



DEVELOPMENT APPLICATION FORM

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

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

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

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

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

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

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/ Property Owner Address City, State, Zip Phone Email Proof of Ownership Applicant Signature: Signature Craig Lowy	Authorized Agent Address City, State, Zip Phone Email Authorization Letter Agent Signature: Signature Sara Thompson
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C

PARCEL INFORMATION

Address/General Location	
Folio Number(s)	
Legal Description (Brief)	
City Commission District	
Civic Association	

D

LAND USE INFORMATION

Existing Use	
Land Use	
Zoning District	
Proposed Applications requesting land use amendments and rezonings.	
Proposed Land Use	
Proposed Zoning District	



E

PROJECT INFORMATION

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

Project Name																	
Project Description (Describe in detail)																	
Estimated Project Cost		\$ (Estimated total project cost including land costs for all new development applications only)															
Waterway Use						Traffic Study Required											
Flex Units		Redevelopment 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				3-Bedroom or More			
Affordable Housing Units						% of AMI											
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)				
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				
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR		Proposed	
Front []				
Side []				
Corner / Side []				
Rear []				

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	
Original Approval Date		Scheduled Meeting Date	
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted	60 Days from Meeting (Provide Date)
Requested Extension (No more than 24 months)		Justification Letter Provided	Appeal Request
Code Enforcement (Applicant Obtain by Code Compliance Division)		Indicate Approving Body Appealing	
		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**.

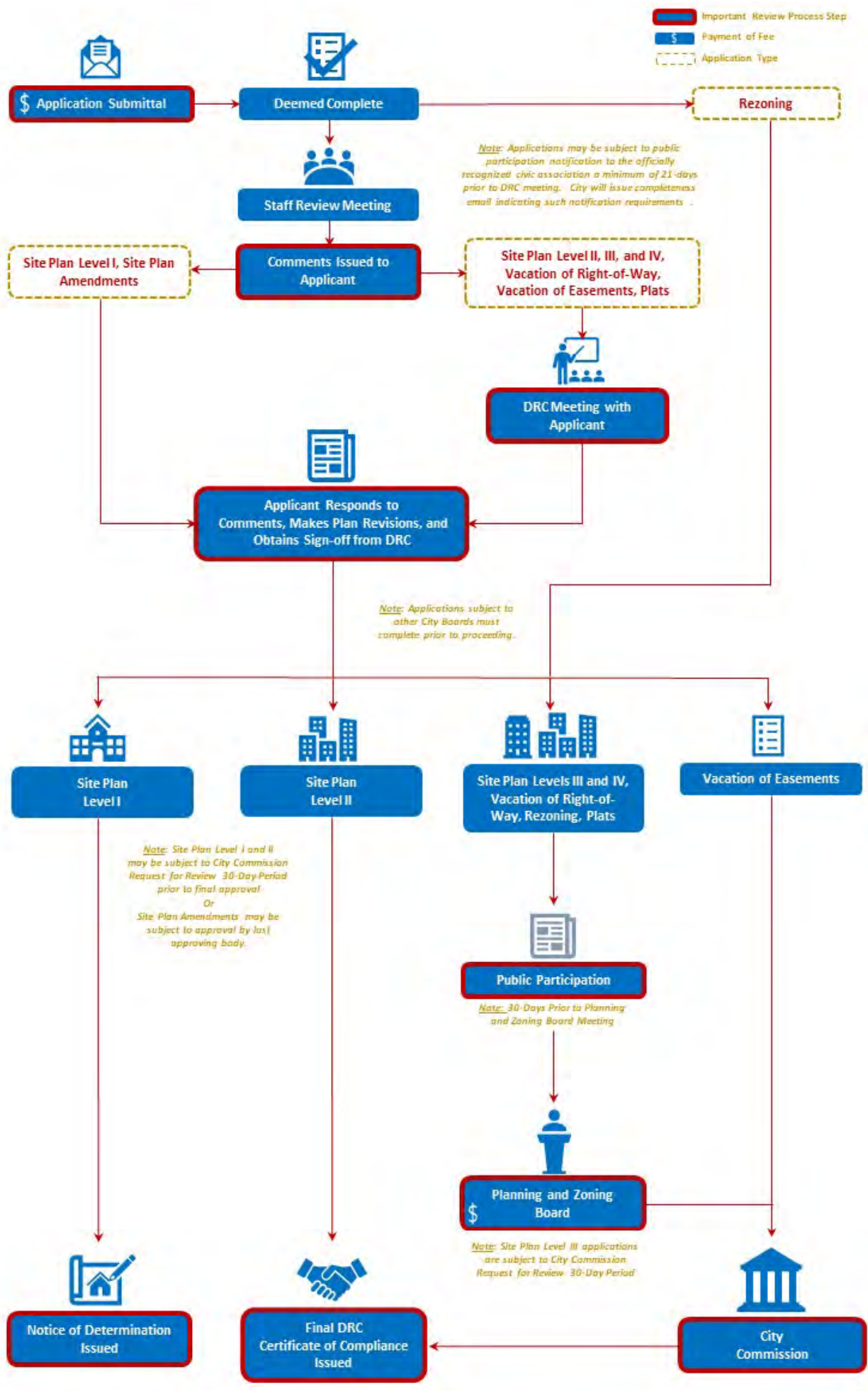
- ☒ Preliminary Development Meeting completed on the following date: May 12, 2025.
- ☒ Development Application Form completed with the applicable information including signatures.
- ☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ Address 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

PROJECT:

111 W DAVIE BLVD -
SELF STORAGE FACILITY

DRC SITE PLAN LEVEL II

111 & 113 W DAVIE BOULEVARD,
FORT LAUDERDALE, FL 33315

OWNER:

SEGALL DEVELOPMENT, LLC
1806 N FLAMINGO RD #435,
PEMBROKE PINES, FL 33028

PROJECT TEAM:

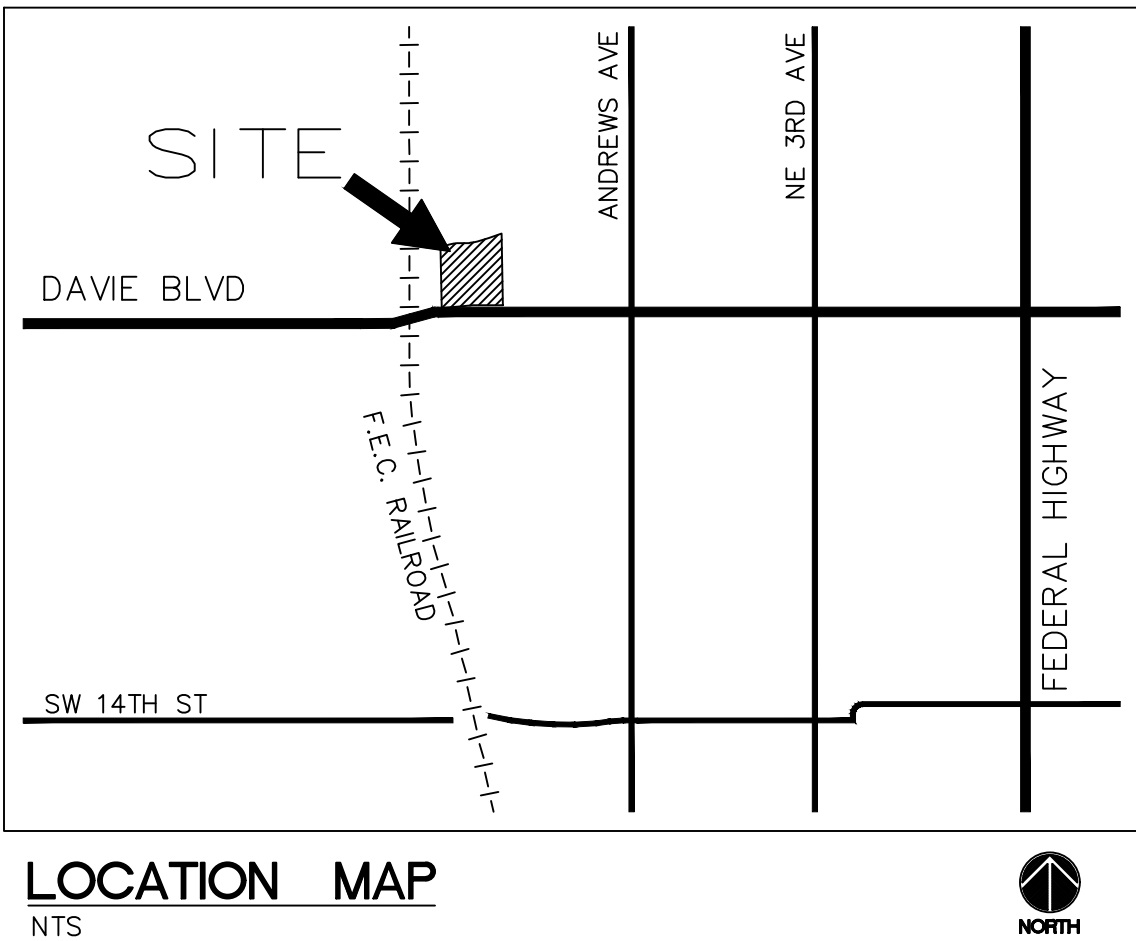
LAND USE ATTORNEY
Miskel Backman, LLP
14 S.E. 4th Street, Suite 36 Boca Raton, FL 33432
561.405.3300

ARCHITECT
Kenneth R. Carlson - Architect, P.A.
1166 W. Newport Center Dr, Deerfield Beach, FL 33442
954.427.8848

CIVIL ENGINEER / LAND PLANNER
FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., Lauderdale-by-the-Sea, FL
954.522.1004

LANDSCAPE ARCHITECT
Lynn Bender: Landscape Architect
5610 Adair Way Lake Worth, FL 33467
561.306.4003

TRAFFIC ENGINEER
KBP Consulting, INC. &
Traft Tech Engineering, INC.
8400 N University Dr, FL 33321
954.582.0989



DRC SHEET INDEX

SURVEY
PLAT

C0	SITE PLAN	SL-1	SITE PHOTOMETRICS
	AERIAL VIEW	C1	PAVEMENT MARKING & SIGNAGE PLAN
	RENDERING	C2	CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN
	RENDERING	C3	CONCEPTUAL WATER & SEWER PLAN
	RENDERING		
	RENDERING - AERIAL PERSPECTIVES	X3	MAINTENANCE AGREEMENT EXHIBIT
		X5	PASSENGER CAR CIRCULATION EXHIBIT
A4.0	GROUND FLOOR PLAN/ 2ND FLOOR PLAN		
A4.1	3RD FLOOR PLAN/ 4TH FLOOR PLAN		
A4.2	5TH FLOOR PLAN/ 6TH FLOOR PLAN		
A7.0	ROOF PLAN		
A5.0	ELEVATIONS		
A5.1	ELEVATIONS (COLORED)		
A6.0	CROSS SECTIONS		
A7.1	CU SCREEN PARTIAL ELEVATION		
L100	TREE DISPOSITION PLAN		
L101	PROPOSED LANDSCAPE PLAN		
L102	LANDSCAPE DETAILS & SPECIFICATIONS		

FRANCHISE UTILITY PROVIDERS:

COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	

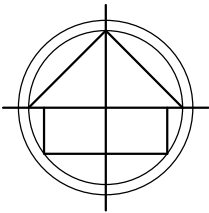
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Drawn by GCC	Date 06/18/25
Proj. Mgr. SR00	Plot Date 06/20/25
Appr. by BMK	
Job No. 25-1862.00	

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8"IRON ROD & CAP #6448
SNC SET NAIL & CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL & CAP
FND FOUND NAIL & DISK
PRM PERMANENT REFERENCE MARKER
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
FPL FLORIDA POWER & LIGHT
-X- CHAIN LINK FENCE
-E- OVERHEAD UTILITY LINES
AC AIR CONDITIONER
WM WATER METER
WV WATER VALVE
CO CLEAN OUT
BFP BACK FLOW PREVENTER
EB ELECTRIC BOX
WPP WOOD POWER POLE
MLP METAL LIGHT POLE
CLP CONCRETE LIGHT POLE
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
0.00 ELEVATIONS
NTS NOT TO SCALE
POB POINT OF BEGINNING

SKETCH OF SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:

PROPERTY 1

LOT 9, LESS THE SOUTH 15 FEET, IN BLOCK 8, OF "PLACIDENA, UNIT B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY 2

LOT 10, IN BLOCK 8, OF "PLACIDENA, UNIT B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 10, OF BLOCK 8, OF "PLACIDENA, UNIT B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH RIGHT OF WAY LINE OF DEDICATED OCEAN ROAD, ALSO KNOWN AS SW 12TH STREET, INTERSECTS THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 10; THENCE RUN EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 63.78 FEET TO THE SOUTHEAST CORNER OF LOT 10; THENCE RUN NORTHERLY ALONG THE EAST LOT LINE OF LOT 10 A DISTANCE OF 15 FEET; THENCE RUN WESTERLY A DISTANCE OF 64.04 FEET TO A POINT ON THE WEST LOT LINE OF LOT 10, SAID POINT BEING 9.16 FEET NORTHERLY OF THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG SAID WEST LOT LINE A DISTANCE OF 9.16 FEET TO THE POINT OF BEGINNING.

REVIEW OF TITLE COMMITMENT (SCHEDULE B-II):

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PLACIDENA, UNIT B, RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3047, PAGE 806 (AFFECTS/PLOTTED)
- TERMS AND CONDITIONS AS CONTAINED IN UNRECORDED LEASE BETWEEN SAVNAC, INC., AND TRI-CITY CANVAS SIGN COMPANY, AS REFERENCED ON POLICY NO. 7210609-60134
- TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES AND/OR RENT AGREEMENTS
- ORDINANCE NO. 2005-20 RECORDED IN OFFICIAL RECORDS BOOK 40082, PAGE 1796. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #2889 ELEVATION = 3.78' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE SURVEY BASELINE BETWEEN STATION 195 & 200 OF FDOT R-O-W MAP OF SR 736 (DAVIE BLVD) SEC NO. 86210-2550, BROWARD COUNTY. SAID LINE BEARS N88°27'20"E.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2410-22 WITH A 1. COMMITMENT DATE: NOVEMBER 1, 2024 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

SURVEY DATE: 03/19/25

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10387-25

CLIENT:

CRAIG LOWY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/19/25	SKETCH	JD	REC
UPDATE SURVEY	05/06/25	SKETCH	AM	REC
ADDED FPL EASEMENT	05/12/25	----	AM	REC

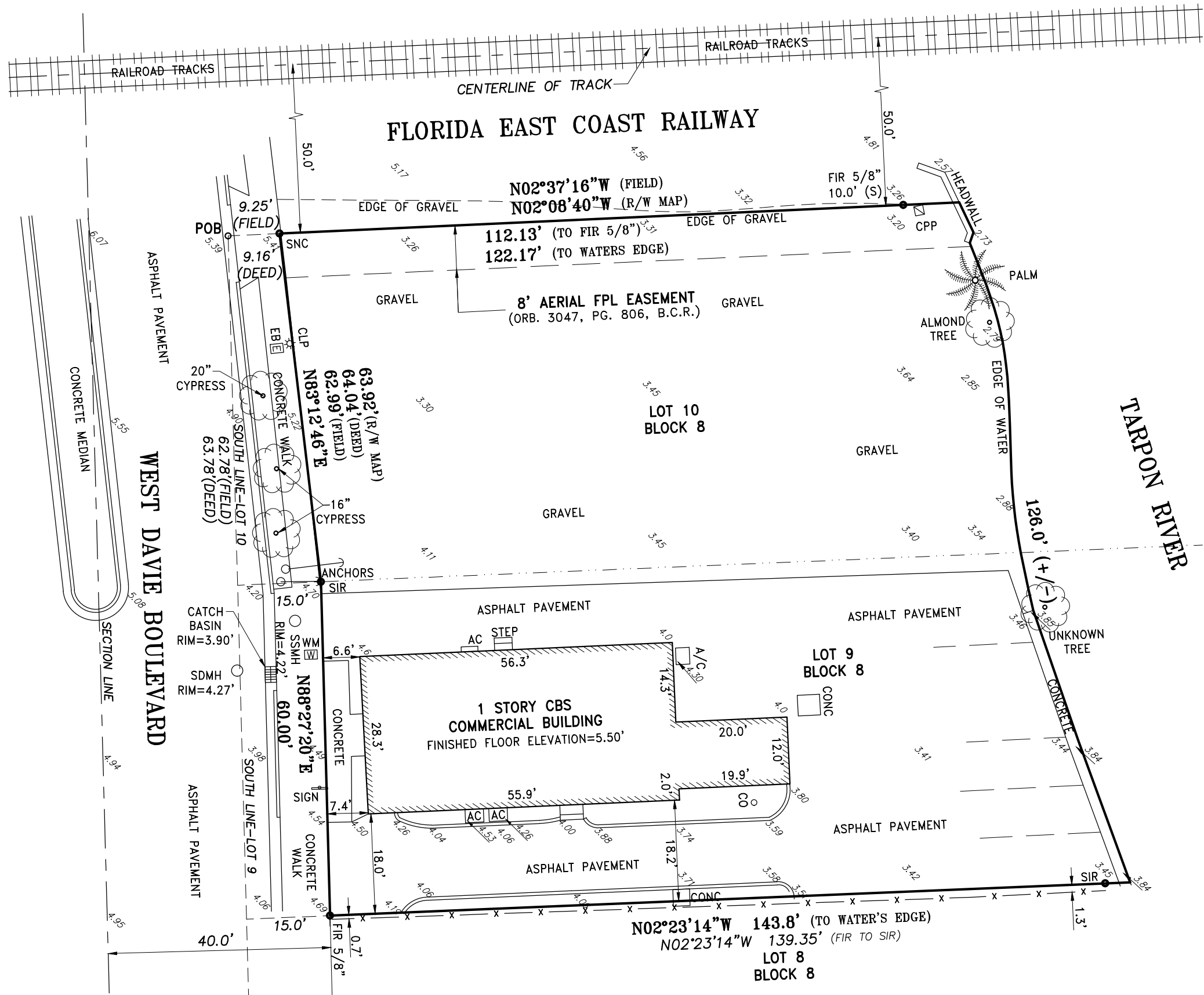
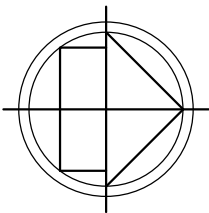
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0557J
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
111-113 W DAVIE BOULEVARD

SCALE: 1"= 20'

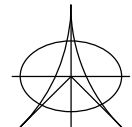
SHEET 1 OF 2

SKETCH OF SURVEY



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL & CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL & CAP
 - FND FOUND NAIL & DISK
 - PRM PERMANENT REFERENCE MARKER
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - FPL FLORIDA POWER & LIGHT
 - X- CHAIN LINK FENCE
 - E- OVERHEAD UTILITY LINES
 - AC AIR CONDITIONER
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - BFP BACK FLOW PREVENTER
 - EB ELECTRIC BOX
 - WPP WOOD POWER POLE
 - MLP METAL LIGHT POLE
 - CLP CONCRETE LIGHT POLE
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - 0.00 ELEVATIONS
 - NTS NOT TO SCALE

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10387-25

CLIENT:

CRAIG LOWY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/19/25	SKETCH	JD	REC
UPDATE SURVEY	05/06/25	SKETCH	AM	REC

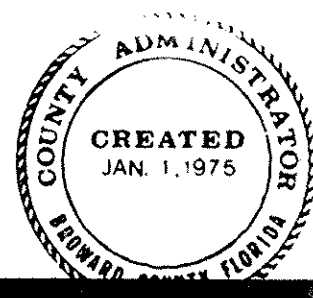
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0557J
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
111-113 W DAVIE BOULEVARD

SCALE: 1"= 20'

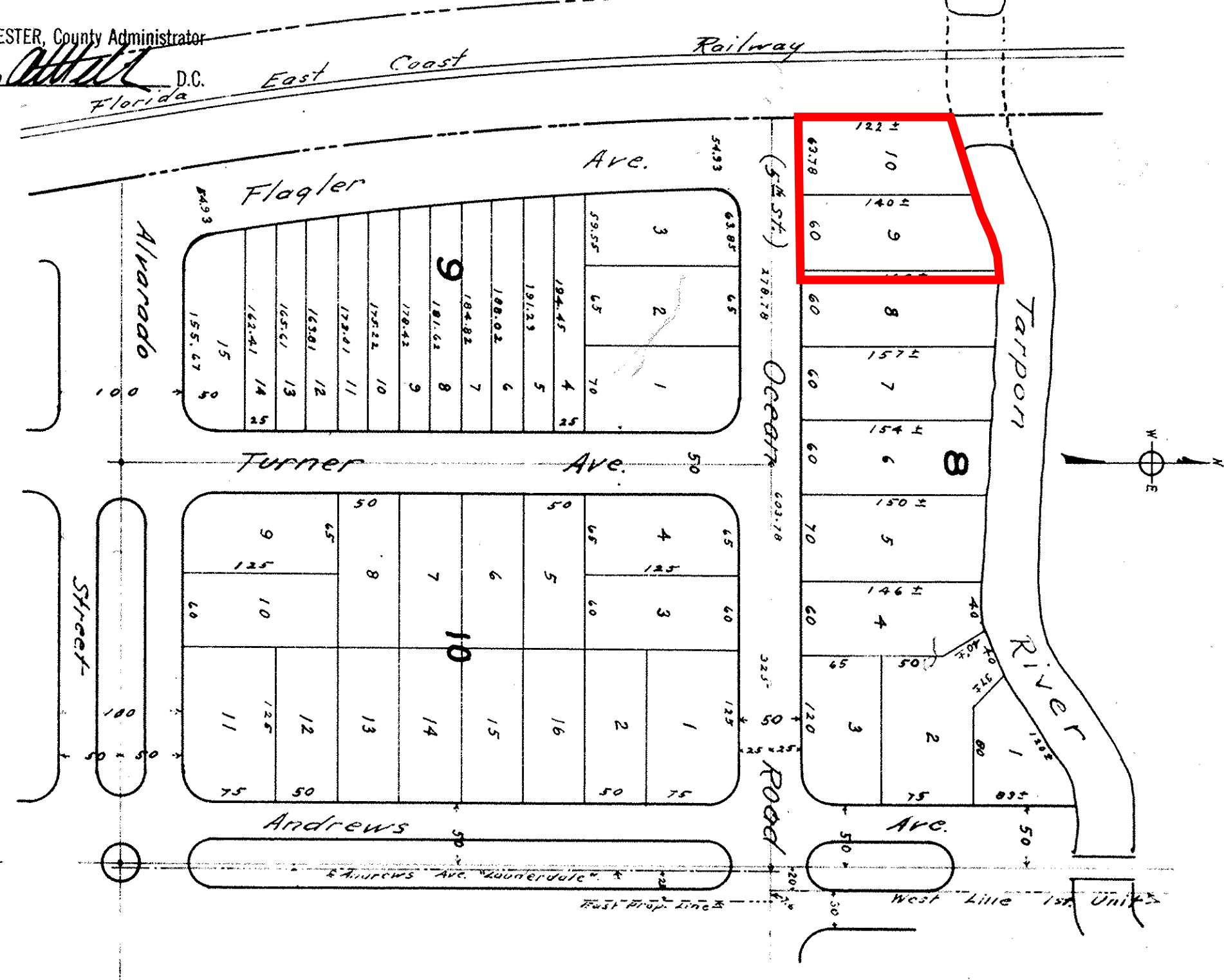
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for recording on page 2
day of August 1924
in book 5-8
Recorded
32870
County Clerk



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 5-8 at Page 8 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 11 day of August, A.D. 1924.

L. A. HESTER, County Administrator
Fort Lauderdale, D.C.



PLACIDENA

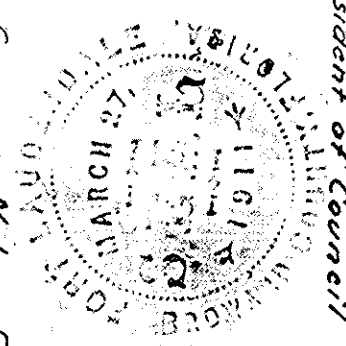
UNIT B

FORT LAUDERDALE
FLORIDA,

DESCRIPTION:-
All of Block 30, the North 164 feet of Block 35, all that portion of Block 26 lying South of the drainage canal designated as Tarpon River as now constructed through said Block 26, together with the streets and alleys adjacent to said Block 26, 30, and 35, in Section 15-30-42; all as shown in Plat of Land subdivided recorded in Plat Book 2, Page 9 of public records of Dade County, Florida.

KNOW ALL MEN BY THESE PRESENTS:-
That the City Council of the City of Fort Lauderdale, by Ordinance No. 208 adopted upon the 24th day of August, A.D. 1924, has approved the attached plat of a re-subdivision of lands, as set forth in the attached Description, executed by the Placidena Corporation and the Fort Lauderdale Bank & Trust Company, for the purposes and intentions therein set forth.
That by said Ordinance the following streets and alleys in the original subdivision of Land subdivided, to wit:-
6th Street from Andrews Avenue to the right of way of the Florida East Coast Railway Company; the alley extending through Block 26; the alley extending through Block 30; and the alley extending through Block 35; all in Land subdivided, according to the plat of said subdivision on file and of record of page 9 in plat book 2 of the public records of Dade County, Florida, be and the same are hereby closed and discontinued as thoroughfares.
That the plat entitled "Placidena, Unit B," showing a re-subdivision of the lands hereinbefore described, attached hereto, be and the same is hereby approved for record.
That the President of the City Council and the City Clerk of the City of Fort Lauderdale, be and they are hereby authorized and directed to sign said plat.

Witness my hand and seal this 11th day of August, A.D. 1924.
Attest: *Frederick J. Fawcett*
President of Council



STATE OF FLORIDA
COUNTY OF BROWARD
Personally appeared before me, a Notary Public, Maxwell A. Kibbert, to me known, and acknowledged that he is the Secretary and Attorney in fact of the Placidena Corporation, that the seal affixed to this instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of the said corporation by authority of its Board of Directors, and said Maxwell A. Kibbert acknowledged said instrument to be the free act and deed of said corporation for the intentions and purposes therein set forth.
In Witness Whereof, I have hereunto set my hand and affixed my seal this 21st day of August, A.D. 1924.

Maxwell A. Kibbert
Notary Public

STATE OF FLORIDA
COUNTY OF BROWARD
Personally appeared before me, a Notary Public, William C. Kyle, and Charles J. Joiner, to me known, and acknowledged that they are President and Cashier, respectively of the Fort Lauderdale Bank & Trust Company, that the seal affixed to this instrument is the common seal of the said Company, and that the said instrument was signed and sealed in behalf of said company by authority of its Board of Directors, and that the said instrument is the free act and deed of said company, for the intentions and purposes therein set forth.

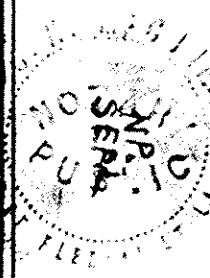
In Witness Whereof, I have hereunto set my hand and affixed my seal this 21st day of August, A.D. 1924.
Wm C Kyle
Notary Public



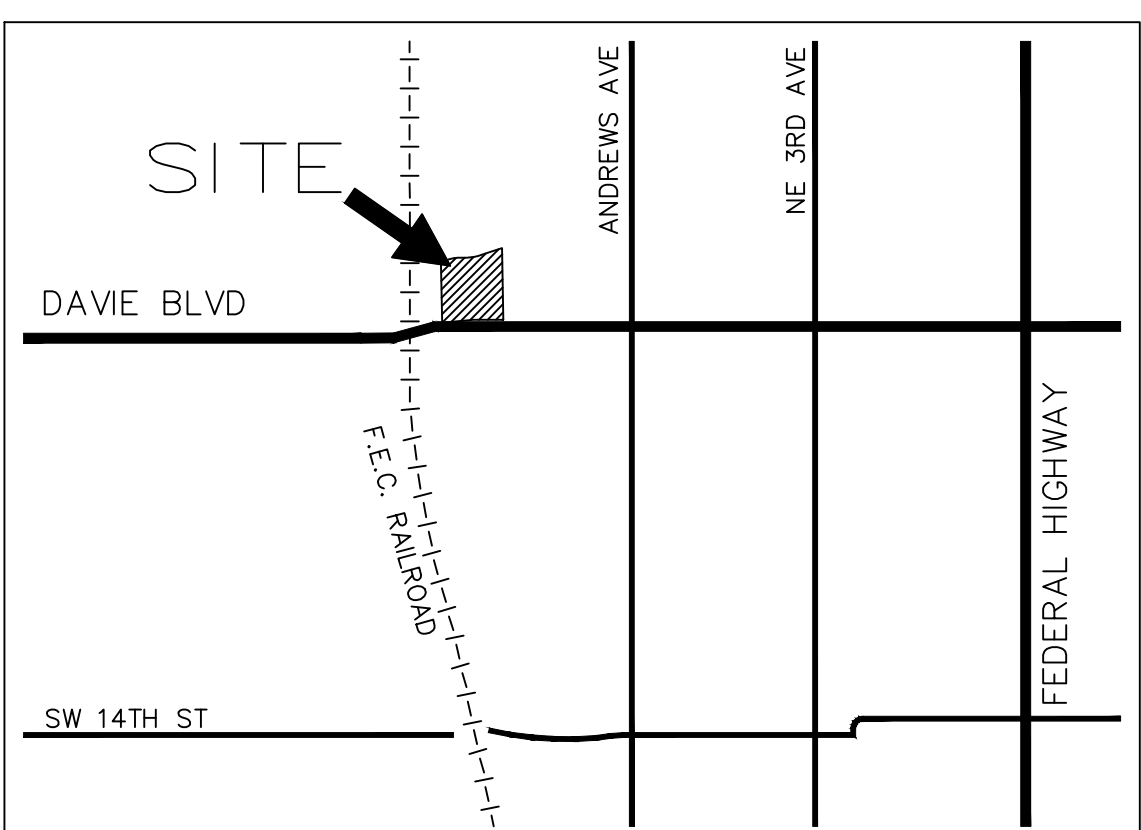
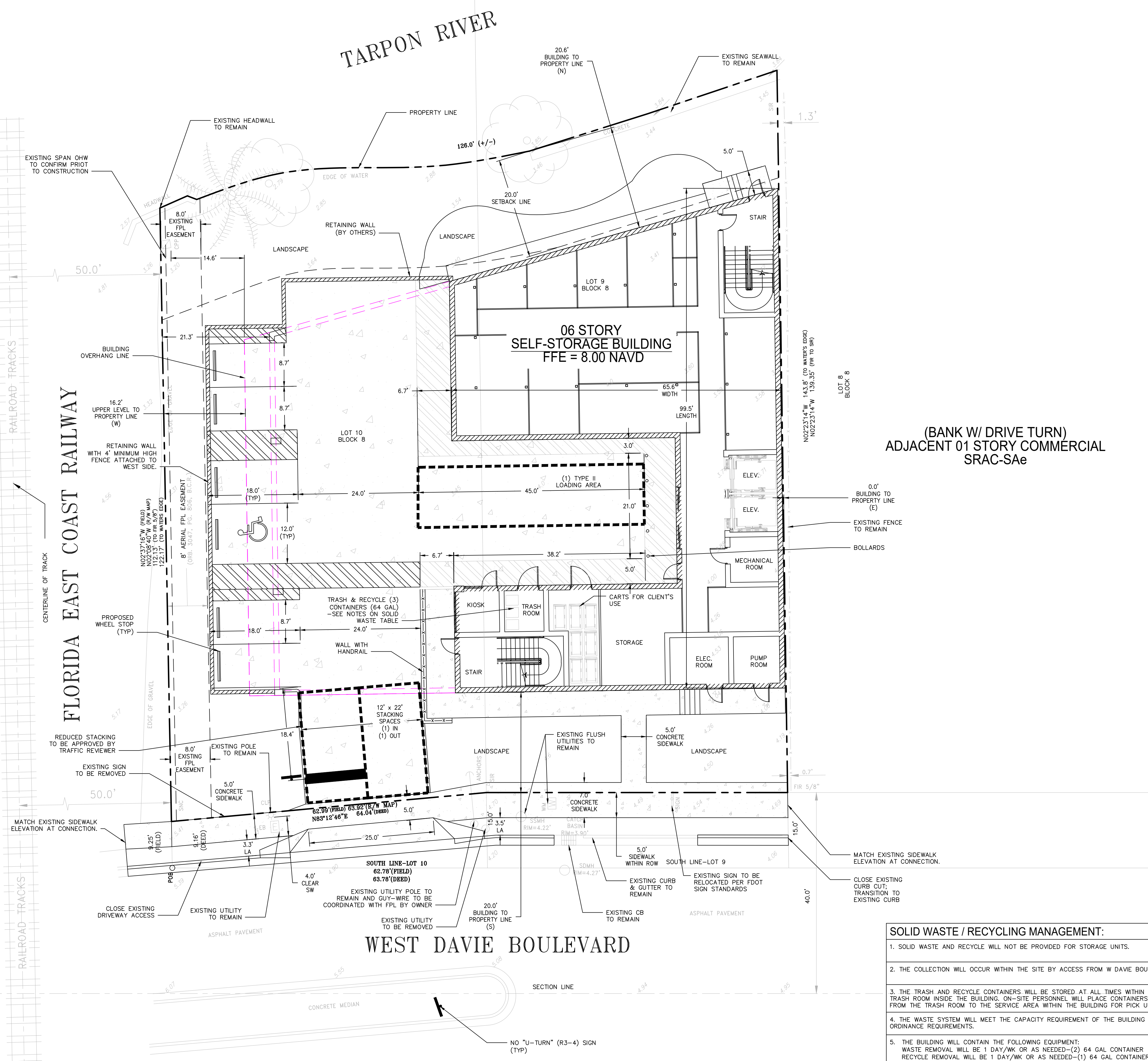
Maxwell A. Kibbert
Secretary Placidena Corporation

Frederick J. Fawcett
President of Council

I, H.C. Davis, a Civil Engineer, do hereby certify that I have re-subdivided the lands set forth in the Description attached, in the manner shown on the attached plat, and is correct to my best knowledge and belief.
In Witness Whereof, I have hereunto set my hand and seal this 26th day of August, A.D. 1924.
H.C. Davis
Florida State Registry No. 40



Wm C Kyle
Notary Public



LOCATION MAP

NTS

SETBACK TABLE:	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - DAVIE BLVD	20' FROM PL*	20.0' BUILDING TO R _L
SIDE YARD (EAST) - ADJ. PROPERTY	NONE	0.0' BUILDING TO R _L
SIDE YARD (WEST) - F.E.C. RAILROAD	NONE	16.2' BUILDING TO R _L
REAR YARD (NORTH) - WATERWAY	20' FROM BULKHEAD LINE**	20.6' TO BULKHEAD LINE

* SEC.47-18.29.A.5.(SELF-STORAGE FACILITY) THERE SHALL BE A MINIMUM 20' YARD BETWEEN THE PROPERTY LINE ABUTTING THE STREET AND THE STORAGE STRUCTURE.
** SEC.47-23.8.B.1.(WATERWAY USE) THE REQUIRED 20' YARD SHALL NOT BE USED OR DEVELOPED FOR ANY PURPOSE OTHER THAN LANDSCAPING AND THE MINIMUM AMOUNT OF DRIVEWAYS OR WALKWAYS REASONABLY NECESSARY TO SERVE PERMITTED NONRESIDENTIAL.

SITE PLAN DATA TABLE:

CURRENT USE OF PROPERTY	OFFICE/COMMERCIAL
CURRENT LAND USE DESIGNATION	S-RAC
PROPOSED LAND USE DESIGNATION	S-RAC
CURRENT ZONING DESIGNATION	SRAC-SAw
PROPOSED ZONING DESIGNATION	SRAC-SAw
ADJACENT ZONING DESIGNATION - E, N, S, & W	E:SRAC-SAw;N:RAC-RPO; W:S:SRAC-SAw.
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA	15,972 SF / 0.36 ACRES
TOTAL PERVIOUS PROPOSED	4,828 SF 30%
TOTAL PERVIOUS EXISTING	8,340 SF 52%
TOTAL IMPERVIOUS PROPOSED	6,477 SF 41%
TOTAL IMPERVIOUS EXISTING	5,808 SF 36%
TOTAL BUILDING FOOTPRINT PROPOSED	4,667 SF 29%
TOTAL BUILDING FOOTPRINT EXISTING	1,824 SF 12%

TOTAL BUILDING GSF PROPOSED	50,112 SF
FLOOR AREA RATIO (F.A.R.)	NONE 3.2

BUILDING HEIGHT (MAX)	110'	75'-6"
NUMBER OF STORIES (MAX)	10 STORIES	6 STORIES
LOT SIZE (MIN)	NONE	0.36 AC
LOT WIDTH (MIN)	NONE	6 STORIES
SHOULDER HEIGHT (MAX)	75' (6 STORIES)	0' (0 STORIES)
BUILDING WIDTH & LENGTH	65.6' X 99.5'	

PEDESTRIAN WALKS & PLAZAS	5,280 SF	33%
LOT COVERAGE	9,089 SF	57%
VJA AREA	1,197 SF	8%
OPEN SPACE	5,686 SF	36%

PARKING AND LOADING ZONE DATA TABLE:

	AREA	RATIO	REQUIRED SRAC-SAw	PROVIDED
SELF-STORAGE	45,598 GSF*	1/5000 SF	5**	6
LOADING ZONES (TYPE II)			1	1
TOTAL PARKING (INCLUDES ADA PARKING)			5	1
ADA SPACES			1	1
TOTAL PARKING (INCLUDES ADA PARKING)			6	6
INBOUND STACKING SPACES			1	1
OUTBOUND STACKING SPACES			1	1
BIKE PARKING				-

* PER SEC.47-20.2B. GROSS FLOOR AREA SHALL NOT INCLUDE: FLOOR SPACE FOR MECHANICAL EQUIPMENT, ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR. THIS AREAS WERE EXCLUDED FROM THE GSF 51,163.
** SEC.47-20.2(TABLE 3) ALL DEVELOPMENT GREATER THAN 2,500 GSF SHALL BE REQUIRED TO PROVIDE 60% OF THE PARKING SPACE REQUIREMENTS FOR USES AS PROVIDED IN TABLE 1.

