DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

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)	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	☒ LEVEL III PLANNING AND ZONING BOARD (PZB)	☐ LEVEL IV CITY COMMISSION (CC)
☐ New nonresidential less than 5,000 square feet ☐ Change of use (same impact or less than existing use) ☐ Plat note/Nonvehicular access line amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Property and right-of-way applications (MOTs, construction staging) ☐ Parking Agreements (separate from site plans)	☐ 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 great impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Design Review Team (DRT) ☐ Affordable Housing (≥10%)	☐ 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	☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach ☐ Development of Significant Impact* ☐ Vacation of Right-of-Way ☐ City Commission Review Only *(review not required by PZB)* ☐ Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	**COMPLETE SECTIONS B, C, D, E, F**	**COMPLETE SECTIONS B, C, D, E, F**	**COMPLETE SECTIONS B, C, D, E, F**

☐ EXTENSION	☐ DEFERRAL	☐ APPEAL/DE NOVO	☐ PROPERTY AND ROW ITEM
Request to extend approval date for a previously approved application	Request to defer after an application is scheduled for public hearing	☐ Appeal decision by approving body ☐ De Novo hearing items	☐ Road closures ☐ Construction staging plan ☐ Revocable licenses
COMPLETE SECTIONS B, C, H	**COMPLETE SECTIONS B, C, H**	**COMPLETE SECTIONS B, C, H**	**COMPLETE SECTIONS B, C, E**

**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	904 E. Las Olas C/O Urban Street Development	**Authorized Agent**	Lochrie & Chakas, P.A.
Address	17 W LAS OLAS BLVD	**Address**	699 N Federal Highway, Suite 400
City, State, Zip	FORT LAUDERDALE FL 33301	**City, State, Zip**	Fort Lauderdale, FL 33304
Phone	954-629-7608	**Phone**	954.779.1119
Email		**Email**	rlochrie@lochrielaw.com
Proof of Ownership	Tax Record	**Authorization Letter**	Letter Attached
Applicant Signature:		**Agent Signature:**	Andrew Schein Digitally signed by Andrew Schein DN: cn=Andrew Schein, o, ou, email=AScheln@Lochrielaw.com, c=US Date: 2024.01.11 16:02:07 -05'00'

C PARCEL INFORMATION

Address/General Location	904 E LAS OLAS BOULEVARD
Folio Number(s)	504211010600
Legal Description *(Brief)*	COLEE HAMMOCK 1-17 B LOT 14 LESS N 10 FOR ST, 15 LESS N 10 FOR ST BLK 13
City Commission District	4
Civic Association	Colee Hammock Homeowners Assoc.

D LAND USE INFORMATION

Existing Use	COMMERCIAL
Land Use	COMMERCIAL
Zoning	B-1
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	
Proposed Zoning	

E PROJECT INFORMATION

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

Project Name	904 E LAS OLAS BLVD.														
Project Description *(Describe in detail)*	Site Plan Approval with a Parking Reduction														
Estimated Project Cost	$ *(Estimated total project cost including land costs for all new development applications only)*														
Affordable Housing Number of Units		**30%**		**50%**		**60%**		**80%**		**100%**		**120%**		**140%**	

Waterway Use	No
Flex Units Request	No
Commercial Flex Acreage	No
Residential Uses	
Single Family	
Townhouses	
Multifamily	
Cluster/Zero Lot Line	
Other	
Total *(dwelling units)*	
Unit Mix *(dwelling units)*	Studio or Efficiency / 1-Bedroom / 2-Bedroom / 3+ Bedroom

Traffic Study Required	No
Parking Reduction	Yes
Public Participation	Yes
Non-Residential Uses	
Commercial	4,234 SF
Restaurant	5,723 SF
Office	
Industrial	
Other	
Total *(square feet)*	9,957 SF

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)*	NONE	13,500 SF / 0.3099 ACRES
Lot Density *(Units/acres)*	N/A	N/A
Lot Width	NONE	100'
Building Height *(Feet)*	150'	28'-2"
Structure Length	NONE	91.6 X 122.9'
Floor Area Ratio *(F.A.R)*	None	N/A
Lot Coverage	NONE	12,338 SF
Open Space	NONE	1,164 SF
Landscape Area	NONE	283 SF
Parking Spaces	206	None (parking reduction)
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front [_N_]	MIN. 5.0'	6.5'
Side [_W_]	MIN. 5.0'	8.4'
Corner / Side [_S_]	MIN. 3.0'	5.6'
Rear [_E_]	0'	0'

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

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

G AMENDED PROJECT INFORMATION

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

Project Name	
Proposed Amendment Description *(Describe in detail)*	

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

H EXTENSION, DEFERRAL, APPEAL INFORMATION

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

Project Name	
Request Description	

EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		**Approving Body**		**Approving Body**	
Original Approval Date		**Scheduled Meeting Date**		**30 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Submittal Deadline)*		**Requested Deferral Date**		**60 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Issuance Deadline)*		**Previous Deferrals Granted**		**Appeal Request**	

Requested Extension *(No more than 24 months)*		**Justification Letter Provided**		**Indicate Approving Body Appealing**	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*				**De Novo Hearing Due to City Commission Call-Up**	

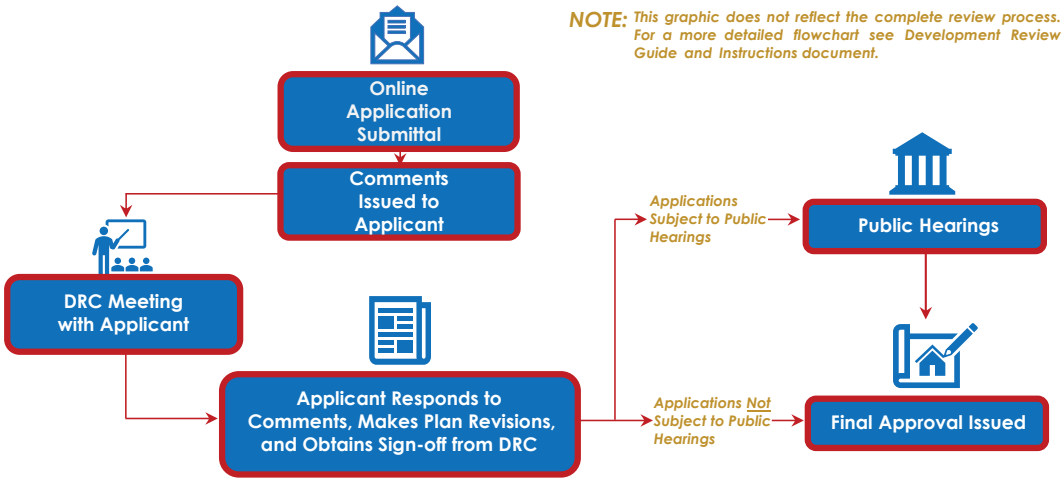
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: 12/19/2023 **PROVIDE DATE**
- ☒ **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** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- ☒ **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 the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays 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: The entire development review process flowchart can be found in the Development Application Guide and Instructions document. Below is a quick reference flowchart with key steps in the process to guide applicants.



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

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5	DSD Customer Service 954-828-6520, Option 1
planning@fortlauderdale.gov	lauderbuild@fortlauderdale.gov

PROJECT:

904 E. Las Olas Blvd.

DRC SITE PLAN LEVEL III (UDP-S24002)
WITH PARKING REDUCTION

904 E. LAS OLAS BOULEVARD,

Fort Lauderdale FL 33301

OWNER:

904 ELO, LLC / URBAN STREET DEVELOPMENT
904 E Las Olas Blvd., Ft. Lauderdale, FL
954-629-7608

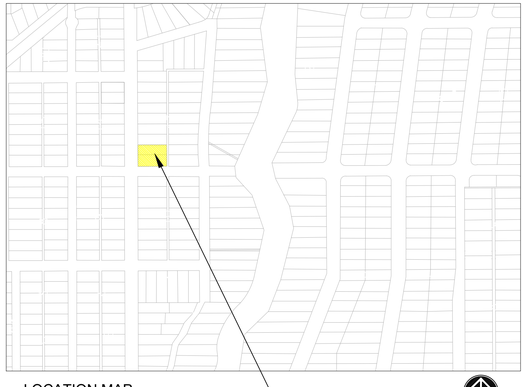
PROJECT TEAM:

LAND USE ATTORNEY
LOCHRIE & CHAKAS, P.A.
1401 E Broward Blvd., STE 303, Ft. Lauderdale, FL
954.779.1119

ARCHITECT
ARCHITECTURAL ALLIANCE
612 SW 4th Ave., Ft. Lauderdale, FL
954.764.8858

LANDSCAPE ARCHITECT
PALMETTO
1520 NE 28th Drive, Wilton Manors, FL
954.766.4572

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



LOCATION MAP
NTS

DRC SHEET INDEX

FRANCHISE UTILITY PROVIDERS:

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

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

Drawn by GCA	Date 01/12/24
Proj. Mgr. SROD	Plot Date 01/12/24
Appr. by JMF	
Job No. 23-1776.00	

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

FLORIDA EAST STATE PLANE COORDINATE SYSTEM (NAD83)

NOTES:

There are no other easements, road reservations, or rights-of-ways of record affecting this property per Chicago Title Insurance Company Commitment Order No. 4570821, dated October 2, 2013 at 11:00P.M.

6) Matters per Plat Book 1. Page 17 of the Public Records of Broward County, Florida affects this property as shown (no easements on plat).
7) Intentionally Deleted.
8) Intentionally Deleted.

FLOOD ZONE LEGEND

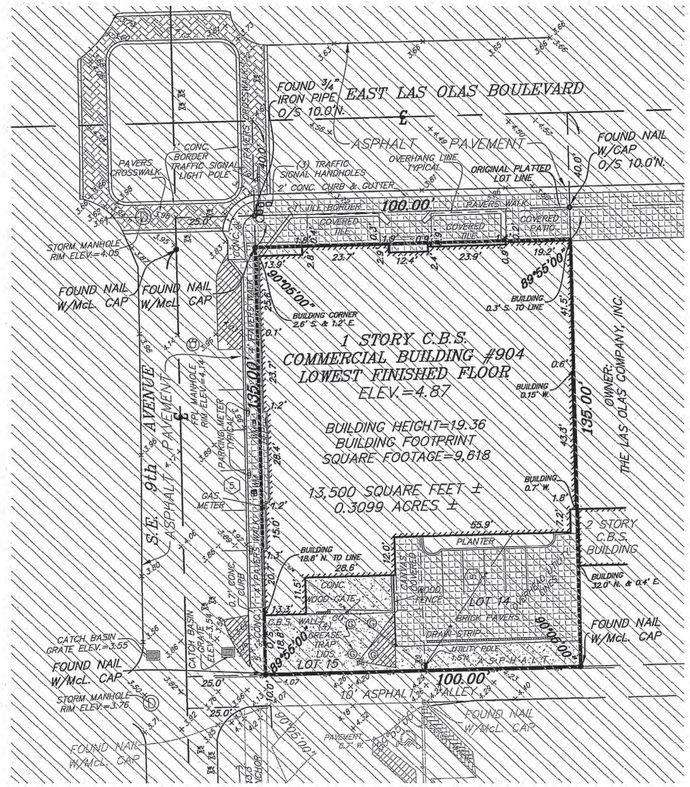
ZONE "AH" =(EL=5.0)

ZONE "X" =0.2% ANNUAL CHANCE OF FLOOD HAZARD

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
℄ = BASE LINE
B.O.S. = BOTTOM OF STRUCTURE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.E.P. = CENTRAL ENERGY PLANT
CH. = CHORD
CH.BRG. = CHORD BEARING
℄ = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.M.P. = CORRUGATED MIDDLE PIPE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.I.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
F/K/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
GV = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
HAG = HIGHEST ADJACENT GRADE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LAG = LOWEST ADJACENT GRADE
LB = LICENSED BUSINESS
L.P.G. = LIQUID PROPANE GAS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
(8) = PARKING SPACES

MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(10) = METAL LIGHT POLE
± = MORE OR LESS
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P.C. = STATE PLANE COORDINATE
SQ./FT. = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
T.O.W. = TOP OF WALL
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= ELECTRIC VEHICLE PARKING SPACE
= NON-VEHICULAR ACCESS LINE



NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an authorized surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

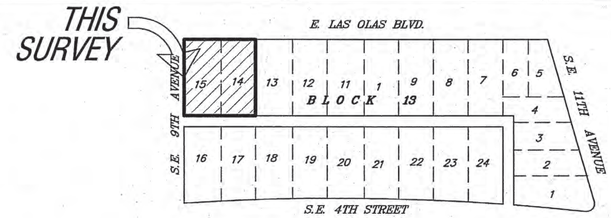
6) Reference Bench Mark: City of Fort Lauderdale BM # SE145, Elevation= 4.041 (NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 1.2, Elev. = 7.24

8) This property lies in Flood Zones "AH", Elev.=5.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.

9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/



Location Sketch

Not To Scale

Legal Description

Lots 14 and 15, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat book 1, Page 17, of the Public Records of Broward County, Florida, LESS AND EXCEPT the north 10 feet thereof.

A/K/A:
Lots 14 and 15, less the North 10 feet thereof, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Broward County, Florida.

All of land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 13,500 square feet or 0.3099 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Jerald A McLaughlin
Date: 2023.12.07 11:21:18 -05'00'

JERALD A. McLAUGHLIN — 10-26-2023
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5269 — DATE
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

FIELD DATE	10-26-2023
FIELD BOOK NO.	TDS
FIELD BOOK PG.	N/A
FIELD CREW	C.W./C.A.
DRAWN:	KT

RECORD LAND SURVEY

URBAN STREET DEVELOPMENT

904 E. LAS OLAS BOULEVARD
BLOCK 13, LOTS 14, & 15
CITY OF FORT LAUDERDALE & BROWARD COUNTY
STATE OF FLORIDA

McLAUGHLIN ENGINEERING CO.
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT ASSOCIATES, INC.
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.259.1764
GEORGETOWN, DE 302.295.1010
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.763.7611

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JST	JAM	10-26-2023	1" = 30'	15-230463-00	1 OF 1

T:\Surveys\2023\15-230463-00-UrbanStreetDev-904ELasOlasBlvd-FtLaud-FL-JST\DRAWINGS\15-230463-00\15-230463-00 N.dwg, 12/7/2023 10:58:04 AM, LANIER MP Direct

10670 1-17

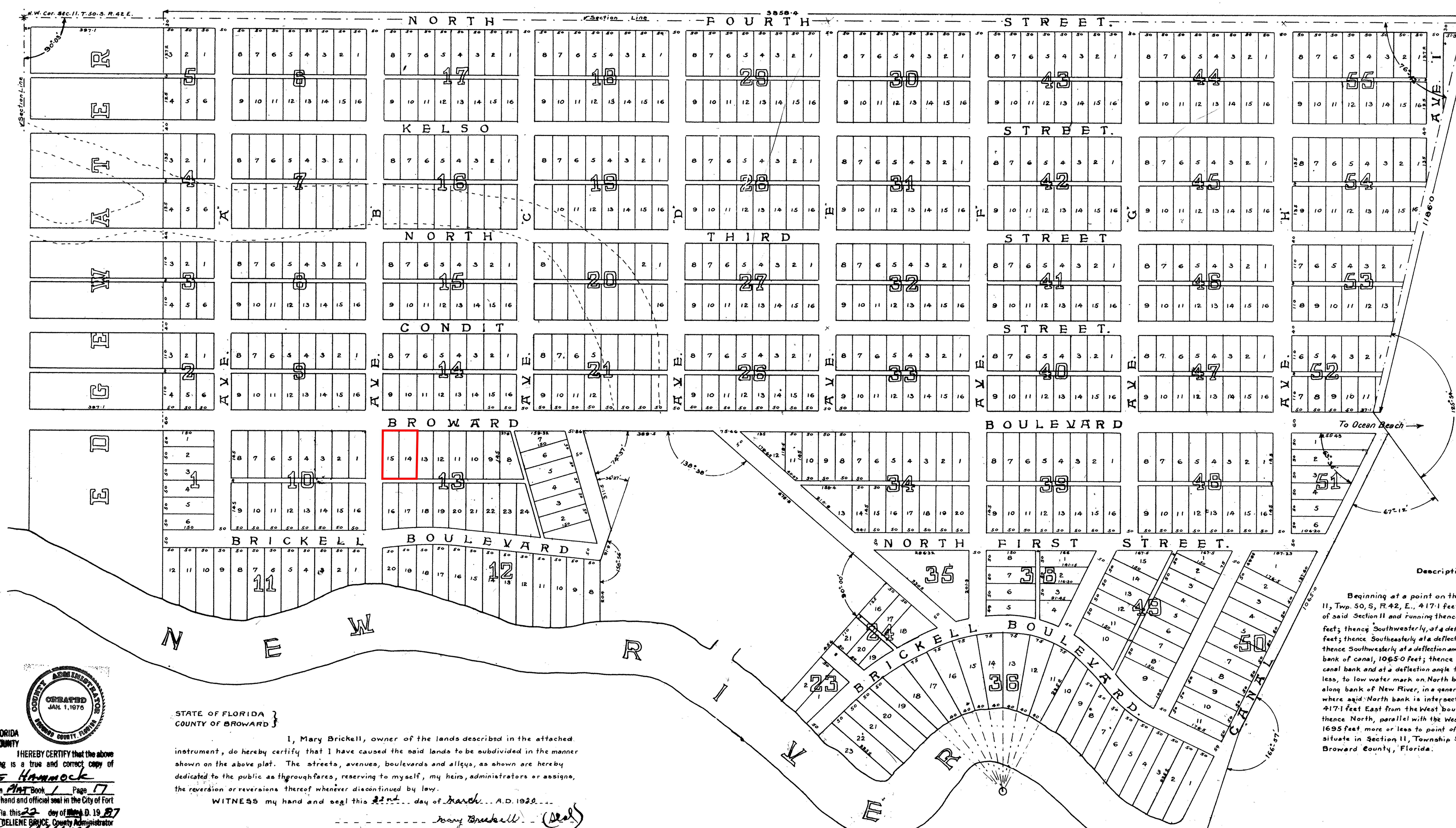
17

COLEE HAMMOCK

MRS. MARY BRICKELL'S SUBDIVISION

OF

Part of the North ½ of Section 11, Twp. 50, S., R. 42, E., Broward Co., Fla.



Description.

Beginning at a point on the North boundary of Section 11, Twp. 50, S, R. 42, E., 417·1 feet East from the Northwest corner of said Section 11 and running thence East along the section line, 3858·4 feet; thence Southwesterly, at a deflection angle to right 103°-18', 1186·0 feet; thence Southeasterly at a deflection angle to left 54°-06', 79·3 feet; thence Southwesterly at a deflection angle to right 67°-12' and along East bank of canal, 1065·0 feet; thence continuing Southwesterly along the canal bank and at a deflection angle to left 13°-03', 250 feet more or less, to low water mark on North bank of New River; thence meandering along bank of New River, in a general Westerly direction, to the point where said North bank is intersected by a line parallel with and 417·1 feet East from the West boundary of Section 11 aforesaid; thence North, parallel with the West boundary of said Section 11, 1695 feet more or less to point of beginning; lying and being situate in Section 11, Township 50, South, Range 42, East, Broward County, Florida.

STATE OF FLORIDA }
COUNTY OF BROWARD }

I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that I have caused the said lands to be subdivided in the manner shown on the above plat. The streets, avenues, boulevards and alleys, as shown are hereby dedicated to the public as thoroughfares, reserving to myself, my heirs, administrators or assigns, the reversion or reversions thereof whenever discontinued by law.

WITNESS my hand and seal this 22nd day of March A.D. 1920

Mary Brickell (Seal)

STATE OF FLORIDA }
COUNTY OF DADE }

Personally appeared before me, a Notary Public, Mary Brickell, to me known, and who acknowledged that she executed the above instrument for the intentions and purposes therein set forth.

WITNESS my hand and seal this 22nd day of March A.D. 1920

(N.R. SEAL) Sadie E. Rawlins
Notary Public in and for
My commission expires EXP. 7-21-21

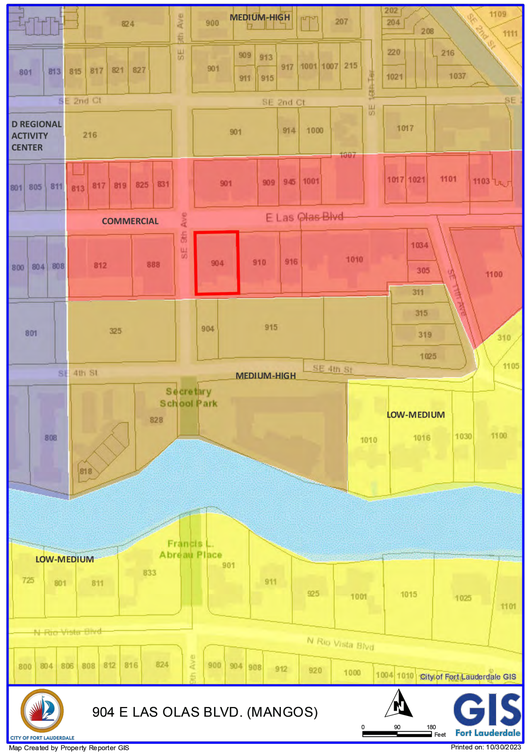
Underwr 20 27 Plats 17 F. A. Bryan [illegible]

1-17
10670
3-27-20

H. C. DAVIS. CIVIL ENGINEER Fort Lauderdale Fla.
Scale: 1 in = 150 ft.
Date: Mar. 1920.

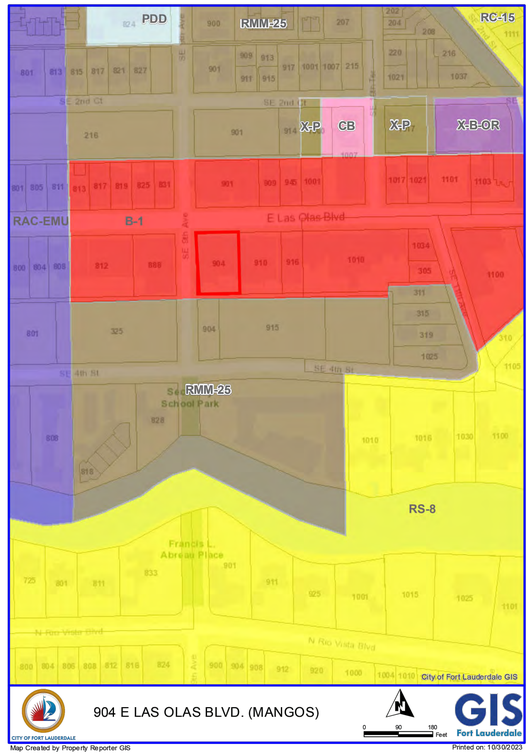
CONTEXT MAP
NTS

N



LAND USE MAP
NTS

N



ZONING MAP
NTS

N

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

Sheet Title
CONTEXT MAP

Job Title
904 E LAS OLAS BLVD
904 E LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

NORTH

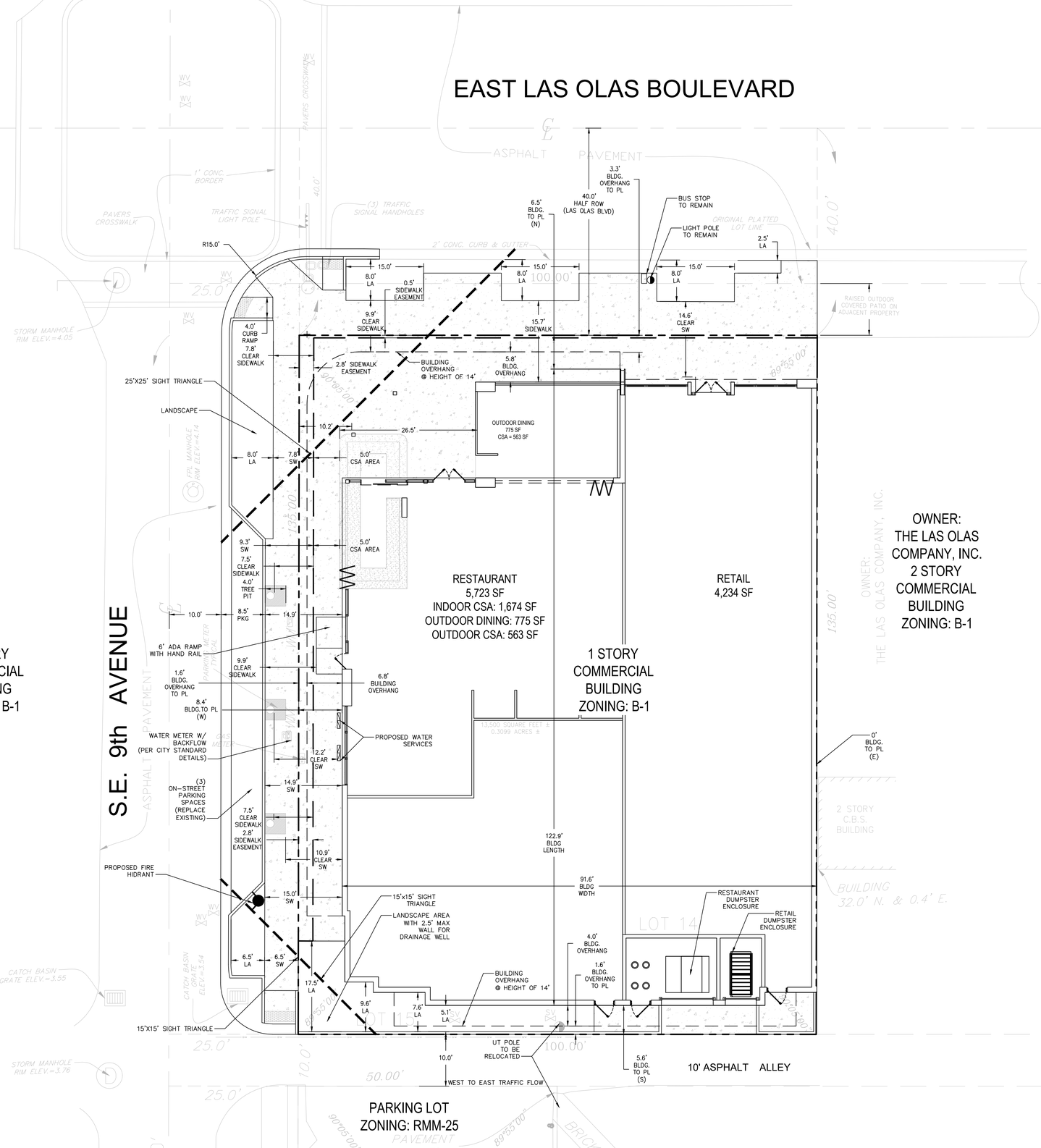
Revisions

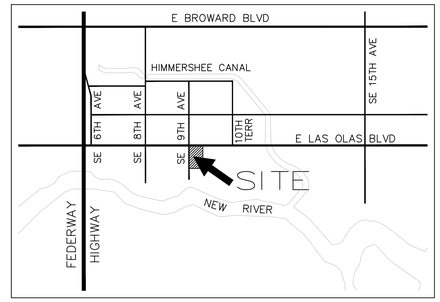
1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 11/14/23
Job No. 23-1776.00	Plot Date 11/14/23
Drawn by MGA	Sheet No. C0.0
Proj. Mgr. SROD	
Appr. by JMF	1 of 1





LOCATION MAP
NTS

NORTH

LEGAL DESCRIPTION:

Lots 14 and 15, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat book 1, Page 17, of the Public Records of Broward County. Florida, LESS AND EXCEPT the North 10 feet thereof.

A/K/A;
Lots 14 and 15, less the North 10 feet thereof, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Broward County. Florida.

All of land situate, lying and being in the City of Fort Lauderdale, Broward County. Florida and containing 13,500 square feet or 0.3099 acres, more or less.

