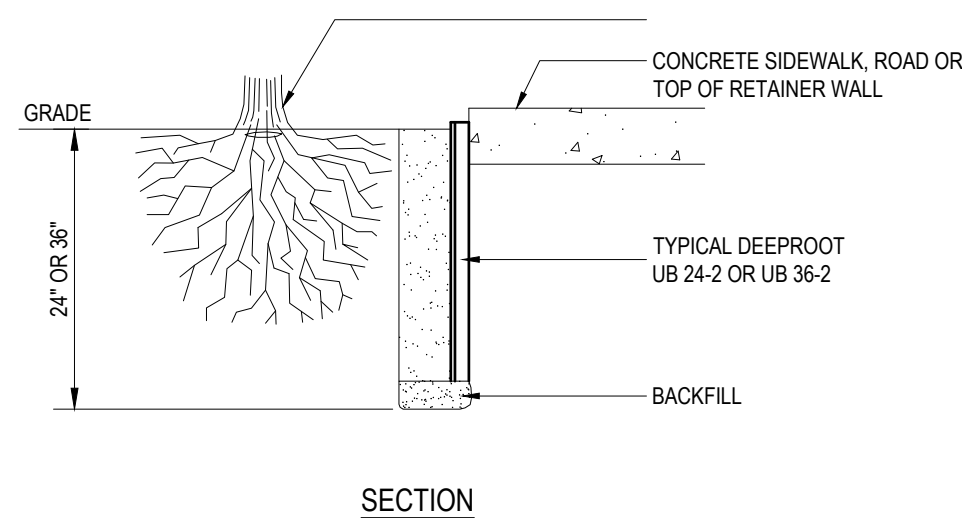
4 1\" - 3 1/2\" CALIPER TREE PLANTING

SCALE: N.T.S.



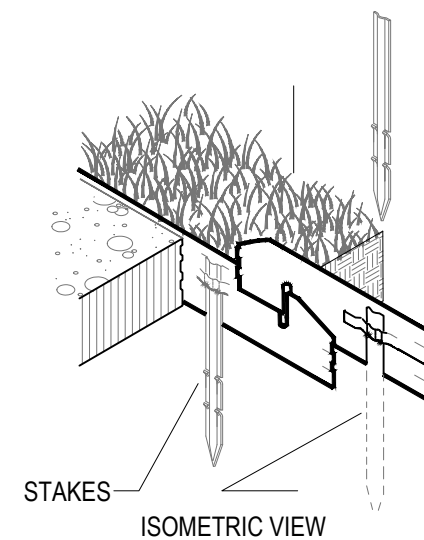
5 GROUND COVERS / SHRUBS PLANTING

SCALE: N.T.S.



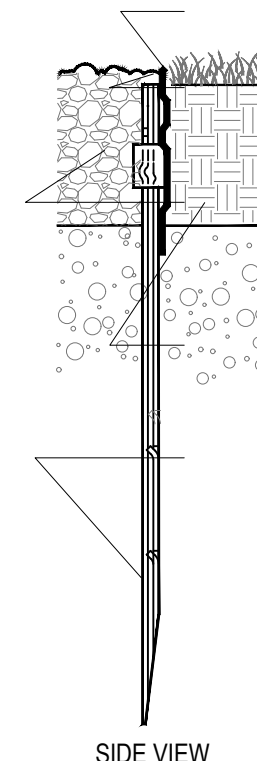
- NOTES:
1. INSTALLATION to BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. THE RAISED ROOT GUIDING RIBS MUST BE FACING TOWARDS THE TREE ROOTS.
 4. THE TOP OF THE BARRIER PANELS MUST BE SLIGHTLY ABOVE GRADE (NEVER BELOW GRADE).
 5. POSITION BARRIER PANELS VERTICALLY WITH TOP AGAINST THE STRUCTURE TO BE PROTECTED.
 6. SEE LANDSCAPE SITE PLAN TO DETERMINE TREES THAT REQUIRE BARRIER PANEL.

Root - barrier Detail
N.T.S.



PERMALOC CLEANLINE
ALUMINUM EDGING
TOP OF EDGING TO BE
MAXIMUM OF 1/2" (12.7 MM)
ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE

COMPACT GRADES
ADJACENT TO EDGING TO
AVOID SETTLING
12" (305 MM) ALUMINUM
STAKES TO LOCK INTO
PERFORMED LOOPS
ON THE EDGING

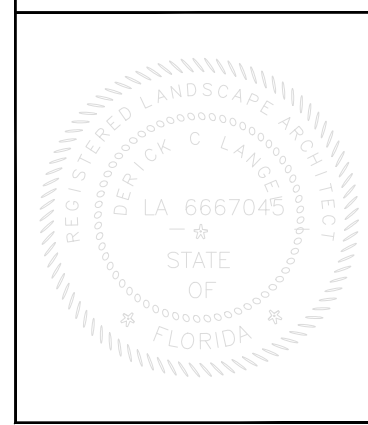


NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALF-WAY AND FOR A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-016.

"CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING"

ALL LANDSCAPE DATA INK
DERICK LANGE
Landscape Architect LA686705
www.alllandscapedata.net & .com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059



CITY STAMPS

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL 33155
954 240 3305
PE# 68402

LANDSCAPE
NOTES & DETAILS

DATE: 05-29-2024

SCALE: AS NOTED

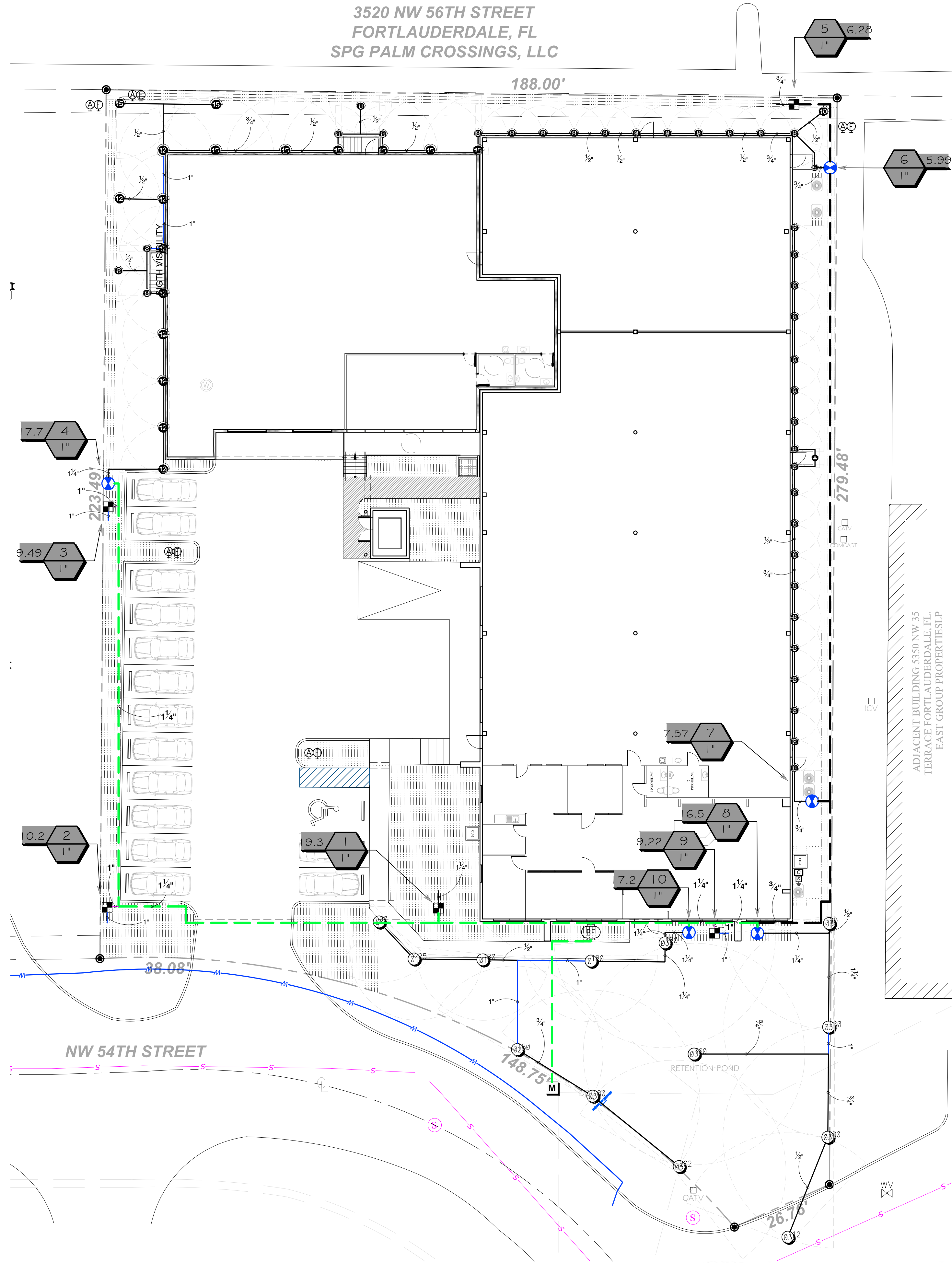
DRAWN BY: FTCCDD

DRAWING #

L-202

3520 NW 56TH STREET
FORTLAUDERDALE, FL
SPG PALM CROSSINGS, LLC

188.00'



GROUND FLOOR IRRIGATION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BONES OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WAG CONSTRUCTION SPECIFICATIONS FOR DOWNTOWN WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WAG.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24"; (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

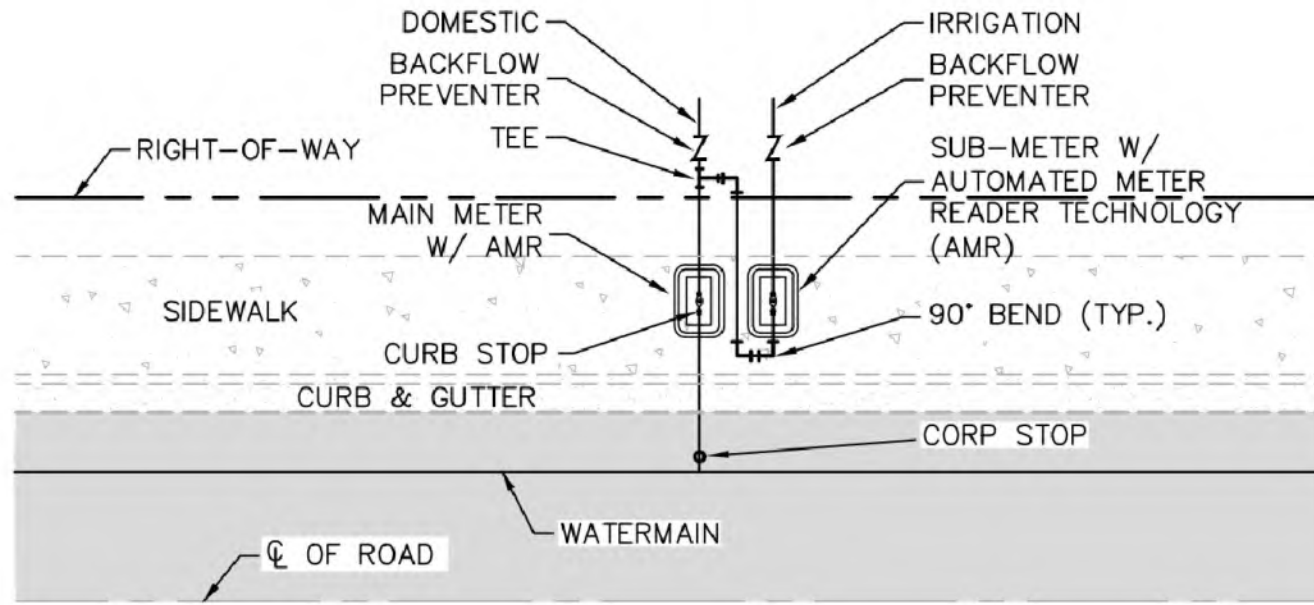
GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

NOTES:

- MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
- MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
- MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
- MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
- SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.



POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AVG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION NOTES

SCALE: NTS

VALVE SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP	
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	19.34	119.4	60.7	69.3	1.07 in/h	
2	Toro DZK-EZF-1-MF	1"	Area for Dripline	10.19	205.1	50.9	56.7	1.07 in/h	
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	9.49	307.6	49.8	55.9	1.07 in/h	
4	Toro 252-26 Globe	1"	Turf Spray	17.69	313.6	40.3	52.1	0.74 in/h	
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	6.28	226.1	42.9	56.1	1.07 in/h	
6	Toro 252-26 Globe	1"	Turf Spray	5.99	200.5	36.8	48.3	0.62 in/h	
7	Toro 252-26 Globe	1"	Turf Spray	7.57	42.2	39.3	46.6	0.68 in/h	
8	Toro 252-26 Globe	1"	Turf Rotor	16.53	36.3	57.1	64.3	0.74 in/h	
9	Toro DZK-EZF-1-MF	1"	Area for Dripline	9.22	47.3	49.2	53.9	1.07 in/h	
10	Toro 252-26 Globe	1"	Turf Rotor	17.2	53.7	59.2	66.4	1.03 in/h	
Common Wire				685.0					

IRRIGATION SCHEDULE

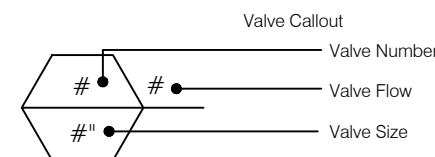
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
	Toro 570Z-6LP-PC 8" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	36	30
	Toro 570Z-6LP-PC 10" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
	Toro 570Z-6LP-PC 12" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
	Toro 570Z-6LP-PC 15" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Toro 300-00 01 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	4	50	1.26	17"
	Toro 300-00 02 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	1	50	2.56	23"
	Toro 300-00 03 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	8	50	3.23	29"

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flow Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	5
	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	5
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	5
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	3,264 l.f.

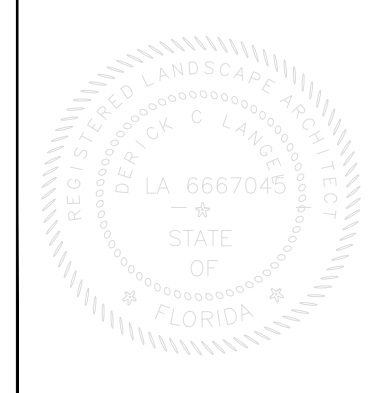
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	5
	Toro EVO-04OD with (02) EMOD-04 12 Station Outdoor Controller. Includes two 4-station Expansion Module. Ideal for residential and light-commercial applications.	1
	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
	Water Meter 1"	1

_____	Irrigation Lateral Line: PVC Schedule 40 1/2"	409.2 l.f.
_____	Irrigation Lateral Line: PVC Schedule 40 3/4"	205.5 l.f.
_____	Irrigation Lateral Line: PVC Schedule 40 1"	91.3 l.f.
_____	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	163.8 l.f.
_____	Irrigation Mainline: PVC Schedule 40 1/2"	92.3 l.f.
_____	Irrigation Mainline: PVC Schedule 40 3/4"	243.1 l.f.
_____	Irrigation Mainline: PVC Schedule 40 1"	8.3 l.f.
_____	Irrigation Mainline: PVC Schedule 40 1 1/4"	341.4 l.f.
=====	Pipe Sleeve: PVC Schedule 40	102.2 l.f.



ALL LANDSCAPE DATA INK

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Ph: 305.303.7059



CITY STAMPS

REV# / DESCRIPTION DATE

REV#	DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

A WAREHOUSE ADDITION FOR:

HUMMINGBIRD DIVISIONS LLC

3501 NW 54TH STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A. MARTINEZ
5735 SW 54TH TERRACE
MIAMI, FL 33155
954 240 3305
PE# 68402

GROUND FLOOR IRRIGATION PLAN

DATE:

05-29-2024

SCALE:

AS NOTED

DRAWN BY:

FTCADD

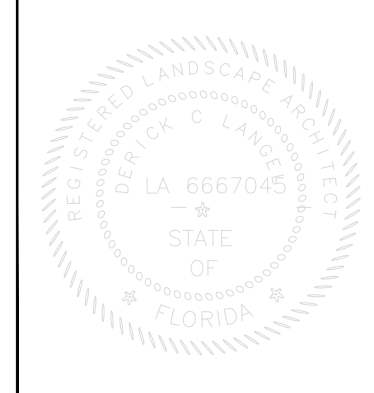
DRAWING #

IR-100

THESE PLANS SHALL NOT BE VALID UNLESS SIGNED AND SEALED BY ARCHITECT. DRAWINGS ARE PROPERTY OF A/E DESIGN AND SHALL NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT BY THE ARCHITECT.



