



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)
<ul style="list-style-type: none"> ┆ New nonresidential less than 5,000 square feet ┆ Change of use (some 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) 	<ul style="list-style-type: none"> ┆ 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%) 	<ul style="list-style-type: none"> ┆ 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 	<ul style="list-style-type: none"> ┆ 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	APEAL/DE NOVO	PROPERTY AND ROW ITEM
<p>Request to extend approval date for a previously approved application</p>	<p>Request to defer after an application is scheduled for public hearing</p>	<ul style="list-style-type: none"> ┆ Appeal decision by approving body ┆ De Novo hearing items 	<ul style="list-style-type: none"> ┆ 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	West Sistrunk Plaze	Authorized Agent	Bertram Lewars
Address	4701 NW 16th Street	Address	18242 NW20th Street
City, State, Zip	Lauderhill, FL 33313	City, State, Zip	Pembroke Pines, FL 33029
Phone	954-347-2514	Phone	954-701-0228
Email	Alalliance@yahoo.com	Email	Bcalewars@comcast.net
Proof of Ownership	Warrenty Deed	Authorization Letter	
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	2201-2205 NW 6th Street, Ft. Laud.
Folio Number(s)	504205011080, 504205011090
Legal Description (Brief)	Lots 29&30, less the S. 10 ft, Blk 5
City Commission District	District 3
Civic Association	Midtown Civic Association

D LAND USE INFORMATION

Existing Use	Vacant Lot
Land Use	NWRAC
Zoning	NWARC-Mixed Use N
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	Commercial
Proposed Zoning	NWARC-Mixed Use N

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

Project Name	2200 Ponderosa Plaza									
Project Description (Describe in detail)	A four-unit commercial service plaza									
Estimated Project Cost	\$	950,000	<i>(Estimated total project cost including land costs for all new development applications only)</i>							
Affordable Housing Number of Units		30%	50%	60%	80%	100%	120%	140%		



Waterway Use	No								
Flex Units Request									
Commercial Flex Acreage	Yes								
Residential Uses									
Single Family									
Townhouses									
Multifamily									
Cluster/Zero Lot Line									
Other									
Total (dwelling units)	N/A								
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio or Efficiency</td> <td>N/A</td> <td>1-Bedroom</td> <td>N/A</td> <td>2-Bedroom</td> <td>N/A</td> <td>3+ Bedroom</td> <td>N/A</td> </tr> </table>	Studio or Efficiency	N/A	1-Bedroom	N/A	2-Bedroom	N/A	3+ Bedroom	N/A
Studio or Efficiency	N/A	1-Bedroom	N/A	2-Bedroom	N/A	3+ Bedroom	N/A		

Traffic Study Required	No
Parking Reduction	No
Public Participation	
Non-Residential Uses	
Commercial	yes
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	2,207 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)	N/A	9,285 SF.
Lot Density (Units/acres)	N/A	N/A
Lot Width	N/A	86.47' South & 91.35' North
Building Height (Feet)	Less than 45'	23'-0"
Structure Length	N/A	54' -10"
Floor Area Ratio (F.A.R)	N/A	1:4.2
Lot Coverage	N/A	6,548 SF.
Open Space	N/A	5,789 SF.
Landscape Area	N/A	2,737 SF.
Parking Spaces	0	6
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []	0	5'
Side []	5'	5'
Corner / Side []	15'	15'
Rear []	5'	42'

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

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

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 Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



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

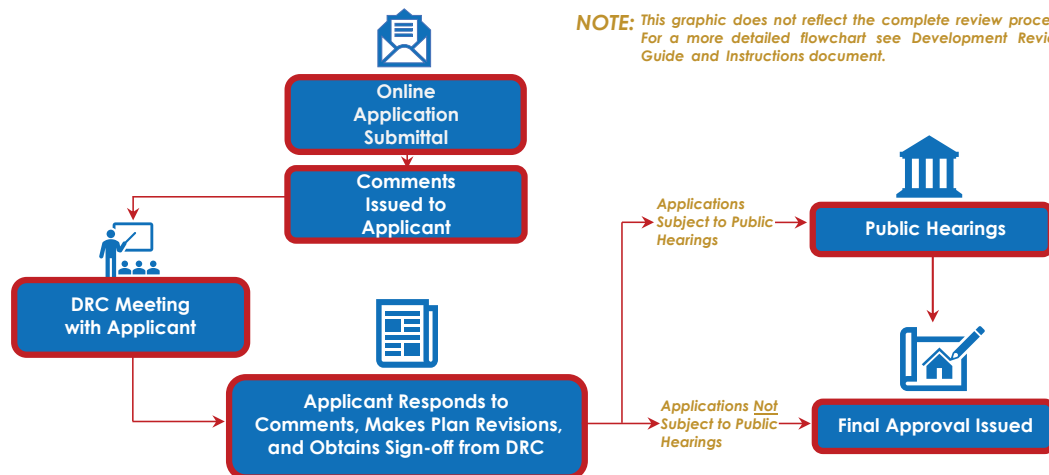
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: June 26, 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 DGGoodrum@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.



NOTE: This graphic does not reflect the complete review process. For a more detailed flowchart see [Development Review Guide and Instructions](#) document.

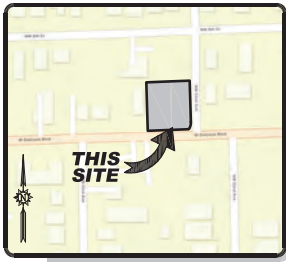
CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5
planning@fortlauderdale.gov

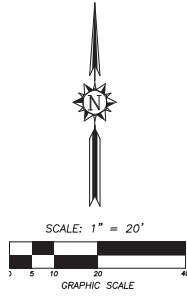
LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- P.C. PAGE
- I.D. IDENTIFICATION
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- L.B. LICENSED BUSINESS
- (C) CALCULATED
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- CT CURVE NO. 1 (SEE CURVE TABLE)
- CL CENTERLINE
- OHW- OVERHEAD WIRES
- BREAK IN SCALE
- VIEW 1
- R.E. RIM ELEVATION
- EL ELEVATION
- TR 388 TREE NUMBER 388

LEGEND:

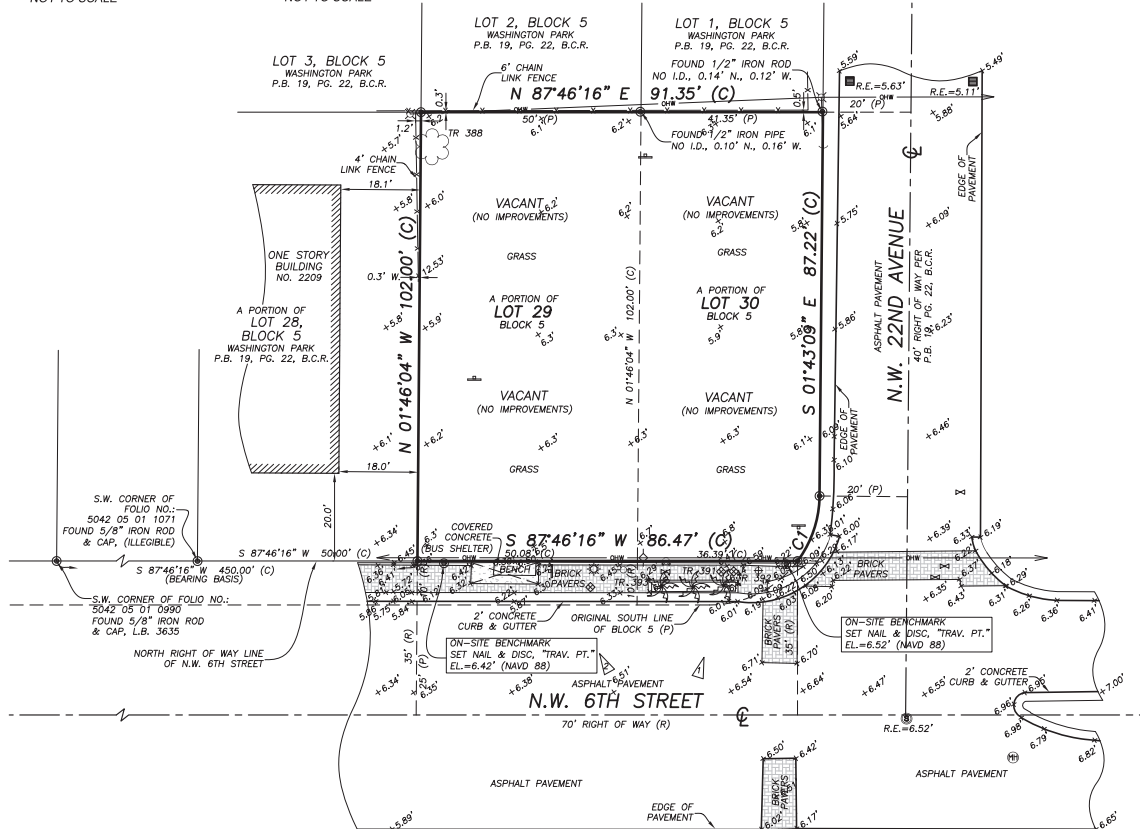
- CONCRETE LIGHT POLE
- ⊥ GUY ANCHOR
- ⊕ CONCRETE POWER POLE
- ⊗ WOOD POWER POLE
- ⊕ METAL LIGHT POLE
- ⊗ CATCH BASIN
- ⊕ UTILITY MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊕ SIGN
- CONCRETE POLE
- ⊕ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ WIRE PULL BOX
- ⊗ CROSSWALK SIGNAL POLE
- ⊕ SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- TRAV. PT. TRAVERSE POINT
- 6.52' SURFACE ELEVATION

CURVE TABLE (C)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
CT	15.87'	25.00'	139°21'37"

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
388	OAK	48"	50'	60'	
391	PALM	10"		15'	10'
392	PALM	8"		20'	12'
393	PALM	6"		18'	12'



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE PROPERTY SHOWN HEREON CONTAINS 0.21 ACRES (9,290 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C, 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
- THE ELEVATIONS SHOWN HEREON WERE BASED ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BW NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=6.434'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°46'16"W, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by Javier De La Rocha
Date: 2023.05.18 13:50:04 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3486 FAIRLANE FARM ROAD, SUITE 6, WELLINGTON, FL 33414
L.B. 7551

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 29 & 30, LESS THE SOUTH 10 FEET, BLOCK 5
WASHINGTON PARK
PLAT BOOK 19, PAGE 22, B.C.R.

CITY OF FORT LAUDERDALE, CRA

DATE: 03/27/23

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 05/09/23

REVISIONS
01 BOUNDARY SURVEY 03/27/23
02 ADD TREES AND TOPOGRAPHIC ELEVATIONS 05/15/23

JOB NO.
ECS3349
TASK 2

SHEET NO.
01
OF

Project ID. 2201 Sistrunk
Engineer: Jorge M. Szauer
Client:
Date: 10/31/2023

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area:	0.213	9,284
Roof Area:	0.051	2,223
Impervious Area:	0.099	4,340
Green Area:	0.063	2,721

WATER QUALITY

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

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

2.5 inches times the percent impervious = 0.03 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be **1.76 inches** over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

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

Design Frequency	Precipitation P (in)	Proposed Site		
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)
10y-1d	8	1.76	6.22	0.11
25y-3d	14	1.76	12.09	0.21
100y-3d	17	1.76	15.06	0.26

EXFILTRATION TRENCH CALCULATIONS

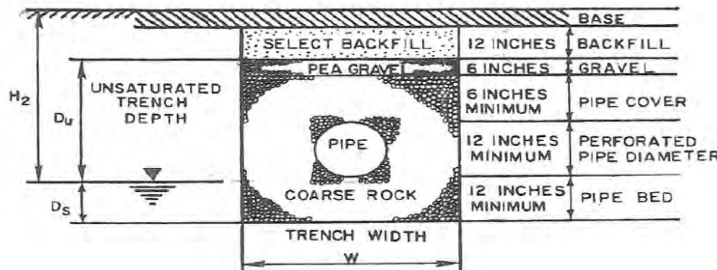
Water Table Elevation: 2.0 FT NAVD

Average Finished Grade for Trench Purposes 5.5 FT NAVD

Exfiltration Trench Length = Volume / $(K(2 * H2 * Du - Du^2 + 2 * H2 * Ds) + (1.39E-4 * W * Du))$

- L= 93 Ft - Length of trench required
- V= 0.7 Acre-inch - Volume treated
- W= 4 Ft - Trench Width
- K= 2E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
- H2= 3.5 Ft - Depth to Water Table
- Du= 2.5 Ft - Non-Saturated Trench Depth
- Ds= 2.5 Ft - Saturated Trench Depth
- SF = 2

SFWM - Typical Exfiltration Trench Section

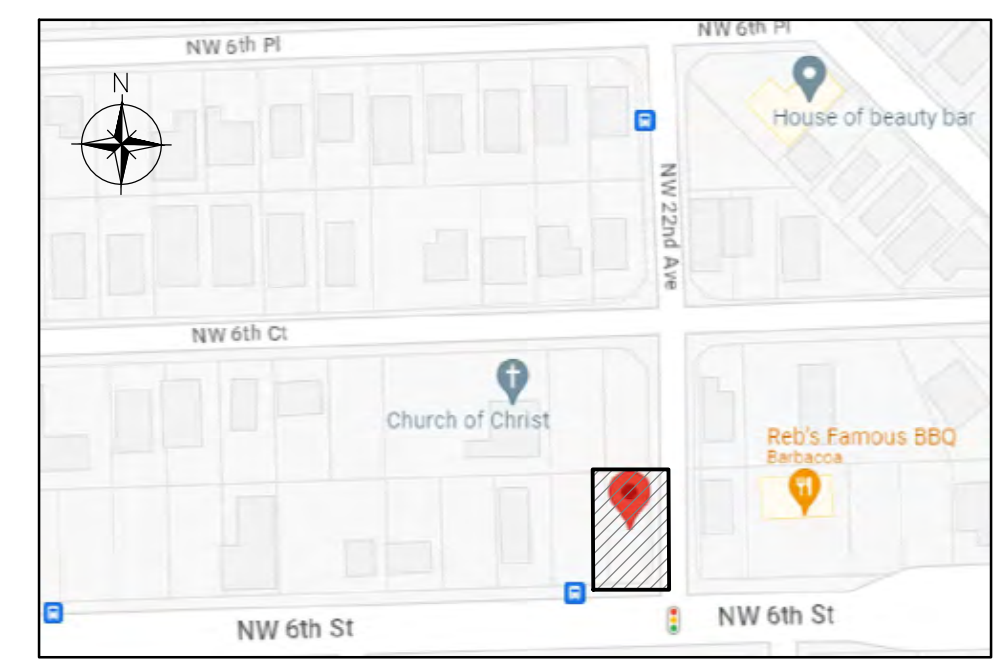


Digitally signed
 by: Jorge M Szauer
 DN: CN = Jorge M Szauer C = US O = Florida
 Date: 2023.11.01 12:14:03 -04'00'

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 1, 2023.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

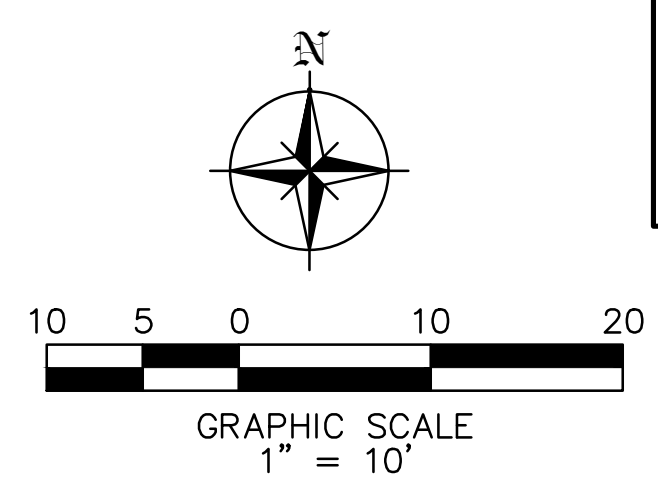
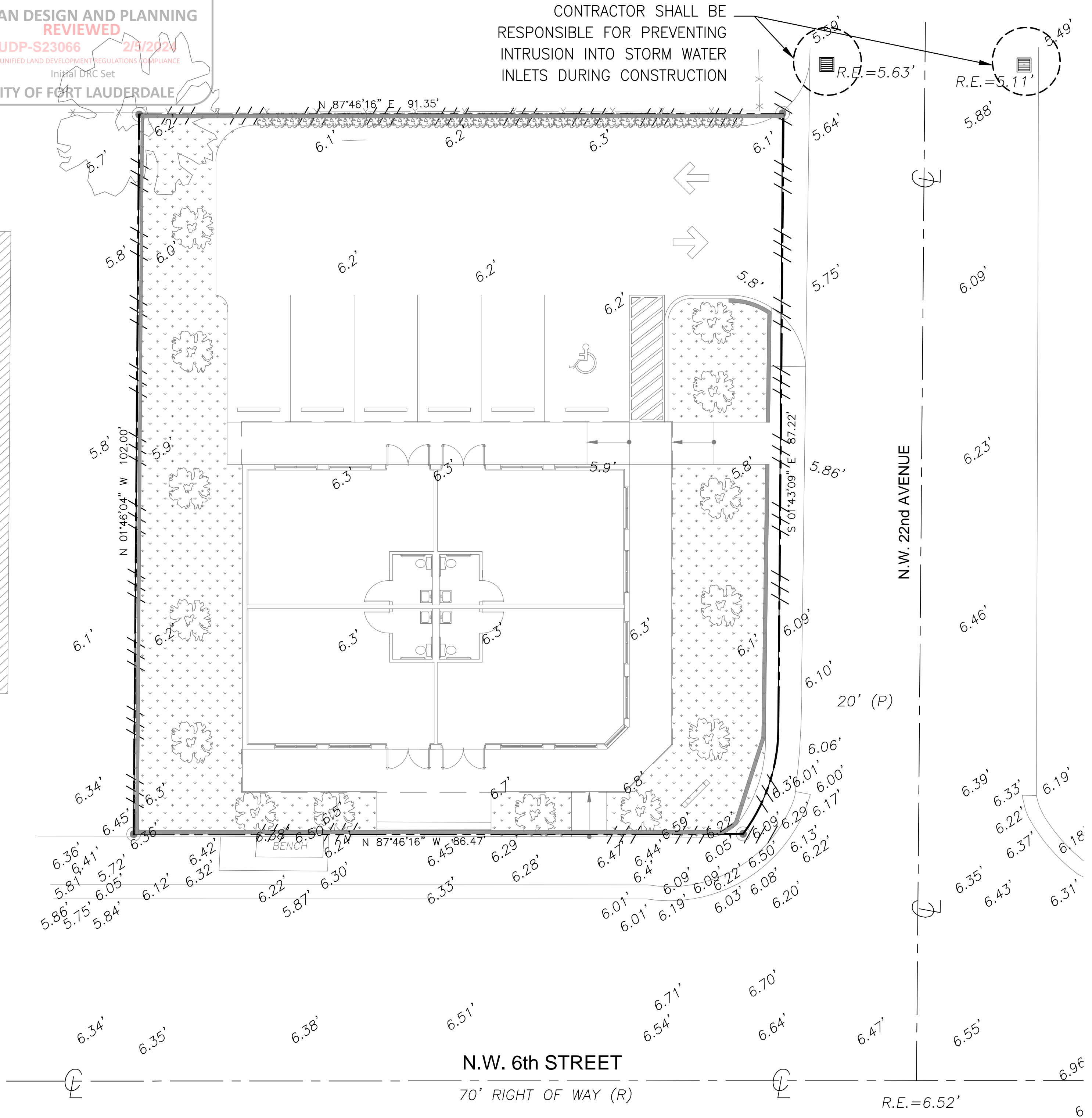
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



LOCATION MAP
N.T.S.

