



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 <i>(if same impact or less than existing use)</i> ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> ☐ Property and right-of-way applications <i>(MOTs, construction staging)</i> ☐ Parking Agreements <i>(separate from site plans)</i> 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 <i>(if greater impact than existing use)</i> ☐ 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 <i>(request must be within original approval date timeframe)</i> 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	CARTER,JERRY, & CARTER,ELLA	Authorized Agent	DONALD SENATORE
Address	4737 NW 67 AVE	Address	7480 NW12 ST
City, State, Zip	LAUDERHILL, FL.	City, State, Zip	PLANTATION,FL. 33313
Phone	9543985908	Phone	7542343985
Email	DEDC210@COMCAST.NET	Email	BOLDANDBRIGHT@GMAIL.COM
Proof of Ownership	Warrenty Deed	Authorization Letter	Provided
Applicant Signature:	Signature JERRY CARTER	Agent Signature:	Signature DONALD SENATORE

C PARCEL INFORMATION **D LAND USE INFORMATION**

Address/General Location	2405 NW 19 STREET	Existing Use	VACANT LAND
Folio Number(s)	494229040800	Land Use	COMMERCIAL
Legal Description (Brief)	NORTH WEST LAUDERDALE 25-25 B LOT 50,51 BLK 2	Zoning District	B-3
City Commission District		Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Civic Association		Proposed Land Use	COMMERCIAL
		Proposed Zoning District	COMMERCIAL



E

PROJECT INFORMATION

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

Project Name	CARTER									
Project Description (Describe in detail)	A NEW COMMERCIAL BUILDING CONSISTING OF 5 BAYS, ONE STORY, PARKING TO ACCOMODATE EMPOLYEEES AND VISITORS									
Estimated Project Cost	\$ TO BE DETERMINE (Estimated total project cost including land costs for all new development applications only)									
Waterway Use						Traffic Study Required				
Flex Units						Parking Reduction				
Flex Acreage						Public Participation				
Residential Uses						Non-Residential Uses				
Single Family						Commercial				
Townhouses						Restaurant				
Multifamily						Office				
Cluster/Zero Lot Line						Industrial				
Other						Other				
Total (dwelling units)						Total (square feet)				
Residential Unit Mix	Efficiency / Studio				1- Bedroom				2-Bedroom	
Affordable Housing Units					% of AMI				3-Bedroom or More	
Affordable Unit Mix	Efficiency / Studio				1- Bedroom				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/acres)	18,500.00 SQ. FT/.425 A	
Lot Density (Units/acres)		
Lot Width	100'	100'
Building Height (Feet)		15'
Structure Length		138'
Floor Area Ratio (F.A.R)		.212
Lot Coverage		25.97%
Open Space		75.5%
Landscape Area		5,333.61
Parking Spaces		19
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front	5'	
Side	none	
Comer / Side		
Rear	none	

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

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street			
Sides / Secondary Street			
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/acres)			
Lot Density (Units/acres)			
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 Obtain 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 of Plan
Date		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	
		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:

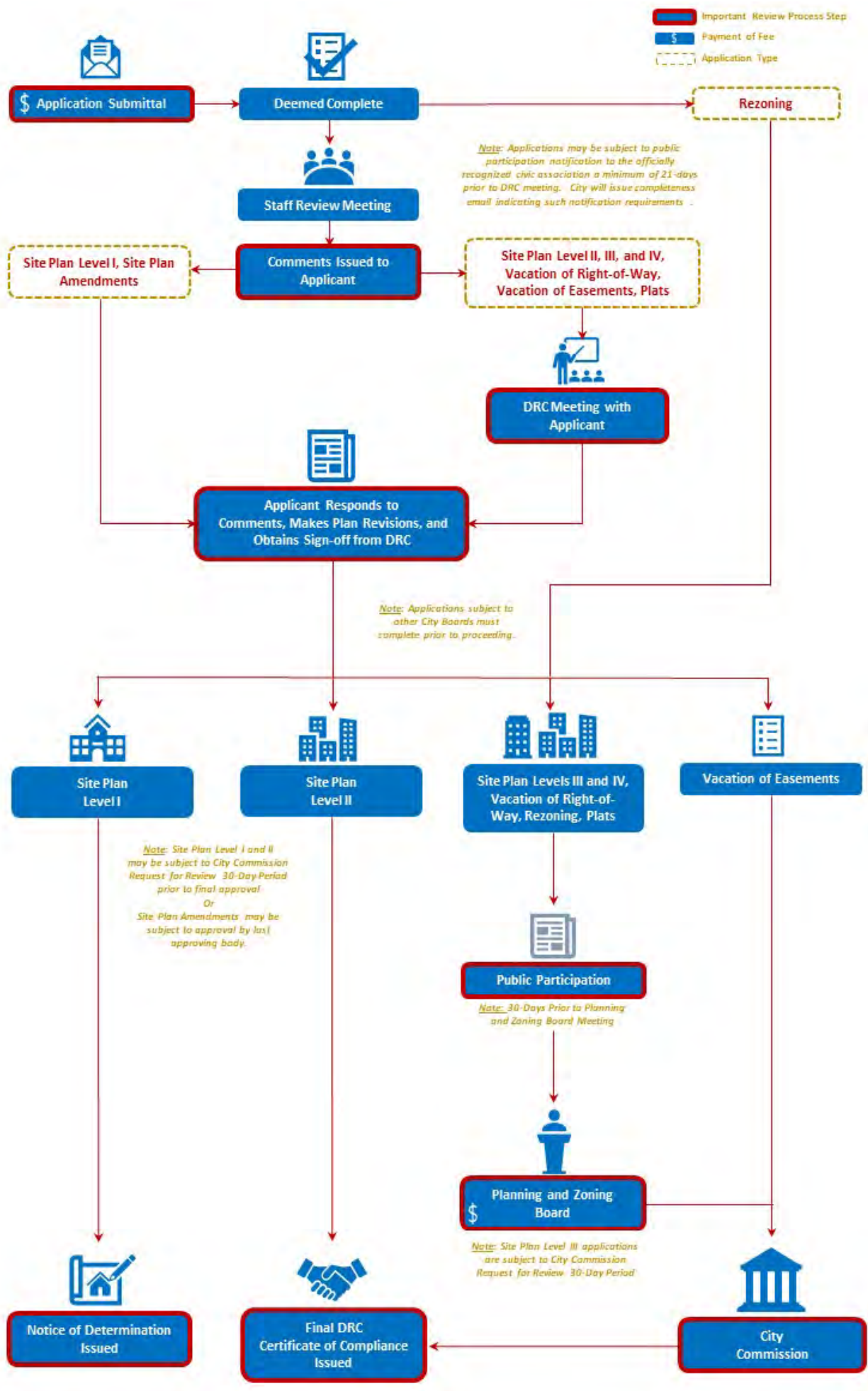
October 16, 2023
- ☒ Development Application Form completed with the applicable information including signatures.
- ☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ Address Verification Form that includes all parcels within the proposed 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 hard copy 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



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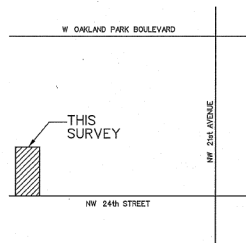
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LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	LEVEL III PLANNING AND ZONING BOARD (PZB)	LEVEL IV CITY COMMISSION (CC)
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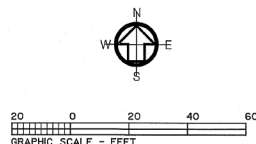
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Applicant/ Property Owner	CARTER, JERRY, & CARTER, ELLA	Authorized Agent	DONALD SENATORE
Address	4737 NW 67 AVE	Address	7480 NW 12 ST
City, State, Zip	LAUDERHILL, FL	City, State, Zip	PLANTATION, FL 33313
Phone	9543985908	Phone	7542343985
Email	DEDC210@COMCAST.NET	Email	BOLDANDBRIGHT@GMAIL.COM
Proof of Ownership	Warranty Deed	Authorization Letter	Provided
Applicant Signature:	Signature JERRY CARTER	Agent Signature:	Signature DONALD SENATORE

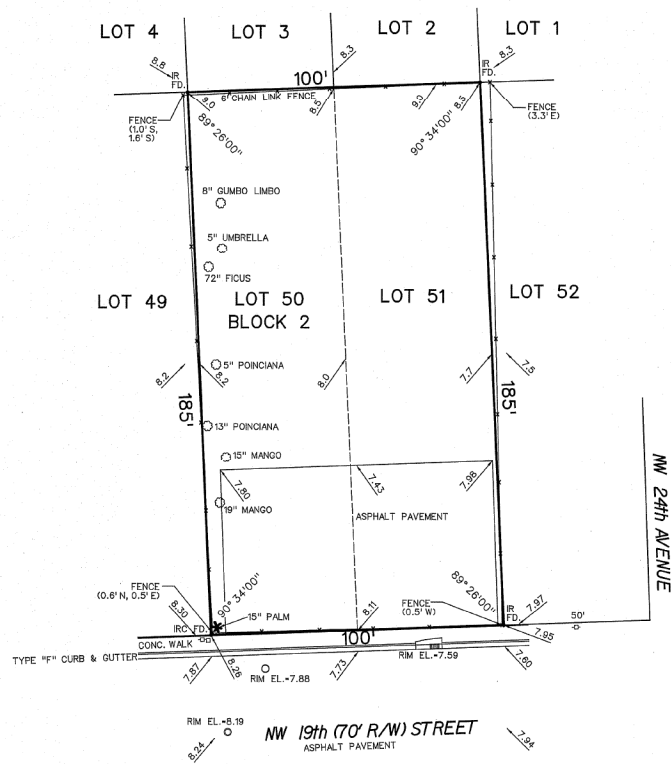
C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	2405 NW 19 STREET	Existing Use	VACANT LAND
Folio Number(s)	494229040800	Land Use	COMMERCIAL
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City Commission District		Proposed	Applications requesting land use amendments and rezoning.
Civic Association		Proposed Land Use	COMMERCIAL
		Proposed Zoning District	COMMERCIAL



LOCATION SKETCH
(NOT TO SCALE)



STANDARD ABBREVIATIONS:

[illegible]

LEGAL DESCRIPTION:

LOTS 50 AND 51, BLOCK 2, NORTH WEST LAUDERDALE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

- | | | | |
|--------------------------|-----------------------------|---|------------------------|
| ○ | SET 5/8" IR & CAP (LB 6893) | ○ | MANHOLE (SANITARY) |
| △ | NAIL & TAB | ● | MANHOLE (STORM) |
| ● | PCP | ■ | CATCH BASIN |
| ◎ | PRM | □ | ELECTRIC SERVICE |
| <i>1/2"</i>
ELEVATION | | ☒ | TELEPHONE JUNCTION BOX |
| ⚡ | FIRE HYDRANT | ⊠ | WATER METER |
| ⋈ | CENTERLINE | ⊠ | CABLE TV BOX |
| ⋈ | LIGHT POLES | ◇ | UTILITY POLE |
| ⋈ | GATE VALVE | | |

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIG-SCOTT LAND SURVEYING & MAPPING AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIG-SCOTT LAND SURVEYING & MAPPING.
3. THE ANGLES SHOWN HEREIN WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY ELEVATIONS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR PARALLEL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED NORTH WEST LAUDERDALE, AND THE PLAT BOOK IS PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD83 1989.
9. FLOOD ELEVATION INFORMATION:
- | | |
|-------------------------|----------------------------|
| COMMITMENT NO. - 155105 | PANEL NO. - 1201002368 |
| DATE OF FRU - 8-18-14 | SUFFIX - H |
| FRU ZONE - X | BASE FLOOD ELEVATION - N/A |
10. PROPERTY ADDRESS: 2405 NW 11TH STREET, FORT LAUDERDALE, FLORIDA 33311
11. CONTAINING 16,500 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO JERRY CARTER

BOUNDARY SURVEY
SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A GUZZI Digitally signed by SCOTT A GUZZI 4-01-24

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5508

DATE OF LAST FIELD WORK

[illegible]

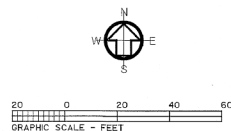
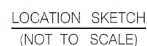
VIC-SCOTT LAND SURVEYING &

MAPPING
Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
North Lauderdale, FL 33068
Ph: (954) 722-8500

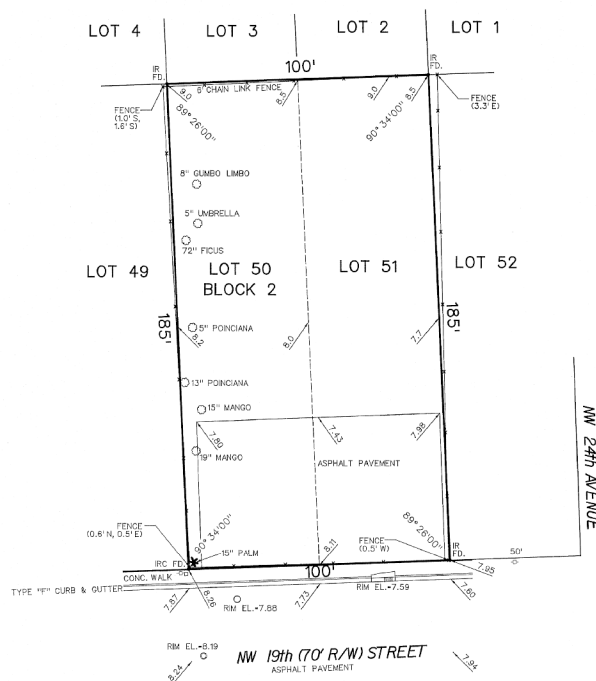
2405 NW 19th STREET
FORT LAUDERDALE, FLORIDA 33311

CLIENT: JERRY CARTER		DRAWN BY: CAM	CHECKED BY: SAG
SCALE: 1"=20'	DESIGNED BY:		

PROJECT NO.
2914
SHEET NO.
1 OF 1



STANDARD ABBREVIATIONS:

[illegible]

LEGAL DESCRIPTION:

LOTS 50 AND 51, BLOCK 2, NORTH WEST LAUDERDALE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC
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LEGEND:

	SET 5/8" R & CAP (LB) B921		MANHOLE (SATURN)
	NAL & TAB		MANHOLE (USTURN)
	POP		CATCH BASIN
	PPM		ELECTRIC SERVICE
	ELEVATION		TELEPHONE JUNCTION BOX
	FIRE HYDRANT		WATER METER
	CENTERLINE		CABLE TV BOX
	LIGHT POLES		UTILITY POLE
	GATE VALVE		

NOTES:

[illegible]

PLOTTED WITHOUT SCALE

BOUNDARY SURVEY
SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLETES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 32-17, F. FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
 DISTRICT MANAGER, SOUTHWESTERN POWER AND
 LIGHT, INC., JACKSONVILLE, FLORIDA

3-2-23

DATE OF LAST FIELD WORK _____

[illegible]

VIC-SCOTT LAND SURVEYING &

2405 NW 19th STREET
FORT LAUDERDALE, FLORIDA 33311

7 NOV

914

1 OF 1

DON SENATORE
ARCHITECTURAL DESIGNER

PAULINE ON-DECK
PLANTATION, FLORIDA 32019
PHONE: (754) 234-3302
E MAIL: bookendlight@gmail.com

Printed Name and Address:

Jerry Carter Project
2405 NW 19th STREET
Fort Lauderdale, FLORIDA 33311

10/10/2019

ADJUNCT
REVISION AFTER PERMITS
BUILDING DEPT. COMMENT
COORDINATION CHARGE
PERMIT SET
DESIGN DEVELOPMENT
PUBLIC HEARING

plot date

07/22/2024

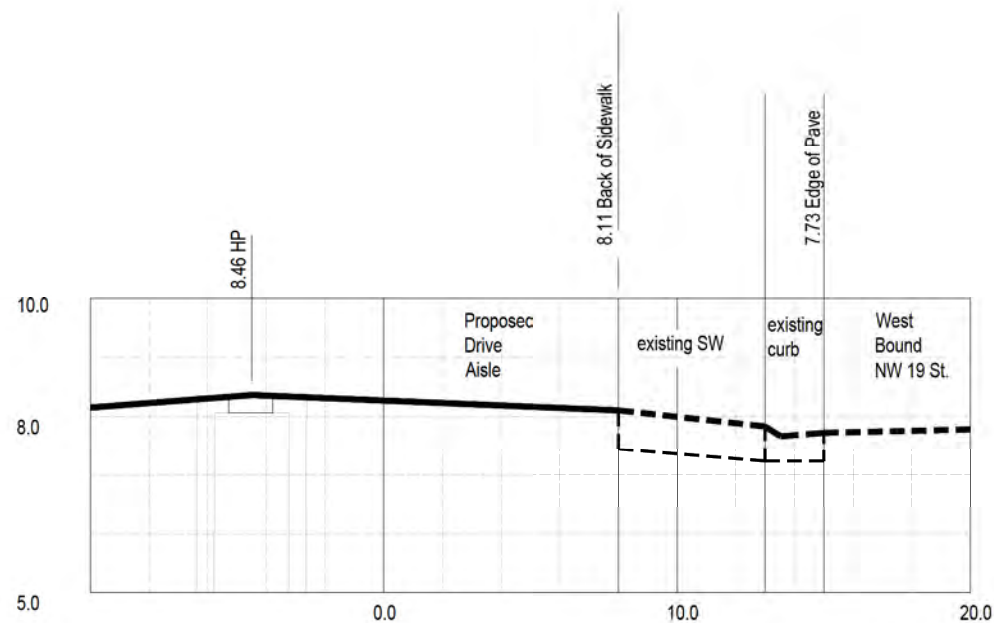
SHEET TITLE
EXHIBIT OF
SURVEY

C2



This item has been digitally signed and sealed by Dennis F Cress on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

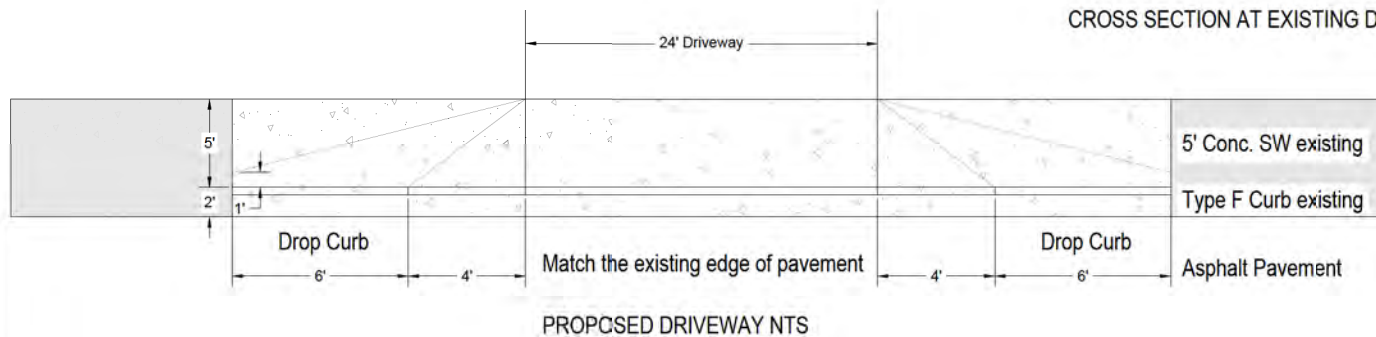
C3



CROSS SECTION AT EXISTING DRIVEWAY

horizontal scale 1" = 2'

vertical scale 1" = 1'



C4

9.0
8.46

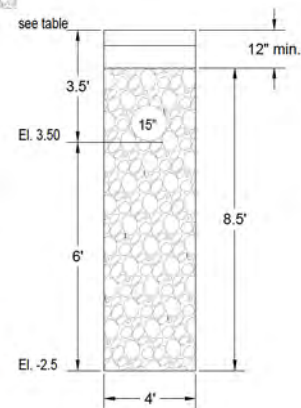
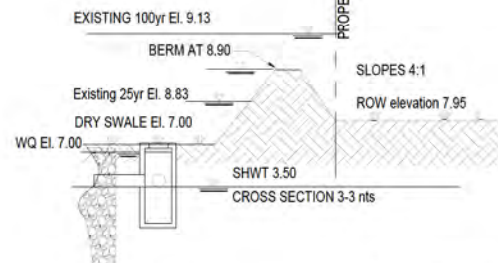
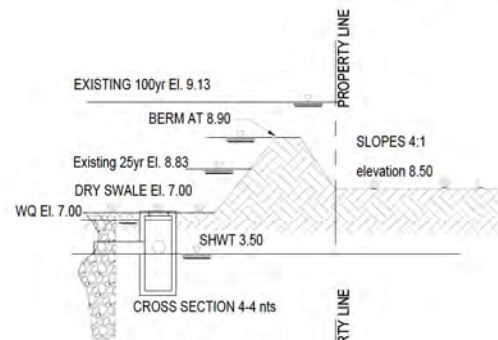
GRAPHIC SCALE, FEET



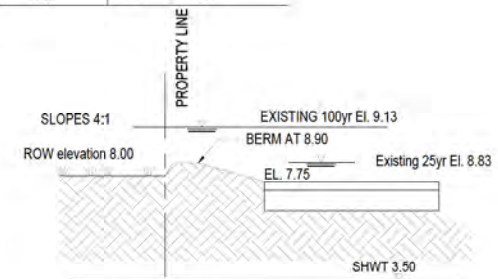
Figure 1



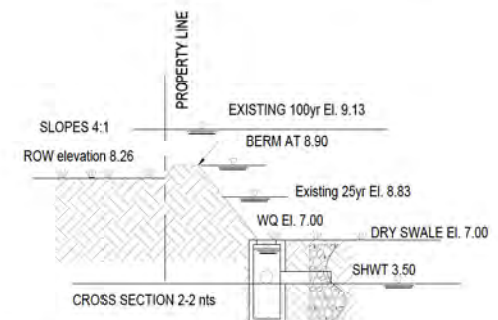
72 hrs Tr Years		Pre and Post Development Flow Rates and Stages			
		EXISTING (0.4247 ac)		DEVELOPED	
		STAGE	PEAK FLOW cfs	STAGE	FLOW cfs
5YR 1HR	3.28"	7.95	NA	5.50	NA
25	15"	8.90	NA	8.65	NA
100	18"	9.20	NA	9.13	NA



EXFILTRATION CROSS SECTION nts



CROSS SECTION 1-1 nts



CROSS SECTION 2-2 nts

INLET NO.	TOP	BOTTOM
1	EI. 7.00	EI. 1.50
2	EI. 8.46	EI. 1.50
3	EI. 7.00	EI. 1.50
4	EI. 7.60	EI. 1.50
5	EI. 7.29	EI. 1.50
6	EI. 8.46	EI. 1.50
7	EI. 8.20	EI. 1.50
8	EI. 7.00	EI. 1.50

This item has been digitally signed and sealed by Dennis F Cress on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jerry Carter Project
2405 NW 19th STREET
Fort Lauderdale, FLORIDA 33311

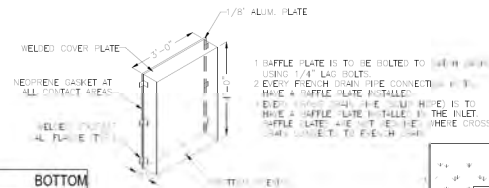
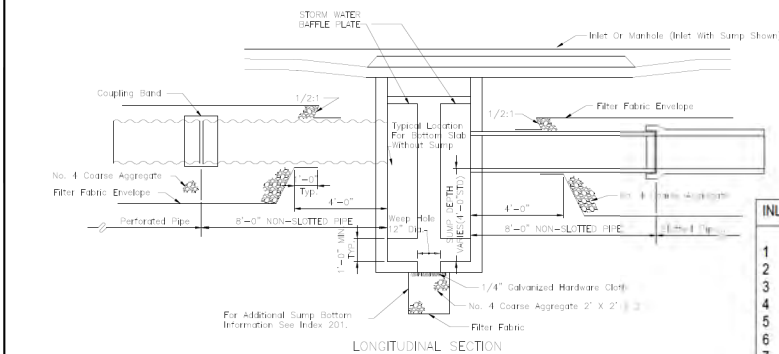


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by Dennis E.