SETBACK TABLE	REQUIRED 47-6.20	PROVIDED
NORTH – EAST LAS OLAS BOULEVARD	5.0'	6.5' TO PL
SOUTH – ALLEY	3.0'	5.6' TO PL
EAST – BUILDING	NONE	0' TO PL
WEST – SE 9TH AVENUE	5.0'	8.4' TO PL

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	COMMERCIAL
CURRENT LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL
CURRENT ZONING DESIGNATION	B-1
PROPOSED ZONING DESIGNATION	B-1
ADJACENT ZONING DESIGNATION – NORTH, EAST & WEST	B-1
ADJACENT ZONING DESIGNATION – SOUTH	RMM-25
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA (GROSS)	22,499 SF / 0.52 ACRES
TOTAL SITE AREA (NET)	13,500 SF / 0.31 ACRES
LOT WIDTH X LENGHT	100' X 135'

TOTAL PERVIOUS PROPOSED	283 SF	2.1%
TOTAL PERVIOUS EXISTING	240 SF	1.8%
TOTAL IMPERVIOUS PROPOSED	13,217 SF	97.9%
TOTAL IMPERVIOUS EXISTING	13,260 SF	98.2%
TOTAL BUILDING FOOT PRINT PROPOSED	9,957 SF	
TOTAL BUILDING SQUARE FOOTAGE EXISTING	9,601 SF	
GROSS BUILDING SQUARE FOOTAGE PROPOSED	9,957 GSF	
FLOOR AREA RATIO (F.A.R.)	NONE REQUIRED	

BUILDING HEIGHT (150' MAX)	28'-2" (TOP OF ROOF)	
NUMBER OF STORIES	1	
BUILDING WIDTH & LENGTH	91.6' X 122.9'	
LOT COVERAGE	12,338 SF	90.1%
OPEN SPACE AT GRADE (PED + LANDSCAPE)	1,164 SF	8.6%
PEDESTRIAN WALKS & PLAZAS	3,260 SF	24.1 %
VUA AREA	0 SF	0.0 %

PARKING DATA:	AREA	RATIO	REQUIRED	PROVIDED
RESTAURANT (5,723 GSF-1,674 CSA)	4,049 SF	1/250 GFA	16.2	*
CUSTOMER SERVICE AREA (INDOOR)	1,674 SF	1/30 CSA	55.8	*
CUSTOMER SERVICE AREA (OUTDOOR)	563 SF	1/30 CSA	18.8	*
(GSF= 5,723SF; KITCHEN= 2,445SF)				
RETAIL	4,234 SF	1/250	16.9	*
			REQUIRED	PROVIDED
		TOTAL PARKING	107.7	*

* PARKING REDUCTION IS BEING REQUESTED.

LOADING REQUIREMENTS:	SF	REQUIRED	PROVIDED
COMMERCIAL	9,957 SF	0	0

* SEC 47-20.2 TABLE 2 – MULTI-TENANT COMMERCIAL BLDG <20,000 NOT REQUIRED.

SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLING WILL BE COLLECTED, AS CURRENTLY EXISTING, FROM THE ALLEY.
2. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
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 OF THE BUILDING FOR PICK UP.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

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

Sheet Title: SITE PLAN

Job Title: 904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/12/24
Job No. 23-1776.00	Plot Date 01/12/24
Drawn by BMK	Sheet No. C0.1
Proj. Mgr. BMK	
Appr. by BMK	1 of 1

PROJECT PATH: \\MAC\ICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-1_ILLUSTRATIVE SITE PLAN.DWG

PALMETTO
DESIGN + BUILD

1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN.BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

REGISTERED LANDSCAPE ARCHITECT
ROBERT GAGE DOUGH
LA 6667505
STATE OF FLORIDA

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: 1" = 10'-0"

0 5' 10' 20'

ILLUSTRATIVE SITE PLAN

L-1

Rendering

Not to scale

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE
FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
AR0011636

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description

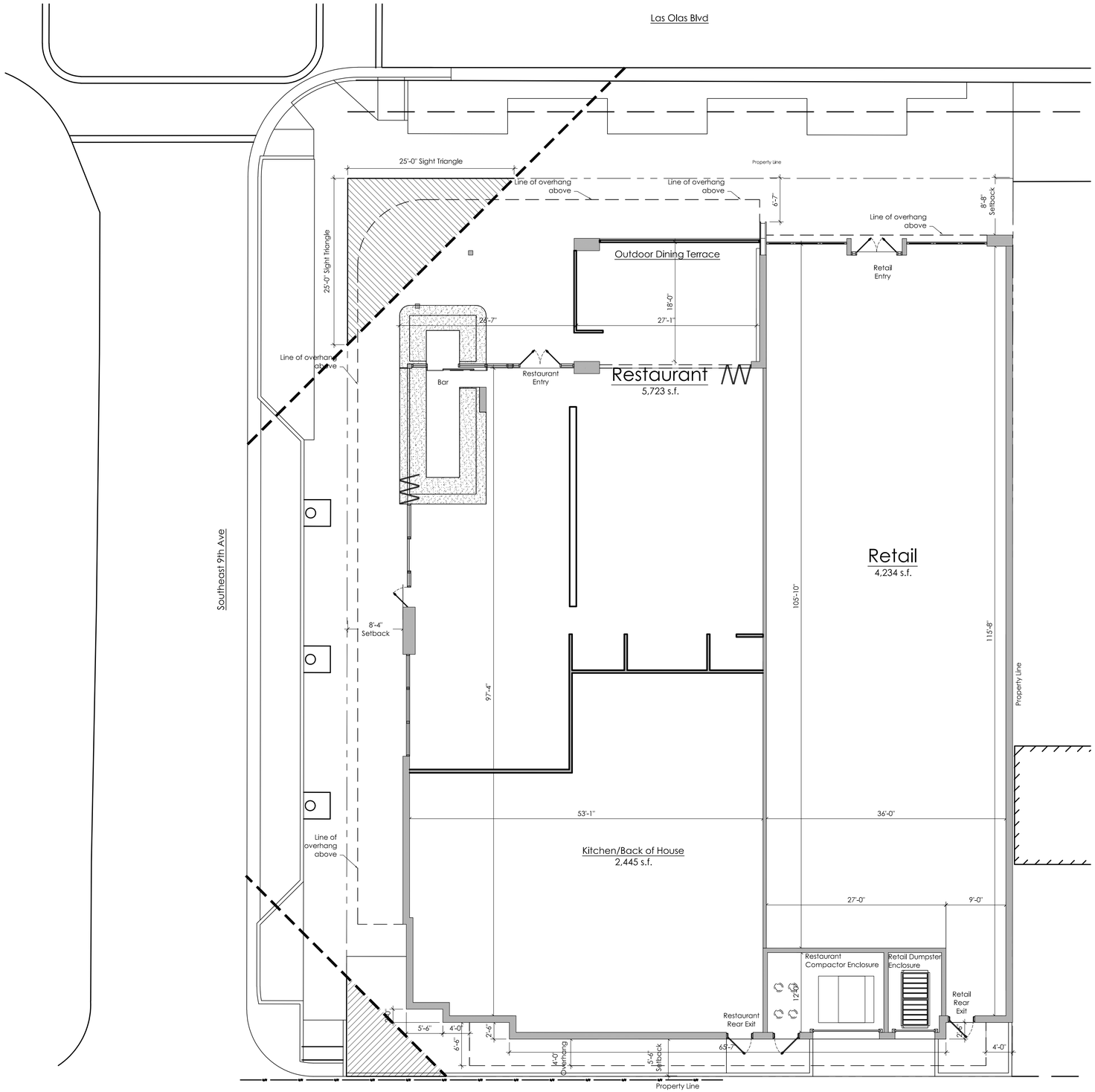
Rendering

Release Date
01/05/2024

Project Number
23126A - pg

Sheet Number

A108



Proposed Shell Plan

Scale: 1/8"=1'-0"

North

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole AR0011636

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description

Shell Plan

Release Date

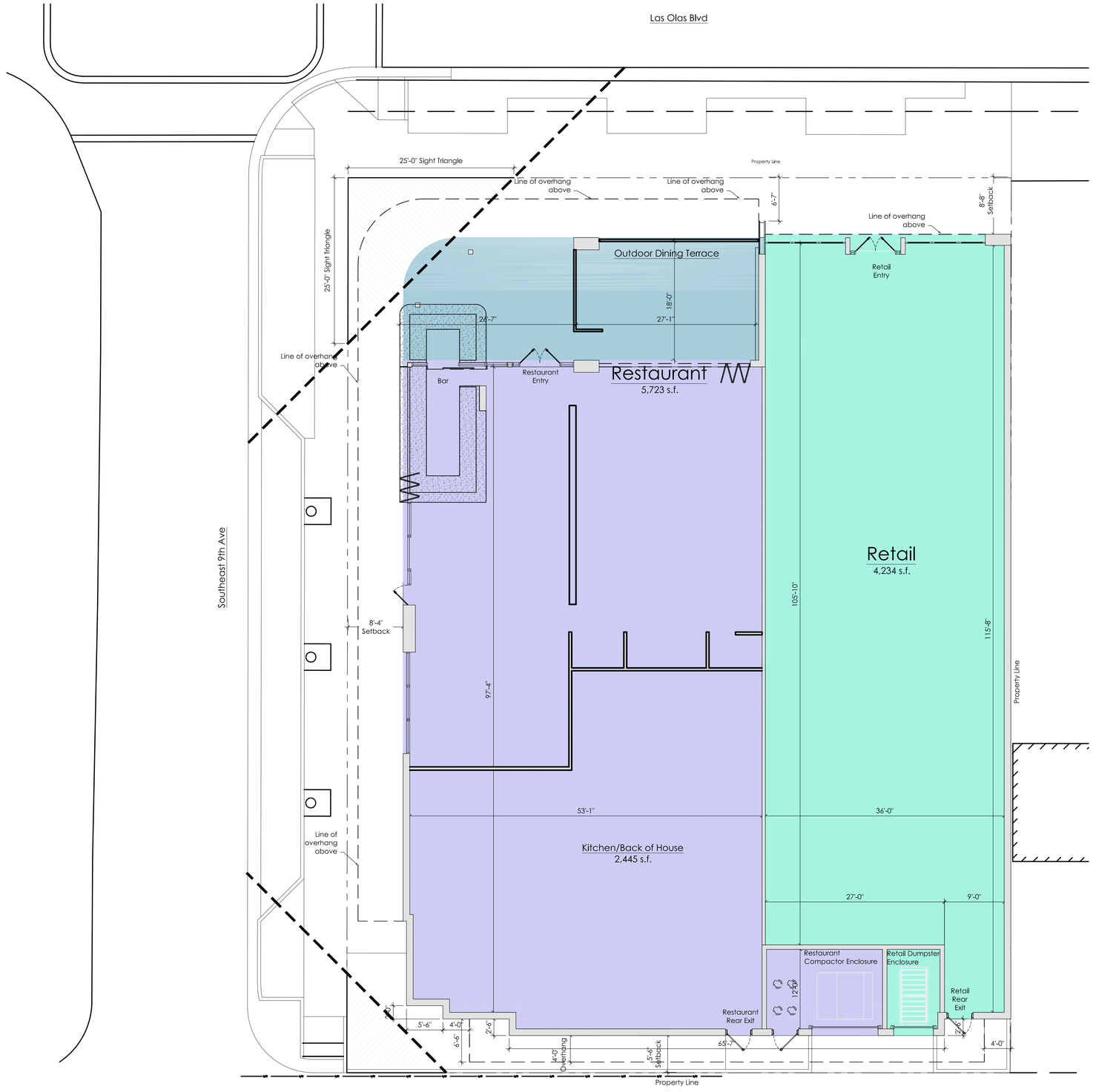
01/05/2024

Project Number

23126A - pg

Sheet Number

A101



Proposed Shell Plan

Scale: 1/8"=1'-0"

North

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description

Shell Plan - Color

Release Date

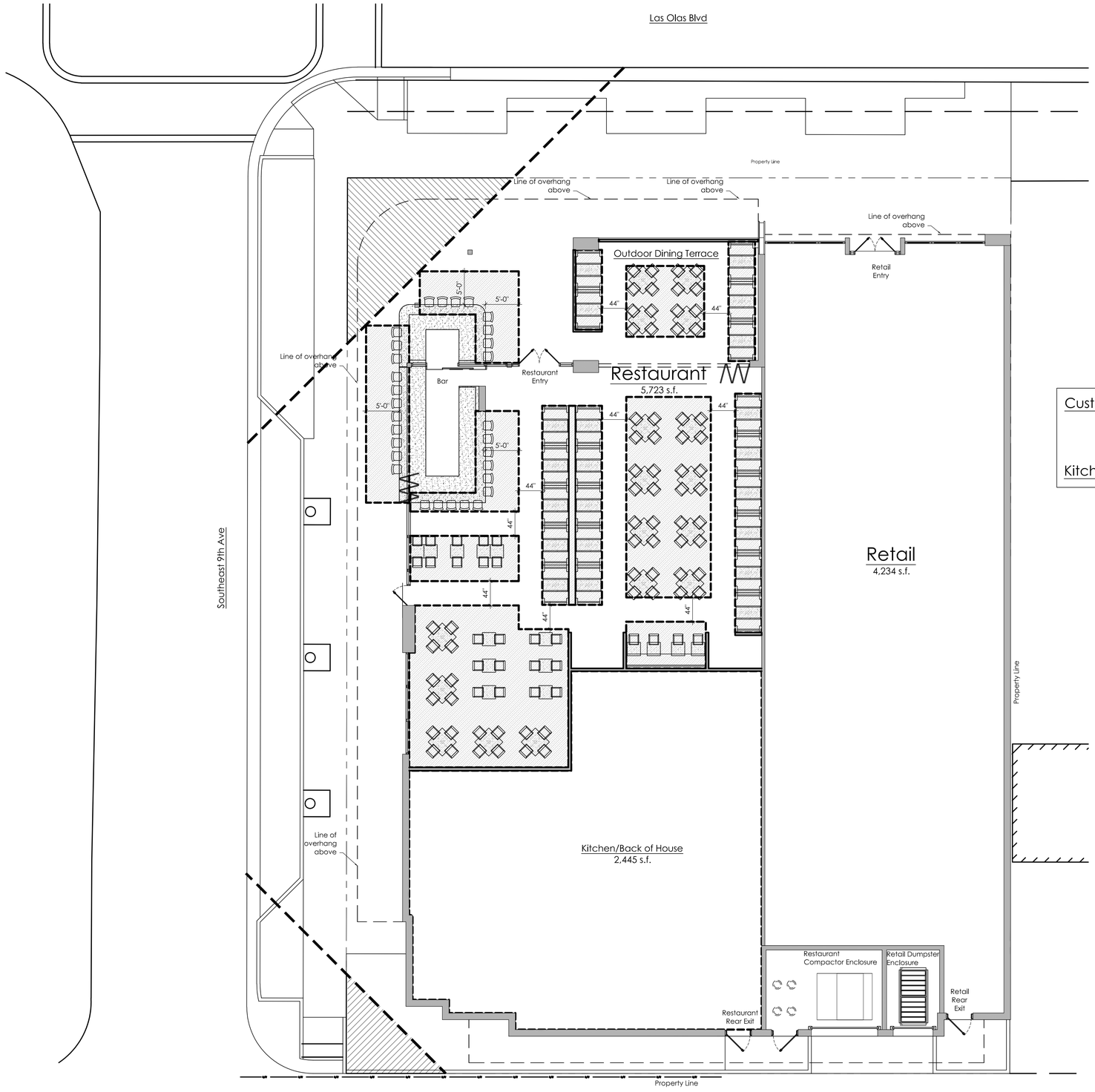
01/05/2024

Project Number

23126A - pg

Sheet Number

A102



Customer Service Area	
Indoor	= 1,674 s.f.
Outdoor	= 563 s.f.
Kitchen/Back of House	= 2,445 s.f.

Customer Service Area

Scale: 1/8"=1'-0"

North

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446
Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

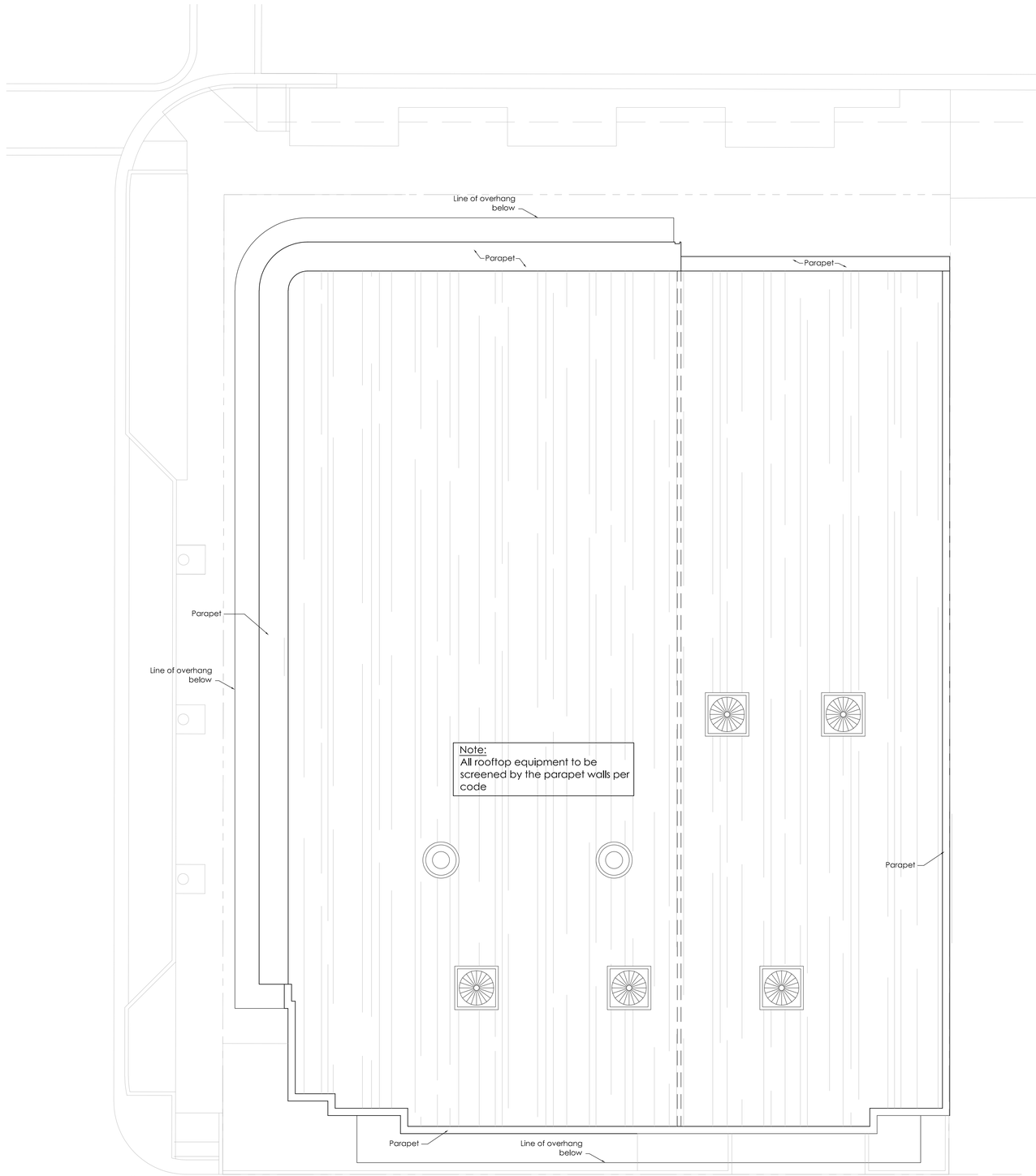
904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description
Customer Seating Plan

Release Date
01/05/2024

Project Number
23126A - pg

Sheet Number
A103



Roof Plan

Scale: 1/8"=1'-0"

North

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description

Roof Plan

Release Date
01/05/2024

Project Number
23126A - pg

Sheet Number

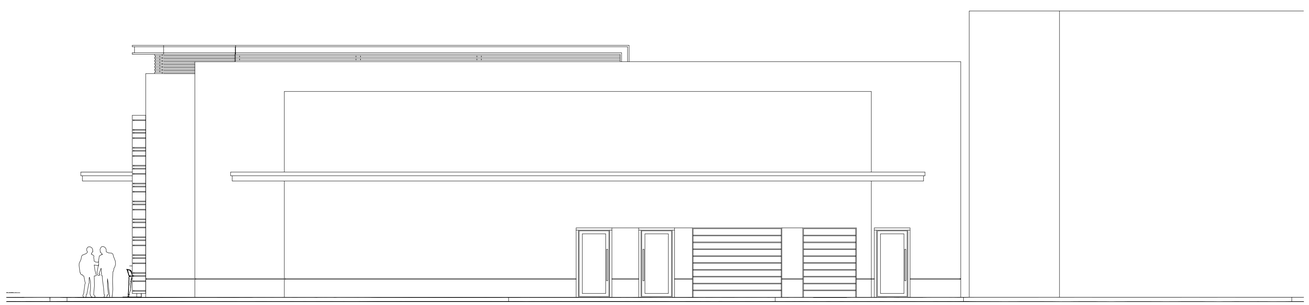
A104

West Elevation

Scale: 1/8"=1'-0"

North Elevation

Scale: 1/8"=1'-0"



South Elevation

Scale: 1/8"=1'-0"

ARCHITECTURAL ALLIANCE ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE FLORIDA 33315 - PH: 954.764.8858
architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

New Restaurant/Retail Building for:

904 East Las Olas Blvd

904 East Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Sheet Description

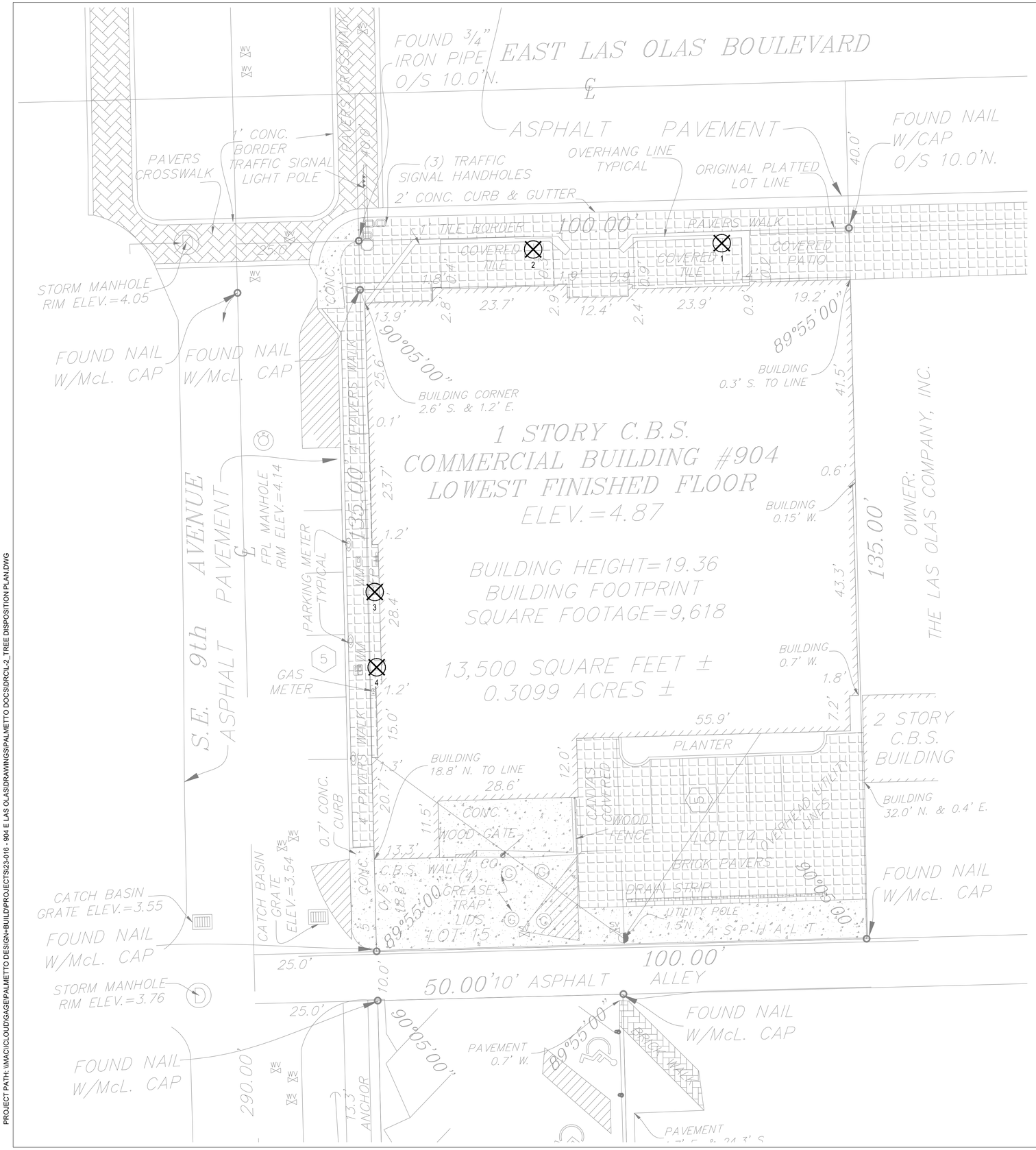
Proposed Elevations

Release Date
01/05/2024

Project Number
23126A - pg

Sheet Number

A107



TREE DISPOSITION LEGEND	
Symbol	Definition
	Tree to Remain (see tree protection details)
	Tree to Remove

NOTES:

1. Final disposition of trees and palms shall be determined on a case by case basis at each phase of construction in accordance with local municipal requirements.
2. Landscape removal contractor shall verify all notes on site with Landscape Architect prior to work.
3. All ground covers and understory shrubs to be removed by hand. Landscape Architect to walk site with contractor prior to start of removal work.

TREE DISPOSITION CHART

#	Scientific Name	Common Name	D.B.H.	Height / CT	Condition Factor / %	Disposition	Caliper or Palm Replacement	Replacement $ Value
1	*Sabal Palmetto*	Cabbage Palm	10"	26'	50	REMOVE	1 for 1	$180
2	*Sabal Palmetto*	Cabbage Palm	10"	21'	50	REMOVE	1 for 1	$180
3	Adonidia merrillii	Christmas Palm	12"	11'	60	REMOVE	1 for 1	$180
4	Adonidia merrillii	Christmas Palm	12"	10'	60	REMOVE	1 for 1	$180
				TOTAL REPLACEMENT OPTIONS			4 PALMS	$780

TREE AND PALM MITIGATION WILL BE PROVIDED IN THE AMOUNT OF SEVEN HUNDRED AND EIGHTY DOLLARS ($780) TO THE CITY OF FORT LAUDERDALE'S TREE CANOPY TRUST FUND.