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GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED & BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL, STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

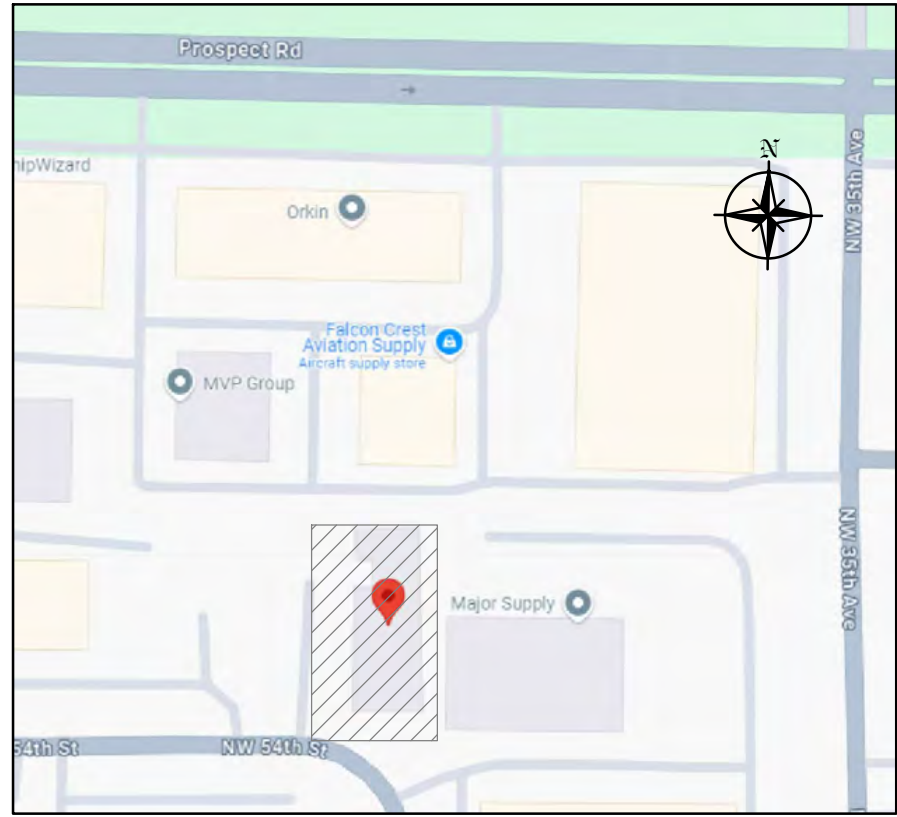
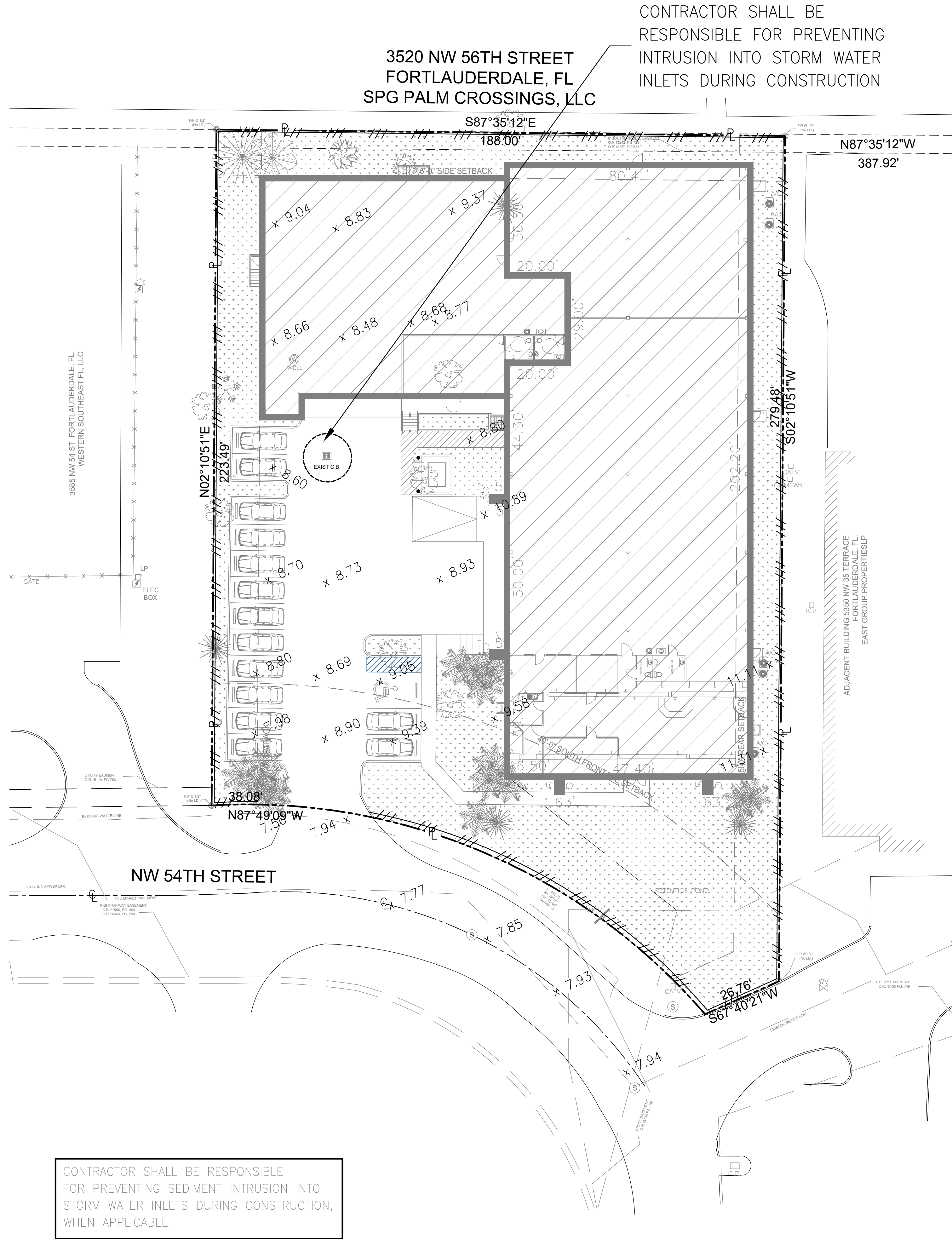
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

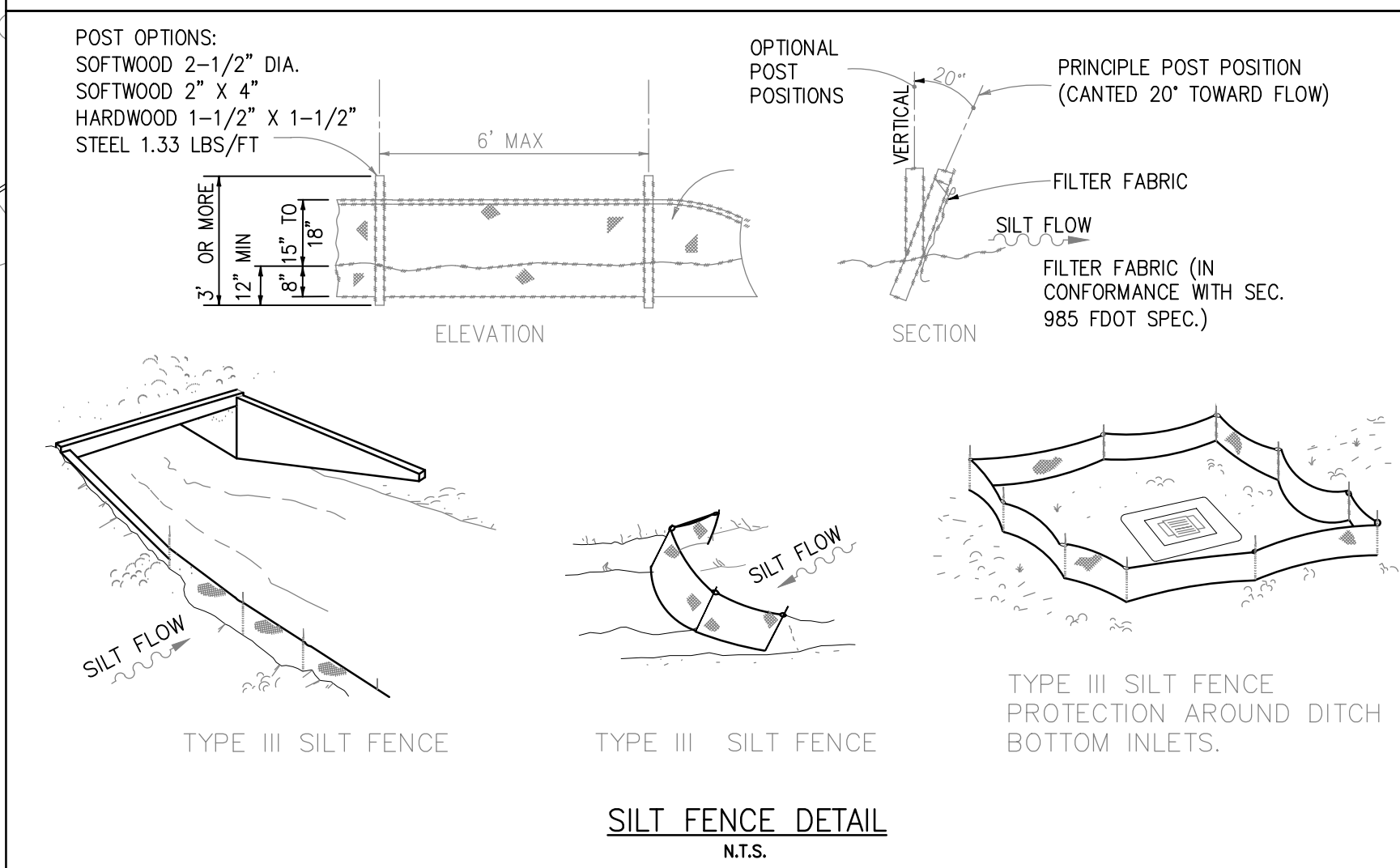
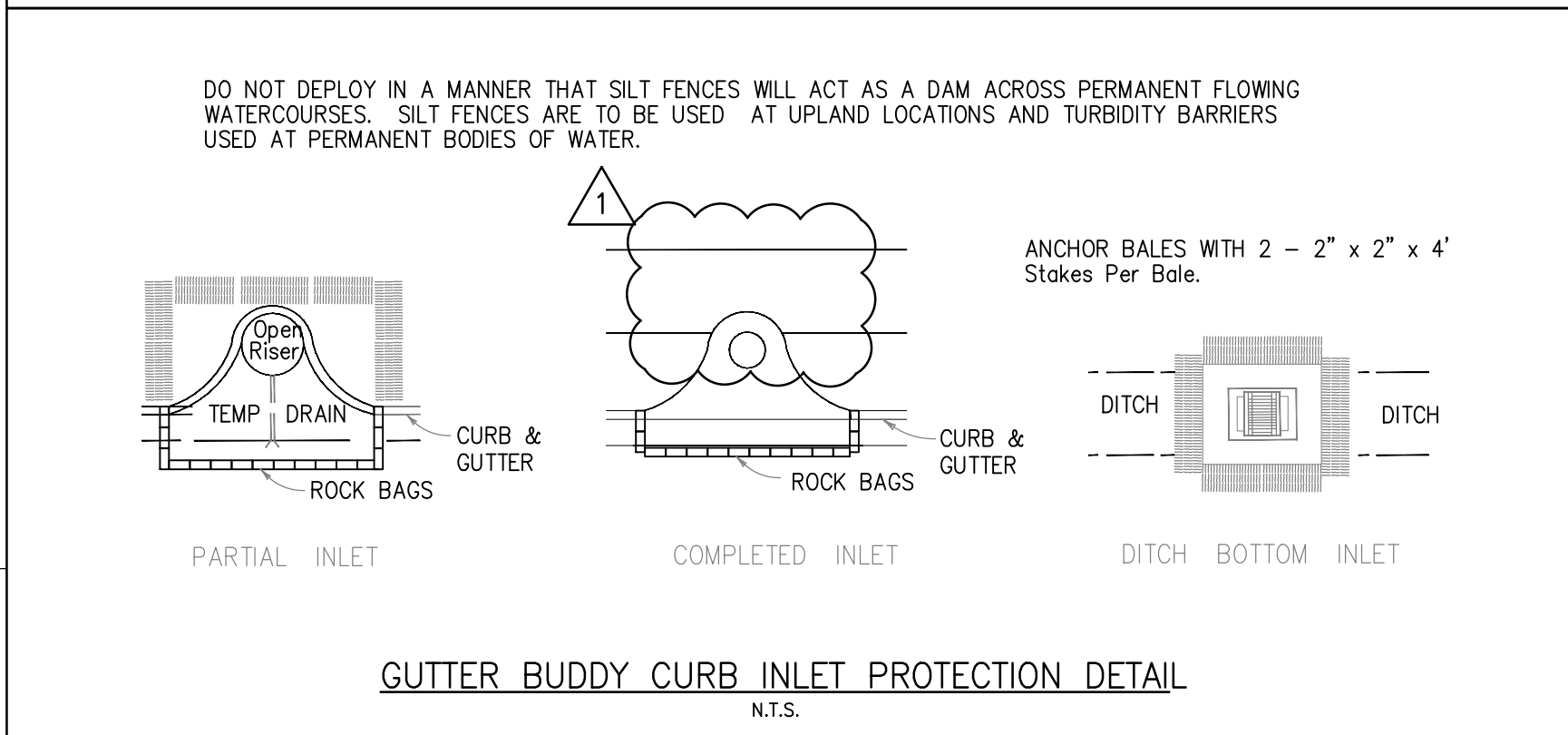
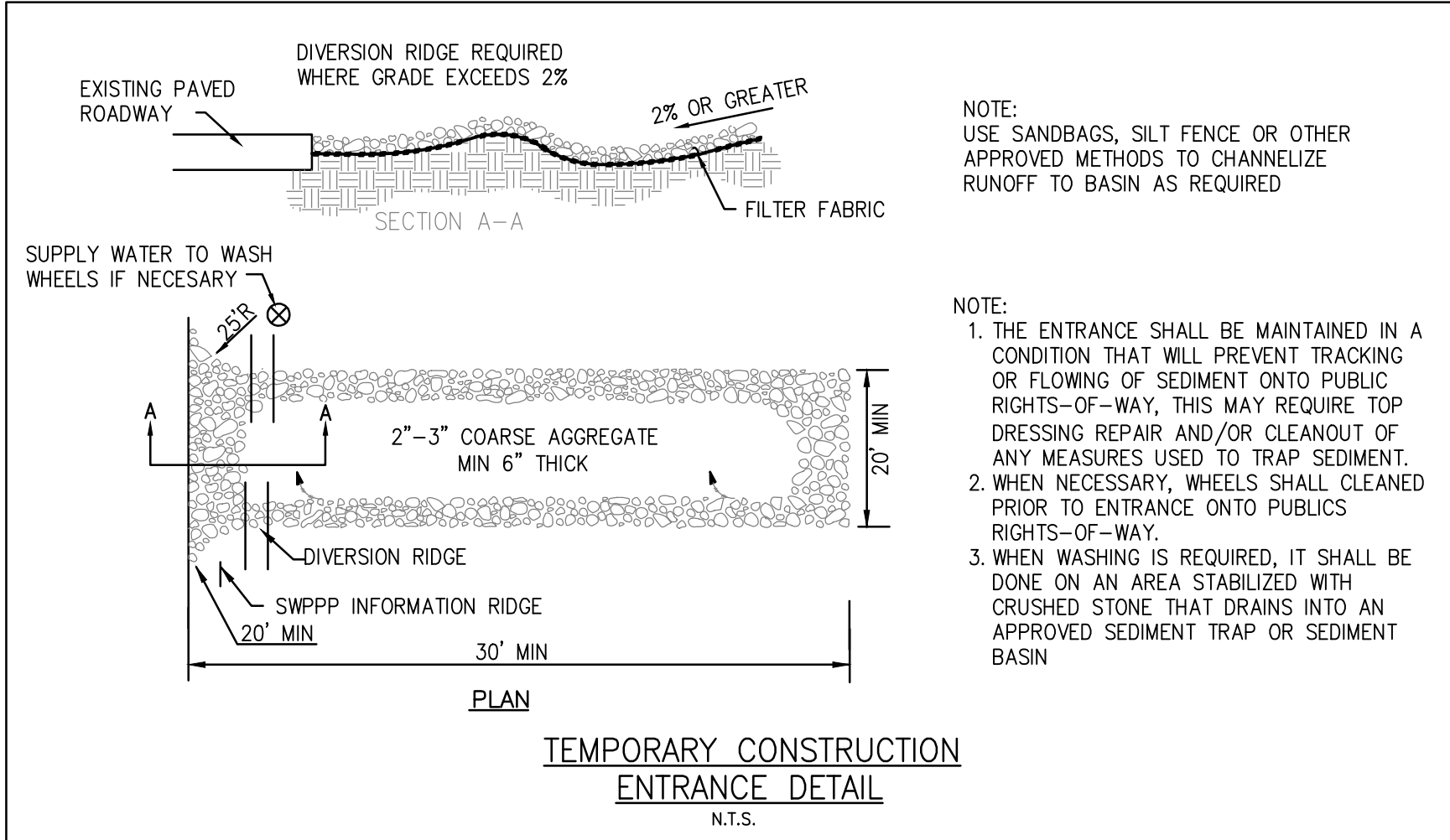
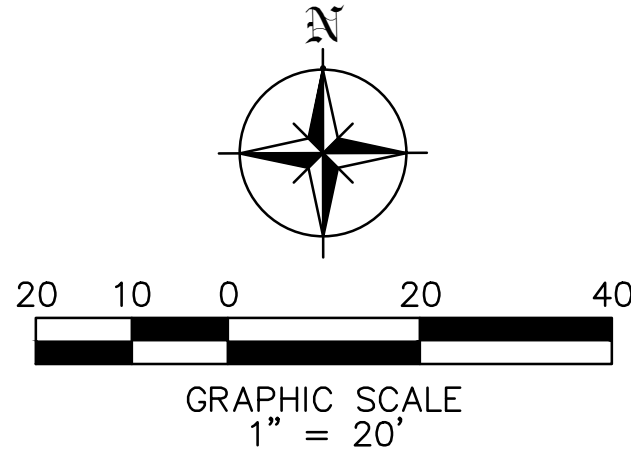
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// /// PROPOSED SILT FENCE



LOCATION MAP
N.T.S.