SURFACE PARKING DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	6 SPACES	5(S) + 1(HC)

** (S) STANDARD SPACES, (HC) HANDICAP SPACES

FLOOD DATA:

SEE SHEET C2.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULR. STRUCTURAL SOIL AND PAVR GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

BUILDING DATA:

FBC BUILDING TYPE DESIGNATION: OCCUPANCY: SELF-STORAGE/COMMERCIAL CODE COMPLIANT SPRINKLER SYSTEM BLDG & PARKING GARAGE WILL BE SPRINKLED. PARKING GARAGE AIR QUALITY REQUIREMENTS FBC 406.6 ENCLOSED PROVISIONS.
--

(BANK W/ DRIVE TURN)
ADJACENT 01 STORY COMMERCIAL
SRAC-Sae

SOLID WASTE / RECYCLING MANAGEMENT:

- SOLID WASTE AND RECYCLE WILL NOT BE PROVIDED FOR STORAGE UNITS.
- THE COLLECTION WILL OCCUR WITHIN THE SITE BY ACCESS FROM W DAVIE BOULEVARD.
- THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE SERVICE AREA WITHIN THE BUILDING FOR PICK UP.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.
- THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
WASTE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED--(2) 64 GAL CONTAINER
RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED--(1) 64 GAL CONTAINER

*THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULR 47-19.4 AS APPLICABLE.



Revisions

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Δ		
Δ		
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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 06/18/25
Job No. 25-1862.00	Plt Date 06/19/25
Drawn by GCC	Sheet No. C0
Proj. Mgr. BMK	
Appr. by BMK	1 of -



HURRICANE SELF-STORAGE
W. DAVIE BLVD, FORT LAUDERDALE, FLORIDA
CONTEXT - AERIAL VIEW





HURRICANE SELF-STORAGE
W. DAVIE BLVD, FORT LAUDERDALE, FLORIDA



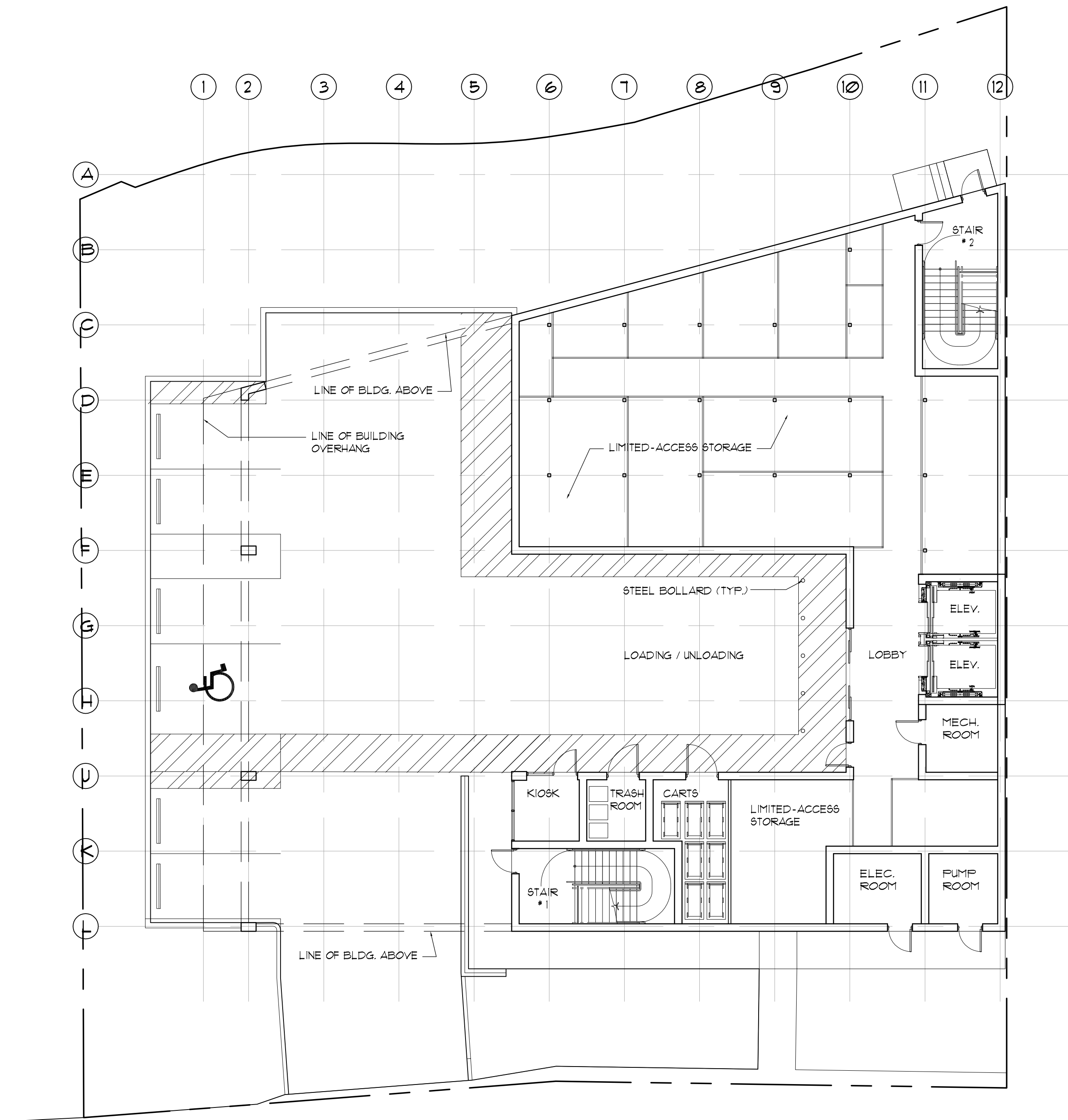
HURRICANE SELF-STORAGE
W. DAVIE BLVD, FORT LAUDERDALE, FLORIDA



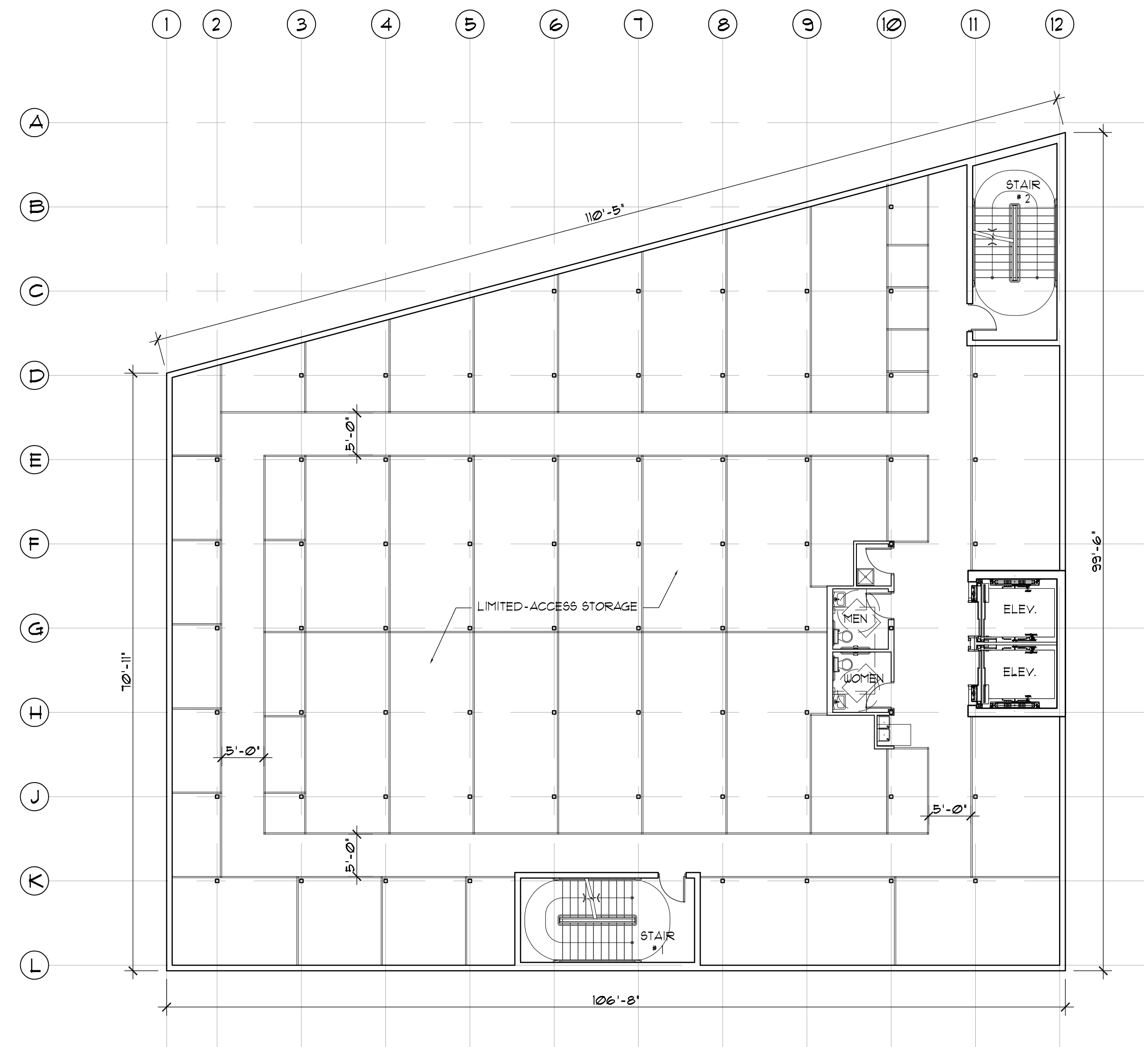
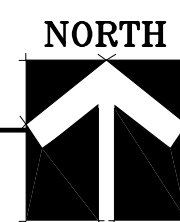


HURRICANE SELF-STORAGE
W. DAVIE BLVD, FORT LAUDERDALE, FLORIDA

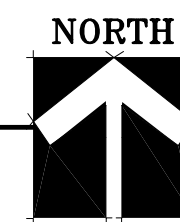




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A4.0
GROUND FLOOR PLAN
3/32"=1'-0"



2
A4.0
SECOND FLOOR PLAN
3/32"=1'-0"



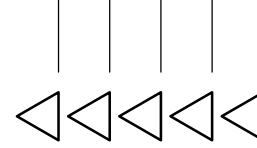
DAYIE BOULEVARD SELF STORAGE

111 WEST DAYIE BLVD
FORT LAUDERDALE, FLORIDA 33315

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEWPORT CENTER DR., SUITE #311
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Revisions:



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SCALE: AS NOTED

PROJECT #: 24-030
CAD FILE: A4.0

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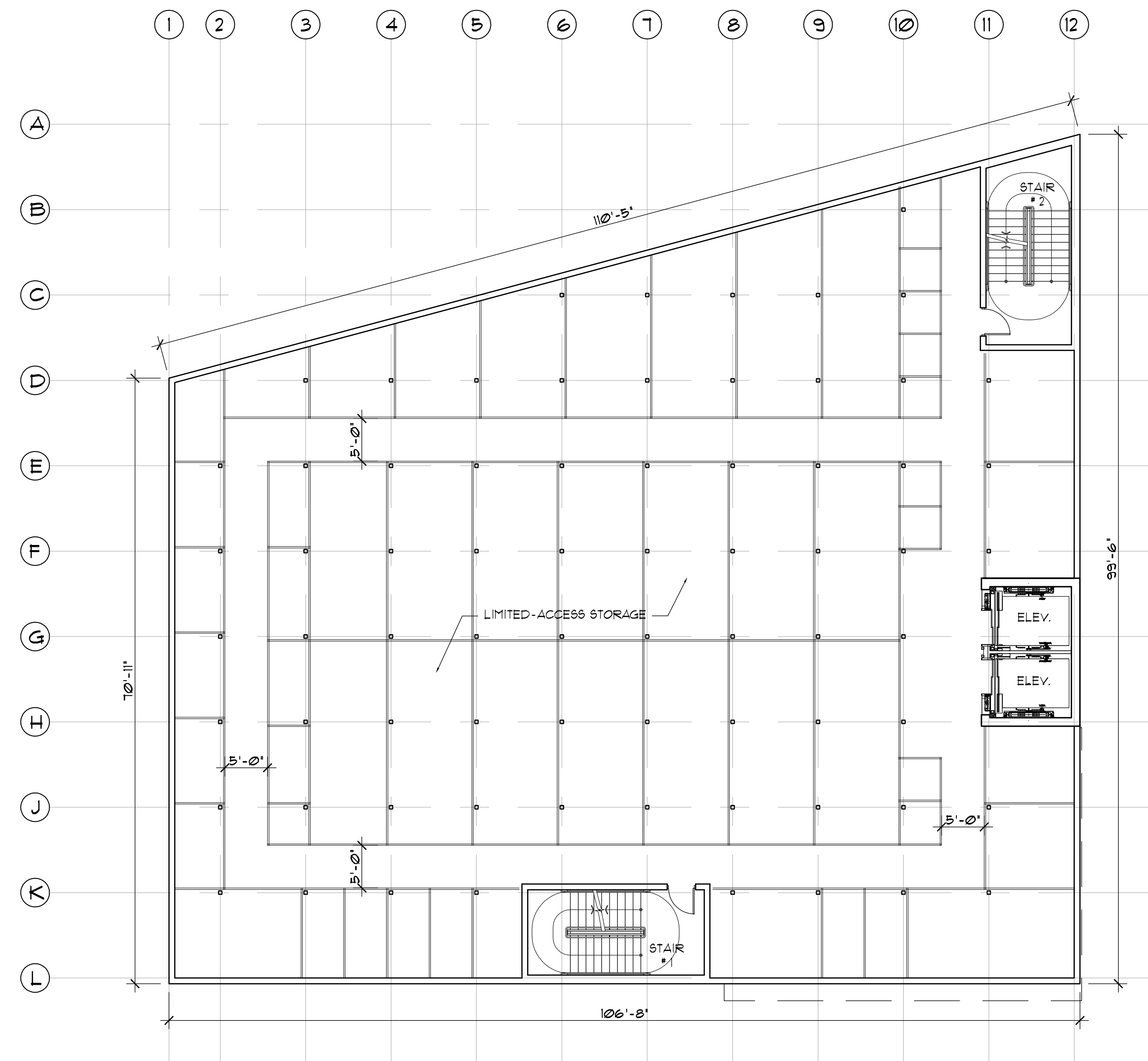
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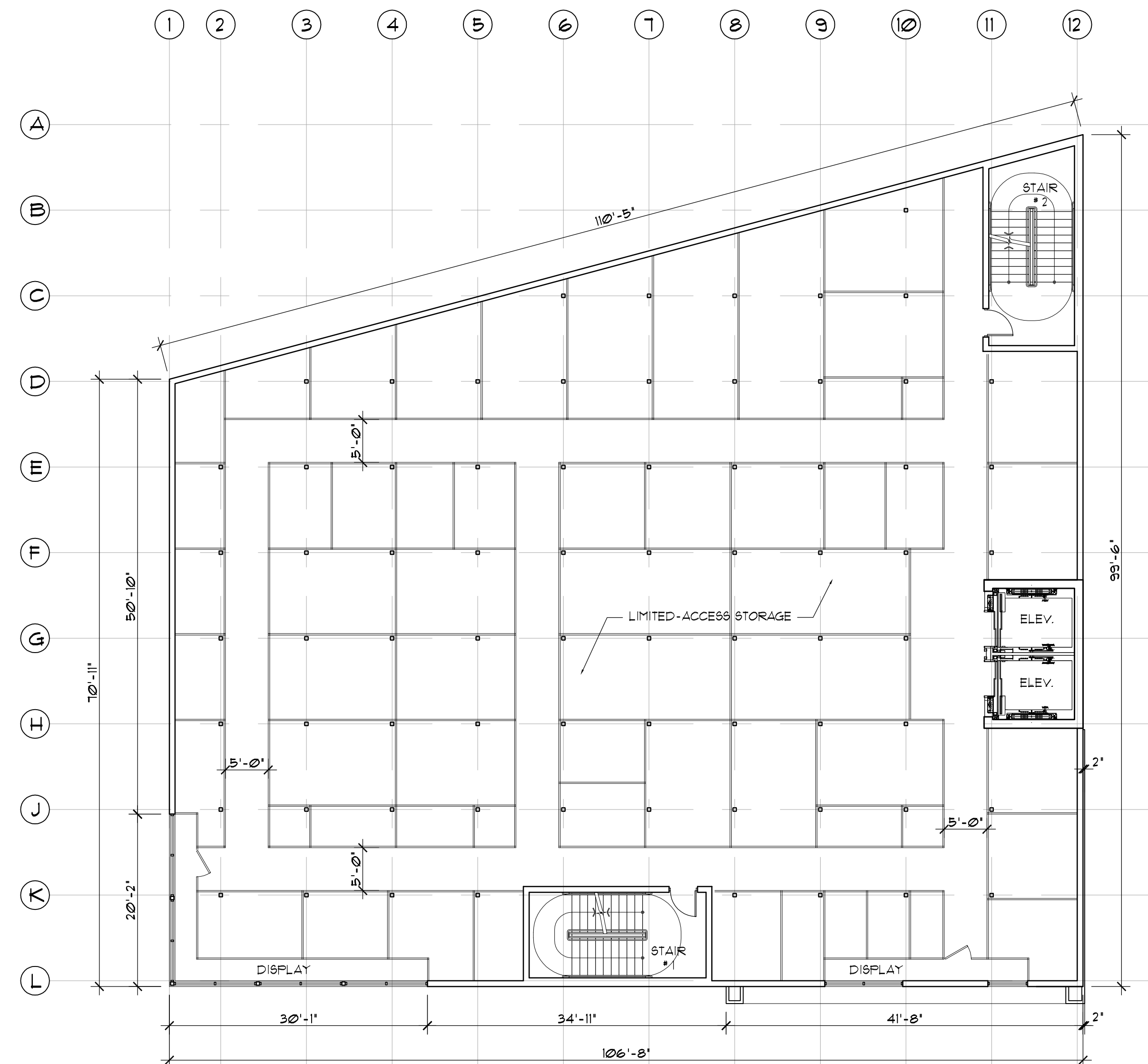
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A4.0



1
A4.1
THIRD FLOOR PLAN
3/32"=1'-0"

NORTH
↑



2
A4.1
FOURTH FLOOR PLAN
3/32"=1'-0"

NORTH
↑

DAVIE BOULEVARD SELF STORAGE
111 WEST DAVIE BLVD
FORT LAUDERDALE, FLORIDA 33315

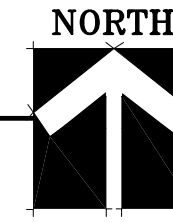
KENNETH R. CARLSON - ARCHITECT, P.A.
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1111 WEST DAVIE BLVD
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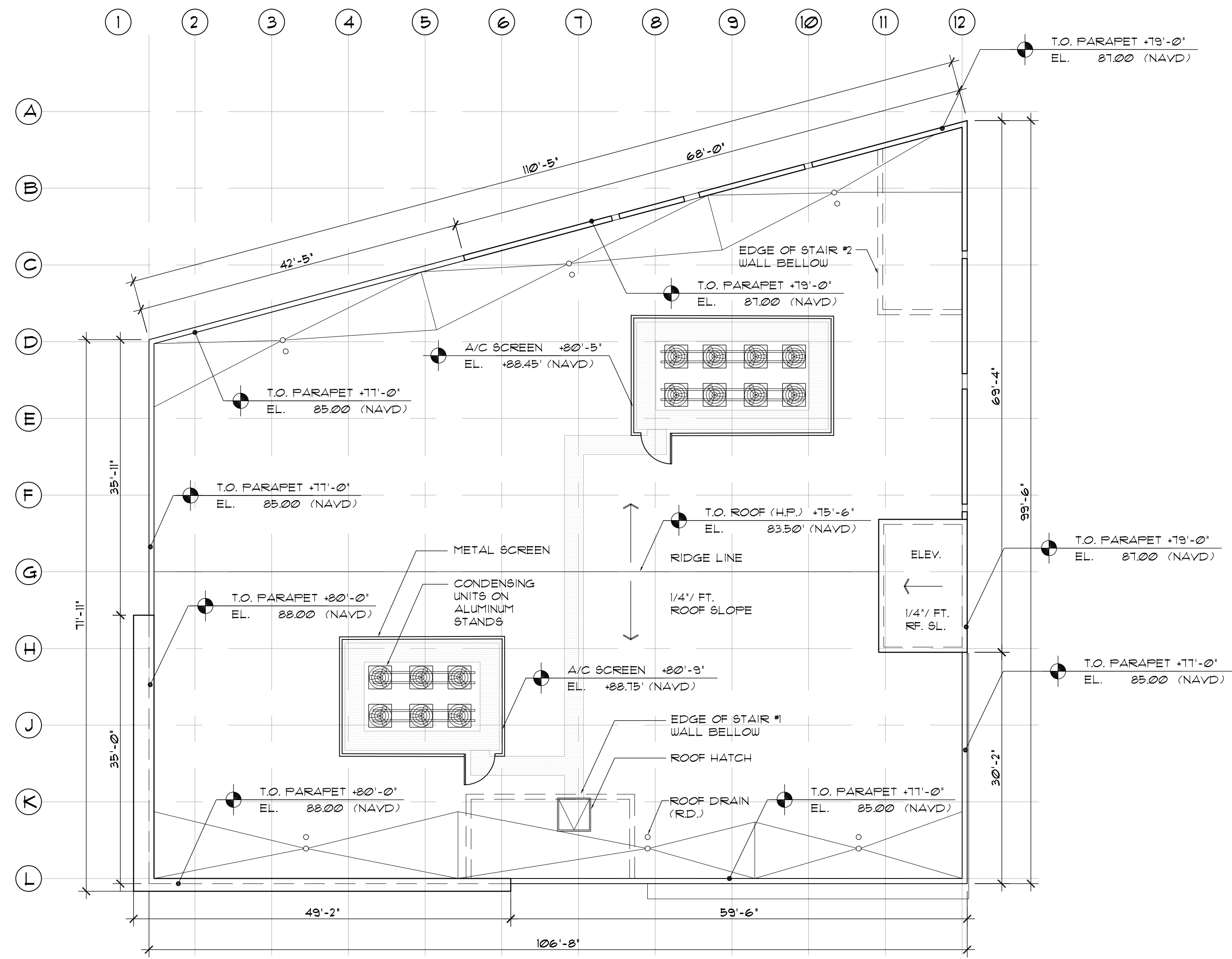
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SCALE: AS NOTED
PROJECT #: 24-030
CAD DWG FILE: A40

KENNETH E. CASELSON

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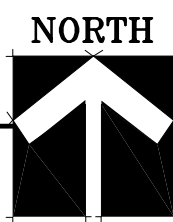
A4.2

PAGE ON



1
A7.0
3/32"x1'-0"

ROOF PLAN



DAVIE BOULEVARD SELF STORAGE

111 WEST DAVIE BLVD
FORT LAUDERDALE, FLORIDA 33315

KENNETH R. CARLSON - ARCHITECT, P.A.

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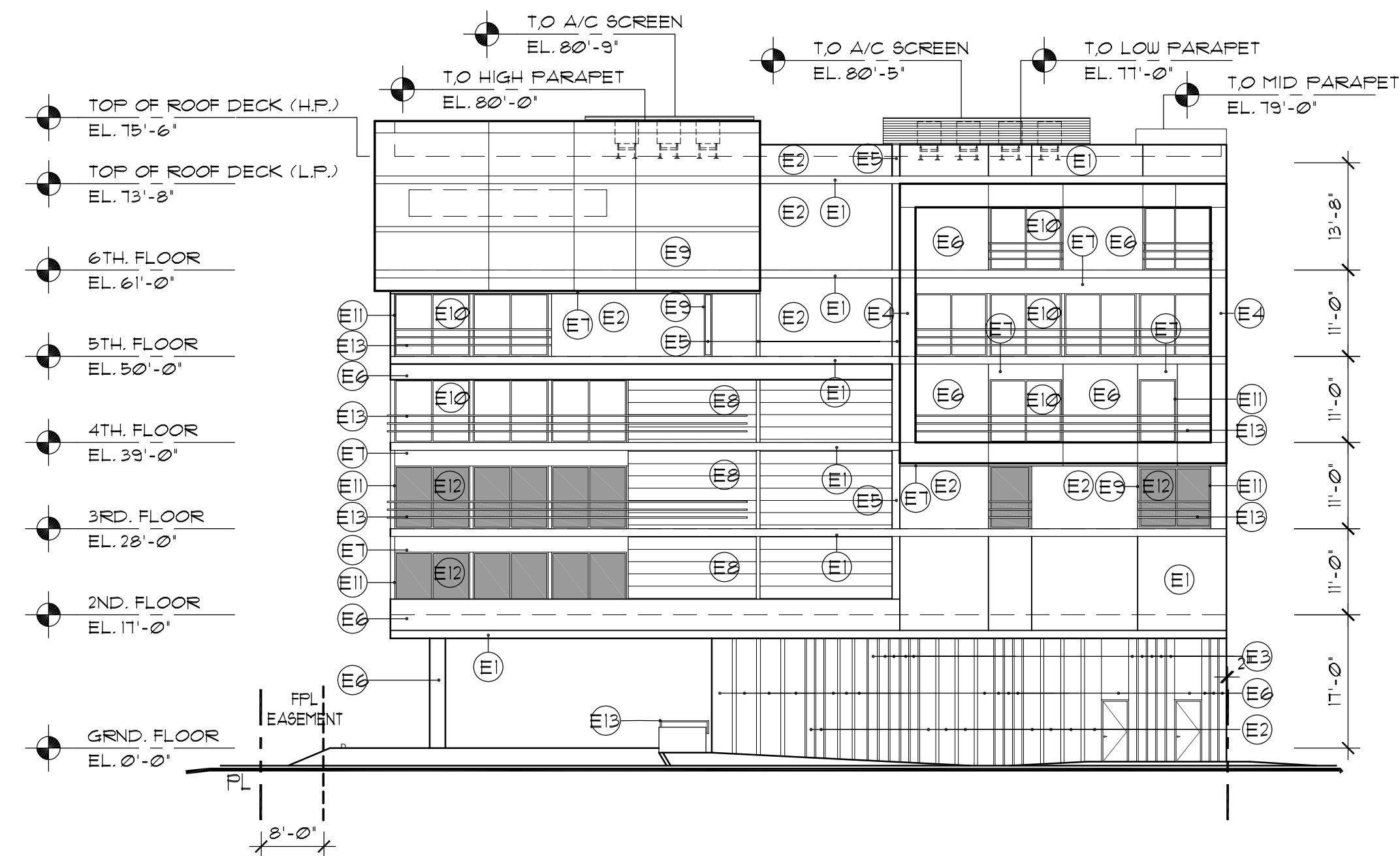
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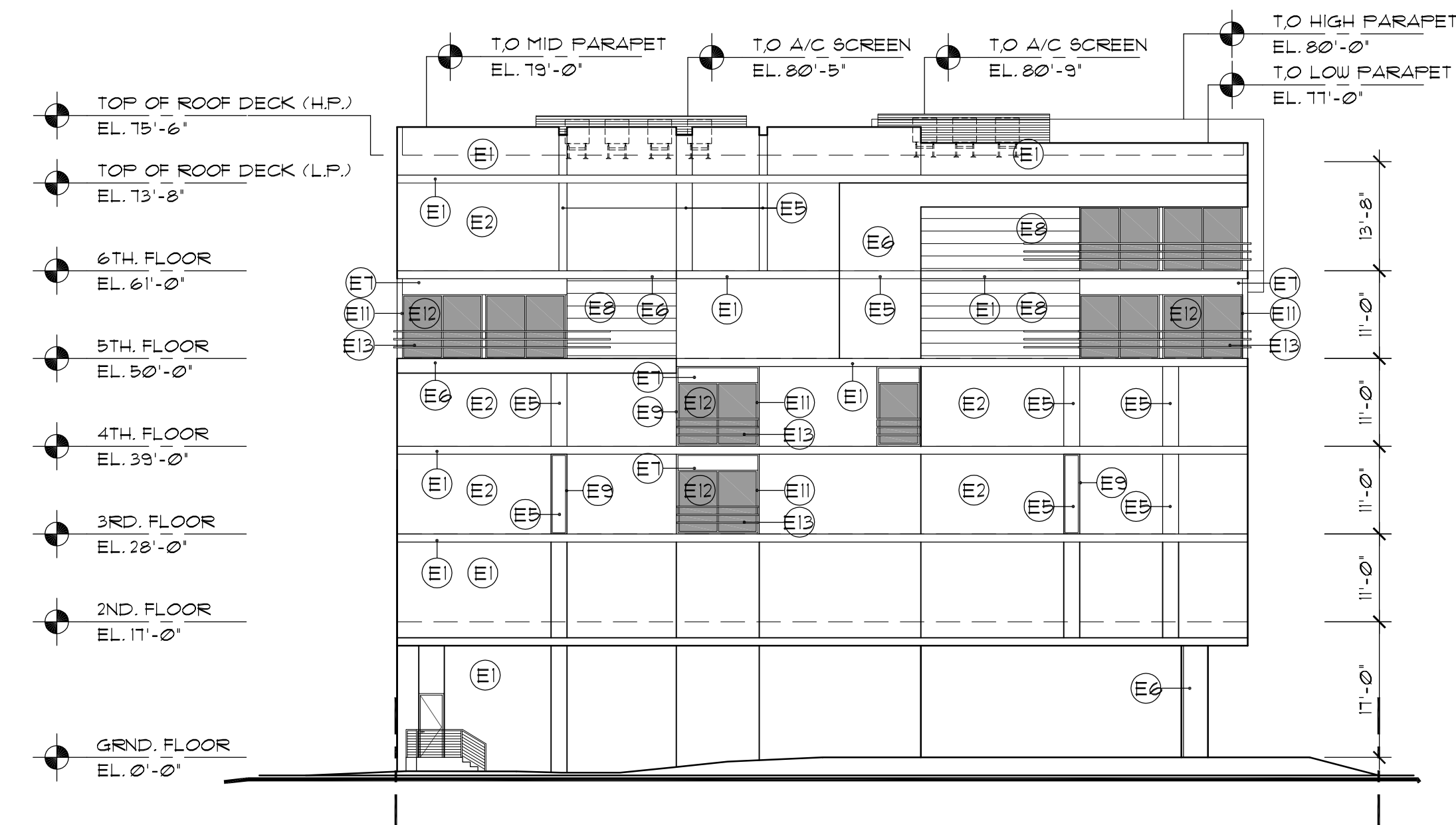
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AR2546

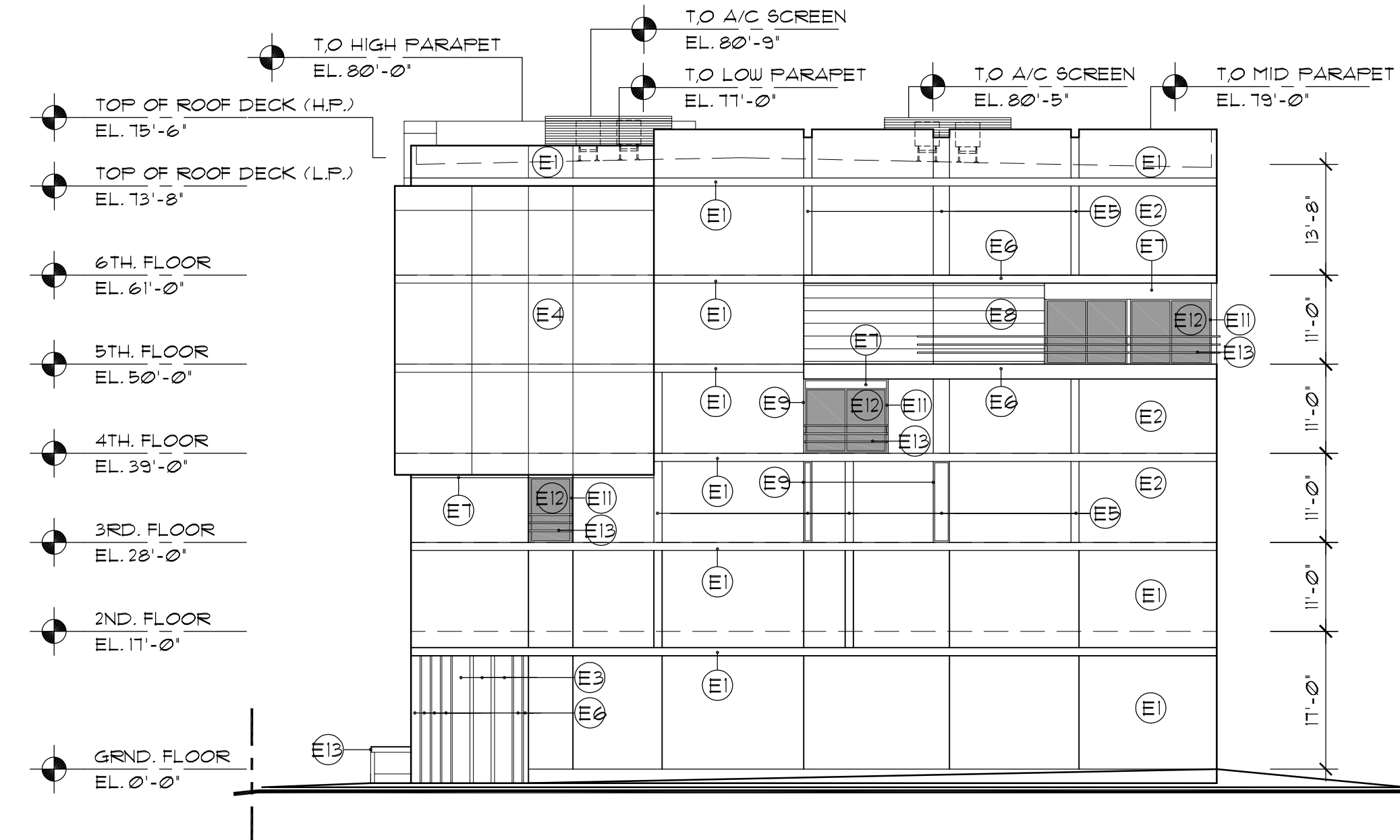
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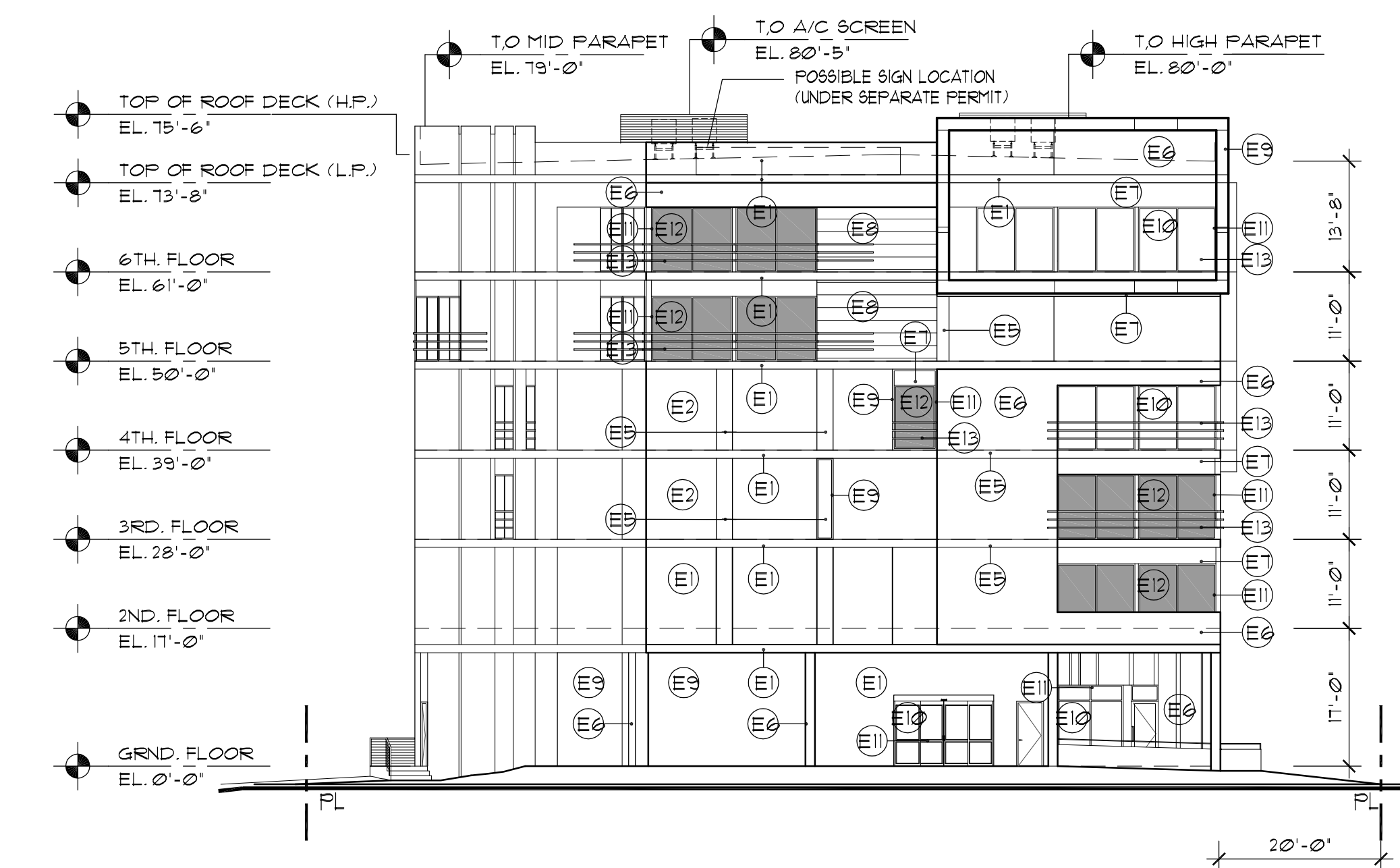
1 SOUTH ELEVATION
1/16"=1'-0"