PALMETTO DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

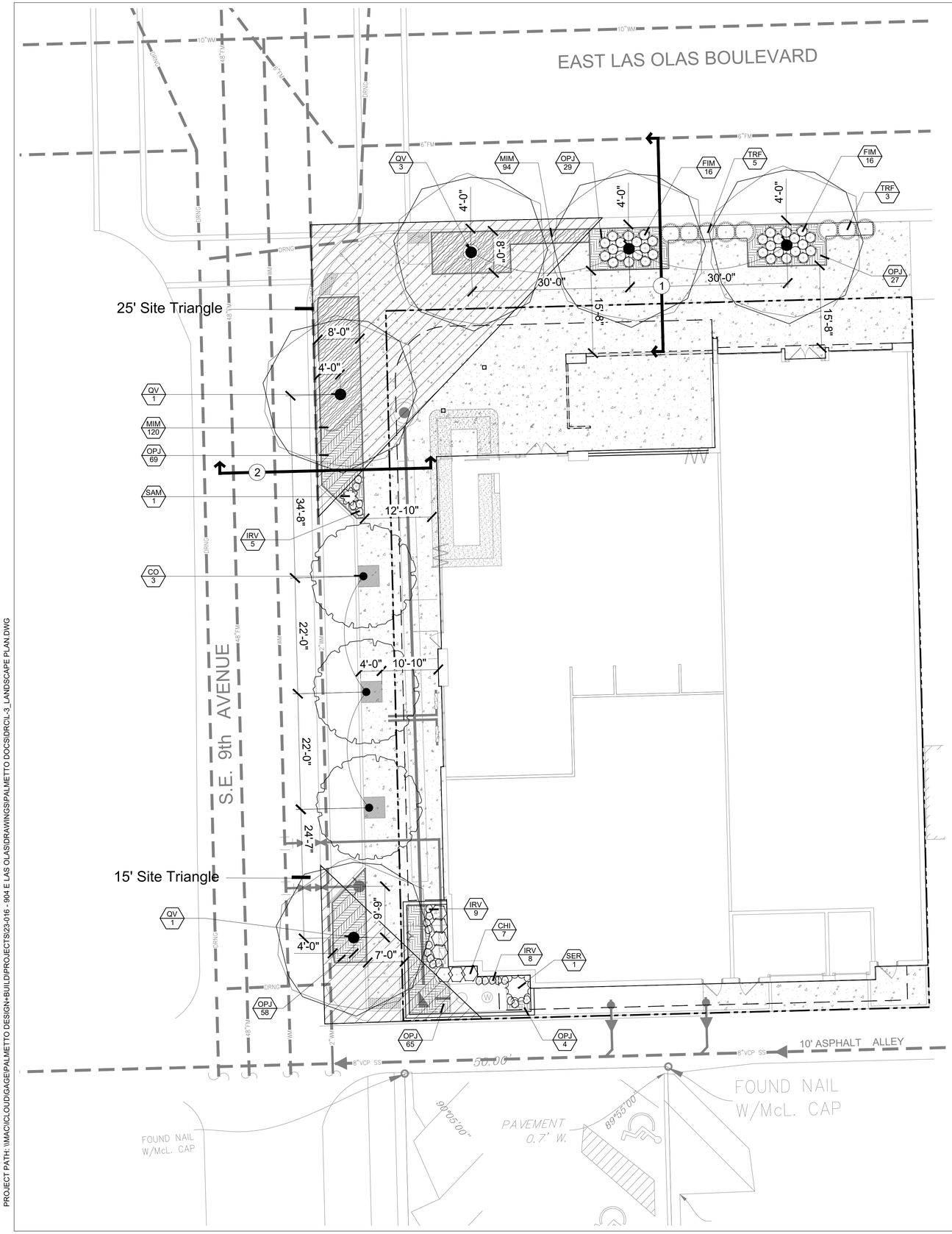
REGISTERED LANDSCAPE ARCHITECT
ROBERT GAGE GUIDO
LA 6667606
STATE OF FLORIDA

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: 1" = 10'-0"
0 5' 10' 20'

TREE DISPOSITION PLAN

L-2

PROJECT PATH: \\MACICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-2_TREE DISPOSITION PLAN.DWG



PROJECT PATH: \\MACICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-3_LANDSCAPE PLAN.DWG

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	SPACING	QTY	REMARKS
TREES									
	QV	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	16` HT	Field Grown	Yes	30` OC	5	8' clear trunk
FLOWERING TREES									
	CO	Chrysophyllum oliviforme	Satinleaf	15` Ht.	Pot	Yes	See Plan	3	6' Clear Trunk / Tree Grate
SHRUBS									
	CHI	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal.	Pot	Yes	See Plan	7	
	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	2` Ht.	Pot	No	See Plan	32	
	IRV	Iris virginica	Blue Flag Iris	3 gal.	Pot	Yes	See Plan	22	
	SAM	Sabal minor	Dwarf Palmetto	25 gal.	Pot	Yes	See Plan	1	
	SER	Serenoa repens 'Silver'	Silver Saw Palmetto	25 gal.	Pot	Yes	See Plan	1	
	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 gal.	Pot	Yes	42" OC	8	
GROUND COVERS									
	MIM	Mimosa strigillosa	Sunshine Mimosa	1 gal.	Pot	Yes	12" OC	214	
	OPJ	Ophiopogon japonicus	Mondo Grass	1 gal.	Pot	No	15" OC	252	

STREET TREE REQUIREMENTS

ULDR Section 47-21.13.B.16

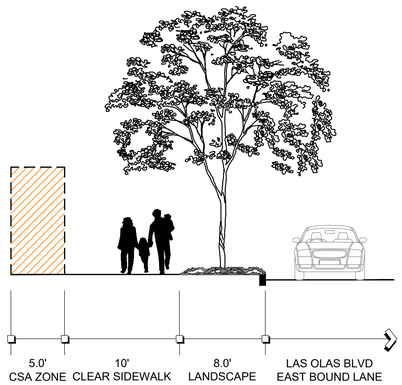
Trees R.O.W. (1 Tree/40 LF)	Min. Required	Proposed
East Las Olas Boulevard - 100 LF	3 Trees	3 Shade Trees (QV)
SE 9th Avenue - 135 LF	4 Trees	2 ShadeTrees (QV) 2 Flowering Trees (CO)

NET LANDSCAPE AREA TREE REQUIREMENTS

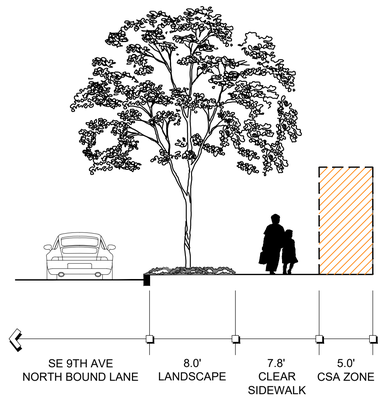
ULDR Section 47-21.13.B.1

Net Lot Landscape Area (283 SF)	Min. Required	Proposed
Net Lot Area Trees (1 per 1,000 SF)	0	1 Flowering Tree (CO in ROW)
Net Lot Shrubs (12 per 1,000 SF)	12	12+

NOTE:
1) Root barrier shall be included where applicable to discourage utility impacts.



1 LAS OLAS BLVD DIMENSIONS
SECTION NTS



2 SE 9TH AVE DIMENSIONS
SECTION NTS

PALMETTO
DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGNBUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

REGISTERED LANDSCAPE ARCHITECT
ROBERT GAGE COUCH
LA 6667605
STATE OF FLORIDA

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: 1" = 10'-0"
0 5' 10' 20'

LANDSCAPE PLAN

L-3

GENERAL PLANTING NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging it any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.

4. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.

5. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of otters or the Contractor's own work. Landscape Contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

6. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.

7. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.

8. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No.1 grade in order to meet the minimum requirements for the project.

9. All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal codes.

10. Landscape Contractor shall field stake the location of all plant material prior to initiating Installation for the review and approval of the Owner and/or Landscape Architect.

11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractors expense and shall be coordinated with the Owner and the Landscape Architect.

12. Utilities must be protected using a root barrier fabric wrap or equivalent.

13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin.

14. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.

17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/o installation work.

18. Sight distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunks excluded as specified.

19. Guying & staking practices shall not permit nails, screws, wires, etc. to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

20. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one - third (1/3) of root ball.

21. Trees grown in grow bags or grow bag type material are not allowed.

22. All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal codes.

23. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing and grubbing permits are obtained from the applicable municipality.

24. The Contractor Shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period

25. Tree and plant species included on the Florida Exotic Pest Plant Species List as amended, shall not be planted as required or optional landscaping. All invasive plant species listed must be removed from the development area. The development area must also be maintained free from invasive exotic plants in perpetuity.

26. The following species of exotic plants are considered invasive and may not be used to fulfill any requirements of this division:
Albezia lebbeck (Woman's Tongue), *Ficus retusa* (Cuban Laurel), *Bischofia javonica* (Bishopwood), *Sapium sebiferum* (Chinese Tallow), *Cupianopsis anacardioides* (Carrotwood), *Syzygium cumini* (Java Plum), *Dalbergia sissoo* (Rosewood), *Syzygium jambos* (Rose Apple), *Eucalyptus camaldulensis* (Murry Red Gum), *Thespesia populnea* (Cork Tree), *Ficus Benjamina* (Benjamin Fig), *Wedelia trilobata* (Wedilia)

27. Do not store or use materials or equipment within in the vicinity of installed plant material. Do not discharge or contaminate the soil within the vicinity of installed plant material on sith with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.

28. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

29. Plant size specifications take precedence over container size.

PLANT SPECIFICATIONS

1. The Contractor is responsible for maintaining, in full all planting areas (including watering, Spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

4. All trees must be guyed or staked as shown in the details.

5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage ant percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.

8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner and the Landscape Architect shall declare the project substantially complete.

9. Contractor to replace rejected plant material within one (1) week of written notice.

10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free mulch as specified.

11. Plant material which is not installed at the direction of the Landscape Architect or Owner will become the property of the Contractor. The Contractor shall provide the owner credit for any plant material not installed on the site.

SOIL PREPARATION & SOIL MIX

1. All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.

2. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

3. Scarify subsoil to a depth of six inches (6").

4. Contractor to apply OMRI approved pre-emergent in accordance with manufacturer's rate and specifications.

5. Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.3 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable nut grass and other undesirable weeds.

9. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

10. Remove all rocks and other objects over one inches (1") in diameter.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The top soil pH shall be in the range of pH 5.5 to 6.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 5.5 to 6.5.

12. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other Extraneous matter. Spread topsoil mixture to minimum depth of four inches (3") throughout all lawn areas and twelve inches (8") in all areas to be landscaped.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

HERBICIDE APPLICATION

We encourage adopting an Integrated Pest Management (IPM) approach (as detailed by UC ANR Statewide IPM Programs). Tackling weed control with a preventive approach prior to active intervention is essential.

Only after exhausting all IPM preventative measures and if the requirements of 205.206 of Federal regulations Subpart C. Organic Production and Handling Requirements are met (which requires the use of preventive, mechanical, physical, and other pest, weed, and disease management practices) will the following applications be used:

1. For pre-emergent use (following products' specific application instructions):
   - SAFE 'N SIMPLE Pre-emergence Weed Control 9-0-0
   - EPSOMA ORGANIC Weed Preventer 9-0-0
   - Or equivalent with OMRI certification

   *Effective only with the use of Bio-fertilizers detailed in Subpart below.

2. For post-emergent use (following products' specific application instructions and required applicator personal protective equipment):
   - AvengerAG™ Optima Burndown Herbicide
   - EcoBlend™ Weed & Grass Control and Adjuvent
   - Final-San-O™ Non-Selective Grass and Broadleaf Herbicide
   - Dr. Earth™ Organic Final Stop Weed & Grass Herbicide
   - FireWorxx™ Herbicide
   - Weed Zap™
   - Axxe™
   - FinalSan™
   - Suppress™ - may require addition of acidifier (e.g. Biolink™) to the dilution water to maintain pH at or below 6.0.
   - WeedPharm™
   - Or equivalent with OMRI certification

3. Applicator/on-site supervisor must have FDACS Commercial Herbicide Applicator's License.

FERTILIZER APPLICATION

1. Fertilization of landscape beds is not required unless vegetation displays signs of nutrient deficiency.

2. All landscape beds to receive the same fertilizer type (following products' specific application instructions):
   - BOLSTER GRANULAR 4-4-4+3Fe Plus Mycorrhiza - Medium Grade, 200 SGN
   - EPSOMA ORGANIC Bio-tone Starter Plus Mycorrhizae
   - Or equivalent with OMRI certification

3. Fertilizer must be non-soluble (slow release).

4. Fertilizer must be broadcast spread over the soil surface and under mulch. Do not allow granules to remain on leaf surfaces.

5. Applicator/on-site supervisor must have FDACS Commercial Fertilizer Applicator's License.

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PALMETTO DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN.BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

REGISTERED LANDSCAPE ARCHITECT
ROBERT GAGE DAVIS
LA 6667605
STATE OF FLORIDA

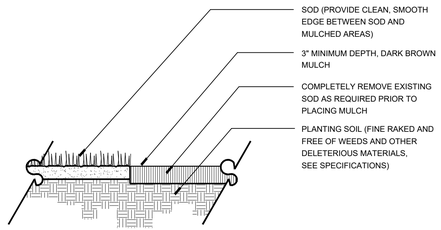
FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO.: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: NTS

PLANTING NOTES

L-4

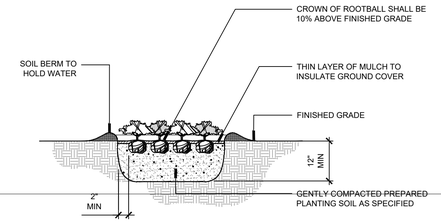
PROJECT PATH: \\MAC\ICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-4_PLANTING NOTES AND DETAILS.DWG

NOTE:
ALL MULCH SHALL BE FREE OF FIRE ANTS.



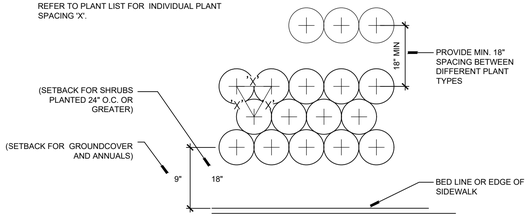
1 MULCH
SECTION — SCALE: NTS

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.



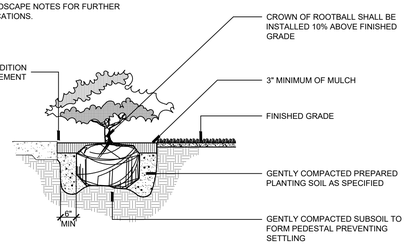
2 GROUNDCOVER
SECTION — SCALE: NTS

NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.



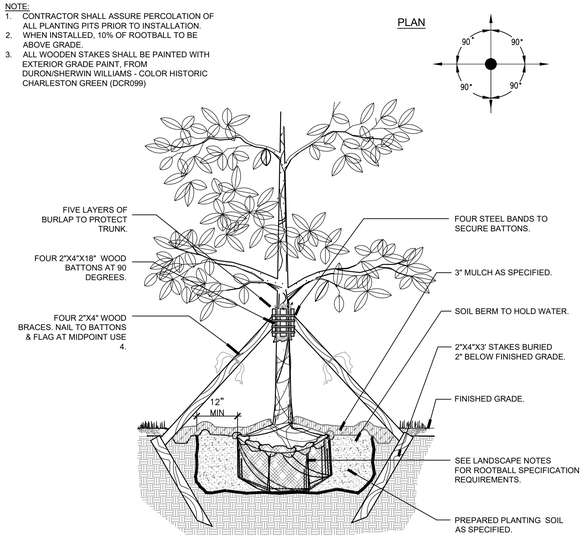
3 TYPICAL PLANT LAYOUT
PLAN — SCALE: NTS

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. SEE LANDSCAPE NOTES FOR FURTHER SPECIFICATIONS.



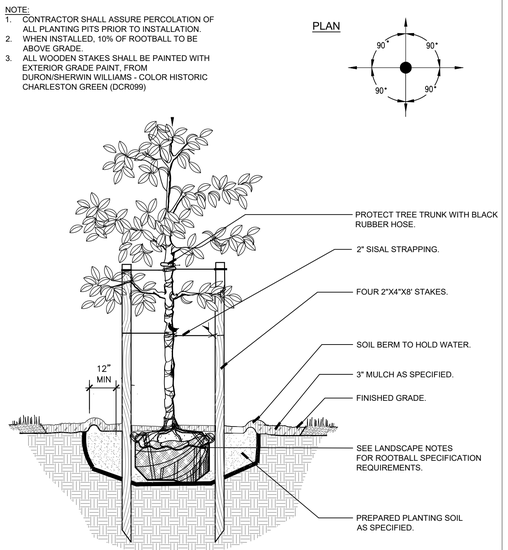
4 SHRUB PLANTING
SECTION — SCALE: NTS

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.
3. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099)



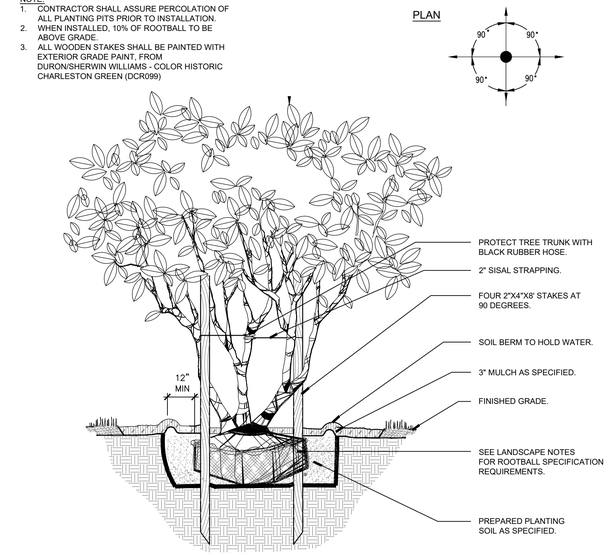
5 LARGE TREE UP TO 4" CALIPER
SECTION — SCALE: NTS

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.
3. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099)



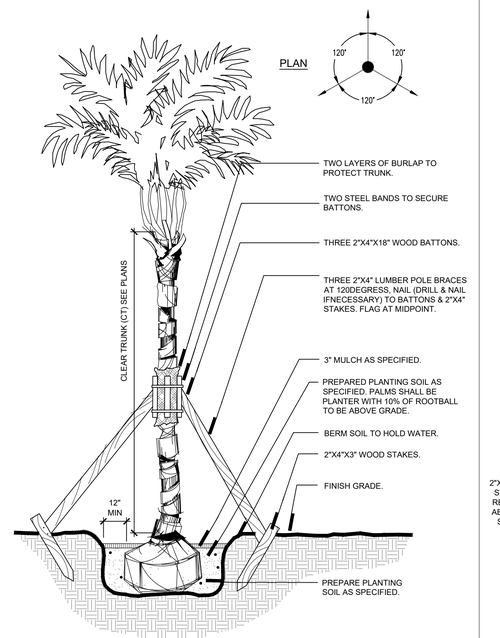
6 MULTI-TRUNK TREE
SECTION — SCALE: NTS

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.
3. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099)



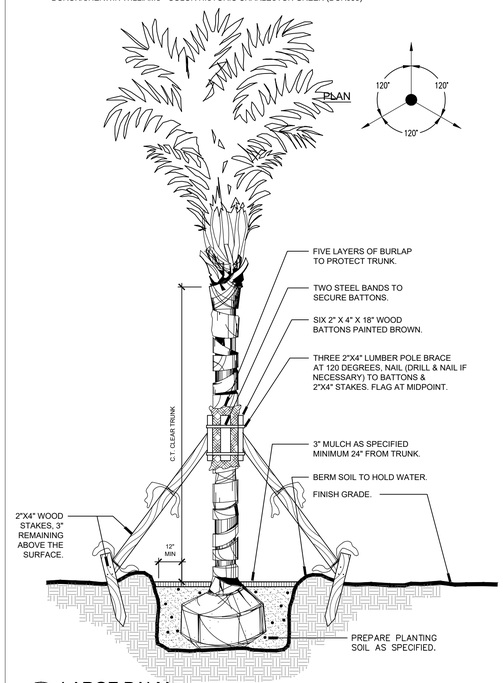
7 MULTI-TRUNK TREE
SECTION — SCALE: NTS

NOTE:
1. SECURE BATTEN WITH TWO 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTEN TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
4. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.
5. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099)



8 SMALL PALM
SECTION — SCALE: NTS

NOTE:
1. SECURE BATTEN WITH TWO 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTEN TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
4. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.
5. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099)



9 LARGE PALM
SECTION — SCALE: NTS

PALMETTO DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN.BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

NO.	DESCRIPTION	DATE

REVISIONS & MILESTONES

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: VARIES

PLANTING DETAILS

L-4.1

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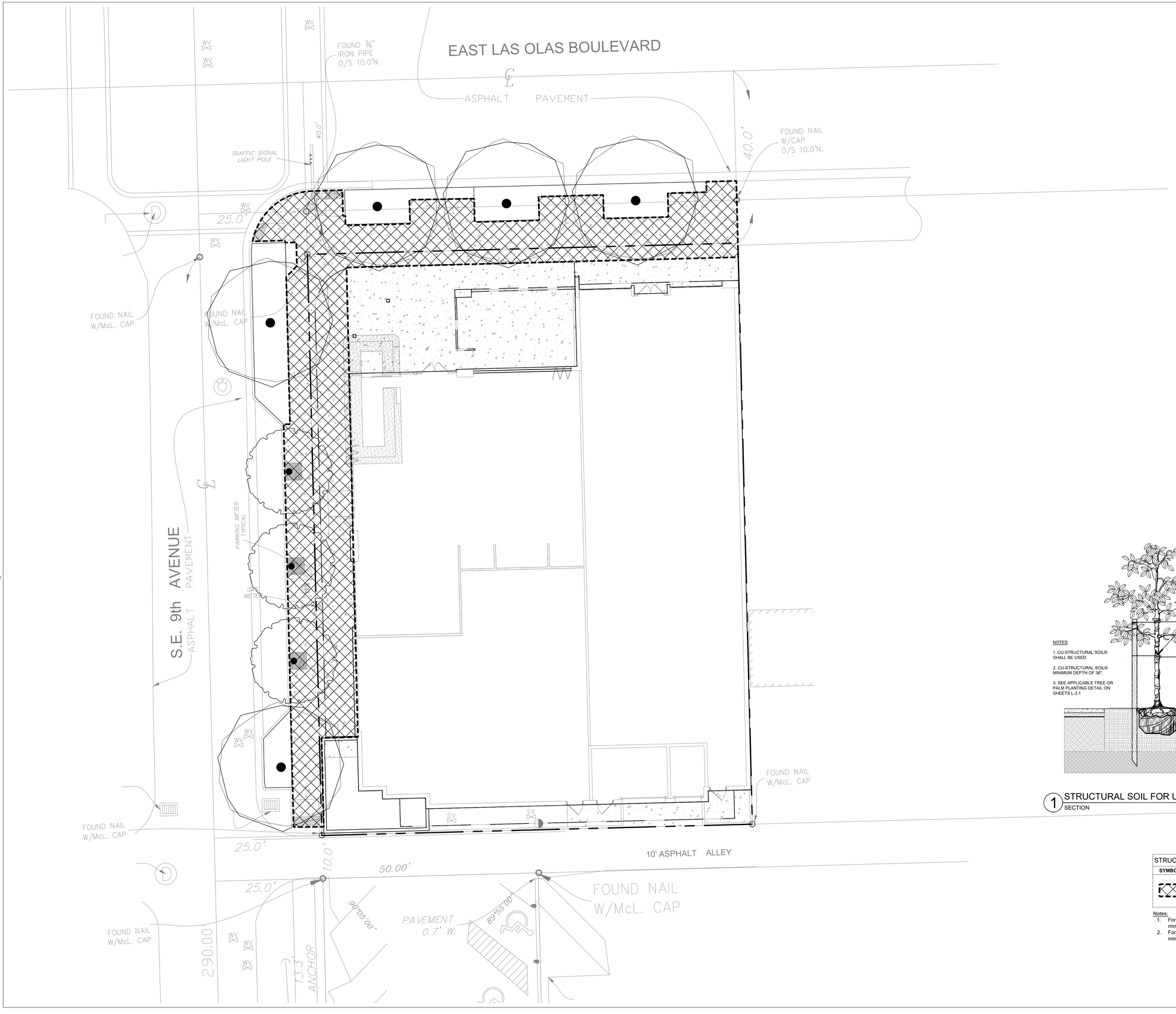
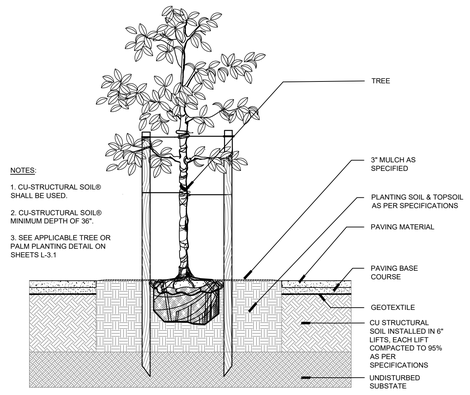
PROJECT PATH: \\MACICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRCL-4_PLANTING NOTES AND DETAILS.DWG





NOTES:

1. CU-STRUCTURAL SOIL® SHALL BE USED.
2. CU-STRUCTURAL SOIL® MINIMUM DEPTH OF 36".
3. SEE APPLICABLE TREE OR PALM PLANTING DETAIL ON SHEETS L-3.1

1 STRUCTURAL SOIL FOR URBAN TREE PLANTING
SECTION — NOT TO SCALE

STRUCTURAL SOIL LEGEND		
SYMBOL	**DEFINITION**	**SF**
	CU-Structural Soil Minimum 36" Depth	3,220 SF

Notes:
1. For large shade trees extent of structural soil should be at minimum 10' from the center of the trunk.
2. For small trees and palms extent of structural soil should be at minimum 6' from the center of the trunk.

PALMETTO DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

ROBERT PAGE COUGHLIN
REGISTERED LANDSCAPE ARCHITECT
LA 6667605
STATE OF FLORIDA

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: 1" = 10'-0"
0 5' 10' 20'

STRUCTURAL SOIL PLAN

L-5

PROJECT PATH: \\MAC\ICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-5_STRUCTURAL SOIL PLAN.DWG

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 1 - DESCRIPTION AND SPECIFICATION

1.1 GENERAL

A. The specifications provided in this section consist of and are applicable to the research-based structural soil, urban tree soil mix. to safely increase rooting volumes and marketed under the registered trademarks CU-Structural Soil® and/or CU-Soil®. Only AMEREQ-licensed companies are authorized to produce this material utilizing the specifications described in this text and the method provided only to licensed producers.

For a list of licensed structural soil producers call AMEREQ, INC. at 800-832-8788 or email bkalter@amereq.com

1.2 REFERENCES AND STANDARDS

A. The following references are used herein and shall mean:

ASTM: American Society of Testing Materials
USDA: United States Department of Agriculture
AASHTO: American Association of State Highway and Transportation Officials
Standard Specifications: Regional or Municipal Standard Specifications Documentation for the location of proposed usage
AOAC: Association of Official Agricultural Chemists

1.3 SAMPLES AND SUBMITTALS

No materials shall be ordered until the required samples, certificates, manufacturer's literature, producer's current license and test results have been reviewed and approved by the landscape architect and/or engineer. The engineer reserves the right to reject any material that does not meet CU-Structural Soil® specifications. Delivered materials shall closely match the approved samples.

A. Contractor to submit from AMEREQ-licensed producer, ½ cubic foot representative sample of clay loam, one cubic foot representative sample of crushed stone, and one cubic foot representative sample of CU-Structural Soil® mix for approval. In the event of multiple source fields for clay loam, submit a minimum of one set of samples per source field or stockpile. The samples of all clay loam, crushed stone, and CU-Structural Soil® shall be submitted to the engineer as a record of the soil color and texture.

B. Contractor to submit from AMEREQ-licensed producer, soil test analysis reports for sample of clay loam from an independent soil-testing laboratory. (soil testing laboratory may include a public agricultural extension service agency)

1. Submit a mechanical analysis of the clay loam sample and particle size analysis including the following gradient of mineral content:

USDA Designation	Size in mm.
Gravel	+2 mm

CU-STRUCTURAL SOIL® SPECIFICATIONS

Sand	0.05 – 2 mm
Silt	0.002-0.05 mm
Clay	minus 0.002 mm

Sieve analysis shall be performed and compared to USDA Soil Classification System.

Sieve analysis shall be done by a combined hydrometer and wet sieving using sodium hexametaphosphate as a dispersant in compliance with ASTM D422 after destruction of organic matter by hydrogen peroxide.

2. Contractor to submit from AMEREQ-licensed producer, a chemical analysis, performed in accordance with current AOAC Standards, including the following:
   a. pH and buffer pH.
   b. Percent organic matter as determined by the loss of ignition of oven dried samples. Test samples shall be oven dried to a constant weight at a temperature of 230 degrees F, plus or minus 9 degrees.
   c. Analysis for nutrient levels by parts per million.
   d. Soluble salt by electrical conductivity of a 1:2 soil/water sample measured in Milliohm per cm.
   e. Cation Exchange Capacity (CEC).
   f. Carbon/Nitrogen Ratio.

C. Contractor to submit from AMEREQ-licensed producer, one cubic foot sample of crushed stone which will be used in production of CU-Soil®.

1. Provide particle size analysis:

USDA Designation	Size in mm.
3"	+76 mm
2½"	63-76 mm
2"	50-63 mm
1½"	37-50 mm
1"	25-37 mm
¾"	19-25 mm
Fine gravel	2-19 mm

2. Provide the manufacturers analysis of the loose and rodded unit weight
3. Losses from LA Abrasion tests- not to exceed 40%
4. Minimum 90% with 2 or more fractured faces
5. Percent pore space analysis

D. At the engineer's discretion, the sample of CU-Structural Soil® may be tested for the following:

1. Compaction in accordance with ASTM D698/AASHTO T99 without removing oversize aggregate
2. California Bearing Ratio in accordance with ASTM D1883- soaked CBR shall equal or exceed a value of 50
3. Measured dry-weight percentage of stone in the mixture

E. The approved CU-Structural Soil® sample shall be the standard.

CU-STRUCTURAL SOIL® SPECIFICATIONS

F. Any deviation from the specified crushed stone and clay loam specifications shall be approved by Amereq, Inc.

1.4 DELIVERY, STORAGE AND HANDLING

A. Delivered CU-Structural Soil® shall be at or near optimum compaction moisture content as determined by AASHTO T 99 (ASTM D 698) and should not be placed in frozen, wet or muddy sites.

B. Protect CU-Structural Soil® from exposure to excess water and from erosion at all times. Do not store CU-Soil® unprotected. Do not allow excess water to enter site prior to compaction. If water is introduced into the CU-Soil® after grading, allow water to drain to optimum compaction moisture content.

1.5 EXAMINATION OF CONDITIONS

A. All areas to receive CU-Structural Soil® shall be inspected by the installing contractor before starting work and all defects such as incorrect grading, compaction, and inadequate drainage shall be reported to the engineer prior to beginning this work.

1.6 QUALITY ASSURANCE

A. Qualifications of installing contractor: The work of this section should be performed by a contracting firm which has a minimum of five years' experience. Proof of this experience shall be submitted as per paragraph, SAMPLES and SUBMITTALS, of this section.