This item has been digitally signed and sealed by Jorge Szauder, PE. On November 7, 2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauder Engineering
Civil Engineers

7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: HUMMINGBIRD DIVISIONS LLC
Project: 3501 WAREHOUSE ADDITION
3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

EROSION
CONTROL PLAN

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUDER

Date: SEP. 2024

Scale: AS SHOWN

Job No:

Sheet:

C-02

of Sheets

Reviews:

Client: HUMMINGBIRD DIVISIONS LLC
Project: 3501 WAREHOUSE ADDITION

3501 NW 54th STREET - FORT LAUDERDALE, FL 33309

Plan Description:
PAVING, GRADING
& DRAINAGE

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER

Drawn by: J.JANSE

Reviewed & Sealed: JORGE M. SZAUER

Date: SEP. 2024

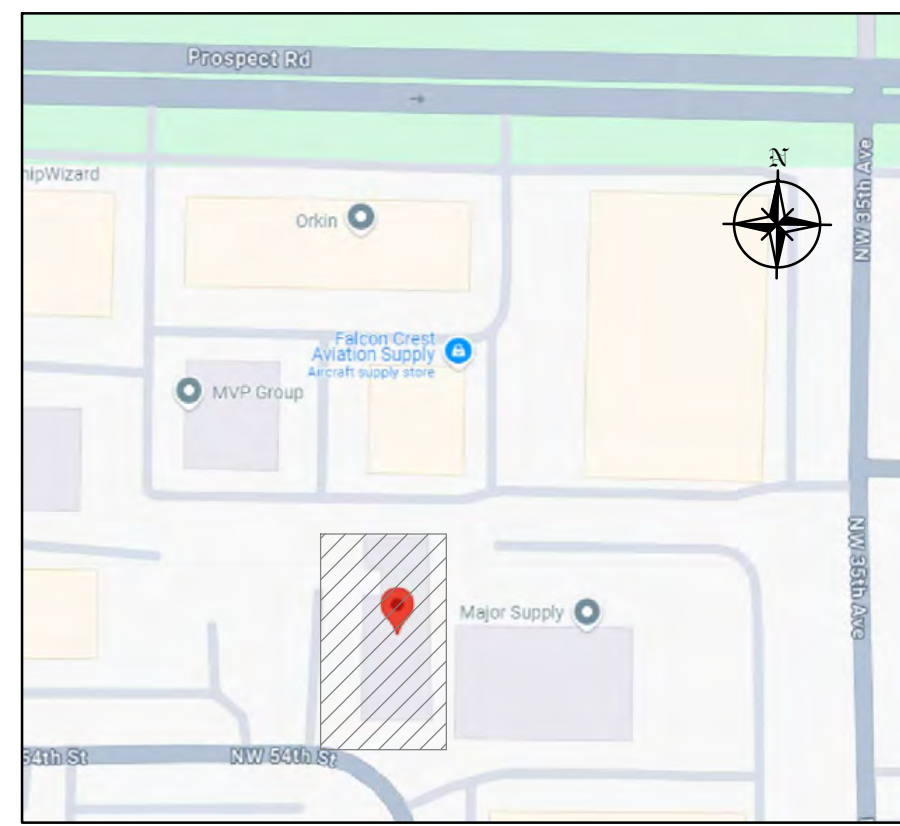
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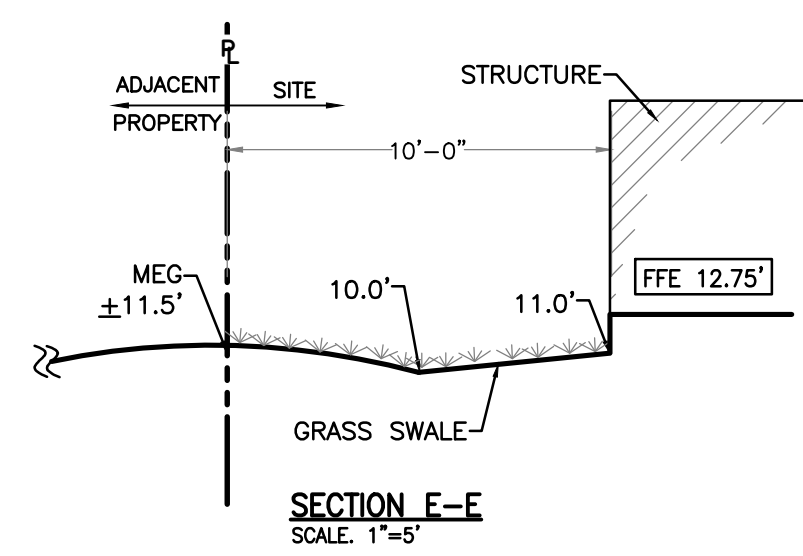
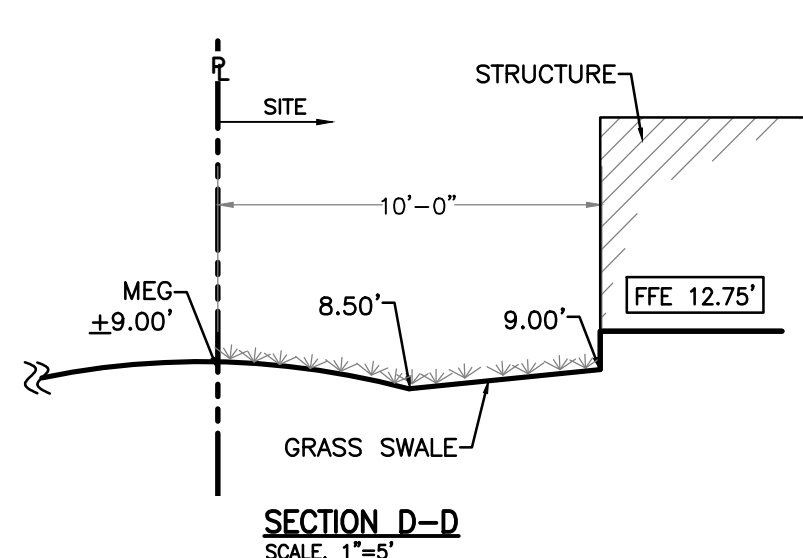
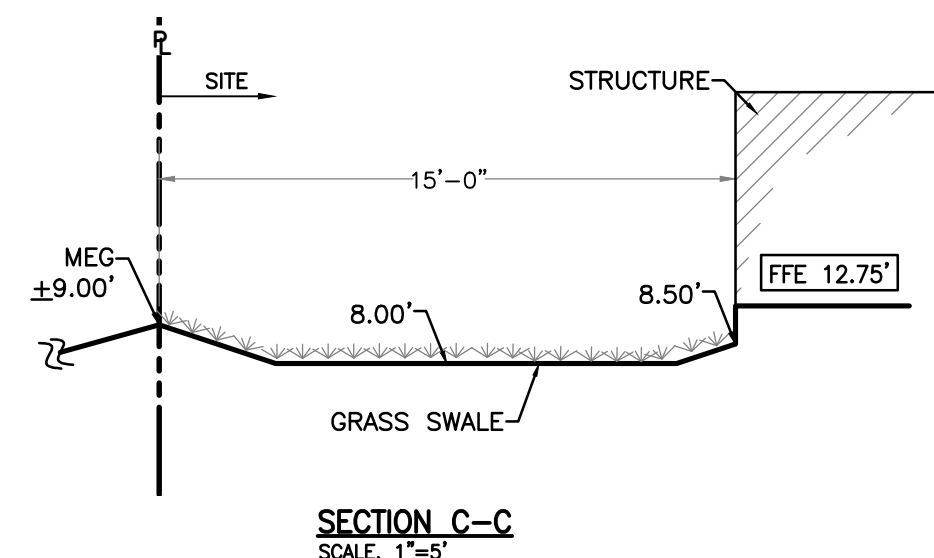
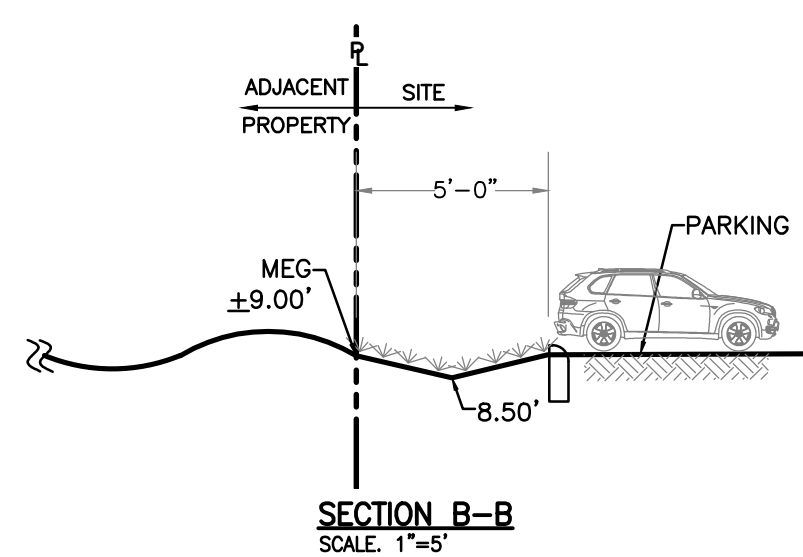
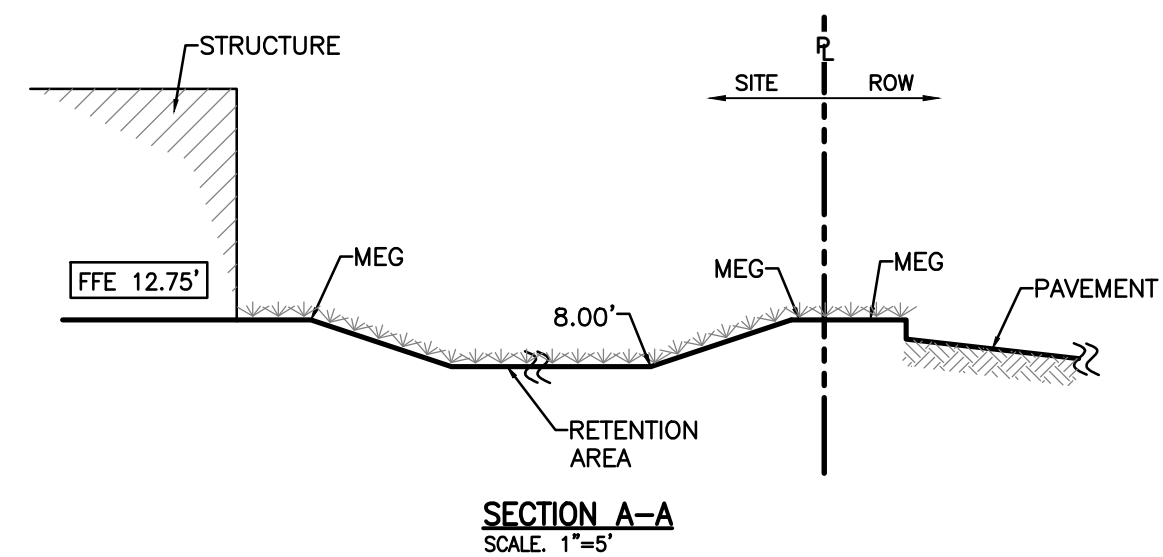
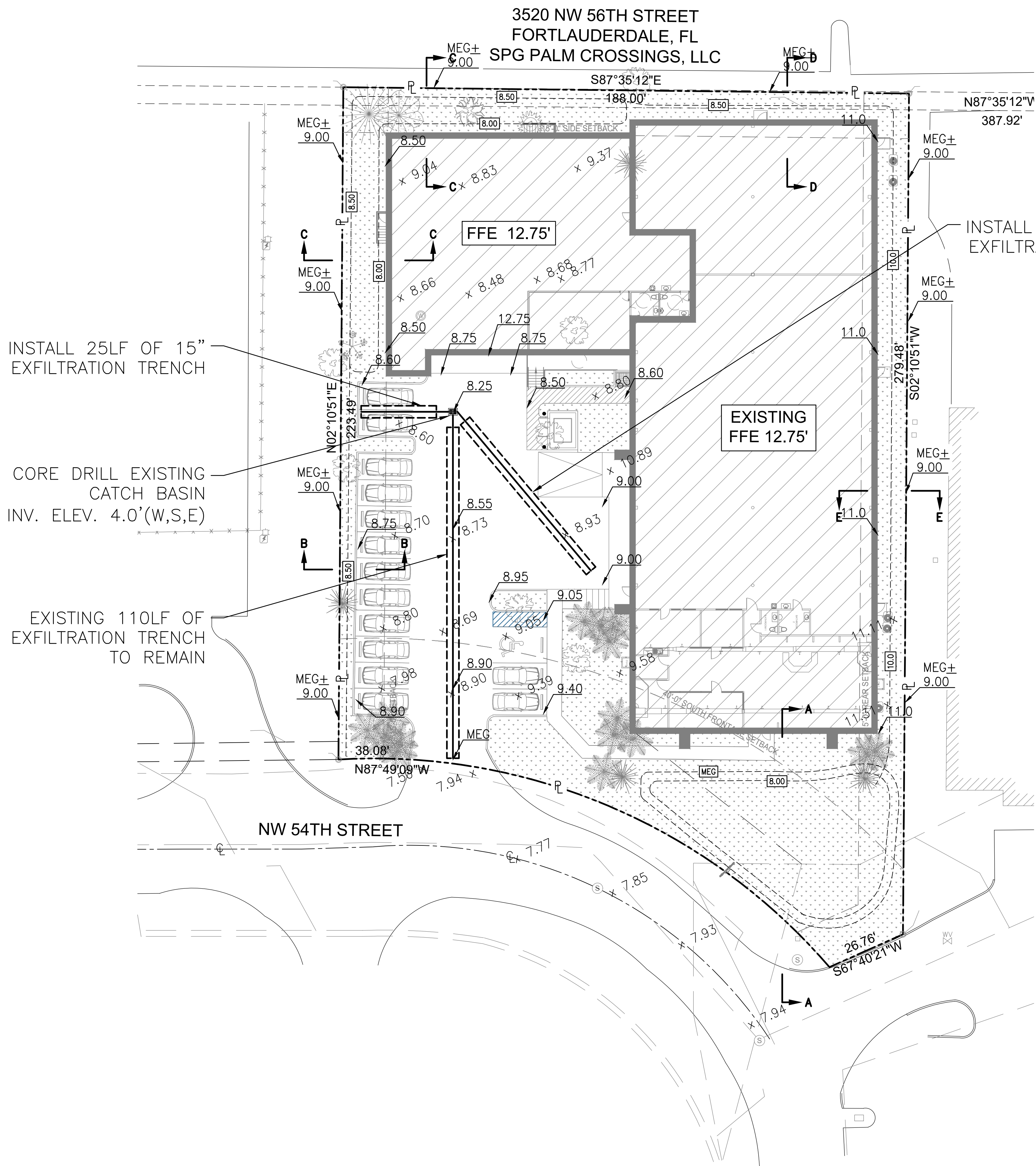
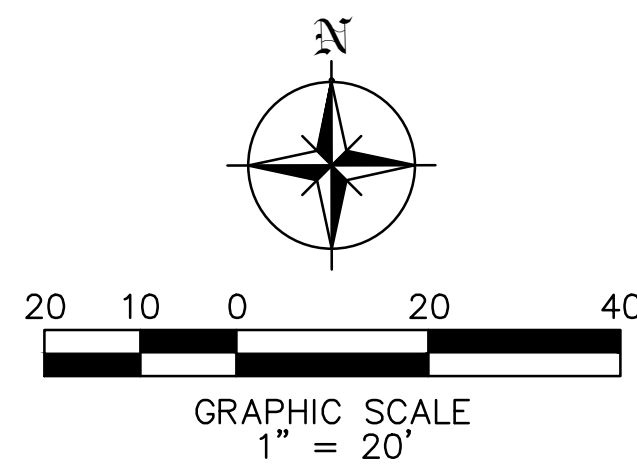
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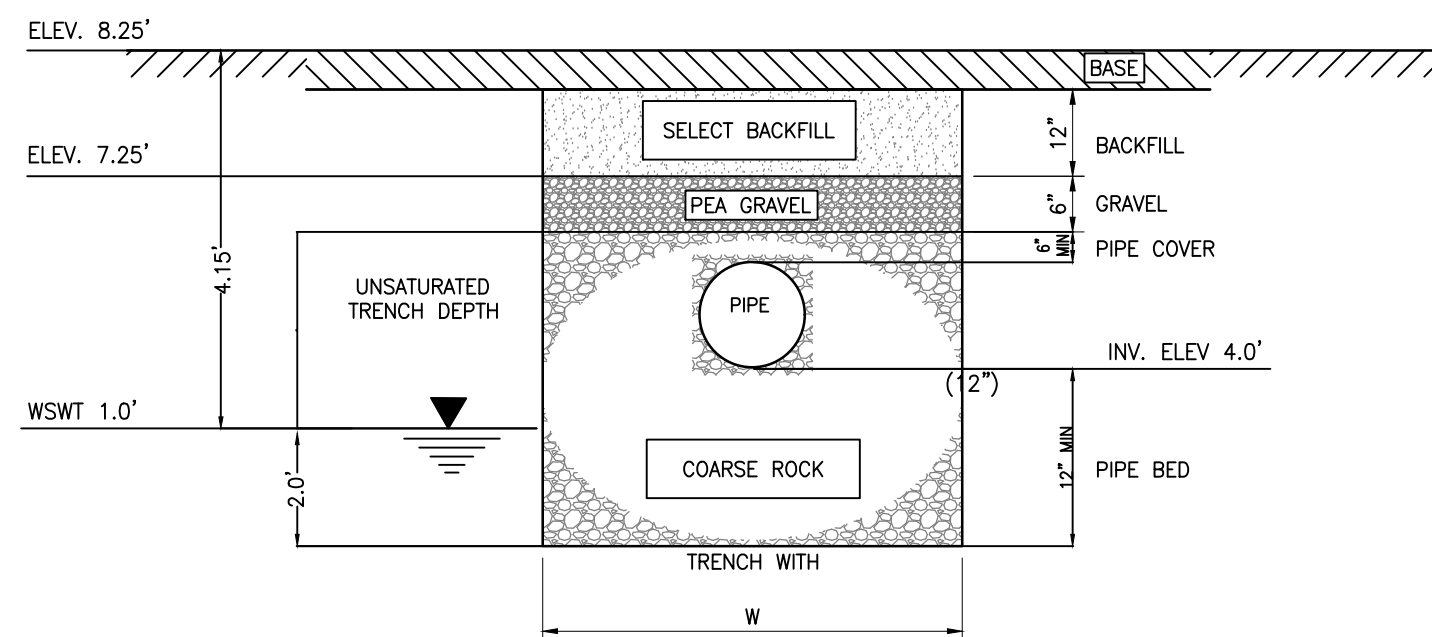
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LOCATION MAP
N.T.S.