Dennis F Cress

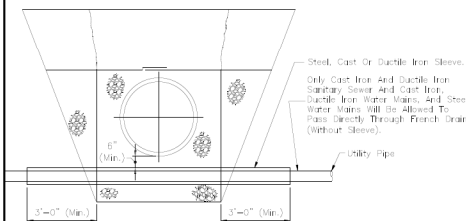
08/14/2024

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PAVING
GRADING AND
DRAINAGE
C 5

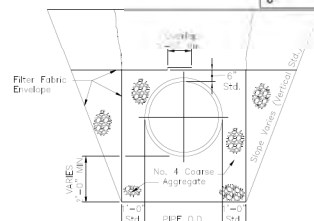


INLET NO.	TOP	BOTTOM
1	EL. 7.00	EL. 1.50
2	EL. 8.46	EL. 1.50
3	EL. 7.00	EL. 1.50
4	EL. 7.60	EL. 1.50
5	EL. 7.29	EL. 1.50
6	EL. 8.46	EL. 1.50
7	EL. 8.20	EL. 1.50
8	EL. 7.00	EL. 1.50

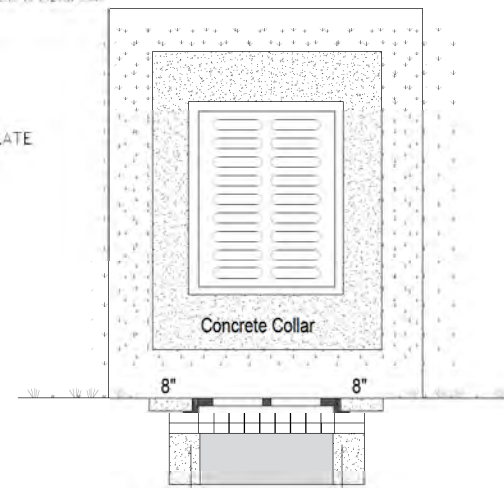
STORM WATER BAFFLE PLATE



ROUND PIPE SHOWN
UTILITY PIPES THRU FRENCH DRAIN



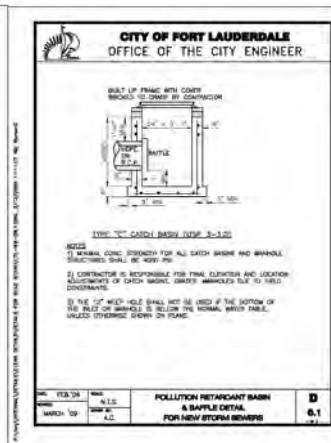
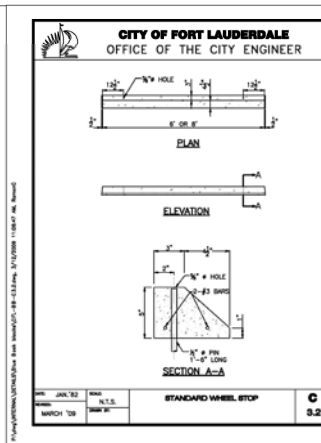
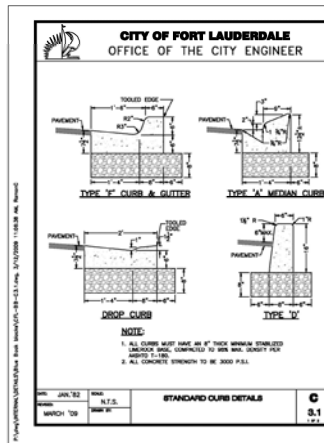
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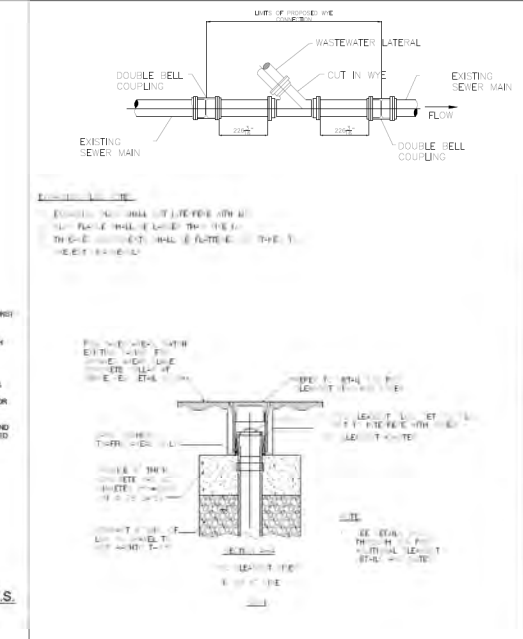
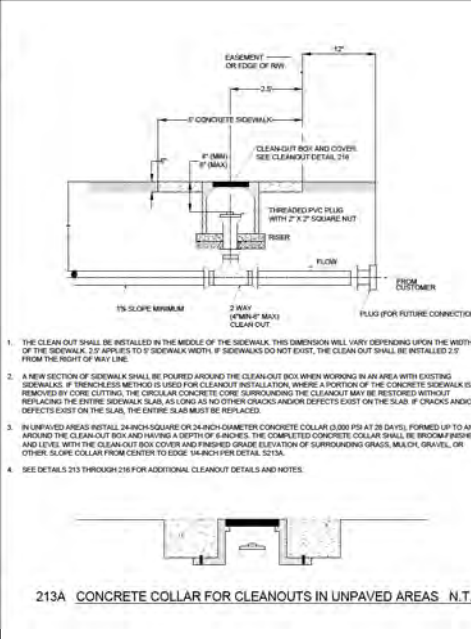
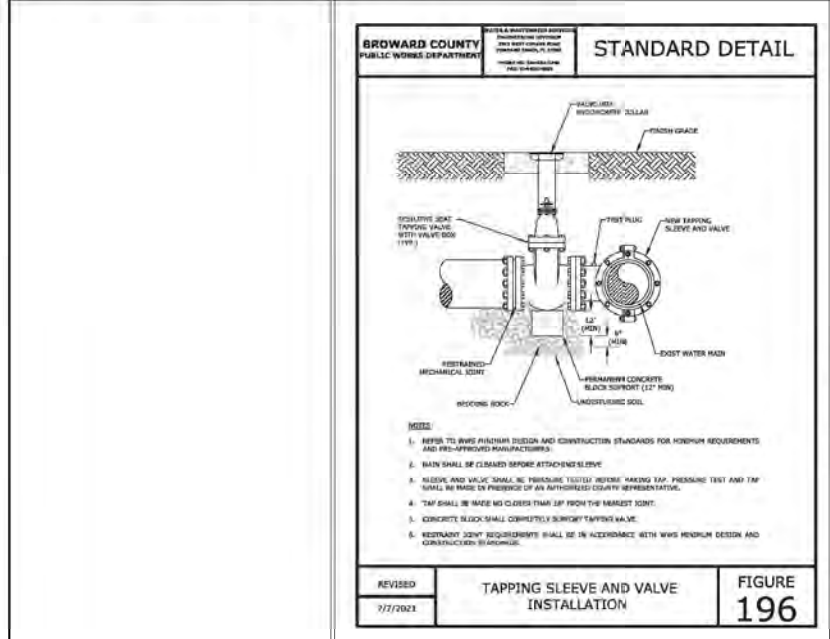
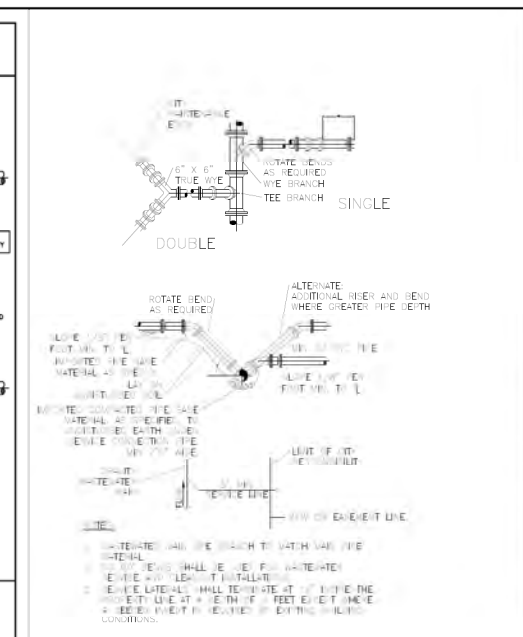
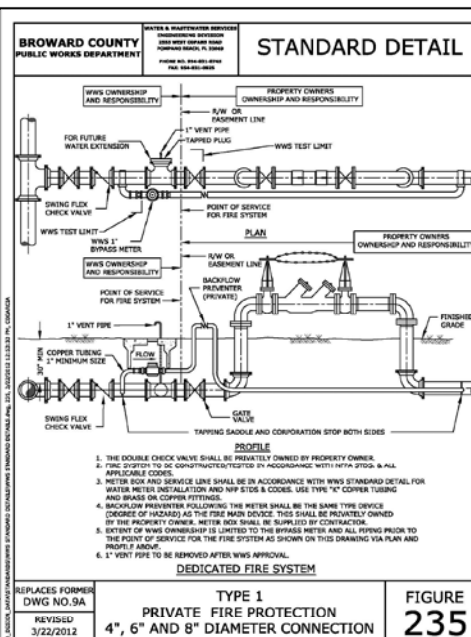
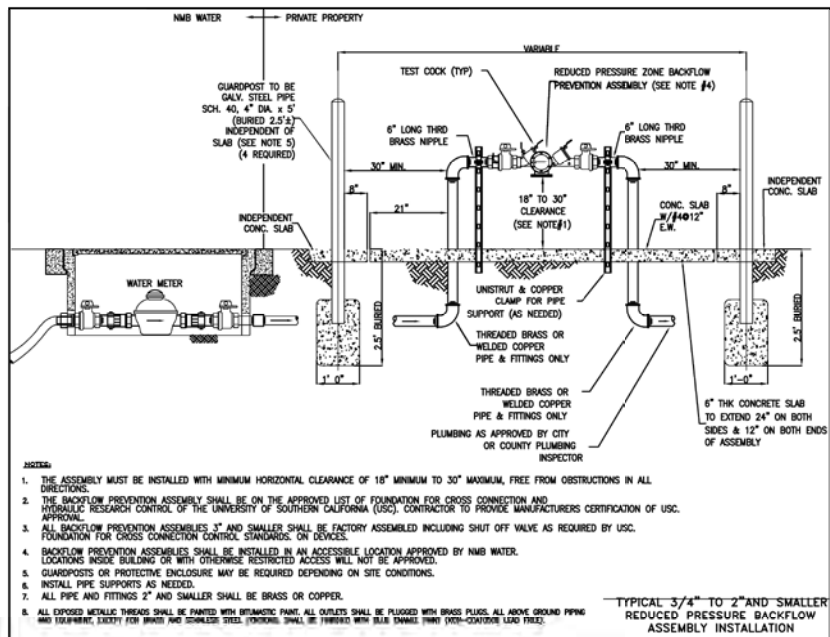


Concrete Collar in grass areas nts

GENERAL NOTES

- Pipe shall be any of the optional types permitted in Section 443 of the Specifications unless otherwise restricted in the plans. Dissimilar types of pipe will not be permitted in a continuous run of pipe.
- Concrete pipe shall be placed with the slots positioned on sides.
- The contractor may submit other methods of providing slots having equal or greater area of opening, for approval by the Engineer.
- Fiber fabric shall be Subsurface Drainage type meeting the requirements of Section 655, all other fabric joints shall lap a minimum of one (1) foot.
- The standard cross section shall be constructed unless other section(s) described or detailed in the plans.
- For supplemental details see Index No. 280.
- The contractor shall take the necessary precautions to prevent contamination of the trench with sand, silt and foreign materials.
- The 12" diameter wrap hole shall be eliminated when the bottom of the inlet is below the normal water table, unless otherwise shown in the plans.
- Excavation trench following the typical cross section shall be paid for under the contract unit price for French Drains, LF. The unit price shall include the cost of pipe, pipe plugs, pipe fittings, coarse aggregate and fiber fabric in place, and the cost for trench excavation, backfill and compaction. The unit price shall also include the cost for disposal of surplus excavated materials and cost for restoration of pavement removed or damaged by trench drain construction, but shall not include payments for items paid for elsewhere.
- Excavation trench with a significantly different cross section shall be paid for under the contract unit price for separate items as follows:
 - Slotted or Perforated Pipe Culvert, LF. Unit price shall include cost for pipe, pipe plugs and fittings in place.
 - Ballast Rock (French Drain Aggregate), CY. Unit price shall include cost for coarse aggregate in place, and cost for trench excavation, backfill and compaction. The unit price shall also include the cost for disposal of surplus excavated materials and cost for restoration of pavement removed or damaged by trench drain construction, but shall not include payment for items paid for elsewhere.
 - Plastic Fiber Fabric (Subsurface), SY. Unit price shall be for cost of fabric in place. Quantity shall be determined by plan net dimensions of the fabric envelope.





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Fort Lauderdale, FLORIDA 33311

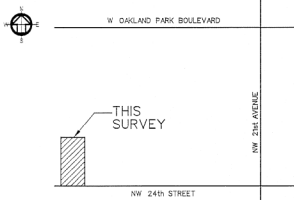
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07/22/2024

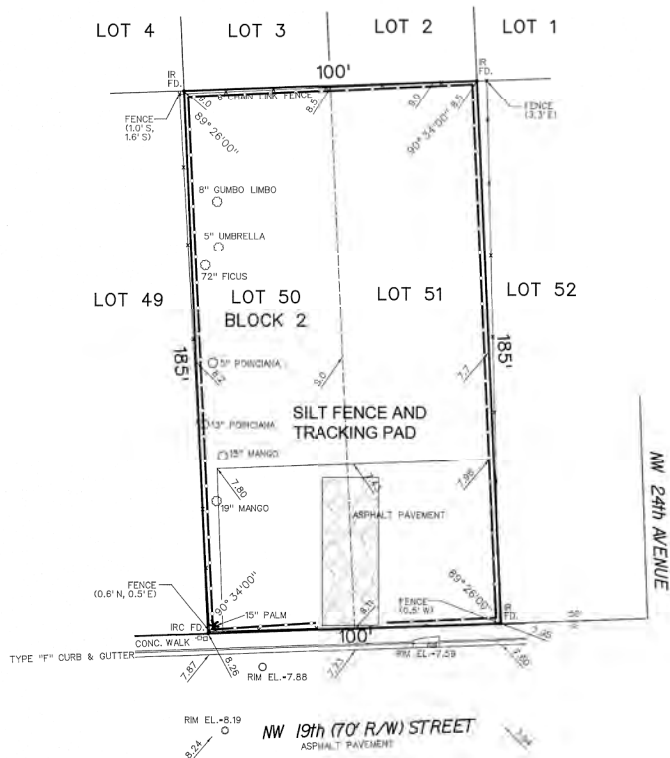
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UTILITY DETAILS

C8

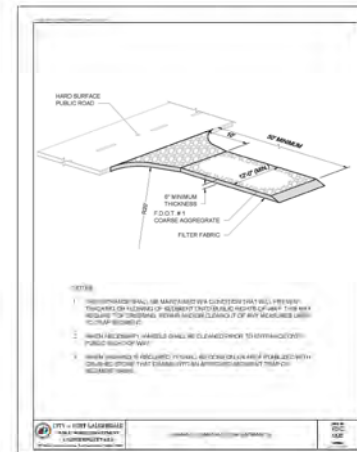
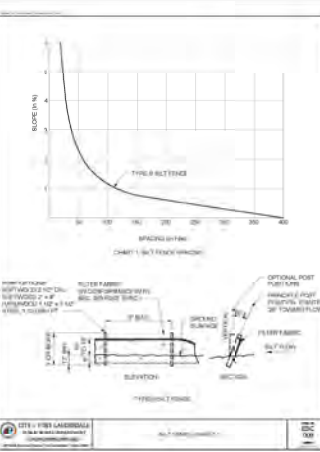


LOCATION SKETCH
(NOT TO SCALE)



EROSION AND SEDIMENT CONTROL

1. CONTRACTOR TO DESIGN BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND SEDIMENTATION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND OTHER APPLICABLE EROSION AND SEDIMENTATION PREVENTION REGULATIONS THROUGHOUT CONSTRUCTION.
2. DURING CONSTRUCTION ALL CATCH-BASINS, INLETS SHALL BE PROTECTED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CATCH-BASIN.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT INTO ADJACENT UNDEVELOPED AREAS OR OFF-SITE AREAS.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMAL EROSION OF SOILS.
5. INLAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. ALL EXPOSED AREAS SHALL BE RESEED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
7. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY CITY, COUNTY, AND STATE OF FLORIDA ON-SITE INSPECTION, AT NO ADDITIONAL COST TO THE OWNER.
11. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL, "DESIGN REVIEW" HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
12. IF INSTALLATION OF EROSION CONTROL MEASURES IS INTERRUPTED BY MAINTENANCE OF THE SITE, THE FENCE SHALL BE COVERED WITH FILTER FABRIC.
13. BURNING OF DEBRIS WILL NOT BE ALLOWED.
14. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEASURES NECESSARY TO MAINTAIN PERMANENT SOIL STABILIZATION.
15. CONTRACTOR IS TO PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL LOSS DURING CONSTRUCTION TO PREVENT POLLUTION OF ADJACENT PROPERTY, STREETS, BODIES OF WATER AND WATERWAYS. IN ADDITION CONTRACTOR SHALL PLACE EROSION BARRIERS OR OTHER EROSION CONTROL ON GRASSY AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER OR EXIT SITE. IF THE CONTRACTOR IS TO REMOVE AND CLEARING AND GRADING TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES, EROSION CONTROL BARRIERS SHALL BE ESTABLISHED AS THE FIRST STEP OF WORK.



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ARCHITECTURAL DESIGNER

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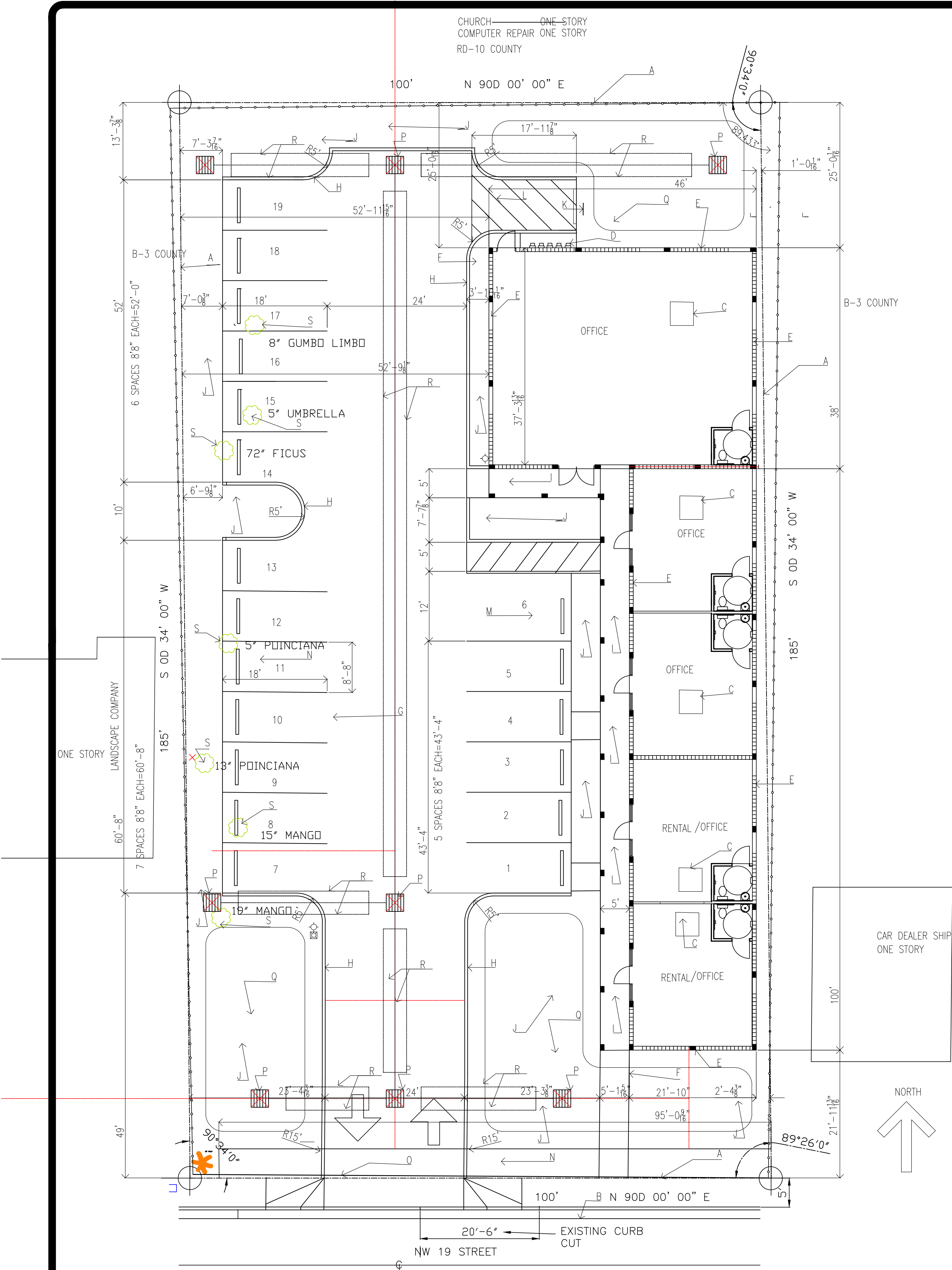
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DESIGNER: JERRY CARTER
CHECKED: JERRY CARTER
DATE: 07/22/2024



DESIGNER: JERRY CARTER

plot date:
07/22/2024
SHEET TITLE:
swmp

C9



SITE PLAN
1" = 10'