EXISTING ONE STORY BUILDING NO. 2209



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

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

BMP MAINTENANCE EROSION NOTES

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

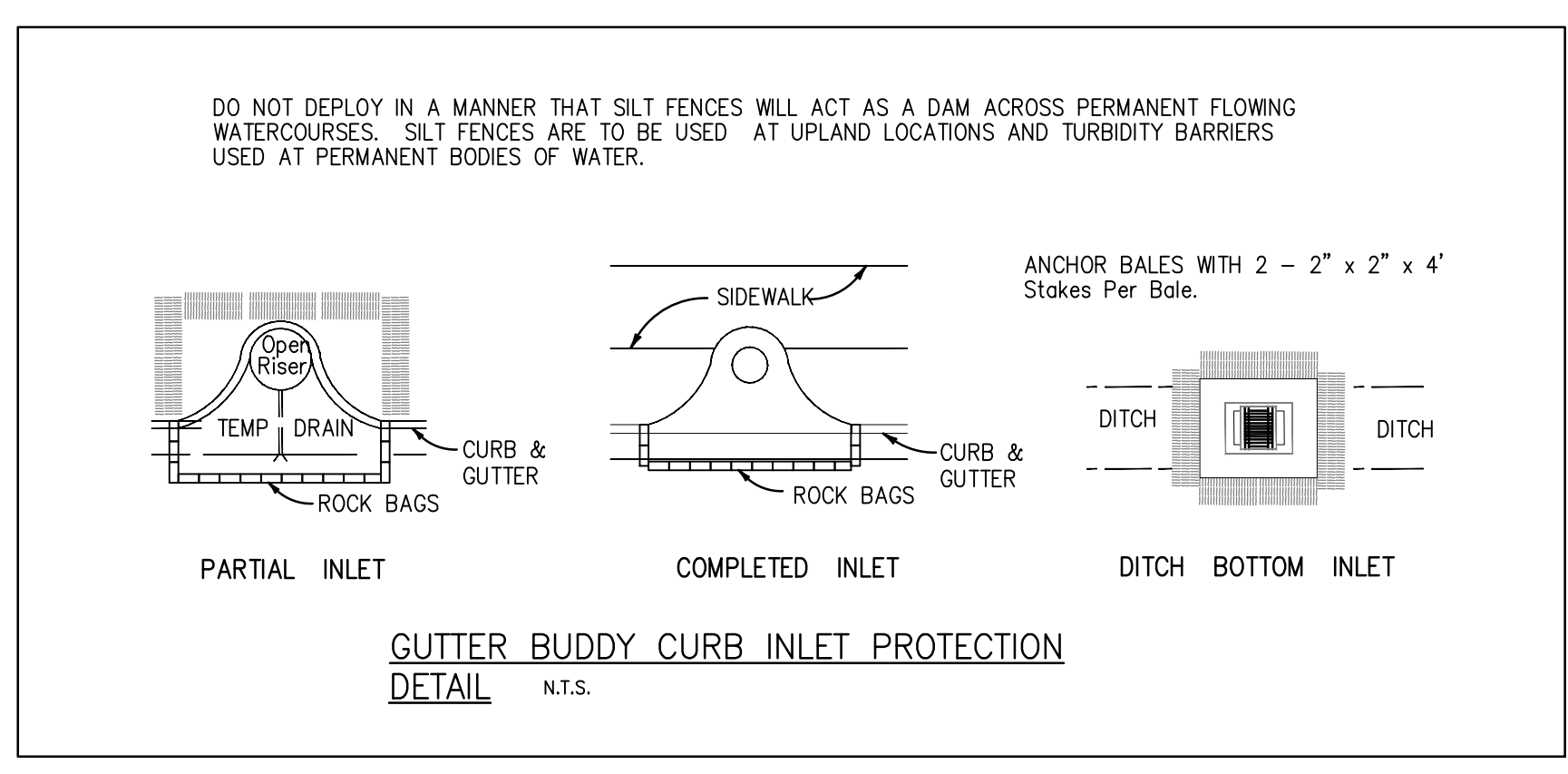
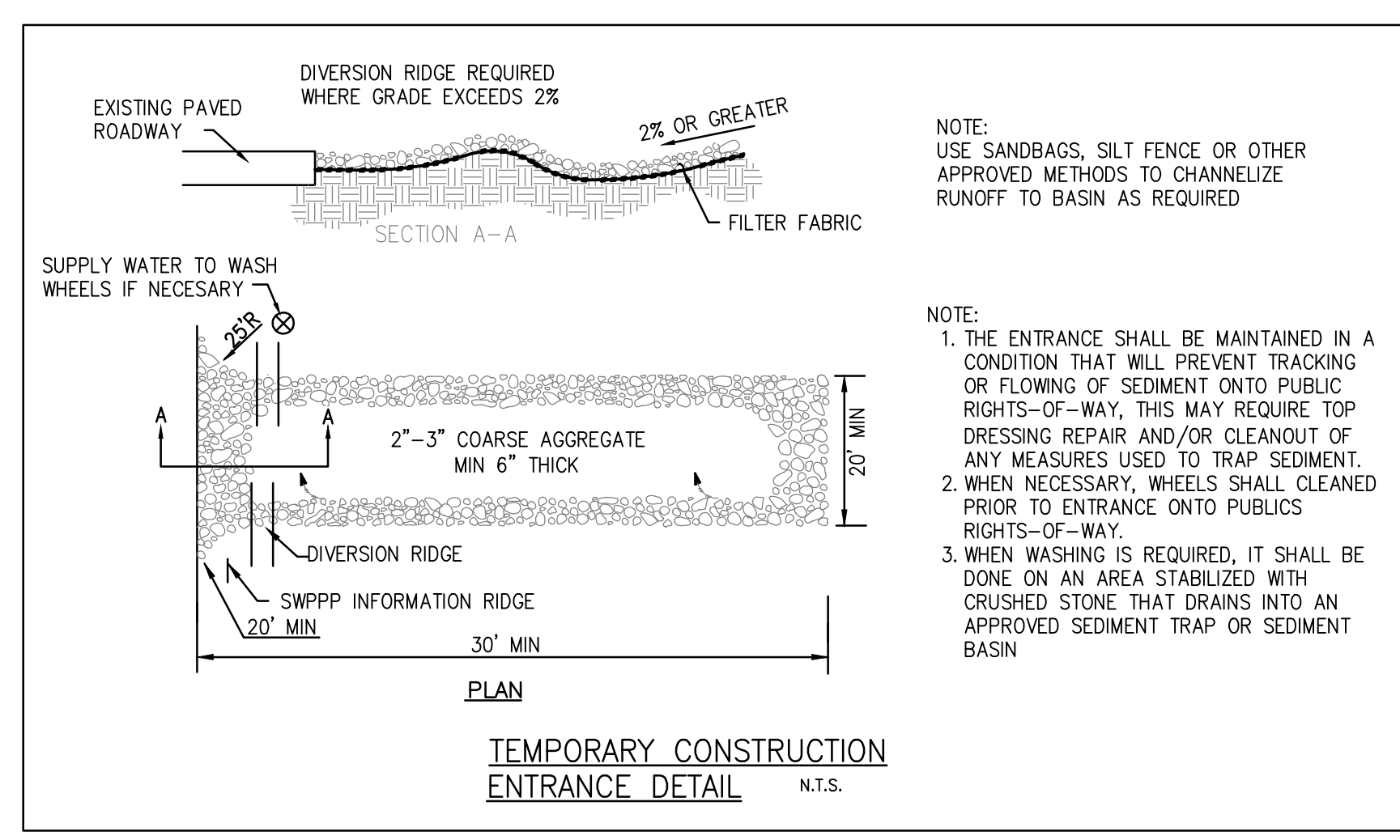
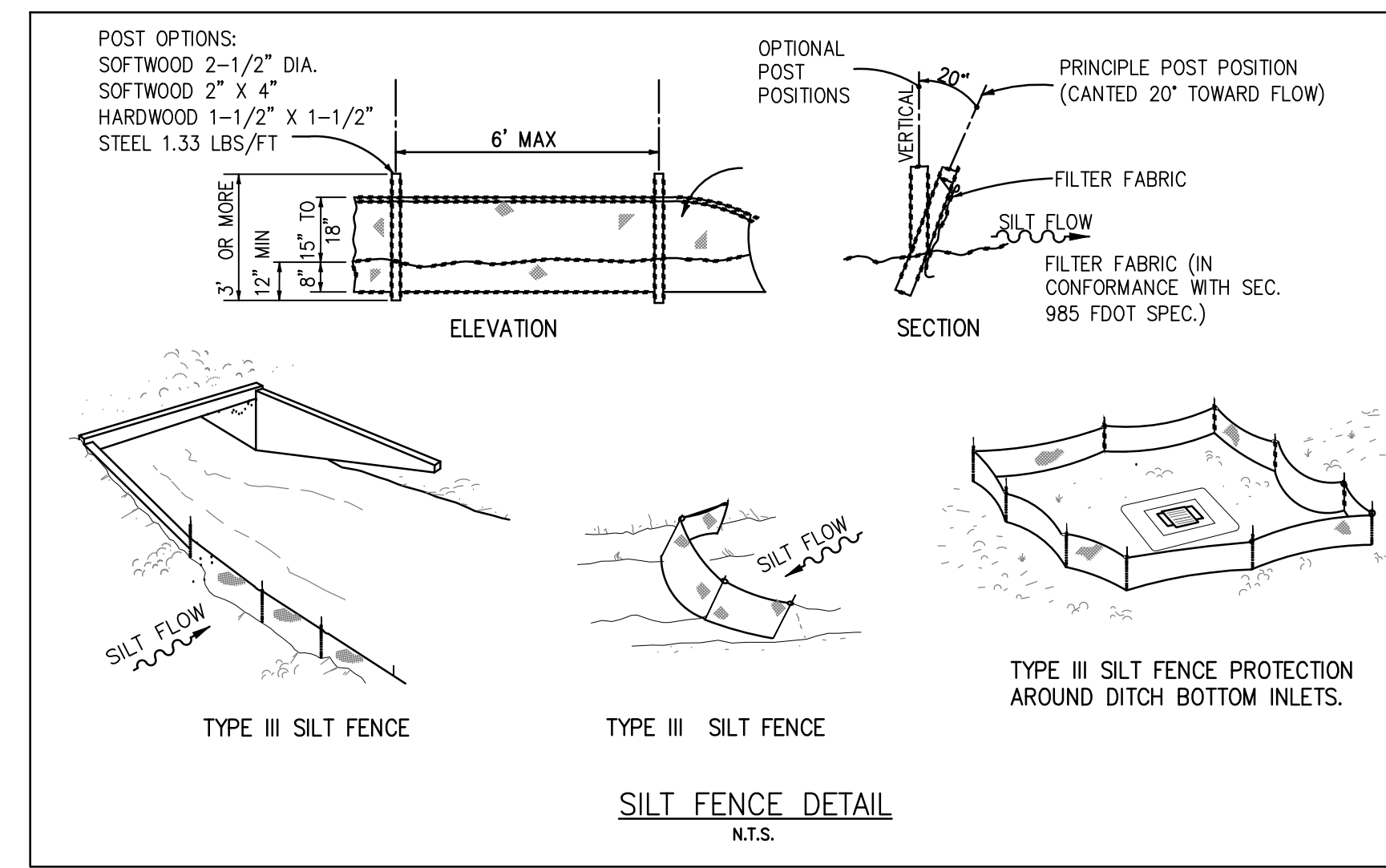
WASHING AREAS

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

SYMBOLS LEGEND

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

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Reviews:

Client: **ALVIN LEWIS**
 Project: **SHOPPING CENTER**
 2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Plan Description:
EROSION CONTROL PLAN

Seal:
 Digitally signed by Jorge Szauder
 DN: cn = Jorge Szauder, o = SES
 Date: 2023.11.02 09:16:35 -0400
 JORGE SZAUDER
 FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUDER**
 Drawn by: **JJANSE**
 Revised & Sealed: **JORGE M. SZAUDER**
 Date: **SEPT, 2023**
 Scale: **AS SHOWN**
 Job #:

Sheet:
C-02
 of Sheets

Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64" over the entire site
Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64" over the entire site

STAGE STORAGE

Stage (ft NAVD)	Proposed			
	Impervious (ac-ft)	Pervious (Ac-ft)	Exf Trench (Ac-ft)	Total (Ac-ft)
5.00	0.00	0.00	0.03	0.03
5.50	0.00	0.01	0.03	0.04
6.00	0.00	0.04	0.03	0.07
6.50	0.02	0.06	0.03	0.11
7.00	0.05	0.12	0.03	0.20
7.50	0.09	0.13	0.03	0.25
8.00	0.12	0.17	0.03	0.32

Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.012
Peak Stage (NAVD) 100y - 3d	7.370

Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK
Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK

Water Quality Calculation

*2.5" * % Impervious vs. 1" over site*

2201 Sistrunk

Date: **31-Oct-23**

Input data in boxes below:

Total Area:	0.21	acre
Lake & WL:	0.00	"
Roof:	0.05	"
Pervious Area:	0.06	"

2.5 Inch * % Impervious:

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

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

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

% Impervious = 61.11%
 Treatment Vol = 0.03 ac-ft

OR:

1" Over Entire Site:

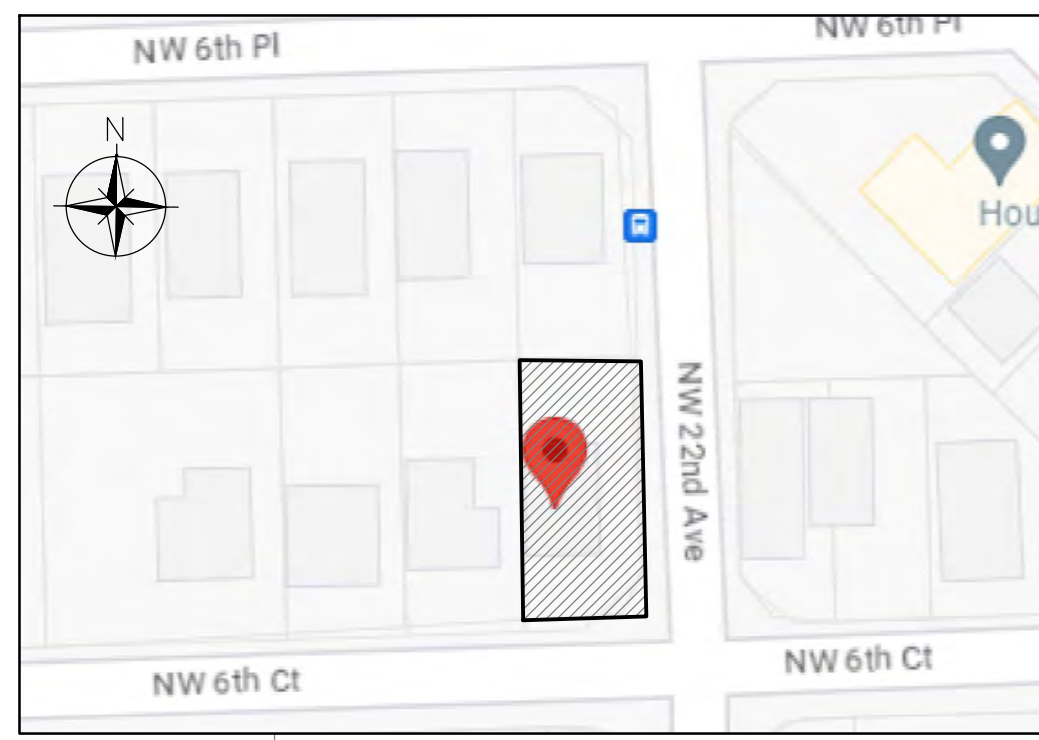
Total Area: 0.213 acre

Treatment Vol = 0.02 ac-ft

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

The required water quality volume is: 0.03 acre-feet

Comments:



LOCATION MAP
N.T.S.

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown		
Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area	0.213	9,284
Roof Area	0.051	2,223
Impervious Area	0.099	4,340
Green Area	0.063	2,721

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious
 2.5 inches times the percent impervious controls over the first inch of runoff over the entire site
 2.5 inches times the percent impervious = 0.03 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be 1.76 inches over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

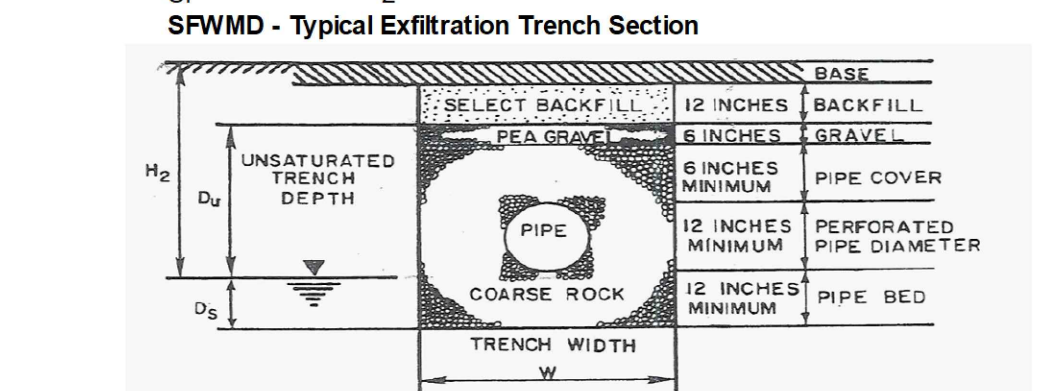
$Q = (P - 0.2S) / (P + 0.8S)$

Design Frequency	Precipitation P (in)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)
10y-1d	8	1.76	6.22	0.11
25y-3d	14	1.76	12.09	0.21
100y-3d	17	1.76	15.06	0.28

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.0 FT NAVD
 Average Finished Grade for Trench Purposes 5.5 FT NAVD
 Exfiltration Trench Length = Volume / (K(2H²Du - Du² + 2H²Ds) + (1.39E-4W²Du))

L = 93 Ft - Length of trench required
 V = 0.7 Acre-inch - Volume treated
 W = 4 Ft - Trench Width
 K = 2E-04 CFS/FT²-FL Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
 H₂ = 3.5 Ft - Depth to Water Table
 Du = 2.5 Ft - Non-Saturated Trench Depth
 Ds = 2.5 Ft - Saturated Trench Depth
 SF = 2



Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64' over the entire site
 Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64' over the entire site

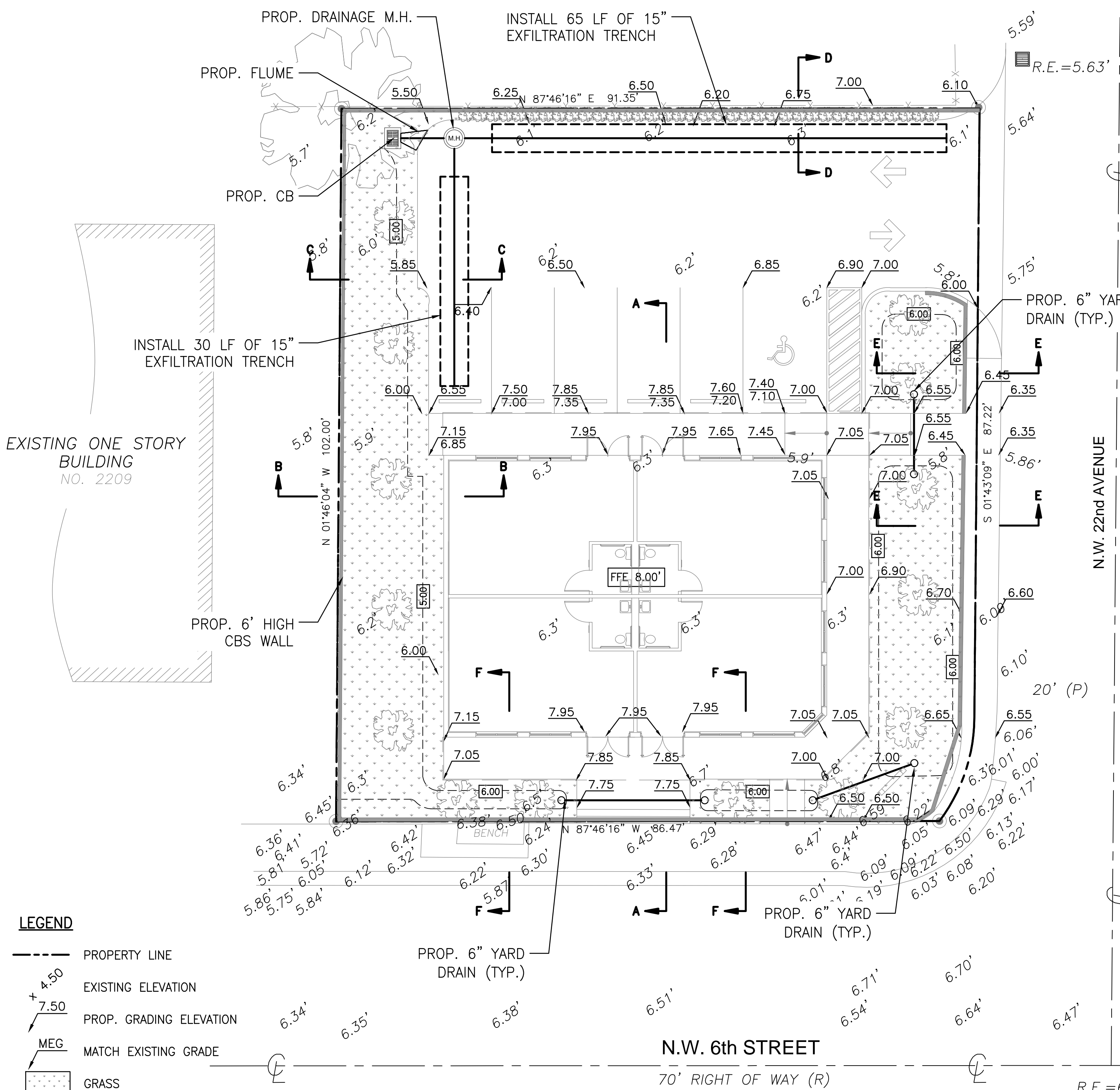
STAGE STORAGE

Stage (ft NAVD)	Proposed			
	Impervious (ac-ft)	Penious (Ac-ft)	Ext Trench (Ac-ft)	Total (Ac-ft)
5.00	0.00	0.00	0.03	0.03
5.50	0.00	0.01	0.03	0.04
6.00	0.00	0.04	0.03	0.07
6.50	0.02	0.06	0.03	0.11
7.00	0.05	0.12	0.03	0.20
7.50	0.09	0.13	0.03	0.25
8.00	0.12	0.17	0.03	0.32

Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.012
Peak Stage (NAVD) 100y - 3d	7.370