3 NORTH ELEVATION
1/16"=1'-0"



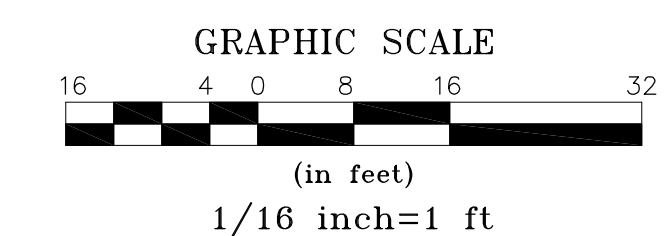
2 EAST ELEVATION
1/16"=1'-0"



4 WEST ELEVATION
1/16"=1'-0"

MARK	DESCRIPTION	MATCH MANUF.	CATALOG NO.	COLOR	COMMON NAME
(E1)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	WHITE
(E2)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6272	ICE CUBE	LIGHT GRAY
(E3)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7072	ONLINE	LIGHT GRAY
(E4)	PAINTED SMOOTH TEXTURE	SHERWIN WILLIAMS	SW 7073	NETWORK GRAY	LIGHT GRAY
(E5)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7074	SOFTWARE	GRAY
(E6)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7075	WEB GRAY	DARK GRAY
(E7)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK	BLACK
(E8)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7638	JOGGING PATH	BEIGE
(E9)	PAINTED SMOOTH TEXTURE	SHERWIN WILLIAMS	SW 6321	RED BAY	RED
(E10)	STOREFRONT GLAZING	YKK	LIGHT GRAY	LIGHT GRAY	LIGHT GRAY
(E11)	STOREFRONT FRAMES	YKK	BLACK	BLACK	BLACK
(E12)	SPANDREL GLAZING	YKK	BLACK	BLACK	BLACK
(E13)	ALUMINUM RAILING	YKK	MILL	MILL	MILL

5 FINISH SCHEDULE
1/16"=1'-0"



DAVEY BOULEVARD SELF STORAGE

111 WEST DAVIE BLVD
FORT LAUDERDALE, FLORIDA 33315

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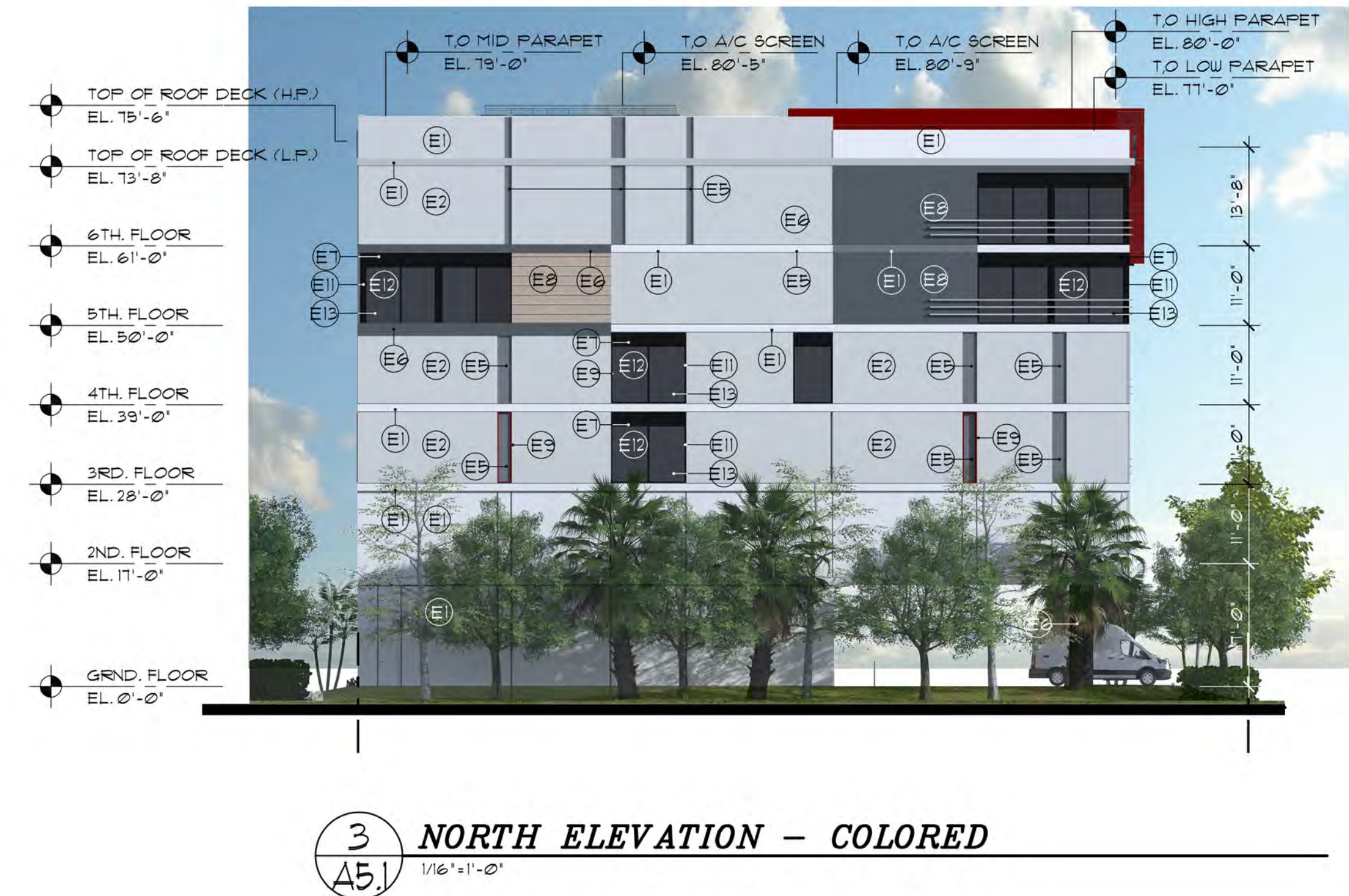
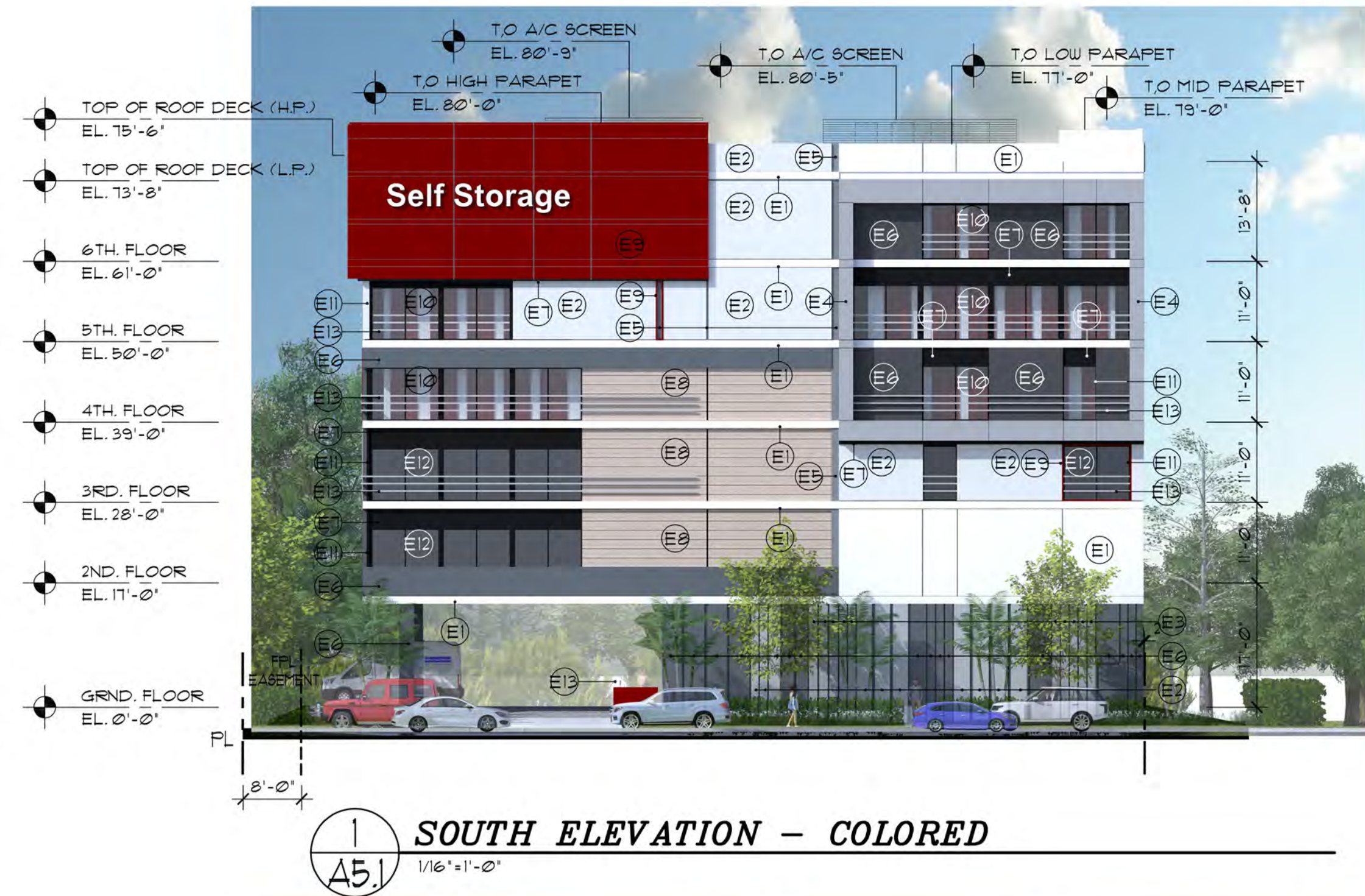
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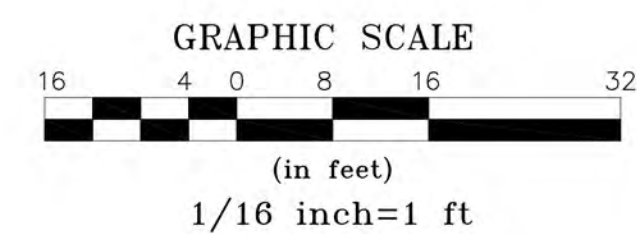
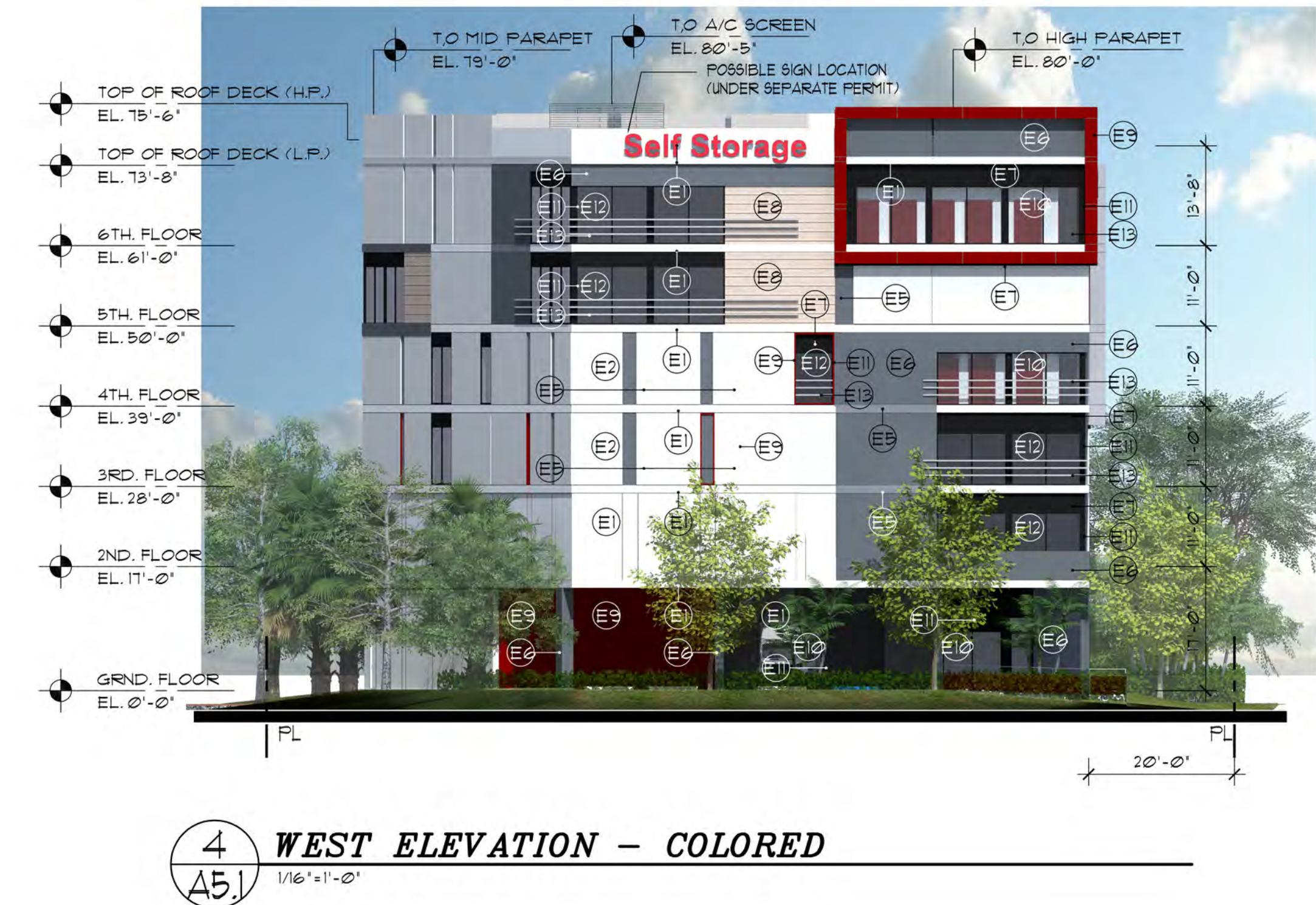
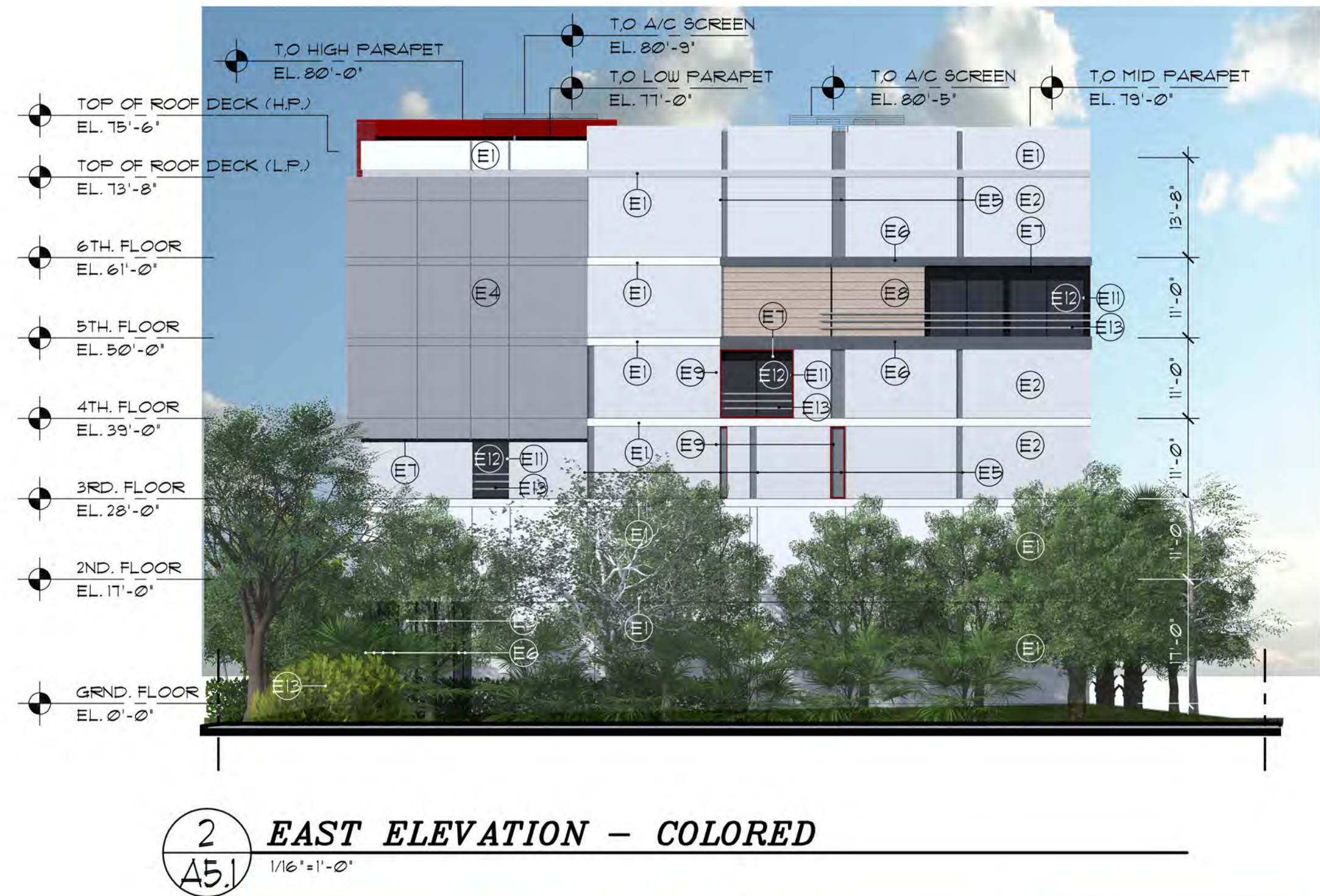
AR12546
KENNETH R. CARLSON

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MARK	DESCRIPTION	MATCH MANUF.	CATALOG NO.	COLOR	COMMON NAME
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E3	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7072	ONLINE	LIGHT GRAY
E4	PAINTED SMOOTH TEXTURE	SHERWIN WILLIAMS	SW 7073	NETWORK GRAY	LIGHT GRAY
E5	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7074	SOFTWARE	GRAY
E6	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7075	WEB GRAY	DARK GRAY
E7	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK	BLACK
E8	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7638	JOGGING PATH	BEIGE
E9	PAINTED SMOOTH TEXTURE	SHERWIN WILLIAMS	SW 6321	RED BAY	RED
E10	STOREFRONT GLAZING	YKK	LIGHT GRAY	LIGHT GRAY	LIGHT GRAY
E11	STOREFRONT FRAMES	YKK	BLACK	BLACK	BLACK
E12	SPANDREL GLAZING	YKK	BLACK	BLACK	BLACK
E13	ALUMINUM RAILING	YKK	MILL	MILL	MILL

5 **FINISH SCHEDULE**



DAVE BOULEVARD SELF STORAGE

111 WEST DAVE BLVD
FORT LAUDERDALE, FLORIDA 33315

KENNETH R. CARLSON - ARCHITECT, P.A.

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PROJECT #: 24-030
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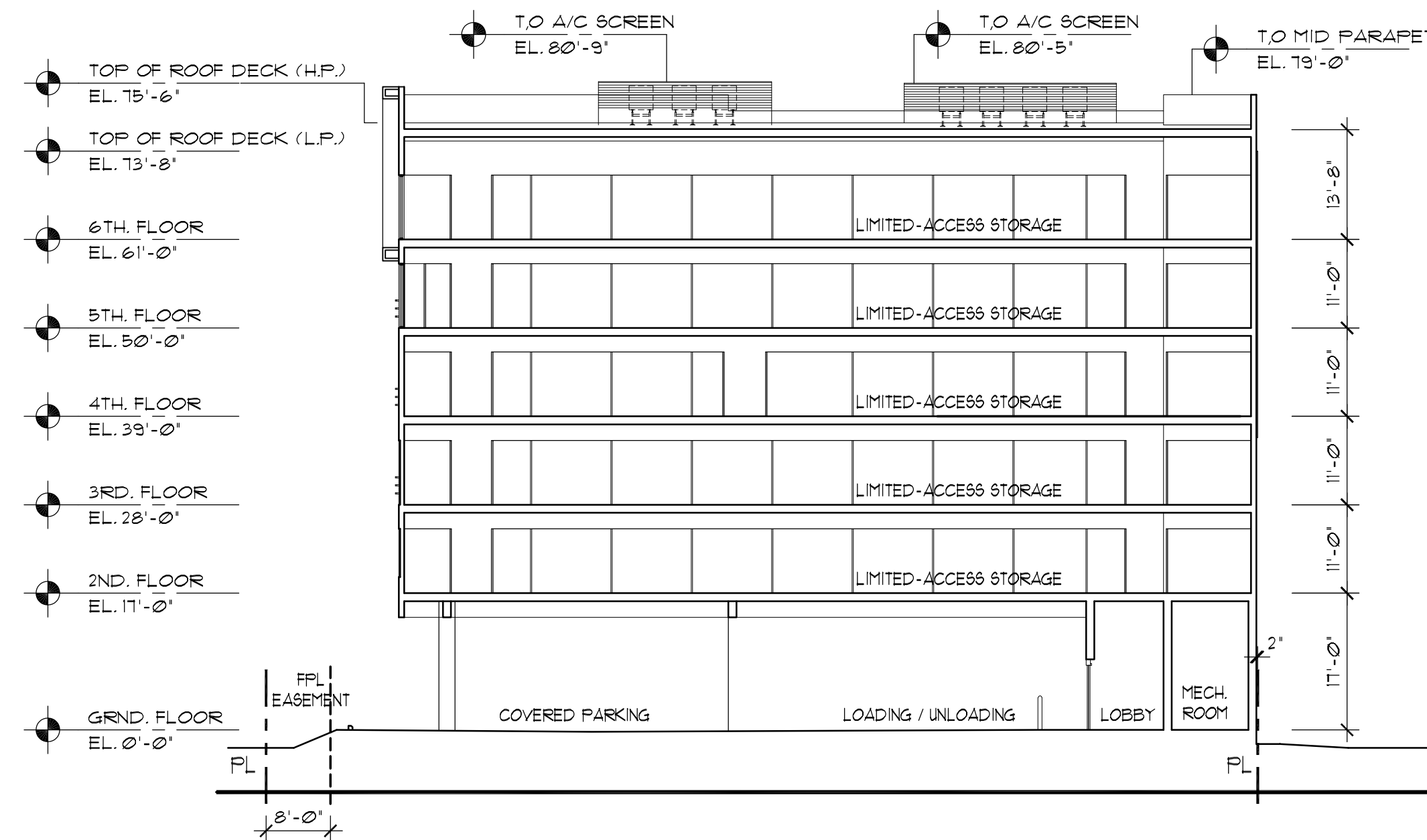
KENNETH R. CARLSON

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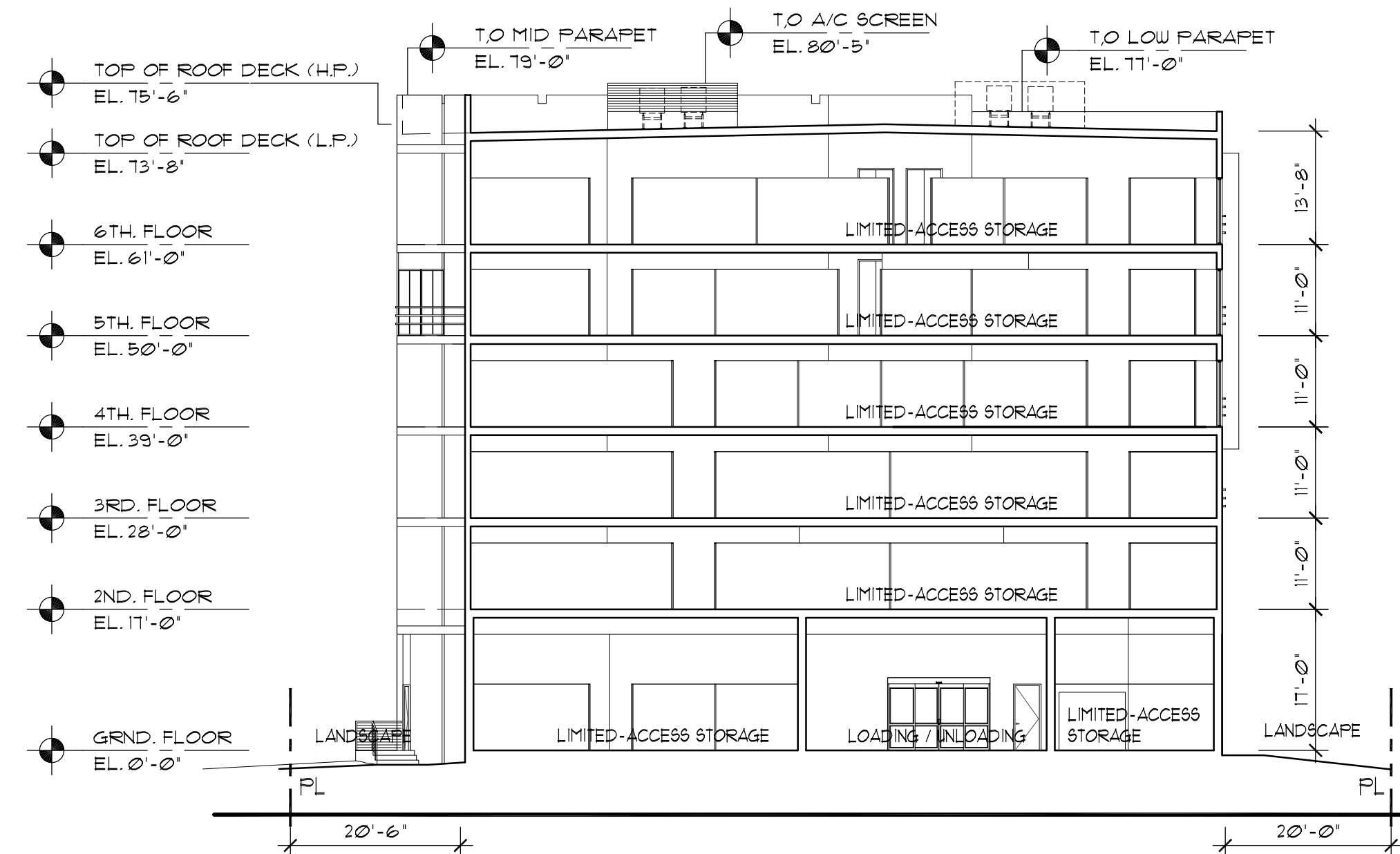
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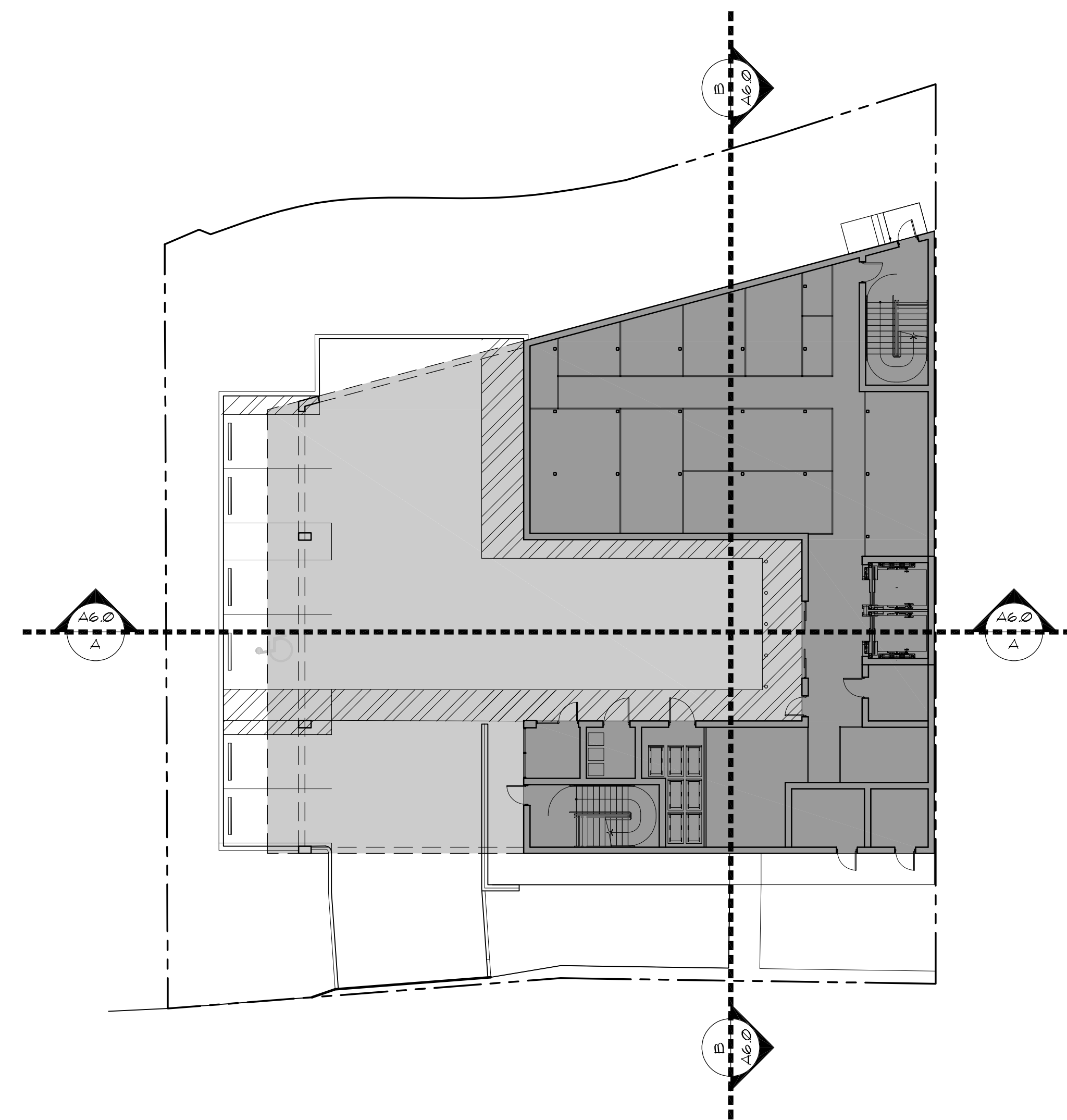
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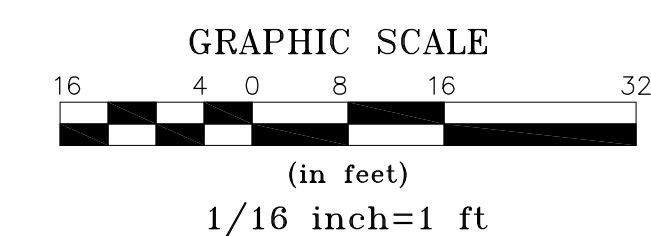
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1/16" = 1'-0"

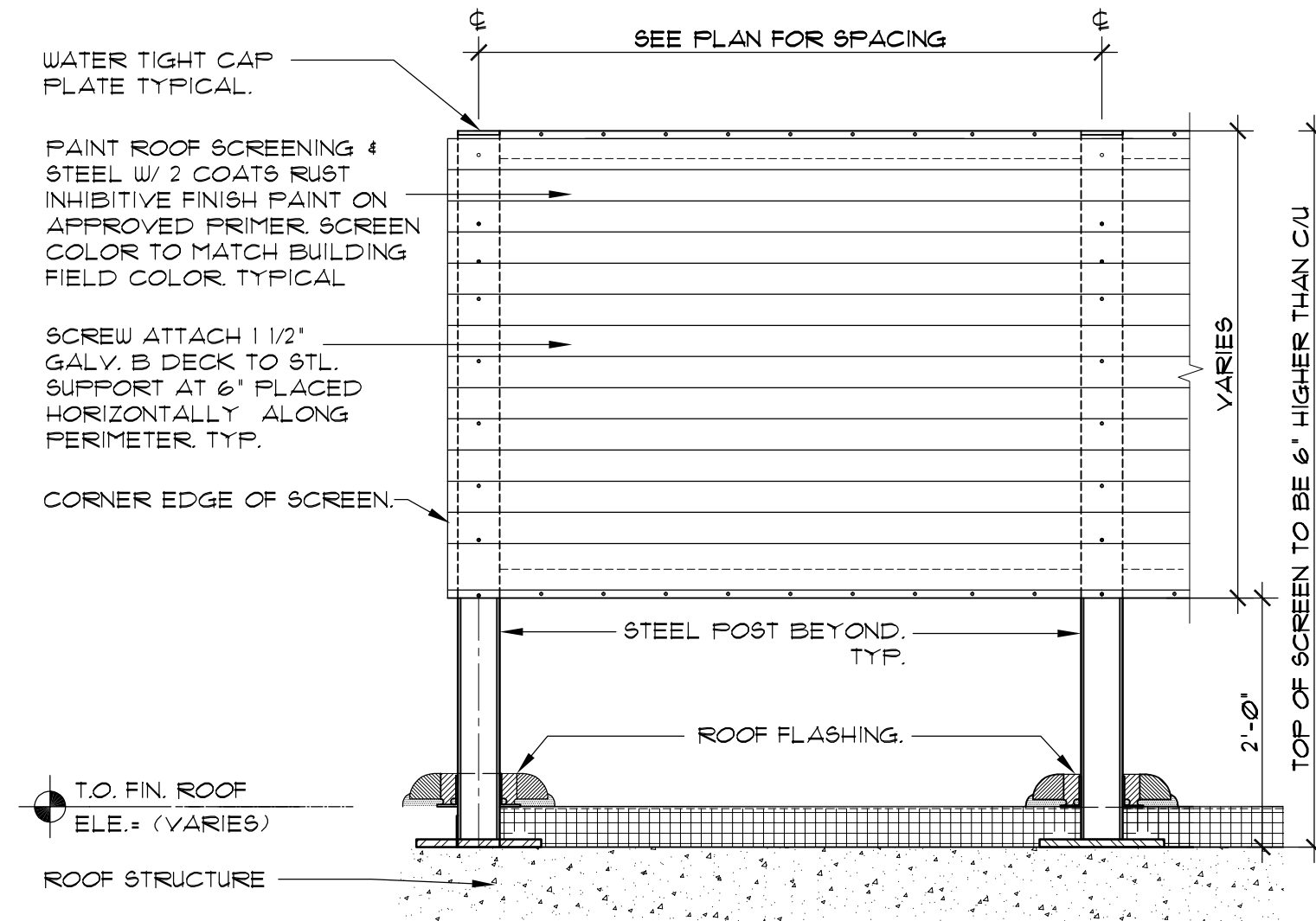


2 CROSS SECTION B-B
1/16" = 1'-0"



3 REFERENCE PLAN
1/16" = 1'-0"





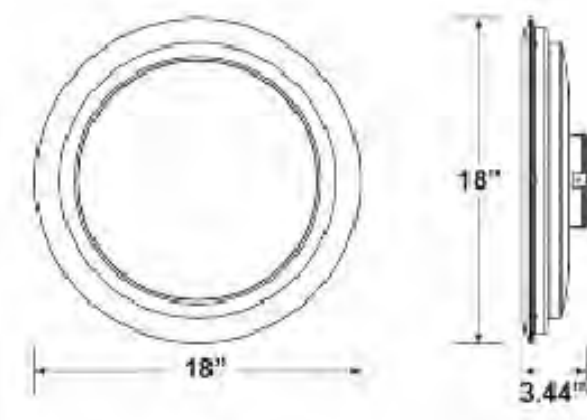
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A7.1

CU SCREEN PARTIAL ELEVATION

3/4"x1'-0"



WATT	LUMENS
15	2,320
30	4,640
45	6,960
60	9,280
75	11,600
90	13,920
105	16,240



Quick mount system to a square / octogonal 4\"/>



2
A7.1

LIGHTING FIXTURES

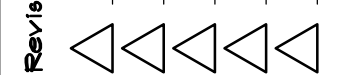
DAVIE BOULEVARD SELF STORAGE

111 WEST DAVIE BLVD
FORT LAUDERDALE, FLORIDA 33315

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEWPORT CENTER DR., SUITE #311
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Revisions:



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PROJECT #: 24-030

CAD FILE: 15.0

KENNETH R. CARLSON

AR12546

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OF

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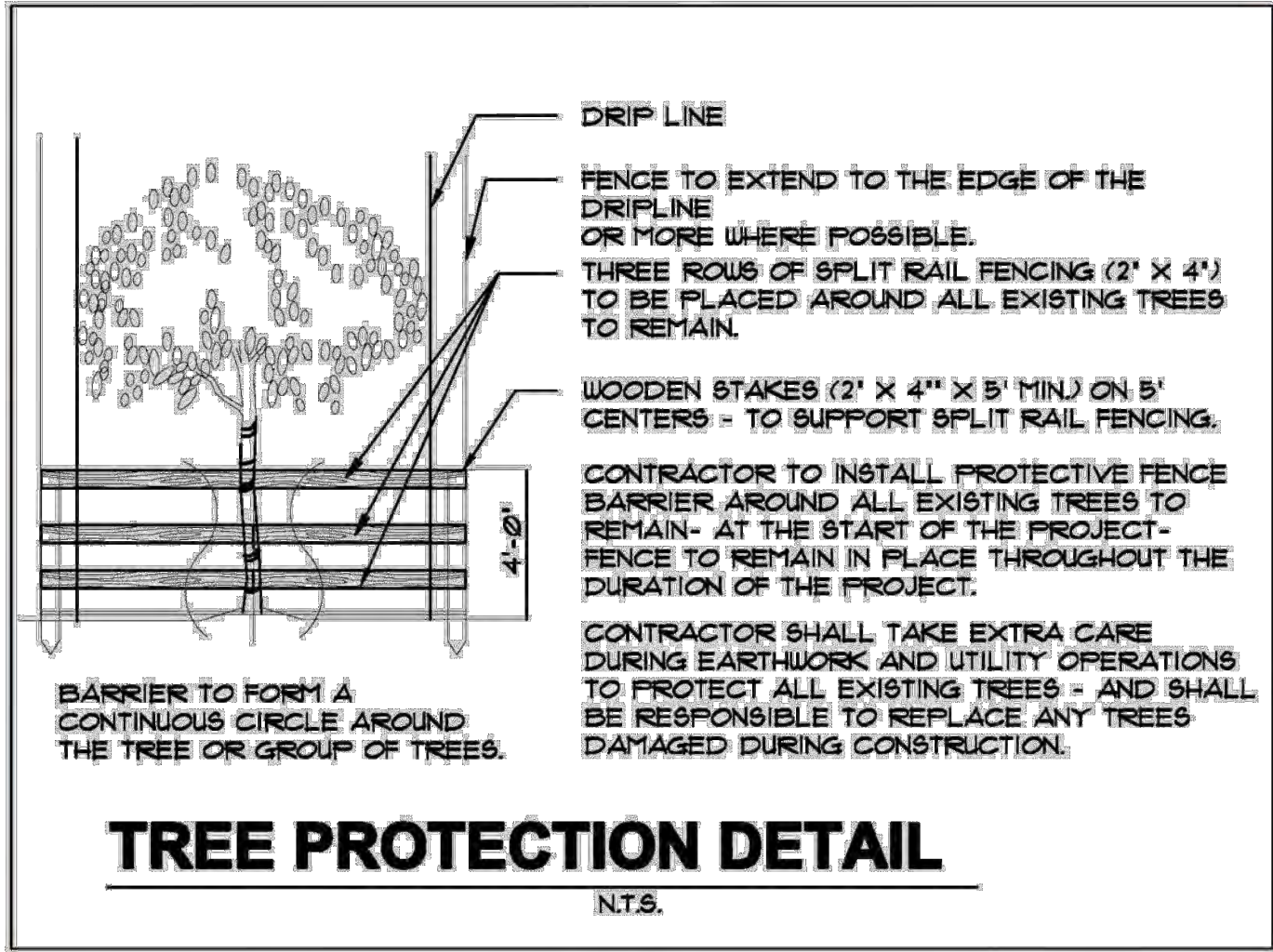
OF



DEPARTMENT OF SUSTAINABLE DEVELOPMENT – UD&P

TREE PROTECTION DETAIL

Rev: 1 | Revision Date: 4/10/2018 | I.D. Number: TPO



TREE PROTECTION DETAIL

N.T.S.