- SYMBOL LEGEND
- SECTION NUMBER
WALL SECTION OR BUILDING SECTION
SHEET NUMBER
- NEW 8" X 8" X 16" CONCRETE BLOCK
- NEW 1 HOUR FIRE RATED WALL
- EXISTING CONSTRUCTION TO REMAIN
- NEW GYPSUM WALL PARTITION
- G.C. GENERAL CONTRACTOR
- C.W.M. CASE WORK MANUFACTURER
- A.F.F. ABOVE FINISH FLOOR
- ELEV. ELEVATION
- T.G.C. TENANT GENERAL CONTRACTOR
- NOTE NUMBER-SEE NOTES ON
- REMOVE EXISTING DOOR AND FRAME
- REMOVE EXISTING WINDOW
- DOOR NUMBER
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- ELEVATION MARK FROM FINISH FLOOR

- SITE PLAN NOTES
- A. PROPERTY LINE
- B. EDGE OF EXISTING PAVEMENT
- C. NEW ROOF TOP AIR-CONDITIONER
- D. ELECTRICAL METER AND DISCONNECT SWITCH LOCATION
- E. BUILDING PERIMETER LINE
- F. NEW CONCRETE WALK RAISED TO ALLOW WATER TO FLOW UNDERNEATH SLAB
- G. NEW ASPHALT PARKING AREA
- H. NEW 6" HIGH EXTRUDED CONCRETE CURBING
- I. NEW COVERED WALK WAY
- J. LANDSCAPE AREA
- K. NO PARKING SIGN
- L. SPACE RESERVED FOR THREE POINT TURN AROUND.
- M. HANDICAPPED SPACE*
- N. NEW 5' WIDE CONCRETE SIDE WALK
- O. REMOVE EXISTING CHAIN LINK FENCE ALONG SOUTH PROPERTY LINE
- P. NEW CATCH BASINS - SEE CIVIL DRAWINGS
- Q. NEW RETENTION AREAS- SEE CIVIL DRAWINGS
- R. NEW EXFILTRATION TRENCH- SEE CIVIL DRAWINGS
- S. REMOVE EXISTING TREE - SEE LAND SCAPE PLAN

- GENERAL NOTES
1. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS AS DATED ON THIS SHEET.
2. THE AIA GENERAL CONDITIONS, THE SUPPLEMENTARY GENERAL CONDITIONS, AND GENERAL REQUIREMENTS SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND/OR DRAWINGS. ALL SUB-CONTRACTORS, AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREAS OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE HIS SUB-CONTRACTORS AND SUPPLIERS OF THESE REQUIREMENTS.
3. THE GENERAL CONTRACTOR, SHALL BE HELD TO HAVE EXAMINED THE SITE WITH RESPECT TO ALL EXISTING FIELD CONDITIONS AND TO HAVE FULLY EXAMINED THE COMPLETE SET OF ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION & INSERTION OF DRAWINGS AS PREPARED BY OTHERS INTO THIS DRAWING PACKAGE.
4. THE GENERAL CONTRACTOR SHALL LOCATE ALL GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT THEIR DISRUPTION. EACH PRIME SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, MEASUREMENTS AND OTHER AS MAY BE FIGURES AND DETAILS SHOWN ON DRAWINGS THAT RELATE TO HIS WORK PRIOR TO LAYING OUT THE WORK. HE SHALL BE HELD RESPONSIBLE FOR ANY ERROR RESULTING FROM HIS FAILURE TO TAKE SUCH PRECAUTIONS.
5. DIVISIONS OF THE WORK FOR SUB-CONTRACTING PURPOSES SHALL BE AS PER THE GENERAL CONTRACTOR'S DIRECTION.
6. IT SHALL BE THE RESPONSIBILITY OF ALL SUB-CONTRACTORS TO HAVE EXAMINED AND REVIEWED THE COMPLETE SET OF DRAWINGS, AND/OR SPECIFICATIONS AND TO PROVIDE ALL LABOR AND MATERIAL TO THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWING AND/OR SPECIFICATIONS, WHETHER IT IS INDICATED OR NOT. ALL WORK, WHETHER INDICATED OR NOT, SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES AND ORDINANCES WHICH ARE APPLICABLE TO THE PROJECT.
7. SUB-CONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR THAT ARE NECESSARY IN EACH OTHER'S WORK AT THE PROPER TIMES SO THAT THE CONSTRUCTION SCHEDULE IS NOT AFFECTED. THESE INTERFACINGS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTORS WHOSE WORK IS AFFECTED AS SUCH.
8. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. PRODUCT MANUFACTURER INDICATED IN SCHEDULE AND/OR ON PLANS WERE SELECTED BASED ON QUALITY, STYLE, SIZE, COLOR, ECT., AND ARE NOT INTENDED TO RESTRICT COMPETITIVE BIDDING. PRODUCTS "EQUAL TO" INTENDED TO BE USED AS SUBSTITUTES ARE SUBJECT TO ARCHITECT'S APPROVAL IN WRITING PRIOR TO PRODUCT PURCHASE AND INSTALLATION.
10. THIS DRAWING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION PROVIDED BY OWNER AND/OR OWNERS AGENT.
11. THE DESIGN INFORMATION INDICATED ON PLANS IS INTENDED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT MANUFACTURER'S SPECIFICATIONS, EXISTING AND/OR PROPOSED, BUILDING DESIGN, FIELD CONDITIONS, ECT. ALL MISCELLANEOUS MATERIALS, PARTS, DESIGN DIMENTIONS, WHETHER INDICATED ON PLANS OR NOT, SHALL BE INCLUDED AS PART OF THIS DRAWING PACKAGE.
12. ARCHITECT SHALL BE NOTIFIED PRIOR TO START-UP OF CONSTRUCTION SHOULD EXISTING FIELD CONDITIONS VARY FROM DRAWINGS BY GREATER THAN 2".
13. THE GENERAL CONTRACTOR OR SUB-CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE REMOVAL, OR DISPOSAL OF MATERIALS AND ITEMS COMMONLY REFERED TO AS "DEBRIS" OR DETERMINED BY THE ARCHITECT TO BE REFUSE.
14. THE GENERAL CONTRACTOR SHALL HAVE MADE ALL REQUIRED PROVISIONS FOR THE REMOVAL OF DEBRIS FROM SITE, HAVING CHARGES, DUMPING FEES, ECT. IN HIS ORIGINAL BID SUBMISSION.

DESIGN WIND LOAD INFORMATION

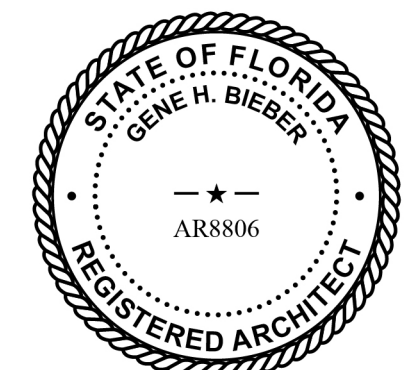
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2. WIND IMPORTANCE FACTOR	1
3. WIND EXPOSURE	C
4. ENCLOSURE CLASSIFICATION	ENCLOSED, 33
5. COMPONENTS AND CLADDING	SEE WINDOW SCHEDULE
6. RISK CATEGORY	II

F.B.C. STATMENT

PLAN IS DESIGNED PER 2023 FLORIDA BUILDING CODE, EDITION 8

STRUCTURAL CALCULATIONS AS PER ASCE7-10

Digitally signed
by Gene H
Bieber
Date: 2024.09.04
16:32:05 -04'00'



REVISIONS:	BY:

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CARTER PLAZA
RETAIL STORES

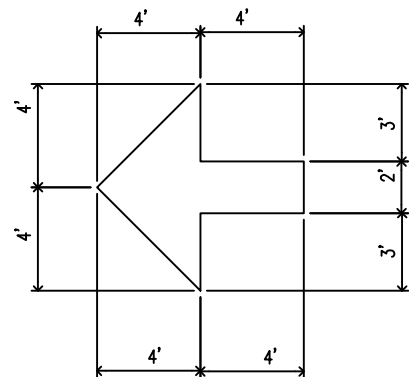
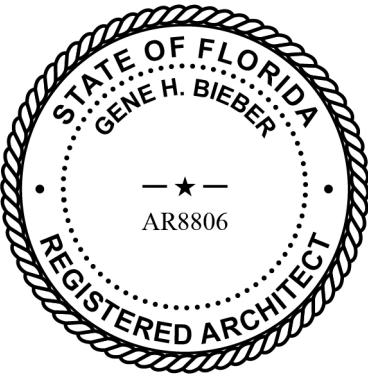
FORT LAUDERDALE, FLORIDA

2405 NW 19 STREET

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CHECKED BY: DON S.
DATE: 8 -19-2023
SCALE: AS SHOWN
JOB NO. 2023-8-19
SHEET:

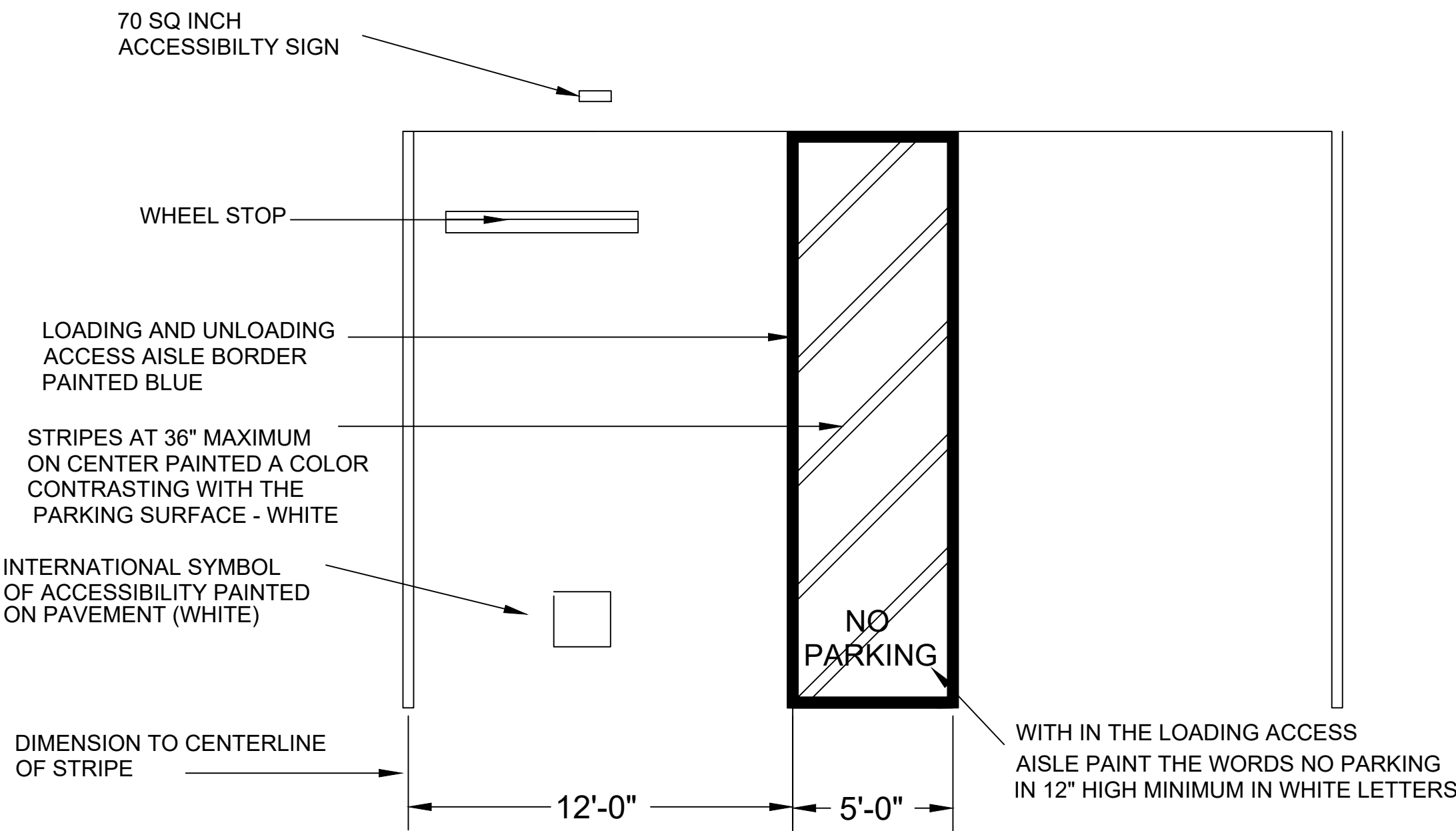
Gene H
Bieber

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by Gene H Bieber
Date: 2024.09.04
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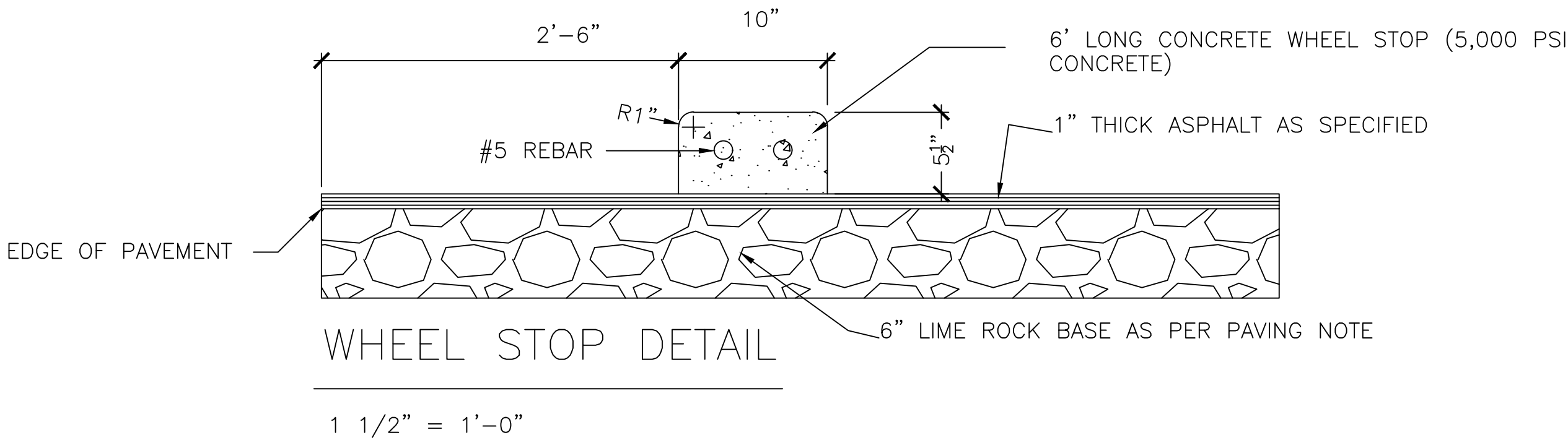
DIRECTIONAL ARROW

1/2" = 1'-0"



HANDICAPPED PARKING STALL DETAIL

N.T.S.



REVISIONS:	BY:

GENE BIEBER
ARCHITECT, INC.

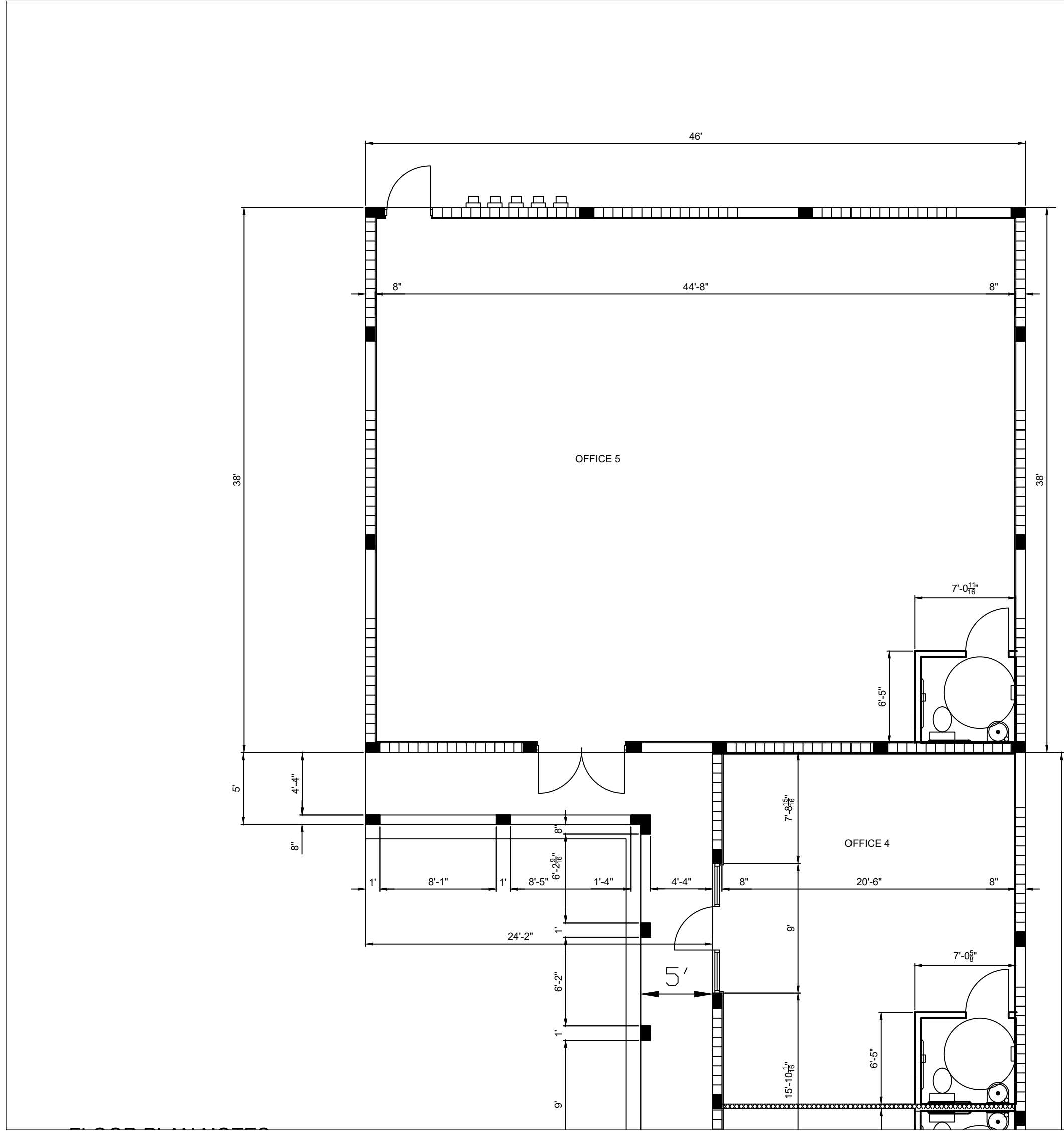
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DRAWN BY: DON S.
CHECKED BY: DON S.
DATE: 8-19-2023
SCALE: AS SHOWN
JOB NO. 2023-8-19
SHEET: A-3



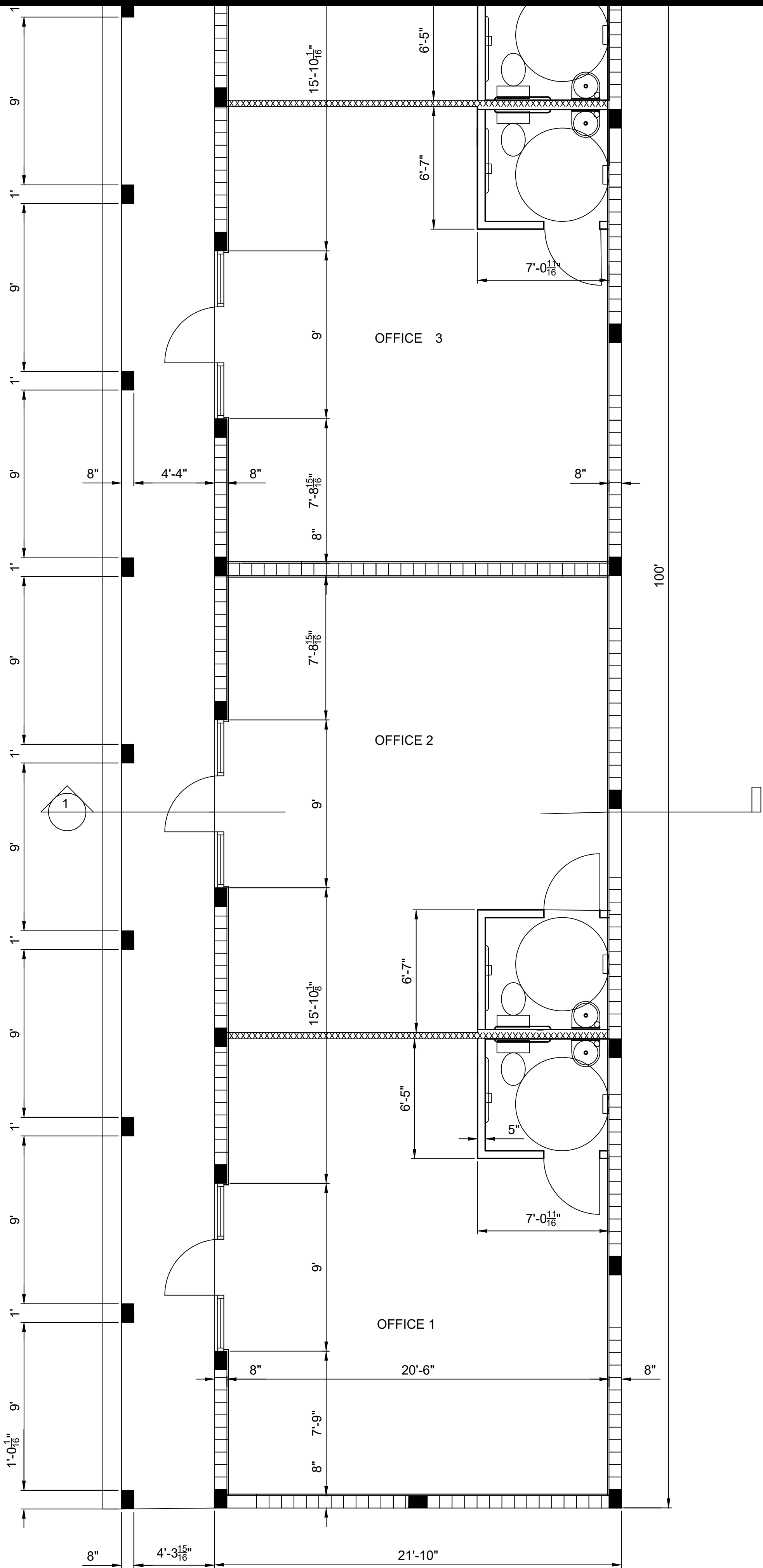
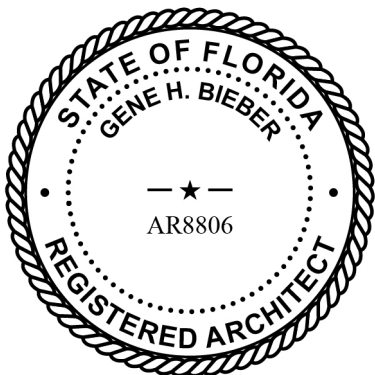
FLOOR PLAN NOTES

- 1 8" X 8" CONCRETE BLOCK
- 2 8" X 8" X 16" CONCRETE COLUMN - SEE FOUNDATION PLAN
- 3 NEW MIRROR ANCHORED AS PER CONSTRUCTION NOTES
- 4 DESIGNATES DOOR NUMBER - SEE DOOR SCHEDULE
- 5 NEW 3/4" HOSE BIBB
- 6 ROOF OVER HANG LINE
- 7 ROOF PACKAGE AIRCONDITIONING
- 8 ELECTRICAL METER LOCATION
- 9 FLOOR FINISH AS PER ROOM FINISH SCHEDULE
- 10 NEW TYPICAL INTERIOR PARTITION : 3.5" GALV. METAL STUDS (MAX. 24" O.C.) W/
5/8" GYPSUM WALL BOARD BOTH SIDES. VERIFY WALL THICKNESS ON PLAN
- 11 POINT OF USE TANKLESS WATER HEATER- SEE ELECTRICAL DRAWINGS AND PLUMBING DWG
- 12
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Gene H
Bieber

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by Gene H
Bieber
Date: 2024.09.04
16:27:49 -04'00'



REVISIONS:	BY:

GENE BIEBER
ARCHITECT, INC.