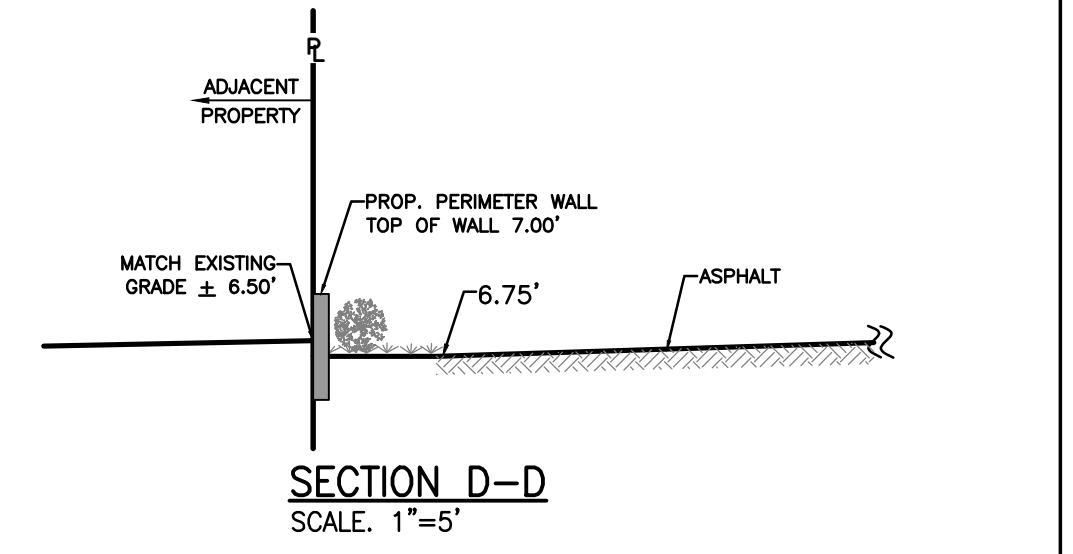
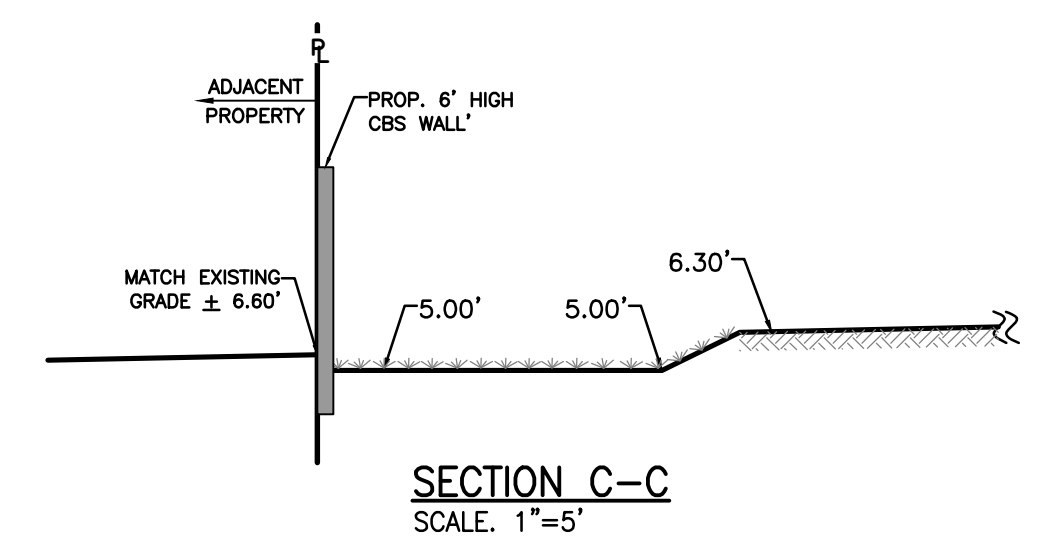
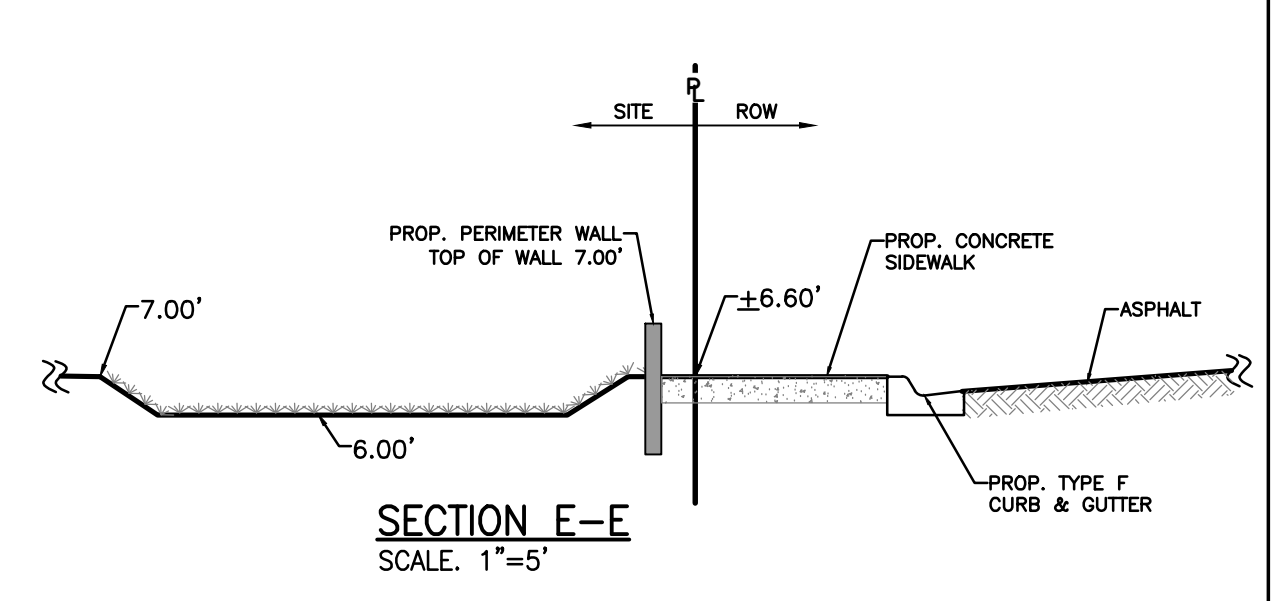
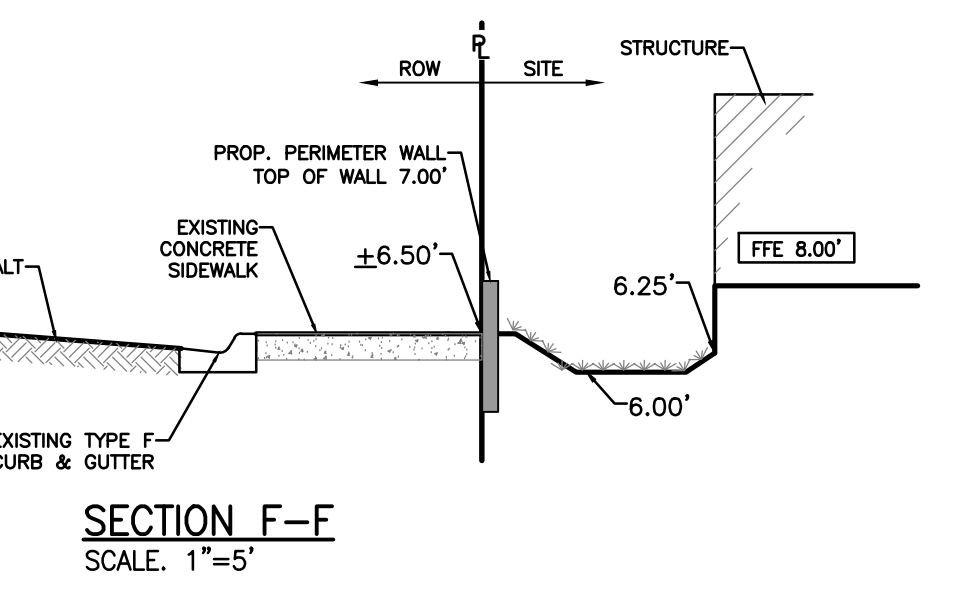
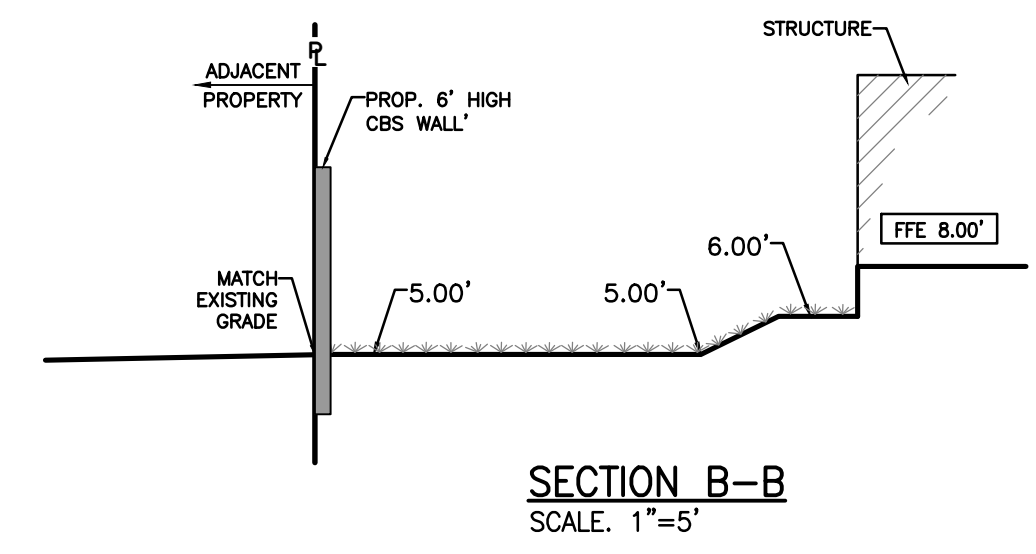
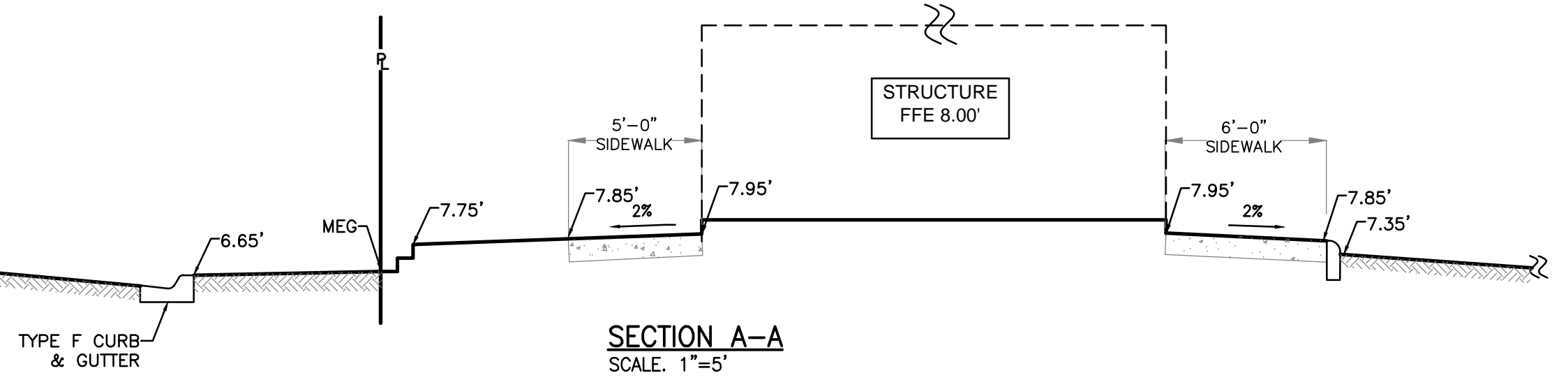
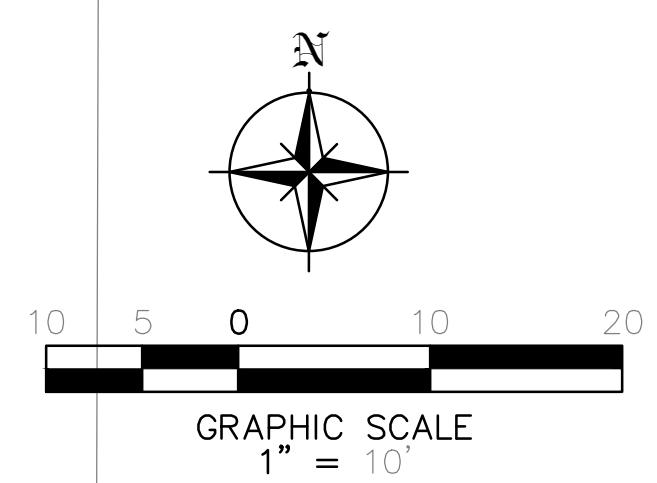
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Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK
 Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK



LEGEND

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



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

Reviews:

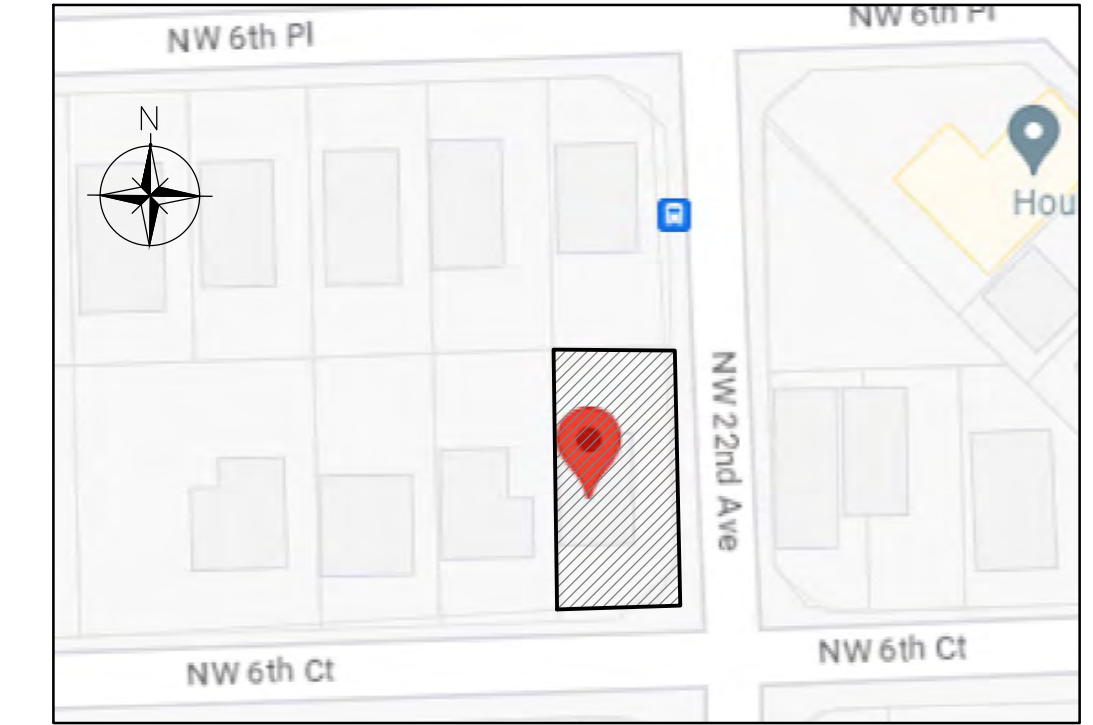
Client: ALVIN LEWIS
 Project: SHOPPING CENTER
 2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Plan Description:
PAVING, GRADING & DRAINAGE

Seal:
 O. Szauer
 Date: 11/02/2023 10:08:33 AM
 JORGE SZAUER
 FLA. REG. P.E. # 62579

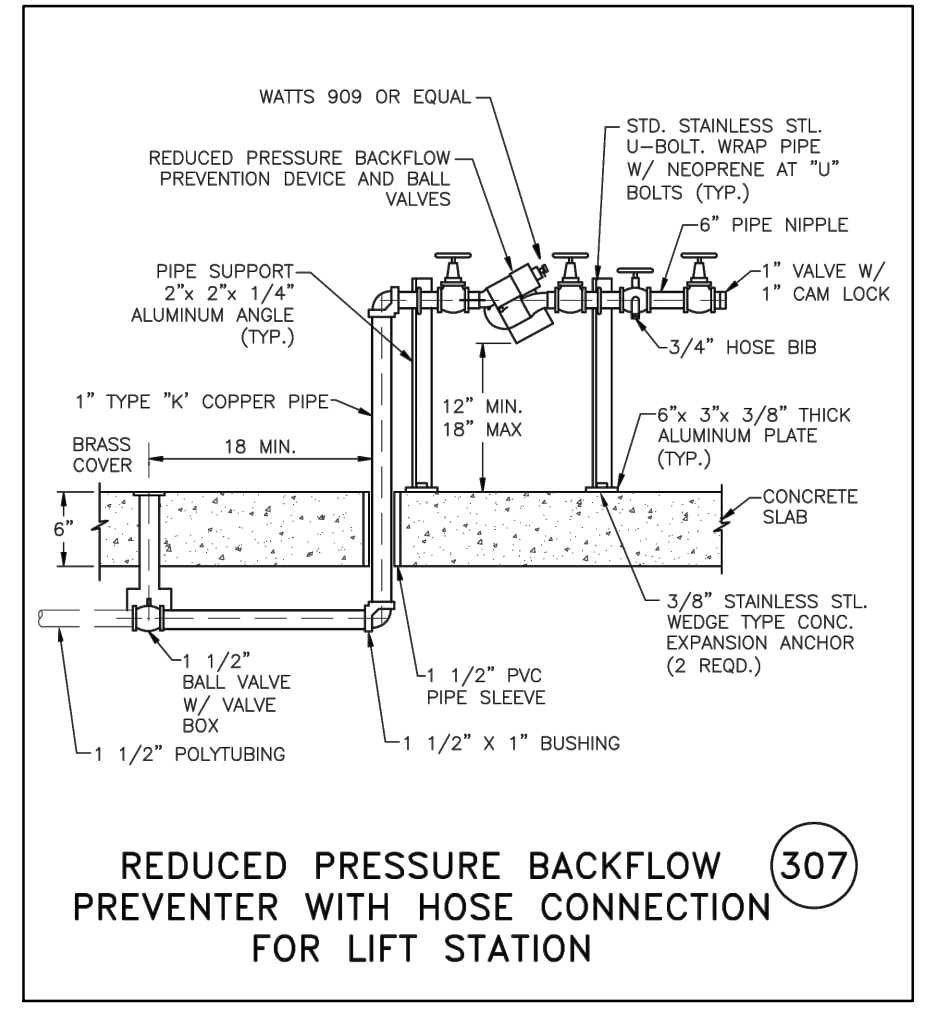
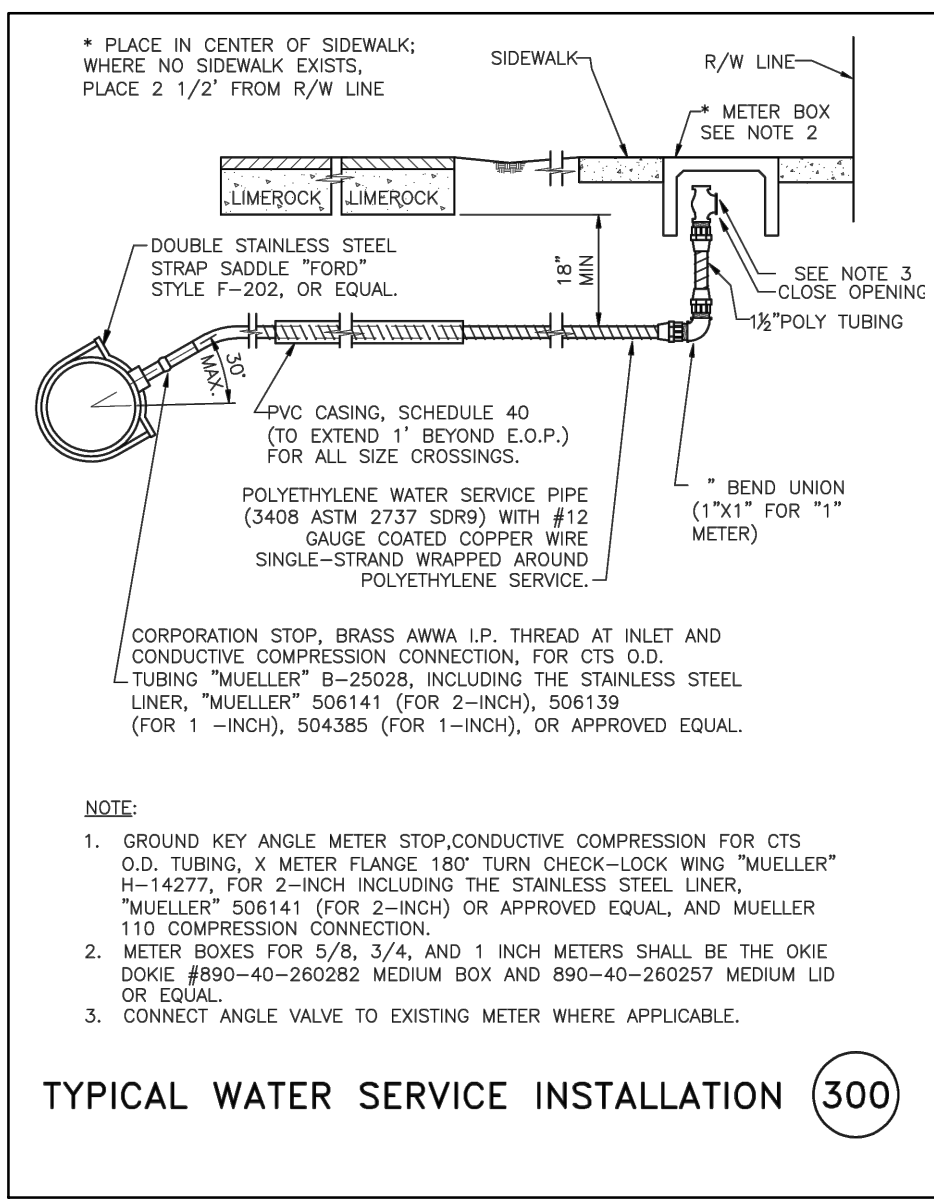
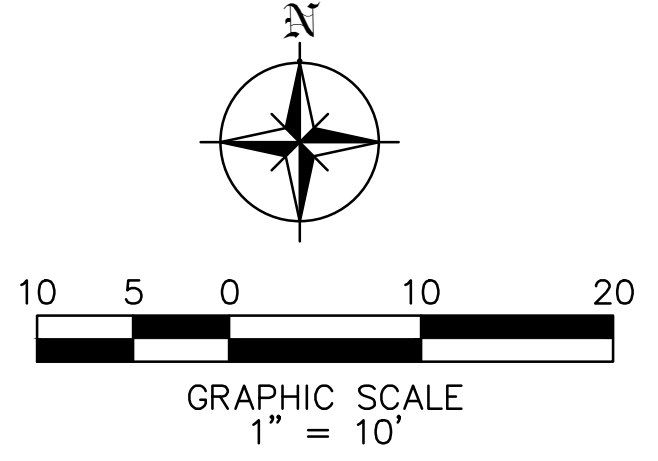
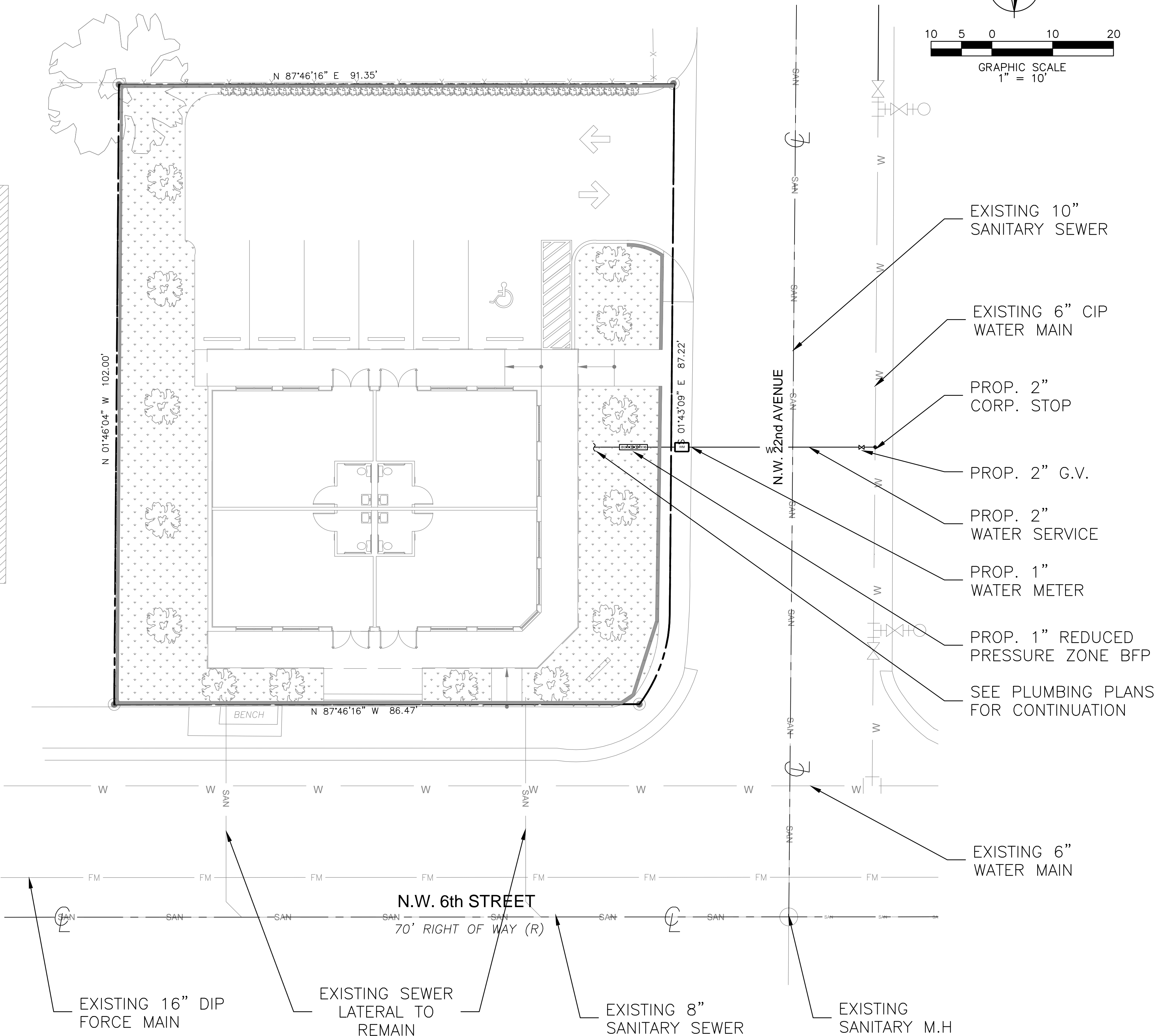
Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: SEPT, 2023
 Scale: AS SHOWN
 Job #:

Sheet:
C-03
 of Sheets



LOCATION MAP
 N.T.S.