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil to produce CU-Structural Soil® shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 6% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-50%
Silt	20-45%
Clay	20-40%

C. Chemical analysis: Meet, or be amended to meet the following criteria:

1. pH between 5.5 to 6.5 when using limestone, up to 7.2 when using granite or other non-limestone crushed stone.

CU-STRUCTURAL SOIL® SPECIFICATIONS

2. Percent organic matter 2% - 6% by dry weight
3. Adequate nutrient levels
4. Soluble salt less than 1.0 mmho/cm
5. Cation Exchange Capacity (CEC) greater than 10
6. Carbon/Nitrogen ratio less than 33:1

D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amereq's licensed producer.

2.3 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.

B. Sulfur used to lower pH shall be a ferrous sulfate formulation.

C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.

B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.

B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.

C. Minimum 90% with two or more fractured faces.

D. Results of Aggregate Soundness Loss test shall not exceed 18%.

E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amereq, Inc. 800-832-8788.

2.7 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

CU-STRUCTURAL SOIL® SPECIFICATIONS

2.8 CU-STRUCTURAL SOIL®

A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amereq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 – 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
	ASTM D698/AASHTO T-99 optimum moisture

PART 3 - PRODUCTION AND INSTALLATION GUIDELINES

3.1 CU-SOIL® MIXING AND QUALITY CONTROL TESTING

A. All CU-Structural Soil® mixing shall be performed at the licensed producer's yard using appropriate soil measuring, mixing and shredding equipment of sufficient capacity and capability to assure proper quality control and consistent mix ratios. No mixing of CU-Structural Soil® at the project site shall be permitted.

Maintain adequate moisture content during the mixing process. Soils and mix components shall easily shred and break down without clumping. Soil clods shall easily break down into a fine crumbly texture. Soils shall not be overly wet or dry. The licensed producer shall measure and monitor the amount of soil moisture at the mixing site periodically during the mixing process.

B. Raw materials shall be mixed off-site, only at the licensed producer's facility, on a flat asphalt or concrete paved surface to avoid soil contamination.

C. Should the independent laboratory test results of the clay loam reveal a need to amend it to meet specifications, the amending materials should be added to the clay loam following the rates and recommendations provided by Amereq,Inc.

3.2 UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS

A. The installing contractor shall notify the engineer of any subsurface conditions which will affect the contractor's ability to install the CU-Soil®.

B. The installing contractor shall locate and confirm the location of all underground utility lines and structures prior to the start of any excavation.

C. The installing contractor shall repair any underground utilities or foundations damaged during the progress of this work.

3.3 SITE PREPARATION

A. Do not proceed with the installation of the CU-Structural Soil® material until all walls, curb footings and utility work in the area have been installed. For site elements dependent on CU-Structural Soil® for foundation support, postpone installation of such elements until

CU-STRUCTURAL SOIL® SPECIFICATIONS

immediately after the installation of CU-Structural Soil®.

B. Install subsurface drain lines as shown on the plan drawings prior to installation of CU-Structural Soil® material.

C. Excavate and compact the proposed subgrade to depths, slopes and widths as shown on the drawings. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not over excavate compacted subgrades of adjacent pavement or structures.

D. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.

E. Clear the excavation of all construction debris, trash, rubble and any foreign material. In the event that fuels, oils, concrete washout silts or other material harmful to plants have been spilled into the subgrade material, excavate the soil sufficiently to remove the harmful material. Fill any over excavation with approved fill and compact to the required subgrade compaction.

F. Do not proceed with the installation of CU-Structural Soil® until all utility work in the area has been installed. All subsurface drainage systems shall be operational prior to installation of CU-Structural Soil®.

G. Protect adjacent walls, walks and utilities from damage. Use ½" plywood and/or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.

1. Clean up all trash and any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the installing contractor shall be repaired, as directed by the engineer.

H. Maintain all silt and sediment control devices required by applicable regulations. Provide adequate methods to assure that trucks and other equipment do not track soil from the site onto adjacent property and the public right of way.

3.4 INSTALLATION OF CU-STRUCTURAL SOIL® MATERIAL

A. Install CU-Structural Soil® in 6 inch lifts and compact each lift.

B. Compact all materials to at least 95% Proctor Density from a standard compaction curve AASHTO T 99 (ASTM D 698). No compaction shall occur when moisture content exceeds maximum as listed herein. Delay compaction if moisture content exceeds maximum allowable and protect CU-Structural Soil® during delays in compaction with plastic or plywood as directed by the engineer.

C. Bring CU-Structural Soil® to finished grades as shown on the drawings. Immediately protect the CU-Structural Soil® from contamination by toxic materials, trash, debris, water containing cement, clay, silt or materials that will alter the particle size distribution of the mix with plastic or plywood as directed by the engineer.

D. The engineer may periodically check the material being delivered, prior to installation for color and texture consistency with the approved sample provided by the installing contractor as part of the submittal for CU-Structural Soil®. If the engineer determines that the delivered CU-Soil® varies significantly from the approved samples, the engineer shall contact the

CU-STRUCTURAL SOIL® SPECIFICATIONS

licensed producer.

E. Engineer shall ensure that the delivered structural soil was produced by the approved CU-Soil® licensee by inspecting weight tickets showing source of material.

F. CU-Soil® should not be stockpiled long-term. Any CU-Soil® not installed immediately should be protected by a tarp or other waterproof covering.

3.5 FINE GRADING

A. After the initial placement and rough grading of the CU-Structural Soil® but prior to the start of fine grading, the installing contractor shall request review of the rough grading by the engineer. The installing contractor shall set sufficient grade stakes for checking the finished grades.

B. Adjust the finish grades to meet field conditions as directed.

Provide smooth transitions between slopes of different gradients and direction.
Fill all dips with CU-Soil® and remove any bumps in the overall plane of the slope.
   a. The tolerance for dips and bumps in CU-Structural Soil® areas shall be a 3" deviation from the plane in 10'.

All fine grading shall be inspected and approved by the engineer prior to the installation of other items to be placed on the CU-Structural Soil®.

C. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

3.6 ACCEPTANCE STANDARDS

A. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

3.7 CLEAN-UP

A. Upon completion of the CU-Structural Soil® installation operations, clean areas within the contract limits. Remove all excess fills, soils and mix stockpiles and legally dispose of all waste materials, trash and debris. Remove all tools and equipment and provide a clean, clear site. Sweep, do not wash, all paving and other exposed surfaces of dirt and mud until the paving has been installed over the CU-Structural Soil® material. Do no washing until finished materials covering CU-Structural Soil® material are in place.

END OF SECTION

STRUCTURAL SOIL SPECIFICATIONS PROVIDED ON THIS SHEET ARE THE PROPERTY OF AMEREQ INC./CU-SOIL DIVISION; REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION

PALMETTO DESIGN + BUILD
1520 NE 28TH DRIVE
WILTON MANORS, FL 33334
INFO@PALMETTODESIGN.BUILD
954-546-3363

PROJECT:
LAS OLAS RESTAURANT & RETAIL SPACE
904 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

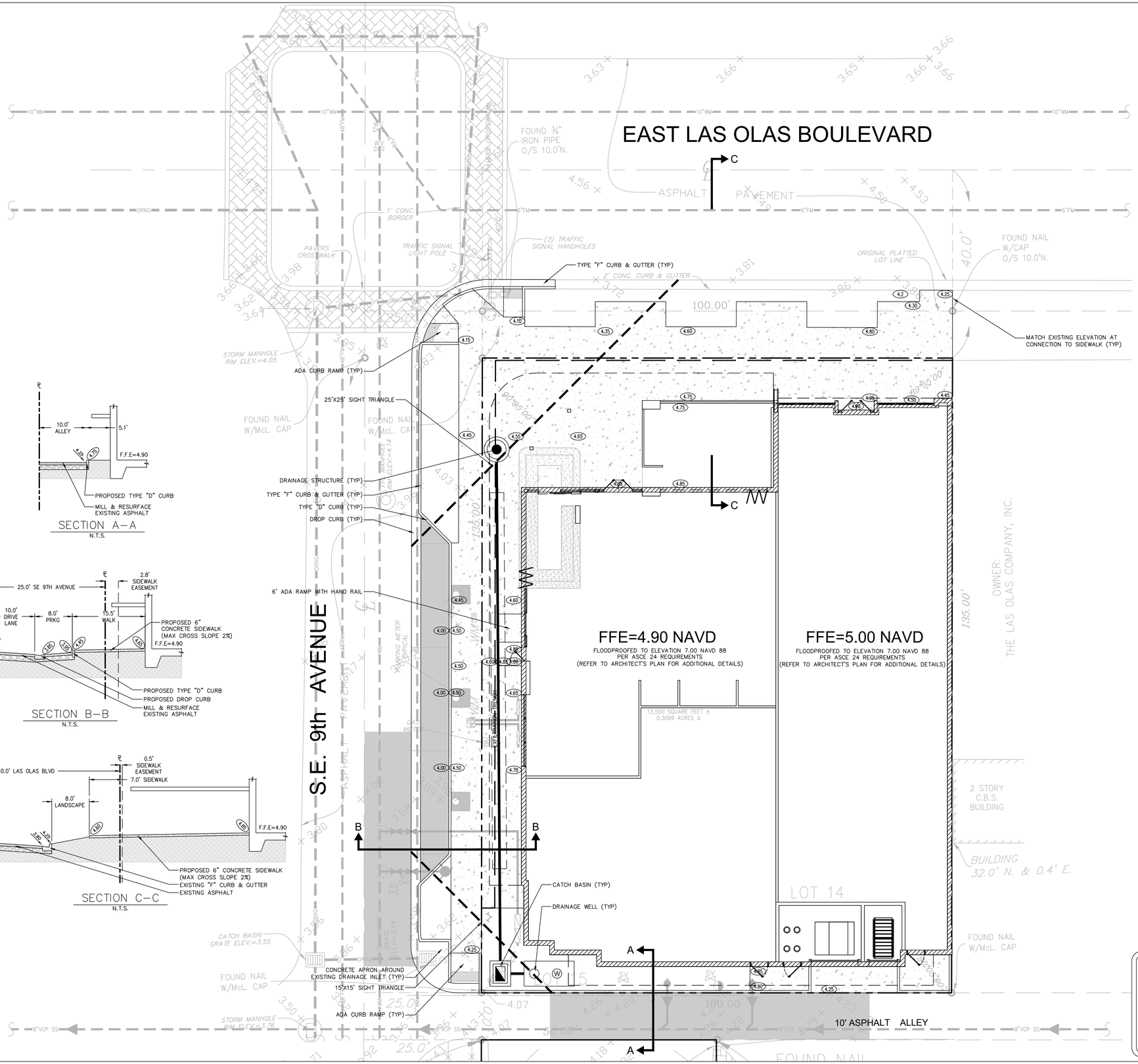
REGISTERED LANDSCAPE ARCHITECT
ROBERT GAGE COUP
LA 6667605
STATE OF FLORIDA

FORT LAUDERDALE DRC SUBMITTAL
PROJECT NO: 23-016
DRAWN BY: GC
CHECKED BY:
DATE: JANUARY 12, 2024
SCALE: NTS

STRUCTURAL SOIL SPECIFICATIONS

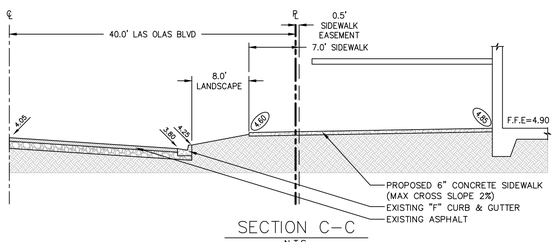
L-5.1

PROJECT PATH: \\MAC\ICLOUD\GAGE\PALMETTO DESIGN+BUILD\PROJECTS\23-016 - 904 E LAS OLAS\DRAWINGS\PALMETTO DOCS\DRC\L-5_STRUCTURAL SOIL PLAN.DWG

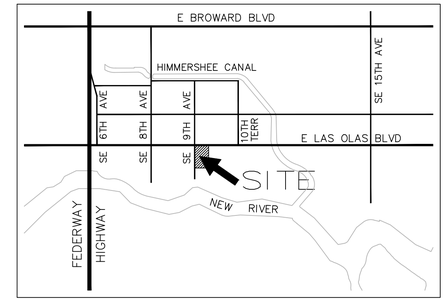


SECTION A–A
N.T.S.

SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



LOCATION MAP
NTS

NORTH

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- *5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- –W– WATER MAIN
- –FM– 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

CURRENT: FLOOD ZONE " X " ELEV (N/A) NAVD
ON FIRM MAP #12011C0557 H, DATED AUGUST 18, 2014

PRELIM: FLOOD ZONE " AE " ELEV (6.0) NAVD
ON FIRM MAP #12011C0557 J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (6.5) NAVD

DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (7.00) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (1.5) NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

8. 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).

9. 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.

10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

11. 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.

12. 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.

13. 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.

14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC. DATED _____, 2018.

16. ELEVATIONS SHOWN ARE NAVD88.

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

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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 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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

Sheet Title
CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title
904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/11/24
Job No. 23-1776.00	Plot Date 01/11/24
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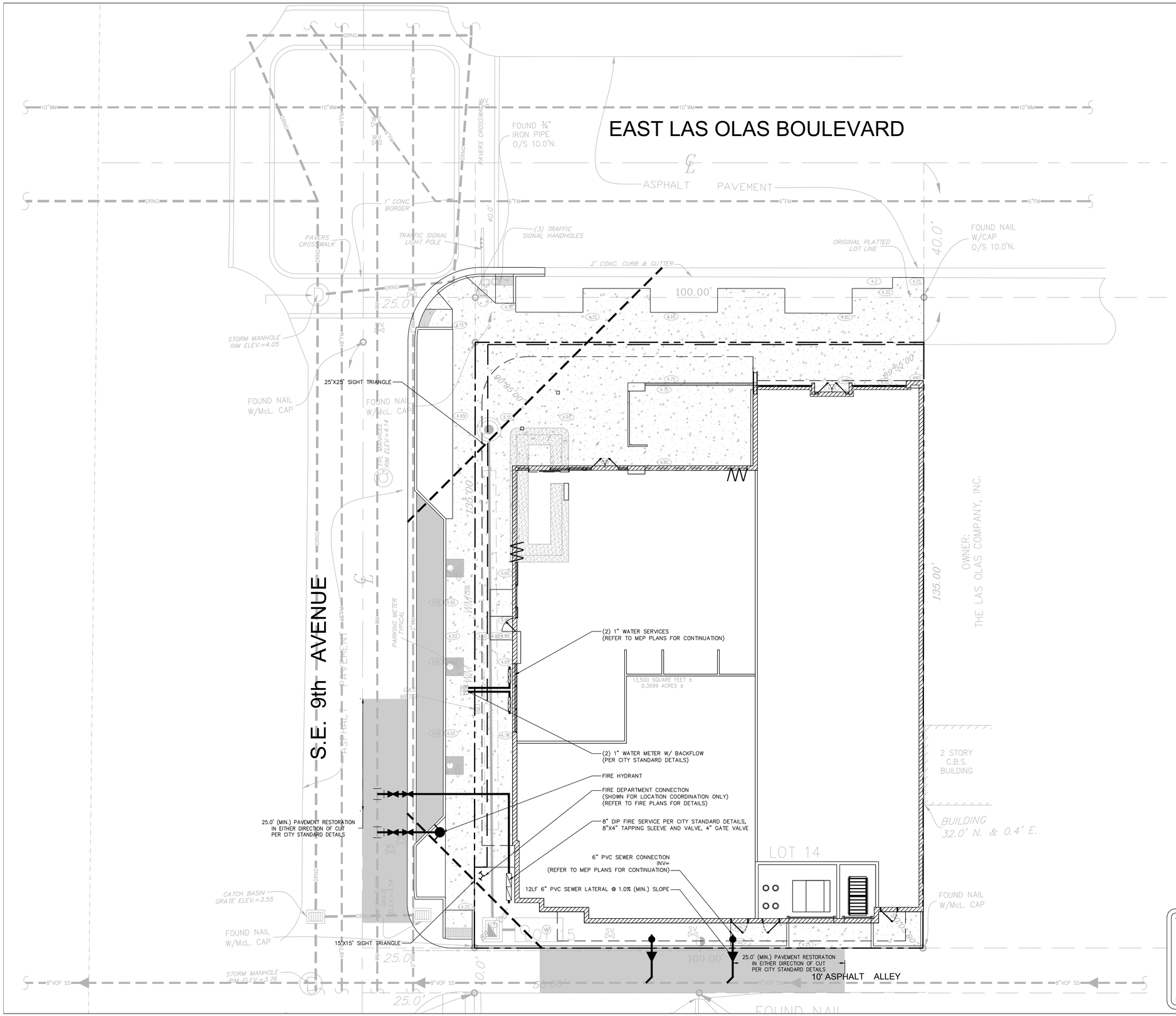

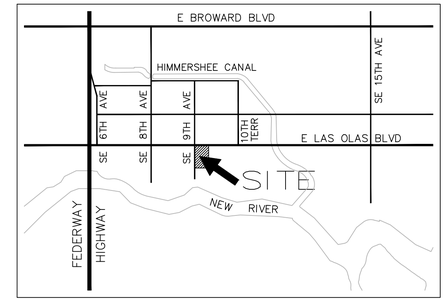

LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER 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:

1.CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. 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.

3. 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.

4. 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).

5. 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.

6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.

7. 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.

8. 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.

9. 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.

10. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

11. 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.

12. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

13. 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.

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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 − 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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Sheet Title
CONCEPTUAL WATER & SEWER PLAN

Job Title
904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

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Phase:
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SEAL

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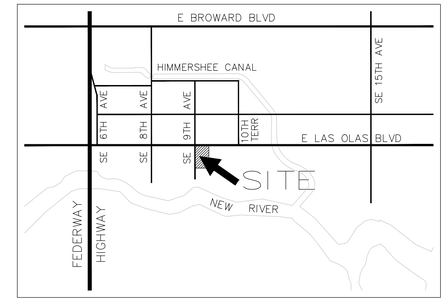
Proj. Mgr. BMK	
Appr. by BMK	− of −

EAST LAS OLAS BOULEVARD



LOCATION MAP
NTS

NORTH

S.E. 9th AVENUE

ASPHALT PAVEMENT

1 STORY COMMERCIAL BUILDING ZONING: B-1

2 STORY C.B.S. BUILDING

BUILDING 32.0' N. & 0.4' E.

10' ASPHALT ALLEY

OWNER: THE LAS OLAS COMPANY, INC.

13,500 SQUARE FEET ±
0.3099 ACRES ±

6.6' SIDEWALK WITHIN ROW

PROPERTY LINE

ORIGINAL PLATTED LOT LINE

2' CONC. CURB & GUTTER

1' CONC. BORDER

PAVERS CROSSWALK

(3) TRAFFIC SIGNAL HANDHOLES

TRAFFIC SIGNAL LIGHT POLE

STORM MANHOLE RIM ELEV.=4.05

CATCH BASIN GRATE ELEV.=3.55

STORM MANHOLE RIM ELEV.=4.14

STORM MANHOLE RIM ELEV.=3.76

25'X25' SIGHT TRIANGLE

15'X15' SIGHT TRIANGLE

2.8' SIDEWALK EASEMENT

0.5' SIDEWALK EASEMENT

(4) GREASE TRAP LIDS

PARKING METER TYPICAL

LOT 14

LOT 15

100.00'

135.00'

40.0'

25.0'

10.0'

50.00'

26.5'

S89°55'00"E

N89°53'00"W

N00°05'00"W

S00°05'00"E

LEGEND:

PROPOSED SIDEWALK EASEMENT (CITY)

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Sheet Title
SIDEWALK EASEMENT EXHIBIT

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FORT LAUDERDALE, FLORIDA 33301

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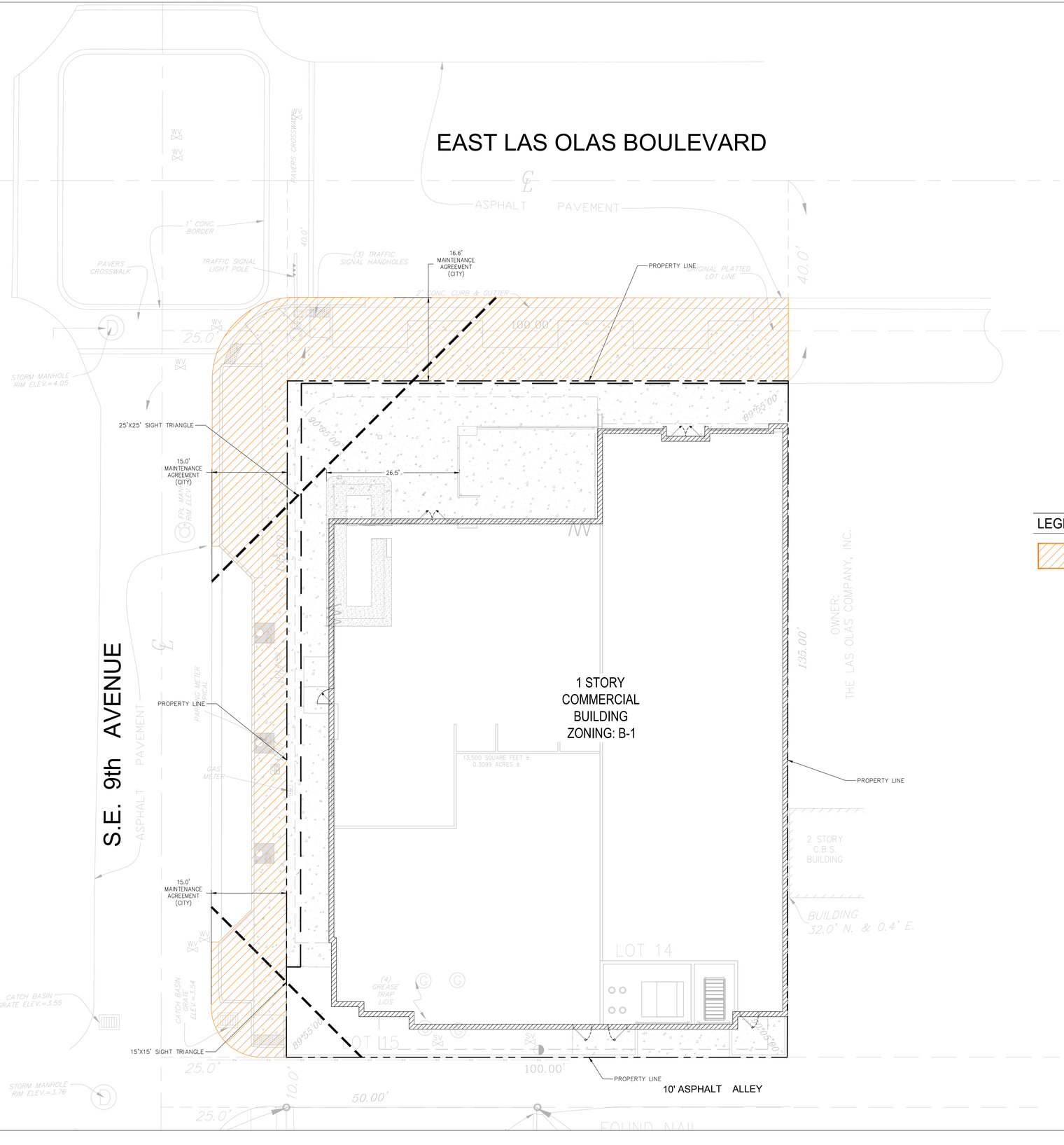
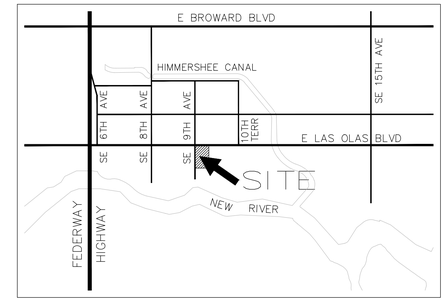
EAST LAS OLAS BOULEVARD





LOCATION MAP
NTS

NORTH

LEGEND:

MAINTENANCE AGREEMENT AREA (CITY)

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Sheet Title
MAINTENANCE AGREEMENT EXHIBIT

Job Title
904 E LAS OLAS BLVD
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FORT LAUDERDALE, FLORIDA 33301

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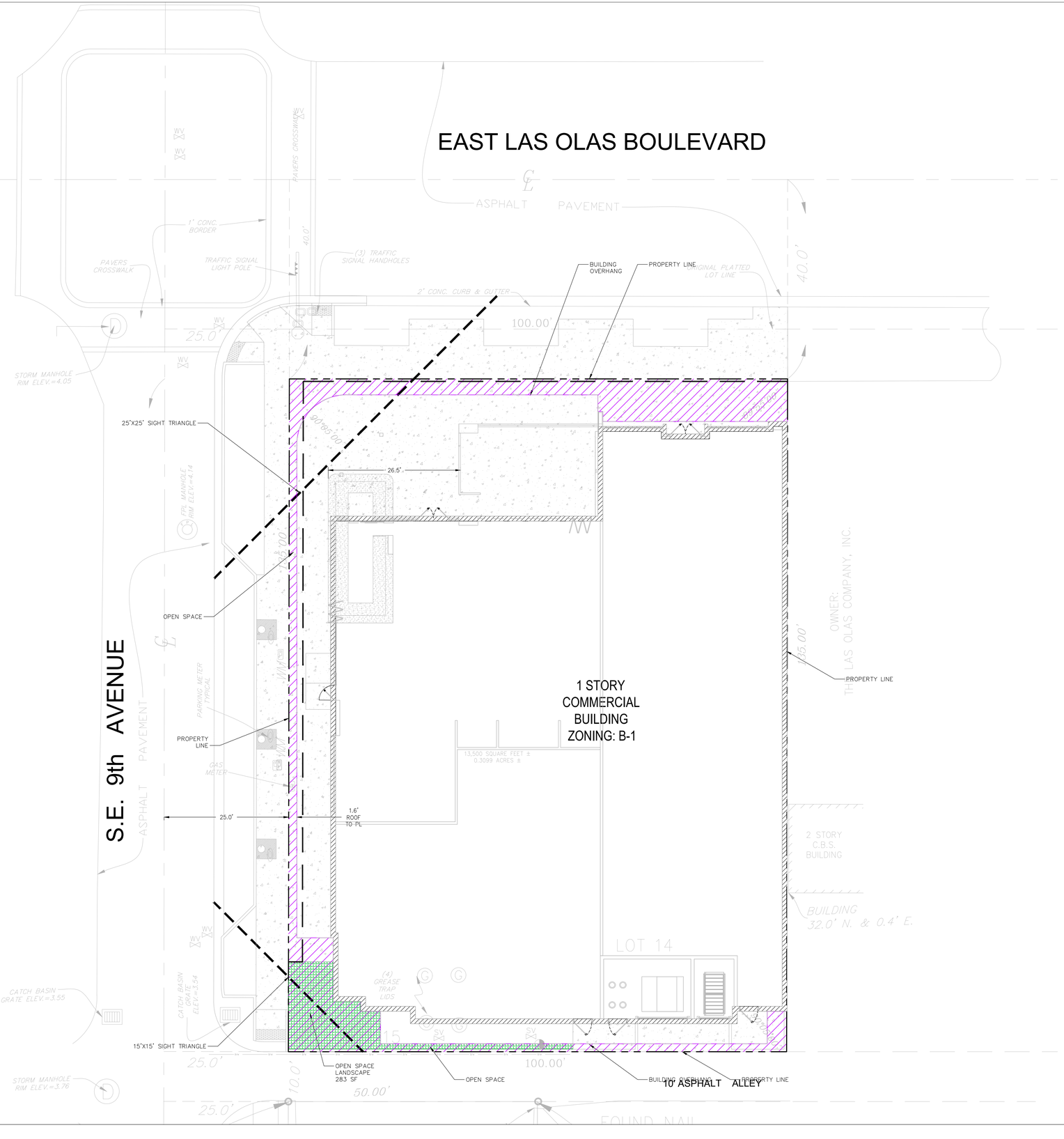

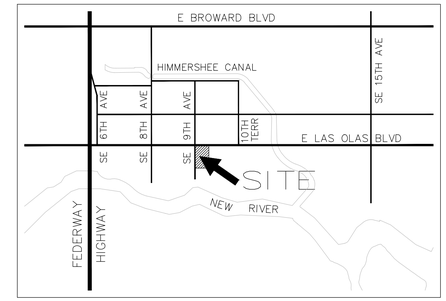

LOCATION MAP
NTS

NORTH

LEGEND:

- OPEN SPACE (PERVIOUS)
- OPEN SPACE AREA

OPEN SPACE DATA:	
SITE AREA	13,500 SF / 0.31 ACRES
GROSS SITE AREA	22,499 SF / 0.52 ACRES
	PROVIDED:
OPEN SPACE TOTAL	1,164 SF
OPEN SPACE AT GRADE	1,164 SF
OPEN SPACE (PERVIOUS)	283 SF

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Sheet Title
OPEN SPACE EXHIBIT

Job Title
904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

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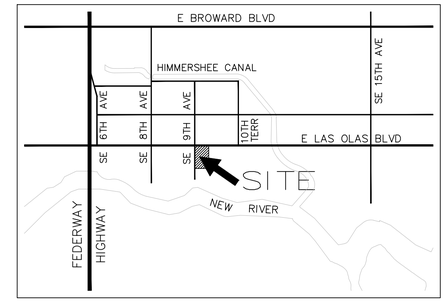
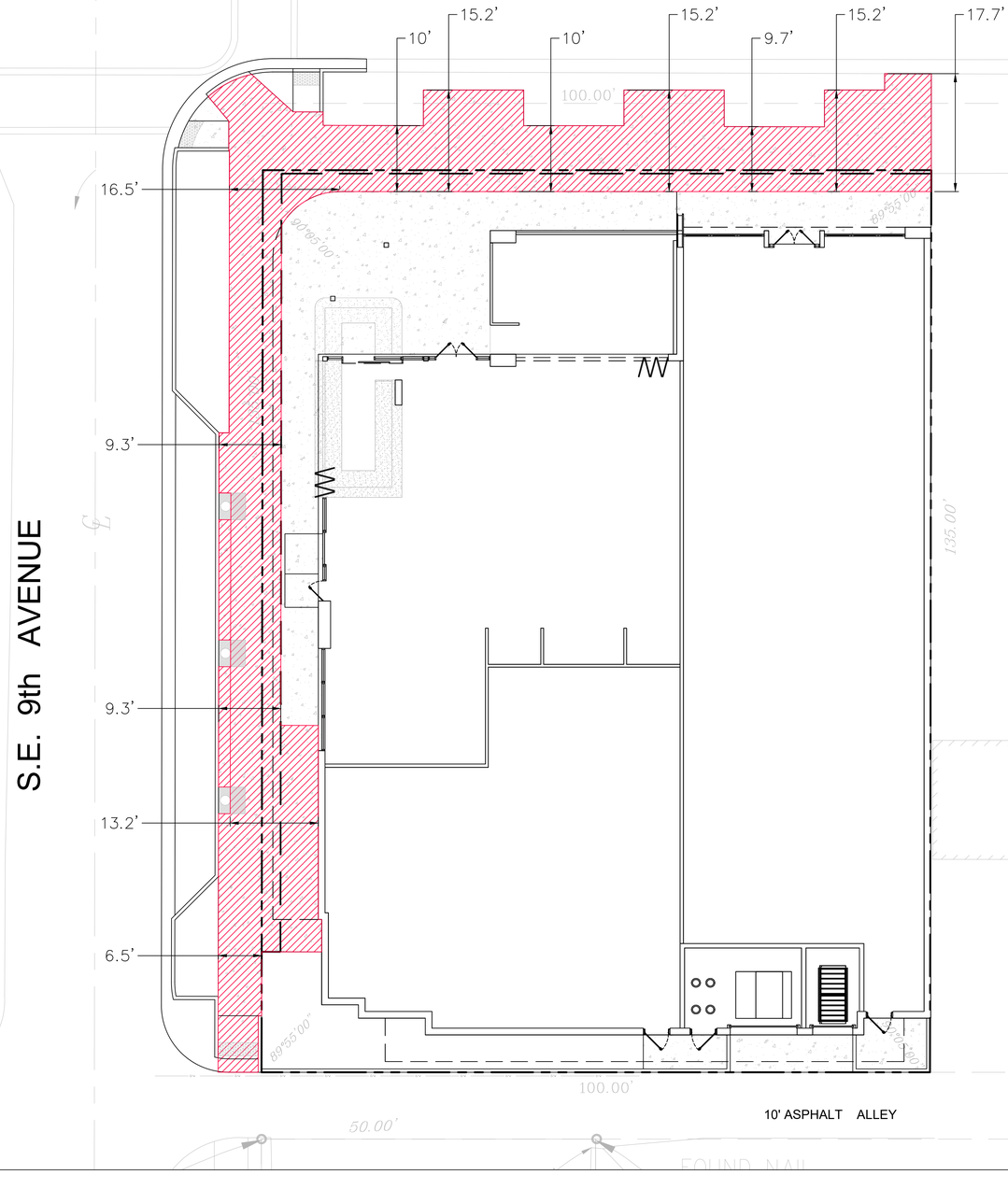
EAST LAS OLAS BOULEVARD



LOCATION MAP
NTS

NORTH



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Sheet Title
CLEAR PATH EXHIBIT

Job Title
904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

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Phase:
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Job No. 23-1776.00	Plot Date 01/12/24
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LOCHRIE & CHAKAS P.A.

1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
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Owner: **904 ELO LLC**
Site Address: **904 East Las Olas Boulevard**
Project Name: **904 East Las Olas**
Prepared by: **Andrew Schein, Esq.**

January 11, 2024

ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. ***Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. ***Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: N/A, the Project is not expected to interfere with the City's communications network.

C. ***Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

D. ***Environmentally sensitive lands.***

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A, the Project is not expected to impact any environmentally sensitive lands.

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

Response: Acknowledged, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. ***Parks and open space.*** *New park impact fee ordinance adopted in June 2006.*

Response: N/A, the Project does not include residential uses.

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

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. ***Potable water.***

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*
    a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
    b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
    c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on January 5, 2024 and will provide the letter to the City upon receipt.

I. ***Sanitary sewer.***

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on January 5, 2024 and will provide the letter to the City upon receipt.

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

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

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

Response: Acknowledged and the Project will comply. The Project includes separate restaurant and retail dumpsters, which will be enclosed within the building.

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

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

M. ***Transportation facilities.***
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may

be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

a. When the proposed development may generate over one thousand (1,000) daily trips; or

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

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

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

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

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A traffic statement is included in this submission. The Project has a lower trip generation than the existing building on the Property.

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

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

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

Response: The Project includes minimum 7.8' clear-width sidewalks fronting all streets.

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear

property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Street trees have been provided on all street frontages.

N. ***Wastewater.***

1. *Wastewater*. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Applicant requested a water/wastewater capacity letter from the City's Public Works Department on January 5, 2024 and will provide the letter to the City upon receipt.

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

Response: N/A, the Project does not include non-residential uses that provide prepackaged food or beverages for off-site consumption.

P. ***Historic and archaeological resources.***

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this

information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: This site does not have any historical or archaeological significance.

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

Response: N/A. Project is not located east of the Intracoastal Waterway.

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Owner: **904 ELO LLC**
Site Address: **904 East Las Olas Boulevard**
Project Name: **904 East Las Olas**
Prepared by: **Andrew Schein, Esq.**

January 11, 2024

GENERAL PROJECT NARRATIVE

The Project is a new retail/restaurant building at 904 East Las Olas Boulevard. The Project will replace the existing building on the Property, which has historically been used as a restaurant. The Project will consist of 4,234 square feet of retail space enclosed within the eastern portion of the building and 5,723 square feet of restaurant space at the western portion of the building, which will include 775 square feet of outdoor dining.

Although the Project is essentially replacing one commercial building with another, the Project will significantly improve the pedestrian realm and walkability at this corner. The existing building was built at a 0' setback from the property lines on Las Olas Boulevard and SE 9th Avenue, which strongly constrains the ability to provide a functioning pedestrian realm and leads to the substandard existing sidewalk widths – approximately 5' on SE 9th Avenue and +/- 4' on East Las Olas Boulevard.

The new building will be constructed at a 6.5' and 8.4' setback from the north and west, respectively. This increased setback allows for the Owner to provide an enhanced public realm. The proposed sidewalks range from 7.8' to 14.6' in clear, unobstructed width, with a portion of the wider sidewalk areas being placed under the proposed building overhang to provide extra pedestrian protection from the elements. The portions of the sidewalk that are outside of the building overhang will have a minimum 7.8' clear width.

The Project will retain the existing three (3) parallel parking spaces on SE 9th Avenue. However, due to the increased setbacks for the building, the new parallel parking spaces will now be bounded by 8.5' wide landscape strips, with large shade trees (Live Oaks) facing the street and flowering trees (Satinleafs) between the parallel parking and the sidewalk. Live Oaks will also be provided facing East Las Olas Boulevard.

In order to keep the focus on the pedestrian experience and pedestrian safety, all loading and unloading will occur in the alley to the south of the Property. The existing dumpsters are shielded from pedestrian view, however the screening of the existing dumpsters leaves much to be desired. The dumpsters in the new building will be contained wholly within the building behind closed doors, eliminating odor and visual nuisances from the rear of the Property.

The Project includes a request for a parking reduction; parking for businesses on Las Olas is generally conducted in public parking lots, private parking lots, or on-street parking, rather than on-site. The proposed uses in the Project generate a lower parking demand the uses in the existing building, therefore parking availability is not expected to be negatively impacted compared to the existing conditions.

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January 11, 2024

NEIGHBORHOOD COMPATIBILITY NARRATIVE
ULDR § 47-25.3

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

Response: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*
   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: To the extent any EPGMD (formerly DNRP) permits are needed, applicant will apply for and obtain such permits.

3. *Design and performance standards.*
   a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

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.

Response: N/A, the Project does not abut Residential Property as defined in the ULDR.

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:
    a. Balconies,
    b. Color and material banding,
    c. Decorative metal grates over windows,
    d. Uniform cornice heights,
    e. Awnings.
2. Form and mass:
    a. Building mass changes including projection and recession,
    b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: The Project includes fenestration (doors, windows, and openings in the building wall), color and material banding, an overhang, and building mass changes.

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: N/A, the Project does not abut residential uses or vacant residential zoned property.

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the

building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: N/A, the Project does not abut residential uses or vacant residential zoned property. Nevertheless, the rooftop equipment will be screened with a parapet at least 6" higher than the highest point of the rooftop equipment.

c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: N/A, the Project is not contiguous to Residential Property is defined in the ULDR and is less than 40' in height.

d. *Bufferyard requirements.* When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Response: N/A, the Project is not contiguous to Residential Property as defined in the ULDR.

ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Response: N/A, the Project is not contiguous to Residential Property as defined in the ULDR.

iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in

accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Response: N/A, the Project is not contiguous to Residential Property as defined in the ULDR.

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Response: N/A, the Project does not abut Residential Property as defined in the ULDR.

v. *Application to existing uses*. Within five (5) years ….(remainder of this subsection v. is intentionally omitted).

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

RESPONSE: The Property is located on East Las Olas Boulevard, which is generally characterized by commercial uses fronting East Las Olas Boulevard. The Project is a retail/restaurant development, and is consistent with the character of the area. Although there are no residential uses contiguous to or abutting the Property, the building is oriented to have the commercial activity facing SE 9th Avenue and East Las Olas Boulevard to keep the activity facing the already-active commercial corridor. The proposed building is expected to produce fewer vehicle trips and fewer parking demands than the existing building.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: N/A, the Property is not subject to a neighborhood master plan.

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval

for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Response: N/A, the Property is not within the RAC-TMU.

iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:

a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:

1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of Section 47-13, Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

Response: N/A. The Project is not located within the downtown RAC.

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FES #23-1776.00

Drainage Calculations Summary:

This project is a 0.31 acres redevelopment project. The site is currently an existing single-story building, and the proposed building is also a single-story building that has a negligible increase in SF.

The site is located at 904 E Las Olas, Ft. Lauderdale, FL
(South Side of Las Olas just East of SE 9th Avenue)

The control water elevation for this site is 1.50' NAVD.

Water quality required (0.01 ac-ft) will be provided in 80 LF exfiltration trench.

Water quantity will be provided in (1) on-site drainage wells each with 200 gpm/ft of discharge starting at elevation 3.50NAVD. This will handle the negligible increase in building SF and reduce the 100 Year Flood Stage to the flood proofing elevation of 7.00NAVD.

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

	Post Development	Pre Development
100-yr - 3 day	5.73' NAVD	9.77' NAVD
(Minimum FFE=7.00 NAVD Flood Proofed to 7.00 NAVD)		
25-yr - 3 day	5.54' NAVD	8.77' NAVD

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D00000 17A359A370D00004731, cn=Blake M Kidwell
Date: 2024.01.11 16:58:59 -05'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 01/11/2024.

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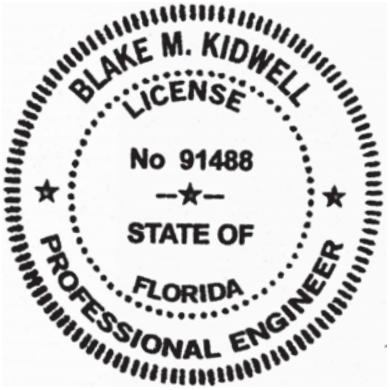

904 E LAS OLAS

FES Project No. 23-1776.00

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	13,500 SF =	0.31 AC		
B. BUILDING COVERAGE =	9,925 SF =	0.23 AC	74%	
C. TOTAL ASPHALT & WALKS =	3,122 SF =	0.07 AC	23%	
D. TOTAL IMPERVIOUS =	13,047 SF =	0.30 AC		97%
E. % WATER QUALITY IMPERVIOUS =			87%	
F. PERVIOUS AREA =	453 SF=	0.01 AC		3%
				100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	13,500 SF =	0.31 AC		
B. BUILDING COVERAGE =	9,617 SF =	0.22 AC	71%	
C. TOTAL ASPHALT & WALKS =	3,622 SF =	0.08 AC	27%	
D. TOTAL IMPERVIOUS =	13,239 SF =	0.30 AC		98%
E. % WATER QUALITY IMPERVIOUS =			93%	
F. PERVIOUS AREA =	261 SF=	0.01 AC		2%
				100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.01 AC-FT= 0.08 AC-IN

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

2.5" x % Imperv. = 0.01 AC-FT= 0.18 AC-IN

NOTE: Water Quality excludes building area which will be directly connected to drainage well.

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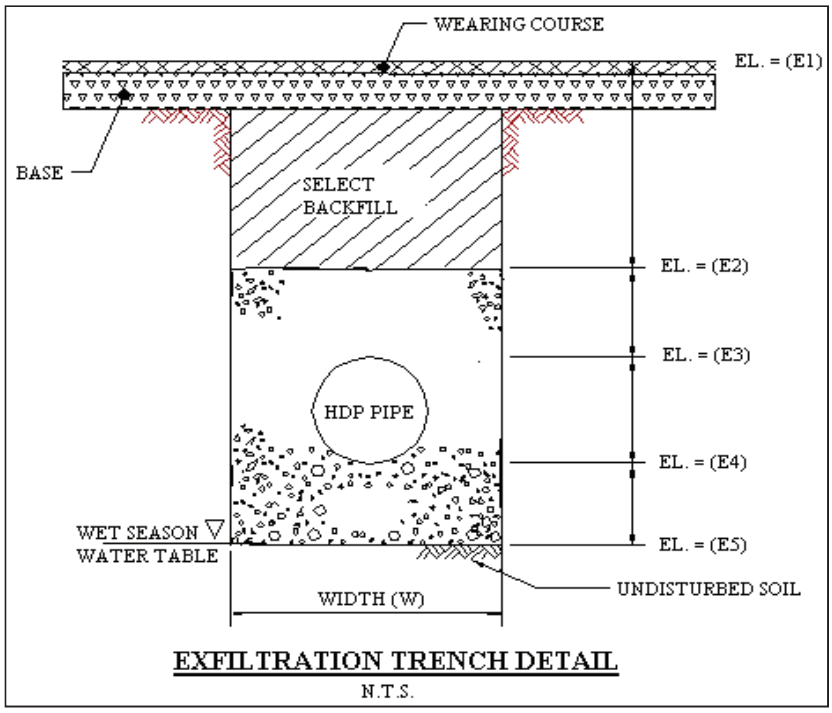
Prepared: 1/11/2024

904 E LAS OLAS BLVD

FES Project No. 23-1776.00



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 =	4.50	ft. NAVD	k_1 =	8.60E-05	cfs / ft² - ft. head (Hydraulic Conductivity)
E2 =	3.50	ft. NAVD	k_2 =	8.60E-05	cfs / ft² - ft. head (Hydraulic Conductivity)
E3 =	2.50	ft. NAVD	K = $(k_1 + k_2)/2$	= 8.60E-05	cfs / ft² - ft. head
E4 =	1.50	ft. NAVD			
E5 =	0.50	ft. NAVD			
Water Table =	1.50	ft. NAVD			
Width (W) =	3.00	ft.			

L =	80	lineal feet of trench provided	
K =	8.60E-05	cfs / ft² - ft. head (Hydraulic Conductivity)	
D_U =	2.00	ft. (Non-Saturated Trench Depth)	D_U = E2 - (The Shallower of Water Table or E5)
D_S =	1.00	ft. (Saturated Trench Depth)	D_S = (The Shallower of Water Table or E5) - E5
H_2 =	3.00	ft. (Depth to water table)	H_2 = E1 - (The Shallower of Water Table or E5)
W =	3.00	ft. (Width of Trench)	
V_{wq} =	0.18	ac-in (Volume to be treated for water quality)	
%WQ =	0.50		
FS =	2.00		

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{0.18}{0.0020 + 0.0008} = 64 \text{ LF}$$

L_{wq} = 64 lineal feet of trench required for water quality

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 80\ \times (\ 0.0020\ +\ 0.0008\ )\ ] - 0.18}{2.00}$$

V_{add} = 0.02 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 0.20 acre-inches treated (Total volume treated)

= 0.017 acre-feet treated

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Prepared: 1/11/2024

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 904 E LAS OLAS

Date : 1/11/24

Client :
Job Number : 23-1776.00
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 11/50/42 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 : 0.310 Acres
Total Drainage Basin(with offsite): 0.310 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 8-18-14 Zone X Elev. N/A NAVD

Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	1 Day Storm Event Runoff Inches	1 Day Storm Event Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	3 Day Storm Event Runoff Inches	3 Day Storm Event Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	13.07	0.34	18.01	17.83	0.46	0.46
25 Year Return Period	10.70	10.52	0.27	14.54	14.36	0.37	0.37
10 Year Return Period	8.50	8.32	0.21	11.55	11.37	0.29	0.29
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula

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 Peak Stage	Calculated 1 Day Storm Event Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Calculated 3 Day Storm Event Peak Discharge
100 Year Return Period	5.50	8.40	0.00	9.77	0.00
25 Year Return Period		7.67	0.00	8.77	0.00
10 Year Return Period	4.50	7.04	0.00		
5 Year Return Period		1.50	0.00		
3 Year Return Period		1.50	0.00		

Water Table Elevation (ft)= 1.50

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)= 3.25 (Pervious Area)

Soil Storage (S) Value = 0.15

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)	0.06
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.01

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)	0.06
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.01

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: 904 E LAS OLAS

Date : 1/11/24

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	0.22	4.87	4.87	0.00	100.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.08	4.90	4.40	100.00	0.00	0.00	0.08	0.00	0.00	0.08	0.00	0.00
3	LANDSCAPE	0.01	4.90	4.60	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	4.75
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
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16													
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19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.31	4.90	4.40	25.81	70.97	0.00	0.08	0.01	0.22	0.09	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	1.50	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	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.31	10.00	1.50	25.81	70.97	0.00	0.08	0.01	0.22	0.09	0.00	4.75

Basin % Imper. for Water Quality Purposes = 88.89
Drainage Basin % Impervious (incl. Bldg., No lakes)= 96.77

Project % Imper. for Water Quality Purposes = 88.89
Project % Impervious (incl. Bldg., No lakes)= 96.77

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Project: 904 E LAS OLAS
Date : 1/11/24

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.50	8.50	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	0.00	0.03	0.07	0.11	0.15	0.23	0.31	0.39	0.43	0.47
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.05	0.05	0.06
4													
5													
6													
7													
8													
9													
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21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.03	0.08	0.12	0.17	0.26	0.35	0.44	0.48	0.53
	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	0.00	0.00	0.03	0.08	0.12	0.17	0.26	0.35	0.44	0.48	0.53

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/

SFWMD allowable discharge: 1.61 CFS Project Acreage : 0.31

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)	1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.50	8.50	9.50	10.00	10.50
Discharge (Cfs)												

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Project: 904 E LAS OLAS

Date : 1/11/24

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	3.25	4.73	0.00
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		4.73	0.00
	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		4.73	0.00

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.15

Soil Storage under pavement and buildings is not considered in computations

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 904 E LAS OLAS

Date : 1/11/24

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: 904 E LAS OLAS
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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	1.50	0.00	0.00	0.00
4.00	0.02	0.32	0.19	0.01	0.02	0.00	0.00	0.00	4.56	0.00	0.00	0.00
8.00	0.05	0.65	0.50	0.03	0.02	0.01	0.00	0.01	4.69	0.00	0.00	0.00
12.00	0.07	0.97	0.81	0.03	0.02	0.02	0.00	0.02	4.83	0.00	0.00	0.00
16.00	0.10	1.29	1.12	0.02	0.02	0.03	0.00	0.03	4.97	0.00	0.00	0.00
20.00	0.12	1.62	1.45	0.03	0.02	0.04	0.00	0.04	5.07	0.00	0.00	0.00
24.00	0.15	1.93	1.76	0.03	0.02	0.04	0.00	0.04	5.16	0.00	0.00	0.00
28.00	0.18	2.41	2.24	0.05	0.04	0.06	0.00	0.06	5.29	0.00	0.00	0.00
32.00	0.22	2.88	2.70	0.03	0.04	0.07	0.00	0.07	5.43	0.00	0.00	0.00
36.00	0.25	3.34	3.16	0.03	0.03	0.08	0.00	0.08	5.56	0.00	0.00	0.00
40.00	0.29	3.82	3.64	0.03	0.04	0.09	0.00	0.09	5.70	0.00	0.00	0.00
44.00	0.32	4.29	4.12	0.05	0.04	0.11	0.00	0.11	5.83	0.00	0.00	0.00
48.00	0.36	4.76	4.58	0.03	0.04	0.12	0.00	0.12	5.97	0.00	0.00	0.00
52.00	0.40	5.35	5.17	0.07	0.06	0.13	0.00	0.13	6.13	0.00	0.00	0.00
56.00	0.50	6.57	6.39	0.13	0.12	0.16	0.00	0.16	6.47	0.00	0.00	0.00
58.00	0.57	7.58	7.40	0.18	0.18	0.19	0.00	0.19	6.74	0.00	0.00	0.00
59.00	0.63	8.32	8.14	0.26	0.25	0.20	0.00	0.20	6.94	0.00	0.00	0.00
59.50	0.68	8.98	8.80	0.41	0.38	0.22	0.00	0.22	7.10	0.00	0.00	0.00
59.75	0.85	11.22	11.04	2.80	1.20	0.24	0.00	0.24	7.37	0.00	0.00	0.00
60.00	1.02	13.45	13.27	2.78	2.26	0.29	0.00	0.29	7.89	0.00	0.00	0.00
60.50	1.09	14.42	14.23	0.60	1.03	0.35	0.00	0.35	8.56	0.00	0.00	0.00
61.00	1.13	14.92	14.74	0.31	0.43	0.37	0.00	0.37	8.81	0.00	0.00	0.00
62.00	1.18	15.60	15.41	0.18	0.20	0.39	0.00	0.39	9.04	0.00	0.00	0.00
64.00	1.24	16.42	16.24	0.12	0.12	0.42	0.00	0.42	9.29	0.00	0.00	0.00
68.00	1.31	17.37	17.19	0.07	0.07	0.44	0.00	0.44	9.58	0.00	0.00	0.00
72.00	1.36	18.01	17.83	0.05	0.05	0.46	0.00	0.46	9.77	0.00	0.00	0.00
				Peak stage		9.77	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	1.50	0.00	0.00	0.00
4.00	0.02	0.26	0.14	0.01	0.02	0.00	0.00	0.00	4.54	0.00	0.00	0.00
8.00	0.05	0.52	0.38	0.03	0.02	0.01	0.00	0.01	4.64	0.00	0.00	0.00
12.00	0.07	0.78	0.62	0.03	0.02	0.02	0.00	0.02	4.75	0.00	0.00	0.00
16.00	0.10	1.04	0.88	0.01	0.02	0.02	0.00	0.02	4.86	0.00	0.00	0.00
20.00	0.12	1.31	1.14	0.03	0.02	0.03	0.00	0.03	4.97	0.00	0.00	0.00
24.00	0.15	1.56	1.39	0.03	0.02	0.04	0.00	0.04	5.06	0.00	0.00	0.00
28.00	0.18	1.95	1.78	0.04	0.03	0.05	0.00	0.05	5.16	0.00	0.00	0.00
32.00	0.22	2.32	2.15	0.03	0.03	0.05	0.00	0.05	5.27	0.00	0.00	0.00
36.00	0.25	2.70	2.52	0.03	0.03	0.06	0.00	0.06	5.38	0.00	0.00	0.00
40.00	0.29	3.08	2.91	0.03	0.03	0.07	0.00	0.07	5.49	0.00	0.00	0.00
44.00	0.32	3.47	3.29	0.04	0.03	0.08	0.00	0.08	5.60	0.00	0.00	0.00
48.00	0.36	3.84	3.66	0.03	0.03	0.09	0.00	0.09	5.71	0.00	0.00	0.00
52.00	0.40	4.32	4.15	0.05	0.04	0.11	0.00	0.11	5.84	0.00	0.00	0.00
56.00	0.50	5.31	5.13	0.11	0.10	0.13	0.00	0.13	6.11	0.00	0.00	0.00
58.00	0.57	6.12	5.94	0.15	0.14	0.15	0.00	0.15	6.33	0.00	0.00	0.00
59.00	0.63	6.72	6.54	0.21	0.20	0.16	0.00	0.16	6.49	0.00	0.00	0.00
59.50	0.68	7.25	7.07	0.33	0.31	0.18	0.00	0.18	6.62	0.00	0.00	0.00
59.75	0.85	9.06	8.88	2.26	0.97	0.20	0.00	0.20	6.84	0.00	0.00	0.00
60.00	1.02	10.86	10.68	2.25	1.82	0.23	0.00	0.23	7.26	0.00	0.00	0.00
60.50	1.09	11.64	11.46	0.48	0.83	0.28	0.00	0.28	7.80	0.00	0.00	0.00
61.00	1.13	12.05	11.87	0.25	0.34	0.30	0.00	0.30	8.00	0.00	0.00	0.00
62.00	1.18	12.59	12.41	0.15	0.16	0.32	0.00	0.32	8.19	0.00	0.00	0.00
64.00	1.24	13.26	13.08	0.09	0.10	0.34	0.00	0.34	8.39	0.00	0.00	0.00
68.00	1.31	14.03	13.85	0.05	0.06	0.36	0.00	0.36	8.62	0.00	0.00	0.00
72.00	1.36	14.54	14.36	0.04	0.04	0.37	0.00	0.37	8.77	0.00	0.00	0.00
				Peak stage		8.77	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: 904 E LAS OLAS
Date : 1/11/24

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	0.09	0.01	0.01	0.00	0.00	0.00	4.52	0.00	0.00	0.00
8.00	0.05	0.42	0.28	0.02	0.01	0.01	0.00	0.01	4.60	0.00	0.00	0.00
12.00	0.07	0.62	0.47	0.02	0.02	0.01	0.00	0.01	4.68	0.00	0.00	0.00
16.00	0.10	0.82	0.67	0.01	0.02	0.02	0.00	0.02	4.77	0.00	0.00	0.00
20.00	0.12	1.04	0.87	0.02	0.02	0.02	0.00	0.02	4.86	0.00	0.00	0.00
24.00	0.15	1.24	1.08	0.02	0.02	0.03	0.00	0.03	4.95	0.00	0.00	0.00
28.00	0.18	1.55	1.38	0.03	0.02	0.04	0.00	0.04	5.05	0.00	0.00	0.00
32.00	0.22	1.84	1.67	0.02	0.02	0.04	0.00	0.04	5.14	0.00	0.00	0.00
36.00	0.25	2.14	1.97	0.02	0.02	0.05	0.00	0.05	5.22	0.00	0.00	0.00
40.00	0.29	2.45	2.27	0.02	0.02	0.06	0.00	0.06	5.31	0.00	0.00	0.00
44.00	0.32	2.75	2.58	0.03	0.02	0.07	0.00	0.07	5.39	0.00	0.00	0.00
48.00	0.36	3.05	2.88	0.02	0.02	0.07	0.00	0.07	5.48	0.00	0.00	0.00
52.00	0.40	3.43	3.26	0.04	0.04	0.08	0.00	0.08	5.59	0.00	0.00	0.00
56.00	0.50	4.22	4.04	0.08	0.08	0.10	0.00	0.10	5.80	0.00	0.00	0.00
58.00	0.57	4.86	4.68	0.12	0.11	0.12	0.00	0.12	5.98	0.00	0.00	0.00
59.00	0.63	5.34	5.16	0.17	0.16	0.13	0.00	0.13	6.10	0.00	0.00	0.00
59.50	0.68	5.76	5.58	0.27	0.24	0.14	0.00	0.14	6.21	0.00	0.00	0.00
59.75	0.85	7.20	7.02	1.80	0.77	0.15	0.00	0.15	6.38	0.00	0.00	0.00
60.00	1.02	8.63	8.45	1.78	1.45	0.18	0.00	0.18	6.71	0.00	0.00	0.00
60.50	1.09	9.25	9.07	0.38	0.66	0.22	0.00	0.22	7.14	0.00	0.00	0.00
61.00	1.13	9.57	9.39	0.20	0.27	0.24	0.00	0.24	7.30	0.00	0.00	0.00
62.00	1.18	10.00	9.82	0.12	0.13	0.25	0.00	0.25	7.45	0.00	0.00	0.00
64.00	1.24	10.53	10.35	0.07	0.08	0.27	0.00	0.27	7.61	0.00	0.00	0.00
68.00	1.31	11.14	10.96	0.04	0.05	0.28	0.00	0.28	7.80	0.00	0.00	0.00
72.00	1.36	11.55	11.37	0.03	0.03	0.29	0.00	0.29	7.92	0.00	0.00	0.00
				Peak stage		7.92	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	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