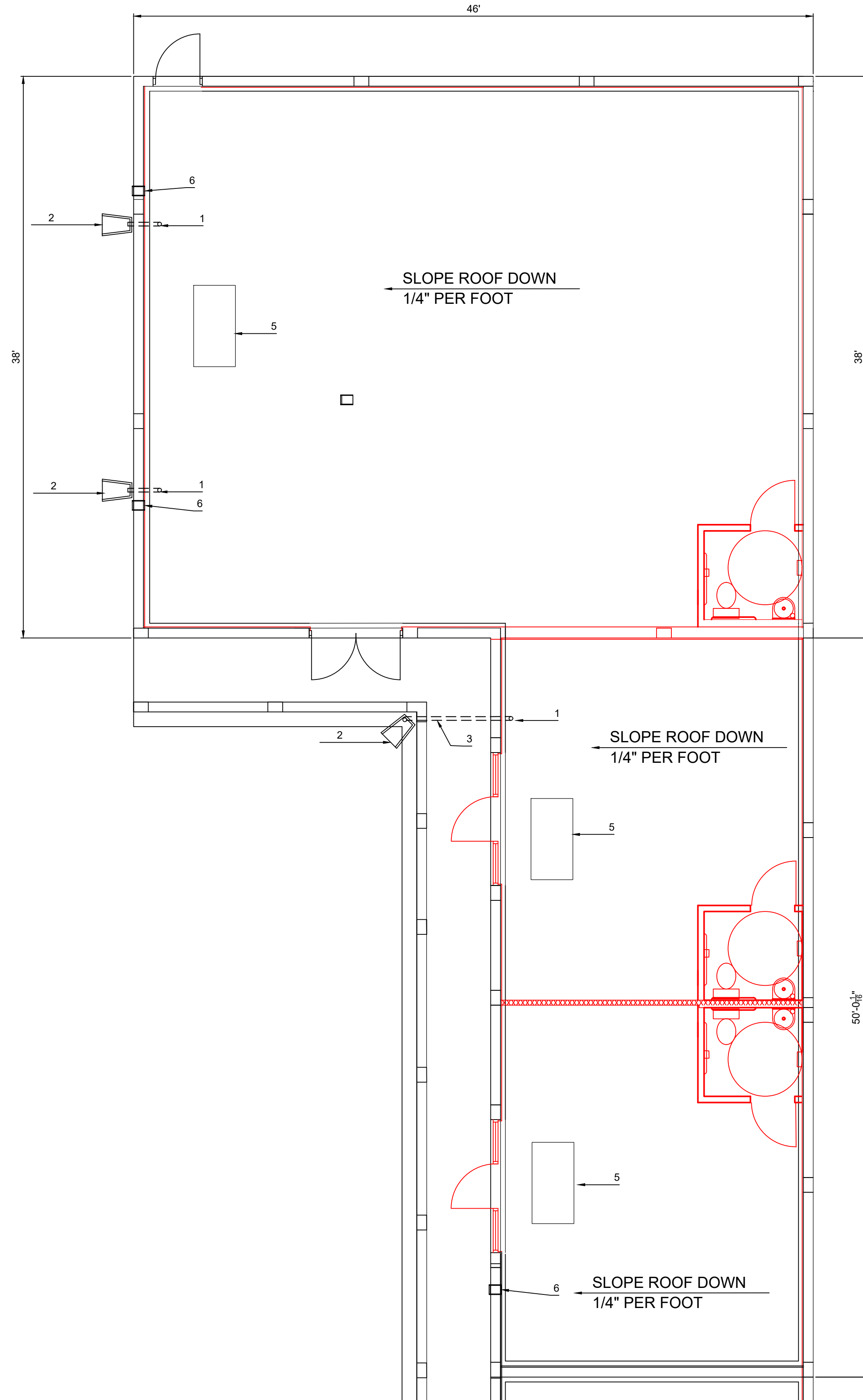
N.C.A.R.B. 7920
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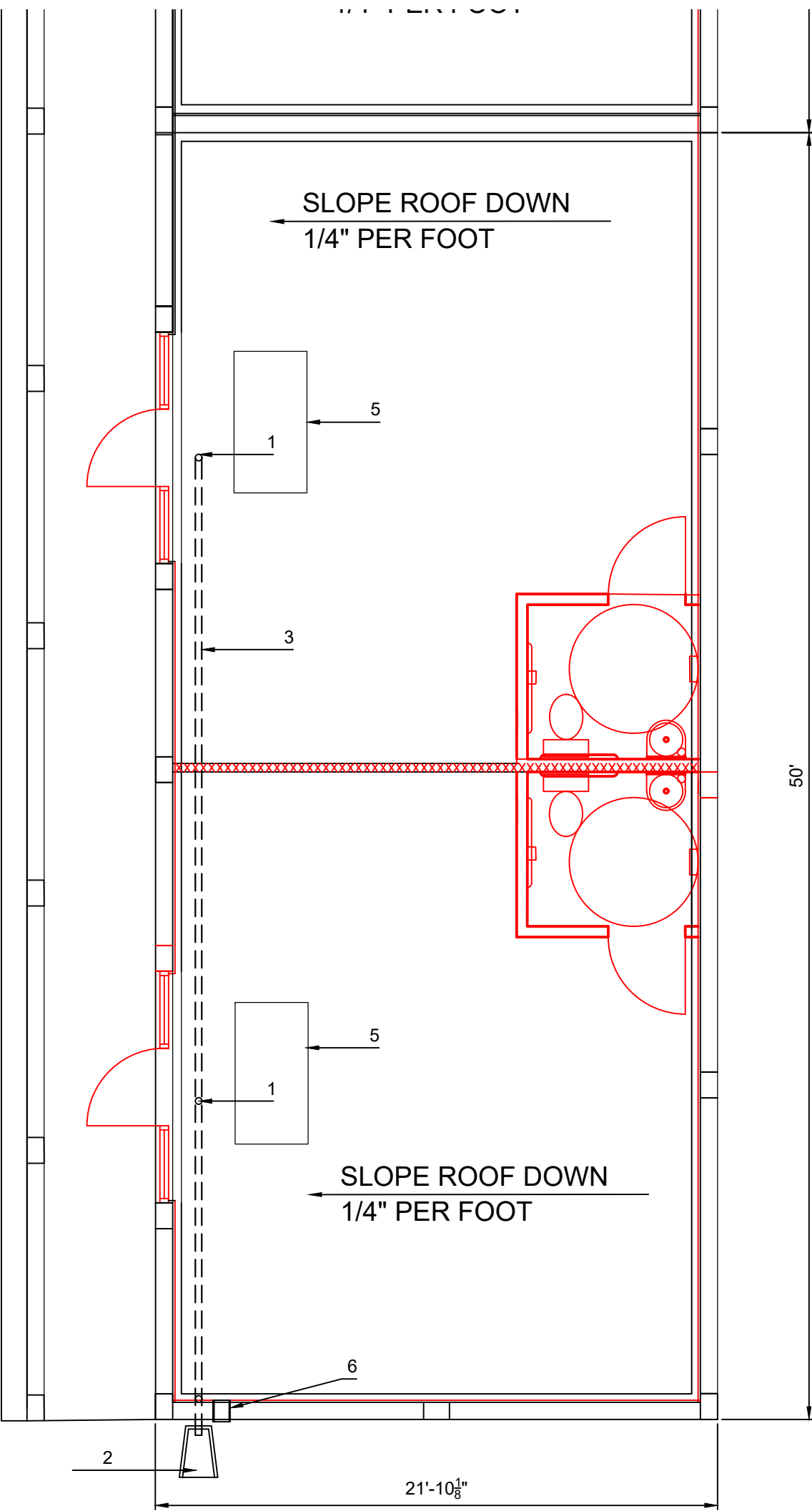
CARTER PLAZA
RETAIL STORES

2405 NW 19 STREET
FORT LAUDERDALE, FLORIDA

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DATE: 8-19-2023
SCALE: AS SHOWN
JOB NO. 2023-8-19
SHEET:



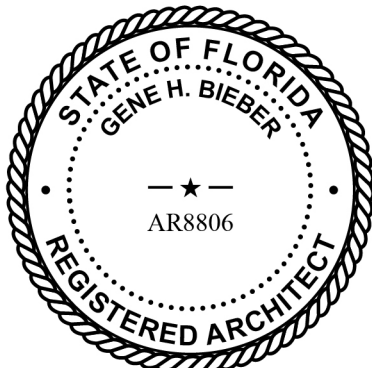
- ROOF PLAN NOTES
- 1 3" DIA. ROOF DRAIN
 - 2 2' LG X 18" WIDE X 2' LG X 1' WIDE PRECAST CONCRETE SPLASH BLOCK
 - 3 3" LEADER IN ATTIC SPACE
 - 4 4" HIGH FIBROUS CANT STRIP CONTINUOUS AND GALVANIZED STUCCO STOP / COUNTER FLASHING
 - 5 A/C ROOF TOP PACKAGE UNIT (MAX. 36" HIGH - INCLUDING SUPPORT
 - 6 EMERGENCY 8" X 8" GALVNIIZED METAL ROOF SCUPPER



roof A		leaders										
width	length	sf. Ft.	hourly rate inches	inch into ft.	cu. Ft.	gallons/ cubic ft	total gallons	gallons/ minute	pipe size 3" dia	gallons /min	number pipes req.	
		1092	4.5	12	0.375	409.5	7.4852	3065.1894	51.08649	3" - 1/8" / ft	55	0.928845
vertical drain												
width	length	sf. Ft.	hourly rate inches	inch into ft.	cu. Ft.	gallons/ cubic ft	total gallons	gallons/ minute	pipe size 3" dia	gallons /min	number pipes req.	
		1092	4.5	12	0.375	409.5	7.4852	3065.1894	51.08649	3" - 1/8" / ft	87	0.587201
ROOF B												
width	length	sf. Ft.	hourly rate inches	inch into ft.	cu. Ft.	gallons/ cubic ft	total gallons	gallons/ minute	pipe size 3" dia	gallons /min	number pipes req.	
		2839.54	4.5	12	0.375	1064.828	7.4852	7970.4468	132.8408	3" - 1/8" / ft	55	2.415287
vertical drain												
width	length	sf. Ft.	hourly rate inches	inch into ft.	cu. Ft.	gallons/ cubic ft	total gallons	gallons/ minute	pipe size 3" dia	gallons /min	number pipes req.	
		2839.54	4.5	12	0.375	1064.828	7.4852	7970.4468	132.8408	3" - 1/8" / ft	87	1.526906

Gene H Bieber

Digitally signed by Gene H Bieber
Date: 2024.09.04 16:28:55 -04'00'



REVISIONS:	BY:

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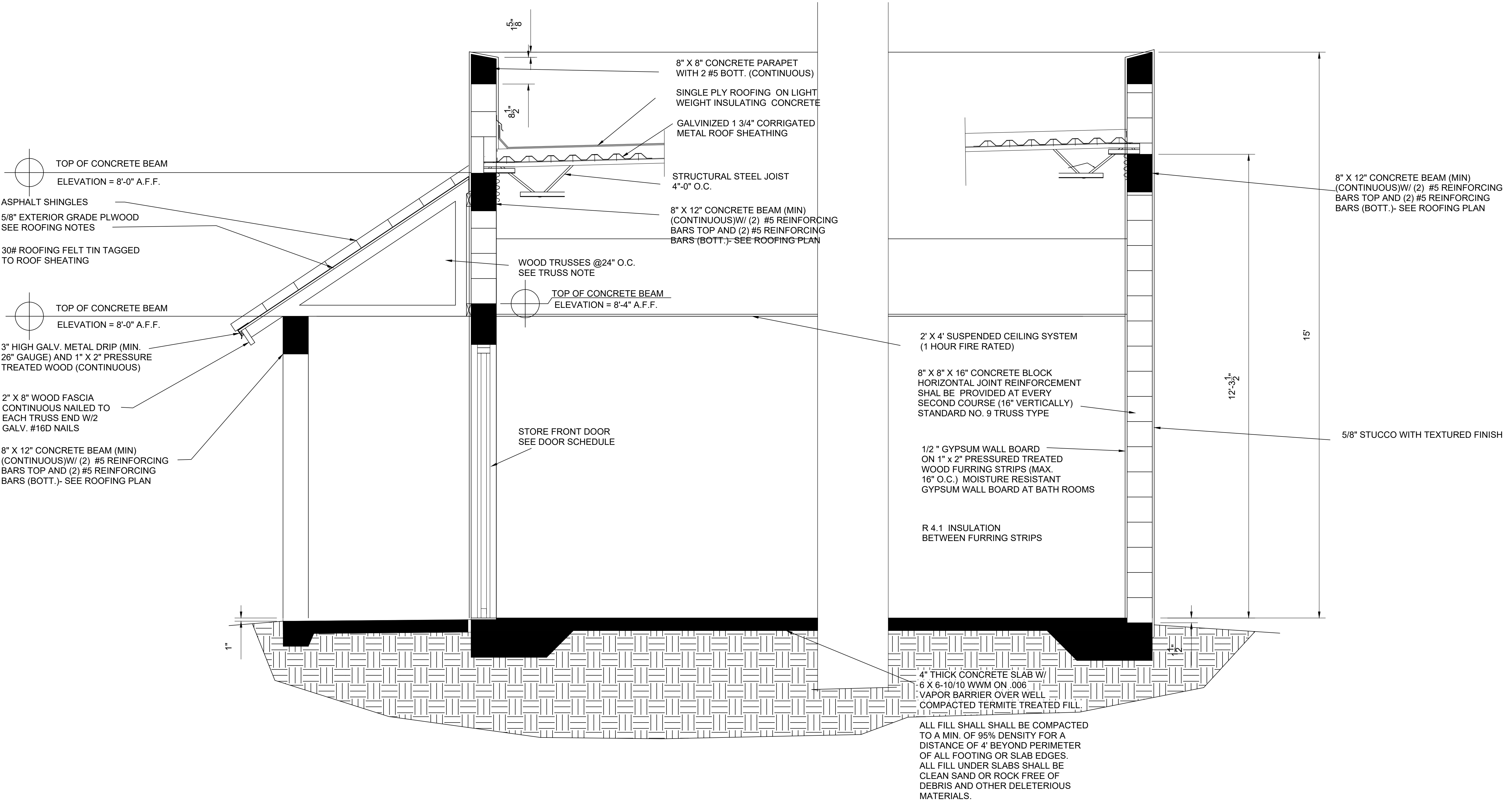
FL8806
genebieber@att.net

CARTER PLAZA
RETAIL STORES

FORT LAUDERDALE, FLORIDA

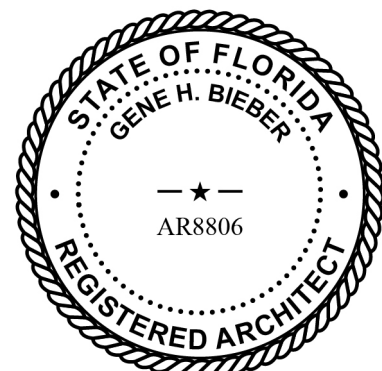
2405 NW 19 STREET

DRAWN BY: DON S.
CHECKED BY: DON S.
DATE: 8-19-2023
SCALE: AS SHOWN
JOB NO. 2023-8-19
SHEET: A-9



1 BUILDING SECTION
3/4" = 1'-0"

Gene H Bieber
Digitally signed by Gene H Bieber
Date: 2024.09.04 16:29:54 -04'00'



REVISIONS:	BY:

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CARTER PLAZA
RETAIL STORES
2405 NW 19 STREET
FORT LAUDERDALE, FLORIDA

DRAWN BY: DON S.
CHECKED BY: DON S.
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SCALE: AS SHOWN
JOB NO. 2023-8-19
SHEET: A-7A

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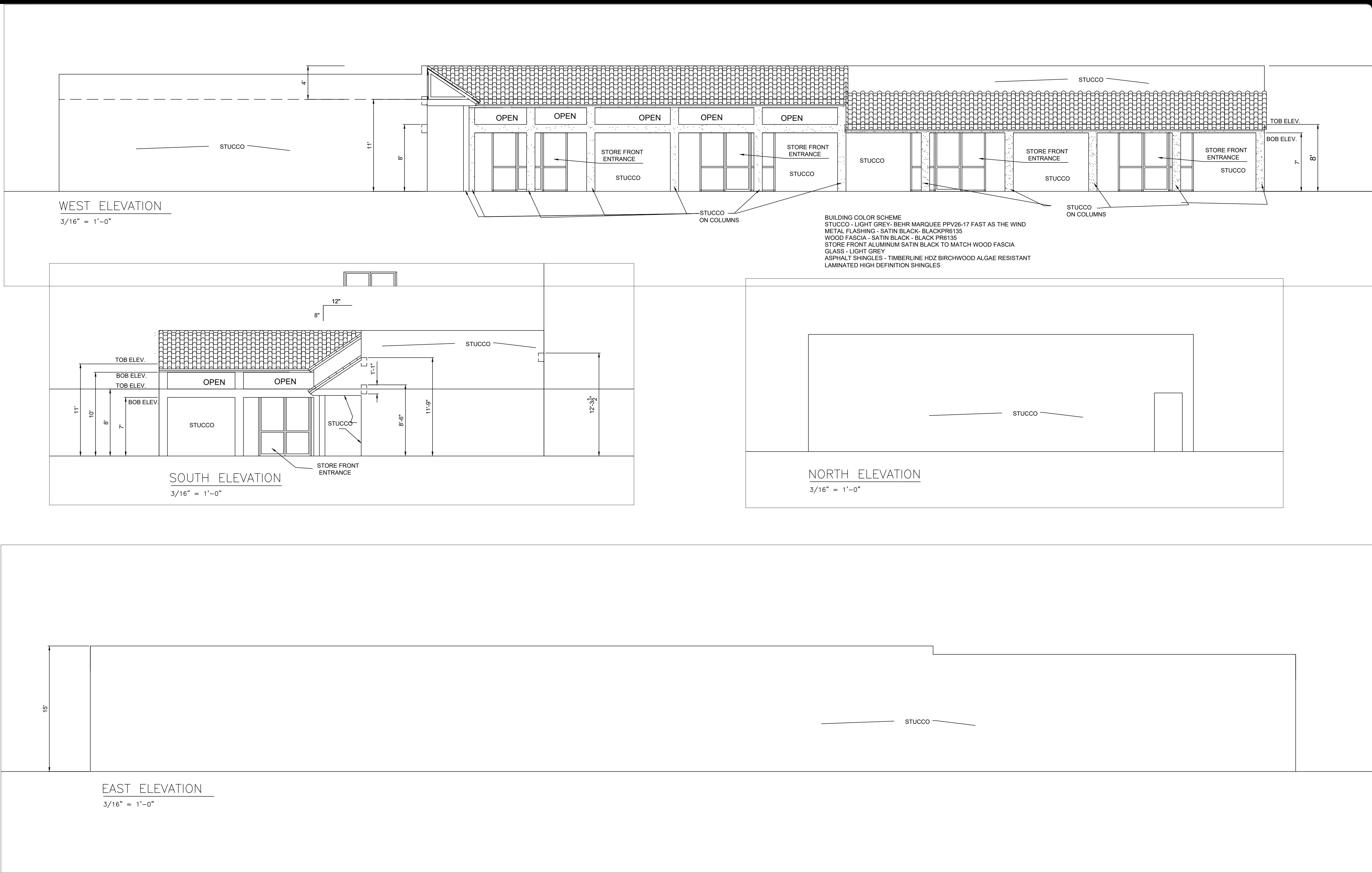
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CARTER PLAZA
RETAIL STORES

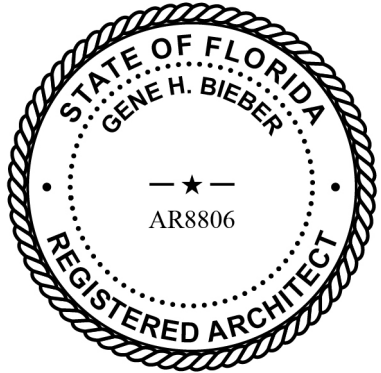
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FORT LAUDERDALE, FLORIDA

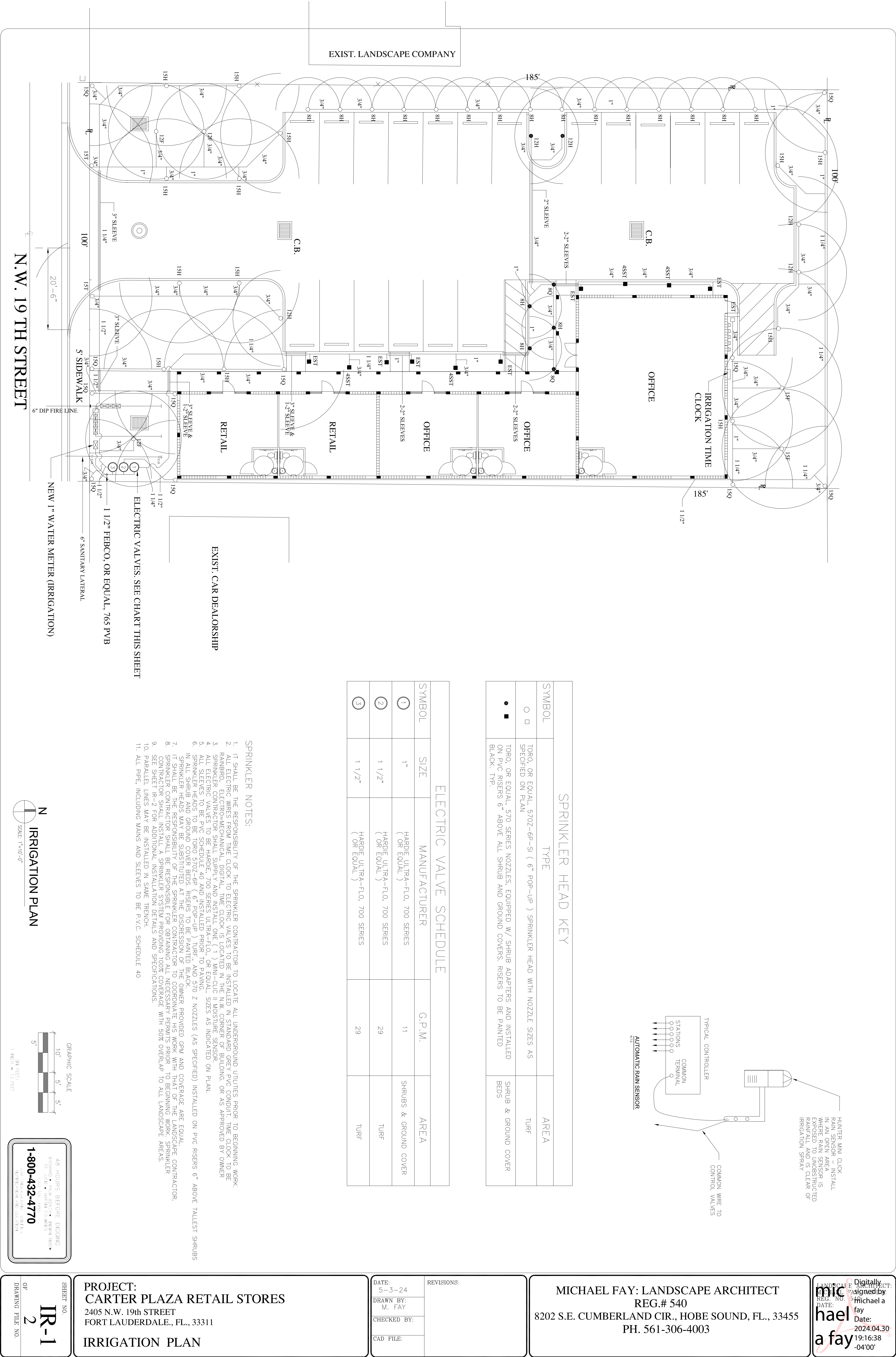
DRAWN BY: DON S.
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SHEET: A-8