IF APPLICABLE

Tree locations provided by Cousins Surveyors & Associates, Inc. latest site survey dated, 3-19-2025

EXISTING TREE DISPOSITION CHART													
TREE #	BOTANICAL NAME	COMMON NAME	TREE SPECIES CLASS RATING	HEIGHT (FT)	SPREAD (FT)	DBH (IN)	PALM (CT)	CONDITION (%)	PROPOSED DISPOSITION	MITIGATION CALCULATION (IN)	DOLLAR REPLACEMENT (\$)	PALM REPLACEMENT @ 1:1	NOTES
1	Sabal palmetto	CABBAGE PALM	D / 40%	22	10	12	18	Not by arborist	REMAN				
2	Terminalia catappa	TROPICAL ALMOND TREE	D / 40%	30	20	14		Not by arborist	REMAN				FLEPPC CAT II Invasive
3	Ficus elastica	INDIA-RUBBER FIG	C / 60%	24	28	MULTI		Not by arborist	REMAN				OFF-SITE RIVER BANK MULTI W/ SUCKERS, LARGE LIMB CUTS W/ SUCKER GROWTH
4	Taxodium distichum	BALD CYPRESS	A / 100%	30	24	20		Not by arborist	REMOVE	Not			
5	Taxodium distichum	BALD CYPRESS	A / 100%	25	14	16		Not by arborist	REMOVE	Not			
6	Taxodium distichum	BALD CYPRESS	A / 100%	22	14	16		Not by arborist	REMOVE	Not			

SPECIES CLASSIFICATION PER CITY OF FORT LAUDERDALE PUBLICATION "TREE CLASSIFICATION LIST FOR TREE REMOVAL CALCULATIONS"

TREE EQUIVALENT REPLACEMENT CALCULATION FORMULA:
SPECIES CLASSIFICATION RATING % X DBH X CONDITION % = REQUIRED REPLACEMENT INCHES.

PALM EQUIVALENT REPLACEMENT CALCULATION FORMULA FOR PALMS MORE THAN 8" OF WOOD:
EQUIVALENT REPLACEMENT @ 1:1 WITH REPLACEMENTS HAVING A MINIMUM 8" C.T.

NO QUALIFIED / VALUED SPECIES REMOVED FOR MITIGATION, THEREFORE NO MITIGATION REQUIRED.

MITIGATION REPLACEMENTS OF (TBD)" TOTAL DBH INCHES ARE PROVIDED FOR IN THE PROPOSED NEW PLANTINGS. REFER TO SHEET L101 & L102 FOR PROPOSED TREE REPLACEMENTS.

IF APPLICABLE: FINAL MITIGATION REPLACEMENTS &/OR VALUES SHALL BE DETERMINED BY CITY URBAN FORESTER UPON REVIEW OF PROPOSED LANDSCAPE PLAN.

IF DEEMED NECESSARY, ANY REPLACEMENTS NOT PLANTED ON-SITE DUE TO LIMITED SPACE SHALL BE PAID INTO TREE CANOPY TRUST FUND.



Contractor shall verify all quantities indicated at time of bid.
Contractor shall provide unit prices at time of bid.
All contractors working on the project shall be licensed and fully insured as required.

ALL FLEPPC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE.

A TREE REMOVAL PERMIT IS REQUIRED BY THE CITY PRIOR TO THE REMOVAL OF ANY TREES ON SITE



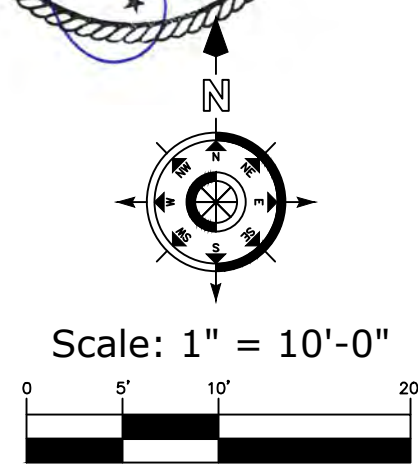
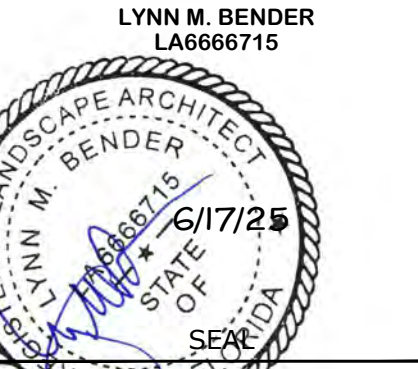
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lbenderlarch@gmail.com

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e-mail: kenc@kencarlson.com

HURRICANE SELF STORAGE
111 WEST DAVIE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315
TREE DISPOSITION PLAN

Designed: LMB
Drawn: LMB
Approved: LMB
Date: 06-05-2025
Job No.: 25-032



Sheet No.

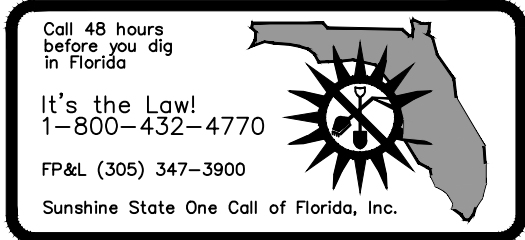
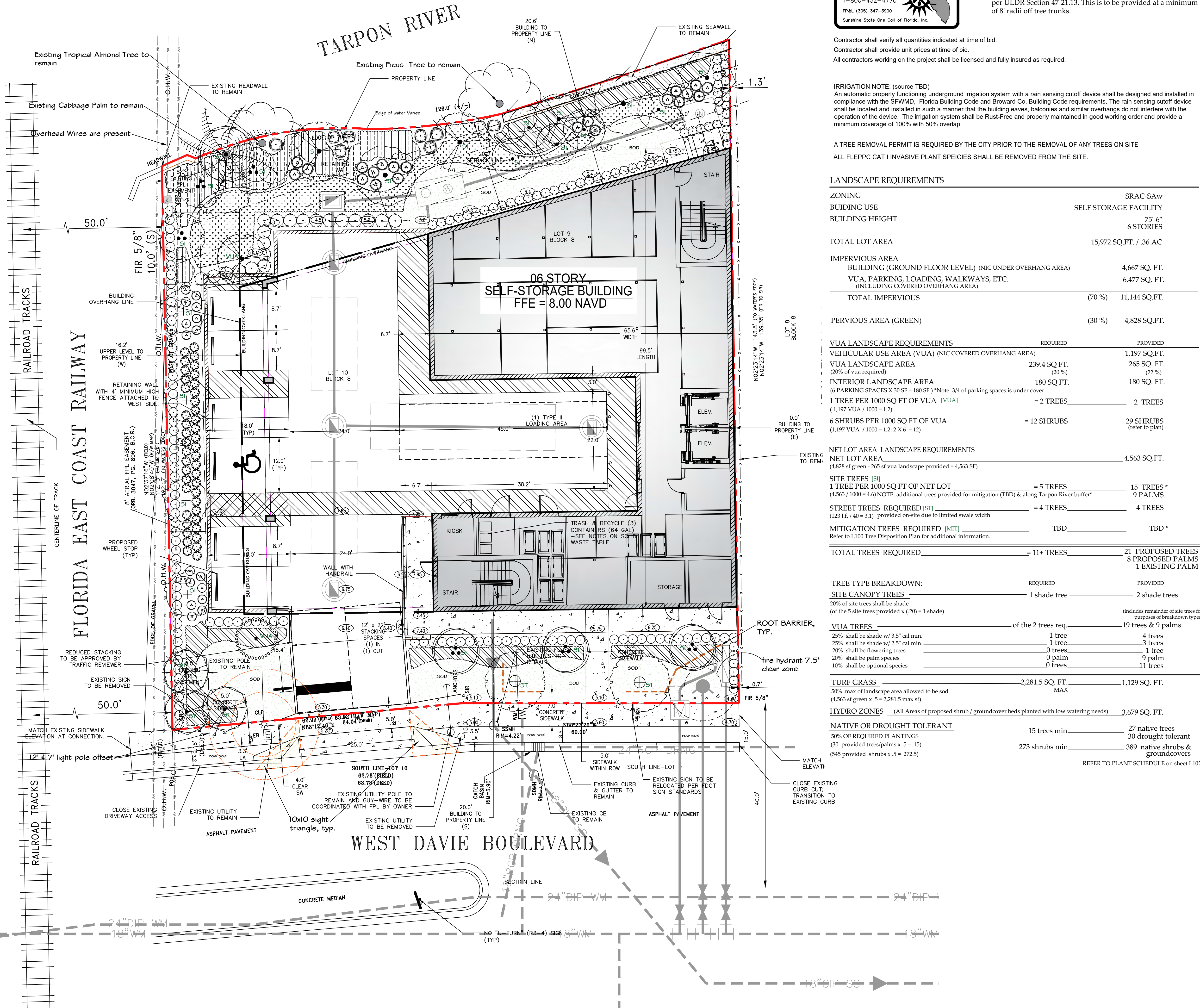
L101
of 3

REFER TO PLANT SCHEDULE on sheet L102

PLANT LEGEND - KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
A - SHADE / CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
	CE	Conocarpus erectus Green Buttonwood
	QV	Quercus virginiana Southern Live Oak
B - MEDIUM TREE		
	CR	Clusia rosea Autograph Tree
C - SMALL TREES		
	CES	Conocarpus erectus 'Sericeus' Silver Buttonwood
	IC	Ilex cassine Dahoon Holly
	MF	Myrcianthes fragrans Simpson's Stopper
	MC	Myrica cerifera Wax Myrtle
D - FLOWERING TREE		
	CS	Cordia sebestena Orange Geiger Tree
E - PALMS		
	PE	Ptychosperma elegans Alexander Palm
	SP	Sabal palmetto Cabbage Palmetto
	SP2	Sabal palmetto Cabbage Palmetto
SHRUBS		
	CHR	Chrysobalanus icaco Coco Plum
	COC7	Coccoloba uvifera Sea Grape
	CON7	Conocarpus erectus Green Buttonwood
	PSY	Psychotria nervosa Wild Coffee
	SER	Serenoa repens Saw Palmetto
	FAK	Tripsacum dactyloides Fakahatchee Grass
	YUC	Yucca aloifolia Aloe Yucca
SHRUB AREAS		
	HAMD	Hamelia patens 'Compacta' Dwarf Scarlet Bush
	NEP	Nephrolepis exaltata Boston Fern
	DFAK	Tripsacum floridanum Florida Gamagrass
TURF		
	SOD	Stenotaphrum secundatum 'Floritam' Floritam St. Augustine Sod

Utility Note: a min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities, infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to/from City's public infrastructure, including stormwater assets to allow for continued Public Works maintenance without obstruction.



Contractor shall verify all quantities indicated at time of bid.
Contractor shall provide unit prices at time of bid.
All contractors working on the project shall be licensed and fully insured as required.

IRRIGATION NOTE: (source TBD)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the SFWMD, Florida Building Code and Broward Co. Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be Rust-Free and properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap.

A TREE REMOVAL PERMIT IS REQUIRED BY THE CITY PRIOR TO THE REMOVAL OF ANY TREES ON SITE
ALL FLEPPC CAT I INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE.

LANDSCAPE REQUIREMENTS		
ZONING		SRAC-SA w
BUILDING USE		SELF STORAGE FACILITY
BUILDING HEIGHT		75'-6" 6 STORIES
TOTAL LOT AREA		15,972 SQ. FT. / .36 AC
IMPERVIOUS AREA		
BUILDING (GROUND FLOOR LEVEL) (NIC UNDER OVERHANG AREA)		4,667 SQ. FT.
VUA, PARKING, LOADING, WALKWAYS, ETC. (INCLUDING COVERED OVERHANG AREA)		6,477 SQ. FT.
TOTAL IMPERVIOUS	(70 %)	11,144 SQ. FT.
PERVIOUS AREA (GREEN)	(30 %)	4,828 SQ. FT.
VUA LANDSCAPE REQUIREMENTS		
VEHICULAR USE AREA (VUA) (NIC COVERED OVERHANG AREA)	REQUIRED	PROVIDED
VUA LANDSCAPE AREA (20% of vua required)	239.4 SQ. FT.	265 SQ. FT. (20 %)
INTERIOR LANDSCAPE AREA (6 PARKING SPACES X 30 SF = 180 SF) *Note: 3/4 of parking spaces is under cover	180 SQ. FT.	180 SQ. FT.
1 TREE PER 1000 SQ. FT. OF VUA (VUA) (1,197 VUA / 1000 = 1.2)	= 2 TREES	2 TREES
6 SHRUBS PER 1000 SQ. FT. OF VUA (1,197 VUA / 1000 = 1.2; 2 X 6 = 12)	= 12 SHRUBS	29 SHRUBS (refer to plan)
NET LOT AREA LANDSCAPE REQUIREMENTS		
NET LOT AREA (4,828 sq. ft. green - 265 sq. ft. vua landscape provided = 4,563 SF)		4,563 SQ. FT.
SITE TREES [SI] (4,563 / 1000 = 4.6) NOTE: additional trees provided for mitigation (TBD) & along Tarpon River buffer*	= 5 TREES	15 TREES * 9 PALMS
STREET TREES REQUIRED [ST] (123 lf. / 40 = 3.1) provided on-site due to limited swale width	= 4 TREES	4 TREES
MITIGATION TREES REQUIRED [MIT] Refer to L100 Tree Disposition Plan for additional information.		
	TBD	TBD *
TOTAL TREES REQUIRED	= 11+ TREES	21 PROPOSED TREES 8 PROPOSED PALMS 1 EXISTING PALM

TREE TYPE BREAKDOWN:		
SITE CANOPY TREES	REQUIRED	PROVIDED
20% of site trees shall be shade (of the 5 site trees provided x (20) = 1 shade)	1 shade tree	2 shade trees
(includes remainder of site trees for purposes of breakdown types)		
VUA TREES	of the 2 trees req.	19 trees & 9 palms
25% shall be shade w/ 3.5" cal. min.	1 tree	4 trees
25% shall be shade w/ 2.5" cal. min.	1 tree	3 trees
20% shall be flowering trees	0 trees	1 tree
20% shall be palm species	0 palm	9 palm
10% shall be optional species	0 trees	11 trees
TURF GRASS	2,281.5 SQ. FT.	1,129 SQ. FT. MAX
50% max of landscape area allowed to be sod (4,563 sq. ft. green x .5 = 2,281.5 max sq. ft.)		
HYDRO ZONES (All Areas of proposed shrub / groundcover beds planted with low watering needs)		3,679 SQ. FT.
NATIVE OR DROUGHT TOLERANT		
50% OF REQUIRED PLANTINGS (30 provided trees/palms x .5 = 15) (545 provided shrubs x .5 = 272.5)	15 trees min.	27 native trees 30 drought tolerant
	273 shrubs min.	389 native shrubs & groundcovers

REFER TO PLANT SCHEDULE on sheet L102

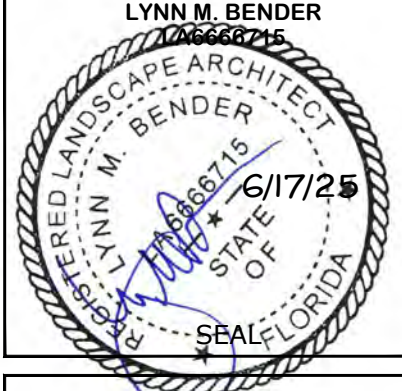
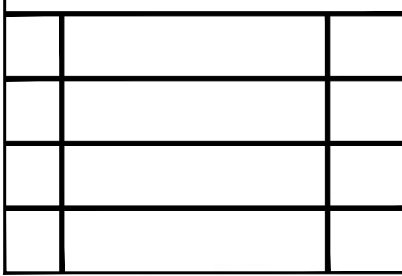


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HURRICANE SELF STORAGE
111 WEST DAVIE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315
PROPOSED LANDSCAPE PLAN

Designed: LMB
Drawn: LMB
Approved: LMB
Date: 06-05-2025
Job No.: 25-032

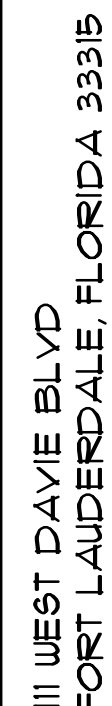


Scale: 1" = 10'-0"

Sheet No.
L101
of 3



AN OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE SIGNED AND SEALED BY A REGISTERED ENGINEER OR ARCHITECT IS PROVIDED TO THE CITY STATING THE THE LIGHTS HAVE BEEN FIELD-TESTED AND MEET THE STANDARDS OF THIS CODE.



1166 W. NEWPORT CENTER DR., SUITE #311
DEERBEEL D BEACH E1 Q81D4 33442

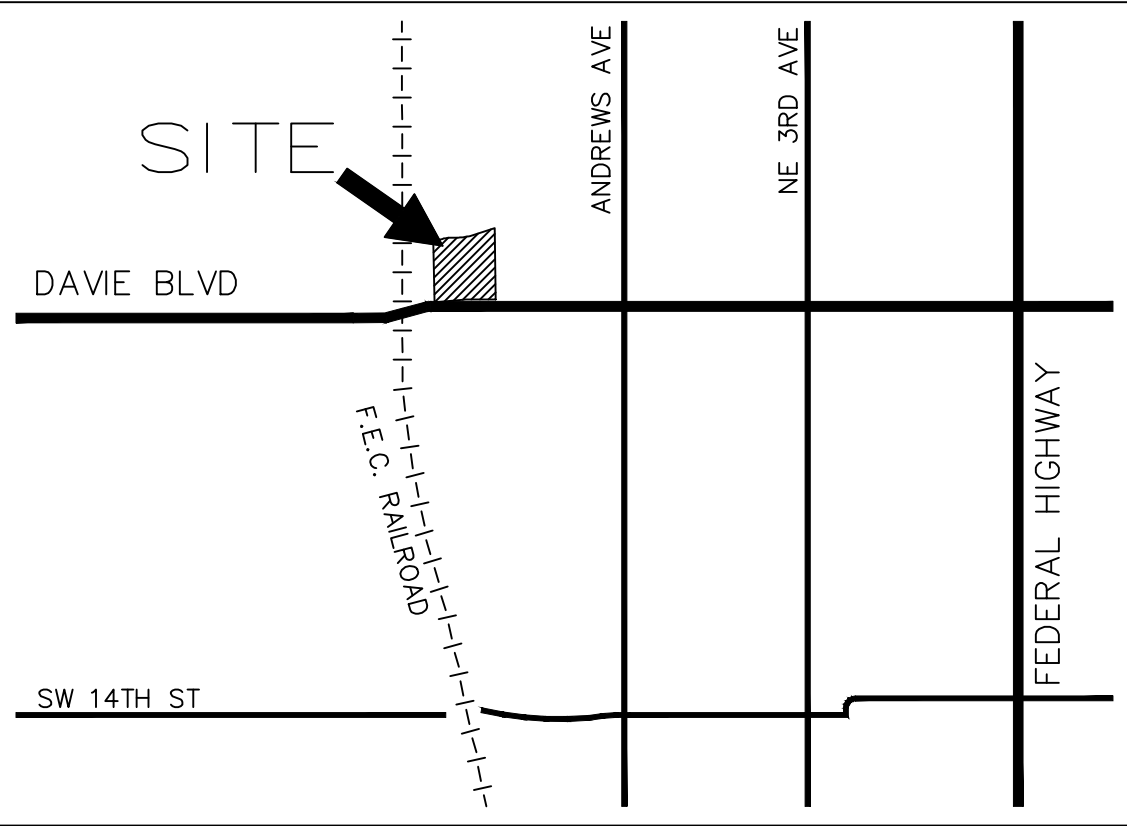
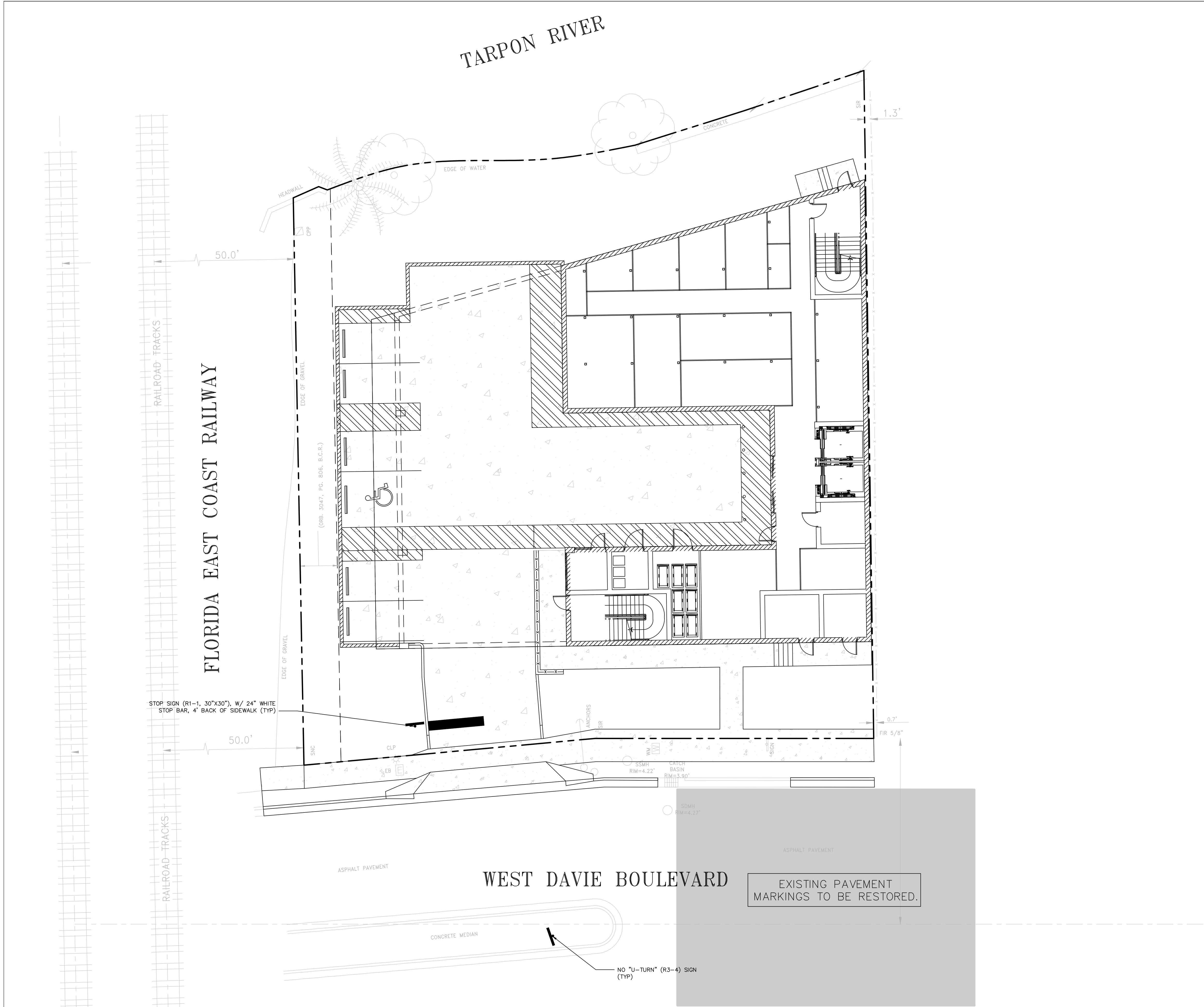
PH. (954) 427 - 8848
FAX (954) 427 - 9929
e-mail: kenc@kencarlson.com

Revisions:

DRAWN BY: ARC - FS
CHECKED BY: KRC
DATE: 07/09/24
SCALE: AS NOTED
PROJECT #: 24-030
CAD DWG FILE: SL-1

AR12546

SHEET OF
SL-1
PAGE OF



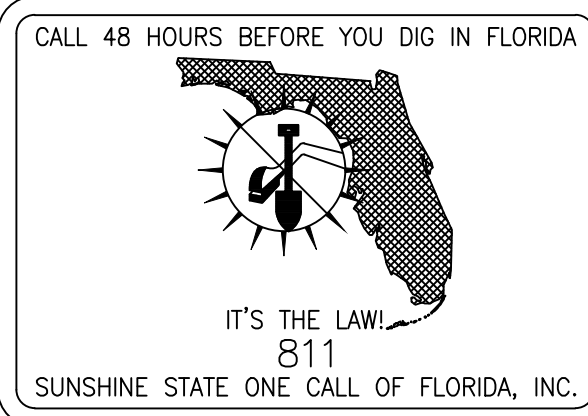
LOCATION MAP

NTS

- LEGEND:
- | | |
|---|--|
| PROPOSED ELEVATION (NAVD) | PROPOSED MANHOLE |
| EXISTING ELEVATION (NAVD) | WATER MAIN |
| PROPOSED CATCH BASIN | SANITARY FORCE MAIN |
| PROPOSED PLUG | VALVE |
| TEE | FIRE HYDRANT |
| WATER METER | SIAMESE CONNECTION |
| DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE | CLEANOUT |
| REDUCED PRESSURE BACKFLOW PREVENTOR | EDGE OF PROPOSED PAVEMENT (ASPHALT) |
| DIRECTIONAL FLOW ARROW AND GRAVITY SEWER | DIRECTION OF SURFACE DRAINAGE |
| | SAMPLE POINT |
| | EXIST. WATER MAIN |
| | EXIST. UTILITY LINE TO BE ABANDONED IN PLACE |

SIGNAGE AND MARKING NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).
- ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
- REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
- ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES N.A.V.D. 88	
N.G.V.D. 29	
N.A.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'	



Revisions	
1	
2	
3	
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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 06/18/25
Job No. 25-1862.00	Plot Date 06/18/25
Drawn by GCC	Sheet No. C1
Proj. Mgr. BMK	
Appr. by BMK	1 of -

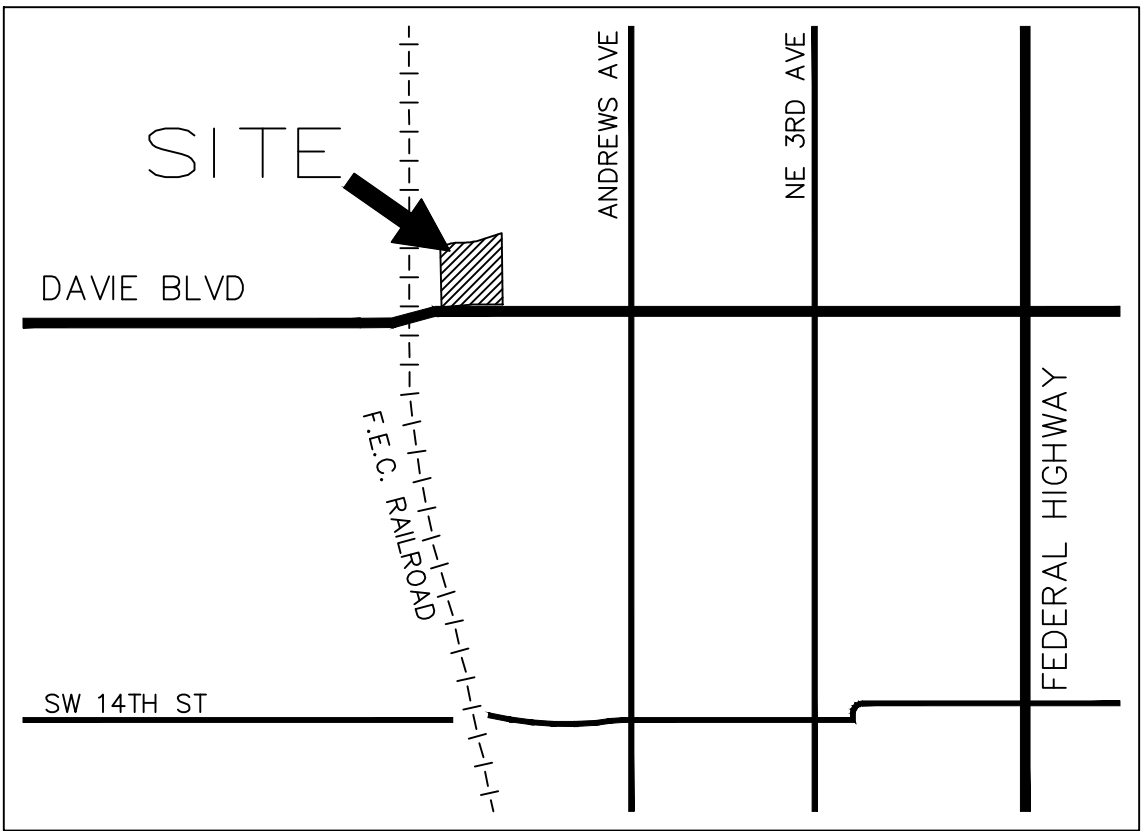
TARPON RIVER

FLORIDA EAST COAST RAILWAY

WEST DAVIE BOULEVARD

FFE=8.00 NAVD

FFE=8.00 NAVD



LOCATION MAP

LEGEND:

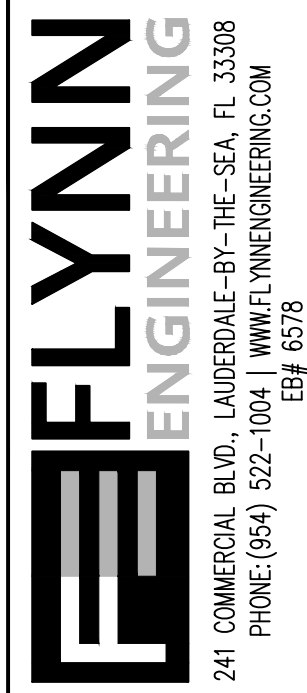
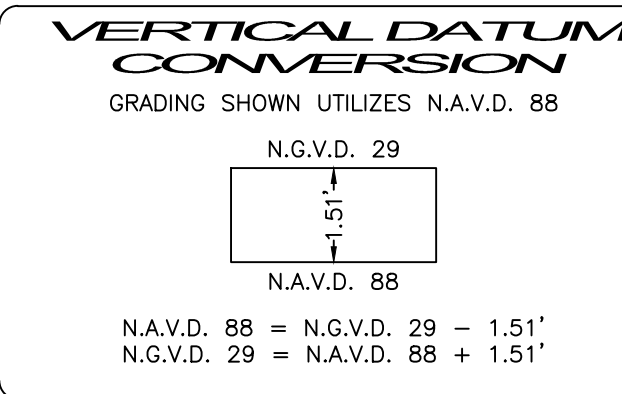
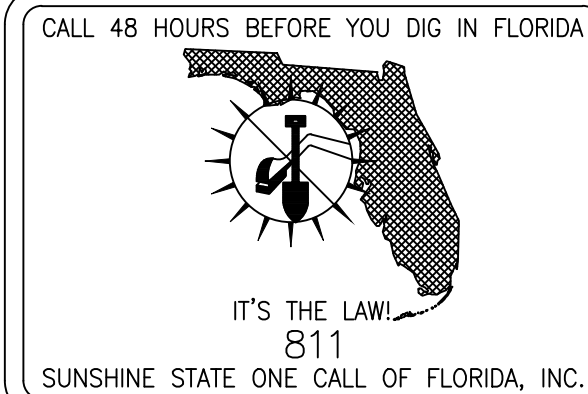
- PROPOSED ELEVATION (NAVD)
EXISTING ELEVATION (NAVD)
PROPOSED CATCH BASIN
PROPOSED PLUG
TEE
WATER METER
DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
REDUCED PRESSURE BACKFLOW PREVENTOR
DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
WATER MAIN
SANITARY FORCE MAIN
VALVE
FIRE HYDRANT
SIAMESE CONNECTION
CLEANOUT
EDGE OF PROPOSED PAVEMENT (ASPHALT)
DIRECTION OF SURFACE DRAINAGE
SAMPLE POINT
EXIST. WATER MAIN
EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLOOD ZONE " AE " ELEV. (6.0) NAVD
ON FIRM MAP #12011C0557 J, DATED JULY 31, 2024
BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (8.0) NAVD
DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (6.53) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (3.0) NAVD

GRADING AND DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SURVEY INFORMATION BASED ON SURVEY PROVIDED BY COUSINS SURVEYORS & ASSOCIATES, INC. DATED JULY 31, 2024.
- ELEVATIONS SHOWN ARE NAVD88.
- FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
- FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.
- DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF 500 GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS UNTIL CAPACITY IS MET.
- ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR INSTALLED EXFILTRATION TRENCH (DEPTH, WIDTH, AND LENGTH) ON PAVING, GRADING & DRAINAGE AS-BUILT.

DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.