NOTE:
ALL ELEVATIONS ARE RELATIVE TO
THE NAVD 88 DATUM



EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- + 4.50 EXISTING ELEVATION
- + 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS
- WOOD DECK

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 7, 2024.
Printed copies of this document are not considered signed and sealed and the signature
must be verified on any electronic copies.



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT LINE: 954.617.8919
EMAIL: ASCHIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Project: 3501 NW 54th Street Warehouse Addition
Address: 3501 NW 54th Street
Author: Andrew J. Schein, Esq.

GENERAL NARRATIVE

The Project is located at 3501 NW 54th Street (the "Property") in the CC zoning district. The Property includes an existing 15,679 SF warehouse for wholesale/distribution uses. The Property owner is proposing to construct a 6,488 SF addition to the existing warehouse.

Portions of the existing building (namely the setbacks) are legally nonconforming. Pursuant to ULDR Section 47-3.2.B.2, the proposed addition will meet current regulations regarding setbacks. Applicant is also seeking approval for a parking reduction to allow 15 parking spaces where the ULDR requires 28 parking spaces. Applicant has provided a parking study and a separate parking reduction narrative.

Project: 3501 NW 54th Street Warehouse Addition
Address: 3501 NW 54th Street
Author: Andrew J. Schein, Esq.

ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. Adequacy requirements.

- A. *Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. *Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: The Project is not expected to interfere with the City's communications network.

- C. *Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 ½) inches of runoff from the impervious surface whichever is greater.

Response: Acknowledged, Applicant provided drainage calculations in this submission.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A, the Property is not designated as a Natural Resource Area or an Environmentally Sensitive Land.

- E. *Fire Protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Acknowledged. Applicant requested a water/sewer capacity letter from the City's Public Works Department (Record No. ENG-CR-24120001) and will provide the letter to the City upon receipt.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: N/A, the project is not a residential or hotel development.

- G. *Police protection.*** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: The Project's design incorporates CPTED principles.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Acknowledged. Applicant requested a water/sewer capacity letter from the City's Public Works Department (Record No. ENG-CR-24120001) and will provide the letter to the City upon receipt.

I. *Sanitary sewer.*

- 1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- 2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
- 3. Where the county is the projected service provider, a written assurance will be required.
- 4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Acknowledged. Applicant requested a water/sewer capacity letter from the City's Public Works Department (Record No. ENG-CR-24120001) and will provide the letter to the City upon receipt.

- J. *Schools.*** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A, the project is not a residential development.

K. *Solid waste.*

- 1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
- 2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Applicant will be contracting with a solid waste hauler for solid waste.

- L. *Stormwater.*** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. *Traffic impact studies.*
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to

arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Applicant has included a traffic impact statement with this submission.

5. *Dedications of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: To the extent any additional right-of-way is needed, Applicant will dedicate the same by easement.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: The Project includes sidewalks along all street frontages.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: N/A, the project does not abut a primary arterial street.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: The Project includes existing trees along the street frontage.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which

wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Acknowledged. Applicant requested a water/sewer capacity letter from the City's Public Works Department (Record No. ENG-CR-24120001) and will provide the letter to the City upon receipt.

- O. *Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: N/A

- Q. *Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A

Project: 3501 NW 54th Street Warehouse Addition
Address: 3501 NW 54th Street
Author: Andrew J. Schein, Esq.

Parking Reduction Narrative
ULDR Section 47-20.3.A.5

5. *Criteria.* An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:

a. Adequacy requirements, as provided in Section 47-25.2; and

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the City's Adequacy Requirements.

b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or

RESPONSE: The Project includes an existing 15,679 SF warehouse. The Property is an oft-visited warehouse/wholesale distribution development with an excess number of parking spaces for their practical use. Under the ULDR, the Project with the proposed 6,488 SF addition would require 28 parking spaces. This number of parking spaces is not needed in practice for the Project.

The ITE recognizes the lower parking nature for warehouses in a general urban setting. Included with this application is a parking study by Karl Peterson, P.E., dated October 8, 2024, confirming that the ITE parking demand for the Project is 9 spaces, and that the Project can therefore be adequately served by the 15 proposed parking spaces.

c. There is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4, which spaces may be used to provide parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's director of parking services and city engineer; or

RESPONSE: N/A

d. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

RESPONSE: N/A

e. If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or

RESPONSE: N/A

f. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or

RESPONSE: N/A

g. Any combination of subsections A.5.a through e; and

RESPONSE: This request for a parking reduction meets the criteria for A.5.a and A.5.b as noted above.

h. Notwithstanding the provisions of Section 47-20.19 and Section 47-3, Nonconforming Uses, Structures and Lots, parking legally permitted and associated with an established permitted use prior to or on the effective date of the ULDR (June 18, 1997) located within the Central Beach zoning districts of the Central Beach Regional Activity Center, and where the structure containing such permitted use is not voluntarily demolished by more than fifty (50) percent such parking shall be deemed to be conforming parking for the purposes of a change of use as regulated by Section 47-20 and Section 47-3, Nonconforming Uses, Structures and Lots and shall not be required to provide additional parking; and,

RESPONSE: N/A

i. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

RESPONSE: See response to subsection (b) and (c). Pursuant to the ITE, the 15 parking spaces are more than adequate to serve the Project.

KBP CONSULTING, INC.

October 8, 2024

Mr. Benjamin Restrepo, P.E.
Senior Project Manager
City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

**Re: Hummingbird Warehouse – Fort Lauderdale, Florida
Traffic Statement**

Dear Benjamin:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed expansion of the existing Hummingbird Warehouse facility located on the north side of NW 54th Street between NW 35th Avenue and NW 36th Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically the site is located at 3501 NW 54th Street and the Broward County Folio Number is 4942 18 26 0011. A site location map is presented in Attachment A to this memorandum.

This traffic statement addresses the trip generation characteristics associated with the existing and proposed development on the site and documents if the estimated number of net new project trips exceeds the minimum trip thresholds established by the City of Fort Lauderdale that would require a comprehensive traffic impact study.

TRAFFIC IMPACT ANALYSIS

Existing and Proposed Development

The total land area of the subject site is approximately 1.17 acre (51,107 square feet) and the site is developed with a 15,679 square foot warehouse building. A 6,488 square foot expansion is proposed for this warehouse building. The total floor area will be 22,167 square feet. The existing vehicular access to the site on NW 54th Street will remain as is. The proposed site plan is presented in Attachment B.

Trip Generation Analysis

A trip generation analysis has been conducted for the existing and proposed development on the subject site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use category and corresponding trip generation rates for the existing and proposed development are as follows:

Warehousing – ITE Land Use #150

- Weekday: $T = 1.71 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 0.17 (X)$ (77% in / 23% out)
- PM Peak Hour: $T = 0.18 (X)$ (28% in / 72% out)

Relevant excerpts from the referenced ITE manual are presented in Attachment C to this memorandum. Utilizing the above-listed trip generation rates from the referenced ITE document, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 below.

Table 1 Hummingbird Warehouse Trip Generation Analysis 3501 NW 54th Street - Fort Lauderdale, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Warehousing	15,679 SF	27	2	1	3	1	2	3
Proposed Warehousing	22,167 SF	38	3	1	4	1	3	4
Difference (Proposed - Existing)		11	1	0	1	0	1	1

Compiled by: KBP Consulting, Inc. (October 2024).

Source: ITE Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed / expanded warehousing facility is anticipated to generate 38 daily vehicle trips, four (4) AM peak hour vehicle trips (3 inbound and 1 outbound) and four (4) vehicle trips (1 inbound and 3 outbound) during the typical afternoon peak hour. When considering the existing warehousing facilities on this site this represents an increase of 11 daily vehicle trips, an increase of one (1) AM peak hour vehicle trip and an increase of one (1) PM peak hour vehicle trip.

Conclusions

Based upon the foregoing analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily trips, a traffic impact study is required. The subject project is projected to generate 38 total daily vehicle trips and 11 net new daily vehicle trips.

KBP CONSULTING, INC.

- o And, if the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in four (4) vehicle trips during the AM and PM peak hours. The maximum number of trips anticipated within one-half hour is approximately 5.26% of the daily vehicle trips, which is significantly less than the 20% threshold. *(Four peak hour vehicle trips occurring in one (1) hour represents, on average, two (2) vehicle trips in one-half hour. Two (2) vehicle trips equate to approximately 5.26% of the 38 daily vehicle trips.)*

Based upon the foregoing analyses, the trip generation characteristics of the Hummingbird Warehouse facility do not warrant further detailed traffic analyses. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