Gene H
Bieber

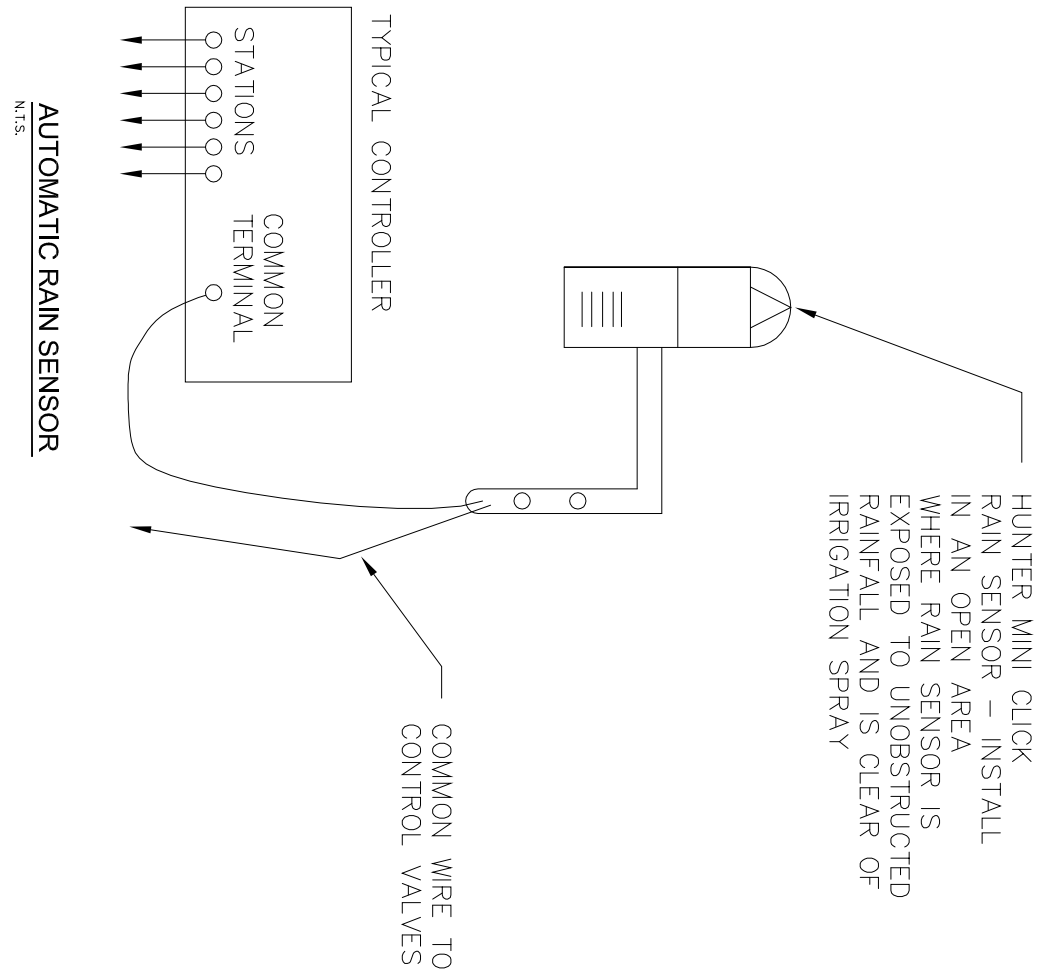
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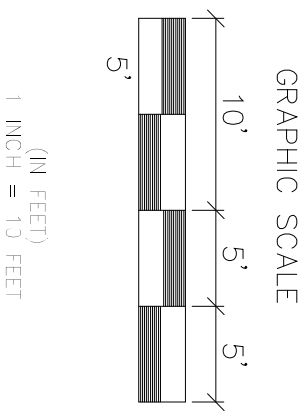
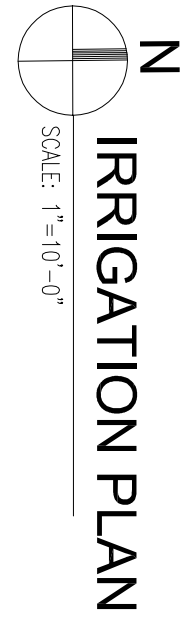


SPRINKLER HEAD KEY		
SYMBOL	TYPE	AREA
○ □	TORO, OR EQUAL, 570Z-6P-SI (6" POP-UP) SPRINKLER HEAD WITH NOZZLE SIZES AS SPECIFIED ON PLAN	TURF
● ■	TORO, OR EQUAL, 570 SERIES NOZZLES, EQUIPPED W/ SHRUB ADAPTERS AND INSTALLED ON PVC RISERS 6" ABOVE ALL SHRUB AND GROUND COVERS. RISERS TO BE PAINTED BLACK. TYP.	SHRUB & GROUND COVER BEDS

ELECTRIC VALVE SCHEDULE				
SYMBOL	SIZE	MANUFACTURER	G.P.M.	AREA
①	1"	HARPIE ULTRA-FLO, 700 SERIES (OR EQUAL)	11	SHRUBS & GROUND COVER
②	1 1/2"	HARPIE ULTRA-FLO, 700 SERIES (OR EQUAL)	29	TURF
③	1 1/2"	HARPIE ULTRA-FLO, 700 SERIES (OR EQUAL)	29	TURF



- SPRINKLER NOTES:
1. IT SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
 2. ALL ELECTRIC WIRES FROM TIME CLOCK TO ELECTRIC VALVES TO BE INSTALLED IN STANDARD GREY PVC CONDUIT, TIME CLOCK TO BE RAINFALL, ELECTRO-MECHANICAL, DIGITAL, TIME CLOCK IS LOCATED IN THE N.W. CORNER OF BUILDING, OR AS APPROVED BY OWNER.
 3. RAINFALL, ELECTRO-MECHANICAL, DIGITAL, TIME CLOCK IS LOCATED IN THE N.W. CORNER OF BUILDING, OR AS APPROVED BY OWNER.
 4. ALL ELECTRIC VALVES TO BE HARDE, 700 SERIES ULTRA-FLO, 1" OR EQUAL, SIZES AS INDICATED ON PLAN.
 5. ALL SLEEVES TO BE PVC SCHEDULE 40 AND INSTALLED PRIOR TO PAVING.
 6. SPRINKLER HEADS TO BE TORO 570Z-6P (6" POP-UP) TURF, AND 570 Z NOZZLES (AS SPECIFIED) INSTALLED ON PVC RISERS 6" ABOVE TALLEST SHRUBS IN ALL SHRUB AND GROUND COVER BEDS. RISERS TO BE PAINTED BLACK.
 7. IT SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF THE LANDSCAPE CONTRACTOR.
 8. SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK. SPRINKLER CONTRACTOR SHALL INSTALL A SPRINKLER SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP TO ALL LANDSCAPE AREAS.
 9. SEE SHEET IR-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
 10. PARALLEL LINES MAY BE INSTALLED IN SAME TRENCH.
 11. ALL PIPE, INCLUDING MAINS AND SLEEVES TO BE P.V.C., SCHEDULE 40



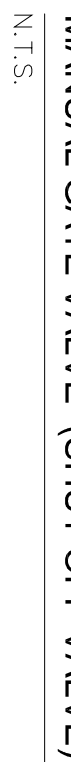
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OR VISIT WWW.CALL8004324770.COM

DATE: 5-3-24	REVISIONS:
DRAWN BY: M. FAY	
CHECKED BY:	
CAD FILE:	

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
8202 S.E. CUMBERLAND CIR., HOBE SOUND, FL., 33455
PH. 561-306-4003

PROJECT: 8202 S.E. CUMBERLAND CIR., HOBE SOUND, FL., 33455
DESIGNED BY: Michael a fay
DATE: 2024.04.30
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SHEET NO.
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OF
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CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND MATERIAL PRIOR TO SUBMITTING HIS BID.

CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ALL ROCKS AND DEBRIS GENERATED BY HIS OPERATION. CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL. CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS PRIOR TO CONSTRUCTION.

5. ALL MATERIAL INCORPORATED IN THIS SYSTEM SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF QUALITY AND PERFORMANCE AS SPECIFIED AND MEETING THE REQUIREMENTS OF THE SYSTEM. ALL MATERIAL OVERAGES AT THE COMPLETION OF THE INSTALLATION ARE THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM THE SITE.

14. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY ALL FEES REQUIRED BY ALL MUNICIPAL AGENCIES. CONTRACTOR SHALL INSTALL A COMPLETE SYSTEM READY TO USE.

1. PLASTIC PIPE AND FITTINGS:

4. NO MALE THREADED PVC SHALL BE PERMITTED WITH THE EXCEPTION OF SPRINKLER RISER ADAPTERS.

MANUFACTURER'S NAME OR TRADEMARK, SIZE, SCHEDULE AND TYPE OF PIPE AT 73 DEGREES F, AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL.

- BE TIGHTENED AFTER INSTALLATION. ALL SPRINKLERS HAVING AN ADJUSTABLE SCREW, ADJUSTING STEM, OR ADJUSTING FRICTION COLLARS SHALL BE ADJUSTED ON A LATERAL LINE OR CIRCUIT AS REQUIRED FOR THE PROPER ARC OF COVERAGE, RADIUS, DIAMETER, AND/OR GALLONAGE DISCHARGE.

- INSULATION SHALL BE 4/8" THICK MINIMUM COVERING OF AN APPROVED THERMOPLASTIC COMPOUND FOR POSITIVE WATERPROOF PROTECTION OF SIZES AWG SIZE 18 THROUGH AND INCLUDING AWG SIZE 10. AWG SIZE 8 THROUGH AWG SIZE 00 SHALL BE INSULATED WITH 5/8" OF AN APPROVED THERMOPLASTIC COMPOUND.

- 2) TWIST WIRES TOGETHER AND MECHANICALLY BOND TOGETHER USING CRIMP SLEEVE AND CRIMP PLIERS.

1. TRENCHES: TRENCHES FOR PLASTIC PIPE OR GALVANIZED PIPE SPRINKLER LINES SHALL BE EXCAVATED OF SUFFICIENT DEPTH AND WIDTH TO PERMIT PROPER HANDLING AND INSTALLATION.

- PIPE SPRINKLER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 12" BASED ON FINISHED GRADES. MAIN LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" BASED ON FINISH GRADES. ALL LINES CROSSING PARKING, PAVED OR OTHER AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE INSTALLED WITH A MINIMUM COVER OF 24".

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF THE PIPE MANUFACTURER'S RECOMMENDED JOINTS AND FITTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS WITH THE PIPE MANUFACTURER FOR ANY FIELD ASSISTANCE THAT MAY BE NECESSARY.

1. AFTER SOLVING OF THE FITTING IN A SIMILAR MANNER, REPEALY A LIGHT COAT OF SOLVENT TO THE PIPE AND QUICKLY INSERT IT INTO THE FITTING. 2. GIVE THE PIPE OR FITTING A QUARTER TURN TO INSURE EVEN DISTRIBUTION OF THE SOLVENT AND MAKE SURE THE PIPE IS INSERTED TO THE FULL DEPT OF THE FITTING SOCKET. 3. HOLD IN POSITION FOR 15 SECONDS /

- CARE SHOULD BE TAKEN SO AS NOT TO USE AN EXCESS AMOUNT OF SOLVENT, THEREBY CAUSING AN OBSTRUCTION TO FORM ON THE INSIDE OF THE PIPE. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST 24 HOURS BEFORE PRESSURE IS APPLIED TO THE SYSTEM ON PVC PIPE.

7. CONTROL WIRE LEADING TO THE CONTROLLER FROM GRADE OR SLAB SHALL BE ENCASED IN CONDUIT THAT IS SECURELY ASTENED TO THE WALL.

- PERFORM A COVERAGE TEST TO DETERMINE IF THE WATER COVERAGE FOR ALL AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK TO CORRECT ANY INADEQUACIES. THIS TEST SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

1-800-432-4770

NOTIFICATION AND EVALUATION

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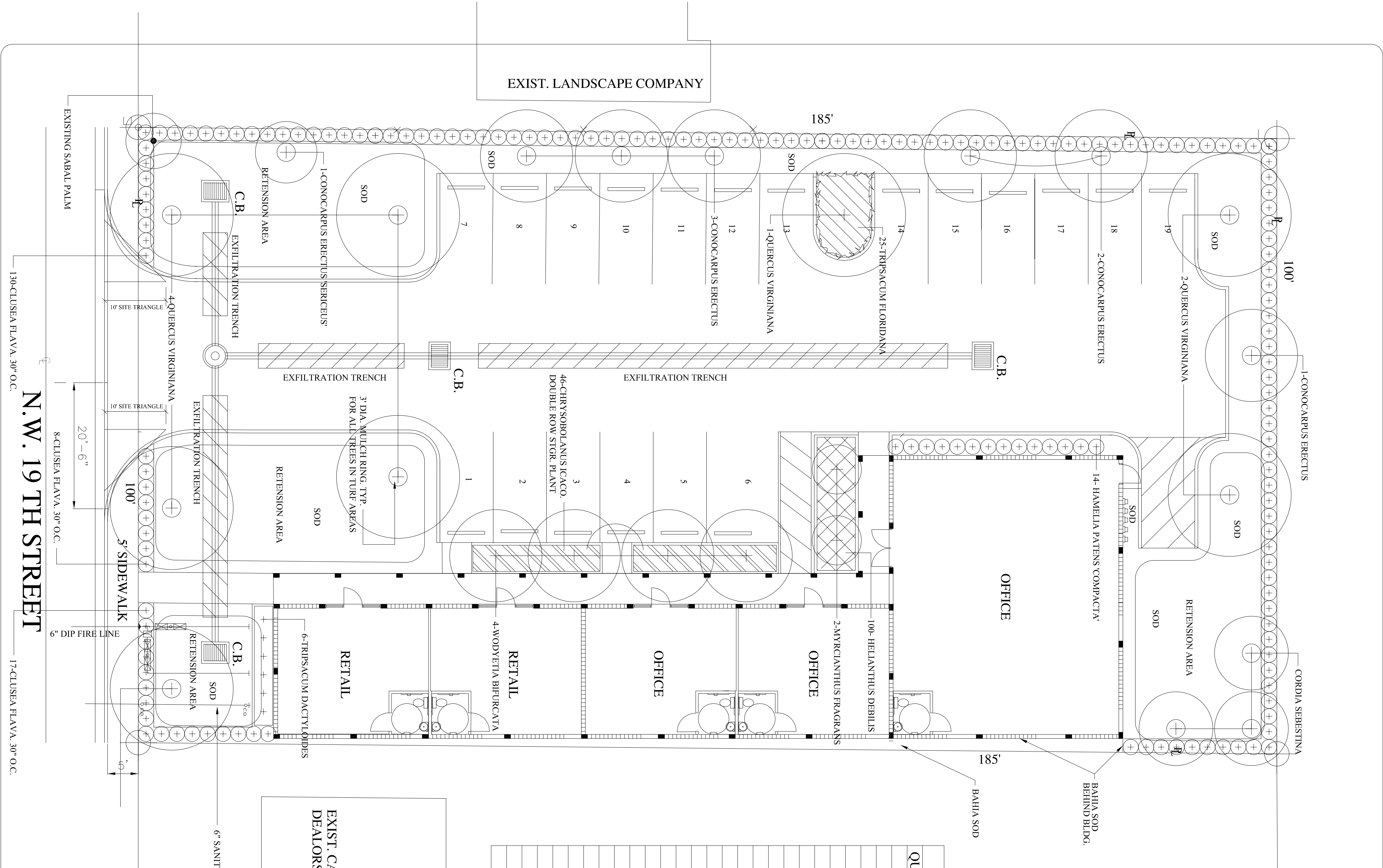
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LANDSCAPE REQUIREMENTS	
1 TREE PER 1,000 S.F. PERVIOUS NET LOT AREA. (8 TREES REQUIRED)	
25 TREES PROVIDED. 14- SHADE TREES, 3-FLOWERING TREES, 3-SMALL ACCENT TREES AND 5 PALMS (INCLUDES 1 EXIST. SABAL PALM)	
50% - (4) ARE TO BE NATIVE. NATIVE TREES PROVIDED - 21.	
6 SHRUBS PER 1,000 S.F. OF V.U.A. - 48 SHRUBS REQUIRED	
TOTAL SHRUBS PROVIDED - 246	

VUA = 7,490 S.F.
VUA TREES REQ'D - 1 PER 1,000 S.F. (8 TREES) - 8 TREES REQ'D
4 X .25 = 2 SHADE TREE
4 X .20 = 2 FLOWERING TREE
4 X .10 = 2 PALM
4 X .10 = 2 OPTIONAL TREE
VUA TREES PROVIDED - 17
13-SHADE
4- PALMS
6 SHRUBS PER 1,000 S.F. OF V.U.A. - 48 SHRUBS REQUIRED
TOTAL SHRUBS PROVIDED - 246

BAHIA SOD
BAHIA SOD BEHIND BLDG.

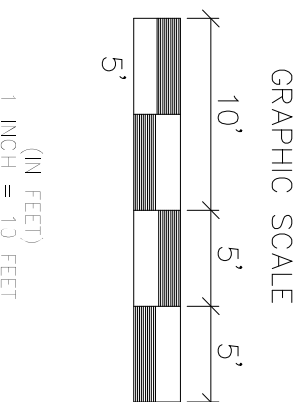
NEW PLANT MATERIALS LIST		
QUANTITY	SCIENTIFIC NAME (COMMON NAME)	SPECIFICATIONS
1	EXISTING TREES ON SITE (CABBAGE PALM) SABAL PALMETTO	
NEW TREES AND PALMS		
7	QUERCUS VIRGINIANA (LIVE OAK)	14' O.A. X 5-6' SPR., 3" DBH @ 4 1/2' ABOVE GRADE
1	BURSERA SIMARUBA (GUMBO LIMBO)	14' O.A. X 5-6' SPR., 3" DBH @ 4 1/2' ABOVE GRADE
2	MYRCANTHUS FRAGRANS (SIMPSON STOPPER)	10' O.A. X 4-5' SPR., 2" DBH @ 4 1/2' ABOVE GRADE
3	CORDIA SEBESTINA (ORANGE GIEGER TREE)	25 GAL., 10-12' O.A., 2 1/2" DBH. @ 4 1/2' ABOVE GRADE
6	CONOCARPUS ERECTUS (GREEN BUTTWOOD)	14' O.A. X 5-6' SPR., 3" DBH @ 4 1/2' ABOVE GRADE
1	CONOCARPUS ERECTUS 'SERICEUS' (SILVER BUTTWOOD)	10' O.A. X 5-6' SPR., 2" DBH. @ 4 1/2' ABOVE GRADE
4	WODEITIA BIFURCATA (FOXTAIL PALM)	12' C.T., B&B, MATCHING
NEW SHRUBS AND EXOTICS		
46	CHRYSOBOLANUS ICACO (SMALL LEAF CLUSEA)	24" O.A. X 24" SPR.
156	CLUSEA FLAVA (FAKAHATCHEE GRASS)	30" O.A. X 24" SPR., 30" O.C.
6	TRIPSACUM DACTYLOIDES (FLORIDA GAMA GRASS)	24" X 24" SPR.
25	TRIPSACUM FLORIDANA (DWARF FIREBUSH)	24" O.A. X 24" SPR.
14	HAEMELIA PATENS 'COMPACTA'	24" O.A. X 24" SPR.
SOD AND GROUND COVER		
100	HELIANTHUS DEBILIS (DUNE SUNFLOWER)	GAL., FULL, 10-12" SPR.
ST. AUGUSTINE 'FLORITAM' VAR. SOD ARGENTINE BAHIA SOD		
		FULL SOD WHERE SPECIFIED
		FULL SOD WHERE SPECIFIED

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 2015, AND PART II, STATE OF FLORIDA DEPT. OF AGRICULTURE, TALLAHASSEE, FL.
2. IT SHALL BE THE RESPONSIBILITY OF THE LANDS. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
3. ALL PLANT BEDS SHALL BE EXCAVATED TO A MIN. DEPTH OF TWENTY FOUR (24) INCHES AND BACKFILLED WITH A SUITABLE SOIL CONSISTING OF FIFTY (50) PERCENT COMPOSTED ORGANIC MATTER, WELL-MIXED WITH NATIVE SOIL. BACKFILL MATERIAL SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS, OR OTHER EXTRANEOUS MATERIAL.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SMOOTH UNIFORM GRADE PRIOR TO INSTALLING SOD.
5. AN IRRIGATION SYSTEM SHALL BE INSTALLED PROVIDING 100% COVERAGE TO ALL LANDSCAPE AREAS. ALSO, ONE MINI CLIC, OR EQUAL, MOISTURE SENSOR SHALL BE INSTALLED WITH THE NEW IRRIGATION SYSTEM, IF ONE DOES NOT EXIST.
6. SEE SHEET L-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR SHALL OBTAIN TREE REMOVAL/RELOCATION PERMITS AS REQUIRED BY THE CITY, IF APPLICABLE.
8. ALL TREES AND PALMS TO BE PROPERLY STAKED AFTER PLANTING. SEE DETAILS, SHEET L-2.
9. PLANS TAKE PRECEDENCE OVER MATERIALS LIST. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY ALL MATERIALS ON PLANS PRIOR TO SUBMITTING BID.
10. ALL SHRUB AND GROUND COVER BEDS AS WELL AS OTHER AREAS TO BE MULCHED SHALL RECEIVE 3" OF MELALEUCA MULCH

SITE DATA	
SITE AREA (GROSS)	18,500 SQ. FT.
BUILDING & PAVEMENT	5,133 S.F.
PAVING VEHICULAR AREA (V.U.A.)	7,490 S.F.
TOTAL LANDSCAPE AREA (PERVIOUS AREA)	5,877 S.F.