CONCEPTUAL
PAVING, GRADING, &
DRAINAGE PLAN

111 W DAVIE BLVD -
SELF STORAGE FACILITY

111 W DAVIE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315

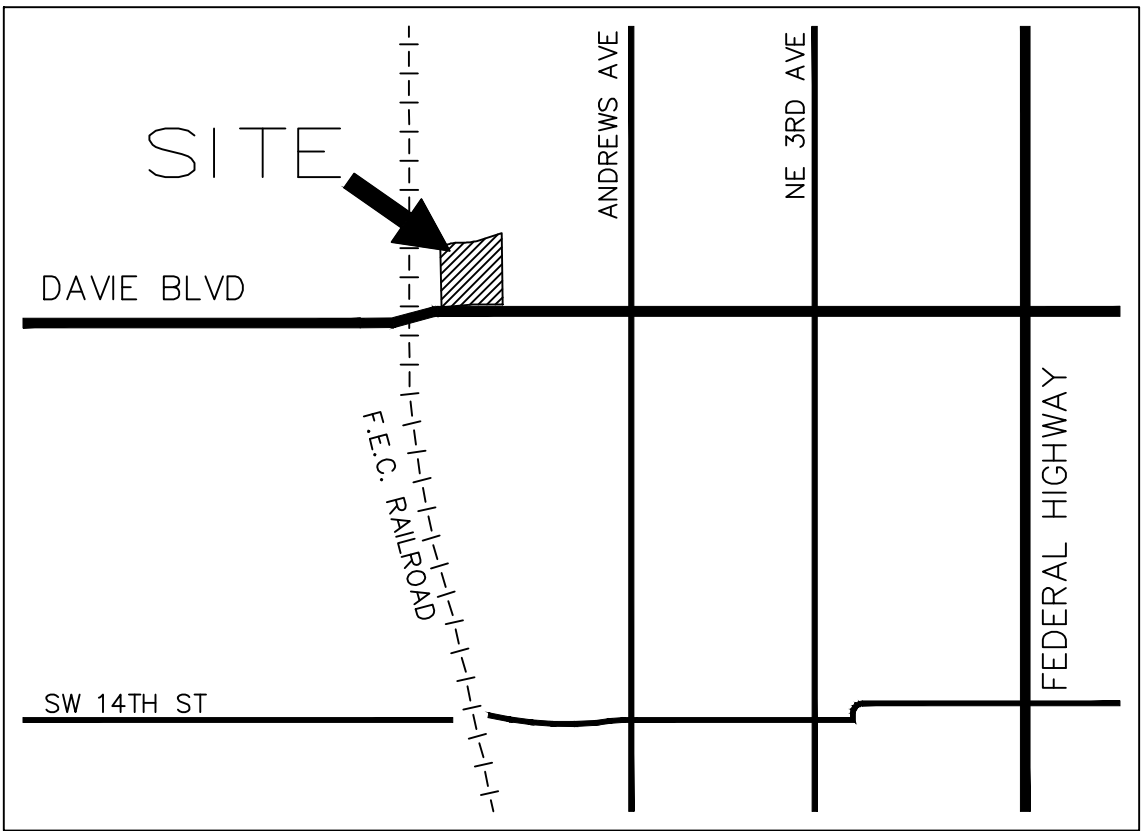
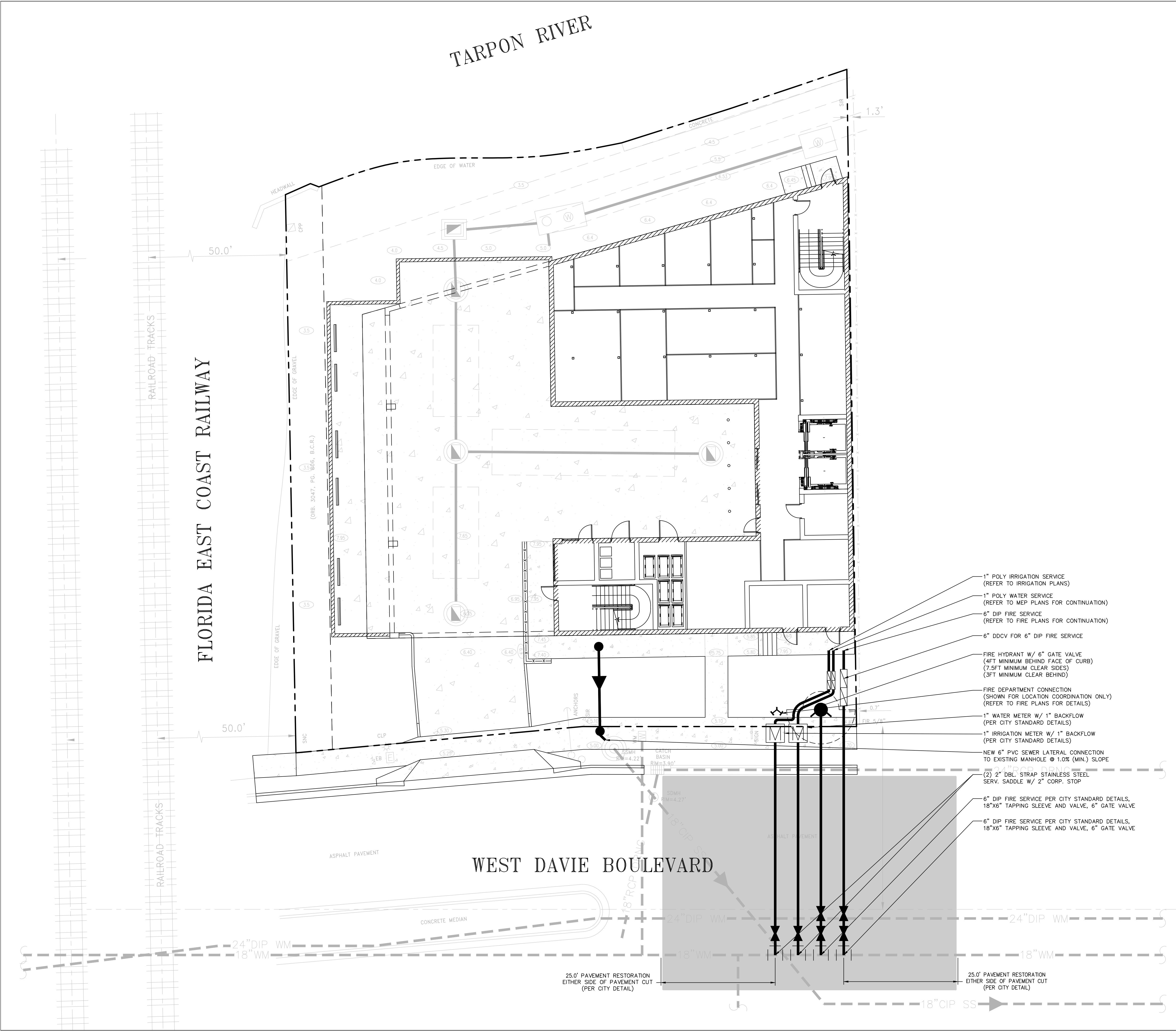


Revisions

Phase:
DRC
DOCUMENTS

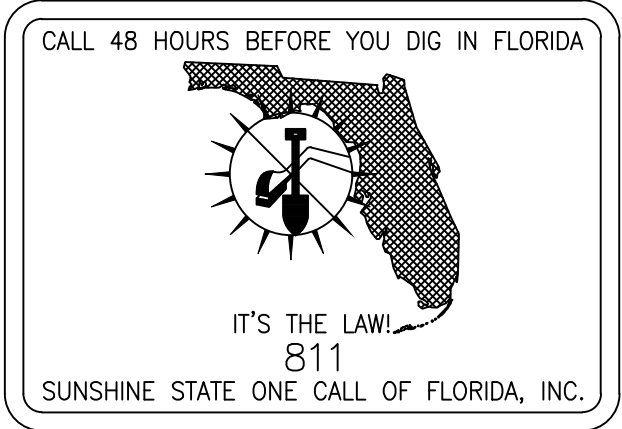
SEAL

Scale: 1"=10'	Date: 06/18/25
Job No. 25-1862.00	Plot Date: 06/18/25
Drawn by: GCC	Sheet No. C2
Proj. Mgr. BMK	
Appr. by: BMK	2 of -



- LOCATION MAP**
NTS
- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMESE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
 - 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
 - ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
 - CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
 - ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
 - THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
 - ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.



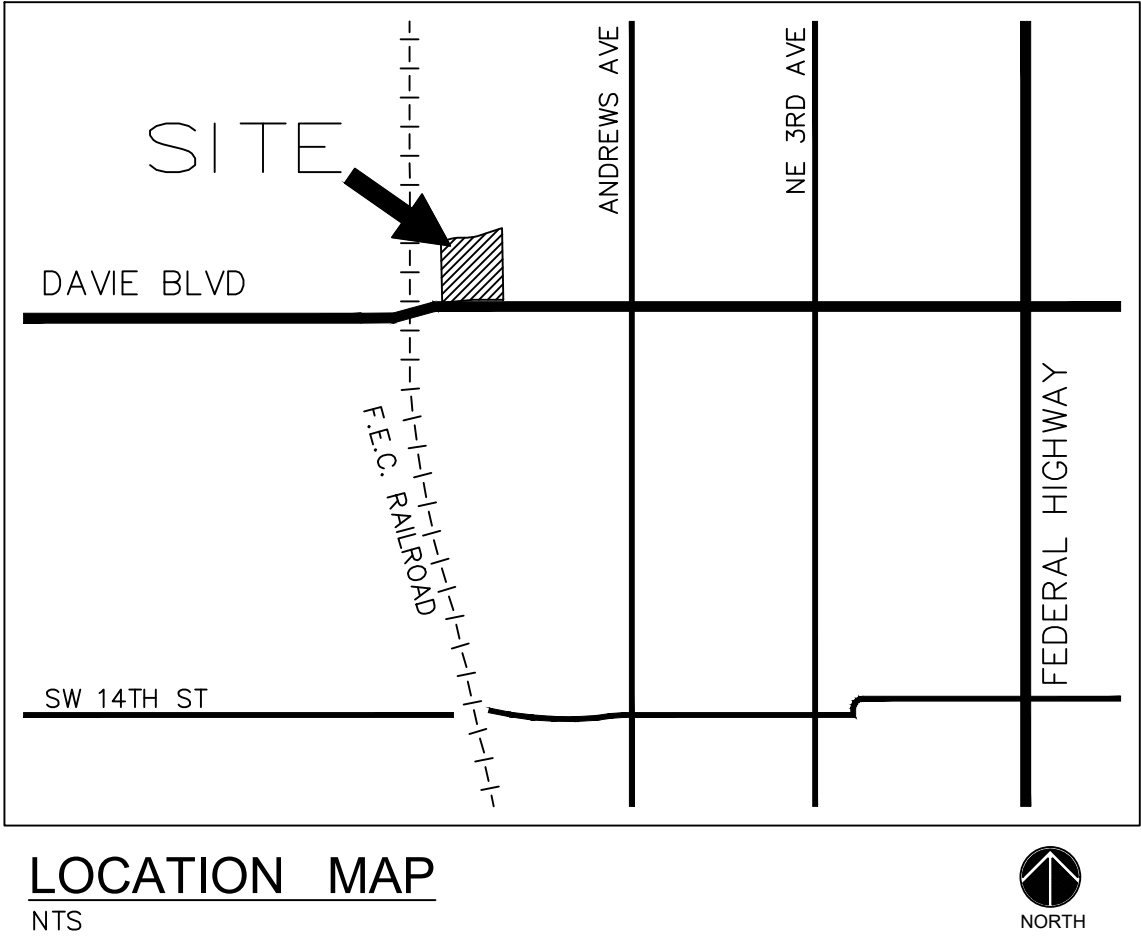
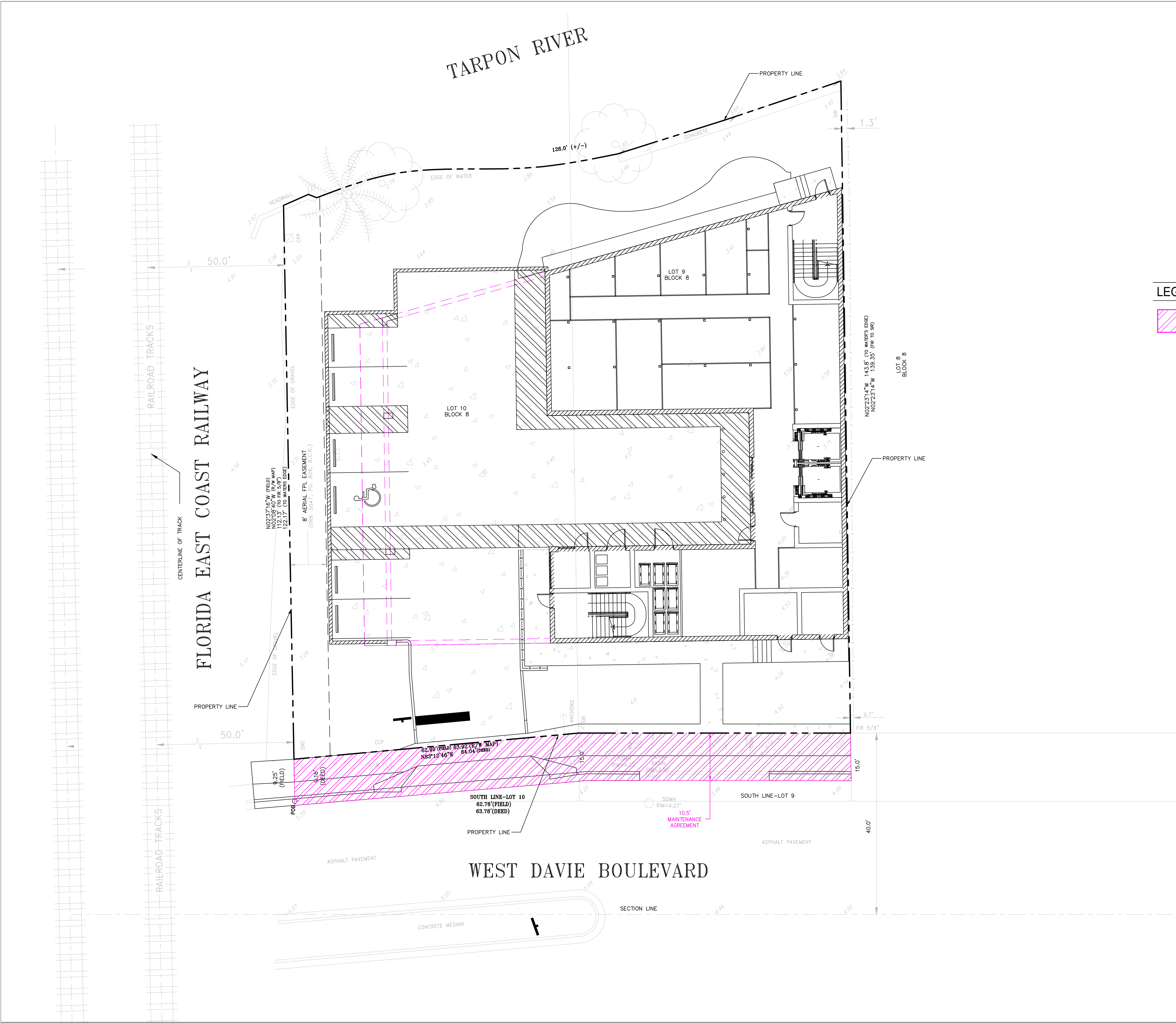
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N.G.V.D. 29			
N.A.V.D. 88			
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'			
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'			



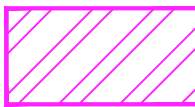
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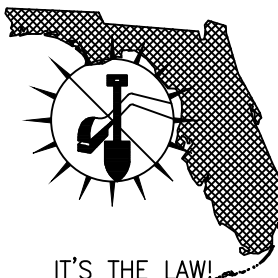
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Job No. 25-1862.00	Plot Date 06/18/25
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Appr. by BMK	3 of -



LEGEND:

 MAINTENANCE AGREEMENT AREA (FDOT)

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
E# 6578

Sheet Title

MAINTENANCE AGREEMENT EXHIBIT

Job Title

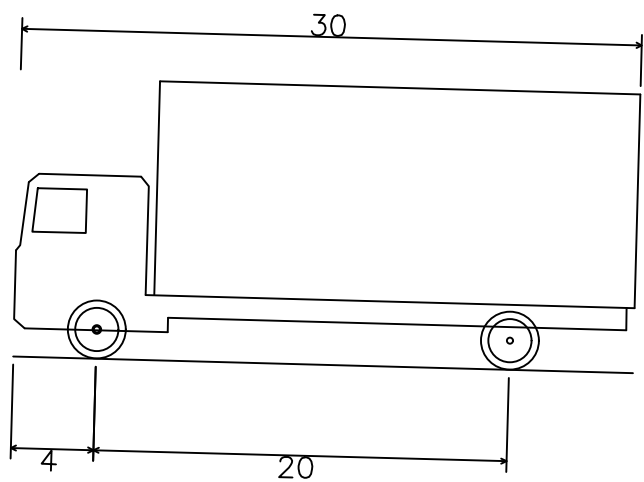
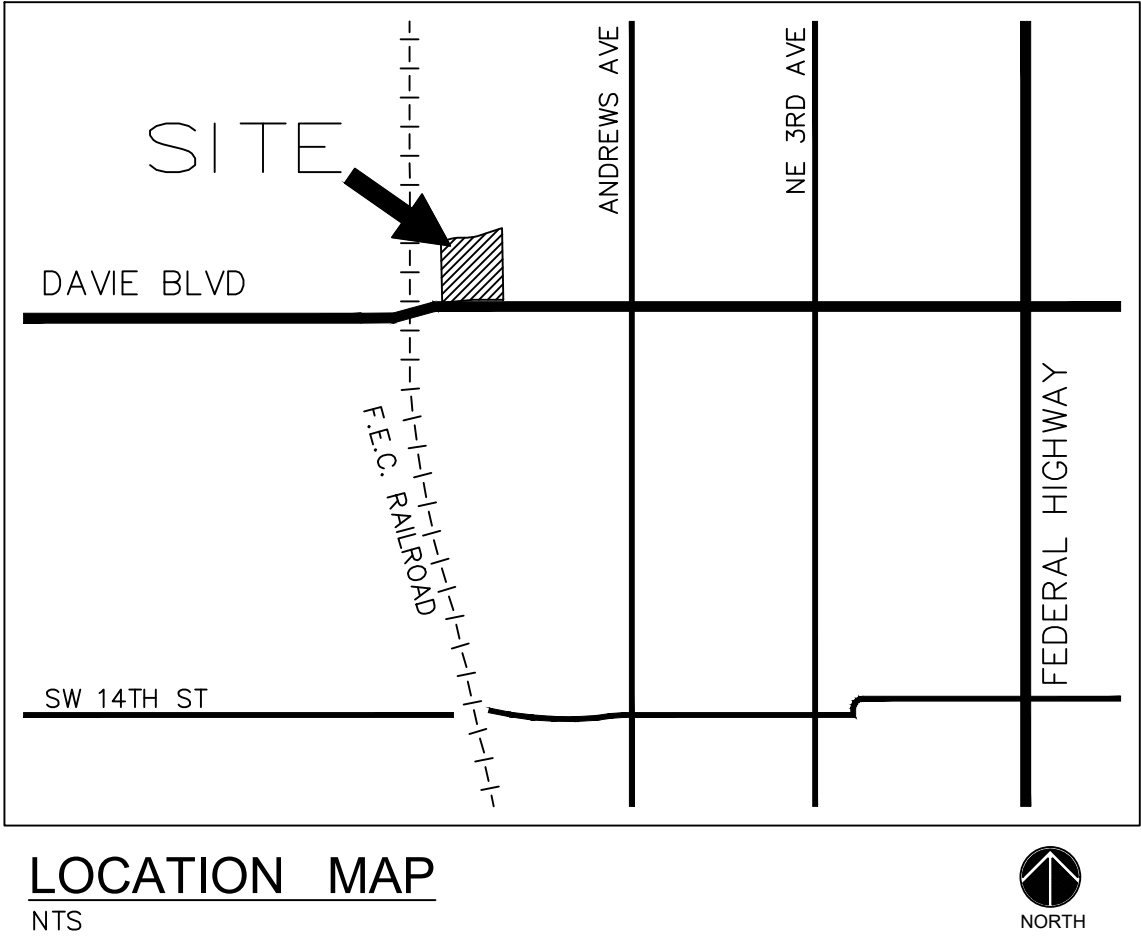
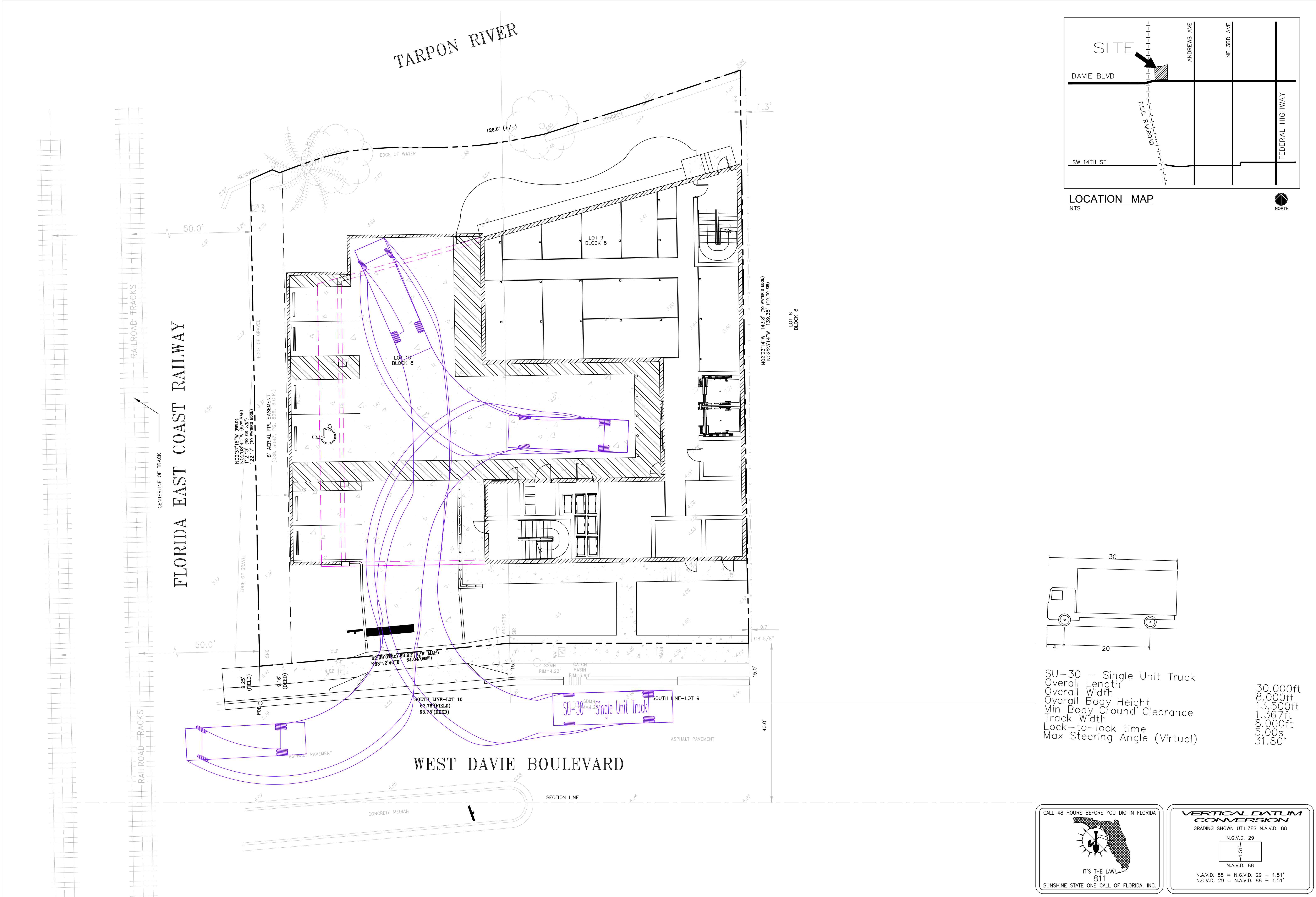
111 W DAVIE BLVD - SELF STORAGE FACILITY
111 W DAVIE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315


NORTH

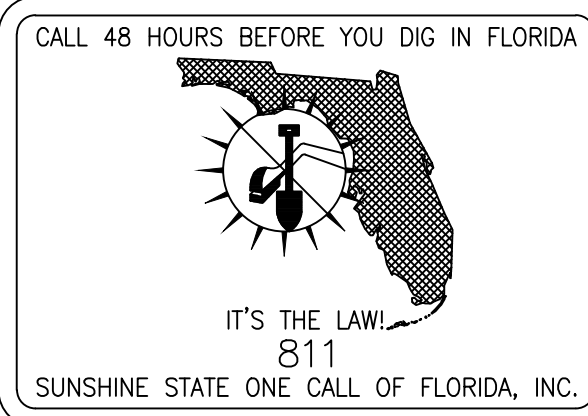
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Job No. 25-1862.00	Plot Date 06/18/25
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SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5:00s
Max Steering Angle (Virtual) 31.80°



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES N.A.V.D. 88	
N.G.V.D. 29	
N.A.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'	



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Appr. by BMK	3 of -

111 W Davie Blvd
Site Plan Narrative

Segall Development, LLC (“Applicant”), is the owner of the +/- 0.36-acre parcel located at 111 and 113 W Davie Blvd (folios 504210720050 and 504210720060) (“Property”), which is generally located on the northwest corner of Davie Boulevard and SW 1st Avenue, in the City of Fort Lauderdale (“City”). The Property has a future land use designation of SRAC, South Regional Activity Center, and located within the SRAC-SAw, South Regional Activity Center-South Andrews West, zoning district. The Property has an existing structure that is currently occupied by a jewelry repair shop and a tailor. The Applicant is seeking site plan approval to redevelop the Property with a self-storage facility (“Project”).

As proposed, the Project involves the redevelopment of the Property with a modern, six-story self-storage facility totaling approximately 50,112 square feet of gross floor area (“Project”). The Project will provide secure storage units to serve the needs of local residents and businesses. A total of six parking spaces will be provided on-site, which exceeds the parking requirement by one space and ensures adequate accommodation for customers and staff. The redevelopment will enhance the Property’s functionality and aesthetic appeal while offering a valuable service to the surrounding community.

Pursuant to the City’s Land Development Code (“Code”), the Applicant must demonstrate compliance with Section 47-25.2, which sets forth the following Adequacy Requirements:

Code Section 47-25.2 Adequacy Requirements

A. Applicability.

Acknowledged that these adequacy requirements will be used by the City to evaluate the demand created on public services and facilities created by a proposed development permit

B. Communications network.

This Project does not interfere with the City’s communication network.

C. Drainage facilities.

There are existing adequate drainage facilities for the Project.

D. Environmentally sensitive lands.

Acknowledged that the Project will be reviewed in accordance with Broward County Ordinance No. 89-6, Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances, and Broward County Ordinance No. 84-60. The Property is not located on or near environmentally sensitive lands.

E. *Fire protection.*

There is existing adequate water supply, fire hydrants, fire apparatus and facilities in accordance with all applicable fire and safety standards.

F. *Parks and open space.*

If applicable, any required open space will be provided, and any park impact fees will be paid at the time of building permit issuance.

G. *Police protection.*

There will be adequate police protection for this Project.

H. *Potable water.*

There will be adequate potable water services for the needs of the Project.

I. *Sanitary sewer.*

Acknowledged that the City will need to reserve the necessary capacity to serve the Project once it is determined there is available capacity.

J. *Public Schools.*

This criterion is not applicable. The Project does not include residential units.

K. *Solid Waste*

Adequate solid waste collection facilities and service shall be provided.

L. *Stormwater.*

Existing and adequate stormwater facilities will be provided in accordance with all applicable engineering standards.

M. *Transportation facilities.*

The Project will provide six (6) on-site parking spaces. A traffic statement has been included with the site plan application. A comprehensive traffic impact study is not required, as the Project does not generate more than 1,000 new net daily vehicle trips. The Project is projected to generate 73 net new daily trips, with a maximum of approximately 5.48% anticipated to occur within any half-hour period. This is well below the 20% threshold that would otherwise trigger the requirement for a traffic study for projects generating fewer than

1,000 daily trips. As a result, the Project will not have a negative impact on existing facilities. However, it is located close enough to public rights of way to access available transportation facilities.

N. *Wastewater.*

Adequate wastewater services will be provided for the needs of the Project.

O. *Trash management requirements.*

Adequate trash management will be provided. Because the Project does not provide prepackaged food or beverages for offsite consumption, a trash management plan is not required.

P. *Historic and archaeological resources.*

Neither the Property nor the existing structure has archeological or historical significance. Therefore, this criterion is inapplicable.

Q. *Hurricane evacuation.*

This Property is not located east of the Intracoastal Waterway. Therefore, this criterion is inapplicable.

Additionally, the Applicant must demonstrate compliance with Section 47-25.3, which sets forth the following Neighborhood Compatibility Requirements:

47-25.3 Neighborhood Compatibility Requirements

1. *Adequacy Requirements are addressed above.*

2. *Smoke, odor emissions of particulate matter and noise*

The proposed self-storage facility will not emit any smoke, odor, or any other kind of emissions of particulate matter and noise.

3. *Design and performance standards*

a. *Lighting*

i. *Glare*

ii. *Control of effects of lights from automobiles or other sources*

iii. *In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.*

The Property does not directly abut any residential property. To the north, the Property is separated from nearby residential uses by the Tarpon River, which provides a natural buffer. The Project will include a small parking area with six (6) spaces, which exceeds the minimum parking requirement. Given the limited number of parking spaces and the absence of a parking lot or garage structure, light spillover will be minimal. Additionally, the Project has been designed to ensure that any lighting associated with the parking area will not illuminate nearby properties or shine into residential windows, in accordance with Code requirements.

b. Control of Appearance

- i. Architectural Features**
- ii. Loading Facilities**
- iii. Screening of rooftop mechanical equipment**

The Project does not abut any residential uses or vacant residentially zoned property. Screening is provided by an existing fence to the east, a wall to the west, and the Tarpon River along with landscaping to the north, which together effectively conceal the loading and service areas from surrounding properties. Any rooftop mechanical equipment will be properly screened.

c. Setback regulations

The Property is not contiguous to any residential property. To the north, the Property is separated from nearby residential uses by the Tarpon River.

d. Bufferyard requirements

The Property is not contiguous to any residential property. However, to the north, the Property is separated from nearby residential uses by the Tarpon River.

e. Neighborhood Compatibility Preservation

The Project has been designed to be compatible with and preserve the character and integrity of the surrounding area. It is located on a major thoroughfare and is surrounded by a number of commercial uses. Its design respects the character and integrity of the surrounding area by carefully orienting the building and entryways and thoughtfully locating parking areas to minimize potential adverse impacts such as traffic, noise, and visual nuisances.

Because the Property is located outside of the CBA, RMM-25, RMH-25, and TMH-60 zoning districts, and is located west of the intracoastal waterway, the Community Compatibility Criteria outlined in Code Section 47-25.3(A)(3)(e)(iv) does not apply.

KBP CONSULTING, INC.

June 17, 2025

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

**Re: 111 W. Davie Boulevard Self-Storage – Fort Lauderdale, Florida
Traffic Statement**

Dear Benjamin:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed self-storage facility to be located on the north side of W. Davie Boulevard (State Road 736) between SW 1st Avenue and the Florida East Coast (FEC) Railway corridor in the City of Fort Lauderdale, Broward County, Florida. More specifically the site is located at 111 and 113 W. Davie Boulevard and the Broward County Folio Numbers are 5042 10 72 0050 and 5042 10 72 0060. A site location map is presented in Attachment A to this memorandum.

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

TRAFFIC IMPACT ANALYSIS

Proposed Development

The total land area of the subject site is approximately 0.36 acre (15,972 square feet) and the site is currently developed with a small retail building. The site is proposed to be redeveloped with a six-story self-storage building and the total floor area will be 50,112 square feet. Vehicular access to the site will be provided by one (1) right-turn in / right-turn out only driveway on W. Davie Boulevard. The preliminary site plan is presented in Attachment B.

Trip Generation Analysis

A trip generation analysis has been conducted for the proposed development on the subject site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions.

According to the referenced ITE manual, the most appropriate land use category and corresponding trip generation rates for the proposed development are as follows:

Mini-Warehouse – ITE Land Use #151

- Weekday: $T = 1.45 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 0.09 (X)$ (59% in / 41% out)
- PM Peak Hour: $T = 0.15 (X)$ (47% in / 53% out)

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

Table 1 111 W. Davie Boulevard Self-Storage Trip Generation Analysis Fort Lauderdale, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Mini-Warehouse	50,112 SF	73	3	2	5	4	4	8

Compiled by: KBP Consulting, Inc. (June 2025).

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

As indicated in Table 1 above, the proposed self-storage facility is anticipated to generate 73 daily vehicle trips, five (5) AM peak hour vehicle trips (3 inbound and 2 outbound) and eight (8) vehicle trips (4 inbound and 4 outbound) during the typical afternoon peak hour.

Conclusions

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

- o According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily trips, a traffic impact study is required. The subject project is projected to generate 73 net new daily vehicle trips.
- o And, if the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in eight (8) additional vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 5.48% of the daily vehicle trips, which is significantly less than the 20% threshold. *(Eight additional peak hour vehicle trips occurring in one (1) hour represents, on average, four (4) vehicle trips in one-half hour. Four (4) vehicle trips equate to approximately 5.48% of the 73 net new daily vehicle trips.)*

KBP CONSULTING, INC.