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

Project: 904 E LAS OLAS

Date : 1/11/24

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

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 904 E LAS OLAS

Date : 1/11/24

Client :
Job Number : 23-1776.00
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 11/50/42 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 : 0.310 Acres
Total Drainage Basin(with offsite): 0.310 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 8-18-14 Zone X Elev. N/A NAVD
Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	1 Day Storm Event Runoff Inches	1 Day Storm Event Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	3 Day Storm Event Runoff Inches	3 Day Storm Event Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	13.07	0.34	18.01	17.83	0.46	0.44
25 Year Return Period	10.70	10.52	0.27	14.54	14.36	0.37	0.35
10 Year Return Period	8.50	8.32	0.21	11.55	11.37	0.29	0.28
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula

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 Peak Stage	Calculated 1 Day Storm Event Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Calculated 3 Day Storm Event Peak Discharge
100 Year Return Period	5.50	8.67	0.00	10.21	0.00
25 Year Return Period		7.85	0.00	9.09	0.00
10 Year Return Period	4.50	7.14	0.00		
5 Year Return Period		1.50	0.00		
3 Year Return Period		1.50	0.00		

Water Table Elevation (ft)= 1.50

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)= 3.25 (Pervious Area)
Soil Storage (S) Value = 0.15
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)	0.06
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.01

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)	0.06
2.5" X % Imp. X Area (Total site less water areas)	0.06
.5" X Area (Pretreatment - Commercial projects Only)	0.01

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	0.016	0.02	0.00	0.00
Total	0.02	0.02	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: 904 E LAS OLAS

Date : 1/11/24

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	0.23	5.00	4.90	0.00	100.00	0.00	0.00	0.00	0.23	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.07	4.90	4.40	100.00	0.00	0.00	0.07	0.00	0.00	0.07	0.00	0.00
3	LANDSCAPE	0.01	4.90	4.60	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	4.75
4													
5													
6													
7													
8													
9													
10													
11													
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25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.31	5.00	4.40	22.58	74.19	0.00	0.07	0.01	0.23	0.08	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	1.50	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	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.31	10.00	1.50	22.58	74.19	0.00	0.07	0.01	0.23	0.08	0.00	4.75

Basin % Imper. for Water Quality Purposes = 87.50
Drainage Basin % Impervious (incl. Bldg., No lakes)= 96.77

Project % Imper. for Water Quality Purposes = 87.50
Project % Impervious (incl. Bldg., No lakes)= 96.77

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 904 E LAS OLAS
Date : 1/11/24

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.50	8.50	9.00	10.00	11.00
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	0.00	0.02	0.06	0.09	0.13	0.20	0.27	0.30	0.37	0.44
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.04	0.05	0.06
4													
5													
6													
7													
8													
9													
10													
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19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.03	0.07	0.11	0.15	0.23	0.31	0.35	0.43	0.51
	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	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
	TOTAL	0.00	0.02	0.02	0.04	0.08	0.12	0.16	0.24	0.32	0.36	0.44	0.52

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/

SFWMD allowable discharge: 1.61 CFS Project Acreage : 0.31

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)	1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.50	8.50	9.00	10.00	11.00
Discharge (Cfs)												

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Project: 904 E LAS OLAS

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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	LANDSCAPE	3.25	4.73	0.00
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		4.73	0.00
	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		4.73	0.00

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.15

Soil Storage under pavement and buildings is not considered in computations

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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: 904 E LAS OLAS
Date : 1/11/24

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	1.50	0.00	0.00	0.00
4.00	0.02	0.32	0.19	0.01	0.02	0.00	0.00	0.00	2.31	0.00	0.00	0.00
8.00	0.05	0.65	0.50	0.03	0.02	0.01	0.00	0.01	3.70	0.00	0.00	0.00
12.00	0.07	0.97	0.81	0.03	0.02	0.02	0.00	0.02	4.57	0.00	0.00	0.00
16.00	0.10	1.29	1.12	0.02	0.02	0.03	0.00	0.03	4.72	0.00	0.00	0.00
20.00	0.12	1.62	1.45	0.03	0.02	0.04	0.00	0.04	4.88	0.00	0.00	0.00
24.00	0.15	1.93	1.76	0.03	0.02	0.04	0.00	0.04	5.02	0.00	0.00	0.00
28.00	0.18	2.41	2.24	0.05	0.04	0.06	0.00	0.06	5.17	0.00	0.00	0.00
32.00	0.22	2.88	2.70	0.03	0.04	0.07	0.00	0.07	5.33	0.00	0.00	0.00
36.00	0.25	3.34	3.16	0.03	0.03	0.08	0.00	0.08	5.48	0.00	0.00	0.00
40.00	0.29	3.82	3.64	0.03	0.04	0.09	0.00	0.09	5.63	0.00	0.00	0.00
44.00	0.32	4.29	4.12	0.05	0.04	0.11	0.00	0.11	5.78	0.00	0.00	0.00
48.00	0.36	4.76	4.58	0.03	0.04	0.12	0.00	0.12	5.93	0.00	0.00	0.00
52.00	0.40	5.35	5.17	0.07	0.06	0.13	0.00	0.13	6.12	0.00	0.00	0.00
56.00	0.50	6.57	6.39	0.13	0.12	0.16	0.00	0.16	6.49	0.00	0.00	0.00
58.00	0.57	7.58	7.40	0.18	0.18	0.19	0.00	0.19	6.81	0.00	0.00	0.00
59.00	0.63	8.32	8.14	0.26	0.25	0.20	0.00	0.20	7.02	0.00	0.00	0.00
59.50	0.68	8.98	8.80	0.41	0.38	0.22	0.00	0.22	7.20	0.00	0.00	0.00
59.75	0.85	11.22	11.04	2.80	1.20	0.24	0.00	0.24	7.51	0.00	0.00	0.00
60.00	1.02	13.45	13.27	2.78	2.26	0.29	0.00	0.29	8.10	0.00	0.00	0.00
60.50	1.09	14.42	14.23	0.60	1.03	0.35	0.00	0.35	8.85	0.00	0.00	0.00
61.00	1.13	14.92	14.74	0.31	0.43	0.37	0.00	0.37	9.13	0.00	0.00	0.00
62.00	1.18	15.60	15.41	0.18	0.20	0.39	0.00	0.39	9.39	0.00	0.00	0.00
64.00	1.24	16.42	16.24	0.12	0.12	0.42	0.00	0.42	9.67	0.00	0.00	0.00
68.00	1.31	17.37	17.19	0.07	0.07	0.44	0.00	0.44	9.99	0.00	0.00	0.00
72.00	1.36	18.01	17.83	0.05	0.05	0.46	0.00	0.46	10.21	0.00	0.00	0.00
				Peak stage		10.21	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	1.50	0.00	0.00	0.00
4.00	0.02	0.26	0.14	0.01	0.02	0.00	0.00	0.00	2.08	0.00	0.00	0.00
8.00	0.05	0.52	0.38	0.03	0.02	0.01	0.00	0.01	3.17	0.00	0.00	0.00
12.00	0.07	0.78	0.62	0.03	0.02	0.02	0.00	0.02	4.31	0.00	0.00	0.00
16.00	0.10	1.04	0.88	0.01	0.02	0.02	0.00	0.02	4.61	0.00	0.00	0.00
20.00	0.12	1.31	1.14	0.03	0.02	0.03	0.00	0.03	4.73	0.00	0.00	0.00
24.00	0.15	1.56	1.39	0.03	0.02	0.04	0.00	0.04	4.86	0.00	0.00	0.00
28.00	0.18	1.95	1.78	0.04	0.03	0.05	0.00	0.05	5.03	0.00	0.00	0.00
32.00	0.22	2.32	2.15	0.03	0.03	0.05	0.00	0.05	5.15	0.00	0.00	0.00
36.00	0.25	2.70	2.52	0.03	0.03	0.06	0.00	0.06	5.27	0.00	0.00	0.00
40.00	0.29	3.08	2.91	0.03	0.03	0.07	0.00	0.07	5.39	0.00	0.00	0.00
44.00	0.32	3.47	3.29	0.04	0.03	0.08	0.00	0.08	5.52	0.00	0.00	0.00
48.00	0.36	3.84	3.66	0.03	0.03	0.09	0.00	0.09	5.64	0.00	0.00	0.00
52.00	0.40	4.32	4.15	0.05	0.04	0.11	0.00	0.11	5.79	0.00	0.00	0.00
56.00	0.50	5.31	5.13	0.11	0.10	0.13	0.00	0.13	6.09	0.00	0.00	0.00
58.00	0.57	6.12	5.94	0.15	0.14	0.15	0.00	0.15	6.34	0.00	0.00	0.00
59.00	0.63	6.72	6.54	0.21	0.20	0.16	0.00	0.16	6.52	0.00	0.00	0.00
59.50	0.68	7.25	7.07	0.33	0.31	0.18	0.00	0.18	6.66	0.00	0.00	0.00
59.75	0.85	9.06	8.88	2.26	0.97	0.20	0.00	0.20	6.91	0.00	0.00	0.00
60.00	1.02	10.86	10.68	2.25	1.82	0.23	0.00	0.23	7.39	0.00	0.00	0.00
60.50	1.09	11.64	11.46	0.48	0.83	0.28	0.00	0.28	7.99	0.00	0.00	0.00
61.00	1.13	12.05	11.87	0.25	0.34	0.30	0.00	0.30	8.22	0.00	0.00	0.00
62.00	1.18	12.59	12.41	0.15	0.16	0.32	0.00	0.32	8.43	0.00	0.00	0.00
64.00	1.24	13.26	13.08	0.09	0.10	0.34	0.00	0.34	8.66	0.00	0.00	0.00
68.00	1.31	14.03	13.85	0.05	0.06	0.36	0.00	0.36	8.92	0.00	0.00	0.00
72.00	1.36	14.54	14.36	0.04	0.04	0.37	0.00	0.37	9.09	0.00	0.00	0.00
				Peak stage		9.09	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: 904 E LAS OLAS
Date : 1/11/24

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	0.09	0.01	0.01	0.00	0.00	0.00	1.89	0.00	0.00	0.00
8.00	0.05	0.42	0.28	0.02	0.01	0.01	0.00	0.01	2.72	0.00	0.00	0.00
12.00	0.07	0.62	0.47	0.02	0.02	0.01	0.00	0.01	3.61	0.00	0.00	0.00
16.00	0.10	0.82	0.67	0.01	0.02	0.02	0.00	0.02	4.50	0.00	0.00	0.00
20.00	0.12	1.04	0.87	0.02	0.02	0.02	0.00	0.02	4.60	0.00	0.00	0.00
24.00	0.15	1.24	1.08	0.02	0.02	0.03	0.00	0.03	4.70	0.00	0.00	0.00
28.00	0.18	1.55	1.38	0.03	0.02	0.04	0.00	0.04	4.85	0.00	0.00	0.00
32.00	0.22	1.84	1.67	0.02	0.02	0.04	0.00	0.04	5.00	0.00	0.00	0.00
36.00	0.25	2.14	1.97	0.02	0.02	0.05	0.00	0.05	5.09	0.00	0.00	0.00
40.00	0.29	2.45	2.27	0.02	0.02	0.06	0.00	0.06	5.19	0.00	0.00	0.00
44.00	0.32	2.75	2.58	0.03	0.02	0.07	0.00	0.07	5.29	0.00	0.00	0.00
48.00	0.36	3.05	2.88	0.02	0.02	0.07	0.00	0.07	5.39	0.00	0.00	0.00
52.00	0.40	3.43	3.26	0.04	0.04	0.08	0.00	0.08	5.50	0.00	0.00	0.00
56.00	0.50	4.22	4.04	0.08	0.08	0.10	0.00	0.10	5.75	0.00	0.00	0.00
58.00	0.57	4.86	4.68	0.12	0.11	0.12	0.00	0.12	5.95	0.00	0.00	0.00
59.00	0.63	5.34	5.16	0.17	0.16	0.13	0.00	0.13	6.09	0.00	0.00	0.00
59.50	0.68	5.76	5.58	0.27	0.24	0.14	0.00	0.14	6.20	0.00	0.00	0.00
59.75	0.85	7.20	7.02	1.80	0.77	0.15	0.00	0.15	6.40	0.00	0.00	0.00
60.00	1.02	8.63	8.45	1.78	1.45	0.18	0.00	0.18	6.77	0.00	0.00	0.00
60.50	1.09	9.25	9.07	0.38	0.66	0.22	0.00	0.22	7.26	0.00	0.00	0.00
61.00	1.13	9.57	9.39	0.20	0.27	0.24	0.00	0.24	7.43	0.00	0.00	0.00
62.00	1.18	10.00	9.82	0.12	0.13	0.25	0.00	0.25	7.60	0.00	0.00	0.00
64.00	1.24	10.53	10.35	0.07	0.08	0.27	0.00	0.27	7.78	0.00	0.00	0.00
68.00	1.31	11.14	10.96	0.04	0.05	0.28	0.00	0.28	7.99	0.00	0.00	0.00
72.00	1.36	11.55	11.37	0.03	0.03	0.29	0.00	0.29	8.13	0.00	0.00	0.00
				Peak stage		8.13	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	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
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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 904 E LAS OLAS

Date : 1/11/24

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				

Project Name: 904 E LAS OLAS
Reviewer: BMK
Project Number: 23-1776.00
  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: 0.31 acres
  Ground Storage: 0.15 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
4.00	0.02
4.50	0.02
5.00	0.04
5.50	0.08
6.00	0.12
6.50	0.16
7.50	0.24
8.50	0.32

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
80.00	1.50

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 100 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	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.51	1.50
2.00	0.13	0.01	0.00	0.00	1.60	1.50
3.00	0.20	0.02	0.00	0.00	1.74	1.50
4.00	0.26	0.02	0.00	0.00	1.90	1.50
5.00	0.33	0.02	0.00	0.00	2.08	1.50
6.00	0.39	0.02	0.00	0.00	2.27	1.50
7.00	0.46	0.02	0.00	0.00	2.46	1.50
8.00	0.52	0.02	0.00	0.00	2.66	1.50
9.00	0.59	0.02	0.00	0.00	2.86	1.50
10.00	0.65	0.02	0.00	0.00	3.06	1.50
11.00	0.72	0.02	0.00	0.00	3.26	1.50
12.00	0.78	0.02	0.00	0.00	3.47	1.50
13.00	0.85	0.02	0.00	0.00	3.67	1.50
14.00	0.91	0.02	0.00	0.00	3.88	1.50
15.00	0.98	0.02	0.00	0.00	4.52	1.50
16.00	1.04	0.02	0.00	0.00	4.56	1.50
17.00	1.11	0.02	0.22	0.00	4.51	1.50
18.00	1.17	0.02	0.00	0.00	3.78	1.50
19.00	1.24	0.02	0.00	0.00	3.99	1.50
20.00	1.30	0.02	0.00	0.00	4.54	1.50

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)
21.00	1.37	0.02	0.00	0.00	4.58	1.50
22.00	1.43	0.02	0.00	0.01	3.69	1.50
23.00	1.50	0.02	0.00	0.01	3.90	1.50
24.00	1.56	0.02	0.00	0.01	4.52	1.50
25.00	1.66	0.03	0.00	0.01	4.58	1.50
26.00	1.75	0.03	0.00	0.01	3.77	1.50
27.00	1.85	0.03	0.00	0.01	4.52	1.50
28.00	1.94	0.03	0.00	0.01	4.58	1.50
29.00	2.04	0.03	0.00	0.01	3.76	1.50
30.00	2.13	0.03	0.00	0.01	4.51	1.50
31.00	2.23	0.03	0.00	0.01	4.57	1.50
32.00	2.32	0.03	0.00	0.02	3.76	1.50
33.00	2.42	0.03	0.00	0.02	4.51	1.50
34.00	2.51	0.03	0.00	0.02	4.57	1.50
35.00	2.61	0.03	0.00	0.02	3.76	1.50
36.00	2.70	0.03	0.00	0.02	4.51	1.50
37.00	2.80	0.03	0.00	0.02	4.57	1.50
38.00	2.89	0.03	0.00	0.03	3.75	1.50
39.00	2.99	0.03	0.00	0.03	4.51	1.50
40.00	3.08	0.03	0.00	0.03	4.57	1.50
41.00	3.18	0.03	0.00	0.03	3.75	1.50
42.00	3.27	0.03	0.00	0.03	4.51	1.50
43.00	3.37	0.03	0.00	0.03	4.57	1.50
44.00	3.46	0.03	0.00	0.03	3.75	1.50
45.00	3.56	0.03	0.00	0.03	4.51	1.50
46.00	3.65	0.03	0.00	0.03	4.57	1.50
47.00	3.75	0.03	0.00	0.04	3.74	1.50
48.00	3.84	0.03	0.00	0.04	4.51	1.50
49.00	3.95	0.03	0.00	0.04	4.58	1.50
50.00	4.05	0.03	0.00	0.04	3.81	1.50
51.00	4.18	0.04	0.00	0.04	4.54	1.50
52.00	4.32	0.05	0.00	0.04	3.72	1.50
53.00	4.50	0.06	0.00	0.04	4.55	1.50
54.00	4.73	0.07	0.00	0.05	4.51	1.50
55.00	5.00	0.09	0.00	0.05	3.94	1.50
56.00	5.31	0.10	0.00	0.06	3.98	1.50
57.00	5.67	0.12	0.00	0.06	4.54	1.50
58.00	6.12	0.14	0.22	0.07	4.54	1.50
59.00	6.72	0.21	0.22	0.07	4.52	1.50
60.00	10.86	1.97	0.22	0.09	5.25	1.50
61.00	12.05	0.32	0.22	0.11	5.44	1.50
62.00	12.59	0.16	0.22	0.13	5.20	1.50
63.00	12.94	0.10	0.22	0.14	4.72	1.50
64.00	13.26	0.10	0.00	0.15	3.85	1.50
65.00	13.45	0.06	0.22	0.15	4.52	1.50
66.00	13.64	0.06	0.00	0.15	4.56	1.50
67.00	13.83	0.06	0.00	0.16	3.99	1.50
68.00	14.03	0.06	0.00	0.16	3.69	1.50
69.00	14.15	0.04	0.00	0.16	4.53	1.50
70.00	14.28	0.04	0.00	0.17	3.65	1.50
71.00	14.41	0.04	0.00	0.17	4.51	1.50
72.00	14.54	0.04	0.22	0.17	4.50	1.50
73.00	14.54	0.00	0.00	0.17	3.66	1.50
74.00	14.54	0.00	0.00	0.17	3.67	1.50
75.00	14.54	0.00	0.00	0.17	3.67	1.50
76.00	14.54	0.00	0.00	0.17	3.67	1.50
77.00	14.54	0.00	0.00	0.17	3.67	1.50
78.00	14.54	0.00	0.00	0.17	3.67	1.50
79.00	14.54	0.00	0.00	0.17	3.67	1.50
80.00	14.54	0.00	0.00	0.17	3.67	1.50

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 100 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	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.51	1.50
2.00	0.13	0.01	0.00	0.00	1.60	1.50
3.00	0.20	0.02	0.00	0.00	1.74	1.50
4.00	0.26	0.02	0.00	0.00	1.90	1.50
5.00	0.33	0.02	0.00	0.00	2.08	1.50
6.00	0.39	0.02	0.00	0.00	2.27	1.50
7.00	0.46	0.02	0.00	0.00	2.46	1.50
8.00	0.52	0.02	0.00	0.00	2.66	1.50
9.00	0.59	0.02	0.00	0.00	2.86	1.50
10.00	0.65	0.02	0.00	0.00	3.06	1.50
11.00	0.72	0.02	0.00	0.00	3.26	1.50
12.00	0.78	0.02	0.00	0.00	3.47	1.50
13.00	0.85	0.02	0.00	0.00	3.67	1.50
14.00	0.91	0.02	0.00	0.00	3.88	1.50
15.00	0.98	0.02	0.00	0.00	4.52	1.50
16.00	1.04	0.02	0.00	0.00	4.56	1.50
17.00	1.11	0.02	0.22	0.00	4.51	1.50
18.00	1.17	0.02	0.00	0.00	3.78	1.50
19.00	1.24	0.02	0.00	0.00	3.99	1.50
20.00	1.30	0.02	0.00	0.00	4.54	1.50
21.00	1.37	0.02	0.00	0.00	4.58	1.50
22.00	1.43	0.02	0.00	0.01	3.69	1.50
23.00	1.50	0.02	0.00	0.01	3.90	1.50
24.00	1.56	0.02	0.00	0.01	4.52	1.50
25.00	1.66	0.03	0.00	0.01	4.58	1.50
26.00	1.75	0.03	0.00	0.01	3.77	1.50
27.00	1.85	0.03	0.00	0.01	4.52	1.50
28.00	1.94	0.03	0.00	0.01	4.58	1.50
29.00	2.04	0.03	0.00	0.01	3.76	1.50
30.00	2.13	0.03	0.00	0.01	4.51	1.50
31.00	2.23	0.03	0.00	0.01	4.57	1.50
32.00	2.32	0.03	0.00	0.02	3.76	1.50
33.00	2.42	0.03	0.00	0.02	4.51	1.50
34.00	2.51	0.03	0.00	0.02	4.57	1.50
35.00	2.61	0.03	0.00	0.02	3.76	1.50
36.00	2.70	0.03	0.00	0.02	4.51	1.50
37.00	2.80	0.03	0.00	0.02	4.57	1.50
38.00	2.89	0.03	0.00	0.03	3.75	1.50
39.00	2.99	0.03	0.00	0.03	4.51	1.50
40.00	3.08	0.03	0.00	0.03	4.57	1.50
41.00	3.18	0.03	0.00	0.03	3.75	1.50
42.00	3.27	0.03	0.00	0.03	4.51	1.50
43.00	3.37	0.03	0.00	0.03	4.57	1.50
44.00	3.46	0.03	0.00	0.03	3.75	1.50
45.00	3.56	0.03	0.00	0.03	4.51	1.50
46.00	3.65	0.03	0.00	0.03	4.57	1.50
47.00	3.75	0.03	0.00	0.04	3.74	1.50
48.00	3.84	0.03	0.00	0.04	4.51	1.50
49.00	3.95	0.03	0.00	0.04	4.58	1.50
50.00	4.05	0.03	0.00	0.04	3.81	1.50
51.00	4.18	0.04	0.00	0.04	4.54	1.50
52.00	4.32	0.05	0.00	0.04	3.72	1.50
53.00	4.50	0.06	0.00	0.04	4.55	1.50
54.00	4.73	0.07	0.00	0.05	4.51	1.50
55.00	5.00	0.09	0.00	0.05	3.94	1.50
56.00	5.31	0.10	0.00	0.06	3.98	1.50
57.00	5.67	0.12	0.00	0.06	4.54	1.50
58.00	6.12	0.14	0.22	0.07	4.54	1.50
59.00	6.72	0.21	0.22	0.07	4.52	1.50
60.00	10.86	1.97	0.22	0.09	5.25	1.50
61.00	12.05	0.32	0.22	0.11	5.44	1.50
62.00	12.59	0.16	0.22	0.13	5.20	1.50
63.00	12.94	0.10	0.22	0.14	4.72	1.50
64.00	13.26	0.10	0.00	0.15	3.85	1.50
65.00	13.45	0.06	0.22	0.15	4.52	1.50
66.00	13.64	0.06	0.00	0.15	4.56	1.50
67.00	13.83	0.06	0.00	0.16	3.99	1.50
68.00	14.03	0.06	0.00	0.16	3.69	1.50

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	0.04	0.00	0.16	4.53	1.50
70.00	14.28	0.04	0.00	0.17	3.65	1.50
71.00	14.41	0.04	0.00	0.17	4.51	1.50
72.00	14.54	0.04	0.22	0.17	4.50	1.50
73.00	14.54	0.00	0.00	0.17	3.66	1.50
74.00	14.54	0.00	0.00	0.17	3.67	1.50
75.00	14.54	0.00	0.00	0.17	3.67	1.50
76.00	14.54	0.00	0.00	0.17	3.67	1.50
77.00	14.54	0.00	0.00	0.17	3.67	1.50
78.00	14.54	0.00	0.00	0.17	3.67	1.50
79.00	14.54	0.00	0.00	0.17	3.67	1.50
80.00	14.54	0.00	0.00	0.17	3.67	1.50

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 200 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	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.51	1.50
2.00	0.13	0.01	0.00	0.00	1.60	1.50
3.00	0.20	0.02	0.00	0.00	1.74	1.50
4.00	0.26	0.02	0.00	0.00	1.90	1.50
5.00	0.33	0.02	0.00	0.00	2.08	1.50
6.00	0.39	0.02	0.00	0.00	2.27	1.50
7.00	0.46	0.02	0.00	0.00	2.46	1.50
8.00	0.52	0.02	0.00	0.00	2.66	1.50
9.00	0.59	0.02	0.00	0.00	2.86	1.50
10.00	0.65	0.02	0.00	0.00	3.06	1.50
11.00	0.72	0.02	0.00	0.00	3.26	1.50
12.00	0.78	0.02	0.00	0.00	3.47	1.50
13.00	0.85	0.02	0.00	0.00	3.67	1.50
14.00	0.91	0.02	0.00	0.00	3.88	1.50
15.00	0.98	0.02	0.00	0.00	4.52	1.50
16.00	1.04	0.02	0.00	0.00	4.56	1.50
17.00	1.11	0.02	0.00	0.00	4.51	1.50
18.00	1.17	0.02	0.00	0.00	3.78	1.50
19.00	1.24	0.02	0.00	0.00	3.99	1.50
20.00	1.30	0.02	0.00	0.00	4.54	1.50
21.00	1.37	0.02	0.00	0.00	4.58	1.50
22.00	1.43	0.02	0.00	0.00	3.69	1.50
23.00	1.50	0.02	0.00	0.00	3.90	1.50
24.00	1.56	0.02	0.00	0.00	4.52	1.50
25.00	1.66	0.03	0.00	0.00	4.58	1.50
26.00	1.75	0.03	0.00	0.00	3.77	1.50
27.00	1.85	0.03	0.00	0.00	4.52	1.50
28.00	1.94	0.03	0.00	0.00	4.58	1.50
29.00	2.04	0.03	0.00	0.00	3.76	1.50
30.00	2.13	0.03	0.00	0.00	4.51	1.50
31.00	2.23	0.03	0.00	0.00	4.57	1.50
32.00	2.32	0.03	0.00	0.00	3.76	1.50
33.00	2.42	0.03	0.00	0.00	4.51	1.50
34.00	2.51	0.03	0.00	0.00	4.57	1.50
35.00	2.61	0.03	0.00	0.00	3.76	1.50
36.00	2.70	0.03	0.00	0.00	4.51	1.50
37.00	2.80	0.03	0.00	0.00	4.57	1.50
38.00	2.89	0.03	0.00	0.00	3.75	1.50
39.00	2.99	0.03	0.00	0.00	4.51	1.50
40.00	3.08	0.03	0.00	0.00	4.57	1.50
41.00	3.18	0.03	0.00	0.00	3.75	1.50
42.00	3.27	0.03	0.00	0.00	4.51	1.50
43.00	3.37	0.03	0.00	0.00	4.57	1.50