N
LANDSCAPE PLAN
SCALE: 1"=10'-0"



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M. FAY
CHECKED BY:
CAD FILE:

REVISIONS:

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
8202 S.E. CUMBERLAND CIR., HOBE SOUND, FL., 33455
PH. 561-306-4003

Digitally signed by Michael a fay
Date: 2024.04.30 19:15:10 -04'00'

PROJECT:
CARTER PLAZA RETAIL STORES
2405 N.W. 19th STREET
FORT LAUDERDALE, FL., 33311
LANDSCAPE PLAN

SHEET NO.
L-1
OF
DRAWING FILE NO.

LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

- 1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS, INSTALLING ALL MATERIALS NECESSARY COMPLETE IN PLACE THE LANDSCAPING AS SHOWN THE PLANS AND AS HEREIN SPECIFIED.

- 2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

- 3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- 1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.

- 2) PLANT QUALITY: ALL PLANT MATERIAL INSTALLED SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1988 EDITION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE DIVISION OF THE PLANT INDUSTRY.

- 3) PLANTS NOT LISTED IN "GRASSES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM FEES AND MECHANICAL DAMAGE, POLE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- 4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO THE SPECIES. ROOTBALLS ARE NOT TO BE CRACKED OR LOOSE. ROOTBALLS WILL NOT BE ACCEPTED. PLANTS ARE TO BE STYLISH SHALL BE WELL-BRANCHED AND FERRIS.
- 5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS SHALL BE PROPORTIONATE TO THE CONTAINER SIZE. DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.
- 6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

- 8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN GRADING AND STANDARDS FOR NURSERY PLANTS PART II.

- 9) SUGGESTIONS. SUGGESTIONS OF PLANT TYPE OR SPECIES WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

- 11) SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND REASONABLY FREE OF CONSTRUCTION DERRIS, WEEDS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE AMENDED WITH FERTILIZER MULCH. THE MULCH IS TO BE APPLIED TO THE TOPSOIL AND HAVE A LIGHT AND REACTION (5.5 TO 6.5 PH).

C: INSTALLATION:

- 1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A TREATMENT BED OR PLANTING BED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SOURCE OF THE CONTAMINATION TO THE OBTAINERS OF HIS CONTRACT TO REMEDY IN SUCH A CONTAMINATED PLANT BED.
- 2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED WITH 21 GRAIN AGRIKRON FERTILIZER TABLETS WITH A 20-10-5 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS AT THE APPLICATION RATES AS FOLLOWS:

- | CONTAINER SIZE: | APPLICATION RATE: |
|--------------------------------|--------------------------------------|
| 1 CONTAINER | 1 TABLET |
| 2 CONTAINER | 2 TABLETS |
| 3 CONTAINER | 3 TABLETS |
| 5 CONTAINER | 5 TABLETS |
| SHRUBS AND TREES IN LARGE POTS | 1 TABLET FOR EACH ONE FOOT OF HEIGHT |
| 1 CONTAINER | 1 TABLET FOR EACH |

4.

- EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY

- [illegible]

- 7) PLANTING - REMOVE THE EXCAVATION MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANNING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TYPICAL GRASS COVER. PLANNING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTHS OF THE SHRUBS. PLANNING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTHS AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.
- EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE SPECIFIED ROOT DEPTHS. DIFFERENCE IN THE BOTTOM OF THE HOLE AND THE TOP OF THE ROOTBALL IS THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOURTEEN INCHES DEEPER SHALL BE PLANTED IN HOLES FOURTEEN INCHES DEEPER IN RADIIUS.
- SET ALL PLANTS ON A FIRM WELL COMPACTED BASE. A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE WHEN BACKFILLING. TOP SOIL LIMITED APPROXIMATELY RETELED AND TOP SOIL ALL AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL REGRADE PLANTS BE RESET IF NOT SET PROPERLY.

- 5) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOT LOSS IN TRANSPORTING. DO NOT PRUNE FOR SHAPE OR PLANT CHARACTERISTICS. DO NOT PRUNE OR SHAPE OR PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

- FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, RISE MARKS, AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- QUARANTINED ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THIS YEAR, ANY GUARANTEED PLANT MATERIAL THAT DIES OR IS IN GUARANTEED PLANT CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF REPLACEMENT. PLANT MATERIAL SHALL BE DAMAGED OR KILLED BY LIGHTNING, HARBORING FORCE, WINDS, HAIL, OR FREEZE. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE ARCHITECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS SUITABLE MATERIAL. VEGETATION, TREES, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

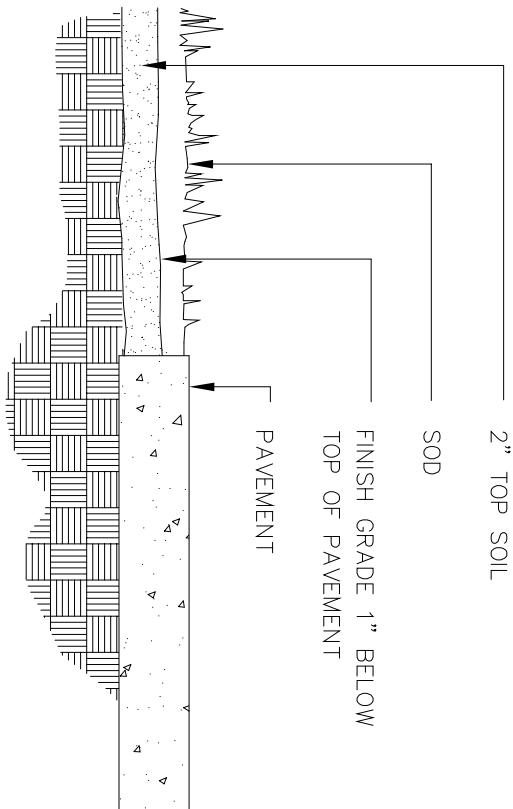
ADDITIONAL PLANTING NOTES:

ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRAPES AND STANDARDS FOR NURSERY PLANTS. ALL TREES THAT ARE DESIGNATED AS SINGLE-TRUNK TREES SHALL HAVE A SINGLE, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN DISTRIBUTION OF OTHER BRANCHES, AND A RELATIVELY STRAIGHT TRUNK. TREES THAT ARE DESIGNATED AS MULTITRUNK TREES SHALL HAVE A WELL-BRANCHED, OPEN STRUCTURE. TREES WITH BARK INCLUSION AND CO-DOMINANT TRUNKS AT ANY HEIGHTS WILL NOT BE ACCEPTED. TREES WITH GRIDLING ROOTS WILL BE CONSIDERED CULTS AND THEREFORE REJECTED. ALL SYNTHETIC BURLAP, SYNTHETIC TIE OR CORDS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. WIRE BASKETS SHALL BE CUT OFF BEFORE THE TREES ARE INSTALLED. ALL SYNTHETIC TAPE (i.e. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP (1/3) OF ANY NATURAL BURLAP SHALL BE REMOVED, OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACKFILLED. IN ORDER TO HELP THE TREES RETAIN WATER AT THEIR ROOT BALL AREAS, THE WATERING BASINS SHOULD REMAIN FOR AT LEAST THREE MONTHS, ESPECIALLY ON SPECIES SUCH AS LIVE OAKS.

ALL TREES AND PALMS SHALL BE COVERED WITH PROPER HORTICULTURAL AND ARBORENTAL TECHNIQUES. WHEN APPLICABLE, TREES SHOULD BE STAKED WITH NATURAL HEMP, IN LEU OF WIRE OR OTHER SYNTHETIC MATERIAL. MATERIAL FOR TREES AND PALMS FOR ANY REASON IS PROHIBITED.

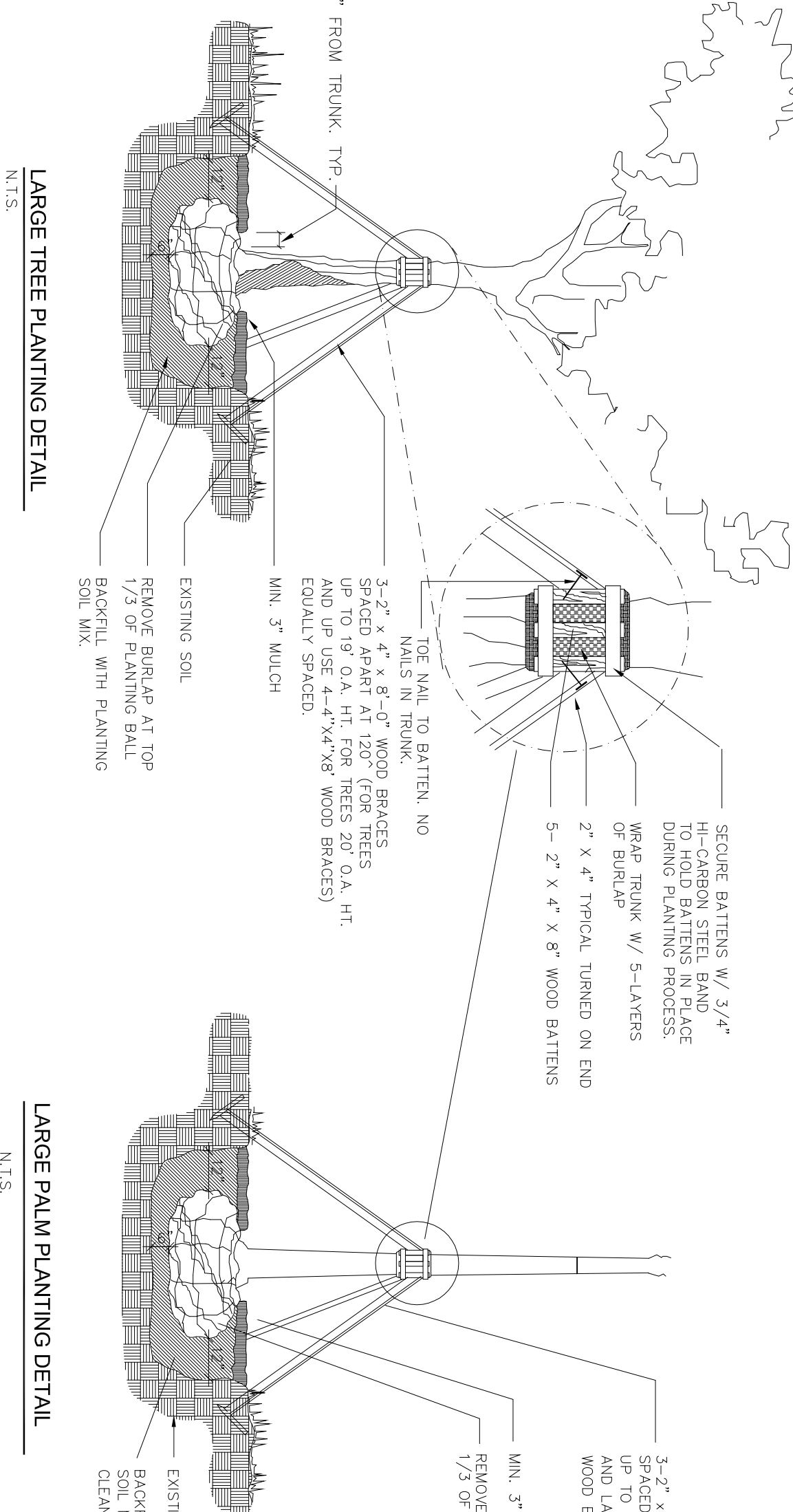
ALL STAKING MATERIAL SHALL BE REMOVED APPROXIMATELY SIX MONTHS AFTER PLANTING, OR AT THE TIME OF ESTABLISHMENT OF THE TREE.

ALL MULCH AND RED WOODS SHALL BE PROHIBITED. OTHER CLEAN HARDWOOD SPECIES OR CLEAN RECYCLED MULCH MAY BE USED. ALL MULCH BEDS SHOULD EXTEND 1' FROM THE TRIPS OF ALL PLANT MATERIAL, AND TREES SHALL HAVE A MULCH RING OF A MINIMUM OF 2' RADII (4' DIAMETER). MULCH SHOULD HAVE A MINIMUM DEPTH OF 2" AND A MAXIMUM DEPTH OF 3". ALL MULCH SHOULD BE KEPT 3" FROM THE BASE OF ALL PLANT MATERIAL.



SOD INSTALLATION DETAIL (TYP.)

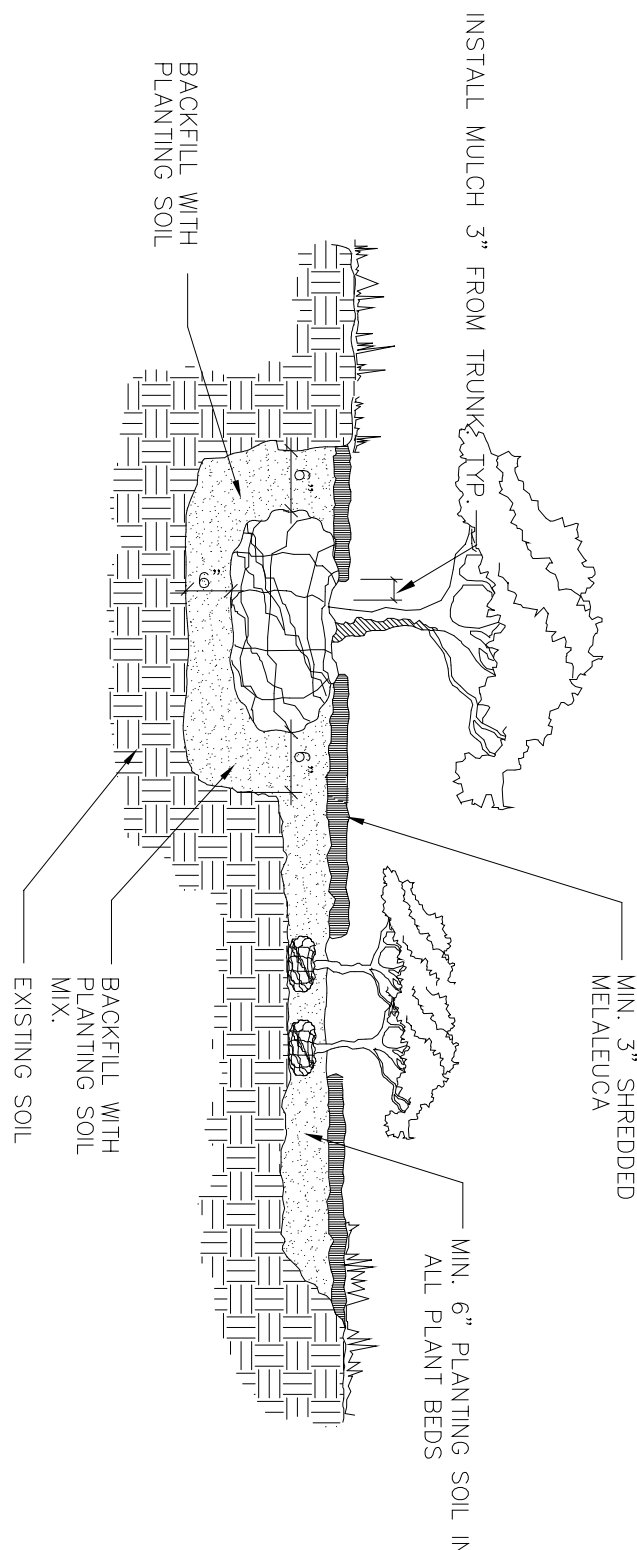
N.T.S.



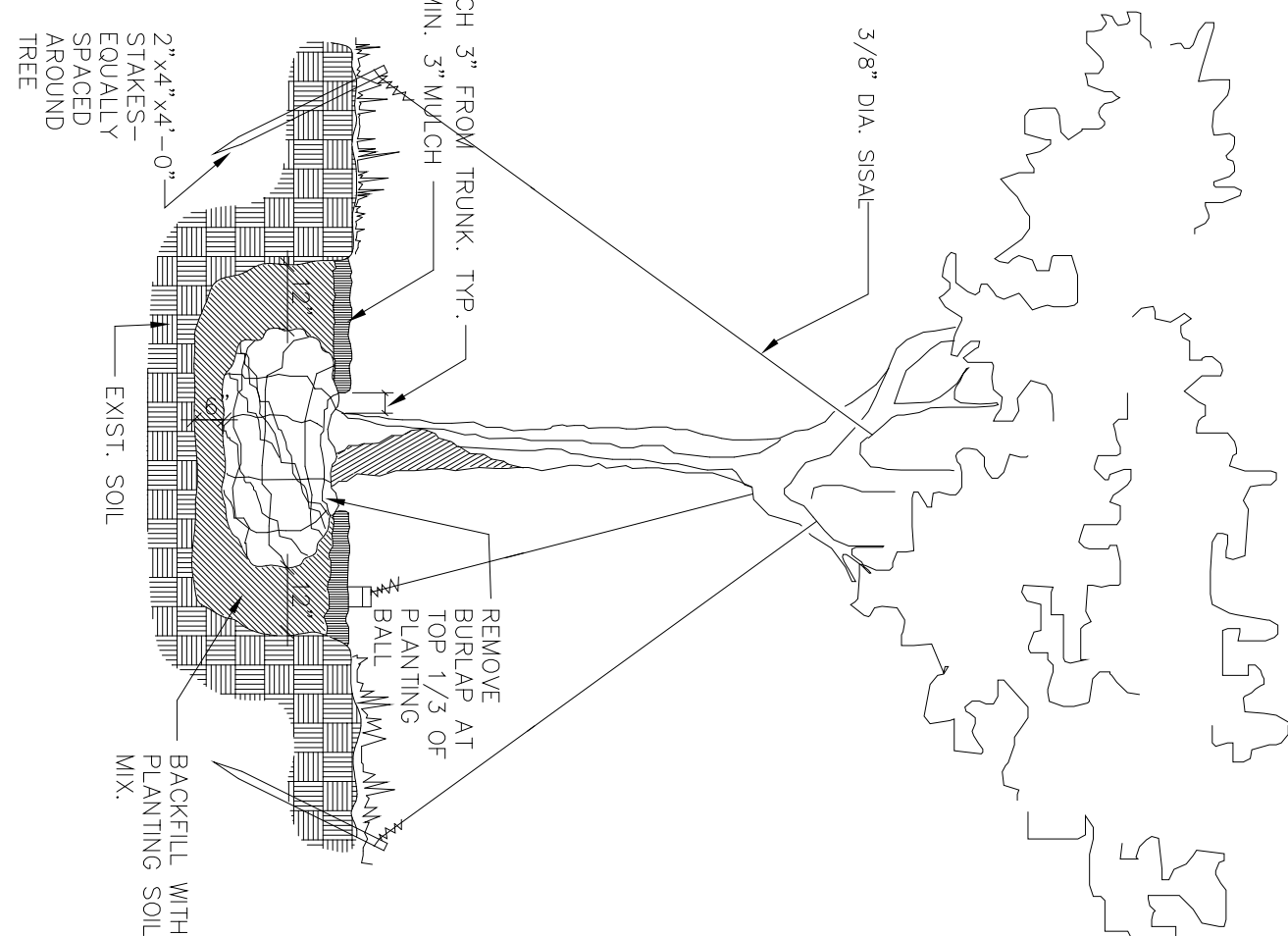
LARGE PALM PLANTING DETAIL

NTS

N.T.S.



SHRUB AND GROUND COVER DETAIL

N.T.S

SMALL TREE PLANTING DETAIL

N.T.S

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
8202 S.E. CUMBERLAND CIR., HOBE SOUND, FL., 33455
PH. 561-306-4003

LANDSCAPE ARCHITECT:
MICHAEL FAY, A.S.L.A.
REG. NO. 5141
DATE: 2024.04.30
19:15:53
-04'00'

DATE: 5-3-24	REVISIONS:
DRAWN BY: M. FAY	
CHECKED BY:	
CAD FILE:	

PROJECT:
CARTER PLAZA RETAIL STORES
2405 N.W. 19th ST.
FORT LAUDERDALE, FL.,
LANDSCAPE DETAILS & SPECIFICATIONS

SHEET NO. **L-2**
OF **2**
DRAWING FILE NO.

GENE BIEBER, ARCHITECT

805 NW 8 AVE

DANIA BEACH, FLORIDA

6/11/2024

"NARRATIVE"

NAME OF PROJECT: CARTER PLAZA

APPLICATION FILE NUMBER: TO BE DETERMINE

PROJECT LOCATION: 2405 NW 19 STREET

FORT LAUDERDALE, FLORIDA 33311

PARCEL ID: 4942 29 04 0800

LEGAL DESCRIPTION: NORTH WEST LAUDERHILL 25-25 B LOT 50,51 BLK

ATTENTION: THE PLANNING DEPARTMENT

HISTORY

MR. JERRY CARTER AND ELLA CARTER, THE OWNERS ACQUIRED THIS PROPERTY IN AUGUST 17, 1998 WITH THE INTENTIONS OF BUILDING A COMMERCIAL BUILDING. THE PROPERTY IS VACANT AT THIS TIME, HAS SEVERAL TREES AND A CONCRETE SLAB ON A PORTION OF THE PROPERTY.

PROPOSED

THE CARTERS HAVE DECIDED TO DEVELOP THIS PROPERTY. THE PLAN IS TO CONSTRUCT A COMMERCIAL ONE-STORY BUILDING CONSISTING OF 5 OFFICE SPACES. THE BUILDING WILL BE 3,930.39 SQUARE FEET WITH A COVERED WALK WAY. THE BUILDING WILL BE CONSTRUCTED OF: CONCRETE SLAB ON GRADE, CONCRETE BLOCK WALL, STEEL BAR JOIST TO SUPPORT THE ROOF AND BUILTUP ROOFING. PROVIDE A PARKING AREA , LANDSCAPING, AND DRAINAGE AREA TO THE MEET THE FLORIDA BUILDING CODE.

DONALD SENATORE, ARCHITECTURAL DESIGNER

7480 NW 12 STREET

PLANTATION , FLORIDA

10/30/2024

NARRATIVE

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Applicability.

The demand created on public services and facilities created by this proposed development is limited by the size of the building and the size of the land.

Communications network.

Buildings and structures will not interfere with the city's communication network. ***The occupants will be of office nature and not require special communication network or require to be attached to the city's communication network within the development. Communications by the individual occupying the space will be by the internet, land telephones and cell phones.***

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 (2½) inches of runoff from the impervious surface whichever is greater. ***The civil engineer has provided drawings showing a new drainage system comprising of catch basins and drain fields and by Sloping the asphalt pavement***

Environmentally sensitive lands.

Upon investigation, this property located at 2405 NW 19 street, Fort Lauderdale, Florida is not an environmentally sensitive land. This premise was determined by reviewing the Broward County land use plan, environmentally sensitive land. The township/ range 294942 and site does not label the property as such

Fire protection development.