Based upon the foregoing analyses, the trip generation characteristics of the 111 W. Davie Boulevard Self-Storage facility do not warrant further detailed traffic analyses. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

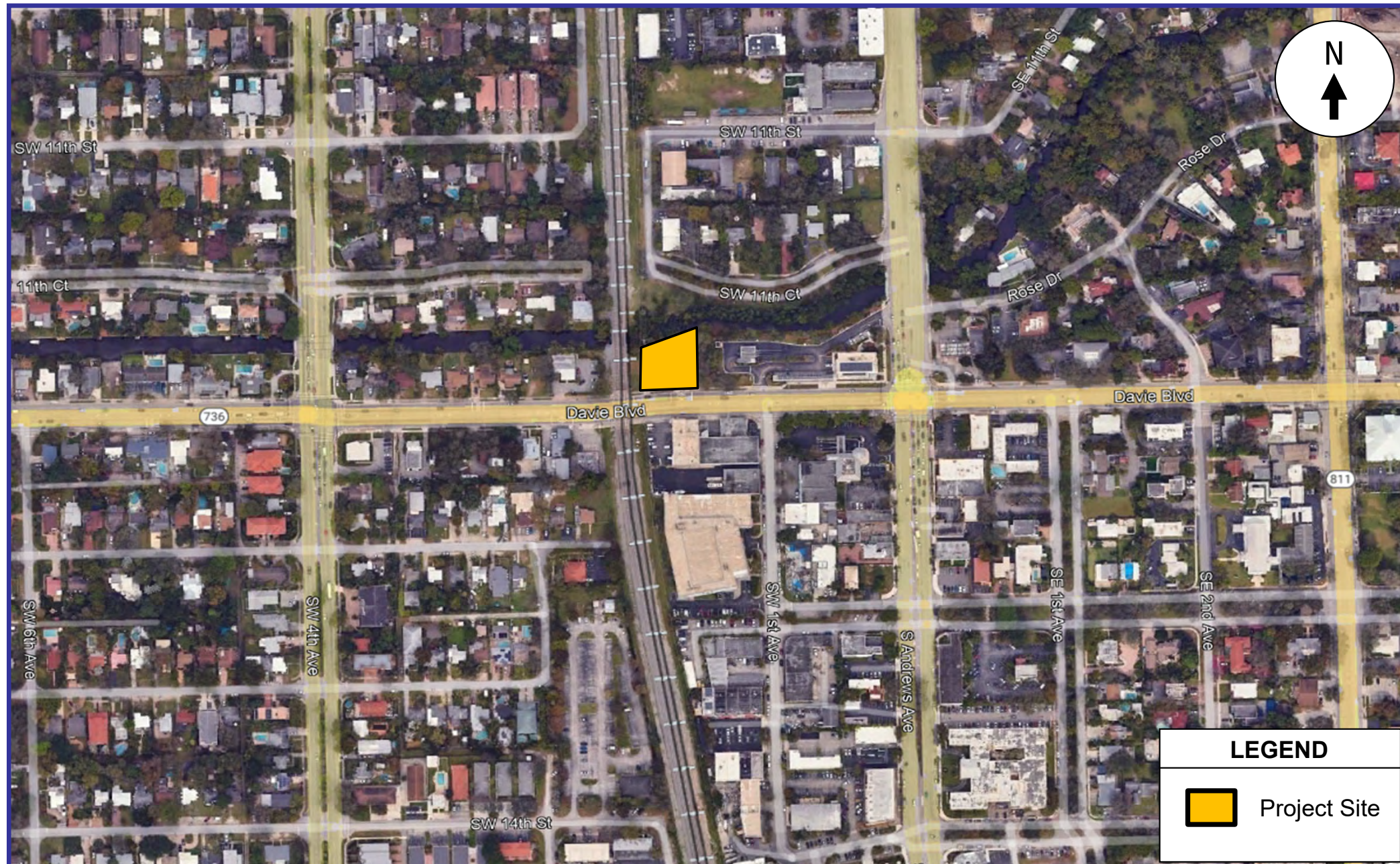


Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

111 W. Davie Boulevard Self-Storage

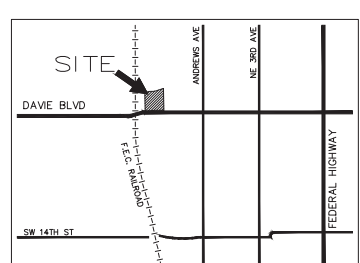
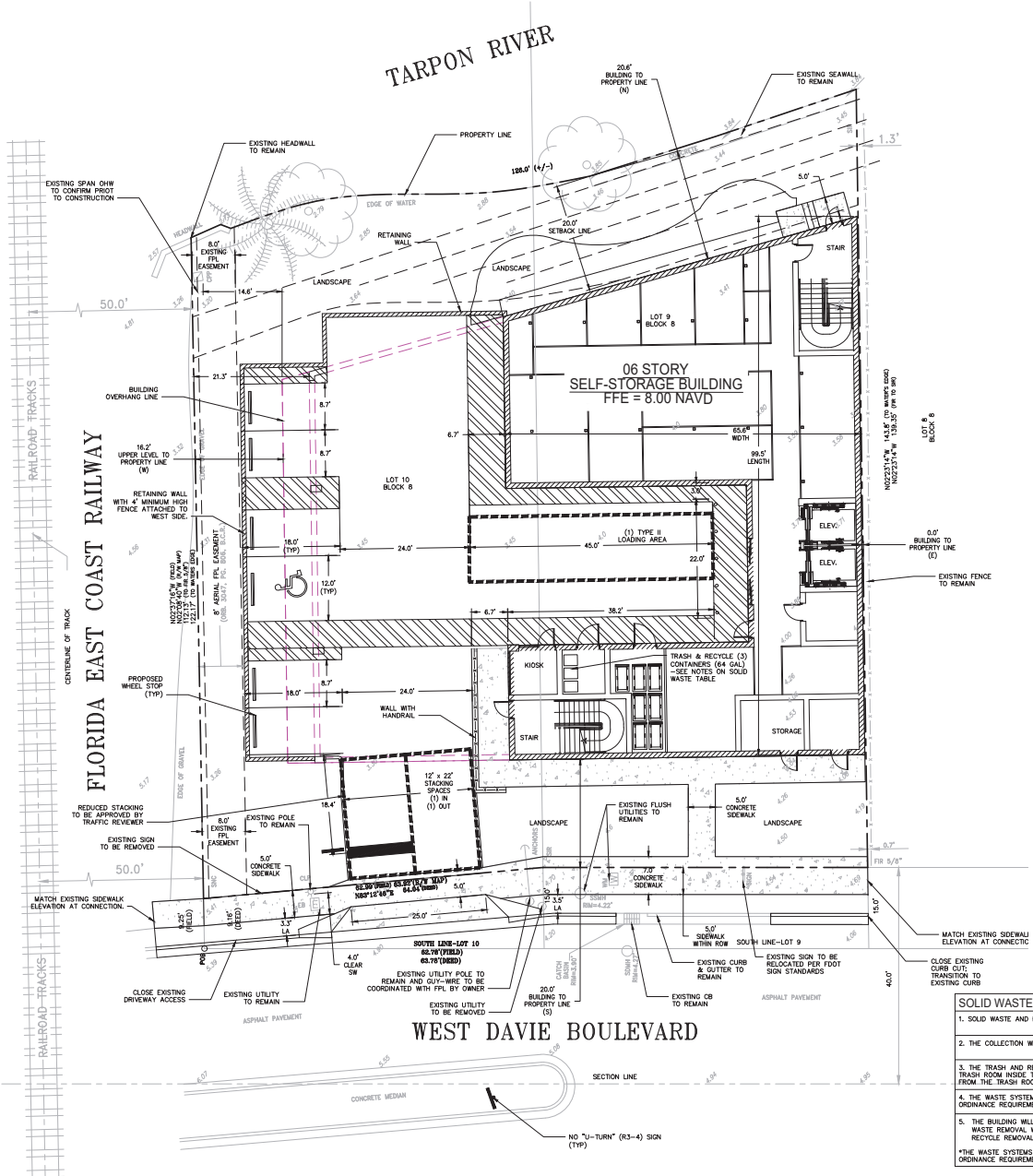
Project Location Map



Attachment B

111 W. Davie Boulevard Self-Storage

Preliminary Site Plan



LOCATION MAP

NTS

SETBACK TABLE:

	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - DAVIE BLVD	20' FROM PL*	20.0' BUILDING TO E
SIDE YARD (EAST) - ADJ. PROPERTY	NONE	0.0' BUILDING TO E
SIDE YARD (WEST) - F.E.C. RAILROAD	NONE	16.2' BUILDING TO E
REAR YARD (NORTH) - WATERWAY	20' FROM BULKHEAD LINE**	20.0' TO BULKHEAD LINE

* SEC 47-18.02 (A) SELF-STORAGE FACILITY: THERE SHALL BE A MINIMUM 20' YARD BETWEEN THE PROPERTY LINE ADJUTING THE STREET AND THE STORAGE STRUCTURE.

** SEC 47-23.8.8 (WATERWAY USE) THE REQUIRED 20' YARD SHALL NOT BE USED OR DEVELOPED FOR ANY PURPOSE OTHER THAN LANDSCAPING AND THE MINIMUM AMOUNT OF DRIVEWAYS OR WALKWAYS REASONABLY NECESSARY TO SERVE PERMITTED NONRESIDENTIAL.

SITE PLAN DATA TABLE:

	REQUIRED	PROVIDED
CURRENT USE OF PROPERTY	S-RAC	OFFICE/COMMERCIAL
CURRENT LAND USE DESIGNATION	S-RAC	S-RAC
PROPOSED LAND USE DESIGNATION	S-RAC	S-RAC
CURRENT ZONING DESIGNATION	SRAC-3A*	SRAC-3A*
PROPOSED ZONING DESIGNATION	SRAC-3A*	SRAC-3A*
ADJACENT ZONING DESIGNATION - E, N, S, & W	E SRAC-3A*/N RAC-RPD; W S SRAC-3A*	E SRAC-3A*/N RAC-RPD; W S SRAC-3A*
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	15,972 SF / 0.36 ACRES	15,972 SF / 0.36 ACRES
TOTAL PERVIOUS EXISTING	4,808 SF	4,808 SF
TOTAL PERVIOUS PROPOSED	6,340 SF	6,340 SF
TOTAL IMPERVIOUS EXISTING	6,477 SF	6,477 SF
TOTAL IMPERVIOUS PROPOSED	5,808 SF	5,808 SF
TOTAL BUILDING FOOTPRINT EXISTING	4,667 SF	4,667 SF
TOTAL BUILDING FOOTPRINT PROPOSED	1,824 SF	1,824 SF
TOTAL BUILDING GSF PROPOSED	50,112 SF	50,112 SF
FLOOR AREA RATIO (F.A.R.)	NONE	3.2
BUILDING HEIGHT (MAX)	110'	75'-8"
NUMBER OF STORES (MAX)	10 STORES	6 STORES
LOT SIZE (MIN)	NONE	0.36 AC
LOT WIDTH (MIN)	NONE	6 STORES
SHEDDER HEIGHT (MAX)	75' (6 STORES) / 0' (3 STORES)	75' (6 STORES) / 0' (3 STORES)
BUILDING WIDTH & LENGTH	65.6' X 99.5'	65.6' X 99.5'
PEDESTRIAN WALKS & PLAZAS	1,036 SF	6%
LOT COVERAGE	9,089 SF	57%
VEHICLE AREA	5,441 SF	34%
OPEN SPACE	1,442 SF	9%

PARKING AND LOADING ZONE DATA TABLE:

AREA	RATIO	REQUIRED	PROVIDED
SELF-STORAGE	45,998 GSF*	1/5000 SF	5**
LOADING ZONES (TYPE 1)			1
TOTAL PARKING (INCLUDES ADA PARKING)			5
ADA SPACES			1
TOTAL PARKING (INCLUDES ADA PARKING)			6
INBOUND STACKING SPACES			1
OUTBOUND STACKING SPACES			1
BK PARKING			-

* PER SEC 47-20.28, GROSS FLOOR AREA SHALL NOT INCLUDE FLOOR SPACE FOR MECHANICAL EQUIPMENT, ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR. THIS AREA WILL BE EXCLUDED FROM THE GSF 51,163.

** SEC 47-20.2 (TABLE 3) ALL DEVELOPMENT GREATER THAN 2,500 GSF SHALL BE REQUIRED TO PROVIDE 60% OF THE PARKING SPACE REQUIREMENTS FOR USE AS PROVIDED IN TABLE 1.

SURFACE PARKING DATA:

	PROVIDED	REQUIRED
GROUND LEVEL PARKING	6 SPACES	5(S) + 1(H)**

** (S) STANDARD SPACES, (H) HANDICAP SPACES

SOLID WASTE / RECYCLING MANAGEMENT:

1. SOLID WASTE AND RECYCLE WILL NOT BE PROVIDED FOR STORAGE UNITS.

2. THE COLLECTION WILL OCCUR WITHIN THE SITE BY ACCESS FROM W DAVIE BOULEVARD.

3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.

4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.

5. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
WASTE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED--(2) 64 GAL CONTAINER RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED--(1) 64 GAL CONTAINER

*THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH LUR 47-18.4 AS APPLICABLE.

FLOOD DATA:

SEE SHEET C2.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE. LUR. STRUCTURAL SOIL AND PAVEMENT DETAILS PROVIDED ON LANDSCAPE PLANS.

BUILDING DATA:

TRC BUILDING TYPE DESIGNATION: SELF-STORAGE/COMMERCIAL

OCCUPANCY: SELF-STORAGE/COMMERCIAL

CODE COMPLIANT SPRINKLER SYSTEM BLDG & PARKING GARAGE WILL BE SPRINKLERED. PARKING GARAGE AIR QUALITY REQUIREMENTS FBC 406 & ENCLOSED PROVISIONS.

FLYNN ENGINEERING

241 CONCORDIA BLVD., SUITE 100
FORT LAUDERDALE, FL 33304
PHONE (954) 522-0041 | WWW.FLYNNENGINEERING.COM
EIR 6578

SITE PLAN

Sheet Title

Job Title

**111 W DAVIE BLVD -
SELF STORAGE FACILITY**

111 W DAVIE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315

Revisions

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Date: 06/16/25

Job No: 25-1862-00

Drawn by: JCC

Proj. Mgr: BAC

App. by: BAC

Sheet No: C0

1 of 1

Attachment C

111 W. Davie Boulevard Self-Storage

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

Land Use: 151

Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

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

Setting/Location: General Urban/Suburban

Number of Studies: 16

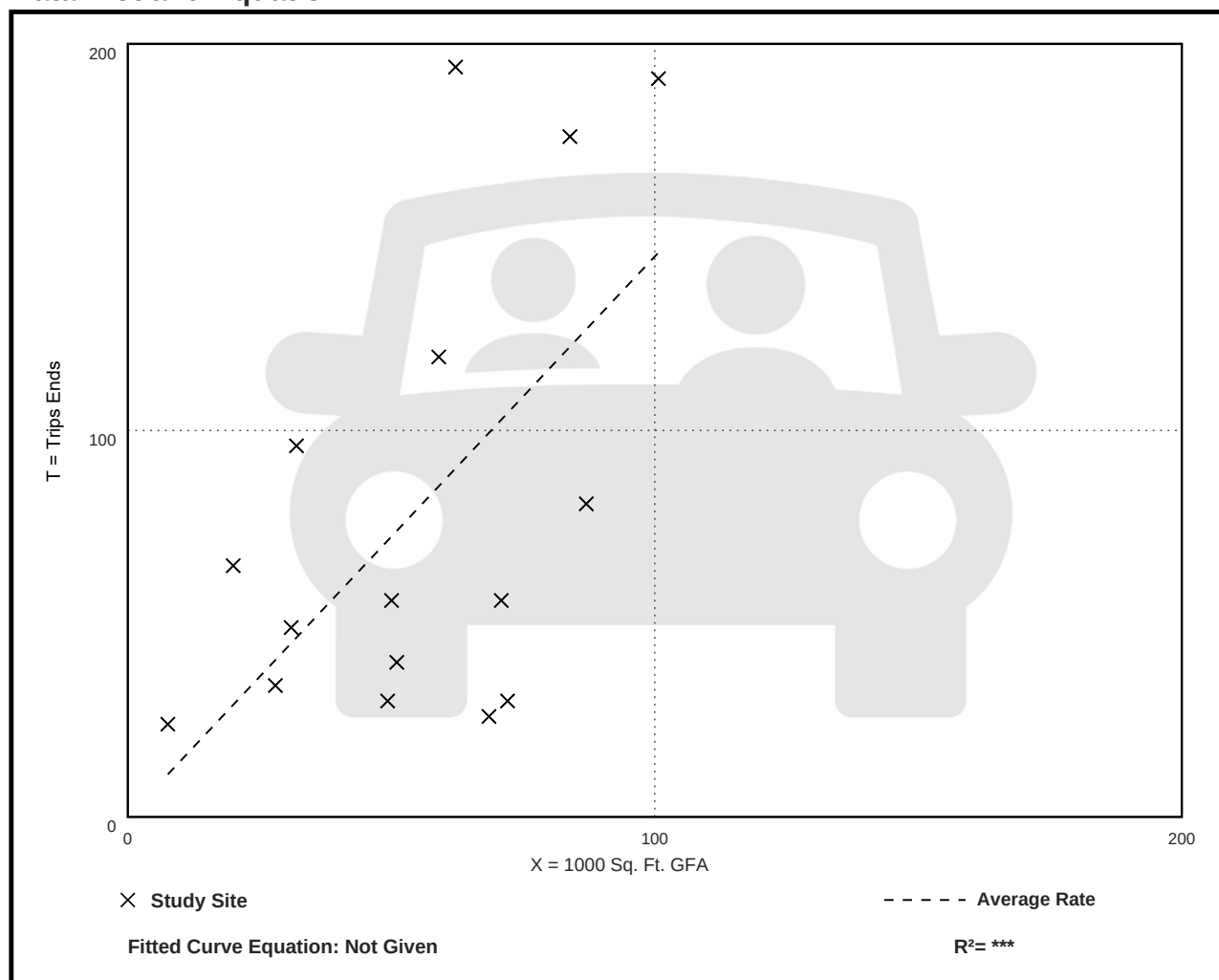
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

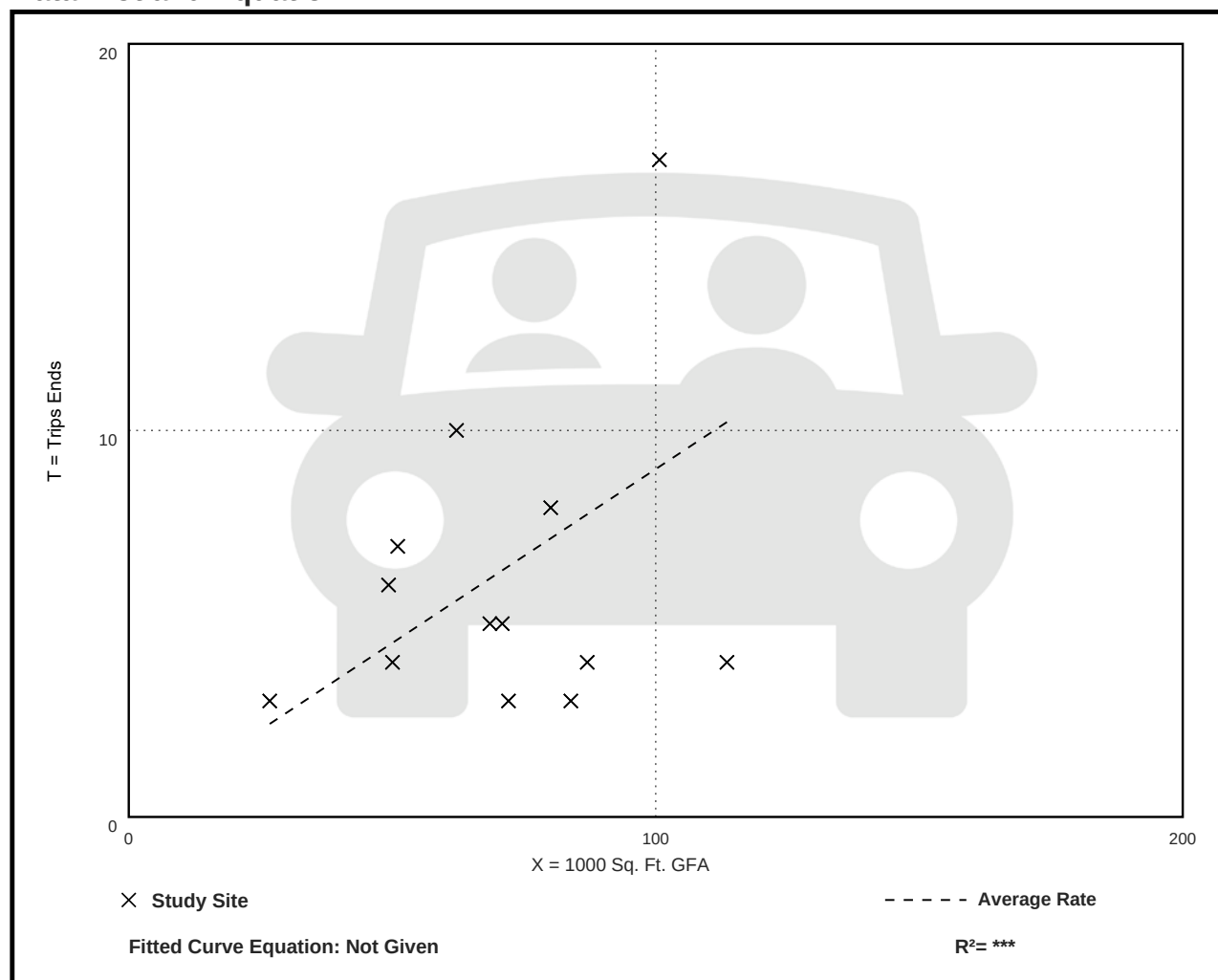
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

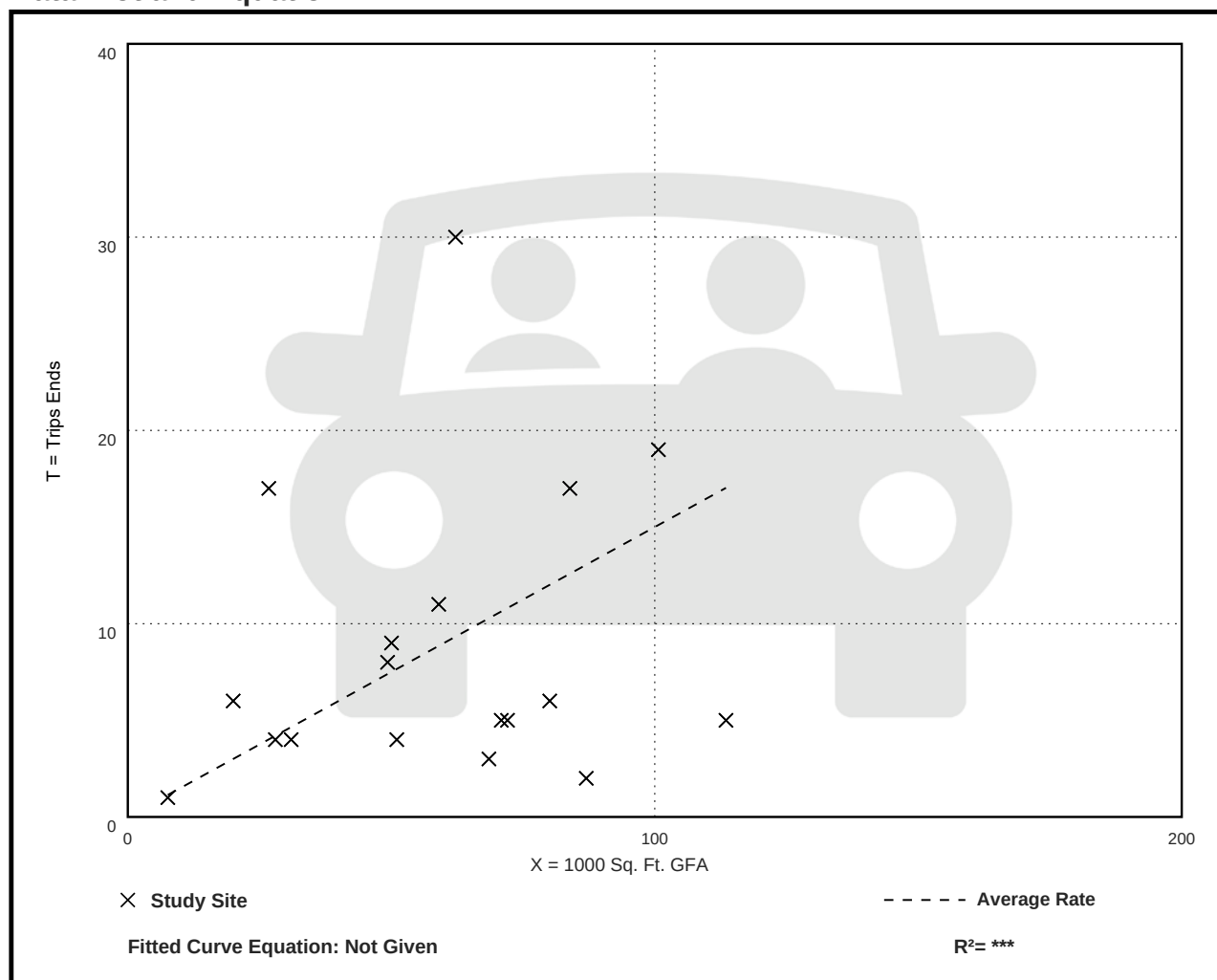
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation





BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

111 W Davie Blvd
South Andrews Master Plan Narrative

Segall Development, LLC (“Applicant”), is the owner of the +/- 0.36-acre parcel located at 111 and 113 W Davie Blvd (folios 504210720050 and 504210720060) (“Property”), which is generally located on the northwest corner of Davie Boulevard and SW 1st Avenue, in the City of Fort Lauderdale (“City”). The Property has a future land use designation of SRAC, South Regional Activity Center, and located within the SRAC-SAw, South Regional Activity Center-South Andrews West, zoning district. The Property has an existing structure that is currently occupied by a jewelry repair shop and a tailor. The Applicant is seeking site plan approval to redevelop the Property with a self-storage facility (“Project”).

The South Regional Activity Center (SRAC) encompasses approximately 270 acres and is generally bound by the Tarpon River to the north, South Federal Highway to the east, State Road 84 to the south, and the FEC Railroad Corridor and SW 3rd Avenue to the west. The SRAC was established to promote a mix of commercial and residential uses throughout the area.

The SRAC is divided into two sub-areas: SRAC-SAe (South Andrews East) and SRAC-SAw (South Andrews West). As noted above, the subject Property is located within the SRAC-SAw area. While the SRAC-SAe area is intended to serve the community’s shopping and service needs, with residential uses encouraged to support a diverse neighborhood character, the SRAC-SAw area is designated for more intensive non-residential uses. These include heavy commercial businesses, wholesale operations, warehousing, storage, and other similar uses. The zoning within the SRAC-SAw generally follows the boundaries of the former Heavy Commercial/Light Industrial Business Zoning District.

The South Regional Activity Center Master Plan, adopted in 2010, provides a framework to guide development and redevelopment within the SRAC area. While the Master Plan emphasizes a mixed-use, pedestrian-oriented vision for the overall SRAC, projects within the SRAC-SAw area are intended to be consistent with the more intensive, non-residential character of the west sub-area. The Project aligns with the applicable goals of the Master Plan as follows:

1. *Buildings should be of high quality with minimal setbacks oriented to provide light and air at the street level*

The Project features a high-quality, six-story self-storage facility designed with minimal setbacks to enhance the urban character of the SRAC-SAw district. The building is positioned with a zero foot setback along the eastern property line only, placing it directly adjacent to the street edge and creating a pedestrian-friendly environment. Front and rear setbacks of approximately 20 feet, along with a 16-foot setback on the west side, provide ample light and air circulation at the street level and within the site. This design approach aligns with the Master Plan’s vision to promote functional, well-scaled development that contributes positively to the area’s character.

2. *Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.*

The Project provides six on-site parking spaces located to reduce any negative effects on the pedestrian environment along Davie Boulevard. The design of the parking area supports the walkability and overall character envisioned for the SRAC-SAw area by ensuring convenient and safe access between the sidewalk and the building entrance.

3. *Structured parking design is well integrated into the overall building design*

No structured parking is provided onsite. The Project includes only six surface parking spaces.

4. *Buildings do not exceed maximum height dimensions.*

The Master Plan permits buildings up to ten floors and 110 feet in height. This Project will consist of six floors with a total height of 75 feet, 6 inches, which is well below the maximum allowed.

The proposed self-storage facility is consistent with the goals and vision of the South Andrews Master Plan. The Project reflects the intended character of the SRAC-SAw sub-area by introducing a high-quality, non-residential use that aligns with the area's emphasis on more intensive commercial and industrial development. The building's design, scale, and site layout support the Master Plan's objectives while contributing positively to the continued growth and revitalization of the SRAC districts.

111 W DAVIE BLVD – SELF STORAGE

FES #25-1862.00

Drainage Calculations Summary:

This project is 0.37 acres redevelopment project. The site currently contains a small retail building, and is partially vacant. The proposed development is a self-storage building

The site is located at 111 W Davie Boulevard, Ft. Lauderdale, FL
(North Side of Davie Boulevard just east of FEC Railroad)

The control water elevation for this site is 3.0' NAVD.

Water quality required (0.10 ac-ft) will be provided in 80 LF exfiltration trench.

Water quantity will be provided in (1) on-site drainage well with 500gpm/ft of discharge starting at elevation 6.00NAVD. (1) provisional well has been provided if the total required capacity of 500gpm/ft is not met with the first (1) wells.

No dewatering is anticipated for the site improvements. An irrigation well is not proposed for the site's irrigation.

	<u>Post Development</u>	<u>Pre Development</u>
100-yr - 3 day (Minimum FFE=8.00 NAVD)	6.53' NAVD	5.99' NAVD
25-yr - 3 day (Perimeter Berm Elevation=6.53 NAVD)	6.25' NAVD	5.67' NAVD

Blake M
Kidwell

Digitally signed by Blake M
Kidwell
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This document has been digitally
signed and sealed by
Blake M. Kidwell on 06/18/2025.

Printed copies of this document are not
considered signed and sealed.



111 W DAVIE BLVD - SELF STORAGE FACILITY

FES Project No. 25-1862.00

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	15,972 SF =	0.37 AC	
B. BUILDING COVERAGE =	4,526 SF =	0.10 AC	28%
C. TOTAL ASPHALT & WALKS =	7,052 SF =	0.16 AC	44%
D. TOTAL IMPERVIOUS =	11,578 SF =	0.27 AC	72%
E. % WATER QUALITY IMPERVIOUS =			62%
F. PERVIOUS AREA =	4,394 SF=	0.10 AC	28%
			100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	15,972 SF =	0.37 AC	
B. BUILDING COVERAGE =	1,824 SF =	0.04 AC	11%
C. TOTAL ASPHALT & WALKS =	5,808 SF =	0.13 AC	36%
D. TOTAL IMPERVIOUS =	7,632 SF =	0.18 AC	48%
E. % WATER QUALITY IMPERVIOUS =			41%
F. PERVIOUS AREA =	8,340 SF=	0.19 AC	52%
			100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.03 AC-FT= 0.37 AC-IN

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

2.5" x % Imperv. = 0.05 AC-FT= 0.56 AC-IN

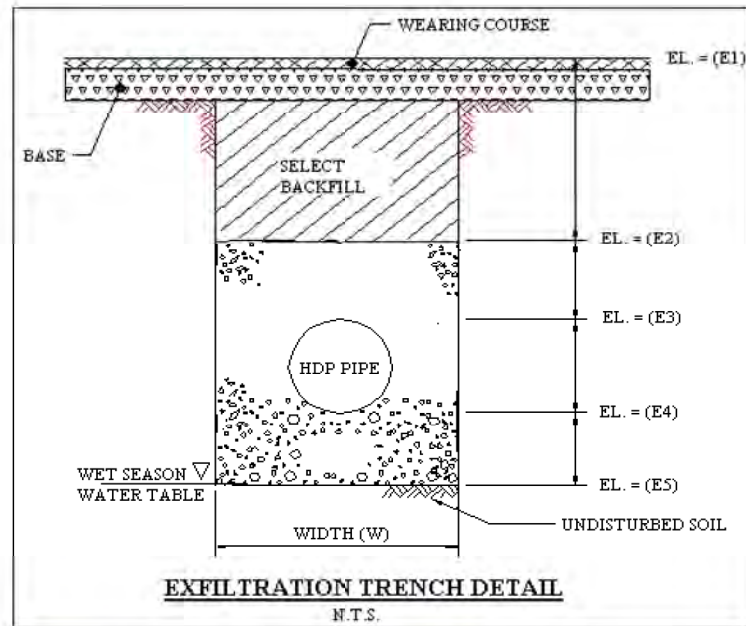
III. WATER QUANTITY CRITERIA

A. COMPUTE 3.2 INCHES OF RUNOFF FROM TOTAL SITE

3.2"/12 Total Acreage = 0.10 AC-FT= 1.17 AC-IN

111 W DAVIE BLVD - SELF STORAGE FACILITY

FES Project No. 25-1862.00



E1 = 6.00 ft. NAVD
 E2 = 5.50 ft. NAVD
 E3 = 4.50 ft. NAVD
 E4 = 3.00 ft. NAVD
 E5 = 0.50 ft. NAVD
 Water Table = 3.00 ft. NAVD
 Width (W) = 10.00 ft.

$k_1 = 3.81E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $k_2 = 3.81E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $K = (k_1 + k_2) / 2 = 3.81E-04$ cfs / ft² - ft. head

L = 80 lineal feet of trench provided
 $K = 3.81E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $D_U = 2.50$ ft. (Non-Saturated Trench Depth) $D_U = E2 - (\text{The Shallower of Water Table or } E5)$
 $D_S = 2.50$ ft. (Saturated Trench Depth) $D_S = (\text{The Shallower of Water Table or } E5) - E5$
 $H_2 = 3.00$ ft. (Depth to water table) $H_2 = E1 - (\text{The Shallower of Water Table or } E5)$
 $W = 10.00$ ft. (Width of Trench)
 $V_{wq} = 0.56$ ac-in (Volume to be treated for water quality)
 $\%WQ = 0.50$
 $FS = 2.00$

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{0.56}{0.0205 + 0.0035} = 23 \text{ LF}$$

$L_{wq} = 23$ lineal feet of trench required for water quality

$V_{total} = V_{wq} + V_{qn} = 1.17$ ac-in (Total Volume required to be treated for water quantity)
 $V_{qn} = V_{total} - V_{wq} = 0.61$ ac-in (Volume to be treated in addition to water quality for water quantity)

$$L_{qn} = \frac{FS[(\%WQ)(V_{wq}) + V_{qn}]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{1.78}{0.0205 + 0.0035} = 74 \text{ LF}$$

$L_{qn} = 74$ lineal feet of trench required for water quantity

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[80 \times (0.0205 + 0.0035)] - 0.56}{2.00}$$

$V_{add} = 0.68$ ac-in (Volume provided in addition to V_{wq})

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Client :
Job Number : 20-XXXX.00
Design Engineer : BMK

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 03/50/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Project Description : Existing site.

PRE CONDITION

*All elevations referenced are in NAVI

Total Project Acreage : 0.370 Acres
Total Drainage Basin(with offsite): 0.370 Acres

Federal Insurance Rate Map Information : Map No. 12011C0 Date: 7-31-24 Zone X Elev. N/A NAVD

Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event			3 Day Storm Event			Less Trench
	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	
100 Year Return Period	13.25	12.77	0.39	18.01	17.52	0.54	0.54
25 Year Return Period	10.70	10.22	0.32	14.54	14.06	0.43	0.43
10 Year Return Period	8.50	8.02	0.25	11.55	11.07	0.34	0.34
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
$$\text{Runoff (in.) } Q = \frac{(P-0.2S)^2}{P+0.8S}$$

Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event		Calculated 3 Day Storm Event	
		Peak Stage	Peak Discharge	Peak Stage	Peak Discharge
100 Year Return Period	5.50	5.54	0.00	5.99	0.00
25 Year Return Period		4.74	0.00	5.67	0.00
10 Year Return Period	4.50	4.36	0.00		
5 Year Return Period		3.00	0.00		
3 Year Return Period		1.50	0.00		

Water Table Elevation (ft)= 3.00
Compacted Ground storage table

Depth to water table (ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 1.25 (Pervious Area)
Soil Storage (S) Value = 0.41
Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and bldgs. is not considered, per SFWMD.
Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water.For water quality)	0.03
2.5" X % Imp. X Area (Total site less water areas)	0.04
.5" X Area (Pretreatment - Commercial projects Only)	0.02

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water.For water quality)	0.03
2.5" X % Imp. X Area (Total site less water areas)	0.04
.5" X Area (Pretreatment - Commercial projects Only)	0.02

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00

Storage from ___ to ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date: 5/23/25

Table 1 - Site Acreage Information

LAND USES	Input Information						Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. EL
	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water						
1 BUILDINGS	0.04	5.50	5.50	0.00	100.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.14	5.50	3.50	100.00	0.00	0.00	0.14	0.00	0.00	0.14	0.00	0.00
3 LANDSCAPE	0.19	5.00	3.50	0.00	0.00	0.00	0.00	0.19	0.00	0.19	0.00	4.25
4												
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22												
23												
24												
25												
26												
27												
28												
PROJECT TOTALS / AVERAGE	0.37	5.50	3.50	37.84	10.81	0.00	0.14	0.19	0.04	0.33	0.00	0.00
OFFSITE AREAS IN THIS BASIN												
29 NONE	0.000	10.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	10.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH												
BASIN TOTALS / AVERAGE	0.37	10.00	3.00	37.84	10.81	0.00	0.14	0.19	0.04	0.33	0.00	4.25

Basin % Imper. for Water Quality Purposes = 42.42

Project % Imper. for Water Quality Purposes = 42.42

Drainage Basin % Impervious (incl. Bldg., No lakes)= 48.65

Project % Impervious (incl. Bldg., No lakes)= 48.65

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Table 2 - Stage - Storage Information

LAND USES	Surface storage (Ac-Ft)											
	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	3.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00	10.50
1 BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.00	0.14	0.21	0.28	0.35	0.42	0.49	0.56	0.63	0.70	0.77	0.84
3 LANDSCAPE	0.00	0.24	0.33	0.43	0.52	0.62	0.71	0.81	0.90	1.00	1.09	1.19
4												
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20												
21												
22												
23												
24												
25												
26												
27												
28												
PROJECT TOTALS / AVERAGE	0.00	0.38	0.54	0.71	0.87	1.04	1.20	1.37	1.53	1.70	1.86	2.03
OFFSITE AREAS IN THIS BASIN												
29 NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.38	0.54	0.71	0.87	1.04	1.20	1.37	1.53	1.70	1.86	2.03

Drainage Basin:
SFWMD allowable discharge: 1.77 CFS

Receiving Water Body:
Project Acreage : 0.37

Runoff Formula: $Q = \frac{1}{72} \frac{Q}{A}$
Q=Allowable runoff (CFS)
A=Drainage Area (Square Miles)

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	3.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00	10.50
Discharge (Cfs)												

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Table 4 - Soil Storage Information

LAND USES	Depth to Water Table	Ground Storage Under Pervious	
		Inches	Ac-Ft
1 BUILDINGS	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.00	0.00	0.00
3 LANDSCAPE	1.25	0.81	0.01
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
PROJECT TOTALS / AVERAGE		0.81	0.01
OFFSITE AREAS IN THIS BASIN			
29 NONE	0.00	0.00	0.00
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
OFFSITE TOTALS / AVERAGE		0.00	0.00
42			
TOTAL/AVERAGE		0.81	0.01

Soil Storage Value (S) = Storage under pervious area / Total Area

Soil Storage under pavement and buildings is not considered in computations

S= 0.41

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Exfiltration Trench Design Information :
Hydraulic Conductivity Determination :

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time , T2 - T1 (Sec)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

Exfiltration Trench Information :

INPUT INFORMATION		
Depth To Top Of Trench (Ft)		
Trench Width (Ft)		
Trench Height (Ft)		
Low Pavement Elevation		
Avg. Hydraulic Conductivity (Cfs/Ft ²)		

Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)	
Length Provided (Ft)	

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Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date: 5/23/25