ONE STORY
 LDING
 2209



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- LEGEND**
- PROPERTY LINE
 - GRASS

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

Reviews:

Client: **ALVIN LEWIS**
 Project: **SHOPPING CENTER**
 2209 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Plan Description:
UTILITIES

Seal:
 Digital signed and sealed by Jorge Szauder, PE. On November 2, 2023.
 JORGE SZAUDER
 FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUDER**
 Drawn by: **JJANSE**
 Reviewed & Sealed: **JORGE M. SZAUDER**
 Date: **SEPT, 2023**
 Scale: **AS SHOWN**
 Job N°:

Sheet:
C-04
 of Sheets

Soil Type: Flatwoods (2)

Soil Storage Calculation

Project: **2201 Sistrunk**

Date: **31-Oct-23**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	5.4
4	9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **2** ft NAVD
 Total Impervious area (see note below): **0.134** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elevation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Swale L	0.022	5.0	5.0	5.00	3.00	5.400	0.010	Y	0.007	Compacted Soil
Swale H	0.009	5.0	6.0	5.50	3.50	7.200	0.005	Y	0.004	Compacted Soil
Swale 6	0.022	6.0	6.0	6.00	4.00	9.000	0.017	y	0.012	Compacted Soil
Swale 6.5	0.005	6.0	6.5	6.25	4.25	9.000	0.004	Y	0.003	Compacted Soil
Planter	0.004	6.0	7.0	6.50	4.50	9.000	0.003	Y	0.002	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.062	<- total pervious area							0.029	<- ac-ft (Total)

Calculated Composite Soil Storage: **1.765 inches** $CN = 1000/(S+10) =$ **85.0**

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



Exfiltration Trench Calculation
 Reference: SFWMD Vol. IV
2201 Sistrunk

11/1/2023

Case 1:

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

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

Variable Definitions:

- Ds = Saturated Depth of Trench (ft)
- Du = Unsaturated Depth (ft)
- H₂ = Depth from Land Surface to Water Table (ft)
- W = Trench Width (ft)
- Volume = Required Wet Detention Volume (ac-in)
- Length = Calculated Trench Length (ft)
- K = Hydraulic Conductivity (ft/sec)

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

Input:

Ds =	2	ft	<u>Validity Check:</u>	
Du =	2	ft	(1) Ds < Du ?	Yes
H ₂ =	3	ft	(2) W < 2 * (Ds + Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.7	ac-in		
K =	2.00E-04	cfs/ft ² (i.e. ft/sec)		

Case 1: Calculated Trench Length = 93 ft

Case 2:

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

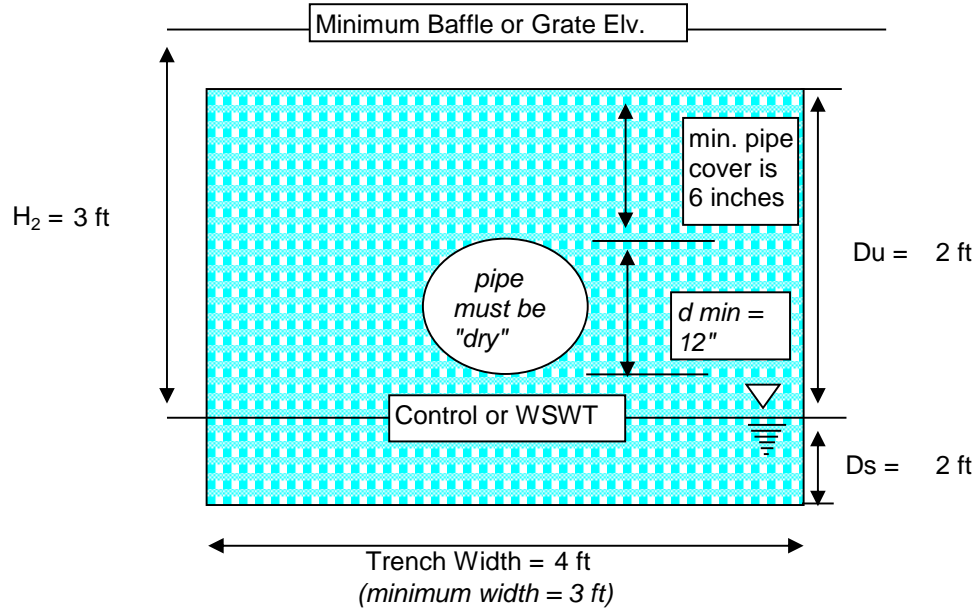
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
 This formula is valid if W > 2(Ds + Du) and Ds > Du.

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

Case 2: Calculated Trench Length = 137 ft

<u>Validity Check:</u>	
(1) Ds > Du ?	criterion NOT met
(2) W > 2 * (Ds + Du)?	criterion NOT met
(3) W > 3 ?	Yes

2201 Sistrunk



[Click here for Directions:](#)

Site Storage Calculation

Project Name: *2201 Sistrunk*

Date: *31-Oct-23*

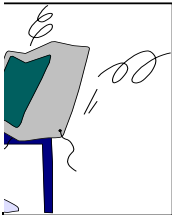
User: *enter*

Minimum Stage: *5.000* feet, NAVD

Incremental Stage: *0.500* feet



Area Number	1	2	3	4	5	6	7	8	9	10	11
Area Description	S1	S1 B	S6	S6 B	1	2	3	4	5	6	EXF TRENCH
Area (acres)	0.024	0.011	0.012	0.006	0.028	0.023	0.016	0.008	0.010	0.007	
Area (ft^2)	1.05E+03	4.79E+02	5.23E+02	2.61E+02	1.22E+03	1.00E+03	6.97E+02	3.48E+02	4.36E+02	3.05E+02	0.00E+00
Low Elv.	5.000	5.000	5.500	5.500	6.400	5.850	6.200	6.000	6.000	6.000	
High Elv.	5.000	6.000	5.500	6.500	6.750	6.250	6.850	6.000	7.000	6.000	
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)
5.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
5.500	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.000	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.500	0.04	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.03
7.000	0.05	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.03
7.500	0.06	0.02	0.02	0.01	0.03	0.03	0.02	0.01	0.01	0.01	0.03
8.000	0.07	0.03	0.03	0.01	0.04	0.04	0.02	0.02	0.02	0.01	0.03
8.500	0.08	0.03	0.04	0.02	0.05	0.06	0.03	0.02	0.02	0.02	0.03
9.000	0.10	0.04	0.04	0.02	0.07	0.07	0.04	0.02	0.03	0.02	0.03
9.500	0.11	0.04	0.05	0.02	0.08	0.08	0.05	0.03	0.03	0.02	0.03
10.000	0.12	0.05	0.05	0.02	0.10	0.09	0.06	0.03	0.04	0.03	0.03
10.500	0.13	0.06	0.06	0.03	0.11	0.10	0.06	0.04	0.04	0.03	0.03
11.000	0.14	0.06	0.07	0.03	0.12	0.11	0.07	0.04	0.05	0.04	0.03
11.500	0.16	0.07	0.07	0.03	0.14	0.13	0.08	0.04	0.05	0.04	0.03
12.000	0.17	0.07	0.08	0.04	0.15	0.14	0.09	0.05	0.06	0.04	0.03
12.500	0.18	0.08	0.08	0.04	0.17	0.15	0.10	0.05	0.06	0.05	0.03



Total Area	
0.145 ac	
Stage (ft, NAVD)	Total Storage
5.00	0.03
5.50	0.04
6.00	0.07
6.50	0.11
7.00	0.18
7.50	0.25
8.00	0.32
8.50	0.40
9.00	0.47
9.50	0.54
10.00	0.61
10.50	0.69
11.00	0.76
11.50	0.83
12.00	0.90
12.50	0.98

SCS Runoff Equation:

2201 Sistrunk

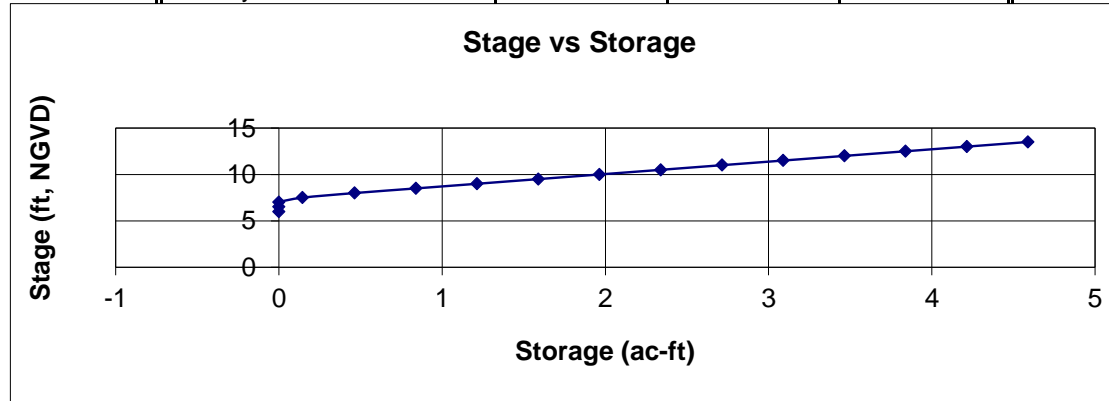
Rainfall & Basin Information:

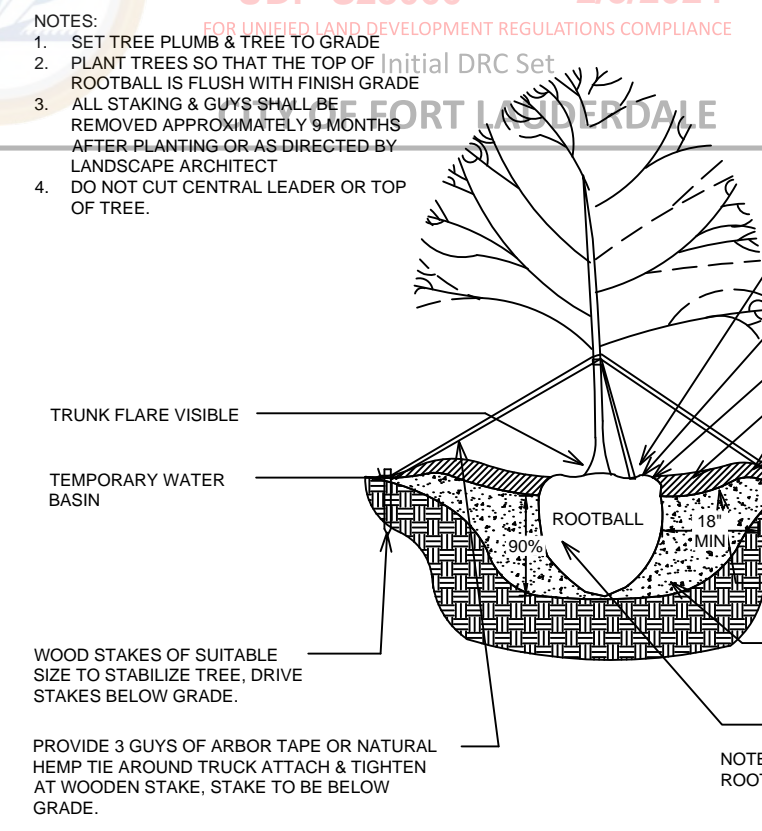
Total Site Area (including buildings):	0.21	acres
Composite Soil Storage:	1.76	inches
10-yr 24-hr storm event:	8.00	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	14.00	inches
100-yr 72-hr storm event:	17.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

Runoff (inches) = $(P - 0.2S)^2 / (P + 0.8 * S)$

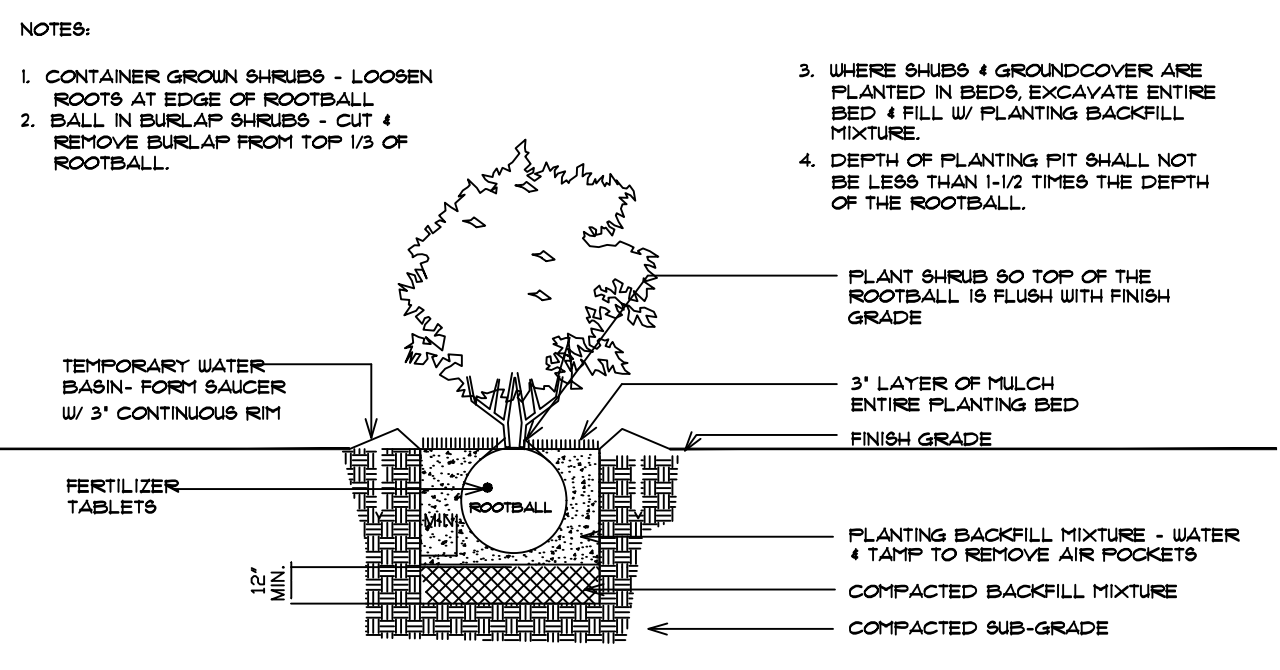
Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.217	0.109	6.130
10-yr 72-hr storm event:	0.088	0.002	#N/A
25-yr 24-hr storm event:	0.088	0.002	#N/A
25-yr 72-hr storm event:	12.089	0.212	7.012
100-yr 72-hr storm event:	15.056	0.263	7.370





TREE STAKING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
CD	5	Coccoloba diversifolia	Pigeon Plum	10' Ht. x 4' Spr., 2" cal.	Yes	High
MF	4	Myrcianthes fragrans	Simpson's Stopper	10' Ht. x 5' Spr., 2" cal.	Yes	High
QV	4	Quercus virginiana	Live Oak	12' Ht. x 4' Spr., 2" cal.	Yes	High
Shrubs/Groundcovers						
CI	15	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	70	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
TA	30	Trachelospermum asiaticum	Asiatic Jasmine	6" x 12", 18" O.C.	No	Medium
PM	63	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

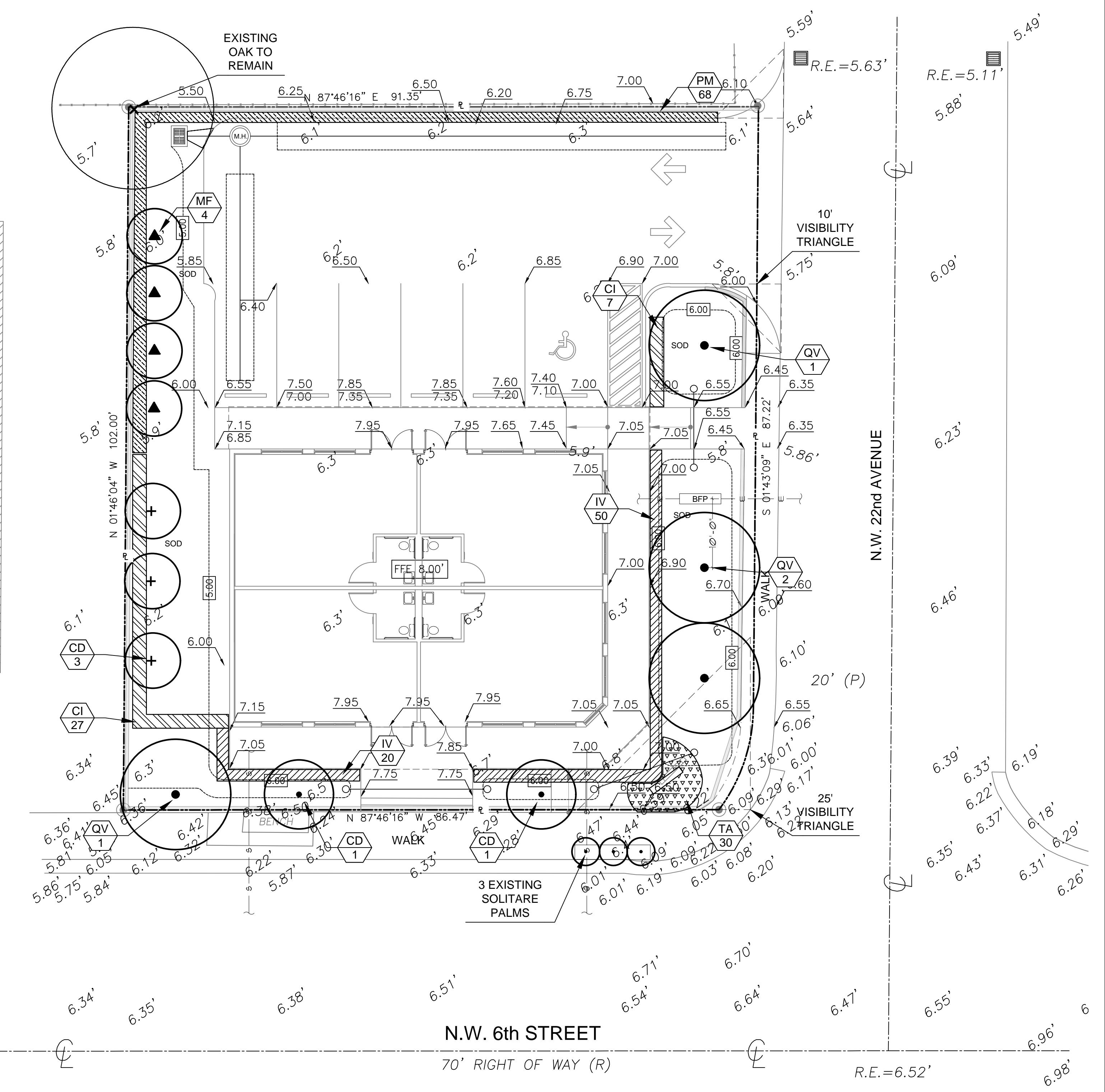
Landscape Code Requirements

Site Area = 9282 sf (.21 AC)
 Landscape Area = 3474 sf
 VUA = 2688 sf

Description	Application	Calculation	Required	Provided
Site Trees	1 tree/ 1000 sf	9282 sf/ 1000	10	8
Site Canopy Trees	20%	10 (.20)	2	3
Site Shrubs	12/ 1000 sf	3474 sf/1000 x 12	42	161
VUA Trees	1 tree/ 1000 sf	2688 sf/ 1000	3	0
VUA Shrubs	6 shrubs/1000s sf	2688 sf/1000 x 6	17	17
Native Trees	40%	13 (.40)	6	8
Native Shrubs	40%	59 (.40)	24	85
Street Trees	1/40'	NW 22nd Ave 87.22/ 40 NW 6th Street 86.47/ 40	3 3	3 3

General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St. Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainspacer device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



LANDSCAPE PLAN

SCALE: 1" = 10'

Kimberly Moyer, PLA
 Landscape Architecture
 (954) 592-3695
 k.moyerla@gmail.com
 Lic. No. #LA0000952

NEW SHOPPING CENTER FOR:
PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(854) 443-1440
 bclewars@comcast.net

REVISIONS:

LANDSCAPE PLAN

Sheet Title:

FILE NAME: LEWS

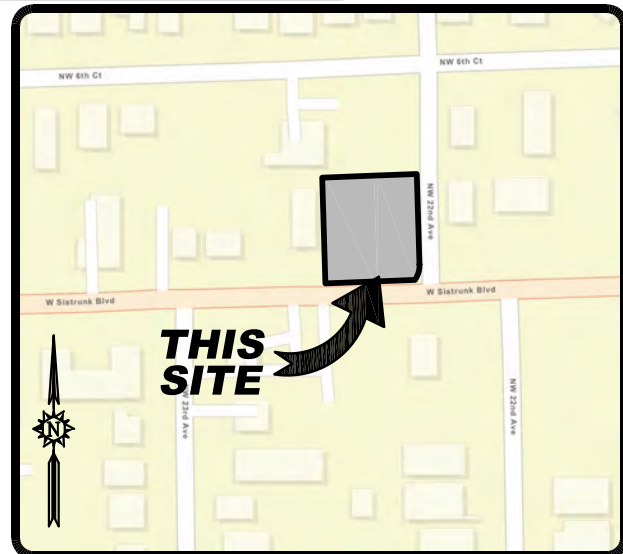
PROJECT NO. 20220708

DATE: 01-10-2024

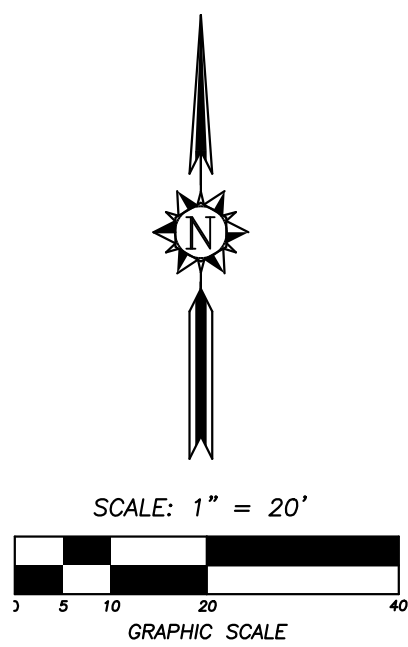
DRAWN BY: PW

CHECKED BY: KM

2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE



- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - I.D. IDENTIFICATION
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - C1 CURVE NO. 1 (SEE CURVE TABLE)
 - CL CENTERLINE
 - OHW- OVERHEAD WIRES
 - BREAK IN SCALE
 - △ VIEW 1
 - R.E. RIM ELEVATION
 - EL. ELEVATION
 - TR 388 TREE NUMBER 388