Adequate water supply for fire protection for hydrants, fire apparatus and facilities are shown on sheet C-6. A new line will be attached from the existing line on the south side of the street. The fire protection system will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. Fire protection service shall be adequate to protect people and property in the proposed

Parks and open space.

As in park and open space in [Section 47-38A](#), Park Impact Fees, of the ULDR the section refers to resident property. There for the owner of this commercial property does not need to pay this impact fee.

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

Potable water.

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. ***On page c-6 the civil drawings show a 1" water service is provided which will be plenty of water for 5 toilets, 5 lavatories and 5 water fountains.***

Potable water facilities.

The system will be 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. ***The potable water on sheet c-6 is shown tied into the existing Fort Lauderdale city water line along on the south side of NW 19 street***

Sanitary sewer.

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.

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. ***The building sanitary line on sheet c-6 is shown tied into the existing Fort Lauderdale city sanitary line on the north side of NW 19 street.***

Public Schools.

This development is a commercial development and considering there is 5 units in approximate 4000 sq ft. and there are no residential units involve the public schools will not be impacted.

Transportation facilities.

This facility is not a transportation facility. The property is a small office complex.

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.

Local streets.

NW 19 street is located between two major thoroughfares west Oakland Park Blvd. and west sunrise Blvd. This NW 19 street runs east / west, ends on the west by nw 49 Ave, and ends on the east at nw 9 ave. NW 19st streets has 5 lanes: 2 lanes going west, a center lane reserve for turning, and two lanes going east. This street NW 19 street being considered a "local street" has adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development, since it has been in existing for many years, the width is substantial and the road is in a residential area. 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.

Traffic impact studies.

When the proposed development may generate over one thousand (1,000) daily trips; or/
and the property has 19 parking spaces, divided into 1000 trips, means parking lot would have to turn over 50 times before a thousand trips would occur.

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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

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.

Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

A further detailed analysis and any other information that the review committee considers relevant.

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.

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.

Dedication 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. **The new five-foot-wide side walk along the south property line is added. This land is being dedicated to the city so the city can widen the right a way.**

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. **The architectural plan shows a covered walk way in front of all stores. There are several pedestrian walkways that lead to covered walk way. A walkway is provided from the covered walk way to the public sidewalk.**

Primary arterial street frontage.

Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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. ***This property does "NOT" abut any primary arterial frontage.***

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. ***Traffic Control devices, stop sign, stripping, stop bar and handicapped stripping will be the extent of what our drawings will show.***

Street trees.

Our landscape architect has provided for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street and 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. The existing trees will be removed because they will interfere with the construction. An arborist report has been submitted to verify he type, size and condition. 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.

Wastewater.

This development is not providing a waste water facility.

Trash management requirements.

A trash management plan is to have two rolls up carts placed along 24 Ave with the car sales company. An agreement has been provided to DRC documents between the car sales company and Mr. Carter.

Historic and archaeological resources.

This site is a vacant land and the site has not 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.

Hurricane evacuation.

This site is west of the Intracoastal Waterway by 5.0 miles which is not required to follow hurricane evacuation requirements.

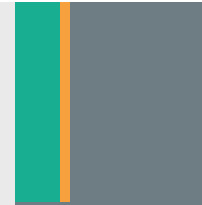
Erin Santiago

Arborist FL-5705A | LIAF Inspector #2018-0214

The Santiago Group LLC

thesantiagogroupllc@gmail.com

(954) 947-1087



December 6, 2023

ISA Certified Arborist Report

The following is an arborist report for the property located at 2405 NW 19th Street in Fort Lauderdale, Florida. The purpose of this report is to inventory the trees on site and evaluate any species appropriate trees with a trunk diameter (DBH) of at least 18 inches to determine if those trees meet specimen criteria. This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:

An on-site visual inspection at ground level was made on December 5th, 2023, to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained.

The condition rating of the trees was calculated by rating its various attributes. Refer to the Tree Disposition plan for proposed actions and accurate tree locations.

See Appendix A for Tree Locations, Appendix B for Inventory and Condition Assessment, Appendix C for Specimen Discussion and Photographs, and Appendix D for Tree Protection Details.

Respectfully submitted,

A handwritten signature in grey ink, appearing to read 'Erin Santiago'.

Erin Santiago, ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

[illegible]

2

Appendix B: Tree Inventory and Condition

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Condition	Note
1	Sabal Palm	<i>Sabal palmetto</i>	12	8CT 17OA	80%	Normal condition for species.
2	Mango Tree**	<i>Mangifera indica</i>	19	25	60%	Heavy vines. Codominance. Crossover scaffolds.
3	Mango Tree**	<i>Mangifera indica</i>	26	28	45%	Poor wound response yielding to cavities. Codominance. Heavy vines.
4	Royal Poinciana	<i>Delonix regia</i>	19	30	55%	Poor wound response yielding to cavities. Codominance. Canopy structure impacted by competition. Heavy vines.
5	Royal Poinciana	<i>Delonix regia</i>	4	12	65%	Mediocre structure. Likely a volunteer.
6	Weeping Fig**	<i>Ficus benjamina</i>	72	30	40%	Significant hatracking on the neighbor's side. Multiple codominant stems. Some stems may have failed previously. Heavy vines. Mediocre canopy distribution/balance. Limited access/ground obstructions impeding in-depth evaluation.
7	Umbrella Tree***	<i>Schefflera actinophylla</i>	6	16	70%	Class I Invasive Species.
8	Gumbo Limbo	<i>Bursera simaruba</i>	8	17	70%	Mediocre root structure. Structure impacted by competition.

*Note: Palm heights are estimated as both CT (clear trunk) and OA (overall) heights.

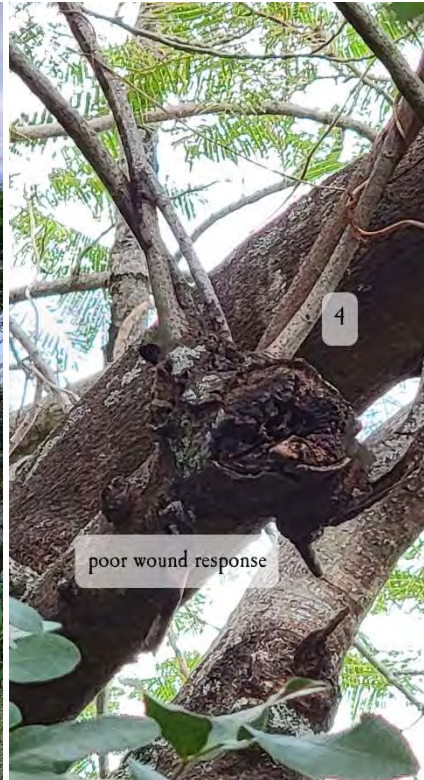
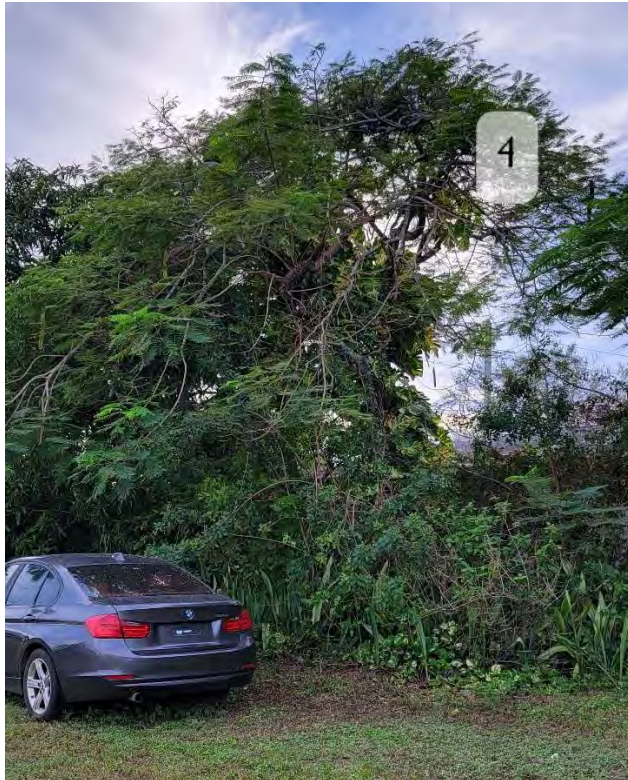
*Note: Species excluded from specimen candidacy per code

*Note: Invasive species per code, University of FL, and FLEPPC 2019 List of Invasive Plant Species

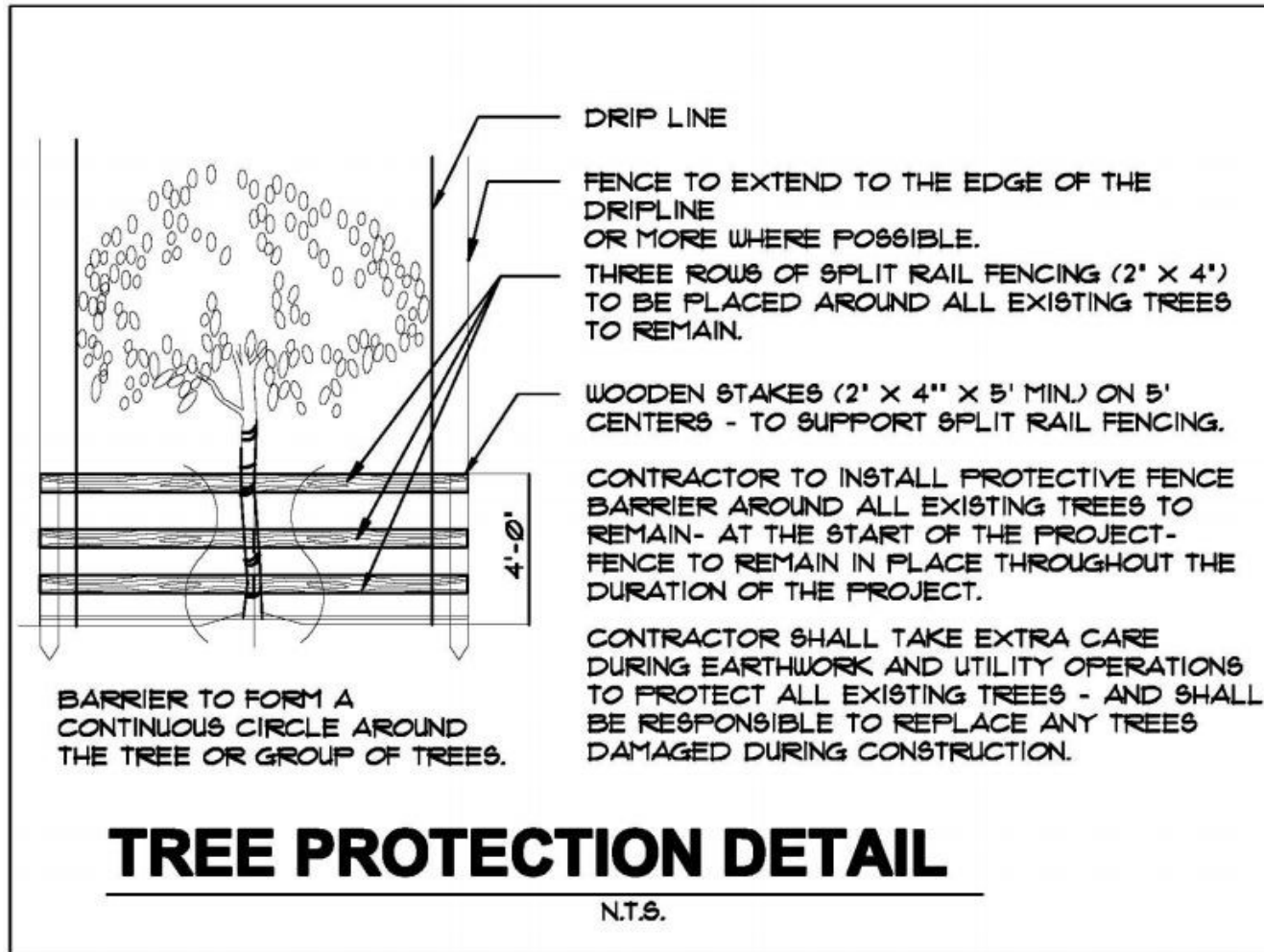
Appendix C: Specimen Discussion and Photographs

Tree #	Common Name <i>Botanical Name</i>	DBH (inches)	Height (feet)	Condition Factor/ Rating
4	Royal Poinciana <i>Delonix regia</i>	19	30	55%

This tree's vigor is in decline evidenced by poor wound response yielding to cavities. While most major connections appear relatively sound, failure of small to medium sized branches is likely moving forward. There is likely decay in some major stems as evidenced by bark abnormalities. This tree has codominant stems with mediocre connections. Its canopy balance and structure has been impacted by competition from neighboring trees as well as heavy vines. *In my opinion, this tree is not a specimen due to its health and structure.*



Appendix D: Tree Protection Detail



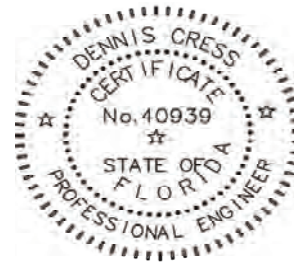
DATE 28-Aug-24
PROJECT City of Fort Lauderdale 2405 NW 19 Street
ENGINEER Dennis Cress PE

SITE DATA

Existing conditions

Acreages

	Acres	% Imperv
1 Impervious	0.1200	28.3%
Pervious		
2 Green Area	0.3047	71.7%
TOTAL	0.424702 acres	100.0%



Dennis F Cress Digitally signed
by Dennis F Cress
Date: 2024.08.28
09:12:13 -04'00'

Quantity:

1. Rainfall

- Design Event:
Frequency: 5 year
Duration: 1 hr
Amount: 3.20 in.
- Design Event:
Frequency: 25 year
Duration: 3 day
Amount: 15.00 in.
- Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 3 day
Amount: 18.00 in.

D. SCS Curve Number and Soil Storage Calculations:

1 Soil Moisture Storage Table:

Flatwood

8.17 avg site
3.5 WT
4.67 Depth to WT
6.75 COMP S

SOIL STORAGE

Depth to W.T.*	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	94	0.45	96	0.60	94	0.45	96	0.60	94	0.45	96
2	2.50	80	1.88	84	2.50	80	1.88	84	2.10	83	1.58	86
3	6.60	60	4.95	67	5.40	65	4.05	71	4.40	69	3.30	75
4	10.90	48	8.18	55	9.00	53	6.75	60	6.80	60	5.10	66

*Typically, the Seasonal High Water Table. Consult with District staff regarding site-specific situations and questions.

(1) Sandy soils 0 - 40" thick with water tables dropping below 40" - St. Lucie series is representative

(2) Water tables 15" - 40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

2 Available Soil Storage Calculation:

Description	Avg. Elev. ft.	depth to water table ft.	S	CN	percent
Average existing site Elev	8.17	4.67	6.7500	60.00	0.72
impervious areas	8.17			95.00	0.28
composite area			4.3083	69.89	

Tr (yrs)	existing stage FT inches	DHW
5yr 1hr	0.82	8.24
25	10.84	9.07
100	13.70	9.31

F. **Runoff calculation:**

The rainfall of the 5-year, 1-hr storm:

= 3.20 in.

Inches of runoff, Q:

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

= $((3.20 \text{ in.} - (0.2 \times 4.31 \text{ in.}))^2 / (3.20 \text{ in.} + (0.8 \times 4.31 \text{ in.})))$

= 0.82 in. of runoff

Volume of runoff

= (in. of runoff) X (project area)

= 0.82 in. X 0.42 ac. X 1 ft./12 in.

= 0.029 ac.-ft

The rainfall of the 25-year, 3-day storm:

= 15.00 in.

Inches of runoff, Q:

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

= $((15.00 \text{ in.} - (0.2 \times 4.31 \text{ in.}))^2 / (15.00 \text{ in.} + (0.8 \times 4.31 \text{ in.})))$

= 10.84 in. of runoff

Volume of runoff

= (in. of runoff) X (project area)

= 10.84 in. X 0.42 ac. X 1 ft./12 in.

= 0.384 ac.-ft

Runoff calculation:

The rainfall of the 100-year, 3-day storm:

= 18.00 in.

Inches of runoff, Q:

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

= $((18.00 \text{ in.} - (0.2 \times 4.30 \text{ in.}))^2 / (18.00 \text{ in.} + (0.8 \times 4.30 \text{ in.})))$

= 13.70 in. of runoff

Volume of runoff

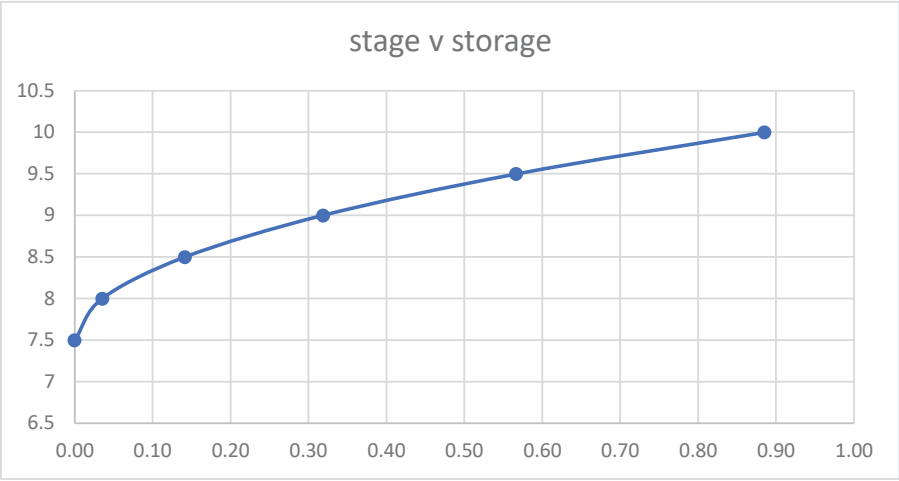
= (in. of runoff) X (project area)

= 13.70 in. X 0.43 ac. X 1 ft./12 in.

= 0.49 ac.-ft

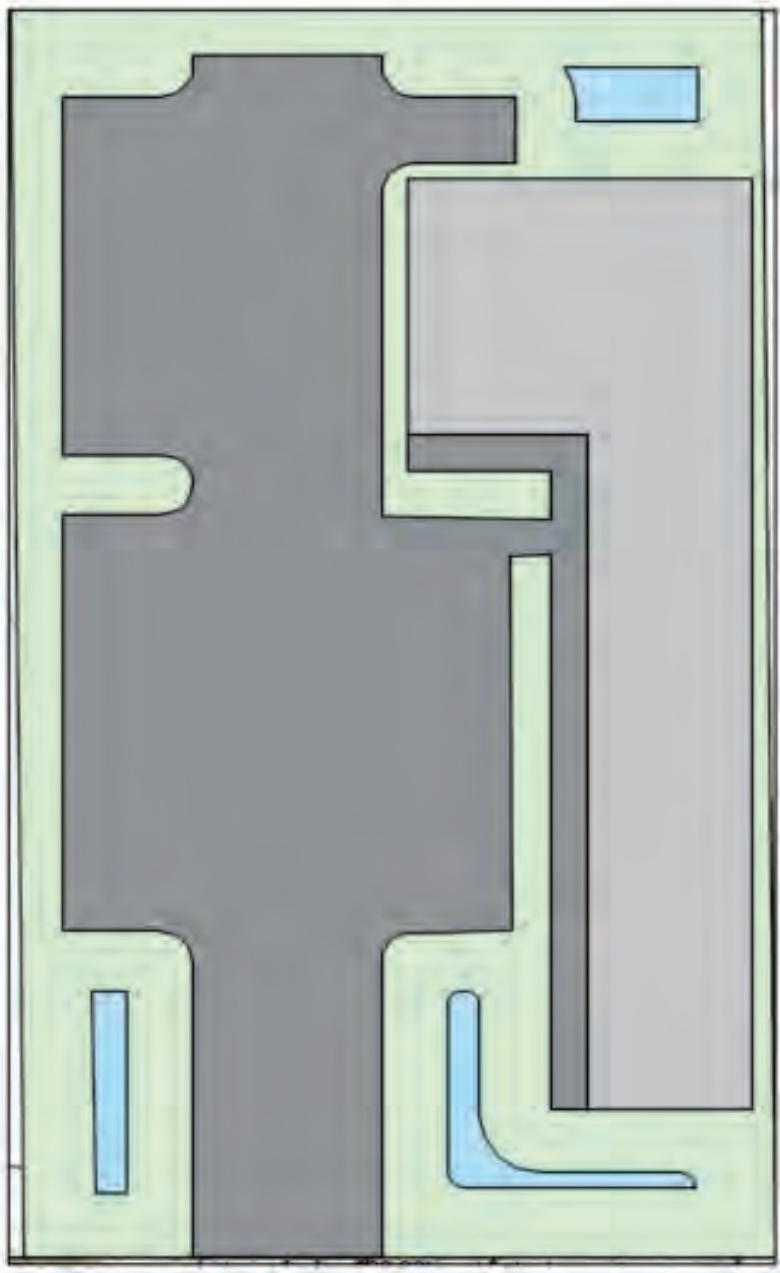
E. Surface Storage Calculation
1 Stage vs. Storage Calculations:
Storage

Stage	exist	vert	AF	Total	
	linear				
	0.43		0.000		
7.5	0.00	0.00		0.00	
8	0.04	0.00		0.04	
8.50	0.14	0.00		0.14	
9	0.32	0.00		0.319	9.3 25y
9.5	0.57	0.00		0.567	9.36 100y
10	0.89	0.00		0.89	



DATE
PROJECT
ENGINEER

28-Aug-24
Commercial Building, 2405 NW 19 St., City of Fort Lauderdale, FL
Dennis Cress PE



WATER QUALITY CALCULATIONS
SITE DATA

refer to SFWMD criteria

Acreages				CN	S
Impervious					
1	Roofs	0.09	21.3%		
2	Parking	0.18	42.0%		
3	Sidewalk	0.01	3.2%		
			66.5%	0.2824	95
Pervious					
4	Green Area	0.14	33.5%		
			0.1421		
	TOTAL	0.424	0.42449	60	
				83.275	

A. Quality

1. Compute the first inch of runoff from the developed project: = 1 in. x 0.425 ac x (1 ft/12 in.) = 0.035 ac-ft for the first inch of runoff.
2. Compute 2.5 inches times the percentage of
 - a. Site area for water quality pervious/impervious calculations only = Total project - (water surface + roof) = 0.425 ac - (0 ac + 0.09 ac) = 0.33 ac of site area for water quality pervious/impervious.
 - b. Impervious area for water quality pervious/impervious calculations only = (Site area for water quality pervious/impervious) - pervious = 0.33 ac - 0.14 ac = 0.19 ac of impervious area for water quality pervious/impervious.
 - c. Percentage of imperviousness for water quality = Impervious area for water quality x 100% Site area for water quality = (0.19 ac/0.33 ac) x 100% = 57.6% impervious.
 - d. For 2.5 inches times the percentage impervious = 2.5 in. x percentage impervious = 2.5 in. x 0.576 = 1.44 in. to be treated. 1.44 Inches/12 x 0.425 acre = 0.051 af
 - e. Compute volume required for quality detention = inches to be treated x (total site - lake) = 1.44 in. x (0.425 ac - 0 ac) x (1 ft/12 in.) = 1.44 in. x 0.425 ac x (1 ft/12 in.) = 0.051 ac-ft required detention storage.
3. Since the 0.051 ac-ft are greater than the 0.035 ac-ft computed for the first inch of runoff, the percent impervious volume of 0.051 ac-ft controls.
4. Compute 0.5 inch of pretreatment (which shall include roof areas) = 0.5 in. x (total site - lake) = 0.5 in. x (0.42 ac - 0 ac) x (1 ft/12 in.) = 0.5 in. x 1.0 ac x (1 ft/12 in.) = 0.018 ac-ft required for pretreatment. na

B. Water Quality, rainfall, and CN

- 1 Dry retention system:
 - a. Water quality 2.5 x imp = 2.5 * 0.576/12 * 0.425 Ac = 0.051 af
- 2 Dry detention elevation begins at control elevation 3.5.