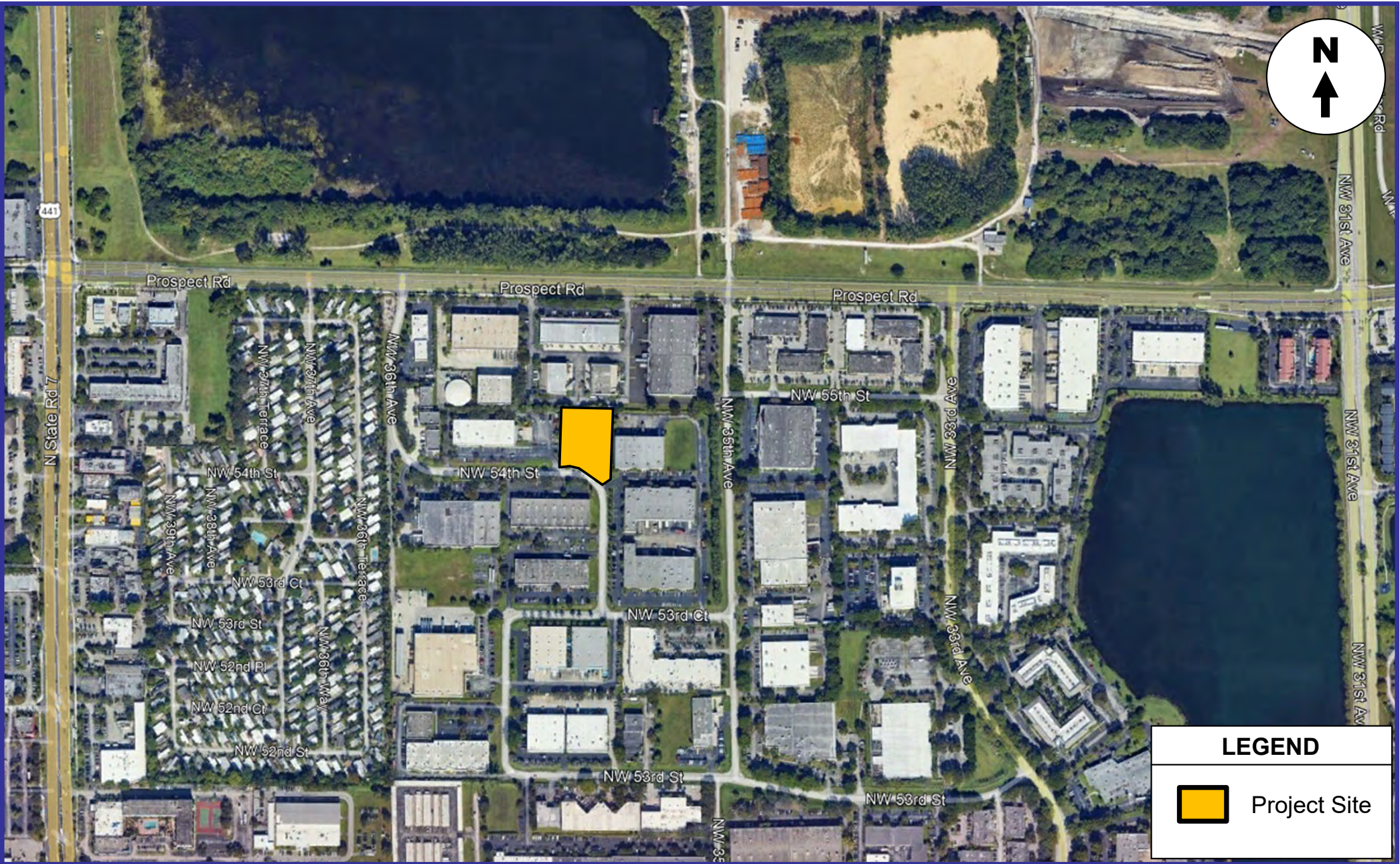


Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Hummingbird Warehouse

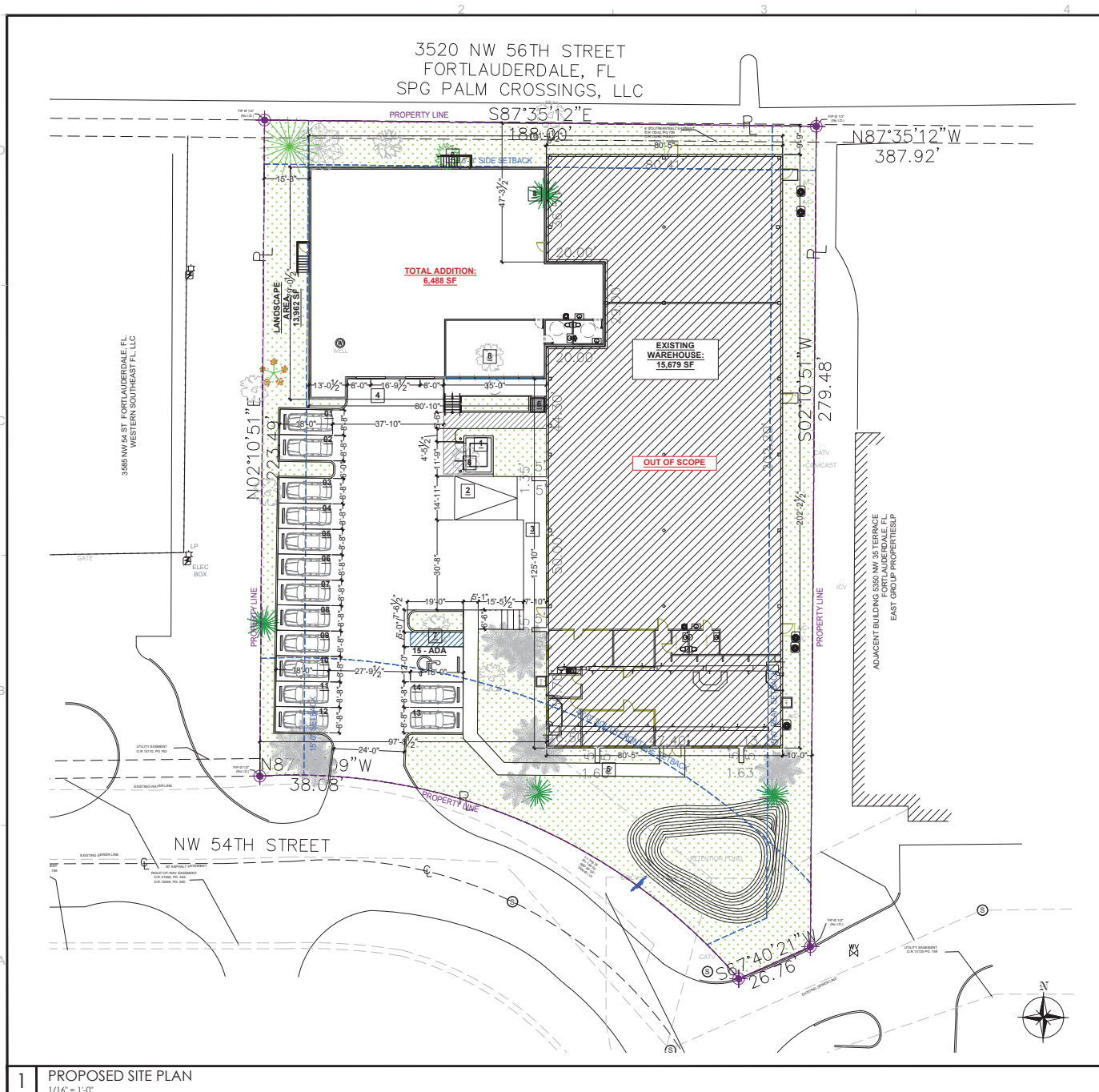
Project Location Map



Attachment B

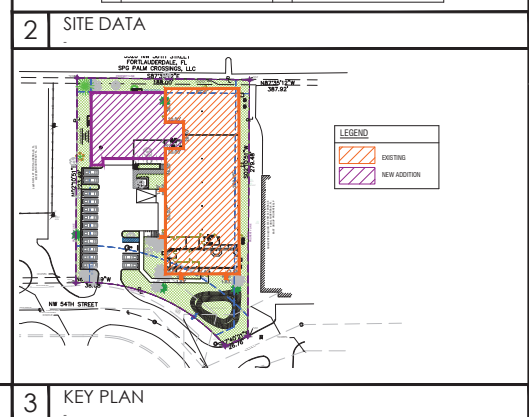
Hummingbird Warehouse

Proposed Site Plan



1 PROPOSED SITE PLAN
1/16" = 1'-0"

PROPERTY ADDRESS 3520 NW 54 ST FORT LAUDERDALE, FL 33309		FOLIO: 4942-18-25-0011 LEGAL DESCRIPTION UNITED STATES OF AMERICA, 1/2 S 1/4 TRACT A FOR DEED AS COMB 47N14 COR OF SEC 18-48-42 S 1/4 1/2 W 80736 TO POB 8 27N 48 50 76 TO PC COR 1 1/4 S 1/4 1/2 W 80736 TO A PT ON NW 42 76 A 1 1/4 S 1/4 FOR DEED IN TR 1886647	
SITE INFORMATION		EXISTING	PROPOSED
ZONING	CC		N/A
BUILDING USE	WAREHOUSES		WAREHOUSES
NET LOT AREA	+/- 46,095 SF		N/A
GROSS LOT AREA	+/- 51,167 SF		N/A
BASE FLOOD ELEVATION	AA - ELEV. 9.0' (+1.00') = 10.00'		10.00'
BUILDING INTENSITY		ALLOWED	PROPOSED
LOT COVERAGE	MAX. 70% = 32,266 SF		32,133 SF - 89.9%
F.A.R.	N/A		N/A
A/C AREA	N/A		22,167 SF
BUILDING FOOT PRINT	N/A		22,167 SF
BUILDING HEIGHT	150'-0"		22'-0"
BUILDING INFORMATION		EXISTING	PROPOSED
TYPE OF CONSTRUCTION	-		V-B
OCCUPANCY CLASSIFICATION	-		S-1
LEVEL OF ALTERATION	-		2
SPRINKLER	NO		NO
FIRE ALARM	YES		YES
PARKING CALCULATION		REQUIRED	PROPOSED
TOTAL WAREHOUSE AREA = 22,167 SF + VARIANCE REQUESTED			
WAREHOUSE - 1 PS/800 SF	27		14
HANDICAPPED SPACE	1		1
TOTAL	28		15
SETBACKS		REQUIRED	PROPOSED
FRONTAGE - WEST	40'-0"		97'-8 1/2"
SIDE INTERIOR - WEST	15'-0"		15'-0"
SIDE INTERIOR - NORTH	15'-0"		9'-0" (EXISTING)
SIDE INTERIOR - SOUTH	15'-0"		28'-1 1/2" (EXISTING)
REAR - EAST	15'-0"		10'-0" (EXISTING)
LANDSCAPE		REQUIRED	PROPOSED
IMPERVIOUS AREA - HARDSCAPE	32,266 SF - MAX. 70%		32,133 SF - 89.9%
PREVIOUS AREA - LANDSCAPE	13,829 SF - MIN. 30%		13,962 - 30.1%
LEGEND			
[] PROPOSED DUMPER		[] EXISTING TREE TO BE RELOCATED	
[] EXISTING RAMP			
[] EXISTING DOCK			
[] PROPOSED DOCK			
[] EXISTING SIDEWALK			
[] PROPOSED ADA LFT			
[] ADA CIRCULATION			



CITY STAMPS

REV# DESCRIPTION DATE

A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3520 NW 54th STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A MARTINEZ
F788 NW 54TH TERRACE
MAAMI, FL 33155
SEA 248 3305
PEW 88462

PROPOSED SITE PLAN

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCAAD

DRAWING #

A-1.0

Attachment C

Hummingbird Warehouse

**Relevant Excerpts from the
*ITE Trip Generation Manual (11th Edition)***

Land Use: 150

Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 31

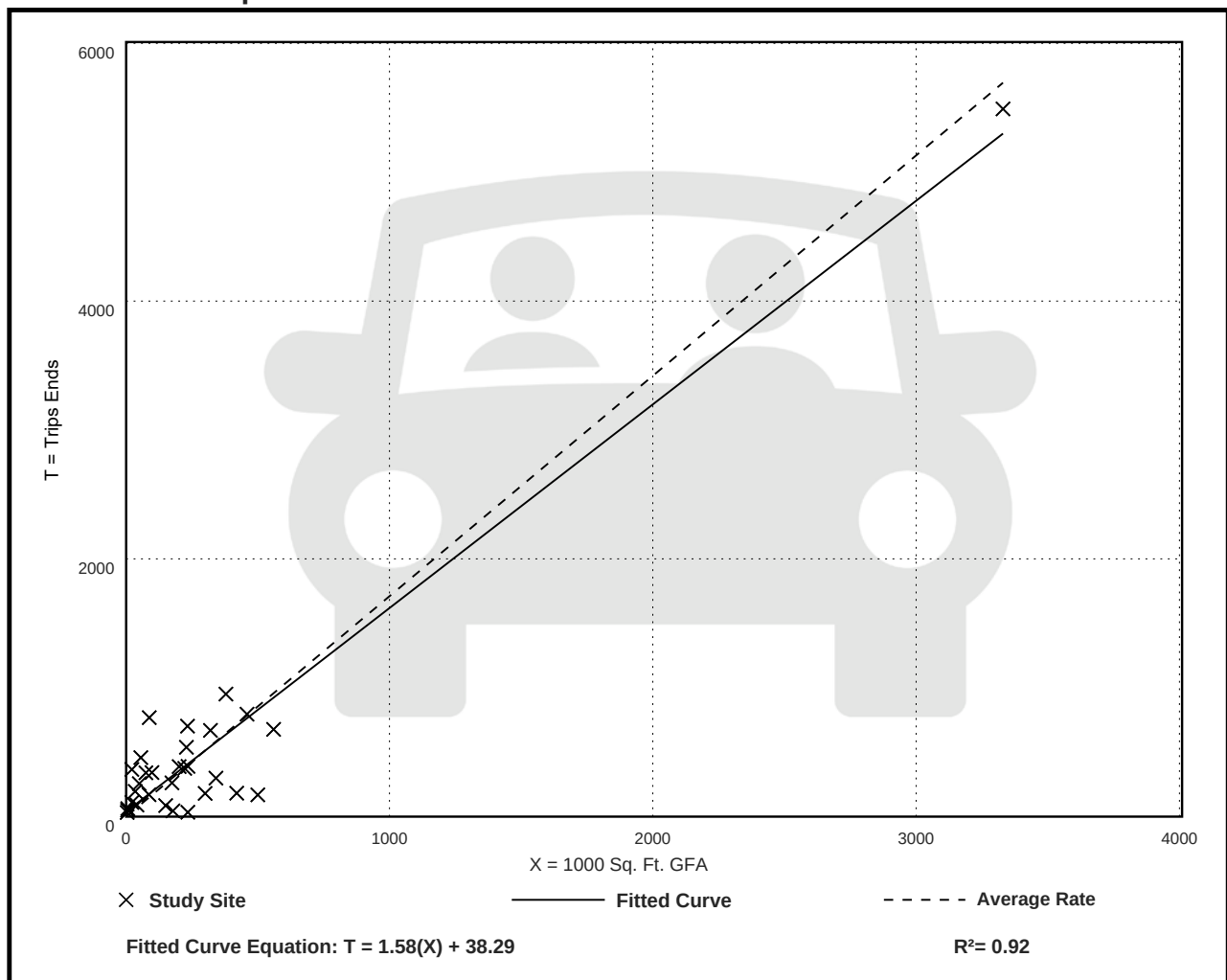
Avg. 1000 Sq. Ft. GFA: 292

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

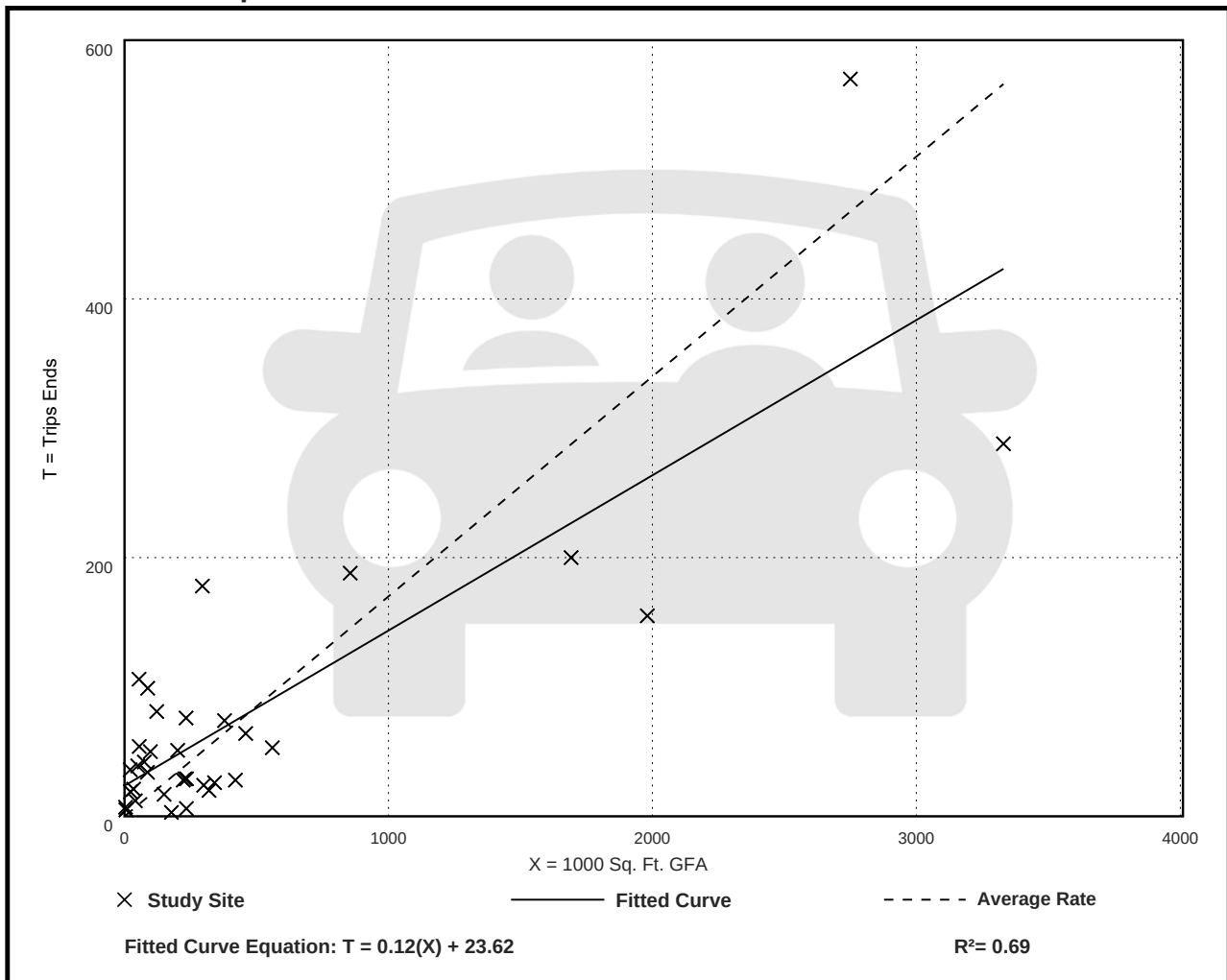
Avg. 1000 Sq. Ft. GFA: 448

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

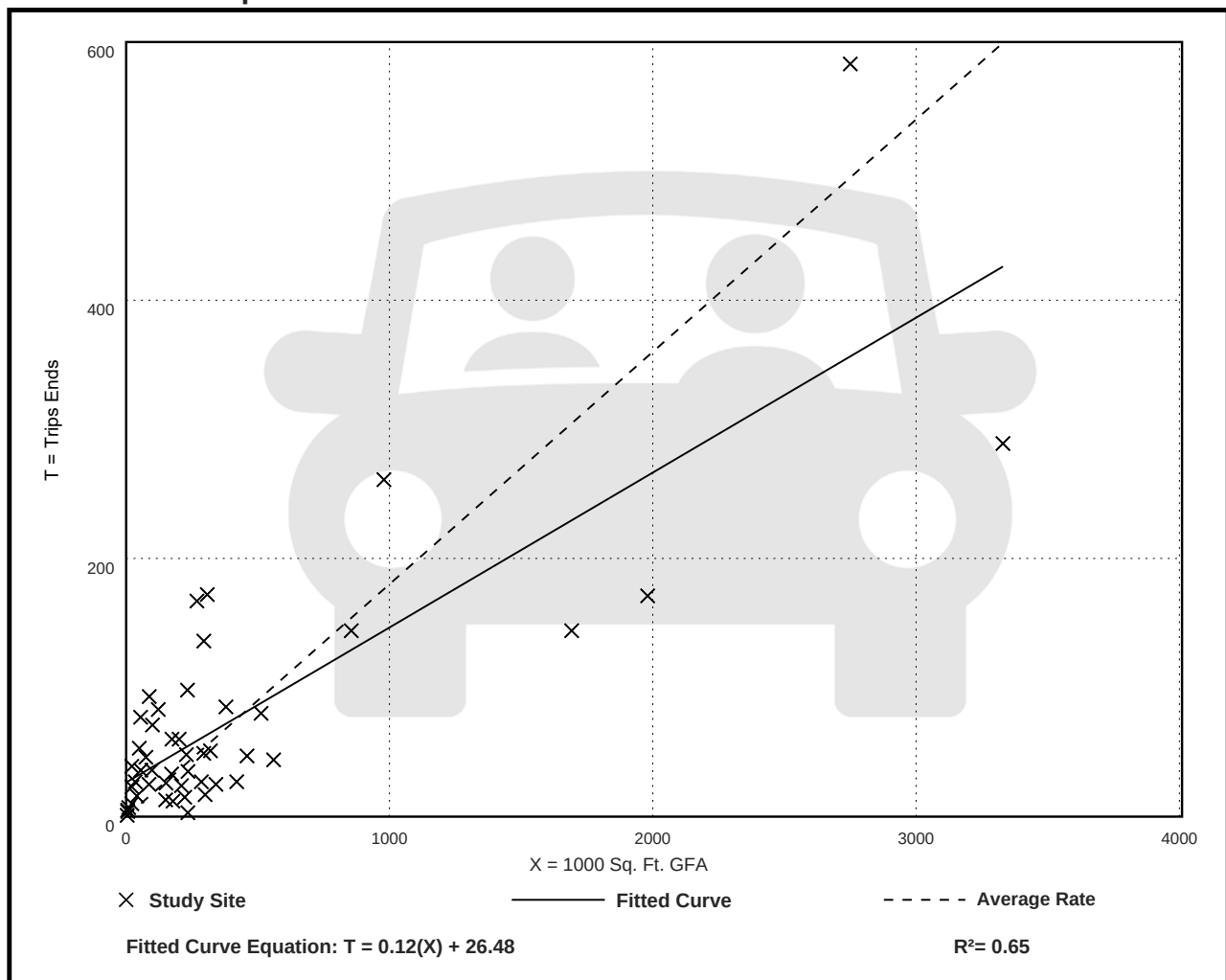
Avg. 1000 Sq. Ft. GFA: 400

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



KBP CONSULTING, INC.