- LEGEND:**
- CONCRETE LIGHT POLE
 - ⊕ GUY ANCHOR
 - ⊖ CONCRETE POWER POLE
 - ⊙ WOOD POWER POLE
 - ⊛ METAL LIGHT POLE
 - ⊞ CATCH BASIN
 - ⊟ UTILITY MANHOLE
 - ⊠ SANITARY SEWER MANHOLE
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 - ⊢ CONCRETE POLE
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 - ⊥ WIRE PULL BOX
 - ⊦ CROSSWALK SIGNAL POLE
 - ⊧ SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - 6.52' SURFACE ELEVATION

CURVE TABLE (C)

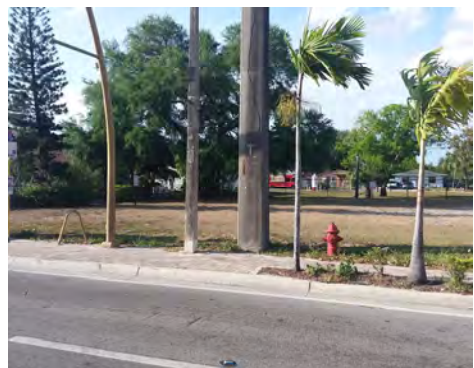
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
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TREE TABLE

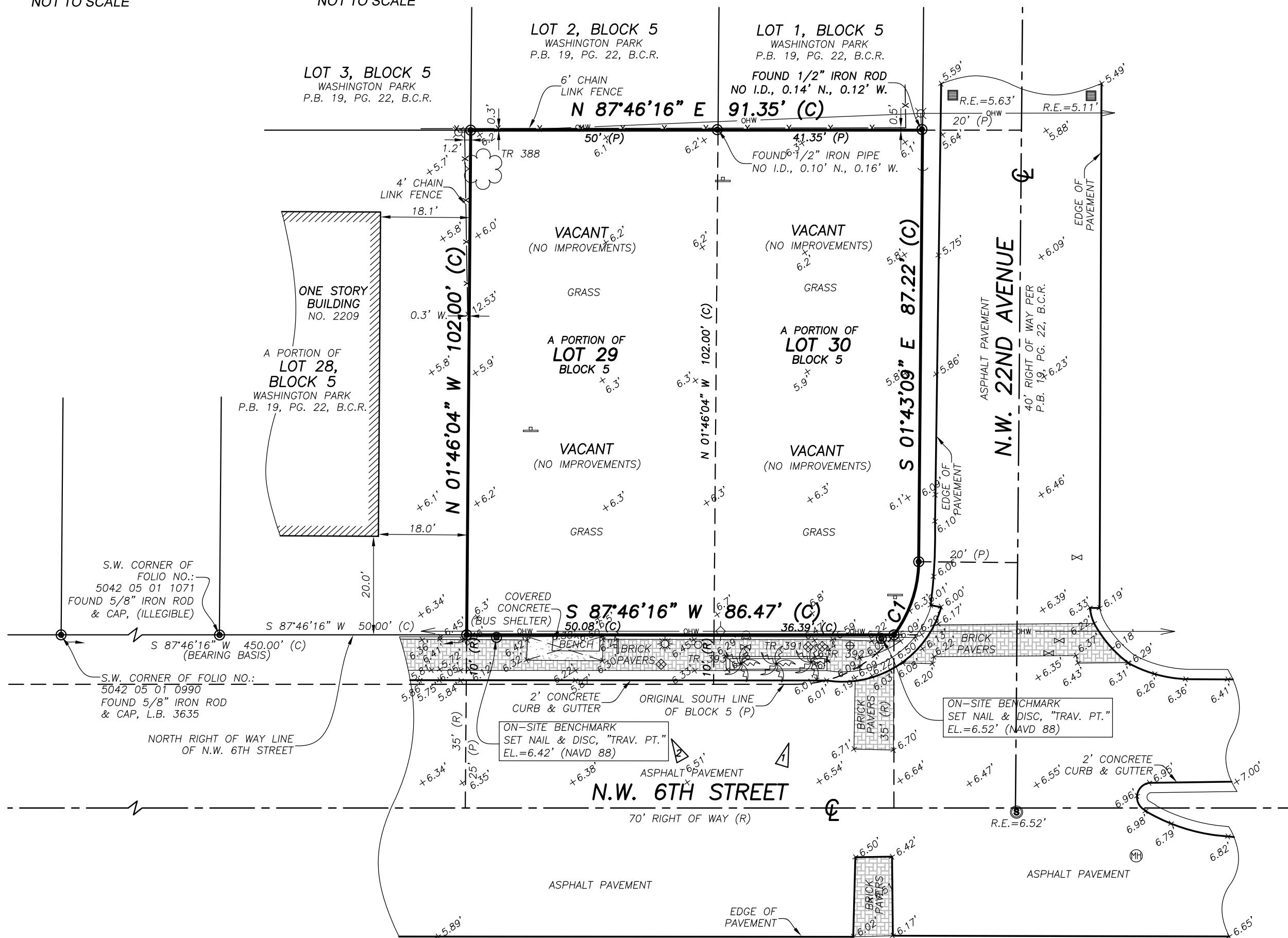
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392	PALM	8"		20'	12'
393	PALM	6"		18'	12'



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

SURVEY NOTES:

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8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
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SURVEY NOTES (CONT.):

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THIS SURVEY IS CERTIFIED TO:
CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed
by Javier De La
Rocha
Date: 2023.05.18
13:50:04 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

L.B. 7551
3460 FAIRLAINE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

**SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY**

**LOTS 29 & 30, LESS THE SOUTH
10 FEET, BLOCK 5**
WASHINGTON PARK
PLAT BOOK 19, PAGE 22, B.C.R.

CITY OF FORT
CLIENT: LAUDERDALE, CRA

DATE: 03/27/23

DRWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 05/09/23

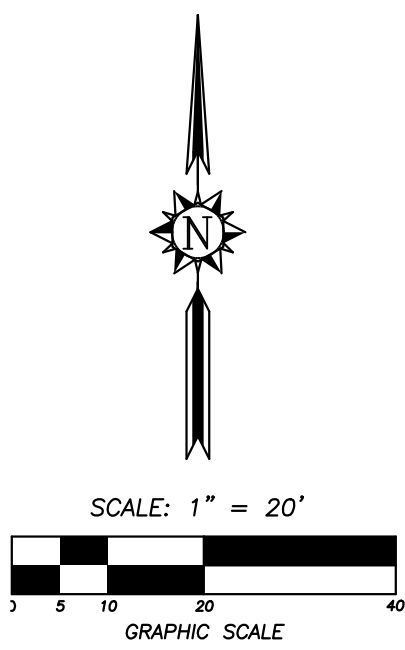
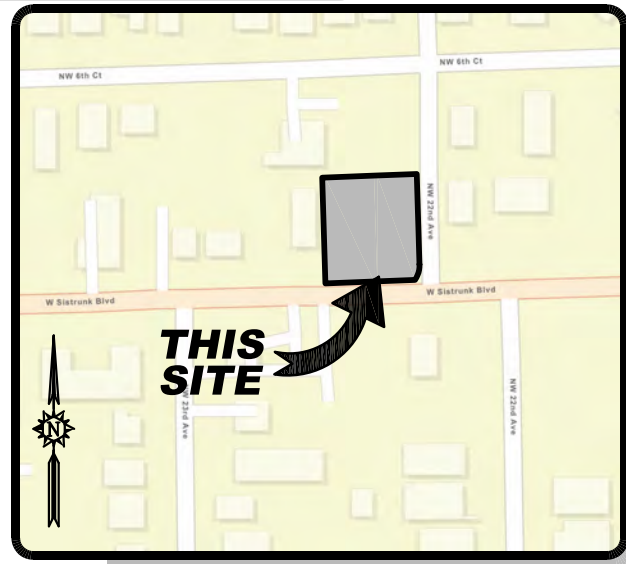
REVISIONS

01	BOUNDARY SURVEY	03/27/23
02	ADD TREES AND TOPOGRAPHIC ELEVATIONS	05/15/23

JOB NO.
ECS3349
TASK 2

SHEET NO.
01 OF 01

2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL.



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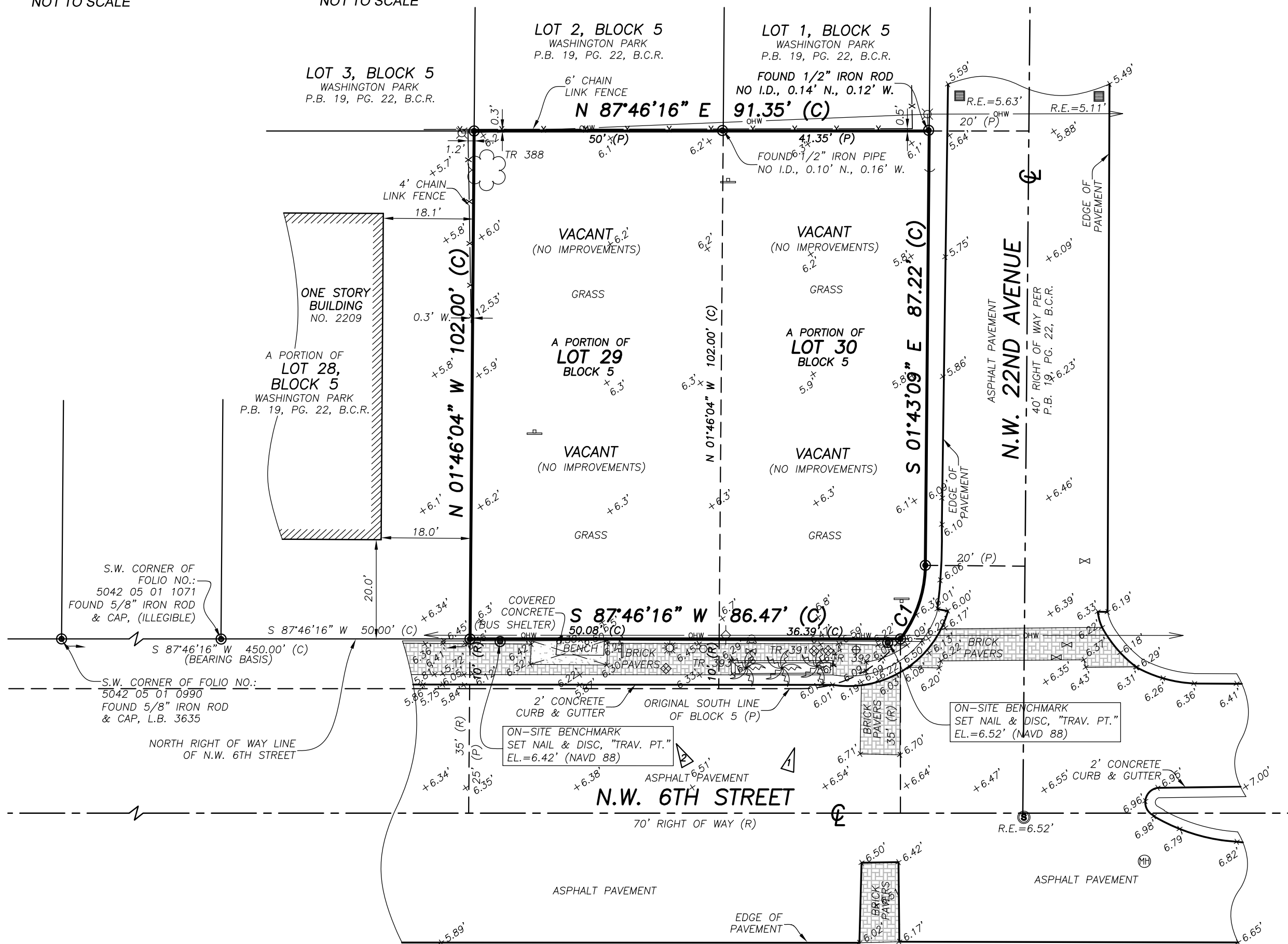
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- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:
CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed
by Javier De La
Rocha
Date: 2023.05.18
13:50:04 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

L.B. 7551
3460 FAIRLAINE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

**SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY**

**LOTS 29 & 30, LESS THE SOUTH
10 FEET, BLOCK 5**
WASHINGTON PARK
PLAT BOOK 19, PAGE 22, B.C.R.

CITY OF FORT
CLIENT: LAUDERDALE, CRA

DATE 03/27/23

DRWN BY J.E.C.

CHK'D BY JDLR

LAST FIELD DATE: 05/09/23

REVISIONS

01	BOUNDARY SURVEY	03/27/23
02	ADD TREES AND TOPOGRAPHIC ELEVATIONS	05/15/23

JOB NO.
ECS3349
TASK 2

SHEET NO.
01 OF 01

NEW SHOPPING CENTER PONDEROSA PLAZA

2201 N.W. 6th STREET
 FORT LAUDERDALE,
 FLORIDA 33073

PROJECT TEAM:

OWNER:

ALVIN LEWIS
 4701 N.W. 16th STREET
 LAUDERHILL, FL. 33313
 (954) 347-2514
 alalliance@yahoo.com

CIVIL ENGINEER:

SZAUER ENGINEERING, INC.
 JORGE SZAUER
 7251 W. PALMETTO PARK RD., SUITE 100
 BOCA RATON, FL. 33433
 (561) 716-0159
 jszauer@szauerieng.com

ARCHITECT:

LEWARS DESIGN, LLC
 Bertram C.A. Lewars, Architect
 18242 N.W. 20th STREET
 PEMBROKE PINES, FLORIDA, 33029
 (954) 701-0228 fx(954) 443-1440
 bcawars@comcast.net

STRUCTURAL ENGINEER:

MUENGINEERS, INC.,
 MARCUS UNTERWEGER
 3440 N.E. 12th AVENUE
 OAKLAND PARK, FL. 33334
 (561) 716-0159
 jszauer@szauerieng.com

LANDSCAPE
 ARCHITECT:

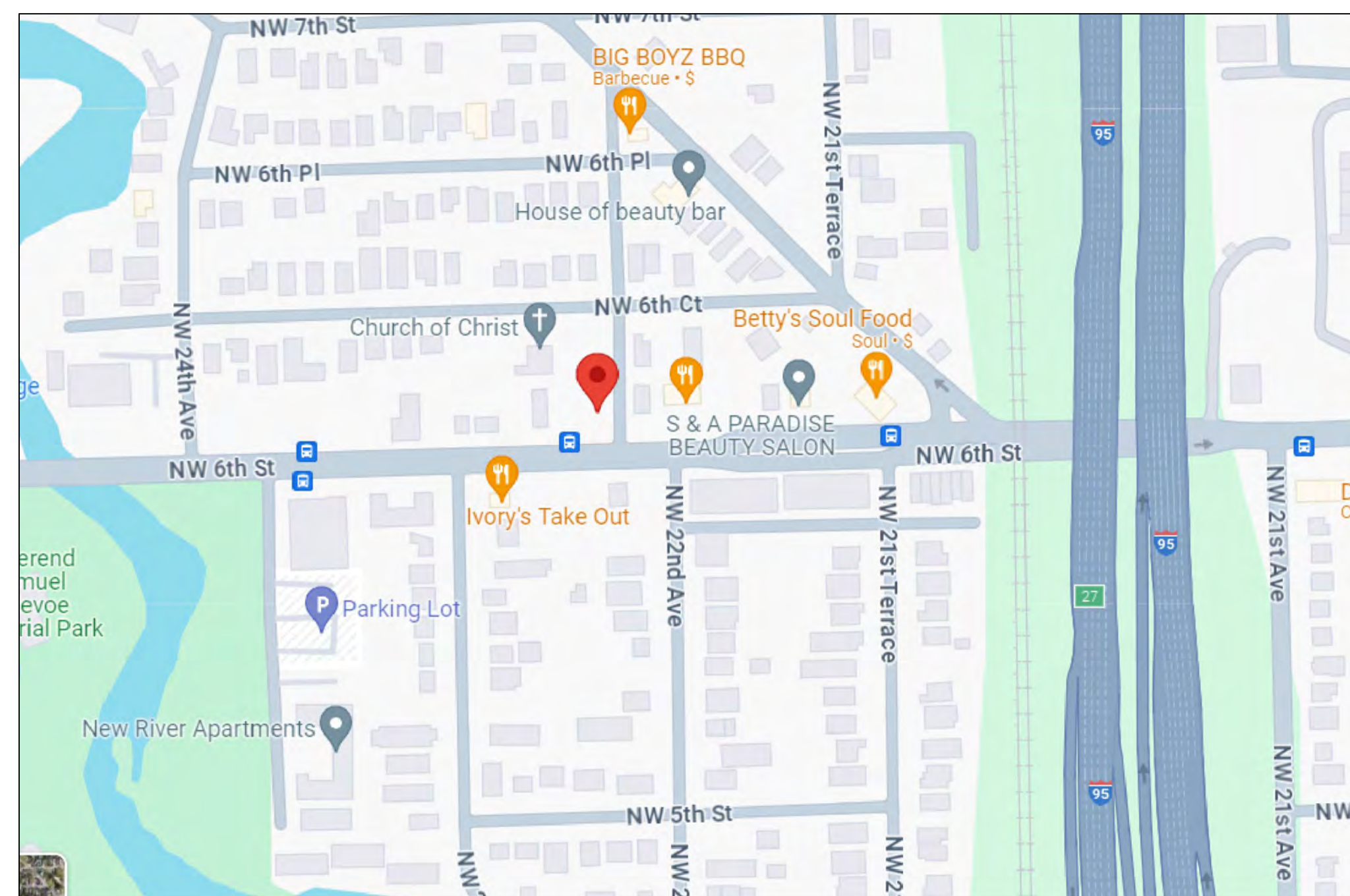
KIM MOYER, PLA.
 LIC. #LA0000952
 4808 N.E. 16 AVENUE
 OAKLAND PARK, FLORIDA 33334
 (954) 592-3695
 k.moyerla@gmail.com

MEP ENGINEERS:

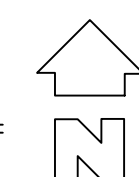
BACH DESIGN ENGINEERS
 BACH NGUYEN
 5130 N. FEDERAL HWY., SUITE 1
 FT. LAUDERDALE FL. 33308
 (954) 821-7937
 bach@bachengineers.com

TRAFFIC ENGINEER:

TRAFFIC IMPACT GROUP, LLC
 SCOTT ISRAELSON
 LONGWOOD, FL. 32779
 2180 WEST SR. 434, SUITE 6000
 (407) 607-3695
 scott@traffic-impact.com



LOCATION MAP
 1/4" = 1'-0"



INDEX OF DRAWINGS					
SHEETS		DRC SUBM. (01/12/24)			
NO	DESCRIPTION				
A.0	LOCATION PLAN, INDEX	X			
A.1	SITE PLANS, DATA TABLE	X			
A.2	FLOOR PLAN	X			
A.3	EXTERIOR ELEVATIONS	X			
A.4	EXPANDED EXTERIOR ELEV.	X			
A.5	BUILDING SECTIONS	X			
A.6	ROOF PLAN	X			
C-1	GENERAL CIVIL NOTES	X			
C-2	EROSION CONTROL PLAN	X			
C-3	PAVING, GRADING, DRAINAGE	X			
C-4	UNDERGROUND UTILITIES	X			
L-1	LANDSCAPE PLAN	X			
E-1	PHOTOMETRIC PLAN	X			
R-1	S.E. VIEW RENDERING	X			
R-2	N.W. VIEW RENDERING	X			
R-3	S.E. VIEW AERIAL	X			



Digitally signed
 by Bertram
 Lewars
 Date: 2024.01.12
 12:07:18 -05'00'

NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcawars@comcast.net

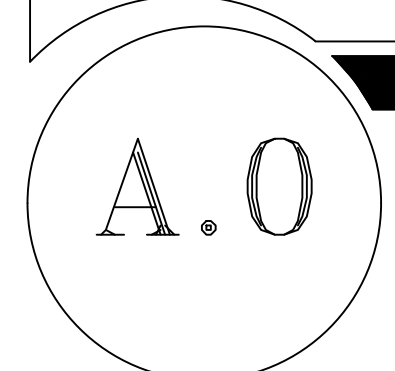
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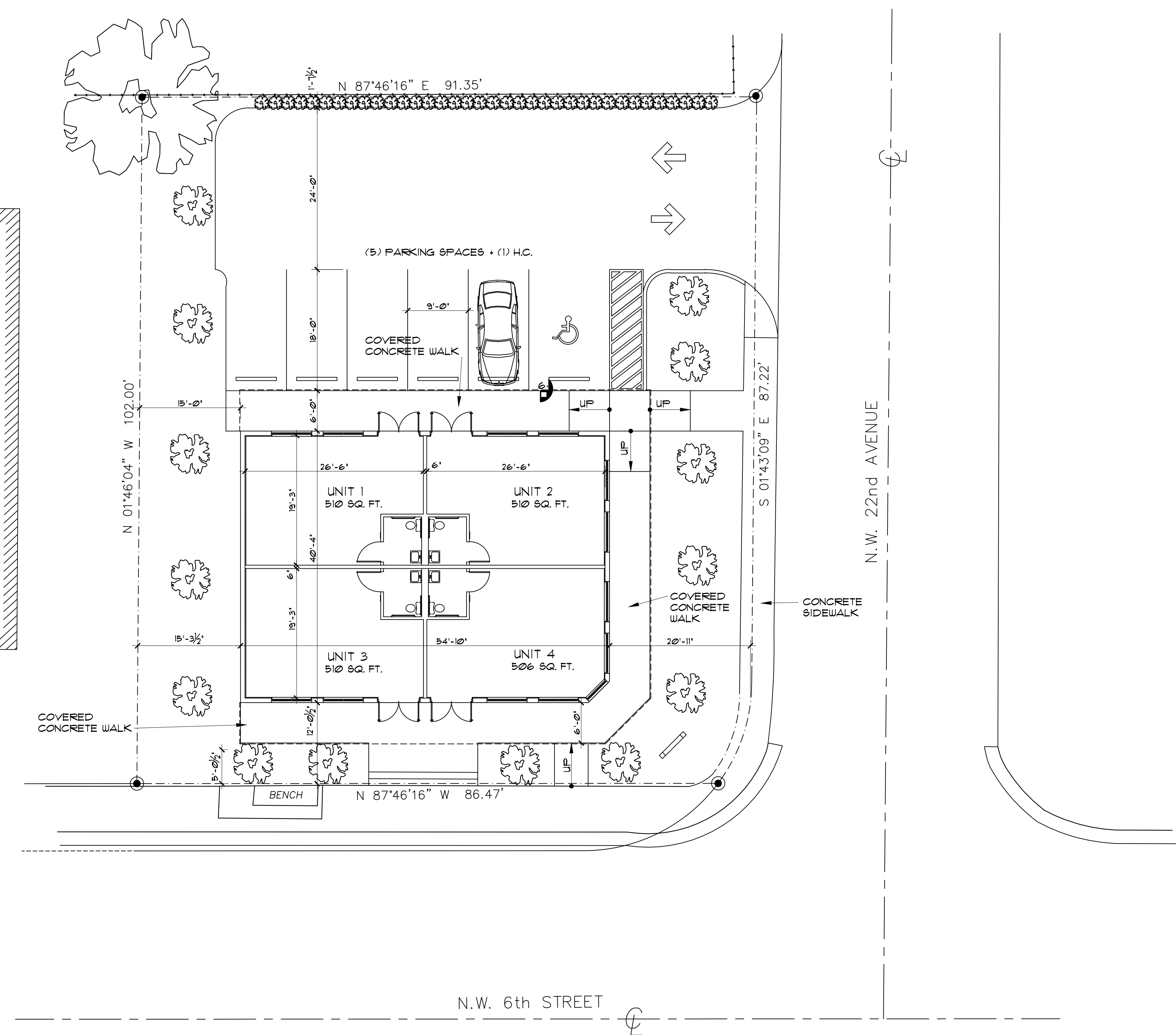
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 PROJECT NO. 20220708

DATE: 12 JANUARY 2024
 DRAWN BY: L.D.
 CHECKED BY: B.L.