Table 5 - Stage - Discharge Information

100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.32	0.09	0.01	0.02	0.00	0.00	0.00	3.02	0.00	0.00	0.00
8.00	0.05	0.65	0.33	0.03	0.02	0.01	0.00	0.01	3.06	0.00	0.00	0.00
12.00	0.07	0.97	0.60	0.04	0.03	0.02	0.00	0.02	3.12	0.00	0.00	0.00
16.00	0.10	1.29	0.89	0.02	0.03	0.03	0.00	0.03	3.18	0.00	0.00	0.00
20.00	0.12	1.62	1.21	0.04	0.03	0.04	0.00	0.04	3.24	0.00	0.00	0.00
24.00	0.15	1.93	1.51	0.04	0.03	0.05	0.00	0.05	3.30	0.00	0.00	0.00
28.00	0.18	2.41	1.98	0.06	0.05	0.06	0.00	0.06	3.40	0.00	0.00	0.00
32.00	0.22	2.88	2.43	0.04	0.04	0.07	0.00	0.07	3.49	0.00	0.00	0.00
36.00	0.25	3.34	2.89	0.04	0.04	0.09	0.00	0.09	3.58	0.00	0.00	0.00
40.00	0.29	3.82	3.36	0.04	0.04	0.10	0.00	0.10	3.68	0.00	0.00	0.00
44.00	0.32	4.29	3.83	0.06	0.05	0.12	0.00	0.12	3.78	0.00	0.00	0.00
48.00	0.36	4.76	4.29	0.04	0.04	0.13	0.00	0.13	3.87	0.00	0.00	0.00
52.00	0.40	5.35	4.89	0.08	0.07	0.15	0.00	0.15	3.99	0.00	0.00	0.00
56.00	0.50	6.57	6.10	0.16	0.14	0.18	0.00	0.18	4.02	0.00	0.00	0.00
58.00	0.57	7.58	7.10	0.22	0.21	0.21	0.00	0.21	4.19	0.00	0.00	0.00
59.00	0.63	8.32	7.84	0.32	0.30	0.24	0.00	0.24	4.30	0.00	0.00	0.00
59.50	0.68	8.98	8.50	0.49	0.45	0.25	0.00	0.25	4.40	0.00	0.00	0.00
59.75	0.85	11.22	10.74	3.34	1.43	0.28	0.00	0.28	4.56	0.00	0.00	0.00
60.00	1.02	13.45	12.96	3.32	2.69	0.34	0.00	0.34	4.67	0.00	0.00	0.00
60.50	1.09	14.42	13.93	0.71	1.23	0.41	0.00	0.41	5.60	0.00	0.00	0.00
61.00	1.13	14.92	14.43	0.38	0.51	0.44	0.00	0.44	5.68	0.00	0.00	0.00
62.00	1.18	15.60	15.11	0.22	0.24	0.46	0.00	0.46	5.75	0.00	0.00	0.00
64.00	1.24	16.42	15.93	0.14	0.15	0.49	0.00	0.49	5.84	0.00	0.00	0.00
68.00	1.31	17.37	16.88	0.08	0.09	0.52	0.00	0.52	5.93	0.00	0.00	0.00
72.00	1.36	18.01	17.52	0.06	0.06	0.54	0.00	0.54	5.99	0.00	0.00	0.00
Peak stage						5.99	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Table 6 - Stage - Discharge Information

25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.26	0.05	0.01	0.01	0.00	0.00	0.00	3.01	0.00	0.00	0.00
8.00	0.05	0.52	0.23	0.02	0.02	0.01	0.00	0.01	3.04	0.00	0.00	0.00
12.00	0.07	0.78	0.44	0.03	0.02	0.01	0.00	0.01	3.09	0.00	0.00	0.00
16.00	0.10	1.04	0.67	0.01	0.02	0.02	0.00	0.02	3.13	0.00	0.00	0.00
20.00	0.12	1.31	0.91	0.03	0.02	0.03	0.00	0.03	3.18	0.00	0.00	0.00
24.00	0.15	1.56	1.16	0.03	0.02	0.04	0.00	0.04	3.23	0.00	0.00	0.00
28.00	0.18	1.95	1.53	0.05	0.04	0.05	0.00	0.05	3.31	0.00	0.00	0.00
32.00	0.22	2.32	1.89	0.03	0.03	0.06	0.00	0.06	3.38	0.00	0.00	0.00
36.00	0.25	2.70	2.26	0.03	0.03	0.07	0.00	0.07	3.46	0.00	0.00	0.00
40.00	0.29	3.08	2.63	0.03	0.03	0.08	0.00	0.08	3.53	0.00	0.00	0.00
44.00	0.32	3.47	3.01	0.05	0.04	0.09	0.00	0.09	3.61	0.00	0.00	0.00
48.00	0.36	3.84	3.38	0.03	0.03	0.10	0.00	0.10	3.69	0.00	0.00	0.00
52.00	0.40	4.32	3.86	0.06	0.05	0.12	0.00	0.12	3.78	0.00	0.00	0.00
56.00	0.50	5.31	4.84	0.13	0.12	0.15	0.00	0.15	3.97	0.00	0.00	0.00
58.00	0.57	6.12	5.65	0.17	0.17	0.17	0.00	0.17	3.94	0.00	0.00	0.00
59.00	0.63	6.72	6.25	0.25	0.24	0.19	0.00	0.19	4.04	0.00	0.00	0.00
59.50	0.68	7.25	6.78	0.40	0.36	0.20	0.00	0.20	4.11	0.00	0.00	0.00
59.75	0.85	9.06	8.58	2.69	1.15	0.22	0.00	0.22	4.24	0.00	0.00	0.00
60.00	1.02	10.86	10.38	2.68	2.17	0.27	0.00	0.27	4.49	0.00	0.00	0.00
60.50	1.09	11.64	11.16	0.57	0.99	0.33	0.00	0.33	4.81	0.00	0.00	0.00
61.00	1.13	12.05	11.56	0.30	0.41	0.35	0.00	0.35	4.73	0.00	0.00	0.00
62.00	1.18	12.59	12.11	0.18	0.20	0.37	0.00	0.37	4.83	0.00	0.00	0.00
64.00	1.24	13.26	12.77	0.11	0.12	0.39	0.00	0.39	5.54	0.00	0.00	0.00
68.00	1.31	14.03	13.54	0.06	0.07	0.42	0.00	0.42	5.62	0.00	0.00	0.00
72.00	1.36	14.54	14.06	0.05	0.05	0.43	0.00	0.43	5.67	0.00	0.00	0.00
Peak stage						5.67	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Table 7 - Stage - Discharge Information

10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.20	0.03	0.00	0.01	0.00	0.00	0.00	3.00	0.00	0.00	0.00
8.00	0.05	0.42	0.15	0.02	0.01	0.00	0.00	0.00	3.03	0.00	0.00	0.00
12.00	0.07	0.62	0.30	0.02	0.02	0.01	0.00	0.01	3.06	0.00	0.00	0.00
16.00	0.10	0.82	0.48	0.01	0.02	0.01	0.00	0.01	3.10	0.00	0.00	0.00
20.00	0.12	1.04	0.67	0.02	0.02	0.02	0.00	0.02	3.13	0.00	0.00	0.00
24.00	0.15	1.24	0.85	0.02	0.02	0.03	0.00	0.03	3.17	0.00	0.00	0.00
28.00	0.18	1.55	1.14	0.04	0.03	0.03	0.00	0.03	3.23	0.00	0.00	0.00
32.00	0.22	1.84	1.43	0.02	0.03	0.04	0.00	0.04	3.29	0.00	0.00	0.00
36.00	0.25	2.14	1.71	0.02	0.02	0.05	0.00	0.05	3.35	0.00	0.00	0.00
40.00	0.29	2.45	2.01	0.02	0.03	0.06	0.00	0.06	3.41	0.00	0.00	0.00
44.00	0.32	2.75	2.31	0.04	0.03	0.07	0.00	0.07	3.47	0.00	0.00	0.00
48.00	0.36	3.05	2.60	0.02	0.03	0.08	0.00	0.08	3.53	0.00	0.00	0.00
52.00	0.40	3.43	2.98	0.05	0.04	0.09	0.00	0.09	3.60	0.00	0.00	0.00
56.00	0.50	4.22	3.76	0.10	0.09	0.11	0.00	0.11	3.75	0.00	0.00	0.00
58.00	0.57	4.86	4.40	0.14	0.14	0.13	0.00	0.13	3.88	0.00	0.00	0.00
59.00	0.63	5.34	4.87	0.20	0.19	0.15	0.00	0.15	3.97	0.00	0.00	0.00
59.50	0.68	5.76	5.29	0.32	0.29	0.16	0.00	0.16	4.04	0.00	0.00	0.00
59.75	0.85	7.20	6.72	2.14	0.91	0.18	0.00	0.18	3.97	0.00	0.00	0.00
60.00	1.02	8.63	8.15	2.13	1.72	0.21	0.00	0.21	4.17	0.00	0.00	0.00
60.50	1.09	9.25	8.77	0.46	0.79	0.26	0.00	0.26	4.42	0.00	0.00	0.00
61.00	1.13	9.57	9.09	0.24	0.33	0.27	0.00	0.27	4.52	0.00	0.00	0.00
62.00	1.18	10.00	9.52	0.14	0.16	0.29	0.00	0.29	4.61	0.00	0.00	0.00
64.00	1.24	10.53	10.05	0.09	0.10	0.31	0.00	0.31	4.70	0.00	0.00	0.00
68.00	1.31	11.14	10.66	0.05	0.06	0.33	0.00	0.33	4.81	0.00	0.00	0.00
72.00	1.36	11.55	11.07	0.04	0.04	0.34	0.00	0.34	4.68	0.00	0.00	0.00
Peak stage						4.82	At hour	68.50				
Peak discharge						0.00	At hour	0.00				

Table 8 - Stage - Discharge Information

5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
Peak stage						1.50	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 111 W DAVIE BLVD - SELF STORAGE FACILITY

Date : 5/23/25

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
Peak stage						1.50	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Client :
Job Number : 20-XXXX.00
Design Engineer : BMK

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PROJECT NAME

Date : 5/23/25

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 03/50/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Project Description : Proposed development site.

POST CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 0.370 Acres
Total Drainage Basin(with offsite): 0.370 Acres

Federal Insurance Rate Map Information : Map No. 12011C0 Date: 7-31-24 Zone AE Elev. 6.00 NAVD

Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event			3 Day Storm Event			Less Trench
	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	
100 Year Return Period	13.25	12.33	0.37	18.01	17.08	0.51	0.41
25 Year Return Period	10.70	9.80	0.29	14.54	13.62	0.41	0.31
10 Year Return Period	8.50	7.61	0.23	11.55	10.64	0.32	0.22
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
$$\text{Runoff (in.) } Q = \frac{(P-0.2S)^2}{P+0.8S}$$

Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event		Calculated 3 Day Storm Event	
		Peak Stage	Peak Discharge	Peak Stage	Peak Discharge
100 Year Return Period	5.50	7.55	0.00	8.16	0.00
25 Year Return Period		7.10	0.00	7.73	0.00
10 Year Return Period	4.50	6.57	0.00		
5 Year Return Period		0.50	0.00		
3 Year Return Period		0.50	0.00		

Water Table Elevation (ft)= 3.00
Compacted Ground storage table

Depth to water table (ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 2.50 (Pervious Area)
Soil Storage (S) Value = 0.80
Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and bldgs. is not considered, per SFWMD.
Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water.For water quality)	0.05
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.02

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water.For water quality)	0.05
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.02

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0.1	0.10	0.00	0.00
Total	0.10	0.10	0.00	0.00

Storage from ___ to ___

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PROJECT NAME

Date : 5/23/25

Table 1 - Site Acreage Information

	LAND USES	Input Information						Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. EL
		Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs	% Water						
1	BUILDINGS	0.10	8.00	8.00	0.00	100.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.04	8.00	5.00	100.00	0.00	0.00	0.04	0.00	0.00	0.04	0.00	0.00
3	GARAGE	0.12	8.00	7.00	100.00	0.00	0.00	0.12	0.00	0.00	0.12	0.00	0.00
4	LANDSCAPE	0.10	7.00	4.00	0.00	0.00	0.00	0.00	0.10	0.00	0.10	0.00	5.50
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.36	8.00	4.00	44.44	27.78	0.00	0.16	0.10	0.10	0.26	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.36	10.00	3.00	44.44	27.78	0.00	0.16	0.10	0.10	0.26	0.00	5.50

Basin % Imper. for Water Quality Purposes = 61.54

Drainage Basin % Impervious (incl. Bldg., No lakes)= 70.27

Project % Imper. for Water Quality Purposes = 61.54

Project % Impervious (incl. Bldg., No lakes)= 70.27

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PROJECT NAME

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Table 2 - Stage - Storage Information

LAND USES	Surface storage (Ac-Ft)											
	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	3.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00	10.50
1 BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.00	0.00	0.01	0.02	0.03	0.04	0.06	0.08	0.10	0.12	0.14	0.16
3 GARAGE	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.12	0.18	0.24	0.30	0.36
4 LANDSCAPE	0.00	0.04	0.07	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
PROJECT TOTALS / AVERAGE	0.00	0.04	0.07	0.12	0.18	0.26	0.37	0.50	0.63	0.76	0.89	1.02
OFFSITE AREAS IN THIS BASIN												
29 NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
TOTAL	0.00	0.14	0.17	0.22	0.28	0.36	0.47	0.60	0.73	0.86	0.99	1.12

Drainage Basin:
SFWMD allowable discharge: 1.74 CFS

Receiving Water Body:
Project Acreage : 0.36

Runoff Formula: $Q = \frac{A}{72}$
Q=Allowable runoff (CFS)
A=Drainage Area (Square Miles)

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	3.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00	10.50
Discharge (Cfs)												

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Table 4 - Soil Storage Information

LAND USES	Depth to Water Table	Ground Storage Under Pervious	
		Inches	Ac-Ft
1 BUILDINGS	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.00	0.00	0.00
3 GARAGE	0.00	0.00	0.00
4 LANDSCAPE	2.50	2.97	0.02
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
PROJECT TOTALS / AVERAGE		2.97	0.02
OFFSITE AREAS IN THIS BASIN			
29 NONE	0.00	0.00	0.00
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
OFFSITE TOTALS / AVERAGE		0.00	0.00
42			
TOTAL/AVERAGE		2.97	0.02

Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and buildings is not considered in computations

S= 0.80

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Exfiltration Trench Design Information :

Hydraulic Conductivity Determination :

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time , T2 - T1 (Sec)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

Exfiltration Trench Information :

INPUT INFORMATION		
Depth To Top Of Trench (Ft)		
Trench Width (Ft)		
Trench Height (Ft)		
Low Pavement Elevation		
Avg. Hydraulic Conductivity (Cfs/Ft ²)		

Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)	
Length Provided (Ft)	

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: PROJECT NAME

Date : 5/23/25

Table 5 - Stage - Discharge Information

100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.32	0.03	0.01	0.01	0.00	0.00	0.00	3.01	0.00	0.00	0.00
8.00	0.05	0.65	0.19	0.02	0.02	0.01	0.00	0.01	3.09	0.00	0.00	0.00
12.00	0.07	0.97	0.40	0.03	0.02	0.01	0.00	0.01	3.21	0.00	0.00	0.00
16.00	0.10	1.29	0.66	0.02	0.02	0.02	0.00	0.02	3.35	0.00	0.00	0.00
20.00	0.12	1.62	0.94	0.03	0.03	0.03	0.00	0.03	3.50	0.00	0.00	0.00
24.00	0.15	1.93	1.22	0.03	0.03	0.04	0.00	0.04	3.62	0.00	0.00	0.00
28.00	0.18	2.41	1.66	0.05	0.04	0.05	0.00	0.05	3.84	0.00	0.00	0.00
32.00	0.22	2.88	2.10	0.04	0.04	0.06	0.00	0.06	4.07	0.00	0.00	0.00
36.00	0.25	3.34	2.54	0.04	0.04	0.08	0.00	0.08	4.30	0.00	0.00	0.00
40.00	0.29	3.82	3.00	0.04	0.04	0.09	0.00	0.09	4.42	0.00	0.00	0.00
44.00	0.32	4.29	3.46	0.06	0.04	0.10	0.00	0.10	4.64	0.00	0.00	0.00
48.00	0.36	4.76	3.91	0.04	0.04	0.12	0.00	0.12	4.86	0.00	0.00	0.00
52.00	0.40	5.35	4.50	0.08	0.06	0.13	0.00	0.13	5.13	0.00	0.00	0.00
56.00	0.50	6.57	5.70	0.15	0.14	0.17	0.00	0.17	5.92	0.00	0.00	0.00
58.00	0.57	7.58	6.70	0.21	0.20	0.20	0.00	0.20	6.25	0.00	0.00	0.00
59.00	0.63	8.32	7.43	0.31	0.29	0.22	0.00	0.22	6.47	0.00	0.00	0.00
59.50	0.68	8.98	8.09	0.48	0.44	0.23	0.00	0.23	6.62	0.00	0.00	0.00
59.75	0.85	11.22	10.32	3.23	1.38	0.26	0.00	0.26	6.87	0.00	0.00	0.00
60.00	1.02	13.45	12.53	3.22	2.61	0.32	0.00	0.32	7.24	0.00	0.00	0.00
60.50	1.09	14.42	13.50	0.69	1.19	0.39	0.00	0.39	7.63	0.00	0.00	0.00
61.00	1.13	14.92	14.00	0.36	0.49	0.41	0.00	0.41	7.74	0.00	0.00	0.00
62.00	1.18	15.60	14.67	0.21	0.24	0.44	0.00	0.44	7.85	0.00	0.00	0.00
64.00	1.24	16.42	15.49	0.13	0.14	0.46	0.00	0.46	7.96	0.00	0.00	0.00
68.00	1.31	17.37	16.44	0.08	0.09	0.49	0.00	0.49	8.08	0.00	0.00	0.00
72.00	1.36	18.01	17.08	0.06	0.06	0.51	0.00	0.51	8.16	0.00	0.00	0.00
Peak stage						8.16	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Table 6 - Stage - Discharge Information

25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
4.00	0.02	0.26	0.01	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00
8.00	0.05	0.52	0.11	0.02	0.01	0.00	0.00	0.00	1.58	0.00	0.00	0.00
12.00	0.07	0.78	0.27	0.02	0.02	0.01	0.00	0.01	1.72	0.00	0.00	0.00
16.00	0.10	1.04	0.46	0.01	0.02	0.01	0.00	0.01	1.89	0.00	0.00	0.00
20.00	0.12	1.31	0.67	0.03	0.02	0.02	0.00	0.02	2.09	0.00	0.00	0.00
24.00	0.15	1.56	0.89	0.03	0.02	0.03	0.00	0.03	2.29	0.00	0.00	0.00
28.00	0.18	1.95	1.23	0.04	0.03	0.04	0.00	0.04	2.59	0.00	0.00	0.00
32.00	0.22	2.32	1.58	0.03	0.03	0.05	0.00	0.05	2.84	0.00	0.00	0.00
36.00	0.25	2.70	1.93	0.03	0.03	0.06	0.00	0.06	3.14	0.00	0.00	0.00
40.00	0.29	3.08	2.29	0.03	0.03	0.07	0.00	0.07	3.46	0.00	0.00	0.00
44.00	0.32	3.47	2.66	0.04	0.04	0.08	0.00	0.08	3.55	0.00	0.00	0.00
48.00	0.36	3.84	3.02	0.03	0.03	0.09	0.00	0.09	3.84	0.00	0.00	0.00
52.00	0.40	4.32	3.49	0.06	0.05	0.10	0.00	0.10	4.43	0.00	0.00	0.00
56.00	0.50	5.31	4.45	0.12	0.11	0.13	0.00	0.13	5.32	0.00	0.00	0.00
58.00	0.57	6.12	5.25	0.17	0.16	0.15	0.00	0.15	5.72	0.00	0.00	0.00
59.00	0.63	6.72	5.85	0.25	0.23	0.17	0.00	0.17	5.96	0.00	0.00	0.00
59.50	0.68	7.25	6.37	0.38	0.35	0.18	0.00	0.18	6.11	0.00	0.00	0.00
59.75	0.85	9.06	8.17	2.60	1.11	0.21	0.00	0.21	6.36	0.00	0.00	0.00
60.00	1.02	10.86	9.95	2.60	2.10	0.25	0.00	0.25	6.77	0.00	0.00	0.00
60.50	1.09	11.64	10.73	0.56	0.96	0.31	0.00	0.31	7.18	0.00	0.00	0.00
61.00	1.13	12.05	11.14	0.29	0.40	0.33	0.00	0.33	7.31	0.00	0.00	0.00
62.00	1.18	12.59	11.68	0.17	0.19	0.35	0.00	0.35	7.44	0.00	0.00	0.00
64.00	1.24	13.26	12.34	0.11	0.12	0.37	0.00	0.37	7.55	0.00	0.00	0.00
68.00	1.31	14.03	13.11	0.06	0.07	0.39	0.00	0.39	7.66	0.00	0.00	0.00
72.00	1.36	14.54	13.62	0.05	0.05	0.41	0.00	0.41	7.73	0.00	0.00	0.00
Peak stage						7.73	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: PROJECT NAME

Date : 5/23/25

Table 7 - Stage - Discharge Information

10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.20	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
8.00	0.05	0.42	0.06	0.01	0.01	0.00	0.00	0.00	1.54	0.00	0.00	0.00
12.00	0.07	0.62	0.17	0.01	0.01	0.00	0.00	0.00	1.64	0.00	0.00	0.00
16.00	0.10	0.82	0.30	0.01	0.01	0.01	0.00	0.01	1.75	0.00	0.00	0.00
20.00	0.12	1.04	0.46	0.02	0.01	0.01	0.00	0.01	1.89	0.00	0.00	0.00
24.00	0.15	1.24	0.62	0.02	0.02	0.02	0.00	0.02	2.05	0.00	0.00	0.00
28.00	0.18	1.55	0.88	0.03	0.03	0.03	0.00	0.03	2.27	0.00	0.00	0.00
32.00	0.22	1.84	1.14	0.02	0.02	0.03	0.00	0.03	2.51	0.00	0.00	0.00
36.00	0.25	2.14	1.27	0.02	0.02	0.03	0.00	0.03	2.01	0.00	0.00	0.00
40.00	0.29	2.45	1.54	0.02	0.02	0.04	0.00	0.04	2.34	0.00	0.00	0.00
44.00	0.32	2.75	1.82	0.03	0.02	0.05	0.00	0.05	2.67	0.00	0.00	0.00
48.00	0.36	3.05	2.09	0.02	0.02	0.06	0.00	0.06	3.01	0.00	0.00	0.00
52.00	0.40	3.43	2.45	0.04	0.04	0.07	0.00	0.07	3.43	0.00	0.00	0.00
56.00	0.50	4.22	3.20	0.09	0.08	0.09	0.00	0.09	3.73	0.00	0.00	0.00
58.00	0.57	4.86	3.82	0.12	0.12	0.10	0.00	0.10	4.35	0.00	0.00	0.00
59.00	0.63	5.34	4.28	0.18	0.17	0.11	0.00	0.11	4.78	0.00	0.00	0.00
59.50	0.68	5.76	4.69	0.28	0.25	0.12	0.00	0.12	5.14	0.00	0.00	0.00
59.75	0.85	7.20	6.10	1.87	0.80	0.14	0.00	0.14	5.76	0.00	0.00	0.00
60.00	1.02	8.63	7.51	1.87	1.52	0.17	0.00	0.17	6.93	0.00	0.00	0.00
60.50	1.09	9.25	8.12	0.40	0.70	0.21	0.00	0.21	9.33	0.00	0.00	0.00
61.00	1.13	9.57	8.44	0.21	0.29	0.23	0.00	0.23	10.17	0.00	0.00	0.00
62.00	1.18	10.00	8.87	0.12	0.14	0.24	0.00	0.24	10.39	0.00	0.00	0.00
64.00	1.24	10.53	9.40	0.08	0.08	0.26	0.00	0.26	10.63	0.00	0.00	0.00
68.00	1.31	11.14	10.00	0.04	0.05	0.27	0.00	0.27	10.91	0.00	0.00	0.00
72.00	1.36	11.55	10.41	0.03	0.03	0.29	0.00	0.29	11.05	0.00	0.00	0.00
Peak stage						11.05	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Table 8 - Stage - Discharge Information

5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
Peak stage						0.50	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PROJECT NAME

Date : 5/23/25

Table 9 - Stage - Discharge Information

3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00
Peak stage						0.50	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Project Name: 111 W DAVIE BLVD

Reviewer: BMK

Project Number: 21-1646.00

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5399 inches

Area: 0.37 acres

Ground Storage: 0.8 inches

Time of Concentration: 0.25 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
5.50	0.14
6.00	0.17
6.50	0.22
7.00	0.28
7.50	0.36
8.00	0.47

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	3.00
80.00	3.00

Structure: 1

From Basin: SITE

To Basin: Offsitel

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.07	0.00	0.00	0.00	3.00	3.00
2.00	0.13	0.00	0.00	0.00	3.00	3.00
3.00	0.20	0.00	0.00	0.00	3.00	3.00
4.00	0.26	0.00	0.00	0.00	3.00	3.00
5.00	0.33	0.01	0.00	0.00	3.01	3.00
6.00	0.39	0.01	0.00	0.00	3.02	3.00
7.00	0.46	0.01	0.00	0.00	3.04	3.00
8.00	0.52	0.01	0.00	0.00	3.06	3.00
9.00	0.59	0.01	0.00	0.00	3.08	3.00
10.00	0.65	0.01	0.00	0.00	3.10	3.00
11.00	0.72	0.02	0.00	0.00	3.12	3.00
12.00	0.78	0.02	0.00	0.00	3.14	3.00
13.00	0.85	0.02	0.00	0.00	3.17	3.00
14.00	0.91	0.02	0.00	0.00	3.19	3.00
15.00	0.98	0.02	0.00	0.00	3.22	3.00
16.00	1.04	0.02	0.00	0.00	3.25	3.00
17.00	1.11	0.02	0.00	0.00	3.27	3.00
18.00	1.17	0.02	0.00	0.00	3.30	3.00
19.00	1.24	0.02	0.00	0.00	3.33	3.00
20.00	1.30	0.02	0.00	0.00	3.36	3.00
21.00	1.37	0.02	0.00	0.00	3.39	3.00
22.00	1.43	0.02	0.00	0.00	3.42	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	1.50	0.02	0.00	0.00	3.45	3.00
24.00	1.56	0.02	0.00	0.00	3.48	3.00
25.00	1.66	0.03	0.00	0.00	3.53	3.00
26.00	1.75	0.03	0.00	0.00	3.57	3.00
27.00	1.85	0.03	0.00	0.00	3.62	3.00
28.00	1.94	0.03	0.00	0.00	3.66	3.00
29.00	2.04	0.03	0.00	0.00	3.71	3.00
30.00	2.13	0.03	0.00	0.00	3.76	3.00
31.00	2.23	0.03	0.00	0.00	3.81	3.00
32.00	2.32	0.03	0.00	0.00	3.86	3.00
33.00	2.42	0.03	0.00	0.00	3.90	3.00
34.00	2.51	0.03	0.00	0.00	3.95	3.00
35.00	2.61	0.03	0.00	0.00	4.00	3.00
36.00	2.70	0.03	0.00	0.00	4.05	3.00
37.00	2.80	0.03	0.00	0.00	4.10	3.00
38.00	2.89	0.03	0.00	0.00	4.15	3.00
39.00	2.99	0.03	0.00	0.00	4.20	3.00
40.00	3.08	0.03	0.00	0.00	4.25	3.00
41.00	3.18	0.03	0.00	0.00	4.30	3.00
42.00	3.27	0.03	0.00	0.00	4.35	3.00
43.00	3.37	0.03	0.00	0.00	4.40	3.00
44.00	3.46	0.03	0.00	0.00	4.45	3.00
45.00	3.56	0.03	0.00	0.00	4.50	3.00
46.00	3.65	0.03	0.00	0.00	4.55	3.00
47.00	3.75	0.03	0.00	0.00	4.60	3.00
48.00	3.84	0.03	0.00	0.00	4.65	3.00
49.00	3.95	0.04	0.00	0.00	4.71	3.00
50.00	4.05	0.04	0.00	0.00	4.76	3.00
51.00	4.18	0.05	0.00	0.00	4.83	3.00
52.00	4.32	0.05	0.00	0.00	4.90	3.00
53.00	4.50	0.07	0.00	0.00	4.99	3.00
54.00	4.73	0.08	0.00	0.00	5.11	3.00
55.00	5.00	0.10	0.00	0.00	5.25	3.00
56.00	5.31	0.12	0.00	0.00	5.41	3.00
57.00	5.67	0.14	0.56	0.01	5.51	3.00
58.00	6.12	0.17	0.00	0.02	5.50	3.00
59.00	6.72	0.24	0.56	0.04	5.54	3.00
60.00	10.86	2.34	0.56	0.07	6.12	3.00
61.00	12.05	0.37	0.56	0.12	6.04	3.00
62.00	12.59	0.19	0.56	0.17	5.65	3.00
63.00	12.94	0.12	0.00	0.18	5.46	3.00
64.00	13.26	0.12	0.00	0.19	5.47	3.00
65.00	13.45	0.07	0.56	0.20	5.51	3.00
66.00	13.64	0.07	0.00	0.20	5.54	3.00
67.00	13.83	0.07	0.00	0.21	5.48	3.00
68.00	14.03	0.07	0.56	0.22	5.50	3.00
69.00	14.15	0.05	0.00	0.22	5.50	3.00
70.00	14.28	0.05	0.00	0.22	5.57	3.00
71.00	14.41	0.05	0.00	0.23	5.48	3.00
72.00	14.54	0.05	0.00	0.23	5.54	3.00
73.00	14.54	0.00	0.00	0.23	5.56	3.00
74.00	14.54	0.00	0.00	0.23	5.56	3.00
75.00	14.54	0.00	0.00	0.23	5.56	3.00
76.00	14.54	0.00	0.00	0.23	5.56	3.00
77.00	14.54	0.00	0.00	0.23	5.56	3.00
78.00	14.54	0.00	0.00	0.23	5.56	3.00
79.00	14.54	0.00	0.00	0.23	5.56	3.00
80.00	14.54	0.00	0.00	0.23	5.56	3.00

Structure: 2

From Basin: SITE

To Basin: Offsitet

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.07	0.00	0.00	0.00	3.00	3.00
2.00	0.13	0.00	0.00	0.00	3.00	3.00
3.00	0.20	0.00	0.00	0.00	3.00	3.00
4.00	0.26	0.00	0.00	0.00	3.00	3.00
5.00	0.33	0.01	0.00	0.00	3.01	3.00
6.00	0.39	0.01	0.00	0.00	3.02	3.00
7.00	0.46	0.01	0.00	0.00	3.04	3.00
8.00	0.52	0.01	0.00	0.00	3.06	3.00
9.00	0.59	0.01	0.00	0.00	3.08	3.00
10.00	0.65	0.01	0.00	0.00	3.10	3.00
11.00	0.72	0.02	0.00	0.00	3.12	3.00
12.00	0.78	0.02	0.00	0.00	3.14	3.00
13.00	0.85	0.02	0.00	0.00	3.17	3.00
14.00	0.91	0.02	0.00	0.00	3.19	3.00
15.00	0.98	0.02	0.00	0.00	3.22	3.00
16.00	1.04	0.02	0.00	0.00	3.25	3.00
17.00	1.11	0.02	0.00	0.00	3.27	3.00
18.00	1.17	0.02	0.00	0.00	3.30	3.00
19.00	1.24	0.02	0.00	0.00	3.33	3.00
20.00	1.30	0.02	0.00	0.00	3.36	3.00
21.00	1.37	0.02	0.00	0.00	3.39	3.00
22.00	1.43	0.02	0.00	0.00	3.42	3.00
23.00	1.50	0.02	0.00	0.00	3.45	3.00
24.00	1.56	0.02	0.00	0.00	3.48	3.00
25.00	1.66	0.03	0.00	0.00	3.53	3.00
26.00	1.75	0.03	0.00	0.00	3.57	3.00
27.00	1.85	0.03	0.00	0.00	3.62	3.00
28.00	1.94	0.03	0.00	0.00	3.66	3.00
29.00	2.04	0.03	0.00	0.00	3.71	3.00
30.00	2.13	0.03	0.00	0.00	3.76	3.00
31.00	2.23	0.03	0.00	0.00	3.81	3.00
32.00	2.32	0.03	0.00	0.00	3.86	3.00
33.00	2.42	0.03	0.00	0.00	3.90	3.00
34.00	2.51	0.03	0.00	0.00	3.95	3.00
35.00	2.61	0.03	0.00	0.00	4.00	3.00
36.00	2.70	0.03	0.00	0.00	4.05	3.00
37.00	2.80	0.03	0.00	0.00	4.10	3.00
38.00	2.89	0.03	0.00	0.00	4.15	3.00
39.00	2.99	0.03	0.00	0.00	4.20	3.00
40.00	3.08	0.03	0.00	0.00	4.25	3.00
41.00	3.18	0.03	0.00	0.00	4.30	3.00
42.00	3.27	0.03	0.00	0.00	4.35	3.00
43.00	3.37	0.03	0.00	0.00	4.40	3.00
44.00	3.46	0.03	0.00	0.00	4.45	3.00
45.00	3.56	0.03	0.00	0.00	4.50	3.00
46.00	3.65	0.03	0.00	0.00	4.55	3.00
47.00	3.75	0.03	0.00	0.00	4.60	3.00
48.00	3.84	0.03	0.00	0.00	4.65	3.00
49.00	3.95	0.04	0.00	0.00	4.71	3.00
50.00	4.05	0.04	0.00	0.00	4.76	3.00
51.00	4.18	0.05	0.00	0.00	4.83	3.00
52.00	4.32	0.05	0.00	0.00	4.90	3.00
53.00	4.50	0.07	0.00	0.00	4.99	3.00
54.00	4.73	0.08	0.00	0.00	5.11	3.00
55.00	5.00	0.10	0.00	0.00	5.25	3.00
56.00	5.31	0.12	0.00	0.00	5.41	3.00
57.00	5.67	0.14	0.00	0.00	5.51	3.00
58.00	6.12	0.17	0.00	0.00	5.50	3.00
59.00	6.72	0.24	0.00	0.00	5.54	3.00
60.00	10.86	2.34	0.56	0.01	6.12	3.00
61.00	12.05	0.37	0.00	0.05	6.04	3.00
62.00	12.59	0.19	0.00	0.05	5.65	3.00
63.00	12.94	0.12	0.00	0.05	5.46	3.00
64.00	13.26	0.12	0.00	0.05	5.47	3.00
65.00	13.45	0.07	0.00	0.05	5.51	3.00
66.00	13.64	0.07	0.00	0.05	5.54	3.00
67.00	13.83	0.07	0.00	0.05	5.48	3.00
68.00	14.03	0.07	0.00	0.05	5.50	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	14.15	0.05	0.00	0.05	5.50	3.00
70.00	14.28	0.05	0.00	0.05	5.57	3.00
71.00	14.41	0.05	0.00	0.05	5.48	3.00
72.00	14.54	0.05	0.00	0.05	5.54	3.00
73.00	14.54	0.00	0.00	0.05	5.56	3.00
74.00	14.54	0.00	0.00	0.05	5.56	3.00
75.00	14.54	0.00	0.00	0.05	5.56	3.00
76.00	14.54	0.00	0.00	0.05	5.56	3.00
77.00	14.54	0.00	0.00	0.05	5.56	3.00
78.00	14.54	0.00	0.00	0.05	5.56	3.00
79.00	14.54	0.00	0.00	0.05	5.56	3.00
80.00	14.54	0.00	0.00	0.05	5.56	3.00