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	3.75	1.50
45.00	3.56	0.03	0.00	0.00	4.51	1.50
46.00	3.65	0.03	0.00	0.00	4.57	1.50
47.00	3.75	0.03	0.00	0.00	3.74	1.50
48.00	3.84	0.03	0.00	0.00	4.51	1.50
49.00	3.95	0.03	0.00	0.00	4.58	1.50
50.00	4.05	0.03	0.00	0.00	3.81	1.50
51.00	4.18	0.04	0.00	0.00	4.54	1.50
52.00	4.32	0.05	0.00	0.00	3.72	1.50
53.00	4.50	0.06	0.00	0.00	4.55	1.50
54.00	4.73	0.07	0.00	0.00	4.51	1.50
55.00	5.00	0.09	0.00	0.00	3.94	1.50
56.00	5.31	0.10	0.00	0.00	3.98	1.50
57.00	5.67	0.12	0.00	0.00	4.54	1.50
58.00	6.12	0.14	0.00	0.00	4.54	1.50
59.00	6.72	0.21	0.00	0.00	4.52	1.50
60.00	10.86	1.97	0.00	0.00	5.25	1.50
61.00	12.05	0.32	0.00	0.01	5.44	1.50
62.00	12.59	0.16	0.00	0.01	5.20	1.50
63.00	12.94	0.10	0.00	0.01	4.72	1.50
64.00	13.26	0.10	0.00	0.01	3.85	1.50
65.00	13.45	0.06	0.00	0.01	4.52	1.50
66.00	13.64	0.06	0.00	0.01	4.56	1.50
67.00	13.83	0.06	0.00	0.01	3.99	1.50
68.00	14.03	0.06	0.00	0.01	3.69	1.50
69.00	14.15	0.04	0.00	0.01	4.53	1.50
70.00	14.28	0.04	0.00	0.01	3.65	1.50
71.00	14.41	0.04	0.00	0.01	4.51	1.50
72.00	14.54	0.04	0.00	0.01	4.50	1.50
73.00	14.54	0.00	0.00	0.01	3.66	1.50
74.00	14.54	0.00	0.00	0.01	3.67	1.50
75.00	14.54	0.00	0.00	0.01	3.67	1.50
76.00	14.54	0.00	0.00	0.01	3.67	1.50
77.00	14.54	0.00	0.00	0.01	3.67	1.50
78.00	14.54	0.00	0.00	0.01	3.67	1.50
79.00	14.54	0.00	0.00	0.01	3.67	1.50
80.00	14.54	0.00	0.00	0.01	3.67	1.50

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 200 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	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.51	1.50
2.00	0.13	0.01	0.00	0.00	1.60	1.50
3.00	0.20	0.02	0.00	0.00	1.74	1.50
4.00	0.26	0.02	0.00	0.00	1.90	1.50
5.00	0.33	0.02	0.00	0.00	2.08	1.50
6.00	0.39	0.02	0.00	0.00	2.27	1.50
7.00	0.46	0.02	0.00	0.00	2.46	1.50
8.00	0.52	0.02	0.00	0.00	2.66	1.50
9.00	0.59	0.02	0.00	0.00	2.86	1.50
10.00	0.65	0.02	0.00	0.00	3.06	1.50
11.00	0.72	0.02	0.00	0.00	3.26	1.50
12.00	0.78	0.02	0.00	0.00	3.47	1.50
13.00	0.85	0.02	0.00	0.00	3.67	1.50
14.00	0.91	0.02	0.00	0.00	3.88	1.50
15.00	0.98	0.02	0.00	0.00	4.52	1.50
16.00	1.04	0.02	0.00	0.00	4.56	1.50
17.00	1.11	0.02	0.00	0.00	4.51	1.50
18.00	1.17	0.02	0.00	0.00	3.78	1.50

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)
19.00	1.24	0.02	0.00	0.00	3.99	1.50
20.00	1.30	0.02	0.00	0.00	4.54	1.50
21.00	1.37	0.02	0.00	0.00	4.58	1.50
22.00	1.43	0.02	0.00	0.00	3.69	1.50
23.00	1.50	0.02	0.00	0.00	3.90	1.50
24.00	1.56	0.02	0.00	0.00	4.52	1.50
25.00	1.66	0.03	0.00	0.00	4.58	1.50
26.00	1.75	0.03	0.00	0.00	3.77	1.50
27.00	1.85	0.03	0.00	0.00	4.52	1.50
28.00	1.94	0.03	0.00	0.00	4.58	1.50
29.00	2.04	0.03	0.00	0.00	3.76	1.50
30.00	2.13	0.03	0.00	0.00	4.51	1.50
31.00	2.23	0.03	0.00	0.00	4.57	1.50
32.00	2.32	0.03	0.00	0.00	3.76	1.50
33.00	2.42	0.03	0.00	0.00	4.51	1.50
34.00	2.51	0.03	0.00	0.00	4.57	1.50
35.00	2.61	0.03	0.00	0.00	3.76	1.50
36.00	2.70	0.03	0.00	0.00	4.51	1.50
37.00	2.80	0.03	0.00	0.00	4.57	1.50
38.00	2.89	0.03	0.00	0.00	3.75	1.50
39.00	2.99	0.03	0.00	0.00	4.51	1.50
40.00	3.08	0.03	0.00	0.00	4.57	1.50
41.00	3.18	0.03	0.00	0.00	3.75	1.50
42.00	3.27	0.03	0.00	0.00	4.51	1.50
43.00	3.37	0.03	0.00	0.00	4.57	1.50
44.00	3.46	0.03	0.00	0.00	3.75	1.50
45.00	3.56	0.03	0.00	0.00	4.51	1.50
46.00	3.65	0.03	0.00	0.00	4.57	1.50
47.00	3.75	0.03	0.00	0.00	3.74	1.50
48.00	3.84	0.03	0.00	0.00	4.51	1.50
49.00	3.95	0.03	0.00	0.00	4.58	1.50
50.00	4.05	0.03	0.00	0.00	3.81	1.50
51.00	4.18	0.04	0.00	0.00	4.54	1.50
52.00	4.32	0.05	0.00	0.00	3.72	1.50
53.00	4.50	0.06	0.00	0.00	4.55	1.50
54.00	4.73	0.07	0.00	0.00	4.51	1.50
55.00	5.00	0.09	0.00	0.00	3.94	1.50
56.00	5.31	0.10	0.00	0.00	3.98	1.50
57.00	5.67	0.12	0.00	0.00	4.54	1.50
58.00	6.12	0.14	0.00	0.00	4.54	1.50
59.00	6.72	0.21	0.00	0.00	4.52	1.50
60.00	10.86	1.97	0.00	0.00	5.25	1.50
61.00	12.05	0.32	0.00	0.00	5.44	1.50
62.00	12.59	0.16	0.00	0.00	5.20	1.50
63.00	12.94	0.10	0.00	0.00	4.72	1.50
64.00	13.26	0.10	0.00	0.00	3.85	1.50
65.00	13.45	0.06	0.00	0.00	4.52	1.50
66.00	13.64	0.06	0.00	0.00	4.56	1.50
67.00	13.83	0.06	0.00	0.00	3.99	1.50
68.00	14.03	0.06	0.00	0.00	3.69	1.50
69.00	14.15	0.04	0.00	0.00	4.53	1.50
70.00	14.28	0.04	0.00	0.00	3.65	1.50
71.00	14.41	0.04	0.00	0.00	4.51	1.50
72.00	14.54	0.04	0.00	0.00	4.50	1.50
73.00	14.54	0.00	0.00	0.00	3.66	1.50
74.00	14.54	0.00	0.00	0.00	3.67	1.50
75.00	14.54	0.00	0.00	0.00	3.67	1.50
76.00	14.54	0.00	0.00	0.00	3.67	1.50
77.00	14.54	0.00	0.00	0.00	3.67	1.50
78.00	14.54	0.00	0.00	0.00	3.67	1.50
79.00	14.54	0.00	0.00	0.00	3.67	1.50
80.00	14.54	0.00	0.00	0.00	3.67	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.22	17.00	0.00	0.00

2	0.22	17.00	0.00	0.00
3	0.45	60.40	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.54	60.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.37	0.00	0.35	0.00	0.02	0.00

Project Name: 904 E LAS OLAS
Reviewer: BMK
Project Number: 23-1776.00
  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: 0.31 acres
  Ground Storage: 0.15 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
4.00	0.02
4.50	0.02
5.00	0.04
5.50	0.08
6.00	0.12
6.50	0.16
7.50	0.24
8.50	0.32

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
80.00	1.50

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 100 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	1.50	1.50
1.00	0.08	0.01	0.00	0.00	1.52	1.50
2.00	0.16	0.02	0.00	0.00	1.65	1.50
3.00	0.24	0.02	0.00	0.00	1.85	1.50
4.00	0.32	0.02	0.00	0.00	2.06	1.50
5.00	0.40	0.02	0.00	0.00	2.30	1.50
6.00	0.48	0.02	0.00	0.00	2.54	1.50
7.00	0.56	0.02	0.00	0.00	2.78	1.50
8.00	0.64	0.02	0.00	0.00	3.03	1.50
9.00	0.73	0.02	0.00	0.00	3.28	1.50
10.00	0.81	0.02	0.00	0.00	3.53	1.50
11.00	0.89	0.02	0.00	0.00	3.79	1.50
12.00	0.97	0.02	0.00	0.00	4.51	1.50
13.00	1.05	0.02	0.00	0.00	4.56	1.50
14.00	1.13	0.02	0.00	0.00	3.63	1.50
15.00	1.21	0.02	0.00	0.00	3.89	1.50
16.00	1.29	0.02	0.00	0.00	4.53	1.50
17.00	1.37	0.02	0.00	0.00	4.58	1.50
18.00	1.45	0.02	0.00	0.01	3.74	1.50
19.00	1.53	0.02	0.00	0.01	4.00	1.50
20.00	1.61	0.02	0.00	0.01	4.55	1.50

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)
21.00	1.69	0.03	0.00	0.01	3.59	1.50
22.00	1.77	0.03	0.00	0.01	3.85	1.50
23.00	1.85	0.03	0.00	0.01	4.52	1.50
24.00	1.93	0.03	0.00	0.01	4.57	1.50
25.00	2.05	0.04	0.00	0.01	3.80	1.50
26.00	2.17	0.04	0.00	0.01	4.53	1.50
27.00	2.29	0.04	0.00	0.02	3.63	1.50
28.00	2.41	0.04	0.00	0.02	4.50	1.50
29.00	2.52	0.04	0.00	0.02	4.58	1.50
30.00	2.64	0.04	0.00	0.02	3.85	1.50
31.00	2.76	0.04	0.00	0.02	4.54	1.50
32.00	2.88	0.04	0.00	0.03	3.68	1.50
33.00	2.99	0.04	0.00	0.03	4.51	1.50
34.00	3.11	0.04	0.00	0.03	4.59	1.50
35.00	3.23	0.04	0.00	0.03	3.90	1.50
36.00	3.35	0.04	0.00	0.03	4.56	1.50
37.00	3.46	0.04	0.00	0.03	3.73	1.50
38.00	3.58	0.04	0.00	0.03	4.52	1.50
39.00	3.70	0.04	0.22	0.04	4.51	1.50
40.00	3.82	0.04	0.00	0.04	3.95	1.50
41.00	3.93	0.04	0.00	0.04	4.57	1.50
42.00	4.05	0.04	0.00	0.04	3.79	1.50
43.00	4.17	0.04	0.00	0.04	4.53	1.50
44.00	4.29	0.04	0.00	0.04	3.63	1.50
45.00	4.40	0.04	0.00	0.04	4.50	1.50
46.00	4.52	0.04	0.00	0.04	4.58	1.50
47.00	4.64	0.04	0.00	0.05	3.84	1.50
48.00	4.76	0.04	0.00	0.05	4.54	1.50
49.00	4.89	0.04	0.00	0.05	3.72	1.50
50.00	5.02	0.04	0.00	0.05	4.53	1.50
51.00	5.18	0.05	0.00	0.06	3.71	1.50
52.00	5.35	0.06	0.00	0.06	4.55	1.50
53.00	5.58	0.07	0.00	0.06	4.50	1.50
54.00	5.86	0.09	0.00	0.06	3.94	1.50
55.00	6.19	0.11	0.00	0.07	4.51	1.50
56.00	6.57	0.12	0.00	0.07	4.56	1.50
57.00	7.02	0.15	0.00	0.08	3.87	1.50
58.00	7.58	0.18	0.22	0.08	4.54	1.50
59.00	8.32	0.25	0.00	0.09	4.52	1.50
60.00	13.45	2.44	0.22	0.11	5.41	1.50
61.00	14.92	0.39	0.22	0.13	5.56	1.50
62.00	15.60	0.20	0.22	0.15	5.33	1.50
63.00	16.02	0.13	0.22	0.17	5.02	1.50
64.00	16.42	0.12	0.00	0.18	3.87	1.50
65.00	16.66	0.08	0.00	0.18	3.85	1.50
66.00	16.90	0.07	0.00	0.19	3.70	1.50
67.00	17.14	0.07	0.22	0.19	4.50	1.50
68.00	17.37	0.07	0.00	0.19	4.56	1.50
69.00	17.53	0.05	0.00	0.20	3.98	1.50
70.00	17.69	0.05	0.22	0.20	4.51	1.50
71.00	17.85	0.05	0.00	0.20	4.52	1.50
72.00	18.01	0.05	0.00	0.20	3.68	1.50
73.00	18.01	0.00	0.00	0.20	3.82	1.50
74.00	18.01	0.00	0.00	0.20	3.82	1.50
75.00	18.01	0.00	0.00	0.20	3.82	1.50
76.00	18.01	0.00	0.00	0.20	3.82	1.50
77.00	18.01	0.00	0.00	0.20	3.82	1.50
78.00	18.01	0.00	0.00	0.20	3.82	1.50
79.00	18.01	0.00	0.00	0.20	3.82	1.50
80.00	18.01	0.00	0.00	0.20	3.82	1.50

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 100 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	1.50	1.50
1.00	0.08	0.01	0.00	0.00	1.52	1.50
2.00	0.16	0.02	0.00	0.00	1.65	1.50
3.00	0.24	0.02	0.00	0.00	1.85	1.50
4.00	0.32	0.02	0.00	0.00	2.06	1.50
5.00	0.40	0.02	0.00	0.00	2.30	1.50
6.00	0.48	0.02	0.00	0.00	2.54	1.50
7.00	0.56	0.02	0.00	0.00	2.78	1.50
8.00	0.64	0.02	0.00	0.00	3.03	1.50
9.00	0.73	0.02	0.00	0.00	3.28	1.50
10.00	0.81	0.02	0.00	0.00	3.53	1.50
11.00	0.89	0.02	0.00	0.00	3.79	1.50
12.00	0.97	0.02	0.00	0.00	4.51	1.50
13.00	1.05	0.02	0.00	0.00	4.56	1.50
14.00	1.13	0.02	0.00	0.00	3.63	1.50
15.00	1.21	0.02	0.00	0.00	3.89	1.50
16.00	1.29	0.02	0.00	0.00	4.53	1.50
17.00	1.37	0.02	0.00	0.00	4.58	1.50
18.00	1.45	0.02	0.00	0.01	3.74	1.50
19.00	1.53	0.02	0.00	0.01	4.00	1.50
20.00	1.61	0.02	0.00	0.01	4.55	1.50
21.00	1.69	0.03	0.00	0.01	3.59	1.50
22.00	1.77	0.03	0.00	0.01	3.85	1.50
23.00	1.85	0.03	0.00	0.01	4.52	1.50
24.00	1.93	0.03	0.00	0.01	4.57	1.50
25.00	2.05	0.04	0.00	0.01	3.80	1.50
26.00	2.17	0.04	0.00	0.01	4.53	1.50
27.00	2.29	0.04	0.00	0.02	3.63	1.50
28.00	2.41	0.04	0.00	0.02	4.50	1.50
29.00	2.52	0.04	0.00	0.02	4.58	1.50
30.00	2.64	0.04	0.00	0.02	3.85	1.50
31.00	2.76	0.04	0.00	0.02	4.54	1.50
32.00	2.88	0.04	0.00	0.03	3.68	1.50
33.00	2.99	0.04	0.00	0.03	4.51	1.50
34.00	3.11	0.04	0.00	0.03	4.59	1.50
35.00	3.23	0.04	0.00	0.03	3.90	1.50
36.00	3.35	0.04	0.00	0.03	4.56	1.50
37.00	3.46	0.04	0.00	0.03	3.73	1.50
38.00	3.58	0.04	0.00	0.03	4.52	1.50
39.00	3.70	0.04	0.22	0.04	4.51	1.50
40.00	3.82	0.04	0.00	0.04	3.95	1.50
41.00	3.93	0.04	0.00	0.04	4.57	1.50
42.00	4.05	0.04	0.00	0.04	3.79	1.50
43.00	4.17	0.04	0.00	0.04	4.53	1.50
44.00	4.29	0.04	0.00	0.04	3.63	1.50
45.00	4.40	0.04	0.00	0.04	4.50	1.50
46.00	4.52	0.04	0.00	0.04	4.58	1.50
47.00	4.64	0.04	0.00	0.05	3.84	1.50
48.00	4.76	0.04	0.00	0.05	4.54	1.50
49.00	4.89	0.04	0.00	0.05	3.72	1.50
50.00	5.02	0.04	0.00	0.05	4.53	1.50
51.00	5.18	0.05	0.00	0.06	3.71	1.50
52.00	5.35	0.06	0.00	0.06	4.55	1.50
53.00	5.58	0.07	0.00	0.06	4.50	1.50
54.00	5.86	0.09	0.00	0.06	3.94	1.50
55.00	6.19	0.11	0.00	0.07	4.51	1.50
56.00	6.57	0.12	0.00	0.07	4.56	1.50
57.00	7.02	0.15	0.00	0.08	3.87	1.50
58.00	7.58	0.18	0.22	0.08	4.54	1.50
59.00	8.32	0.25	0.00	0.09	4.52	1.50
60.00	13.45	2.44	0.22	0.11	5.41	1.50
61.00	14.92	0.39	0.22	0.13	5.56	1.50
62.00	15.60	0.20	0.22	0.15	5.33	1.50
63.00	16.02	0.13	0.22	0.17	5.02	1.50
64.00	16.42	0.12	0.00	0.18	3.87	1.50
65.00	16.66	0.08	0.00	0.18	3.85	1.50
66.00	16.90	0.07	0.00	0.19	3.70	1.50
67.00	17.14	0.07	0.22	0.19	4.50	1.50
68.00	17.37	0.07	0.00	0.19	4.56	1.50

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	0.05	0.00	0.20	3.98	1.50
70.00	17.69	0.05	0.22	0.20	4.51	1.50
71.00	17.85	0.05	0.00	0.20	4.52	1.50
72.00	18.01	0.05	0.00	0.20	3.68	1.50
73.00	18.01	0.00	0.00	0.20	3.82	1.50
74.00	18.01	0.00	0.00	0.20	3.82	1.50
75.00	18.01	0.00	0.00	0.20	3.82	1.50
76.00	18.01	0.00	0.00	0.20	3.82	1.50
77.00	18.01	0.00	0.00	0.20	3.82	1.50
78.00	18.01	0.00	0.00	0.20	3.82	1.50
79.00	18.01	0.00	0.00	0.20	3.82	1.50
80.00	18.01	0.00	0.00	0.20	3.82	1.50

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 200 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	1.50	1.50
1.00	0.08	0.01	0.00	0.00	1.52	1.50
2.00	0.16	0.02	0.00	0.00	1.65	1.50
3.00	0.24	0.02	0.00	0.00	1.85	1.50
4.00	0.32	0.02	0.00	0.00	2.06	1.50
5.00	0.40	0.02	0.00	0.00	2.30	1.50
6.00	0.48	0.02	0.00	0.00	2.54	1.50
7.00	0.56	0.02	0.00	0.00	2.78	1.50
8.00	0.64	0.02	0.00	0.00	3.03	1.50
9.00	0.73	0.02	0.00	0.00	3.28	1.50
10.00	0.81	0.02	0.00	0.00	3.53	1.50
11.00	0.89	0.02	0.00	0.00	3.79	1.50
12.00	0.97	0.02	0.00	0.00	4.51	1.50
13.00	1.05	0.02	0.00	0.00	4.56	1.50
14.00	1.13	0.02	0.00	0.00	3.63	1.50
15.00	1.21	0.02	0.00	0.00	3.89	1.50
16.00	1.29	0.02	0.00	0.00	4.53	1.50
17.00	1.37	0.02	0.00	0.00	4.58	1.50
18.00	1.45	0.02	0.00	0.00	3.74	1.50
19.00	1.53	0.02	0.00	0.00	4.00	1.50
20.00	1.61	0.02	0.00	0.00	4.55	1.50
21.00	1.69	0.03	0.00	0.00	3.59	1.50
22.00	1.77	0.03	0.00	0.00	3.85	1.50
23.00	1.85	0.03	0.00	0.00	4.52	1.50
24.00	1.93	0.03	0.00	0.00	4.57	1.50
25.00	2.05	0.04	0.00	0.00	3.80	1.50
26.00	2.17	0.04	0.00	0.00	4.53	1.50
27.00	2.29	0.04	0.00	0.00	3.63	1.50
28.00	2.41	0.04	0.00	0.00	4.50	1.50
29.00	2.52	0.04	0.00	0.00	4.58	1.50
30.00	2.64	0.04	0.00	0.00	3.85	1.50
31.00	2.76	0.04	0.00	0.00	4.54	1.50
32.00	2.88	0.04	0.00	0.00	3.68	1.50
33.00	2.99	0.04	0.00	0.00	4.51	1.50
34.00	3.11	0.04	0.00	0.00	4.59	1.50
35.00	3.23	0.04	0.00	0.00	3.90	1.50
36.00	3.35	0.04	0.00	0.00	4.56	1.50
37.00	3.46	0.04	0.00	0.00	3.73	1.50
38.00	3.58	0.04	0.00	0.00	4.52	1.50
39.00	3.70	0.04	0.00	0.00	4.51	1.50
40.00	3.82	0.04	0.00	0.00	3.95	1.50
41.00	3.93	0.04	0.00	0.00	4.57	1.50
42.00	4.05	0.04	0.00	0.00	3.79	1.50
43.00	4.17	0.04	0.00	0.00	4.53	1.50

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	3.63	1.50
45.00	4.40	0.04	0.00	0.00	4.50	1.50
46.00	4.52	0.04	0.00	0.00	4.58	1.50
47.00	4.64	0.04	0.00	0.00	3.84	1.50
48.00	4.76	0.04	0.00	0.00	4.54	1.50
49.00	4.89	0.04	0.00	0.00	3.72	1.50
50.00	5.02	0.04	0.00	0.00	4.53	1.50
51.00	5.18	0.05	0.00	0.00	3.71	1.50
52.00	5.35	0.06	0.00	0.00	4.55	1.50
53.00	5.58	0.07	0.00	0.00	4.50	1.50
54.00	5.86	0.09	0.00	0.00	3.94	1.50
55.00	6.19	0.11	0.00	0.00	4.51	1.50
56.00	6.57	0.12	0.00	0.00	4.56	1.50
57.00	7.02	0.15	0.00	0.00	3.87	1.50
58.00	7.58	0.18	0.00	0.00	4.54	1.50
59.00	8.32	0.25	0.00	0.00	4.52	1.50
60.00	13.45	2.44	0.00	0.00	5.41	1.50
61.00	14.92	0.39	0.45	0.04	5.56	1.50
62.00	15.60	0.20	0.00	0.04	5.33	1.50
63.00	16.02	0.13	0.00	0.04	5.02	1.50
64.00	16.42	0.12	0.00	0.04	3.87	1.50
65.00	16.66	0.08	0.00	0.04	3.85	1.50
66.00	16.90	0.07	0.00	0.04	3.70	1.50
67.00	17.14	0.07	0.00	0.04	4.50	1.50
68.00	17.37	0.07	0.00	0.04	4.56	1.50
69.00	17.53	0.05	0.00	0.04	3.98	1.50
70.00	17.69	0.05	0.00	0.04	4.51	1.50
71.00	17.85	0.05	0.00	0.04	4.52	1.50
72.00	18.01	0.05	0.00	0.04	3.68	1.50
73.00	18.01	0.00	0.00	0.04	3.82	1.50
74.00	18.01	0.00	0.00	0.04	3.82	1.50
75.00	18.01	0.00	0.00	0.04	3.82	1.50
76.00	18.01	0.00	0.00	0.04	3.82	1.50
77.00	18.01	0.00	0.00	0.04	3.82	1.50
78.00	18.01	0.00	0.00	0.04	3.82	1.50
79.00	18.01	0.00	0.00	0.04	3.82	1.50
80.00	18.01	0.00	0.00	0.04	3.82	1.50

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 7.5 ft NGVD, Capacity = 200 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	1.50	1.50
1.00	0.08	0.01	0.00	0.00	1.52	1.50
2.00	0.16	0.02	0.00	0.00	1.65	1.50
3.00	0.24	0.02	0.00	0.00	1.85	1.50
4.00	0.32	0.02	0.00	0.00	2.06	1.50
5.00	0.40	0.02	0.00	0.00	2.30	1.50
6.00	0.48	0.02	0.00	0.00	2.54	1.50
7.00	0.56	0.02	0.00	0.00	2.78	1.50
8.00	0.64	0.02	0.00	0.00	3.03	1.50
9.00	0.73	0.02	0.00	0.00	3.28	1.50
10.00	0.81	0.02	0.00	0.00	3.53	1.50
11.00	0.89	0.02	0.00	0.00	3.79	1.50
12.00	0.97	0.02	0.00	0.00	4.51	1.50
13.00	1.05	0.02	0.00	0.00	4.56	1.50
14.00	1.13	0.02	0.00	0.00	3.63	1.50
15.00	1.21	0.02	0.00	0.00	3.89	1.50
16.00	1.29	0.02	0.00	0.00	4.53	1.50
17.00	1.37	0.02	0.00	0.00	4.58	1.50
18.00	1.45	0.02	0.00	0.00	3.74	1.50

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)
19.00	1.53	0.02	0.00	0.00	4.00	1.50
20.00	1.61	0.02	0.00	0.00	4.55	1.50
21.00	1.69	0.03	0.00	0.00	3.59	1.50
22.00	1.77	0.03	0.00	0.00	3.85	1.50
23.00	1.85	0.03	0.00	0.00	4.52	1.50
24.00	1.93	0.03	0.00	0.00	4.57	1.50
25.00	2.05	0.04	0.00	0.00	3.80	1.50
26.00	2.17	0.04	0.00	0.00	4.53	1.50
27.00	2.29	0.04	0.00	0.00	3.63	1.50
28.00	2.41	0.04	0.00	0.00	4.50	1.50
29.00	2.52	0.04	0.00	0.00	4.58	1.50
30.00	2.64	0.04	0.00	0.00	3.85	1.50
31.00	2.76	0.04	0.00	0.00	4.54	1.50
32.00	2.88	0.04	0.00	0.00	3.68	1.50
33.00	2.99	0.04	0.00	0.00	4.51	1.50
34.00	3.11	0.04	0.00	0.00	4.59	1.50
35.00	3.23	0.04	0.00	0.00	3.90	1.50
36.00	3.35	0.04	0.00	0.00	4.56	1.50
37.00	3.46	0.04	0.00	0.00	3.73	1.50
38.00	3.58	0.04	0.00	0.00	4.52	1.50
39.00	3.70	0.04	0.00	0.00	4.51	1.50
40.00	3.82	0.04	0.00	0.00	3.95	1.50
41.00	3.93	0.04	0.00	0.00	4.57	1.50
42.00	4.05	0.04	0.00	0.00	3.79	1.50
43.00	4.17	0.04	0.00	0.00	4.53	1.50
44.00	4.29	0.04	0.00	0.00	3.63	1.50
45.00	4.40	0.04	0.00	0.00	4.50	1.50
46.00	4.52	0.04	0.00	0.00	4.58	1.50
47.00	4.64	0.04	0.00	0.00	3.84	1.50
48.00	4.76	0.04	0.00	0.00	4.54	1.50
49.00	4.89	0.04	0.00	0.00	3.72	1.50
50.00	5.02	0.04	0.00	0.00	4.53	1.50
51.00	5.18	0.05	0.00	0.00	3.71	1.50
52.00	5.35	0.06	0.00	0.00	4.55	1.50
53.00	5.58	0.07	0.00	0.00	4.50	1.50
54.00	5.86	0.09	0.00	0.00	3.94	1.50
55.00	6.19	0.11	0.00	0.00	4.51	1.50
56.00	6.57	0.12	0.00	0.00	4.56	1.50
57.00	7.02	0.15	0.00	0.00	3.87	1.50
58.00	7.58	0.18	0.00	0.00	4.54	1.50
59.00	8.32	0.25	0.00	0.00	4.52	1.50
60.00	13.45	2.44	0.00	0.00	5.41	1.50
61.00	14.92	0.39	0.00	0.00	5.56	1.50
62.00	15.60	0.20	0.00	0.00	5.33	1.50
63.00	16.02	0.13	0.00	0.00	5.02	1.50
64.00	16.42	0.12	0.00	0.00	3.87	1.50
65.00	16.66	0.08	0.00	0.00	3.85	1.50
66.00	16.90	0.07	0.00	0.00	3.70	1.50
67.00	17.14	0.07	0.00	0.00	4.50	1.50
68.00	17.37	0.07	0.00	0.00	4.56	1.50
69.00	17.53	0.05	0.00	0.00	3.98	1.50
70.00	17.69	0.05	0.00	0.00	4.51	1.50
71.00	17.85	0.05	0.00	0.00	4.52	1.50
72.00	18.01	0.05	0.00	0.00	3.68	1.50
73.00	18.01	0.00	0.00	0.00	3.82	1.50
74.00	18.01	0.00	0.00	0.00	3.82	1.50
75.00	18.01	0.00	0.00	0.00	3.82	1.50
76.00	18.01	0.00	0.00	0.00	3.82	1.50
77.00	18.01	0.00	0.00	0.00	3.82	1.50
78.00	18.01	0.00	0.00	0.00	3.82	1.50
79.00	18.01	0.00	0.00	0.00	3.82	1.50
80.00	18.01	0.00	0.00	0.00	3.82	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.22	13.80	0.00	0.00

2	0.22	13.80	0.00	0.00
3	0.45	60.20	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.73	60.40	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.46	0.00	0.44	0.00	0.02	0.00

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

January 5, 2024

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

Re: 904 E. LAS OLAS BLVD
904 E. LAS OLAS BLVD, Fort Lauderdale, FL
Estimated Water and Wastewater Flow Allocation
FES # 23-1776.00 / DRC Case# UDP-S23tbd

Please find the attached survey & conceptual water sewer plan and this demand analysis for your review. We would please like to request a letter of water & wastewater capacity availability as required per the DRC review process with the City of Fort Lauderdale. **The proposed project is a 4,234 GSF Retail Use and 5,723 GSF Restaurant Use with an outdoor dining area of 775 SF. The existing uses to be demolished include a 2,010 SF Retail Use and a 7,591 SF Restaurant Use with an outdoor dining area of 466 SF.**

Estimated Water and Sewer Flow Generation, Per the City of Fort Lauderdale's Department Of Public Services Guidelines For The Calculations Of Sanitary Sewer Connection Fees.