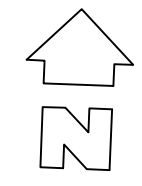


EXISTING ONE STORY
 BUILDING
 NO. 2209



SITE PLAN

1"=10'-0"



Digitally signed by
 Bertram C. Lewars
 Date: 2023.11.21
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REVISIONS:

SITE PLAN

Sheet Title:

FILE NAME: LEWIS
 PROJECT NO. 20220708

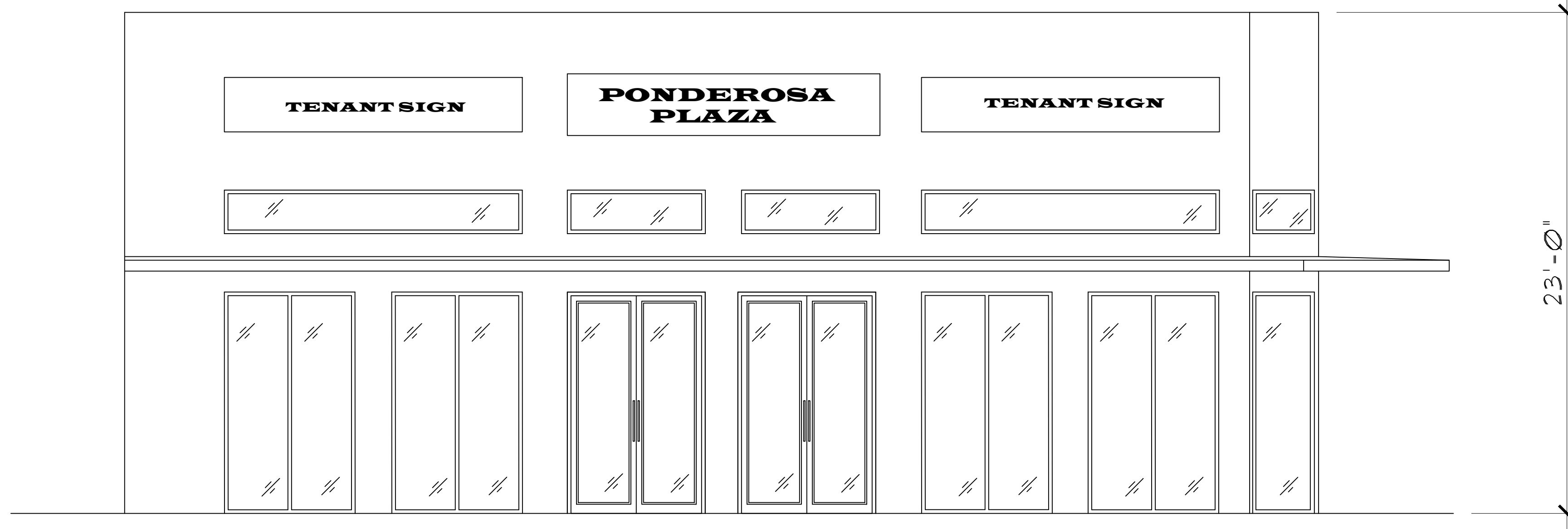
DATE: 13 NOVEMBER 2023
 DRAWN BY: L.D.
 CHECKED BY: B.L.

NEW SHOPPING CENTER FOR:

ALVIN LEWIS
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820

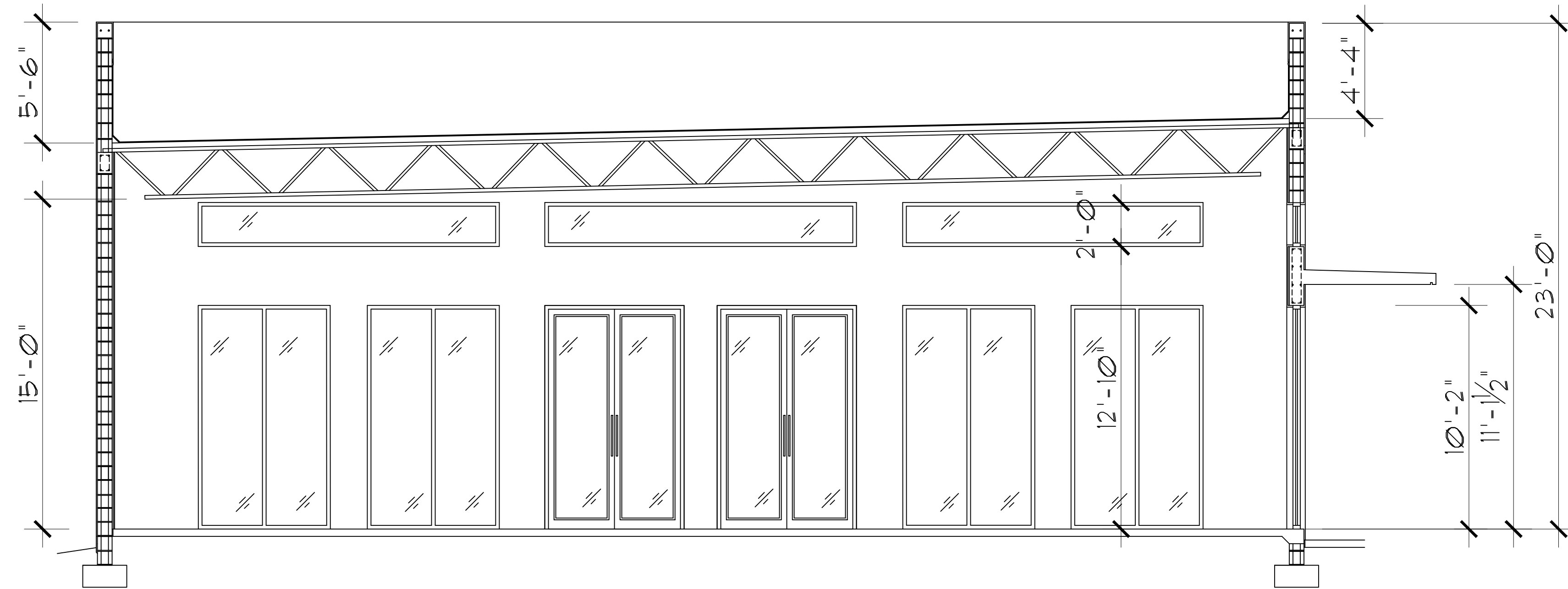
18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcalewars@comcast.net



SOUTH ELEVATION

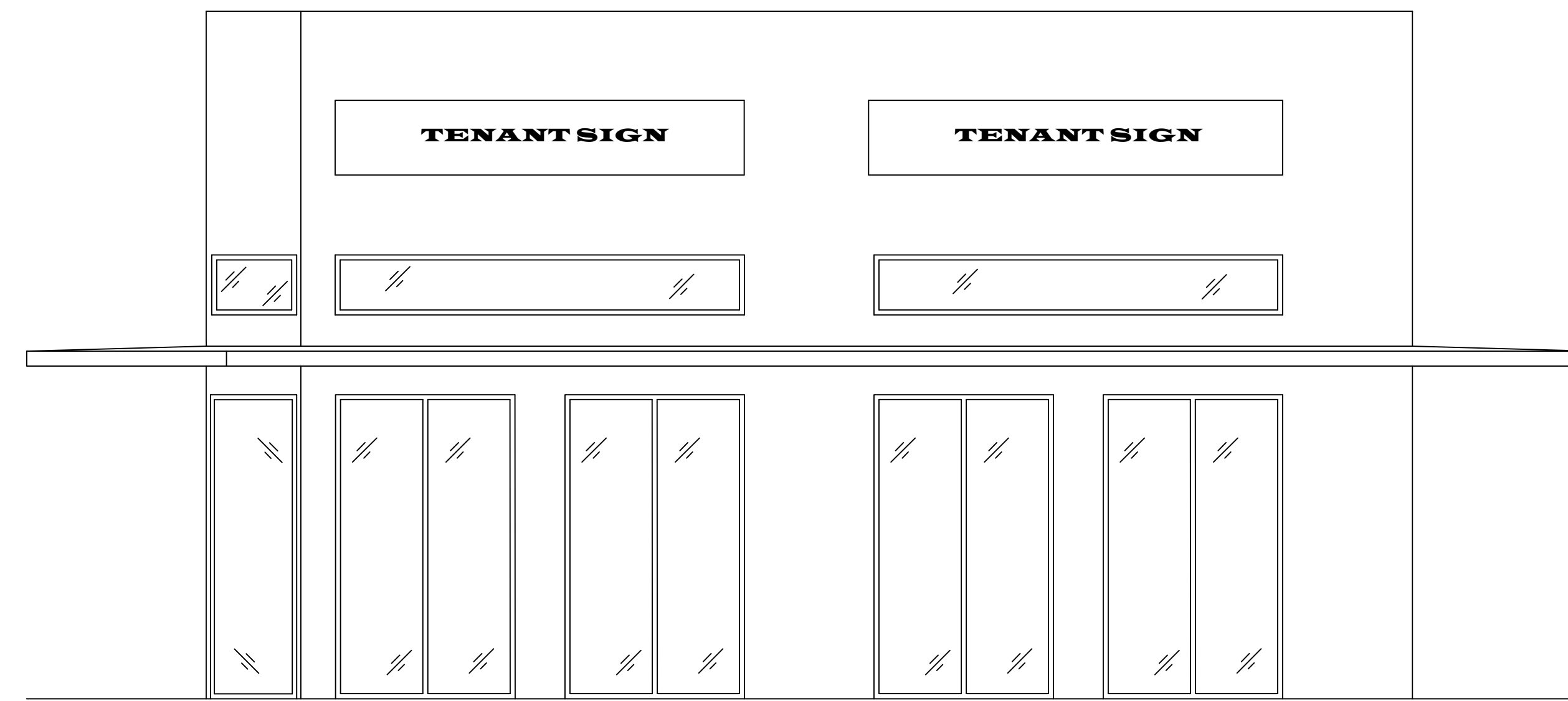
1/4" = 1'-0"

FRONT ELEVATION			
AREA (INCLUDING 1/2 OF ANGLE)	=	1240 SQ. FT.	100%
GLASS	=	446 SQ. FT.	36%
REMAINING WALL	=	831 SQ. FT.	64%



BUILDING SECTION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

FRONT ELEVATION			
AREA (INCLUDING 1/2 OF ANGLE)	=	114 SQ. FT.	100%
GLASS	=	335 SQ. FT.	43%
REMAINING WALL	=	439 SQ. FT.	57%

NEW SHOPPING CENTER FOR:

ALVIN LEWIS

2201 N.W. 6th STREET

FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC

Bertram C.A. Lewars, Architect

AR 0017820

18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcawars@comcast.net

REVISIONS:

EXTERIOR ELEVATIONS

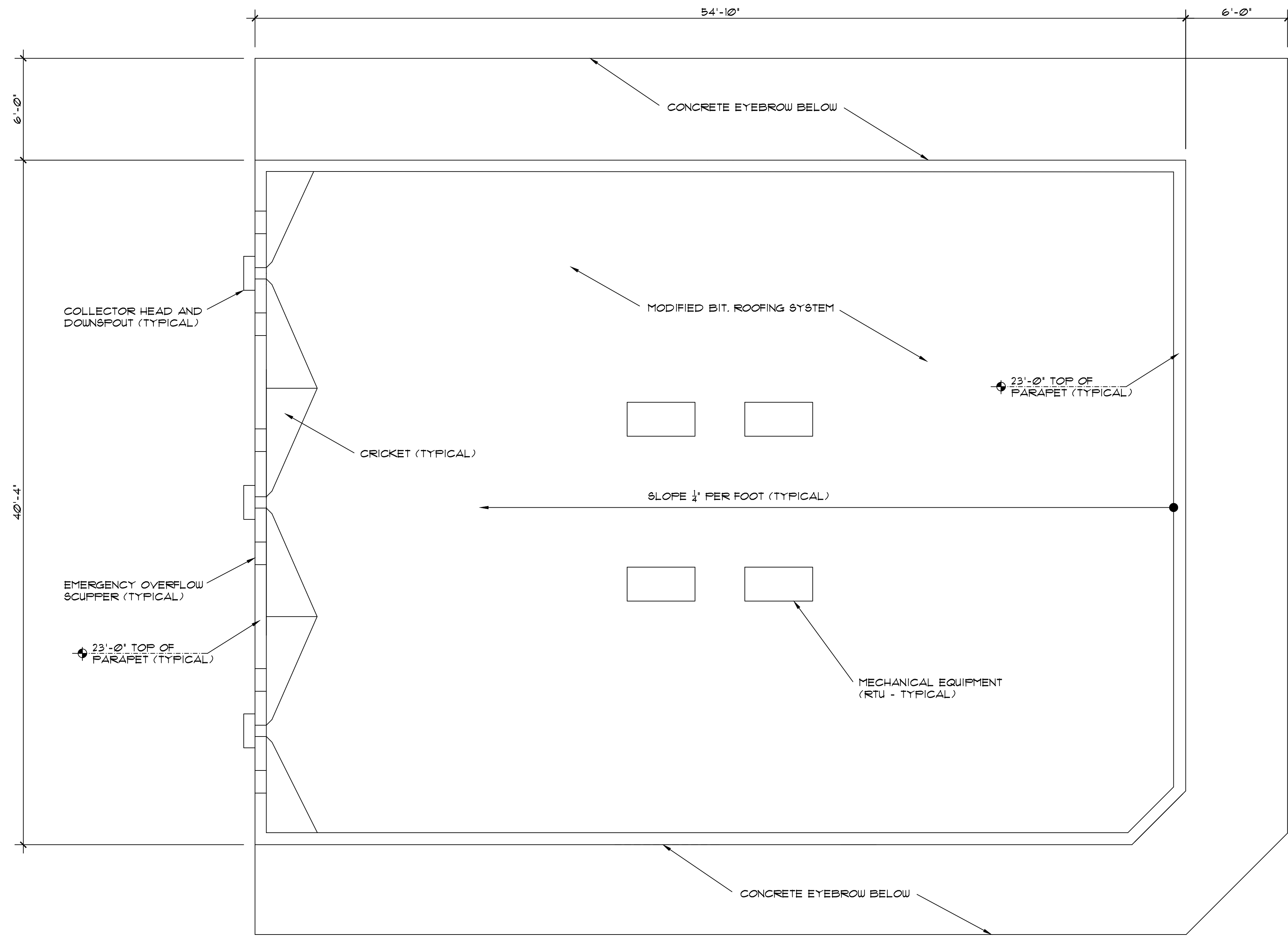
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 PROJECT NO. 20220708

DATE: 13 NOVEMBER 2023
 DRAWN BY: L.D.
 CHECKED BY: B.L.



Digitally signed by
 Bertram C. Lewars
 Date: 2023.11.21
 16:17:49 -05'00'



ROOF PLAN
 1/4" = 1'-0"



NEW SHOPPING CENTER FOR:

ALVIN LEWIS
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820

18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcalewars@comcast.net

REVISIONS:

ROOF PLAN

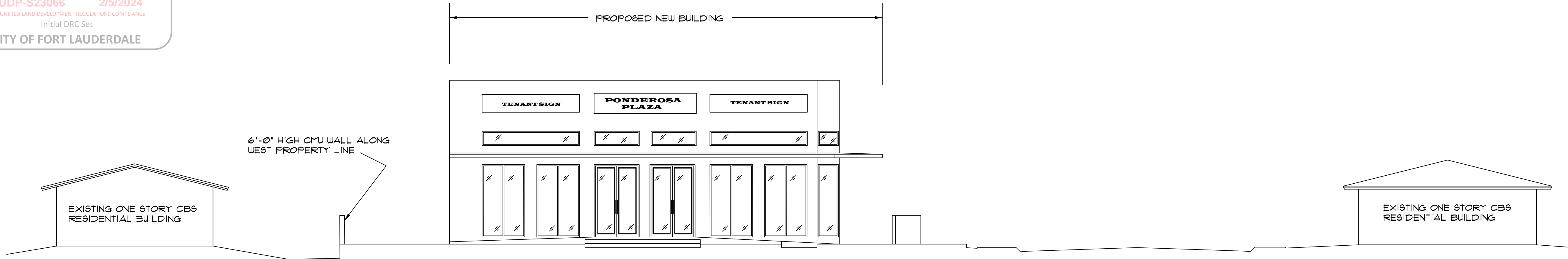
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 PROJECT NO. 20220708

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 CHECKED BY: B.L.

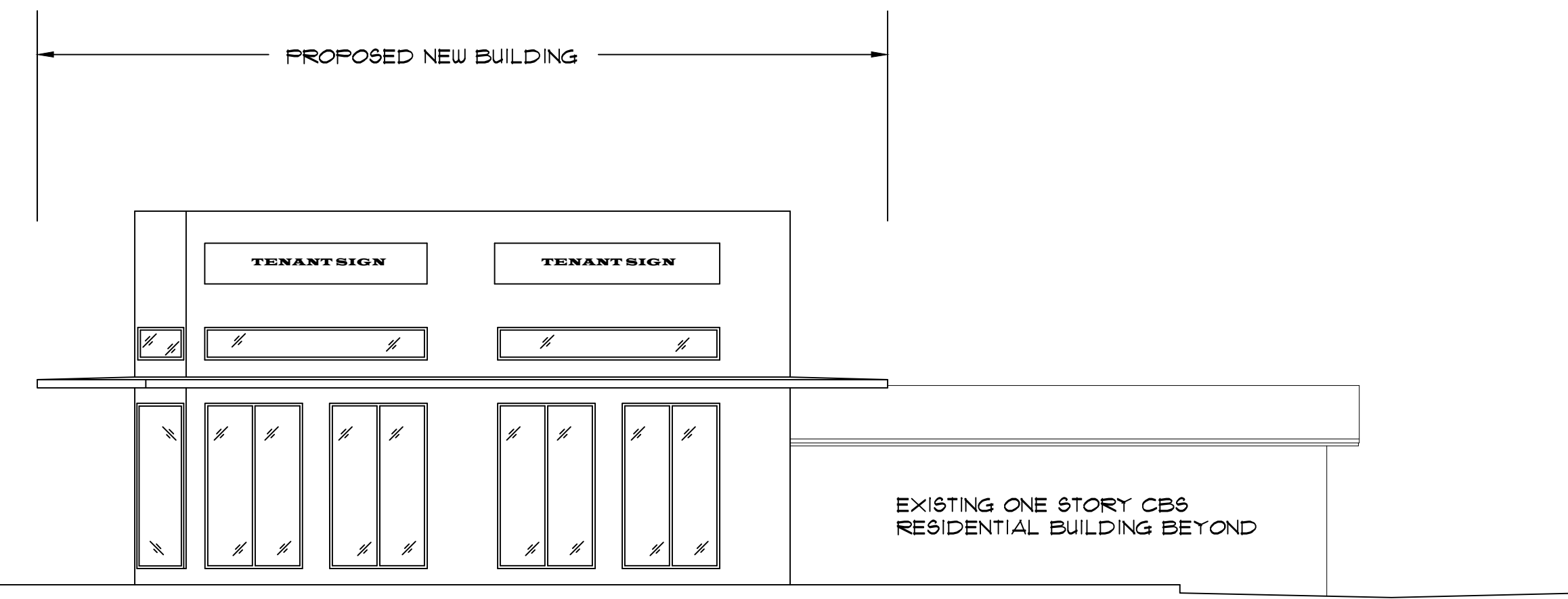


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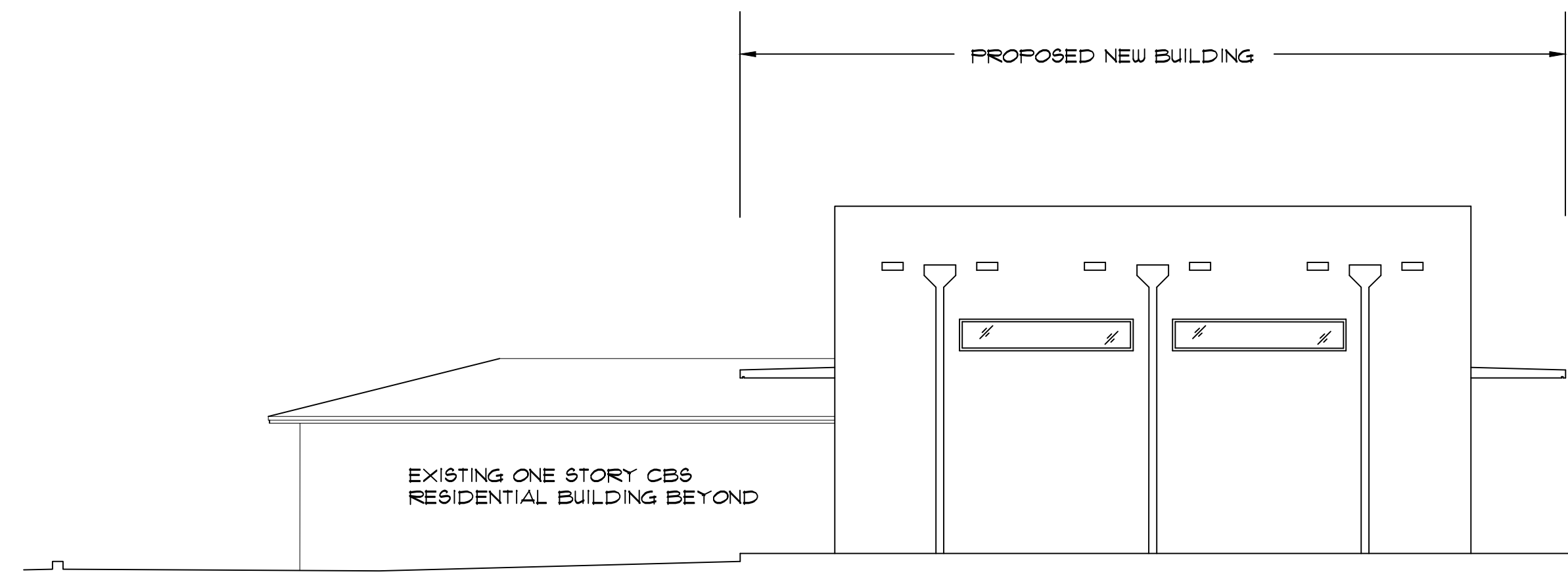
SOUTH ELEVATION