Structure: 3

From Basin: SITE

To Basin: Offsite1

Structure Type: Pump

On Elev = 6.5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.07	0.00	0.00	0.00	3.00	3.00
2.00	0.13	0.00	0.00	0.00	3.00	3.00
3.00	0.20	0.00	0.00	0.00	3.00	3.00
4.00	0.26	0.00	0.00	0.00	3.00	3.00
5.00	0.33	0.01	0.00	0.00	3.01	3.00
6.00	0.39	0.01	0.00	0.00	3.02	3.00
7.00	0.46	0.01	0.00	0.00	3.04	3.00
8.00	0.52	0.01	0.00	0.00	3.06	3.00
9.00	0.59	0.01	0.00	0.00	3.08	3.00
10.00	0.65	0.01	0.00	0.00	3.10	3.00
11.00	0.72	0.02	0.00	0.00	3.12	3.00
12.00	0.78	0.02	0.00	0.00	3.14	3.00
13.00	0.85	0.02	0.00	0.00	3.17	3.00
14.00	0.91	0.02	0.00	0.00	3.19	3.00
15.00	0.98	0.02	0.00	0.00	3.22	3.00
16.00	1.04	0.02	0.00	0.00	3.25	3.00
17.00	1.11	0.02	0.00	0.00	3.27	3.00
18.00	1.17	0.02	0.00	0.00	3.30	3.00
19.00	1.24	0.02	0.00	0.00	3.33	3.00
20.00	1.30	0.02	0.00	0.00	3.36	3.00
21.00	1.37	0.02	0.00	0.00	3.39	3.00
22.00	1.43	0.02	0.00	0.00	3.42	3.00
23.00	1.50	0.02	0.00	0.00	3.45	3.00
24.00	1.56	0.02	0.00	0.00	3.48	3.00
25.00	1.66	0.03	0.00	0.00	3.53	3.00
26.00	1.75	0.03	0.00	0.00	3.57	3.00
27.00	1.85	0.03	0.00	0.00	3.62	3.00
28.00	1.94	0.03	0.00	0.00	3.66	3.00
29.00	2.04	0.03	0.00	0.00	3.71	3.00
30.00	2.13	0.03	0.00	0.00	3.76	3.00
31.00	2.23	0.03	0.00	0.00	3.81	3.00
32.00	2.32	0.03	0.00	0.00	3.86	3.00
33.00	2.42	0.03	0.00	0.00	3.90	3.00
34.00	2.51	0.03	0.00	0.00	3.95	3.00
35.00	2.61	0.03	0.00	0.00	4.00	3.00
36.00	2.70	0.03	0.00	0.00	4.05	3.00
37.00	2.80	0.03	0.00	0.00	4.10	3.00
38.00	2.89	0.03	0.00	0.00	4.15	3.00
39.00	2.99	0.03	0.00	0.00	4.20	3.00
40.00	3.08	0.03	0.00	0.00	4.25	3.00
41.00	3.18	0.03	0.00	0.00	4.30	3.00
42.00	3.27	0.03	0.00	0.00	4.35	3.00
43.00	3.37	0.03	0.00	0.00	4.40	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
44.00	3.46	0.03	0.00	0.00	4.45	3.00
45.00	3.56	0.03	0.00	0.00	4.50	3.00
46.00	3.65	0.03	0.00	0.00	4.55	3.00
47.00	3.75	0.03	0.00	0.00	4.60	3.00
48.00	3.84	0.03	0.00	0.00	4.65	3.00
49.00	3.95	0.04	0.00	0.00	4.71	3.00
50.00	4.05	0.04	0.00	0.00	4.76	3.00
51.00	4.18	0.05	0.00	0.00	4.83	3.00
52.00	4.32	0.05	0.00	0.00	4.90	3.00
53.00	4.50	0.07	0.00	0.00	4.99	3.00
54.00	4.73	0.08	0.00	0.00	5.11	3.00
55.00	5.00	0.10	0.00	0.00	5.25	3.00
56.00	5.31	0.12	0.00	0.00	5.41	3.00
57.00	5.67	0.14	0.00	0.00	5.51	3.00
58.00	6.12	0.17	0.00	0.00	5.50	3.00
59.00	6.72	0.24	0.00	0.00	5.54	3.00
60.00	10.86	2.34	0.00	0.00	6.12	3.00
61.00	12.05	0.37	0.00	0.00	6.04	3.00
62.00	12.59	0.19	0.00	0.00	5.65	3.00
63.00	12.94	0.12	0.00	0.00	5.46	3.00
64.00	13.26	0.12	0.00	0.00	5.47	3.00
65.00	13.45	0.07	0.00	0.00	5.51	3.00
66.00	13.64	0.07	0.00	0.00	5.54	3.00
67.00	13.83	0.07	0.00	0.00	5.48	3.00
68.00	14.03	0.07	0.00	0.00	5.50	3.00
69.00	14.15	0.05	0.00	0.00	5.50	3.00
70.00	14.28	0.05	0.00	0.00	5.57	3.00
71.00	14.41	0.05	0.00	0.00	5.48	3.00
72.00	14.54	0.05	0.00	0.00	5.54	3.00
73.00	14.54	0.00	0.00	0.00	5.56	3.00
74.00	14.54	0.00	0.00	0.00	5.56	3.00
75.00	14.54	0.00	0.00	0.00	5.56	3.00
76.00	14.54	0.00	0.00	0.00	5.56	3.00
77.00	14.54	0.00	0.00	0.00	5.56	3.00
78.00	14.54	0.00	0.00	0.00	5.56	3.00
79.00	14.54	0.00	0.00	0.00	5.56	3.00
80.00	14.54	0.00	0.00	0.00	5.56	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	57.00	0.00	0.00
2	0.56	60.00	0.00	0.00
3	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	6.25	60.40	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.42	0.00	0.28	0.00	0.14	0.00

Project Name: 111 W DAVIE BLVD

Reviewer: BMK

Project Number: 21-1646.00

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18.01 inches

Area: 0.37 acres

Ground Storage: 0.8 inches

Time of Concentration: 0.25 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
5.50	0.14
6.00	0.17
6.50	0.22
7.00	0.28
7.50	0.36
8.00	0.47

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	3.00
80.00	3.00

Structure: 1

From Basin: SITE

To Basin: Offsitel

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.08	0.00	0.00	0.00	3.00	3.00
2.00	0.16	0.00	0.00	0.00	3.00	3.00
3.00	0.24	0.00	0.00	0.00	3.00	3.00
4.00	0.32	0.01	0.00	0.00	3.01	3.00
5.00	0.40	0.01	0.00	0.00	3.03	3.00
6.00	0.48	0.01	0.00	0.00	3.05	3.00
7.00	0.56	0.02	0.00	0.00	3.07	3.00
8.00	0.64	0.02	0.00	0.00	3.09	3.00
9.00	0.73	0.02	0.00	0.00	3.12	3.00
10.00	0.81	0.02	0.00	0.00	3.15	3.00
11.00	0.89	0.02	0.00	0.00	3.18	3.00
12.00	0.97	0.02	0.00	0.00	3.21	3.00
13.00	1.05	0.02	0.00	0.00	3.25	3.00
14.00	1.13	0.02	0.00	0.00	3.28	3.00
15.00	1.21	0.02	0.00	0.00	3.32	3.00
16.00	1.29	0.02	0.00	0.00	3.35	3.00
17.00	1.37	0.03	0.00	0.00	3.39	3.00
18.00	1.45	0.03	0.00	0.00	3.43	3.00
19.00	1.53	0.03	0.00	0.00	3.47	3.00
20.00	1.61	0.03	0.00	0.00	3.51	3.00
21.00	1.69	0.03	0.00	0.00	3.54	3.00
22.00	1.77	0.03	0.00	0.00	3.58	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	1.85	0.03	0.00	0.00	3.62	3.00
24.00	1.93	0.03	0.00	0.00	3.66	3.00
25.00	2.05	0.04	0.00	0.00	3.72	3.00
26.00	2.17	0.04	0.00	0.00	3.78	3.00
27.00	2.29	0.04	0.00	0.00	3.84	3.00
28.00	2.41	0.04	0.00	0.00	3.90	3.00
29.00	2.52	0.04	0.00	0.00	3.96	3.00
30.00	2.64	0.04	0.00	0.00	4.02	3.00
31.00	2.76	0.04	0.00	0.00	4.08	3.00
32.00	2.88	0.04	0.00	0.00	4.14	3.00
33.00	2.99	0.04	0.00	0.00	4.20	3.00
34.00	3.11	0.04	0.00	0.00	4.26	3.00
35.00	3.23	0.04	0.00	0.00	4.32	3.00
36.00	3.35	0.04	0.00	0.00	4.39	3.00
37.00	3.46	0.04	0.00	0.00	4.45	3.00
38.00	3.58	0.04	0.00	0.00	4.51	3.00
39.00	3.70	0.04	0.00	0.00	4.57	3.00
40.00	3.82	0.04	0.00	0.00	4.63	3.00
41.00	3.93	0.04	0.00	0.00	4.70	3.00
42.00	4.05	0.04	0.00	0.00	4.76	3.00
43.00	4.17	0.04	0.00	0.00	4.82	3.00
44.00	4.29	0.04	0.00	0.00	4.89	3.00
45.00	4.40	0.04	0.00	0.00	4.95	3.00
46.00	4.52	0.04	0.00	0.00	5.01	3.00
47.00	4.64	0.04	0.00	0.00	5.08	3.00
48.00	4.76	0.04	0.00	0.00	5.14	3.00
49.00	4.89	0.05	0.00	0.00	5.21	3.00
50.00	5.02	0.05	0.00	0.00	5.28	3.00
51.00	5.18	0.06	0.00	0.00	5.36	3.00
52.00	5.35	0.07	0.00	0.00	5.45	3.00
53.00	5.58	0.09	0.00	0.00	5.56	3.00
54.00	5.86	0.11	0.00	0.01	5.54	3.00
55.00	6.19	0.13	0.00	0.02	5.55	3.00
56.00	6.57	0.14	0.56	0.04	5.51	3.00
57.00	7.02	0.17	0.00	0.05	5.49	3.00
58.00	7.58	0.21	0.56	0.06	5.53	3.00
59.00	8.32	0.30	0.56	0.08	5.57	3.00
60.00	13.45	2.90	0.56	0.12	6.34	3.00
61.00	14.92	0.47	0.56	0.17	6.31	3.00
62.00	15.60	0.24	0.56	0.21	5.79	3.00
63.00	16.02	0.15	0.00	0.24	5.50	3.00
64.00	16.42	0.15	0.00	0.25	5.55	3.00
65.00	16.66	0.09	0.00	0.26	5.54	3.00
66.00	16.90	0.09	0.00	0.27	5.51	3.00
67.00	17.14	0.09	0.00	0.28	5.48	3.00
68.00	17.37	0.09	0.56	0.29	5.52	3.00
69.00	17.53	0.06	0.00	0.29	5.54	3.00
70.00	17.69	0.06	0.00	0.29	5.46	3.00
71.00	17.85	0.06	0.00	0.29	5.55	3.00
72.00	18.01	0.06	0.00	0.30	5.48	3.00
73.00	18.01	0.00	0.00	0.30	5.50	3.00
74.00	18.01	0.00	0.00	0.30	5.50	3.00
75.00	18.01	0.00	0.00	0.30	5.50	3.00
76.00	18.01	0.00	0.00	0.30	5.50	3.00
77.00	18.01	0.00	0.00	0.30	5.50	3.00
78.00	18.01	0.00	0.00	0.30	5.50	3.00
79.00	18.01	0.00	0.00	0.30	5.50	3.00
80.00	18.01	0.00	0.00	0.30	5.50	3.00

Structure: 2

From Basin: SITE

To Basin: Offsitet

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.08	0.00	0.00	0.00	3.00	3.00
2.00	0.16	0.00	0.00	0.00	3.00	3.00
3.00	0.24	0.00	0.00	0.00	3.00	3.00
4.00	0.32	0.01	0.00	0.00	3.01	3.00
5.00	0.40	0.01	0.00	0.00	3.03	3.00
6.00	0.48	0.01	0.00	0.00	3.05	3.00
7.00	0.56	0.02	0.00	0.00	3.07	3.00
8.00	0.64	0.02	0.00	0.00	3.09	3.00
9.00	0.73	0.02	0.00	0.00	3.12	3.00
10.00	0.81	0.02	0.00	0.00	3.15	3.00
11.00	0.89	0.02	0.00	0.00	3.18	3.00
12.00	0.97	0.02	0.00	0.00	3.21	3.00
13.00	1.05	0.02	0.00	0.00	3.25	3.00
14.00	1.13	0.02	0.00	0.00	3.28	3.00
15.00	1.21	0.02	0.00	0.00	3.32	3.00
16.00	1.29	0.02	0.00	0.00	3.35	3.00
17.00	1.37	0.03	0.00	0.00	3.39	3.00
18.00	1.45	0.03	0.00	0.00	3.43	3.00
19.00	1.53	0.03	0.00	0.00	3.47	3.00
20.00	1.61	0.03	0.00	0.00	3.51	3.00
21.00	1.69	0.03	0.00	0.00	3.54	3.00
22.00	1.77	0.03	0.00	0.00	3.58	3.00
23.00	1.85	0.03	0.00	0.00	3.62	3.00
24.00	1.93	0.03	0.00	0.00	3.66	3.00
25.00	2.05	0.04	0.00	0.00	3.72	3.00
26.00	2.17	0.04	0.00	0.00	3.78	3.00
27.00	2.29	0.04	0.00	0.00	3.84	3.00
28.00	2.41	0.04	0.00	0.00	3.90	3.00
29.00	2.52	0.04	0.00	0.00	3.96	3.00
30.00	2.64	0.04	0.00	0.00	4.02	3.00
31.00	2.76	0.04	0.00	0.00	4.08	3.00
32.00	2.88	0.04	0.00	0.00	4.14	3.00
33.00	2.99	0.04	0.00	0.00	4.20	3.00
34.00	3.11	0.04	0.00	0.00	4.26	3.00
35.00	3.23	0.04	0.00	0.00	4.32	3.00
36.00	3.35	0.04	0.00	0.00	4.39	3.00
37.00	3.46	0.04	0.00	0.00	4.45	3.00
38.00	3.58	0.04	0.00	0.00	4.51	3.00
39.00	3.70	0.04	0.00	0.00	4.57	3.00
40.00	3.82	0.04	0.00	0.00	4.63	3.00
41.00	3.93	0.04	0.00	0.00	4.70	3.00
42.00	4.05	0.04	0.00	0.00	4.76	3.00
43.00	4.17	0.04	0.00	0.00	4.82	3.00
44.00	4.29	0.04	0.00	0.00	4.89	3.00
45.00	4.40	0.04	0.00	0.00	4.95	3.00
46.00	4.52	0.04	0.00	0.00	5.01	3.00
47.00	4.64	0.04	0.00	0.00	5.08	3.00
48.00	4.76	0.04	0.00	0.00	5.14	3.00
49.00	4.89	0.05	0.00	0.00	5.21	3.00
50.00	5.02	0.05	0.00	0.00	5.28	3.00
51.00	5.18	0.06	0.00	0.00	5.36	3.00
52.00	5.35	0.07	0.00	0.00	5.45	3.00
53.00	5.58	0.09	0.00	0.00	5.56	3.00
54.00	5.86	0.11	0.00	0.00	5.54	3.00
55.00	6.19	0.13	0.00	0.00	5.55	3.00
56.00	6.57	0.14	0.00	0.00	5.51	3.00
57.00	7.02	0.17	0.00	0.00	5.49	3.00
58.00	7.58	0.21	0.00	0.00	5.53	3.00
59.00	8.32	0.30	0.00	0.00	5.57	3.00
60.00	13.45	2.90	0.56	0.01	6.34	3.00
61.00	14.92	0.47	0.56	0.06	6.31	3.00
62.00	15.60	0.24	0.00	0.07	5.79	3.00
63.00	16.02	0.15	0.00	0.07	5.50	3.00
64.00	16.42	0.15	0.00	0.07	5.55	3.00
65.00	16.66	0.09	0.00	0.07	5.54	3.00
66.00	16.90	0.09	0.00	0.07	5.51	3.00
67.00	17.14	0.09	0.00	0.07	5.48	3.00
68.00	17.37	0.09	0.00	0.07	5.52	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	17.53	0.06	0.00	0.07	5.54	3.00
70.00	17.69	0.06	0.00	0.07	5.46	3.00
71.00	17.85	0.06	0.00	0.07	5.55	3.00
72.00	18.01	0.06	0.00	0.07	5.48	3.00
73.00	18.01	0.00	0.00	0.07	5.50	3.00
74.00	18.01	0.00	0.00	0.07	5.50	3.00
75.00	18.01	0.00	0.00	0.07	5.50	3.00
76.00	18.01	0.00	0.00	0.07	5.50	3.00
77.00	18.01	0.00	0.00	0.07	5.50	3.00
78.00	18.01	0.00	0.00	0.07	5.50	3.00
79.00	18.01	0.00	0.00	0.07	5.50	3.00
80.00	18.01	0.00	0.00	0.07	5.50	3.00

Structure: 3

From Basin: SITE

To Basin: Offsitet

Structure Type: Pump

On Elev = 6.5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.08	0.00	0.00	0.00	3.00	3.00
2.00	0.16	0.00	0.00	0.00	3.00	3.00
3.00	0.24	0.00	0.00	0.00	3.00	3.00
4.00	0.32	0.01	0.00	0.00	3.01	3.00
5.00	0.40	0.01	0.00	0.00	3.03	3.00
6.00	0.48	0.01	0.00	0.00	3.05	3.00
7.00	0.56	0.02	0.00	0.00	3.07	3.00
8.00	0.64	0.02	0.00	0.00	3.09	3.00
9.00	0.73	0.02	0.00	0.00	3.12	3.00
10.00	0.81	0.02	0.00	0.00	3.15	3.00
11.00	0.89	0.02	0.00	0.00	3.18	3.00
12.00	0.97	0.02	0.00	0.00	3.21	3.00
13.00	1.05	0.02	0.00	0.00	3.25	3.00
14.00	1.13	0.02	0.00	0.00	3.28	3.00
15.00	1.21	0.02	0.00	0.00	3.32	3.00
16.00	1.29	0.02	0.00	0.00	3.35	3.00
17.00	1.37	0.03	0.00	0.00	3.39	3.00
18.00	1.45	0.03	0.00	0.00	3.43	3.00
19.00	1.53	0.03	0.00	0.00	3.47	3.00
20.00	1.61	0.03	0.00	0.00	3.51	3.00
21.00	1.69	0.03	0.00	0.00	3.54	3.00
22.00	1.77	0.03	0.00	0.00	3.58	3.00
23.00	1.85	0.03	0.00	0.00	3.62	3.00
24.00	1.93	0.03	0.00	0.00	3.66	3.00
25.00	2.05	0.04	0.00	0.00	3.72	3.00
26.00	2.17	0.04	0.00	0.00	3.78	3.00
27.00	2.29	0.04	0.00	0.00	3.84	3.00
28.00	2.41	0.04	0.00	0.00	3.90	3.00
29.00	2.52	0.04	0.00	0.00	3.96	3.00
30.00	2.64	0.04	0.00	0.00	4.02	3.00
31.00	2.76	0.04	0.00	0.00	4.08	3.00
32.00	2.88	0.04	0.00	0.00	4.14	3.00
33.00	2.99	0.04	0.00	0.00	4.20	3.00
34.00	3.11	0.04	0.00	0.00	4.26	3.00
35.00	3.23	0.04	0.00	0.00	4.32	3.00
36.00	3.35	0.04	0.00	0.00	4.39	3.00
37.00	3.46	0.04	0.00	0.00	4.45	3.00
38.00	3.58	0.04	0.00	0.00	4.51	3.00
39.00	3.70	0.04	0.00	0.00	4.57	3.00
40.00	3.82	0.04	0.00	0.00	4.63	3.00
41.00	3.93	0.04	0.00	0.00	4.70	3.00
42.00	4.05	0.04	0.00	0.00	4.76	3.00
43.00	4.17	0.04	0.00	0.00	4.82	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
44.00	4.29	0.04	0.00	0.00	4.89	3.00
45.00	4.40	0.04	0.00	0.00	4.95	3.00
46.00	4.52	0.04	0.00	0.00	5.01	3.00
47.00	4.64	0.04	0.00	0.00	5.08	3.00
48.00	4.76	0.04	0.00	0.00	5.14	3.00
49.00	4.89	0.05	0.00	0.00	5.21	3.00
50.00	5.02	0.05	0.00	0.00	5.28	3.00
51.00	5.18	0.06	0.00	0.00	5.36	3.00
52.00	5.35	0.07	0.00	0.00	5.45	3.00
53.00	5.58	0.09	0.00	0.00	5.56	3.00
54.00	5.86	0.11	0.00	0.00	5.54	3.00
55.00	6.19	0.13	0.00	0.00	5.55	3.00
56.00	6.57	0.14	0.00	0.00	5.51	3.00
57.00	7.02	0.17	0.00	0.00	5.49	3.00
58.00	7.58	0.21	0.00	0.00	5.53	3.00
59.00	8.32	0.30	0.00	0.00	5.57	3.00
60.00	13.45	2.90	0.00	0.00	6.34	3.00
61.00	14.92	0.47	0.00	0.01	6.31	3.00
62.00	15.60	0.24	0.00	0.01	5.79	3.00
63.00	16.02	0.15	0.00	0.01	5.50	3.00
64.00	16.42	0.15	0.00	0.01	5.55	3.00
65.00	16.66	0.09	0.00	0.01	5.54	3.00
66.00	16.90	0.09	0.00	0.01	5.51	3.00
67.00	17.14	0.09	0.00	0.01	5.48	3.00
68.00	17.37	0.09	0.00	0.01	5.52	3.00
69.00	17.53	0.06	0.00	0.01	5.54	3.00
70.00	17.69	0.06	0.00	0.01	5.46	3.00
71.00	17.85	0.06	0.00	0.01	5.55	3.00
72.00	18.01	0.06	0.00	0.01	5.48	3.00
73.00	18.01	0.00	0.00	0.01	5.50	3.00
74.00	18.01	0.00	0.00	0.01	5.50	3.00
75.00	18.01	0.00	0.00	0.01	5.50	3.00
76.00	18.01	0.00	0.00	0.01	5.50	3.00
77.00	18.01	0.00	0.00	0.01	5.50	3.00
78.00	18.01	0.00	0.00	0.01	5.50	3.00
79.00	18.01	0.00	0.00	0.01	5.50	3.00
80.00	18.01	0.00	0.00	0.01	5.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	53.20	0.00	0.00
2	0.56	60.00	0.00	0.00
3	0.56	60.40	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	6.53	60.40	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.53	0.00	0.39	0.00	0.14	0.00



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

December 6, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 6, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Joaquin E. Vargas
Traf Tech Engineering, Inc.
8400 N University Drive, Suite 309

Dear Joaquin E. Vargas:

RE: Pre-Application Review for **Category B Driveway**, Pre-Application Meeting Date: **12/5/2024**

Broward County - Fort Lauderdale; SR 736; Sec. # 86210000; MP: 3.5; Access Class - 6;
Posted Speed - 35; SIS - Influence Area; FDOT Ref. Project: Jeffrey Robbert (444118.1)

Request: Proposed right-in/right-out driveway along the north side of SR 736 located approximately 22 feet from the west property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **111 & 113 W Davie Blvd Storage – 111 & 113 West Davie Boulevard**
Property Owner: **Las Olas Investments & Holdings Inc.**; Parcel Size: **0.36 Acres**
Development Size: **51,163 SF Self Storage**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- Place No U-Turn (R3-4) signage at the existing median nose adjacent to the property to prohibit eastbound vehicles from u-turning to access the property.
- Coordinate with Florida East Coast ("FEC") to remove and restore the existing driveway bifurcated by property lines located directly west of the proposed driveway.
- The remaining existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

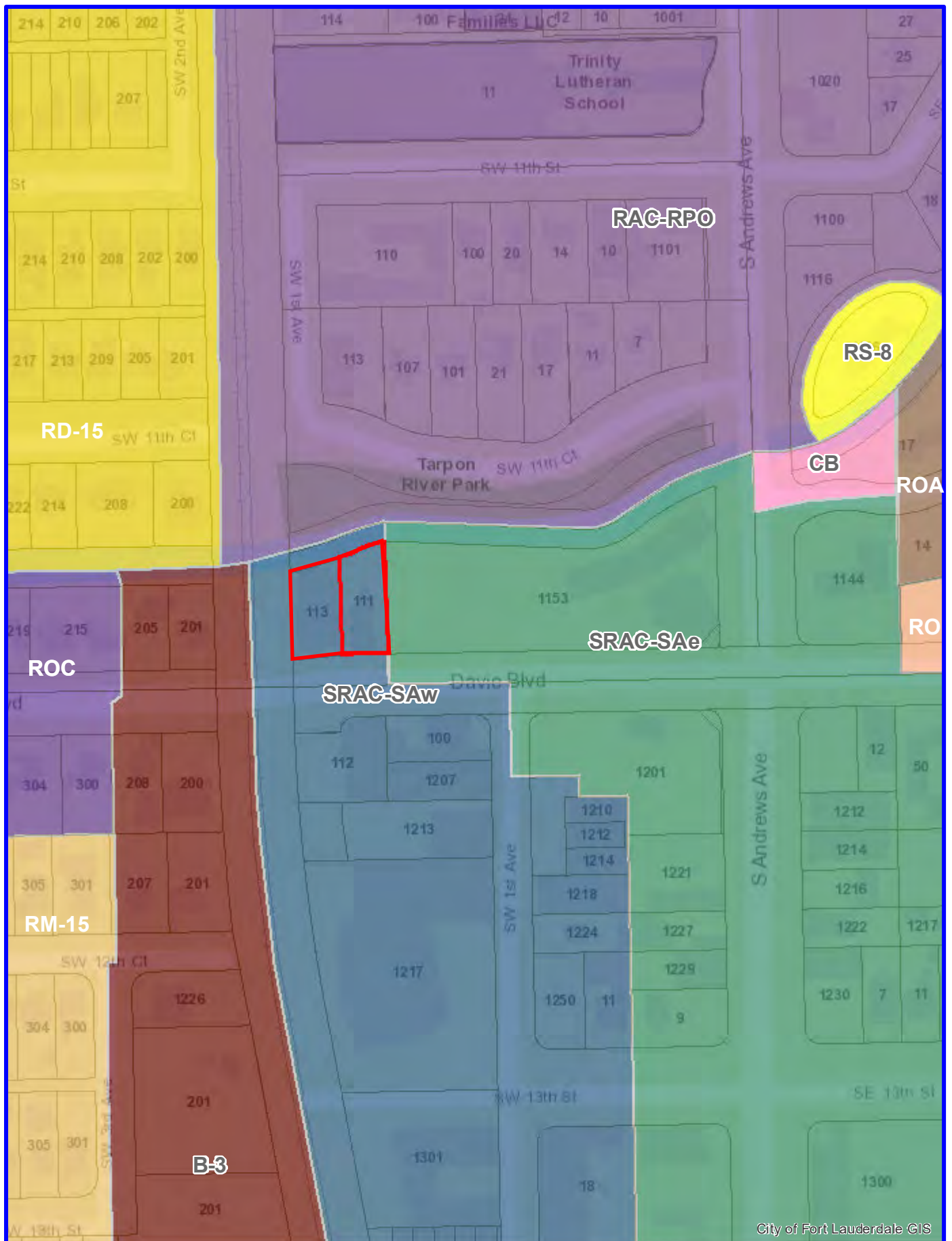

2024.12.06 16:
18:49 -05'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-12-05 & AMRC\Pre-App 03 - 86210000 MP 3.50 SR 736 111 & 113 W Davie Blvd Storage\86210000 MP 3.50 SR 736 111 & 113 W Davie Blvd Storage.docx

www.fdot.gov | www.d4fdot.com



CITY OF FORT LAUDERDALE

Self Storage - Zoning Map



0 90 180 Feet

GIS
Fort Lauderdale



City of Fort Lauderdale GIS



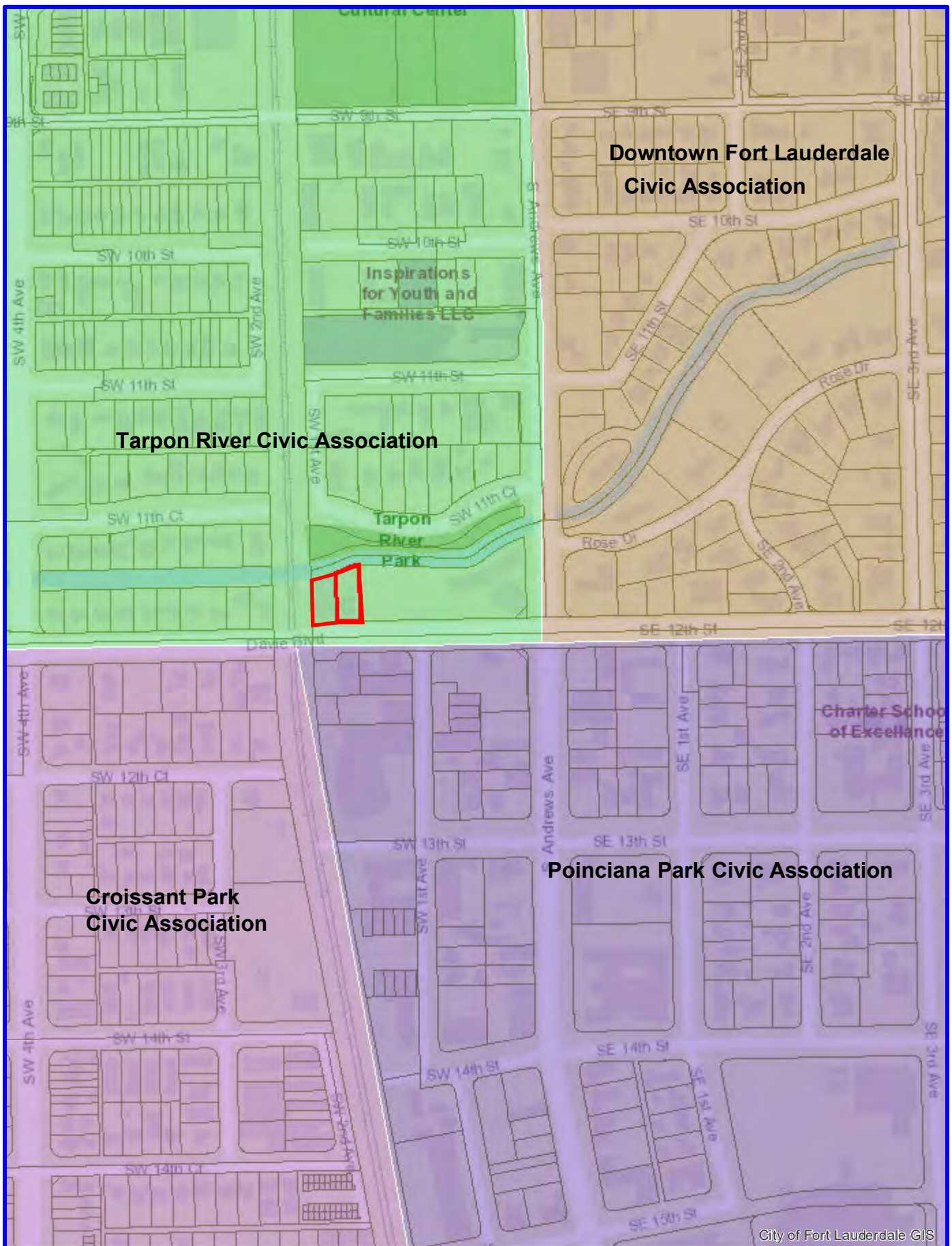
CITY OF FORT LAUDERDALE

Self Storage - Land Use Map



0 90 180 Feet

GIS
Fort Lauderdale



CITY OF FORT LAUDERDALE

Self Storage - Neighborhood Assoc. Map



0 190 380 Feet

GIS
Fort Lauderdale



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an ☒ for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

☒ DEVELOPMENT REVIEW COMMITTEE ☐ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: UDP-525025

PROPERTY: 111 W Drexel Boulevard

MEETING DATE: 7/22/25

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Atsial Backman LLP

APPEAL REQUEST: No

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

1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an ☒ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- b. Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be canceled.

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- b. Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be canceled.

☐ PROJECT PRESENTATION MEETING

- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be canceled.

☐ 10-DAY PUBLIC SIGN NOTICE or ☐ 15-DAY PUBLIC SIGN NOTICE

- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- b. That (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be canceled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF :

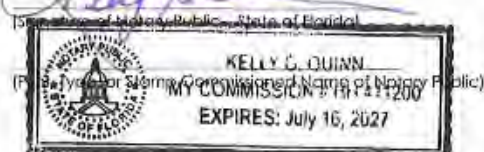
The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this y of , 2022, by who is personally known to me or who has produced a as identification.

[SEAL]

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this day of , 2022, by Sara Thompson Authorized Representative Atsial Backman LLP of Swagell Development LLC, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.





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

Detail by Entity Name

Florida Limited Liability Company
SEGALL DEVELOPMENT, LLC

Filing Information

Document Number	L07000122685
FEI/EIN Number	26-1922604
Date Filed	12/11/2007
Effective Date	12/11/2007
State	FL
Status	ACTIVE

Principal Address

110 Grand Palms Drive,
Pembroke Pines, FL 33027

Changed: 01/22/2025

Mailing Address

110 Grand Palms Drive
Pembroke Pines, FL 33027

Changed: 01/22/2025

Registered Agent Name & Address

Bello, Robert G
110 Grand Palms Drive
Pembroke Pines, FL 33027

Name Changed: 01/22/2025

Address Changed: 01/22/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

SEGALL, RONALD H
110 Grand Palms Drive
Pembroke Pines, FL 33027

Title MGRM

SEGALL, ALAN M
110 Grand Palms Drive
Pembroke Pines, FL 33027

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/30/2024
2025	01/22/2025

Document Images

01/22/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
04/15/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
01/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
03/12/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
07/14/2008 -- ANNUAL REPORT	View image in PDF format
12/11/2007 -- Florida Limited Liability	View image in PDF format

AUTHORIZATION OF REPRESENTATION

SEGALL DEVELOPMENT LLC certifies that it is the Owner of the subject property located at 113 W. Davie Boulevard, Fort Lauderdale, Broward County, Florida ("Property") and authorizes MISKEL BACKMAN, LLP and/or CRAIG LOWY, as agents, to appear at any meetings and communicate with any City of Fort Lauderdale officials or staff necessary relating to land use and zoning entitlements for the Property.

SEGALL DEVELOPMENT LLC

By: Alan Segall / Pres
Print Name/Title

[Signature]
Signature

110 Grand Palms Dr
Address

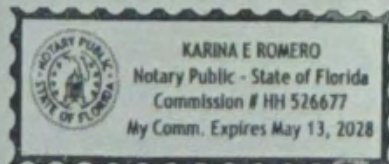
Pembroke Pines, FL 33027
City/State/Zip

954-275-8323
Phone

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025 by Alan Segall, who is personally known to me or who has produced ID as identification.



NOTARY PUBLIC:

Sign: Karina E. Romero

Print: Karina E. Romero

My Commission Expires: 5/13/2028

From: [City of Fort Lauderdale-No Reply](#)
To: [Blake Kidwell](#)
Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-25060005
Date: Tuesday, June 17, 2025 11:40:43 AM



LauderBuild Application Documents Received

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-25060005** at **111 W DAVIE BLVD**. You will be notified by email if any additional information is required for review. Plan review will not begin until the application package has been determined to be complete.

You may visit [LauderBuild](#) to review the processing status at any time by going to the **Record Details page** and selecting **Record Info > Processing Status** or **Plan Room > Summary**, if you are logged in to your account.

Thank you,
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Open 8 am to 3 pm
954-828-6520

June 17, 2025

Public Works / Engineering
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: **111 W. DAVIE BLVD STORAGE**
111 W. Davie Blvd, Fort Lauderdale, FL 33315
Estimated Water and Wastewater Flow Allocation
FES # 25-1862.00 / DRC Case# TBD

To Whom It May Concern:

Please accept this letter as a written request for a letter of service availability for the above referenced project.

The proposed project will include 50,112 SF of Self Service Storage space.

The property was previously occupied by 1,836 SF of Merchandising space.

Estimated Water and Sewer Flow Generation was calculated per City of Fort Lauderdale, Department of Public Services, Guidelines for the Calculation of Sanitary Sewer Connection fees.

Proposed Service Demand:

50,112 SF (Self Service Storage C08) x 0.068 ERC/1,000sf = 3.41 ERC's

Existing Service Demand:

1,836 SF (Merchandising C05) x 0.550 ERC/1,000sf = 1.01 ERC's

Total Proposed Demand = 3.41 ERC's

Total Existing Demand = 1.01 ERC's

Total Net New Demand = 2.40 ERC's

If you have any questions please call.

Respectfully,



Blake Kidwell
Flynn Engineering Services, P.A.

New to the LauderBuild Plan Room (LPR)? We would recommend reviewing the [LPR Quick Start Guide](#) to ensure you are prepared to submit your application to avoid delays in processing. You can also visit the [City LauderBuild Plan Room](#) page for more details, help and video tutorials! Question about fees? Review the [DSD Fee Schedules](#).



1. Submittal Queue

2. Review

3. Receipt/Record
issuance

Step 3: Receipt/Record issuance

Receipt



Thank you!
Please keep a copy of this confirmation for your records.

111 W DAVIE BLVD, FORT LAUDERDALE FL 33315

BLD-ADDVER-
25060016



Site Address	111 W DAVIE BOULEVARD, FORT LAUDERDALE FL 33315	ID #	5042 10 72 0050
Property Owner	SEGALL DEVELOPMENT LLC	Millage	0312
Mailing Address	1806 N FLAMINGO RD #435 PEMBROKE PINES FL 33028	Use	17-01
Abbr Legal Description	PLACIDENA UNIT B 5-8 B LOT 9 LESS S 15 FOR ST BLK 8		

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

* 2025 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$407,550	\$347,140	\$754,690	\$541,450	
2024	\$244,530	\$347,140	\$591,670	\$492,230	\$11,439.30
2023	\$203,780	\$91,800	\$295,580	\$295,580	\$7,180.27

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$754,690	\$754,690	\$754,690	\$754,690
Portability	0	0	0	0
Assessed/SOH	\$541,450	\$754,690	\$541,450	\$541,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$541,450	\$754,690	\$541,450	\$541,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/27/2025	WD*-E	\$1,726,700	120030766	\$50.00	8,151	SF
8/1/2002	WD*	\$362,500	33566 / 395			
12/1/1982	WD	\$143,000	10554 / 623			
6/1/1980	WD	\$80,000				
10/1/1963	WD	\$13,000				
				Adj. Bldg. S.F. (Card, Sketch)		1836
				Eff./Act. Year Built: 1980/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
1836						8151		



Site Address	113 W DAVIE BOULEVARD, FORT LAUDERDALE FL 33315	ID #	5042 10 72 0060
Property Owner	SEGALL DEVELOPMENT LLC	Millage	0312
Mailing Address	1806 N FLAMINGO RD #435 PEMBROKE PINES FL 33028	Use	10-01
Abbr Legal Description	PLACIDENA UNIT B 5-8 B LOT 10 LESS BEG SW COR OF LOT 10,E 63.78,NLY 15,WLY 64.04, SLY 9.16 TO POB BLK 8		

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

* 2025 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2025*	\$378,250		\$378,250	\$187,890		
2024	\$378,250		\$378,250	\$170,810	\$4,633.16	
2023	\$378,250		\$378,250	\$155,290	\$4,505.46	
2025* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$378,250	\$378,250	\$378,250	\$378,250		
Portability	0	0	0	0		
Assessed/SOH	\$187,890	\$378,250	\$187,890	\$187,890		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$187,890	\$378,250	\$187,890	\$187,890		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/27/2025	WD*-E	\$1,726,700	120030766	\$50.00	7,565	SF
8/1/2002	WD*	\$362,500	33566 / 395			
7/1/1980	WD	\$80,000	8998 / 733			
5/1/1964	WD	\$20,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						7565		