October 8, 2024

Mr. Benjamin Restrepo, P.E.
Senior Project Manager
City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

**Re: Hummingbird Warehouse – Fort Lauderdale, Florida
Parking Statement**

Dear Benjamin:

As requested, KBP Consulting, Inc. has prepared a parking statement associated with the proposed expansion of an existing warehouse building located on the north side of NW 54th Street between NW 35th Avenue and NW 36th Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically the site is located at 3501 NW 54th Street and the Broward County Folio Number is 4942 18 26 0011. The site is currently developed with a 15,679 square foot warehouse building. A 6,488 square foot expansion of this building is proposed which will result in a total floor area of 22,167 square feet. A project location map is presented in Attachment A to this memorandum and the proposed site plan is presented in Attachment B. This statement addresses the adequacy of the proposed parking supply of 15 parking spaces.

PARKING ANALYSIS

Based upon the City of Fort Lauderdale Code of Ordinances (Sec. 47-20.2) the ultimate development intensity (22,167 square feet) at 3501 NW 54th Street is required to provide 28 parking spaces in accordance with the following criteria:

- Warehouse: 22,167 SF x 1.00 parking space / 800 SF: 28 parking spaces

As mentioned previously, the proposed site plan provides for 15 parking spaces. The purpose of this parking analysis is to assess the adequacy of the proposed parking supply in view of the shortfall (i.e. 13 parking spaces) with respect to the City's Code of Ordinances.

ITE Parking Analysis

A parking analysis has been conducted in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation Manual (6th Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable land use for the Hummingbird Warehouse building is #150 – Warehousing. The average peak period parking demand rate for this land use is as follows:

- **Land Use #150 – Warehousing – General Urban / Suburban Setting**
 - Weekday (Monday – Friday): 0.37 parked vehicles per 1,000 square feet

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

The supporting data from the ITE publication is included as Attachment C to this memorandum. Based upon this parking rate, the parking requirement for the Hummingbird Warehouse development (at full buildout) is presented in Table 1 below.

Table 1 Hummingbird Warehouse Parking Generation Analysis Fort Lauderdale, Florida			
Land Use	Size	Monday - Friday	Saturday
Proposed Warehousing	22,167 SF	9	N/A

Compiled by: KBP Consulting, Inc. (October 2024).
Source: ITE Parking Generation Manual (6th Edition).

Based upon the foregoing analysis, the peak parking demand for the warehouse development at 3501 NW 54th Street is projected to occur on weekdays with nine (9) occupied parking spaces. Therefore, the proposed parking supply of 15 parking spaces is anticipated to be adequate in order to meet the projected parking demand.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

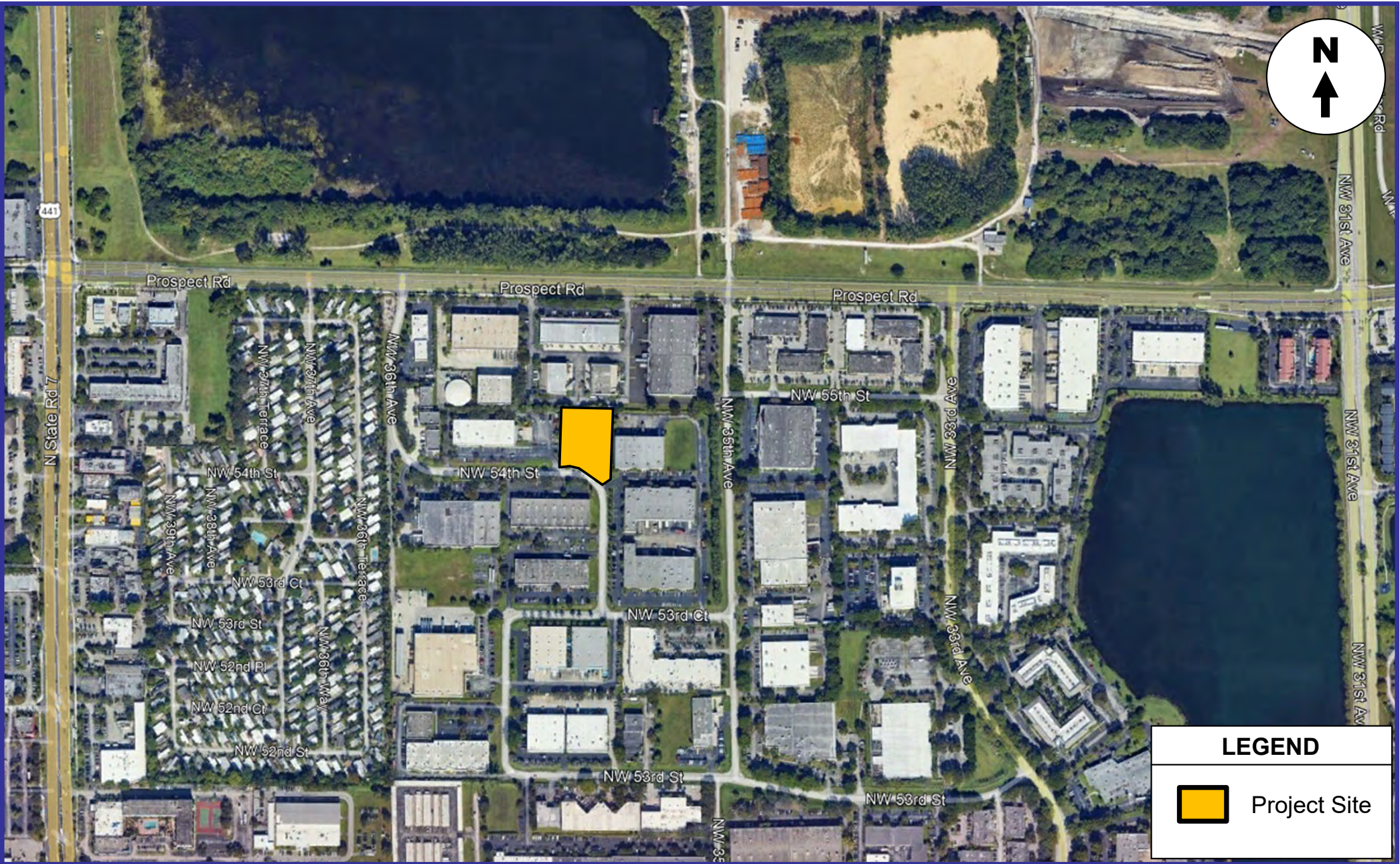


Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Hummingbird Warehouse

Project Location Map



LEGEND



Project Site

KBP

CONSULTING, INC.

Project Location Map

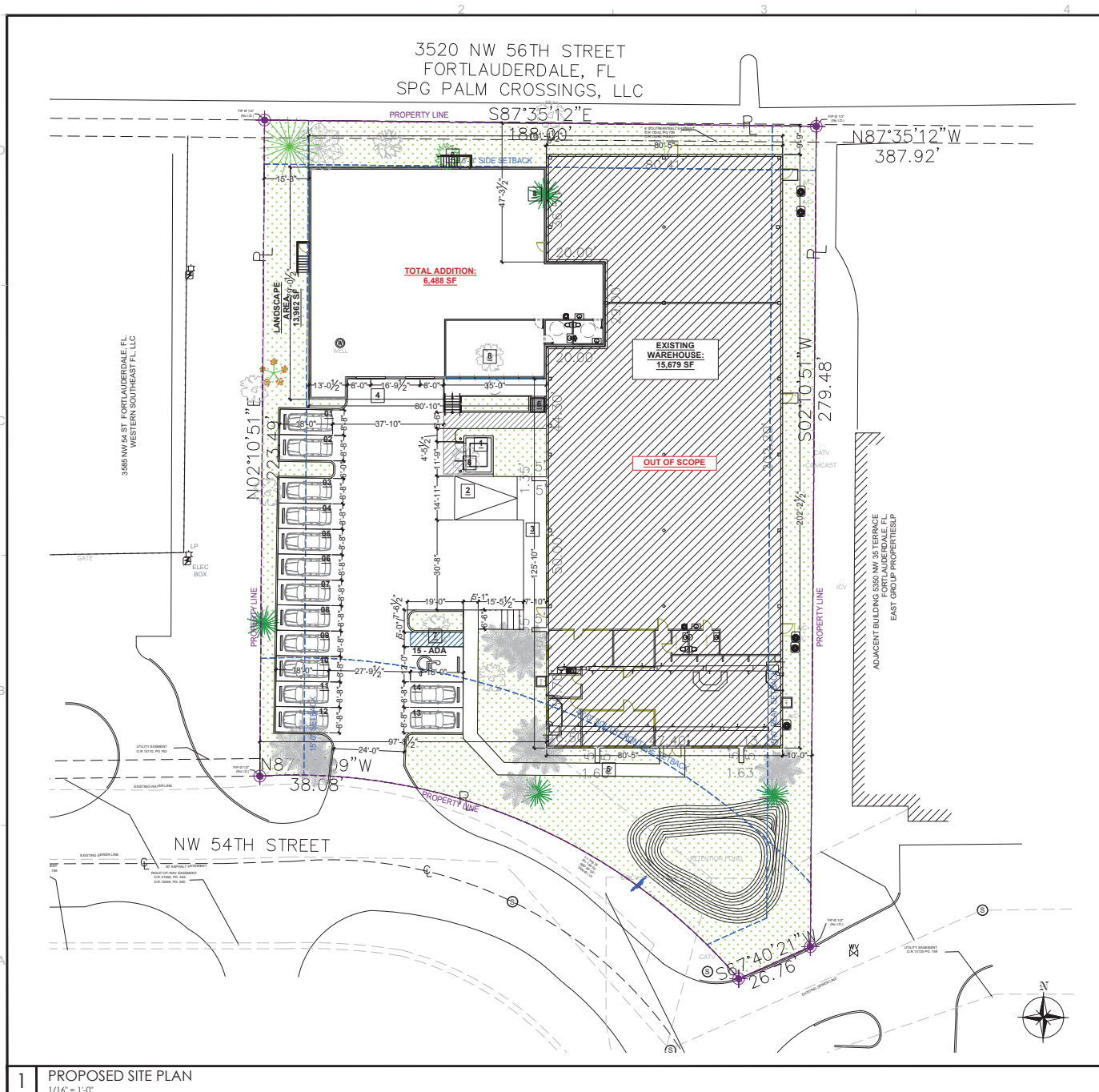
Attachment A

Hummingbird Warehouse
Fort Lauderdale, Florida

Attachment B

Hummingbird Warehouse

Proposed Site Plan



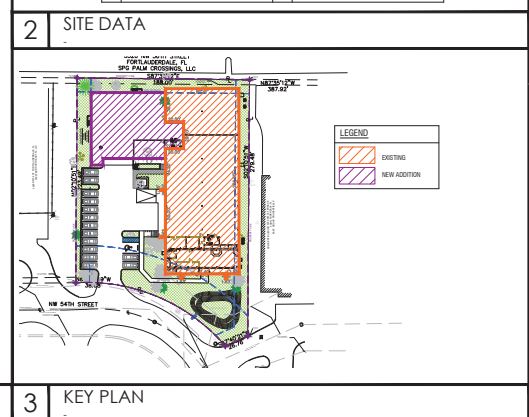
5

PROPERTY ADDRESS 3501 NW 54 ST FORT LAUDERDALE, FL 33309		FOLIO: 4942-18-25-0011 LEGAL DESCRIPTION UNITED STATES OF AMERICA, 1/2 S 1/4 TRACT A FOR DEED AS COMB 47N14 COR OF SEC 18-48-42 S 1/4 1/2 W 80736 TO POB 8 27N 48 50 76 TO PC COR 1 1/4 S 1/4 1/2 W 80736 TO A PT ON NW 47 N 1/4 E 188 TO POB AS DEED IN OR 1686647	
SITE INFORMATION		EXISTING	PROPOSED
ZONING		CC	N/A
BUILDING USE		WAREHOUSES	WAREHOUSES
NET LOT AREA		+/- 48,000 SF	N/A
GROSS LOT AREA		+/- 51,107 SF	N/A
BASE FLOOD ELEVATION		AA - ELEV. 9.0' (+1.00') = 10.00'	10.00'
BUILDING INTENSITY		ALLOWED	PROPOSED
LOT COVERAGE		MAX. 70% = 32,000 SF	32,133 SF - 88.9%
F.A.R.		N/A	N/A
A/C AREA		N/A	22,167 SF
BUILDING FOOT PRINT		N/A	22,167 SF
BUILDING HEIGHT		150'-0"	22'-0"
BUILDING INFORMATION		EXISTING	PROPOSED
TYPE OF CONSTRUCTION		-	V-B
OCCUPANCY CLASSIFICATION		-	S-1
LEVEL OF ALTERATION		-	2
SPRINKLER		NO	NO
FIRE ALARM		YES	YES
PARKING CALCULATION		REQUIRED	PROPOSED
TOTAL WAREHOUSE AREA = 22,167 SF + VARIANCE REQUESTED			
WAREHOUSE - 1 PS/800 SF		27	14
HANDICAPPED SPACE		1	1
TOTAL		28	15
SETBACKS		REQUIRED	PROPOSED
FRONTAGE - WEST		40'-0"	97'-8 1/2"
SIDE INTERIOR - WEST		15'-0"	15'-0"
SIDE INTERIOR - NORTH		15'-0"	9'-0" (EXISTING)
SIDE INTERIOR - SOUTH		15'-0"	28'-1 1/2" (EXISTING)
REAR - EAST		15'-0"	10'-0" (EXISTING)
LANDSCAPE		REQUIRED	PROPOSED
IMPERVIOUS AREA - HARDSCAPE		32,000 SF - MAX. 70%	32,133 SF - 88.9%
PERVIOUS AREA - LANDSCAPE		13,829 SF - MIN. 30%	13,962 - 30.1%
LEGEND		LEGEND	
[] PROPOSED DUMPER		[]	EXISTING TREE TO BE RELOCATED
[] EXISTING RAMP			
[] EXISTING DOCK			
[] PROPOSED DOCK			
[] EXISTING SIDEWALK			
[] PROPOSED ADA LIFT			
[] ADA CIRCULATION			

2 SITE DATA

FOR LANDSCAPE AL
SPS PALM GARDENS, LLC
APR 2019

3 KEY PLAN



1 PROPOSED SITE PLAN
1/16" = 1'-0"

3 KEY PLAN

CITY STAMPS

REV# DESCRIPTION DATE

A WAREHOUSE ADDITION FOR:
HUMMINGBIRD DIVISIONS LLC
3520 NW 54th STREET - FORT LAUDERDALE, FL 33309

SEAL

FELIPE A MARTINEZ
F788 SW 56TH TERRACE
MAAMI, FL 33155
SEA 248 3305
PEW 88462

PROPOSED SITE PLAN

DATE: 05-29-2024

SCALE: AS NOTED

DRAWN BY: FTCAAD

DRAWING # A-1.0

THIS DRAWING IS AN INSTRUMENT OF SERVICE, it shall not be used for any other project without the written consent of the drafter. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written consent of the drafter.