1/8" = 1'-0"
 NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



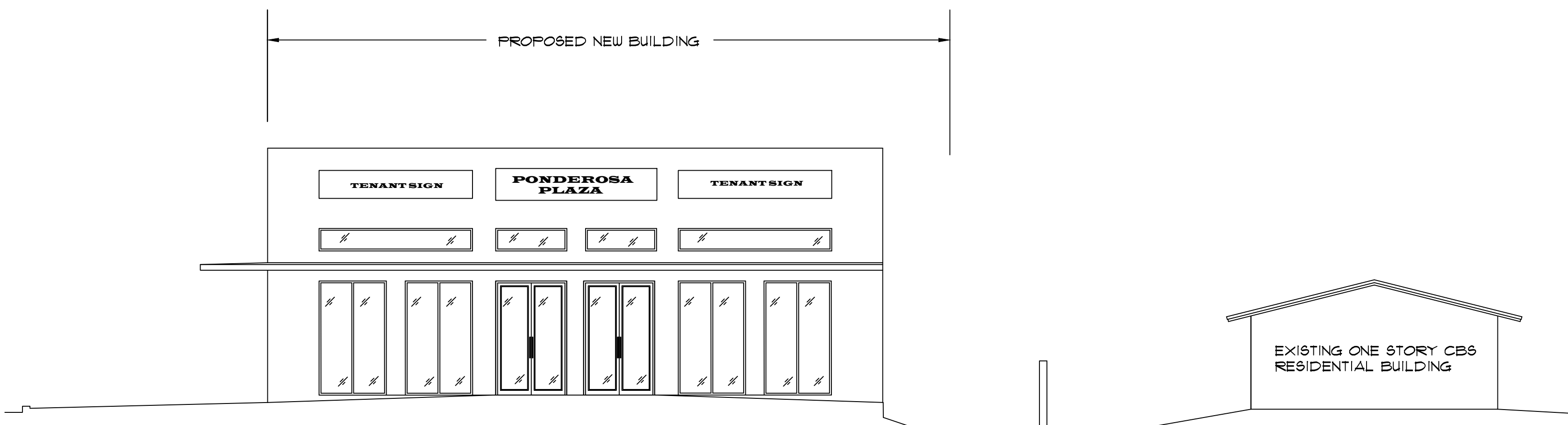
EAST ELEVATION

1/8" = 1'-0"
 NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



WEST ELEVATION

1/8" = 1'-0"
 NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



NORTH ELEVATION

1/8" = 1'-0"
 NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE

NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

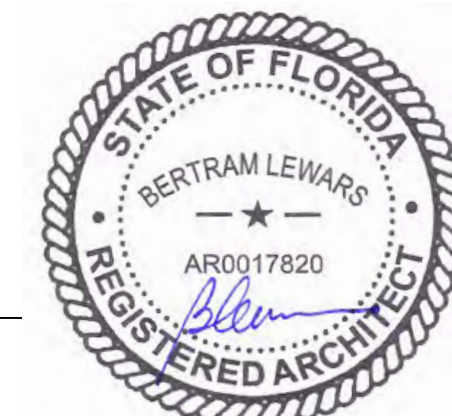
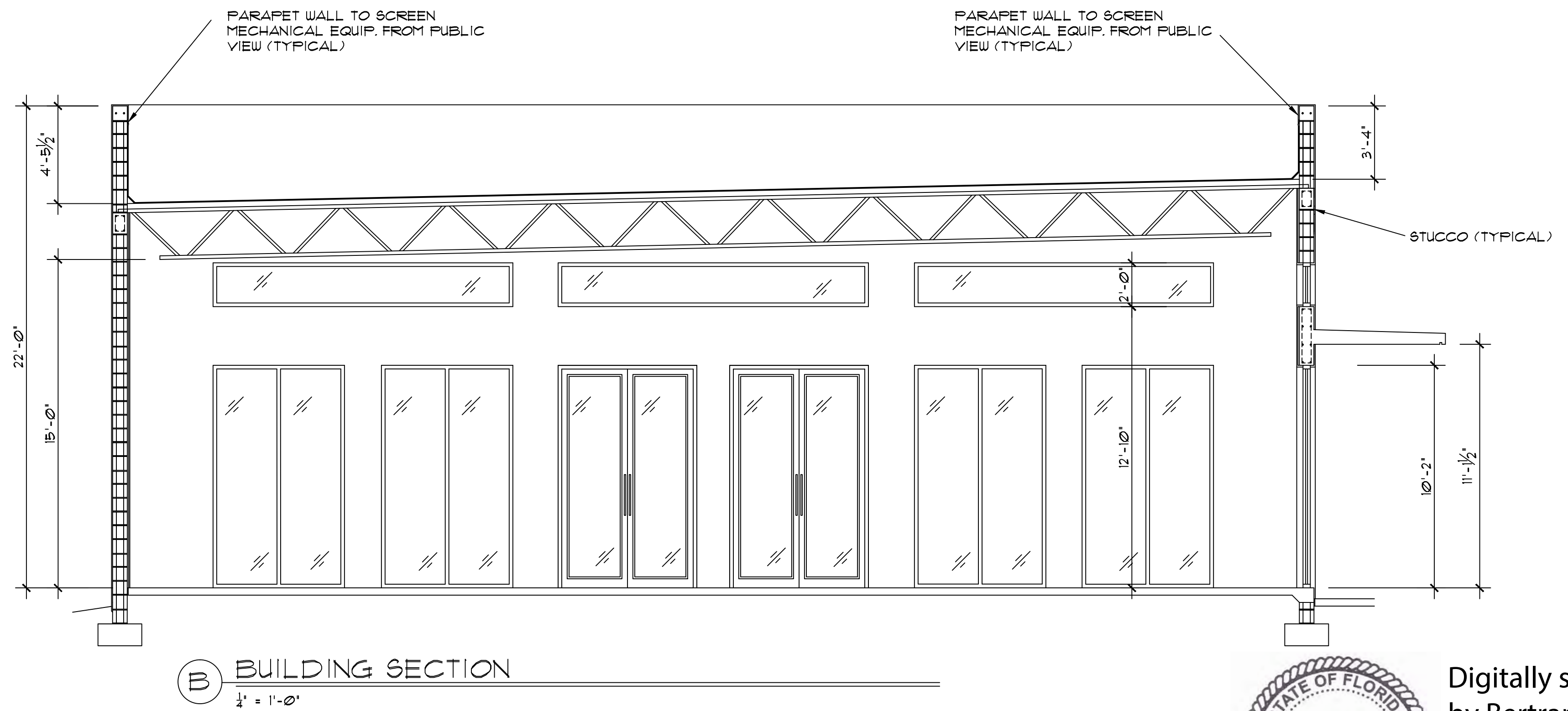
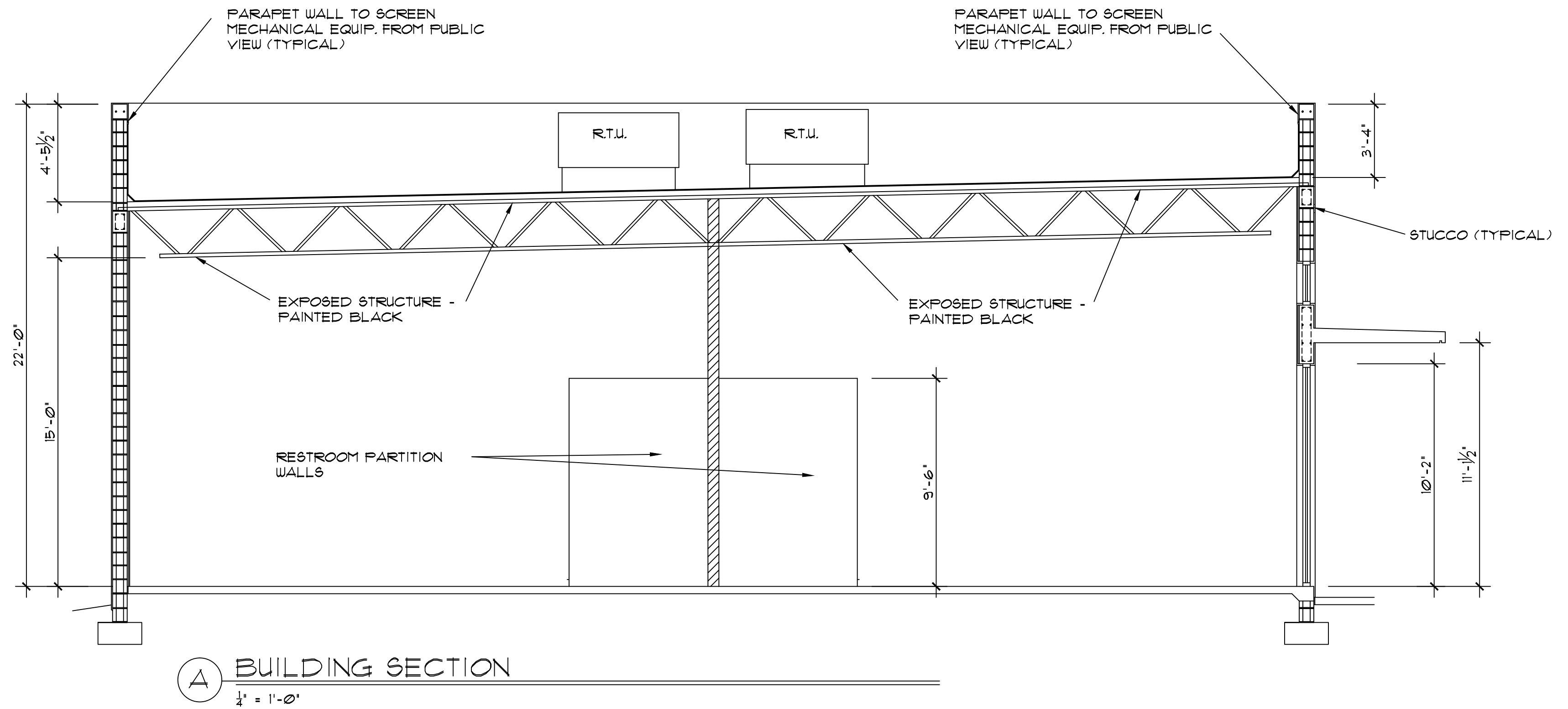
LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcallewars@comcast.net

REVISIONS:

EXTERIOR ELEVATIONS WITH ADJACENT BLDGS.
 Sheet Title:
 FILE NAME: LEWIS
 PROJECT NO. 20220708
 DATE: 12 JANUARY 2024
 DRAWN BY: L.D.
 CHECKED BY: B.L.



Digitally signed
 by Bertram
 Lewars
 Date: 2024.01.12
 12:09:38 -05'00'



Digitally signed
 by Bertram
 Lewars
 Date: 2024.01.12
 12:10:10 -05'00'

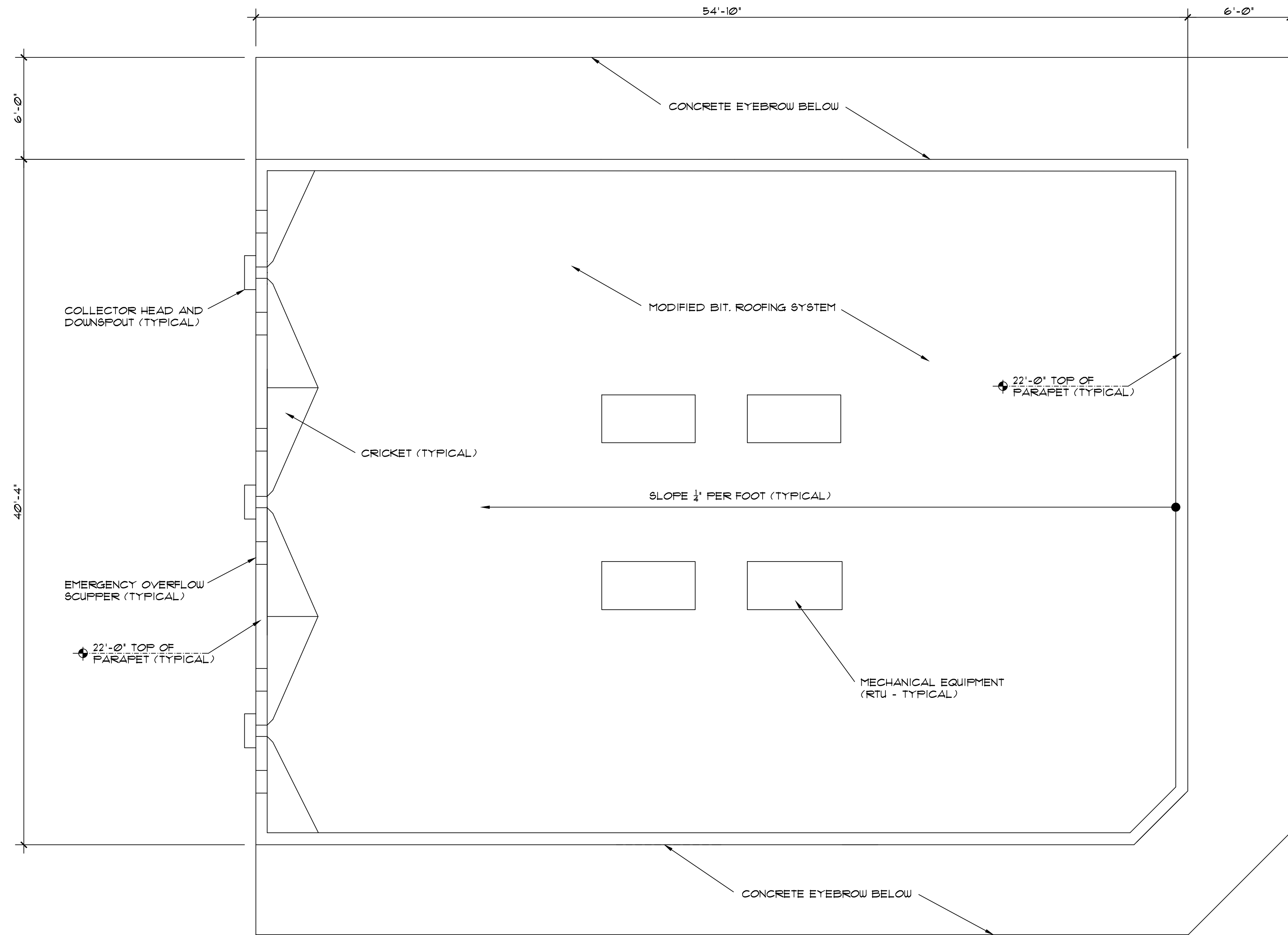
NEW SHOPPING CENTER
PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcalewars@comcast.net

REVISIONS:

BUILDING SECTIONS	
Sheet Title:	
FILE NAME:	LEWIS
PROJECT NO.:	20220708
DATE:	12 JANUARY 2024
DRAWN BY:	L.D.
CHECKED BY:	B.L.

A.5



ROOF PLAN
 1/4" = 1'-0"



NEW SHOPPING CENTER
PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 AR 0017820
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0228 fx(954) 443-1440
 bcalewars@comcast.net

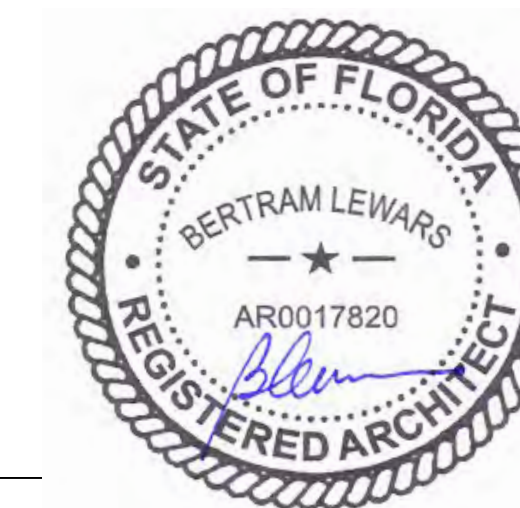
REVISIONS:

ROOF PLAN

Sheet Title:

FILE NAME: LEWIS
 PROJECT NO. 20220708

DATE: 12 JANUARY 2024
 DRAWN BY: L.D.
 CHECKED BY: B.L.

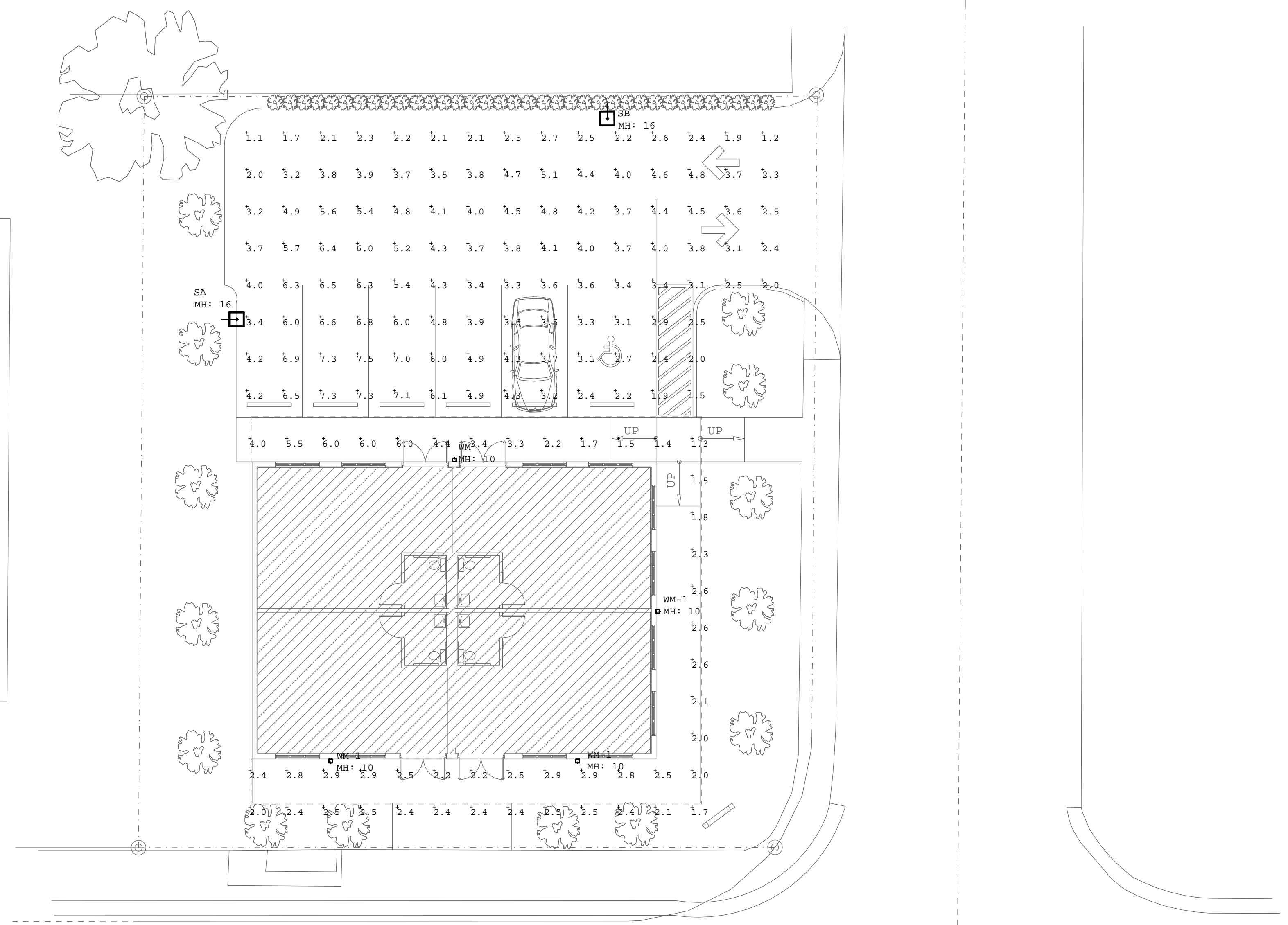
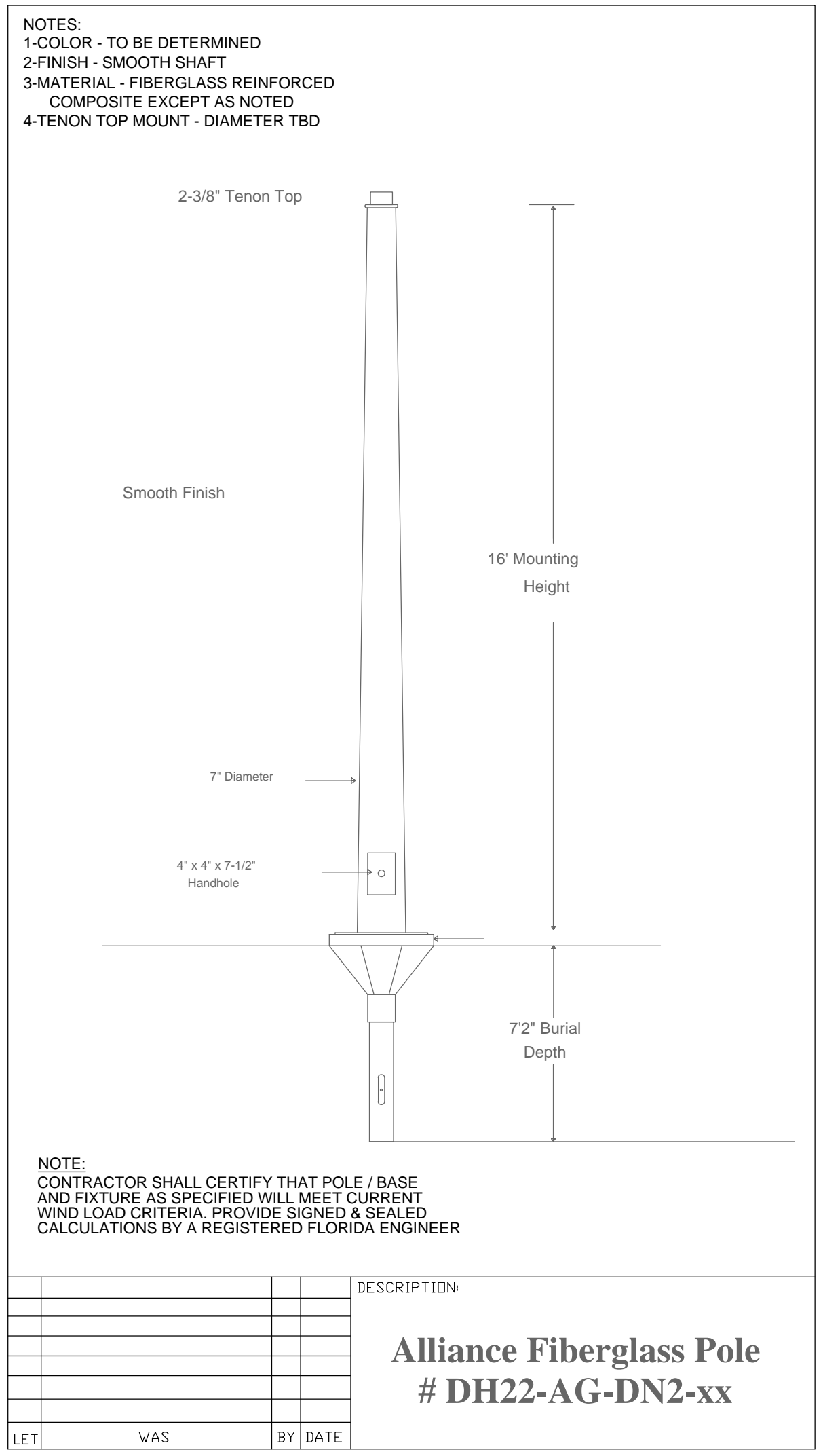


Digitally signed
 by Bertram
 Lewars
 Date: 2024.01.12
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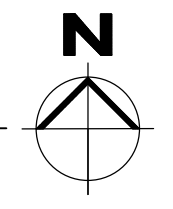
A.6

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag
☐	1	SA	SINGLE	8077	86	0.900	LSI Industries MRS-LED-12L-SIL-FT-UNV-DIM-40-70CRI-XX-IL	16' MH / 22' OAL Fiberglass DB
☐	1	SB	SINGLE	7856	86	0.900	LSI Industries MRS-LED-12L-SIL-4-UNV-DIM-40-70CRI-XX-IL	16' MH / 22' OAL Fiberglass DB
☐	1	WM	SINGLE	3077	19	0.900	LSI # XWS-LED-03L-SIL-3-40-70CRI	10' Wall Mounted
☐	3	WM-1	SINGLE	1974	13	0.900	XWS-LED-02L-SIL-2-40-70CRI	10' Wall Mounted

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	illumiance	Fc	2.60	6.0	1.3	2.00	4.62
Parking Lot	illumiance	Fc	4.00	7.5	1.1	3.64	6.82
Residential Spill	illumiance	Fc	0.04	0.3	0.0	N.A.	N.A.