Existing Service Demand:
7,591 SF (Restaurant-C09) x 2.495/1000sf = 18.93 ERC's
466 SF (Restaurant-Outdoor Dining-C09) x 2.495/1000sf = 1.16 ERC's
2,010 SF (Merchandising-C05) x 0.550/1000sf = 1.11 ERC's

Proposed Service Demand:
5,723 SF (Restaurant-C09) x 2.495/1000sf = 14.28 ERC's
775 SF (Restaurant-Outdoor Dining-C09) x 2.495/1000sf = 1.93 ERC's
4,234 SF (Merchandising-C05) x 0.550/1000sf = 2.33 ERC's

Total Proposed Demand = 18.5 ERC's
Total Existing Demand = 21.2 ERC's
Total Net (Loss) Demand = - 2.7 ERC's

Respectfully,

Blake Kidwell
Flynn Engineering Services, P.A.

From: Jazmine Eveillard
To: Gabi Aguiar
Cc: Sarah DelNegri
Subject: RE: Address Verification - 904 E LAS OLAS BOULEVARD
Date: Thursday, January 11, 2024 5:26:21 PM

Good afternoon, Ms. Aguiar,

I just followed up with Burt Ford regarding this request.

Jazmine Eveillard| Senior Administrative Assistant (GIS-Address Management)
City of Fort Lauderdale| Development Services Department
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5233 E: Jeveillard@fortlauderdale.gov

From: Gabi Aguiar <Gabi@FlynnEngineering.com>
Sent: Thursday, January 11, 2024 3:35 PM
To: Jazmine Eveillard <JEveillard@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- RE: Address Verification - 904 E LAS OLAS BOULEVARD

Good afternoon Jazmine,

Do you have any updates on this request? We are submitting the project tomorrow and will need the address verification.

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

FLYNN ENGINEERING
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Gabi Aguiar

Sent: Monday, November 13, 2023 12:18 PM
To: 'Jazmine Eveillard' <JEveillard@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: RE: Address Verification - 904 E LAS OLAS BOULEVARD

Understood. Let us wait for the Zoning Chief's response. We would like to receive both addresses together.

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Jazmine Eveillard [mailto:JEveillard@fortlauderdale.gov]
Sent: Monday, November 13, 2023 12:14 PM
To: Gabi Aguiar <Gabi@FlynnEngineering.com>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: RE: Address Verification - 904 E LAS OLAS BOULEVARD

Good morning, Ms. Aguiar,

I just followed up on this with the Zoning Chief, still pending a response.

For now, if you'd like I can do the address verification, but I will have to hold off on the request for the second address.

Jazmine Eveillard| Senior Administrative Assistant
City of Fort Lauderdale| Development Services Department
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5233 E: Jeveillard@fortlauderdale.gov

From: Gabi Aguiar <Gabi@FlynnEngineering.com>
Sent: Monday, November 13, 2023 12:10 PM
To: Jazmine Eveillard <JEveillard@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- RE: Address Verification - 904 E LAS OLAS BOULEVARD

Good afternoon, Jazmine,

Do you have any updates on this request?

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

FLYNN ENGINEERING
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Gabi Aguiar
Sent: Tuesday, October 31, 2023 4:01 PM
To: 'Jazmine Eveillard' <JEveillard@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: RE: Address Verification - 904 E LAS OLAS BOULEVARD

Good afternoon, Jazmine,

Thank you for the information!

Please see attached preliminary Survey, Site Plan, and Tax Folio.

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Jazmine Eveillard [mailto:JEveillard@fortlauderdale.gov]
Sent: Tuesday, October 31, 2023 3:57 PM
To: Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: RE: Address Verification - 904 E LAS OLAS BOULEVARD

Good afternoon,

I have begun working on this, further review is needed by the Zoning Chief prior to the issuance of the Zoning Verification letter.

Please keep in mind that an address request is separate and will require review from both Building and Zoning, for an address.

Can you please resend the site plan and survey, as I did not receive those documents.

Jazmine Eveillard| Senior Administrative Assistant
City of Fort Lauderdale| Development Services Department
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5233 E: Jeveillard@fortlauderdale.gov

From: Nichole Billings <NBillings@fortlauderdale.gov>
Sent: Tuesday, October 31, 2023 12:34 PM
To: Jazmine Eveillard <JEveillard@fortlauderdale.gov>
Subject: Fwd: Address Verification - 904 E LAS OLAS BOULEVARD

From: Gabi Aguiar <Gabi@FlynnEngineering.com>
Sent: Tuesday, October 31, 2023 11:45:12 AM
To: Nichole Billings <NBillings@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- Address Verification - 904 E LAS OLAS BOULEVARD

Good morning, Nichole,

We would like to request an address verification for the **904 E LAS OLAS BOULEVARD** Site.

See the following:

- This is a Commercial (Restaurant and Retail) development.
- The owner will require two addresses (One for the Restaurant and another for the Retail).
- The Restaurant will remain as the **904 E LAS OLAS BOULEVARD.**
- The attached Survey and Site Plan are preliminary plans. Tax Folio is also attached.

Please provide a separate additional address for the retail use.

Let us know if you need any additional information.

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

CELEBRATING 30 YEARS FLYNN ENGINEERING
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

January 12, 2024

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

Re: Land use, zoning and permitting for property located at 904 E. Las Olas Boulevard, identified with folio number 504211010600, City of Fort Lauderdale, FL 33301 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. and Urban Street Development LLC, its representatives, affiliates and/or consultants to act as agents in connection with all land use and zoning matters related to property referenced above located in the City of Fort Lauderdale, FL.

Sincerely,

904 ELO LLC

By: _____

Printed Name: Steven J. Halmos

Title: Member

Date: Jan. 12, 2024

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Steven Halmos who is ~~the~~ a Member of 904 ELO LLC LLC and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of January, 2024.

Notary Public State of Florida
Jennifer Herndon
My Commission HH 107367
Expires 05/03/2025

Jennifer Herndon
Notary Public

Jennifer Herndon
Typed, printed or stamped name of Notary Public

My Commission Expires:

From: City of Fort Lauderdale-No Reply
To: Gabi Aguiar
Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-24010001
Date: Friday, January 5, 2024 12:38:26 PM

LauderBuild Application Documents Received

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-24010001** at **904 E LAS OLAS 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

Memorandum

To: Adam Peterson
Urban Street Development
Adam@Urbanstreetdevelopment.com

From: J. Suzanne Danielsen, P.E.

Date: January 8, 2024

Re: 904 E. Las Olas Boulevard - Fort Lauderdale, Florida
Traffic Statement

As requested, Danielsen Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation and parking statement specific to development of 4,234 square feet of retail space and a 5,723 square foot restaurant (plus 563 square feet of outdoor dining) at 904 E. Las Olas Boulevard (along the south side of E. Las Olas Boulevard east of SE 9 Avenue) within municipal limits of the City of Fort Lauderdale. The proposed development will replace 2,010 square feet of retail space and a 7,591 square foot restaurant (plus 466 square feet of outdoor dining). Figure 1 shows the location of the project site.

TRIP GENERATION ANALYSIS

The project site is currently occupied by both a retail establishment and an Italian restaurant as described above. A surface parking area occupies the property to the south and a restaurant (Caffe Europa Trattoria) is located to the east. Other than back of house services along the south property line, vehicles will not directly access the project site. A current site plan is included as Attachment A.

Trip Generation

A trip generation analysis has been completed for the proposed retail and restaurant space. The analysis was performed using rates and formulae published in the Institute of Transportation Engineer's (ITE) report *Trip Generation* (11th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use categories and corresponding rates for the proposed development are as follows:

Strip Retail Plaza (<40k) – ITE Land Use #822

- Weekday: T = 42.20(X) + 229.68
  where T = number of trips and X = gross leasable area (GLA)

- AM Peak Hour: T = 2.36(X) (60% in / 40% out)
- PM Peak Hour: T = 6.59(X) (50% in / 50% out)

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- Weekday: T = 107.20(X)
  where T = number of trips and X = gross floor area (GFA)

- AM Peak Hour: T = 9.57(X) (55% in / 45% out)
- PM Peak Hour: T = 9.05(X) (61% in / 39% out)

The results of this effort are documented in report Table 2 *'Trip Generation Summary Proposed Uses'*. As shown in Table 2, the proposed retail and restaurant space are expected to produce 927 vehicle trips per day (vpd) with 68 vehicle trips occurring during the AM peak hour (38 entering and 30 exiting) and 63 vehicle trips occurring during the PM peak hour (38 entering and 25 exiting). Table 1 '*Trip Generation Summary Existing Uses*' shows that the project site as it exists today likely produces 1,097 vehicle trips per day with 82 AM peak hour trips (45 entering and 37 exiting) and 74 PM peak hour trips (46 entering and 28 exiting). The proposed development, therefore, is expected to produce less vehicle trips than existing uses across all three (3) study scenarios.

PARKING ANALYSIS

According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the proposed development will require 108 parking spaces as demonstrated in Table 3 below. Businesses along East Las Olas Boulevard within the vicinity of SE 9 Avenue are primarily parked in adjacent private surface parking areas or within publicly available parking spaces nearby. Because the existing retail and restaurant use are currently required to provide 210 parking spaces (reference Table 4) a lesser demand is realized with the new plan.

Table 3: Parking Generation Proposed Uses

Land Use	Intensity	Rate	Parking Spaces
Proposed			
Kitchen/circulation	4,049.0	1/250 gsf	16.2
CSA – Indoor	1,674.0	1/30 csa	55.8
CSA – Outdoor	563.0	1/30 csa	18.8
Retail	4,234.0	1/250 gsf	16.9
Total			**107.7**

**csa – customer service area.*

Table 4: Parking Generation Existing Uses

Land Use	Intensity	Rate	Parking Spaces
Existing			
Kitchen/circulation	2,277.0	1/250 gsf	9.1
CSA – Indoor	5,314.0	1/30 csa	177.1
CSA – Outdoor	466.0	1/30 csa	15.5
Retail	2,010.0	1/250 gsf	8.0
Total			**209.7**

**csa – customer service area.*

CONCLUSION

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The 904 E. Las Olas Boulevard project, as proposed, is expected to produce less vehicle trips per day than the existing uses as shown in Tables 1 and 2.

- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Tables 1 and 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

In addition, the City's ULDR's require the proposed uses to provide 108 parking spaces. Businesses along East Las Olas Boulevard within the vicinity of SE 9 Avenue are primarily parked in adjacent private surface parking areas or within publicly available parking spaces nearby. Because the existing retail and restaurant use are currently required to provide 210 parking spaces, a lesser demand is realized with the new plan. As a result, no additional studies are proposed.

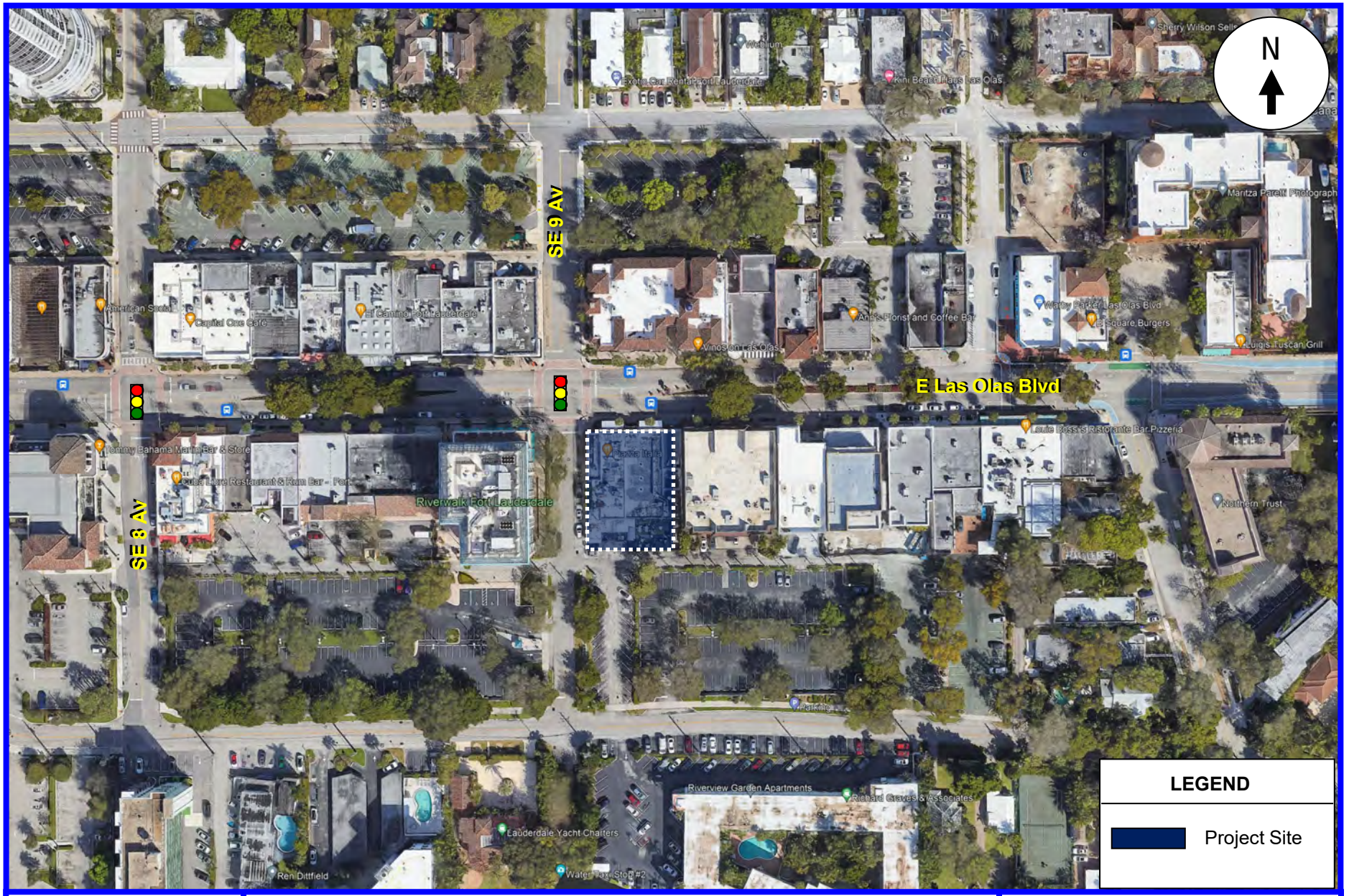
Of course, please do not hesitate to contact me directly with any questions you may have.

Sincerely,

DC ENGINEERS, INC.

J. Suzanne Danielsen, P.E.
Senior Transportation Engineer

J. Suzanne Danielsen, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022



DC Engineers, Inc.

Project Location Map

FIGURE 1
904 E. Las Olas Blvd
Fort Lauderdale, Florida

Table 1: Trip Generation Summary Existing Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total
Retail (<40k) (LUC 822)	2.010	ksf	5	3	2	13	7	6	315
High-Turnover (Sit-Down) Restaurant (LUC 932)	8.057	ksf	77	42	35	73	45	28	864
Subtotal			**82**	**45**	**37**	**86**	**52**	**34**	**1,179**
Internal (0%, 14%)			**0**	**0**	**0**	**(12)**	**(6)**	**(6)**	**(82)**
Subtotal			**82**	**45**	**37**	**74**	**46**	**28**	**1097**
Multi-Modal Reduction (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total			**82**	**45**	**37**	**74**	**46**	**28**	**1,097**

Source: ITE Trip Generation Manual (11th Edition)

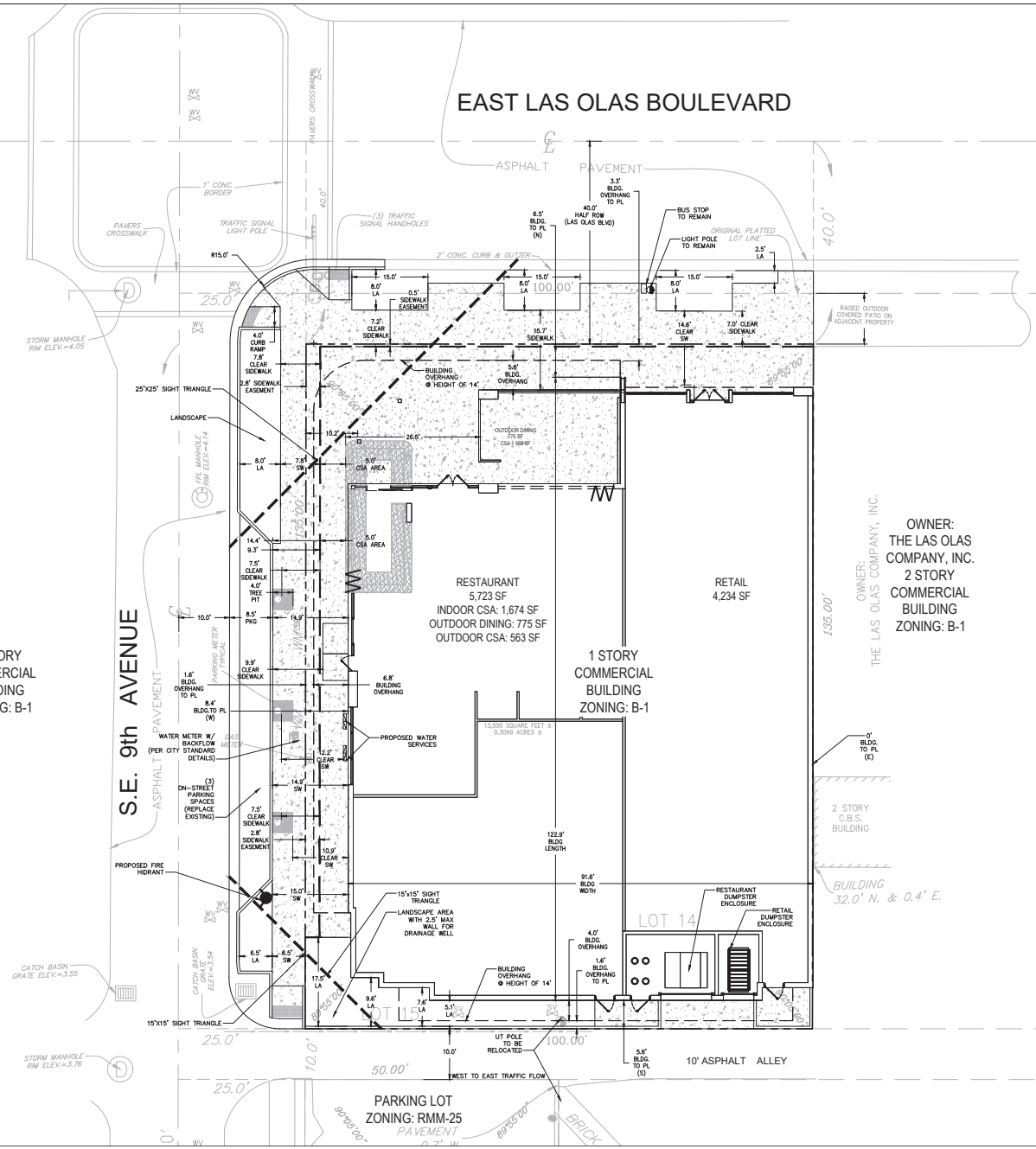
Table 2: Trip Generation Summary Proposed Uses

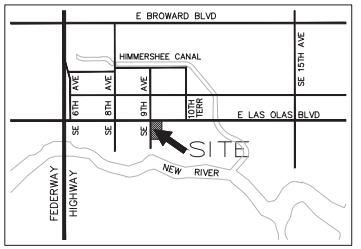
Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Retail (<40k) (LUC 822)	4.234	ksf	10	6	4	28	14	14	408
High-Turnover (Sit-Down) Restaurant (LUC 932)	6.286	ksf	60	33	27	57	35	22	674
Subtotal			**70**	**39**	**31**	**85**	**49**	**36**	**1,082**
Internal (3%, 26%)			**(2)**	**(1)**	**(1)**	**(22)**	**(11)**	**(11)**	**(155)**
Subtotal			**68**	**38**	**30**	**63**	**38**	**25**	**927**
Multi-Modal Reduction (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total			**68**	**38**	**30**	**63**	**38**	**25**	**927**

Source: ITE Trip Generation Manual (11th Edition)

Net New Trips			-14	-7	-7	-11	-8	-3	-170

ATTACHMENT A





LOCATION MAP
NTS

LEGAL DESCRIPTION:

Lots 14 and 15, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat book 1, Page 17, of the Public Records of Broward County. Florida, LESS AND EXCEPT the North 10 feet thereof.

A/K/A;
Lots 14 and 15, less the North 10 feet thereof, Block 13, COLEE HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Broward County. Florida.

All of land situate, lying and being in the City of Fort Lauderdale, Broward County. Florida and containing 13,500 square feet or 0.3099 acres, more or less.

SETBACK TABLE	REQUIRED 47-6.20	PROVIDED
NORTH – EAST LAS OLAS BOULEVARD	5.0'	6.5' TO PL
SOUTH – ALLEY	3.0'	5.6' TO PL
EAST – BUILDING	NONE	0' TO PL
WEST – SE 9TH AVENUE	5.0'	8.4' TO PL

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	COMMERCIAL
CURRENT LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL
CURRENT ZONING DESIGNATION	B-1
PROPOSED ZONING DESIGNATION	B-1
ADJACENT ZONING DESIGNATION – NORTH, EAST & WEST	B-1
ADJACENT ZONING DESIGNATION – SOUTH	RMM-25
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA (GROSS)	22,499 SF / 0.52 ACRES
TOTAL SITE AREA (NET)	13,500 SF / 0.31 ACRES
LOT WIDTH X LENGHT	100' X 135'

TOTAL PERVIOUS PROPOSED	283 SF	2.1%
TOTAL PERVIOUS EXISTING	240 SF	1.8%
TOTAL IMPERVIOUS PROPOSED	13,217 SF	97.9%
TOTAL IMPERVIOUS EXISTING	13,260 SF	98.2%
TOTAL BUILDING FOOT PRINT PROPOSED	9,957 SF	
TOTAL BUILDING SQUARE FOOTAGE EXISTING	9,601 SF	
GROSS BUILDING SQUARE FOOTAGE PROPOSED	9,957 GSF	
FLOOR AREA RATIO (F.A.R.)	NONE REQUIRED	

BUILDING HEIGHT (150' MAX)	28'-2" (TOP OF ROOF)	
NUMBER OF STORIES	1	
BUILDING WIDTH & LENGTH	91.6' X 122.9'	
LOT COVERAGE	12,338 SF	90.1%
OPEN SPACE AT GRADE (PED + LANDSCAPE)	1,164 SF	8.6%
PEDESTRIAN WALKS & PLAZAS	3,260 SF	24.1 %
VUA AREA	0 SF	0.0 %

PARKING DATA:	AREA	RATIO	REQUIRED	PROVIDED
RESTAURANT (5,723 GSF-1,674 CSA)	4,049 SF	1/250 GFA	16.2	*
CUSTOMER SERVICE AREA (INDOOR)	1,674 SF	1/30 CSA	55.8	*
CUSTOMER SERVICE AREA (OUTDOOR)	563 SF	1/30 CSA	18.8	*
(GSF= 5,723SF; KITCHEN= 2,445SF)				
RETAIL	4,234 SF	1/250	16.9	*
			REQUIRED	PROVIDED
		TOTAL PARKING	107.7	*

* PARKING REDUCTION IS BEING REQUESTED.

LOADING REQUIREMENTS:			
	SF	REQUIRED	PROVIDED
COMMERCIAL	9,957 SF	0	0

* SEC 47-20.2 TABLE 2 – MULTI-TENANT COMMERCIAL BLDG <20,000 NOT REQUIRED.

SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLING WILL BE COLLECTED, AS CURRENTLY EXISTING, FROM THE ALLEY.
2. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
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 OF THE BUILDING FOR PICK UP.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 0313

Sheet Title: SITE PLAN

Job Title: 904 E LAS OLAS BLVD
904 E LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/10/24
Job No. 23-1776.00	Plot Date 01/10/24
Drawn by BMK	Sheet No. C0.1
Proj. Mgr. BMK	
Appr. by BMK	1 of 1

Detail by Entity Name

Florida Limited Liability Company
904 ELO, LLC

Filing Information

Document Number	L13000141332
FEI/EIN Number	46-3824690
Date Filed	10/07/2013
State	FL
Status	ACTIVE

Principal Address

17 W LAS OLAS BLVD
FT LAUDERDALE, FL 33301

Mailing Address

17 W LAS OLAS BLVD
FT LAUDERDALE, FL 33301

Registered Agent Name & Address

HALMOS, STEVEN J
17 W LAS OLAS BLVD
FT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title Manager

Halmos Investments, LLLP
17 W LAS OLAS BLVD
FT LAUDERDALE, FL 33301

Annual Reports

Report Year	Filed Date
2021	01/28/2021
2022	02/28/2022
2023	02/13/2023

Document Images

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04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
10/07/2013 -- Florida Limited Liability	View image in PDF format

Site Address	904 E LAS OLAS BOULEVARD, FORT LAUDERDALE FL 33301
Property Owner	904 ELO LLC
Mailing Address	17 W LAS OLAS BLVD FORT LAUDERDALE FL 33301

ID #	5042 11 01 0600
Millage	0312
Use	21-01

Abbr Legal Description	COLEE HAMMOCK 1-17 B LOT 14 LESS N 10 FOR ST, 15 LESS N 10 FOR ST BLK 13

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).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$1,015,000	$2,106,120	$3,121,120	$3,121,120	
2023	$1,015,000	$2,106,120	$3,121,120	$2,986,430	
2022	$1,015,000	$1,699,940	$2,714,940	$2,714,940	$53,927.84

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,121,120	$3,121,120	$3,121,120	$3,121,120
Portability	0	0	0	0
Assessed/SOH	$3,121,120	$3,121,120	$3,121,120	$3,121,120
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	$3,121,120	$3,121,120	$3,121,120	$3,121,120

Sales History

Date	Type	Price	Book/Page or CIN
11/21/2013	WD*-E	$5,600,000	111952109
9/8/2006	WD*	$100	42759 / 1062
4/1/1993	WD	$265,000	20624 / 530
8/1/1988	D	$100	
12/1/1971	D	$6,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$70.00	14,500	SF
Adj. Bldg. S.F. (Card, Sketch)		9682
Eff./Act. Year Built: 1965/1952		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
9682						14500		