Attachment C

ITE Parking Generation Manual (6th Edition)

Parking Data Excerpts

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the 21 study sites with parking supply information is 0.5 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 21 sites is 70 percent.

For the 10 study sites with information on both facility square footage and site acreage, there is an average of 9,400 square feet GFA per acre.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Minnesota, New Jersey, Ontario (CAN), Oregon, Texas, and Washington.

Source Numbers

122, 275, 433, 528, 556, 558, 561, 562, 631

Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

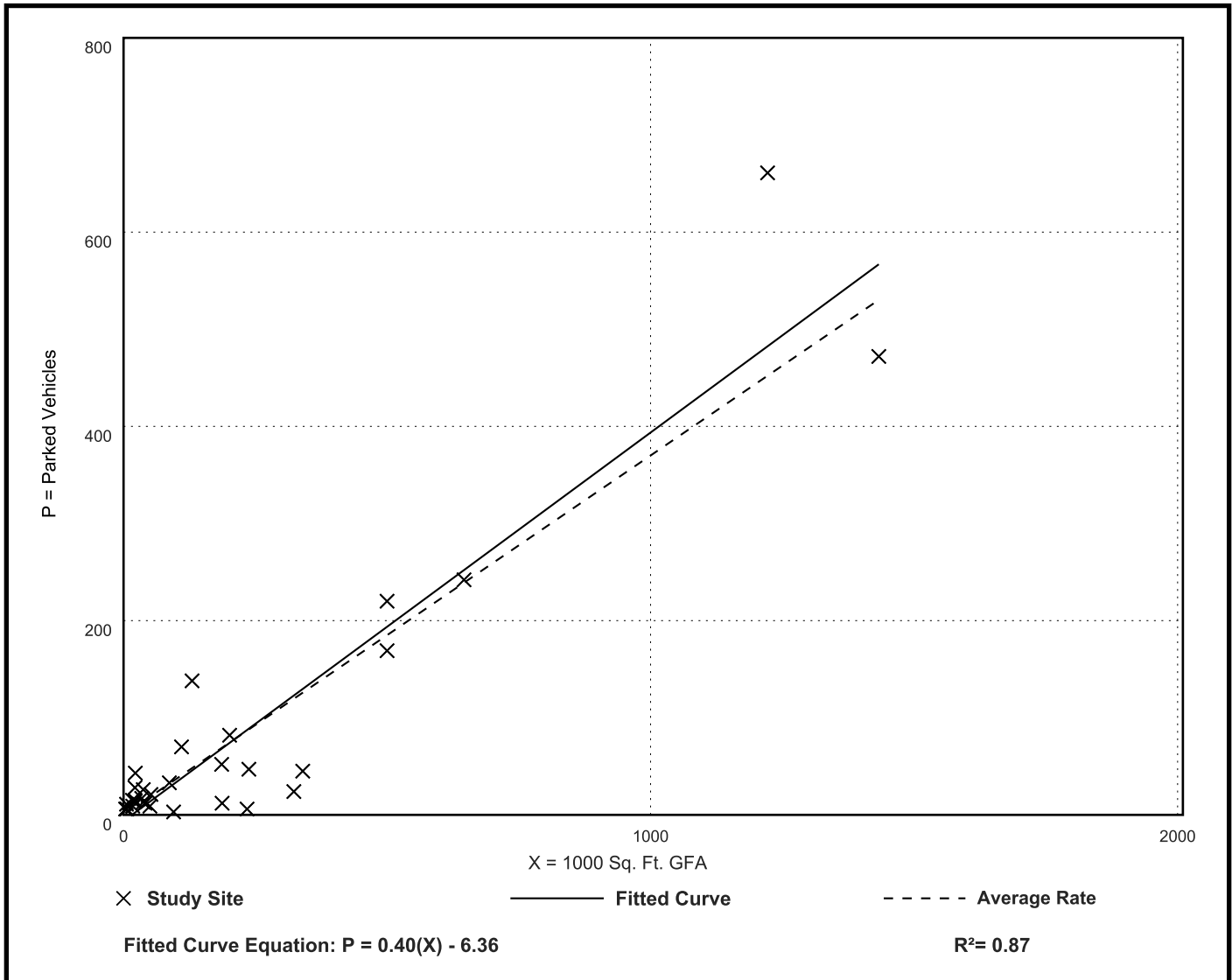
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Project ID.: 3501 NW 54 Street
Engineer: Jorge Szauer
Client: Robin Ruth
Date: 9/17/2024

Surface Water Management Calculations for 3501 NW 54 Street

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Proposed Site (Ac)
Total Site Area:	1.06	1.06
Roof Area:	0.36	0.51
Impervious Area:	0.41	0.25
Green Area:	0.29	0.30

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the percent impervious controls over the first inch of runoff over the entire site

2.5 inches times the percent impervious = 0.1 ac-ft (see water quality calculations attached)

DESIGN CRITERIA

Broward County WSWT (Future Conditions) - 1.0 NAVD

FEMA Flood Zone AH(10)

Broward County Future 100 y Flood Elevation 10.0' NAVD

SOIL STORAGE

Soil Storage (S) was calculated to be **2.24** inches over the entire site for the **Existing Conditions** (see soil storage calculations attached)

Soil Storage (S) was calculated to be **2.31** inches over the entire site for the **Proposed Conditions** (1/2 of the impervious paver area is considered for soil storage calculations.)

EXFILTRATION TRENCH CALCULATIONS

The existing site has 215 LF of existing exfiltration trench per Broward County SWM License 1990-004-0 from which 105 LF will be removed to accommodate the proposed building.

The existing exfiltration trench was installed with a control elevation of 8.25 (Rim Elevation) and H2 of 4.75 to a bottom of 3.5' (2.5' above the current design WSWT). To compensate for the loss of drainage capacity of the removed exfiltration trench and the ground storage of the area where the new building is proposed and additional 90 LF of exfiltration trench is proposed with the following proposed design conditions.

Water Table Elevation: 1.0 FT NAVD

Average Finished Grade for Trench Purposes 8.25 FT NAVD

Exfiltration Trench Length = Volume / $(K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$

L= 90 Ft - Length of trench required

V= 2.7 Acre-inch - Volume treated in new Trench

W= 6 Ft - Trench Width

K= $2.0E-4$ CFS/FT²-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)

H2= 7.25 Ft - Depth to Water Table

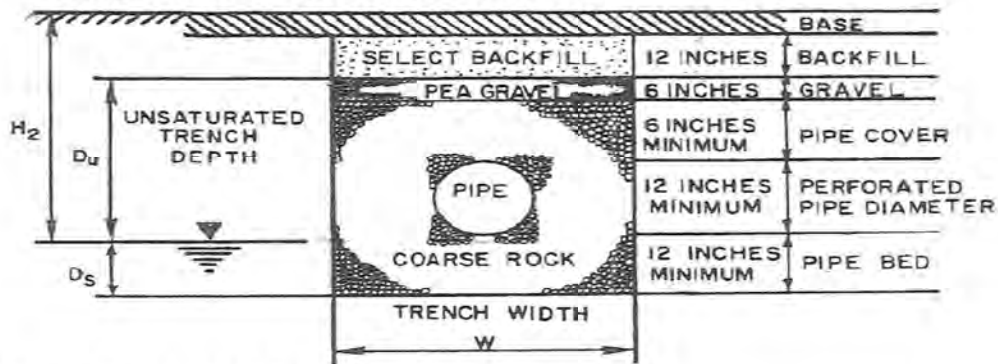
Du= 6.25 Ft - Non-Saturated Trench Depth

Ds= 2.0 Ft - Saturated Trench Depth

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 13, 2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jorge
M
Szauer
Digitally
signed by
Jorge M Szauer
Date:
2024.11.13
15:52:51
-05'00'

SFWMD - Typical Exfiltration Trench Section



Length of Trench Required = 90 Ft (0.016 ac-ft)

Length of Trench Provided = 90 Ft in addition to 110 LF of existing trench to remain

STAGE STORAGE

Stage (ft NAVD)	Existing				Proposed			
	Pervious (ac-ft)	Impervious (ac-ft)	Exf Trench (ac-ft)	Total (Ac-ft)	Pervious (ac-ft)	Impervious (ac-ft)	Exfiltration Trench (Ac-ft)	Total (Ac-ft)
8.00	0.00	0.00	0.21	0.21	0.42	0.00	0.34	0.76
8.50	0.04	0.01	0.21	0.26	0.07	0.01	0.34	0.42
9.00	0.10	0.09	0.21	0.40	0.19	0.09	0.34	0.62
9.50	0.19	0.26	0.21	0.66	0.34	0.22	0.34	0.90
10.00	0.29	0.46	0.21	0.96	0.49	0.34	0.34	1.17
10.50	0.43	0.67	0.21	1.31	0.64	0.47	0.34	1.45

RUNOFF CALCULATIONS

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

Design Frequency	Precipitation P (in)	Existing				Proposed			
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Peak Stage (NAVD)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Peak Stage (NAVD)
10y-1d	8	2.24	6.30	0.55	9.31	2.31	6.24	0.55	8.84
25y-3d	15	2.24	12.61	1.11	10.22	2.31	12.55	1.10	9.89
100y-3d	18	2.24	15.57	1.37	10.60	2.31	15.50	1.36	10.36

Peak stages for the proposed conditions are lower than the existing conditions

Water Quality Calculation

2.5" * % Impervious vs. 1" over site

3501 NW 54 St

Date: 17-Sep-24

Input data in boxes below:

Total Area:	1.06	acre
Lake & WL:	0.00	"
Roof:	0.51	"
Pervious Area:	0.30	"

2.5 Inch * % Impervious:

$$\text{Vol} = 2.5 / 12 * (\text{Total} - \text{lakes}) * (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\% \text{ Impervious} = (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\text{Treatment Vol} = 2.5" / 12 * (\text{Total} - \text{lake}) * (\% \text{ Impervious})$$

$$\% \text{ Impervious} = 45.45\%$$

$$\text{Treatment Vol} = \underline{0.10} \text{ ac-ft}$$

OR:

1" Over Entire Site:

$$\text{Total Area} = 1.06 \text{ acre}$$

$$\text{Treatment Vol} = \underline{0.09} \text{ ac-ft}$$

The required water quality volume is based on: 2.5 X % Imperv. Area

The required water quality volume is: 0.1 acre-feet

Comments:

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: 3501 NW 54 St Existing

Date: 17-Sep-24

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): 1 ft NGVD
Total Impervious area (see note below): 0.770 acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NGVD)	High Elevation of Ground Surface (ft NGVD)	Calculated Avg. Ground Surface Elvation (ft NGVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	0.240	8.0	10.0	9.00	8.00	10.900	0.218	Y	0.164	Compacted Soil
Retention	0.050	8.0	8.0	8.00	7.00	10.900	0.045	Y	0.034	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.290	<- total pervious area							0.198	<- ac-ft (Total)

Calculated Composite Soil Storage: 2.237 inches CN = 1000/(S+10) = 81.7

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: **3501 NW 54 St Proposed**

Date: **12-Mar-24**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **1** ft NGVD
 Total Impervious area (see note below): **0.760** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NGVD)	High Elevation of Ground Surface (ft NGVD)	Calculated Avg. Ground Surface Elevation (ft NGVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	0.250	8.0	9.0	8.50	7.50	10.900	0.227	Y	0.170	Compacted Soil
Retention	0.050	6.5	6.5	6.50	5.50	10.900	0.045	Y	0.034	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.300	<- total pervious area							0.204	<- ac-ft (Total)

Calculated Composite Soil Storage: **2.314 inches** **CN = 1000/(S+10) = 81.2**

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

[Click here for Directions:](#)

Site Storage Calculation

Project Name: **3501 NW 54 St Existing**

Date: **17-Sep-24**

User: **enter**

Minimum Stage: **8.000** feet, NAVD
Incremental Stage: **0.500** feet



Area Number	1		2	3	4	5	Total Area	
Area Description	Green	Retention	Asphalt	Exf Trench				
Area (acres)	0.240	0.050	0.410				0.7 ac	
Area (ft^2)	1.05E+04	2.18E+03	1.79E+04	0.00E+00	0.00E+00	0.00E+00		
Low Elv.	8.000	8.000	8.250					
High Elv.	10.500	8.000	9.500					
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Stage (ft, NAVD)	Total Storage
8.000	0.00	0.00	0.00	0.21	0.00		8.00	0.21
8.500	0.01	0.03	0.01	0.21	0.00		8.50	0.26
9.000	0.05	0.05	0.09	0.21	0.00	0.00	9.00	0.40
9.500	0.11	0.08	0.26	0.21	0.00	0.00	9.50	0.65
10.000	0.19	0.10	0.46	0.21	0.00	0.00	10.00	0.96
10.500	0.30	0.13	0.67	0.21	0.00	0.00	10.50	1.30
11.000	0.42	0.15	0.87	0.21	0.00	0.00	11.00	1.65
11.500	0.54	0.18	1.08	0.21	0.00	0.00	11.50	2.00
12.000	0.66	0.20	1.28	0.21	0.00	0.00	12.00	2.35
12.500	0.78	0.23	1.49	0.21	0.00	0.00	12.50	2.70
13.000	0.90	0.25	1.69	0.21	0.00	0.00	13.00	3.05
13.500	1.02	0.28	1.90	0.21	0.00	0.00	13.50	3.40
14.000	1.14	0.30	2.10	0.21	0.00	0.00	14.00	3.75
14.500	1.26	0.33	2.31	0.21	0.00	0.00	14.50	4.10
15.000	1.38	0.35	2.51	0.21	0.00	0.00	15.00	4.45
15.500	1.50	0.38	2.72	0.21	0.00	0.00	15.50	4.80

SCS Runoff Equation:

3501 NW 54 St Existing

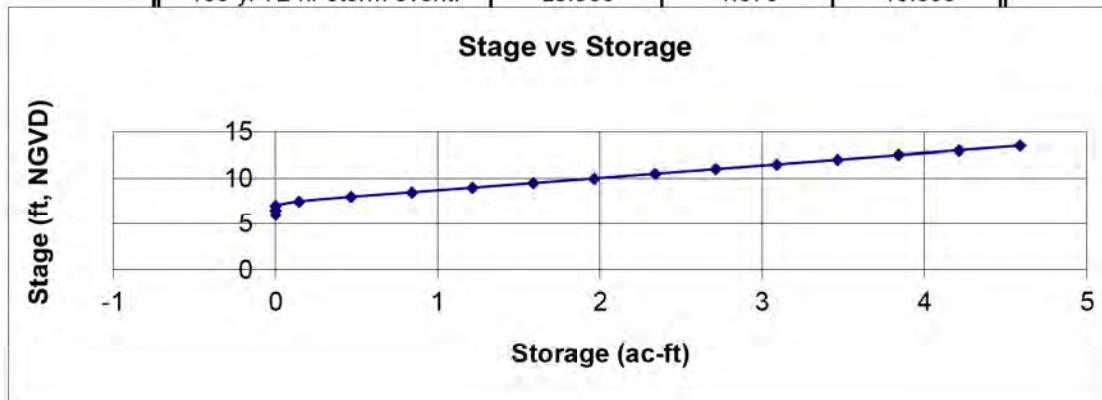
Rainfall & Basin Information:

Total Site Area (including buildings):	1.06	acres
Composite Soil Storage:	2.24	inches
10-yr 24-hr storm event:	8.50	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	15.00	inches
100-yr 72-hr storm event:	18.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

$$\text{Runoff (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.300	0.554	9.309
10-yr 72-hr storm event:	0.112	0.010	#N/A
25-yr 24-hr storm event:	0.112	0.010	#N/A
25-yr 72-hr storm event:	12.611	1.110	10.217
100-yr 72-hr storm event:	15.566	1.370	10.598



Exfiltration Trench Calculation
Reference: SFWMD Vol. IV
3501 NW 54 St

9/17/2024

Case 1:

$$\text{Length} = \text{Volume} / (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H ₂ =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a) This equation (**Case 1**) is a special case. Validity criteria: (1) Ds < Du. (2) W < 2 * (Ds + Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	<u>2</u> ft	<u>Validity Check:</u> (1) Ds < Du ? Yes (2) W < 2 * (Ds + Du)? Yes (3) W > 3 ? Yes
Du =	<u>6.25</u> ft	
H ₂ =	<u>7.25</u> ft	
W =	<u>6</u> ft	
Volume =	<u>2.7</u> ac-in	
K =	<u>2.00E-04</u> cfs/ft ² (i.e. ft/sec)	

Case 1: Calculated Trench Length = 90 ft

Case 2:

$$\text{Length} = \text{Volume} / (K(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

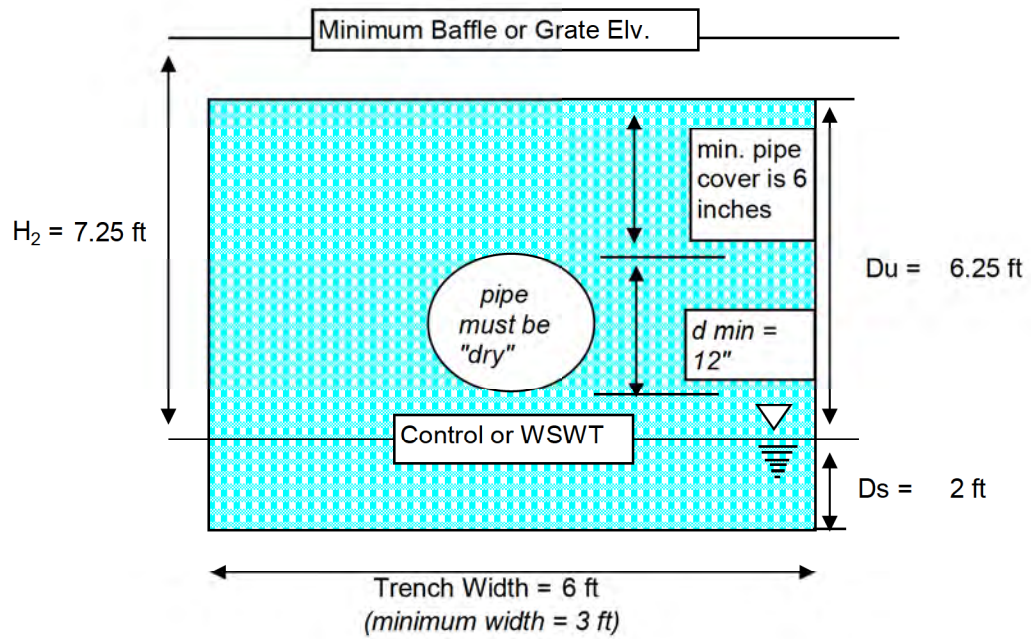
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds + Du) and Ds > Du.