C. Quantity:

1. Rainfall

- a. Design Event:

Frequency:	5 year	
Duration:	1 hr	
Amount:		3.28 in.
- b. Design Event:

Frequency:	25 year	
Duration:	3 day	
Amount:		15.00 in.
- c. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year	
Duration:	3 day	
Amount:		18.00 in.

- D. SCS Curve Number and Soil Storage Calculations:
 1 Soil Moisture Storage Table:

SOIL STORAGE												
Depth to W.T.*	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	94	0.45	96	0.60	94	0.45	96	0.60	94	0.45	96
2	2.50	80	1.88	84	2.50	80	1.88	84	2.10	83	1.58	86
3	6.60	60	4.95	67	5.40	65	4.05	71	4.40	69	3.30	75
4	10.90	48	8.18	55	9.00	53	6.75	60	6.80	60	5.10	66

*Typically, the Seasonal High Water Table. Consult with District staff regarding site-specific situations and questions.

- (1) Sandy soils 0 - 40" thick with water tables dropping below 40" - St. Lucie series is representative
 (2) Water tables 15" - 40" - Immokalee series is representative
 (3) Water tables above ground - 15" - Riviera and Pompano series are representative

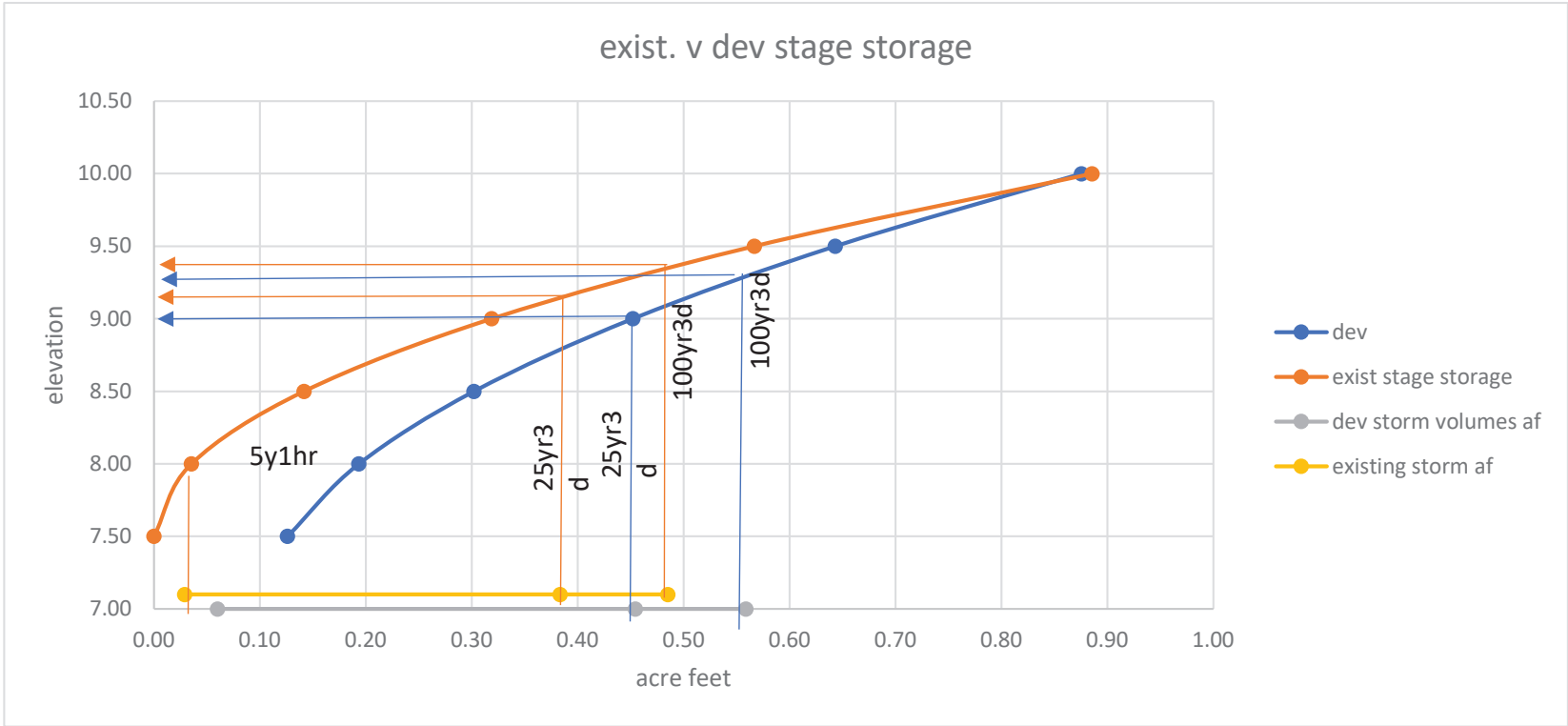
- 2 Available Soil Storage Calculation:

Item	Description	Avg. Elev. ft.	depth to water table ft.	COMPOSITE Compacted S in. CN	
1	developed site	8.17	3.50	2.0084	83.28

- F. **Runoff calculation:**
The rainfall of the 5-year, 1-hr storm:
 = 3.28 in.
Inches of runoff, Q:
 = $(P - (0.2S)^2 / (P + (0.8 \times S)))$
 = $((3.28 \text{ in.} - (0.2 \times 2.01 \text{ in.}))^2 / ((3.28 \text{ in.} + (0.8 \times 2.01 \text{ in.})))$
 = 1.70 in. of runoff
Volume of runoff
 = (in. of runoff) X (project area)
 = 1.70 in. X 0.43 ac. X 1 ft./12 in.
 = 0.06 ac.-ft
- Runoff calculation:** water quality
The rainfall of the 25-year, 3-day storm:
 = 15.00 in.
Inches of runoff, Q:
 = $(P - (0.2S)^2 / (P + (0.8 \times S)))$
 = $((15.00 \text{ in.} - (0.2 \times 2.01 \text{ in.}))^2 / ((15.00 \text{ in.} + (0.8 \times 2.01 \text{ in.})))$
 = 12.83 in. of runoff
Volume of runoff
 = (in. of runoff) X (project area)
 = 12.83 in. X 0.43 ac. X 1 ft./12 in.
 = 0.45 ac.-ft
- Runoff calculation:**
The rainfall of the 100-year, 3-day storm:
 = 18.00 in.
Inches of runoff, Q:
 = $(P - (0.2S)^2 / (P + (0.8 \times S)))$
 = $((18.00 \text{ in.} - (0.2 \times 2.01 \text{ in.}))^2 / ((18.00 \text{ in.} + (0.8 \times 2.01 \text{ in.})))$
 = 15.80 in. of runoff
Volume of runoff
 = (in. of runoff) X (project area)
 = 15.80 in. X 0.42 ac. X 1 ft./12 in.
 = 0.559 ac.-ft

E. Surface Storage Calculation
1 Stage vs. Storage Calculations:

Stage	Storage				Total		
	retention	Green Area		Exfil			
	area			equation			
	vertical	linear		exfil			
	Pond Bottom	Landscape	pavement				
	0.011	0.14	0.19				
	7	7	7.25				
		9	9				
3.5	0	0	0	0.000	0.00	7.1 0.029115	
4	0	0	0	0.014	0.01	7.1 0.383514	
4.50	0	0	0	0.029	0.03	7.1 0.485048	
5.00	0	0	0	0.043	0.04		
5.5	0	0	0	0.057	0.06	7 0.059972	
6.00	0	0	0	0.071	0.07	7 0.454495	
6.50	0	0	0	0.086	0.09	7 0.558704 0.073656	
7	0.0000	0.00	0.00	0.100	0.10		
7.50	0.0055	0.01	0.01	0.100	0.13		
8.00	0.0110	0.04	0.05	0.100	0.19		
8.5	0.0165	0.08	0.11	0.100	0.30		
9	0.0220	0.14	0.19	0.100	0.45		
9.5	0.0275	0.22	0.30	0.100	0.643		
10.00	0.0330	0.32	0.43	0.100	0.88		



G.

EXFILTRATION TRENCH CALCULATIONS SOIL PERMEABILITY

measured K-VALUE = 6.40E-05 cfs-ft²/lin. ft.

EXFILTRATION TRENCH CAPACITY

H= 3.5 FT.

Du= 2.5 FT.

Ds= 6 FT.

W= 4 FT.

CALCULATED

TRENCH LENGTH=

250.10 FT.

VOLUME=

1.20 AC. - in

FORMULA

L=

Volume ac-in

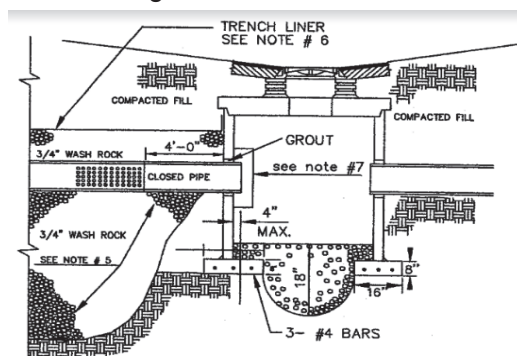
$$K*(2*H^2*Du - Du^2 + 2*H^2*Ds) + (1.39 \times 10^{-4})*(W*Du)$$

conservative formula

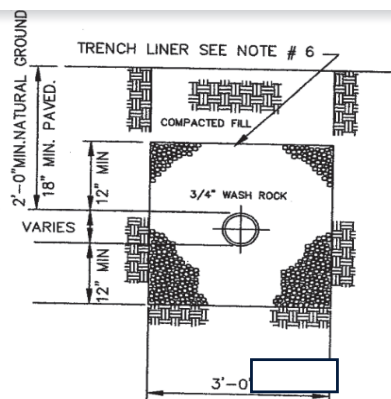
Trench Length Provided :

252 Feet

Provided



LONGITUDINAL SECTION



TRANSVERSE SECTION

7

bottom base

6 top trench liner

3.5 shgwt

3.5 inv 15" perf

.1.05 bottom

EXFILTRATION TRENCH DETAILS

NOTES:

- FOR CATCH BASIN SEE G.D. 7.2 AND W.M. 4.3 THRU 4.5.
- DRAIN FIELD MAY BE OF SLOTTED CONCRETE PIPE OR PERFORATED METAL PIPE MEETING BROWARD COUNTY SPECIFICATIONS. OTHER TYPES OF DRAIN PIPE REQUIRE WATER RESOURCES DIVISION APPROVAL.
- PIPE SHALL TERMINATE 2 FT FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
- COVER PIPE ENDS WITH No. 10 GALVANIZED OR ALUMINUM SCREEN, OPENING NO LARGER THAN 1/2" X 1/2".
- BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
- SLIDES AND TOP OF TRENCH TO BE LINED WITH ONE LAYER OF PLASTIC TYPE FILTER CLOTH OR APPROVED EQUAL. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF TWO FEET AT TOP OF TRENCH
- INSTALL BAFFLE AS REQUIRED. (SEE W.M. PLATE 4.3)

$$L = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K(2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

G-1 equation for SFWMD

FS = 2

%WQ = 0.5

Vwq = 0.612 Acln

Vadd = 0 Acln for length of Exfiltration supplying Water Quality only

FS[(%WQ)(Vwq) + Vadd] = 0.612 Acln

2 x [(0.5) x (0.612) + 0] = 0.612 Acln water quality only

L = 127.55 feet

For this project, Volume in Exfiltration Trench is 1.20 Acln.

If 127.55 feet of exfiltration trench is for water quality, 0.612 Acln, then the remainder is for Vadd, 124.45 feet.

L (Vadd) = 61.28 feet (0.294 Acln from the eq. G-1)

Vadd < Vwq 0.294 Acln < 0.612 Acln

The length provided is 252 feet.

Conclusion, the exfiltration trench will provide more than enough water quality storage for the frequent, small storms, and it will provide more than adequately for the design storm.

Design of Trenches The currently accepted equation for the design of exfiltration trenches within the SFWMD follows, while an acceptable typical section is provided in Figure G-4 along with the description of the appropriate parameters.

$L = FS[(\%WQ)(V_{wq}) + V_{add}] / K(2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u$ conservative equation. $D_s > D_u$

where: L = trench length (ft)

FS = factor of safety; no less than 2.0

%WQ = percent reduction in required water quality (WQ) treatment volume based on method of WQ treatment: 50% for wet/dry retention. **Vwq** = volume of WQ treatment provided by trench in one hour (ac-in/hr); G-2 greater of one-inch over total project area or 2.5 inches multiplied by the percentage impervious over the total project area less water management areas

Vadd = volume of storage provided in addition to Vwq in one hour (ac-in/hr);

K = hydraulic conductivity (cfs/ft² -ft head)

H₂ = head on saturated surface (ft) = EL_{inv} – CE where: EL_{inv} = invert elevation of lowest weir/bleeder allowing discharge from trench (ft NGVD or ft NAVD) CE = control elevation (ft NGVD or ft NAVD) W = trench width (ft)

D_u = unsaturated trench depth (ft) = EL_{top} – CE where: EL_{top} = top elevation of trench (ft NGVD or ft NAVD)

D_s = saturated trench depth (ft) = CE - EL_{bot} where: EL_{bot} = bottom elevation of trench (ft NGVD or ft NAVD).

DEVELOPMENT APPLICATION FORM

LEVEL 1: NEW NONRESIDENTIAL LESS THAN 5,000 SQUARE FEET

APPLICANT INFORMATION

PROPERTY OWNER: CARTER, JERRY AND CARTER, ELLA
ADDRESS: 4737 NW 67 AVENUE
LAUDERHILL, FL.
PHONE: 954 398 5908
E MAIL: DEDC210@COMCAST.NET
PROOF OF OWNER SHIP: BROWARD COUNTY PROPERTY RECORDS
AUTHORIZED AGENT: DONALD P SENATORE
AGENT ADDRESS: 7480 NW 12 STREET
CITY , STATE , ZIP : PLANTATION, FLORIDA 33313
PHONE: 748 234 3985
EMAIL : BOLDANDBRIGHT@GMAIL.COM
AUTHORIZATION LETTER: SEE ATTACHED DOCUMENT
AGENT SIGNATURE

PARCEL INFORMATION

ADDRESS/ GENERAL LOCATION: 2405 NW 19 STREET, FT. LAUDERDALE, FLORIDA
FOLIO NUMBER: 494229040800
LEGAL DESCRIPTION: NORTH WEST LAUDERDALE 25-25 B LOT 50,51 BLK 2
CITY COMMISSION DISTRICT:
CIVIC ASSOCIATION:

LAND USE INFORMATION

EXISTING LAND USE: VACANT LAND
LAND USE: COMMERCIAL
ZONING DISTRICT: B-3
PROPOSED: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
PROPOSED ZONING DISTRICT: COMMERCIAL

PROJECT INFORMATION

NAME: CARTER PLAZA
NON RESIDENTIAL USES : COMMERCIAL
LOT SIZE: 18,500 SQ FEET
LOT DENSITY:
LOT WIDTH: 100 FT.
BUILDING HEIGHT: 15'
STRUCTURE LENGTH: 138'
FLOOR AREA RATIO: .212
LOT COVERAGE: 25.97 %

OPEN SPACE 75.5
LANDSCAPE AREA 5333.61
PARKING SPACES 19
TOWER STEP BACK
STREET WALL LENGTH

**AUTHORIZED AGENT FORM**

Rev: 2 | Revision Date: 1/19/2023 | I.D. Number: AAF

JEREMIAH CARTER as owner of 2405 N.W. 19 ST. do hereby
(print name of owner) (property address)

authorize DONALD SENATORE to act as my agent in submitting building permit applications to the City of
(name of authorized agent)

Fort Lauderdale. I understand that I am the owner of record responsible for the permit applications submitted by my agent referenced above. I further understand that each time my agent submits an application or signs any required documents, that the individual must exhibit this authorization form to the permitting staff.

- The owner acknowledges that he/she/it is still is responsible for all issues related to the building permit.
- The owner's signature is to be notarized.

Jeremiah Carter
Owner's Signature

6/3/24
Date (authorization is valid for one (1) calendar year beyond this date.)

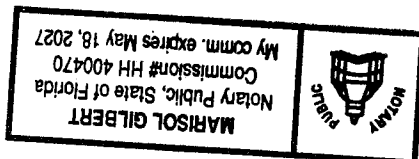
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 3rd day of June, 20 24

by Jeremiah Carter who is personally known to me _____ or has provided the following
identification FDL

[Signature]
Notary Public's Signature

6/3/2024
Date



ALL COUNTY AUTO INC, 2401 NW 19TH STREET FT. LAUDERDALE FL. 33311

PHONE 954-274-6948. EMAIL: bfautoservice@gmail.com

AUTHORIZATION FORM

May 2, 2024

To Whom It May Concern

I Alvin Mitchener hereby Authorize Jerry Carter Owner of Property 2405 NW 19th Street Fort Lauderdale Fl, 33311 to keep his garbage Container on my Property indefinitely.

Please feel free to call me if you have any questions or concerns. I can be reached at the number listed above.

Regards,



**ALVIN MITCHENER
PRESIDENT
ALL COUNTY AUTO INC.**



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-24110012
Completion Date: 11/14/2024
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: 494229040800
Address: 2405 NW 19 ST, FORT LAUDERDALE, FL
Legal Description: NORTH WEST LAUDERDALE 25-25 B LOT 50,51 BLK 2

Requestor Name: donald senatore
Requestor Email: boldandbright@gmail.com
Requestor Phone: 7542343985

Verified / Assigned Address: 2405 NW 19 ST, FORT LAUDERDALE, FL
Former / Known As Address: 2405 NW 19 ST, FORT LAUDERDALE, FL
Authorized City Representative: JAZMINE EVEILLARD
Notes (If Applicable):

PROPERTY SUMMARY

Tax Year: 2024
Property ID: 494229040800
Property Owner(s): CARTER, JERRY & CARTER, ELLA
Mailing Address: 4737 NW 67 AVE LAUDERHILL, FL 33319-7217
Physical Address: 2405 NW 19 STREET FORT LAUDERDALE, 33311

Property Use: 10-01 Vacant Commercial
Millage Code: 0312
Adj. Bldg. S.F.: 0
Bldg Under Air S.F.: 0
Effective Year: 0
Year Built: 0
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS
Abbr. Legal Des.: NORTH WEST LAUDERDALE 25-25 B LOT 50,51 BLK 2

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$295,980	0	0	\$295,980	\$79,270	
2023	\$221,990	0	0	\$221,990	\$72,070	\$2,612.83
2022	\$175,740	0	0	\$175,740	\$65,520	\$2,131.10

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$295,980	\$295,980	\$295,980	\$295,980
Portability	0	0	0	0
Assessed / SOH	\$79,270	\$79,270	\$79,270	\$79,270
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$79,270	\$295,980	\$79,270	\$79,270

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/17/1998	Warranty Deed	\$37,000	28805 / 990
06/01/1994	Tax Deed	\$15,200	22333 / 58
07/01/1968	Warranty Deed	\$18,000	
07/01/1964	Agreement for Deed	\$6,500	

LAND CALCULATIONS

Unit Price	Units	Type
\$16.00	18,499 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494229041050	08/22/2024	Special Warranty Deed	Excluded Sale	\$235,800	119777925	2501 NW 21 ST FORT LAUDERDALE, FL 33311
494229041621	08/21/2024	Warranty Deed	Qualified Sale	\$415,000	119777542	2313 NW 20 ST FORT LAUDERDALE, FL 33311
494229040140	07/30/2024	Warranty Deed	Qualified Sale	\$399,000	119734700	2272 NW 20 ST FORT LAUDERDALE, FL 33311
494229041470	07/19/2024	Warranty Deed	Qualified Sale	\$385,000	119728326	2145 NW 20 ST FORT LAUDERDALE, FL 33311
494229040780	06/28/2024	Warranty Deed	Qualified Sale	\$1,160,000	119665935	2425 NW 19 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						18,499.00		

SCHOOL

Rock Island Elementary School: C
William Dandy Middle School: C
Boyd H. Anderson High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
98	Patricia Williams	32	Rosalind Osgood	Dr. Jeff Holness

This Instrument Prepared By:
JAMES T. IANNACONE, ESQ.
800 E. BROWARD BLVD., SUITE 510
FT. LAUDERDALE, FL 33301

98-520334 T#001
09-01-98 10:21AM

\$ 259.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

Parcel ID Number:
Grantee #1 TIN:
Grantee #2 TIN:

9229-04-0806

Warranty Deed

This Indenture, Made this 17th day of August, 1998 A.D., Between

Tom Moster and Sue Moster, his wife
of the County of Broward, State of Florida, grantor, and
Jerry Carter and Ella Carter, his wife

whose address is: 4737 N.W. 67th Avenue, Lauderhill, FL 33319

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward, State of Florida to wit:
See Attached Exhibit "A"

NEW RIVER TITLE COMPANY
800 EAST BROWARD BOULEVARD, SUITE 510
FORT LAUDERDALE, FL 33301

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marilyn K. Gallington
Printed Name: Marilyn K. Gallington
Witness

Tom Moster
Tom Moster (Seal)
P.O. Address:

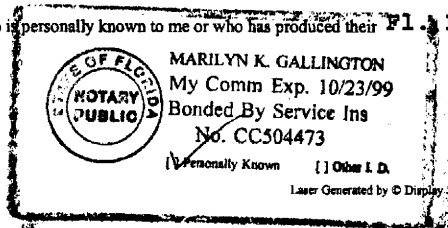
Paula Morgan
Printed Name: Paula Morgan
Witness

Sue Moster
Sue Moster (Seal)
P.O. Address:

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 17th day of August, 1998 by
Tom Moster and Sue Moster, his wife

who is personally known to me or who has produced their Fl. Driver's License as identification



Marilyn K. Gallington
Printed Name:
Notary Public
My Commission Expires:

Exhibit "A"

Lots 50 and 51, Block 2 of NORTHWEST LAUDERDALE, according to the Plat thereof as recorded in Plat Book 25, Page 25, of the Public Records of Broward County, Florida.

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

BK 28805 Pg 1991