Note: (a) This equation (**case 2**) is a special case. Validity criteria: (1) Ds > Du. (2) W > 2 * (Ds + Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calculated Trench Length = 127 ft

<u>Validity Check:</u>	(1) Ds > Du ?	criteria NOT met
	(2) W > 2 * (Ds + Du)?	criteria NOT met

3501 NW 54 St



(3) $W > 3$?

Yes

[Click here for Directions:](#)

Site Storage Calculation

Project Name: **3501 NW 54 St**

Date: **12-Mar-24**

User: **enter**

Minimum Stage: **8.000** feet, NAVD
Incremental Stage: **0.500** feet



Area Number	1		2	3	4	5	Total Area	
Area Description	Green	Retention	Asphalt	Exf Trench				
Area (acres)	0.230	0.070	0.250				0.55 ac	
Area (ft^2)	1.00E+04	3.05E+03	1.09E+04	0.00E+00	0.00E+00	0.00E+00		
Low Elv.	8.000	8.000	8.250					
High Elv.	9.000	8.000	9.000					
Stage (ft, NAVD)	Storage (ac ft)	Storage (ac ft)	Storage (ac ft)	Storage (ac ft)	Storage (ac ft)	Storage (ac-ft)	Stage (ft, NAVD)	Total Storage
8.000	0.00	0.00	0.00	0.34	0.00		8.00	0.34
8.500	0.03	0.04	0.01	0.34	0.00		8.50	0.41
9.000	0.12	0.07	0.09	0.34	0.00	0.00	9.00	0.61
9.500	0.23	0.11	0.22	0.34	0.00	0.00	9.50	0.89
10.000	0.35	0.14	0.34	0.34	0.00	0.00	10.00	1.16
10.500	0.46	0.18	0.47	0.34	0.00	0.00	10.50	1.44
11.000	0.58	0.21	0.59	0.34	0.00	0.00	11.00	1.71
11.500	0.69	0.25	0.72	0.34	0.00	0.00	11.50	1.99
12.000	0.81	0.28	0.84	0.34	0.00	0.00	12.00	2.26
12.500	0.92	0.32	0.97	0.34	0.00	0.00	12.50	2.54
13.000	1.04	0.35	1.09	0.34	0.00	0.00	13.00	2.81
13.500	1.15	0.39	1.22	0.34	0.00	0.00	13.50	3.09
14.000	1.27	0.42	1.34	0.34	0.00	0.00	14.00	3.36
14.500	1.38	0.46	1.47	0.34	0.00	0.00	14.50	3.64
15.000	1.50	0.49	1.59	0.34	0.00	0.00	15.00	3.91
15.500	1.61	0.53	1.72	0.34	0.00	0.00	15.50	4.19

SCS Runoff Equation:

3501 NW 54 St

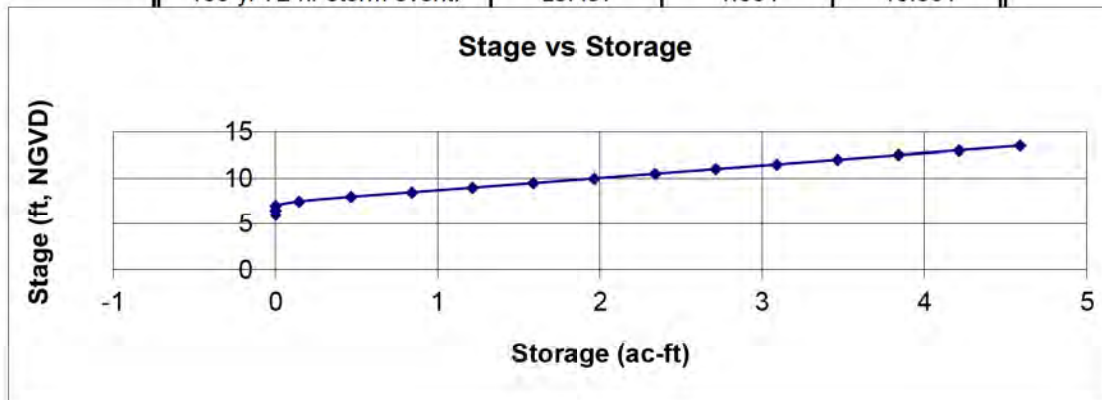
Rainfall & Basin Information:

Total Site Area (including buildings):	1.06	acres
Composite Soil Storage:	2.31	inches
10-yr 24-hr storm event:	8.50	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	15.00	inches
100-yr 72-hr storm event:	18.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

$$\text{Runoff (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.244	0.549	8.843
10-yr 72-hr storm event:	0.116	0.010	#N/A
25-yr 24-hr storm event:	0.116	0.010	#N/A
25-yr 72-hr storm event:	12.545	1.104	9.891
100-yr 72-hr storm event:	15.497	1.364	10.364



KBP CONSULTING, INC.

MEMORANDUM

To: Benjamin Restrepo, P.E.
From: Karl Peterson, P.E.
Date: October 8, 2024
Subject: Hummingbird Warehouse – 3501 NW 54th Street
Vehicle Stacking Variance

There is an existing 15,679 square foot warehouse facility located on the north side of NW 54th Street between NW 35th Avenue and NW 36th Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically the site is located at 3501 NW 54th Street and the Broward County Folio Number is 4942 18 26 0011. A project location map is presented in Attachment A to this memorandum.

The subject warehouse will be expanded by 6,488 square feet for a total floor area of 22,167 square feet. Existing (and proposed) vehicular access is provided by a full access driveway on NW 54th Street and the proposed site plan is presented in Attachment B. The proposed vehicle stacking distance between the property line and the first parking spaces is 12 feet wide by approximately 15 feet long.

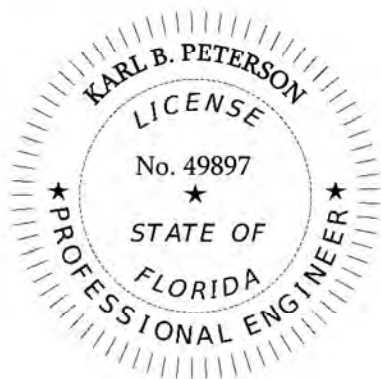
As part of the DRC review process, it was noted that the minimum stacking requirements from NW 54th Street are not being met per *Sec. 47-20.5. – General design of parking facilities*. Per this section of the Code, the required stacking area per the Code of Ordinances should be 12 feet wide by 22 feet long.

Based upon the trip generation analyses for this site (see Attachment C), it is evident that this warehousing facility will generate a minimal number of daily and peak hour trips. More specifically, the subject site will generate substantially less than 500 daily trips (i.e. 38 daily trips) and the number of AM and PM peak hour trips will be approximately four (4). Furthermore, the background traffic volumes on the adjacent roadway (NW 54th Street) are relatively low.

Based upon these trip generation and operational characteristics, it appears that the requested stacking dimensions will have a minimal impact on the adjacent street, will not impede onsite traffic circulation and will not result in an unsafe condition.

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:



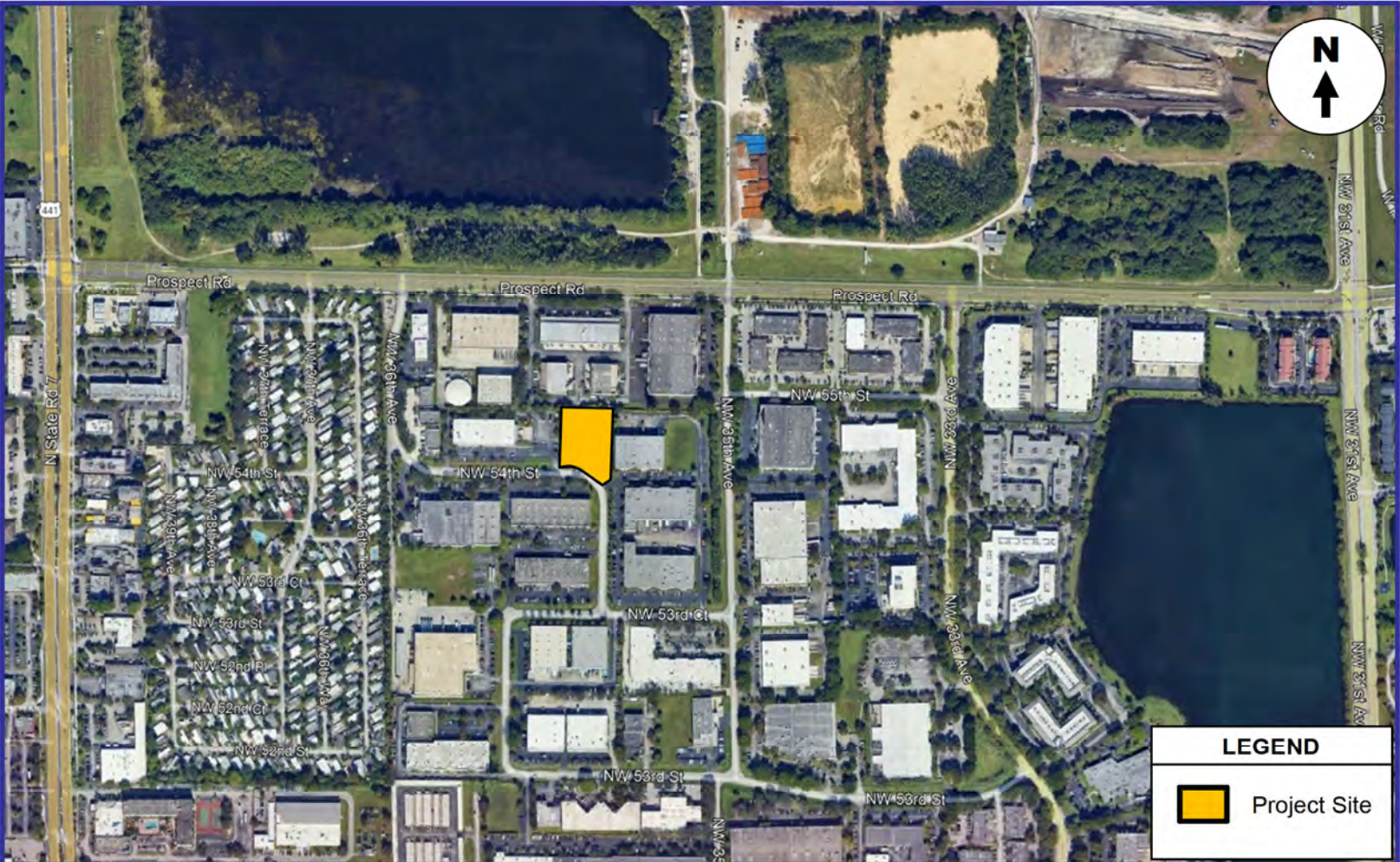
Karl B Peterson 2024.10.08
11:21:44 -04'00'

ON THE DATE ADJACENT TO THE SEAL.
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BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Hummingbird Warehouse
Fort Lauderdale, Florida

Attachment B

Proposed Site Plan

Attachment C

Trip Generation Analysis

Table 1 Hummingbird Warehouse Trip Generation Analysis 3501 NW 54th Street - Fort Lauderdale, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Warehousing	15,679 SF	27	2	1	3	1	2	3
<i>Proposed</i> Warehousing	22,167 SF	38	3	1	4	1	3	4
Difference (Proposed - Existing)		11	1	0	1	0	1	1

Compiled by: KBP Consulting, Inc. (October 2024).

Source: ITE Trip Generation Manual (11th Edition).

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for property located at 3501 NW 54th Street,
identified by folio number 494218260011 in the City of Fort Lauderdale, FL
33308

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land
use and zoning matters related to property referenced above.

Sincerely,

Hummingbird Divisions LLC

By: _____

Printed Name: _____

Yaniv Shabi

Title: _____

owner

Date: _____

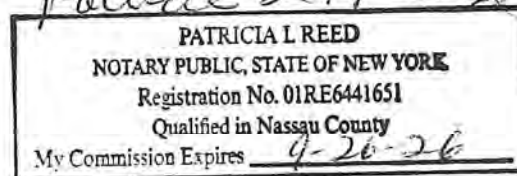
11/19/2024

STATE OF New York
COUNTY OF Nassau) ss

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or _____ online notarization, this 19 day of November, 2024 by Yaniv Shabi of Hummingbird Divisions LLC who is personally known to me or who has produced drivers licence as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of November, 2024.

Notary Public



Typed, printed or stamped name of Notary Public

My Commission Expires:
FTL:1023005:1



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24120001
Completion Date: 12/3/2024
Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 494218260011
Address: 3501 NW 54 ST FORT LAUDERDALE FL
Legal Description: LINPRO LONESTAR PARK 124-12 B TRACT A, POR DESC AS COMM AT N1/4 COR

Requestor Name: Andrew Schein
Requestor Email: ASchein@Lochrielaw.com
Requestor Phone: 9546178919

Verified / Assigned Address: 3501 NW 54 ST FORT LAUDERDALE FL
Former / Known As Address: 3501 NW 54 ST FORT LAUDERDALE FL
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):



Site Address	3501 NW 54 STREET, FORT LAUDERDALE FL 33309	ID #	4942 18 26 0011
Property Owner	HUMMINGBIRD DIVISIONS LLC	Millage	0312
Mailing Address	146-27 167 ST JAMAICA NY 11434	Use	48-01
Abbr Legal Description	LINPRO LONESTAR PARK 124-12 B TRACT A, POR DESC AS COMM AT N1/4 COR OF SEC 18-49-42, S 524.17, W 387.92 TO POB, S 279.48, SW 26.76 TO P/C, NWLY 148.75, W 38, N 223.49 TO A PT ON N/L OF TR A, E 188 TO POB AS DESC IN OR 16699/647		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement		Just / Market Value	Assessed / SOH Value		Tax	
2025	\$599,240	\$2,054,780		\$2,654,020	\$2,654,020			
2024	\$599,240	\$2,054,780		\$2,654,020	\$2,420,050		\$50,228.04	
2023	\$368,760	\$1,870,650		\$2,239,410	\$2,200,050		\$45,103.14	
2025 Exemptions and Taxable Values by Taxing Authority								
		County	School Board		Municipal		Independent	
Just Value		\$2,654,020		\$2,654,020		\$2,654,020		\$2,654,020
Portability		0		0		0		0
Assessed/SOH		\$2,654,020		\$2,654,020		\$2,654,020		\$2,654,020
Homestead		0		0		0		0
Add. Homestead		0		0		0		0
Wid/Vet/Dis		0		0		0		0
Senior		0		0		0		0
Exempt Type		0		0		0		0
Taxable		\$2,654,020		\$2,654,020		\$2,654,020		\$2,654,020
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN		Price	Factor	Type	
8/15/2018	WD-Q	\$2,000,000	115300053		\$13.00	46,095	SF	
7/23/2007	WD-Q	\$1,930,000	44443 / 1365					
4/23/2002	WD	\$1,055,000	33056 / 660					
8/1/1989	SWD	\$230,000	16699 / 647					
					Adj. Bldg. S.F. (Card, Sketch)		15604	
					Eff./Act. Year Built: 1996/1991			
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
15604						46095		