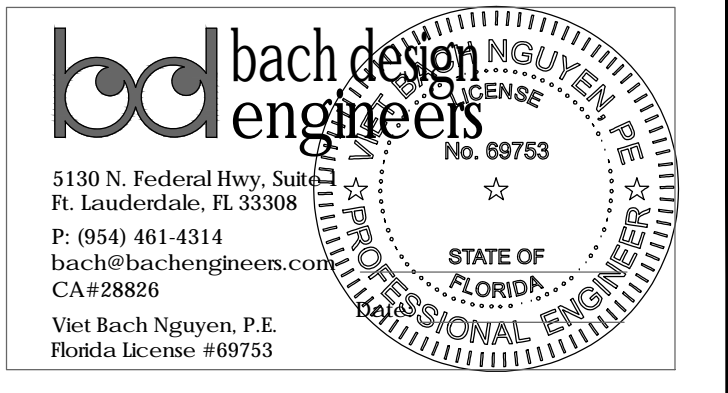


ELECTRICAL PHOTOMETRIC PLAN
 scale: 3/32" = 1'-0"



Digitally signed by Bertram C. Lewars
 Date: 2023.11.21 16:22:39 -05'00'

Viet Bach Nguyen
 Digitally signed by Viet Bach Nguyen
 Date: 2023.11.09 11:38:18 -05'00'



ALVIN LEWIS: SHOPPING CENTER
 2201 N.W. 6TH STREET
 FORT LAUDERDALE, FL 33311

Project:

No.	ISSUE	DATE

Date: 11-08-2023
 Drawn By: BN
 Checked By: BN

Title:
ELECTRICAL PHOTOMETRIC PLAN

Sheet Number:
E-1

NEW SHOPPING CENTER PONDEROSA PLAZA

2201 N.W. 6th STREET
FORT LAUDERDALE,
FLORIDA 33311

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect
18242 N.W. 20th Street
Pembroke Pines, Florida 33029
(954) 701-0228 k(954) 443-1440
bc@lewar1.com

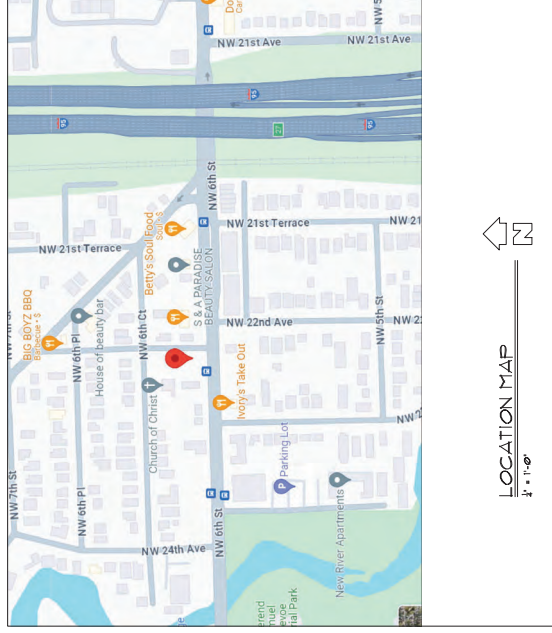
REVISIONS:

SHEETS		INDEX OF DRAWINGS	
NO	DESCRIPTION	REV. NO.	DATE
A0	LOCATION PLAN, INDEX	X	X
A1	SITE PLANS, DATA TABLE	X	X
A2	FLOOR PLAN	X	X
A3	EXTERIOR ELEVATIONS	X	X
A4	EXPANDED EXTERIOR ELEV.	X	X
A5	BUILDING SECTIONS	X	X
A6	ROOF PLAN	X	X
C-1	GENERAL CIVIL NOTES	X	X
C-2	DESIGN CONTROL PLAN	X	X
C-3	PAVING, GRADING, DRAINAGE	X	X
L-1	LANDSCAPE UTILITIES	X	X
L-2	LANDSCAPE PLAN	X	X
E-1	PHOTOMIC PLAN	X	X
R-1	S.E. VIEW RENDERING	X	X
R-2	N.W. VIEW RENDERING	X	X
R-3	S.E. VIEW AERIAL	X	X
R-4	S.E. VIEW ZONING	X	X

SHEET TITLE:
SITE PLAN



Digitally signed
by Bertram
Lewars
Date: 2024.01.31
15:07:12 -05'00'



PROJECT TEAM:

OWNER:

ALVIN LEWIS
4701 N.W. 16th STREET
LAUDERHILL, FL. 33313
(954) 347-2514
al@alliance@yahoo.com

ARCHITECT:

LEWARS DESIGN, LLC
Bertram C.A. Lewars, Architect
18242 N.W. 20th STREET
PEMBROKE PINES, FLORIDA, 33029
(954) 701-0228 fx(954) 443-1440
bc@lewar1.com

LANDSCAPE ARCHITECT:

KIM MOYER, PLA.
LIC. #LA0000952
4808 N.E. 16 AVENUE
OAKLAND PARK, FLORIDA 33334
k.moyer@gsnall.com

TRAFFIC ENGINEER:

TRAFFIC IMPACT GROUP, LLC
SCOTT ISRAELSON
LONGWOOD, FL. 32779
scott@traffic-impact.com
(407) 607-3695
scott@traffic-impact.com

CIVIL ENGINEER:

SZAUER ENGINEERING, INC.
JORGE SZAUER
7251 W. PALMETTO PARK RD., SUITE 100
BOCA RATON, FL. 33433
(561) 718-0159
jszauer@szauerteng.com

STRUCTURAL ENGINEER:

MUENGINERS, INC.,
MARCUS UNTERWIEGER
3440 N.E. 12th AVENUE
OAKLAND PARK, FL. 33334
(561) 718-0159
jszauer@szauerteng.com

MEP ENGINEERS:

BACH DESIGN ENGINEERS
BACH NGUYEN
5130 N. FEDERAL HWY., SUITE 1
FT. LAUDERDALE FL. 33308
(954) 821-7937
bach@bachengineers.com

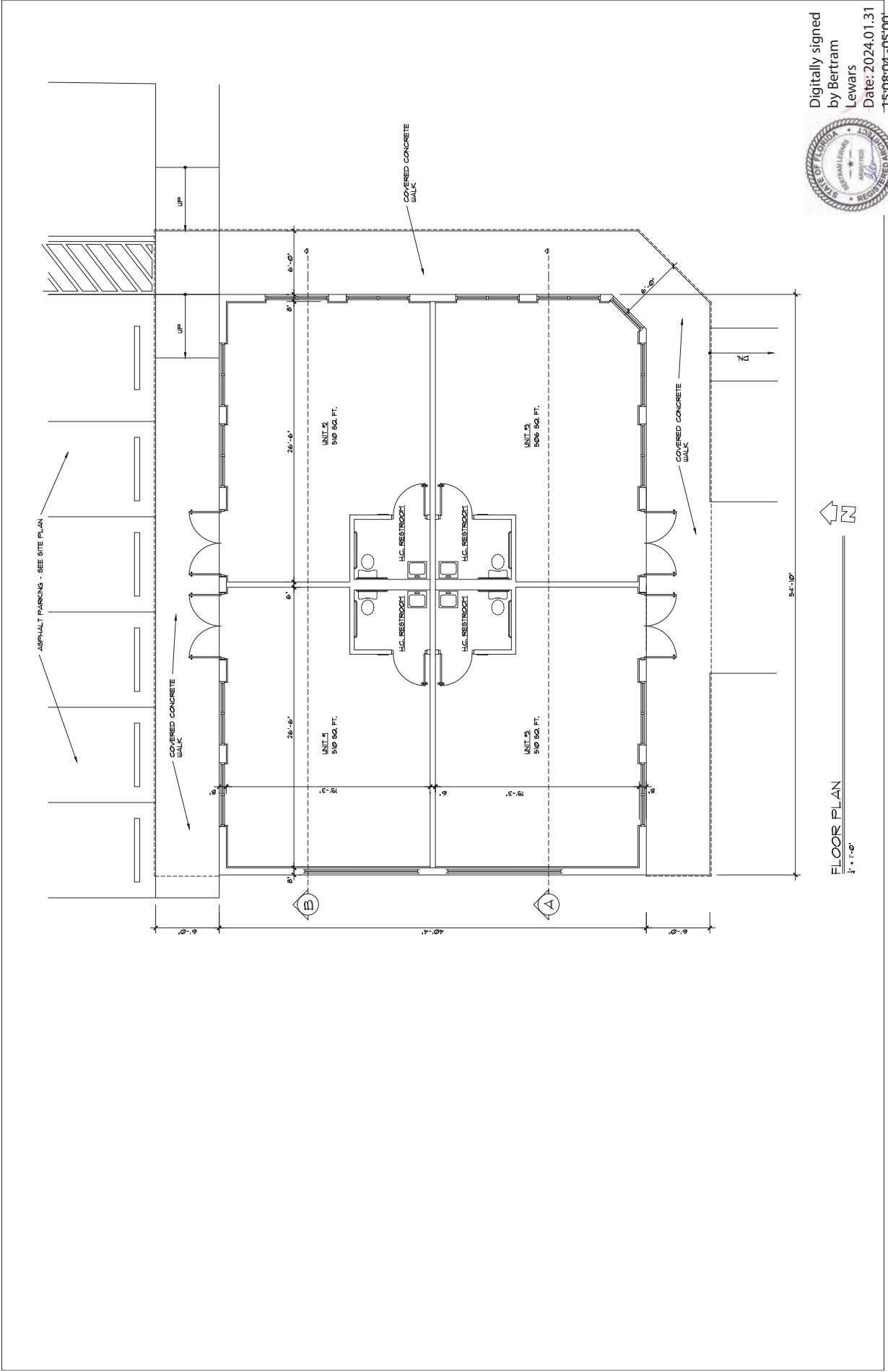
NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 1842 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0229 K(954) 443-1440
 bc@lewarst.com/cal.net

REVISIONS:

FLOOR PLAN
Sheet Title:
PLI NUMBER: 1000000
PROJECT NO.: 1000000
DATE: 11 JANUARY 2024
DRAWN BY: L.A.
CHECKED BY: J.L.

A.2



Digitally signed
 by Bertram
 Lewars
 Date: 2024.01.31
 15:08:04 -05'00'

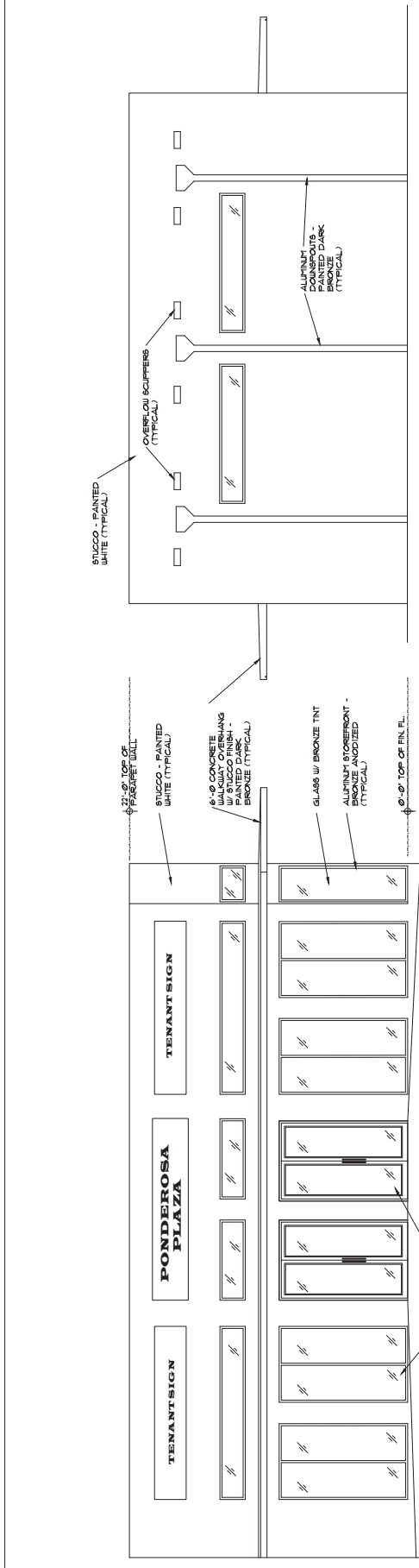


FLOOR PLAN
 1/4" = 1'-0"

REVISIONS

EXTERIOR ELEVATIONS	Sheet Title:
	FILE NAME: LEWS
	PROJECT NO.: 20220708
	DATE: 31 JANUARY 2024
	DRAWN BY: U.A.
	CHECKED BY: RL

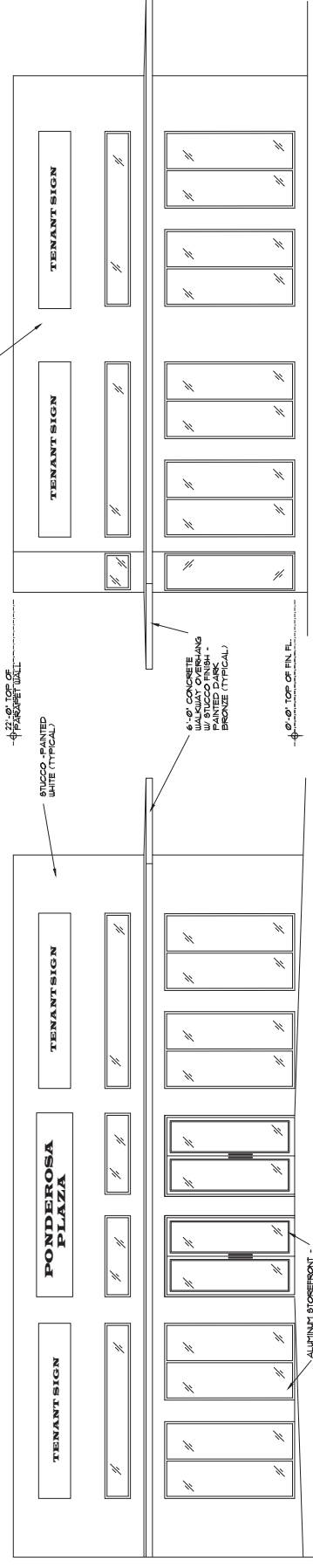
A.3



WEST ELEVATION
 3/4" = 1'-0"

FRONT ELEVATION AREA (INCLUDING) OF ANGLE:

1360 SQ. FT.	100%
411 SQ. FT.	40%
115 SQ. FT.	6%
	REMAINING WALL



EAST ELEVATION
 3/4" = 1'-0"

FRONT ELEVATION AREA (INCLUDING) OF ANGLE:

680 SQ. FT.	100%
523 SQ. FT.	36%
576 SQ. FT.	64%
	REMAINING WALL



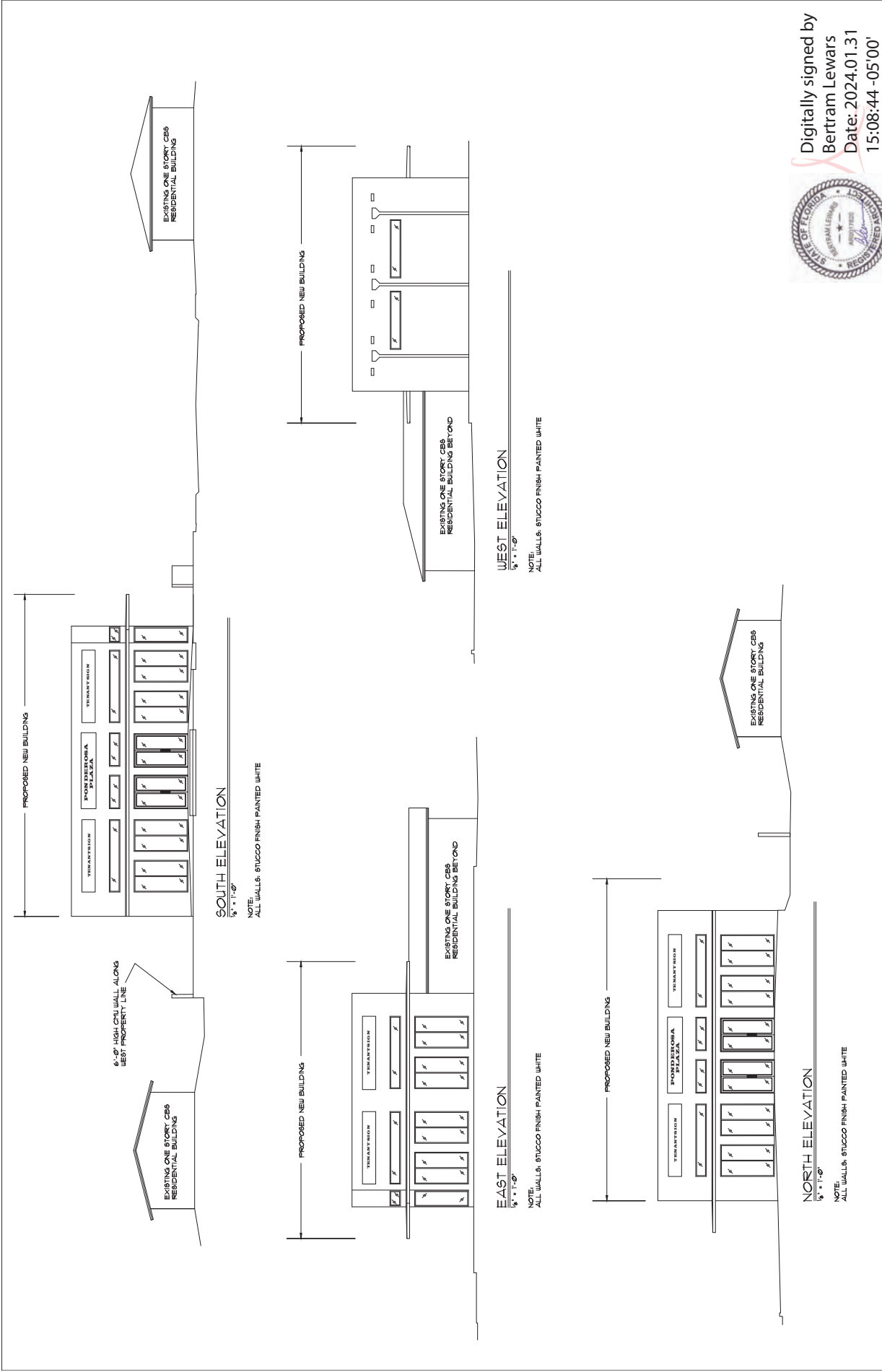
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Bertram Lewars
 Date: 2024.01.31
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NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0229 (K954) 443-1440
 bcal@lewar1@comcast.net

REVISIONS:
Sheet Title:
FILE NAME: LEWARS
PROJECT NO.: 2020078
DATE: 17 JANUARY 2024
DRAWN BY: LEWARS
CHECKED BY: LEWARS

A.4



Digitally signed by
 Bertram Lewars
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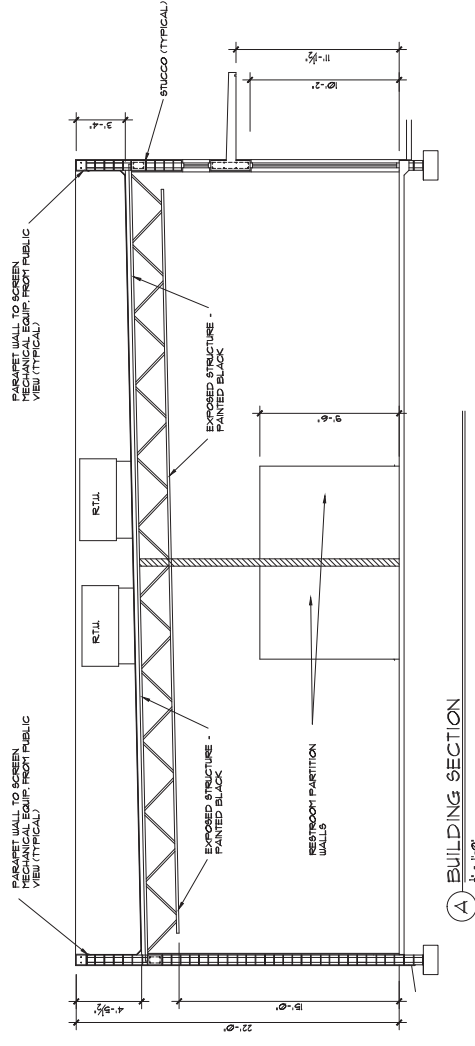


NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33311

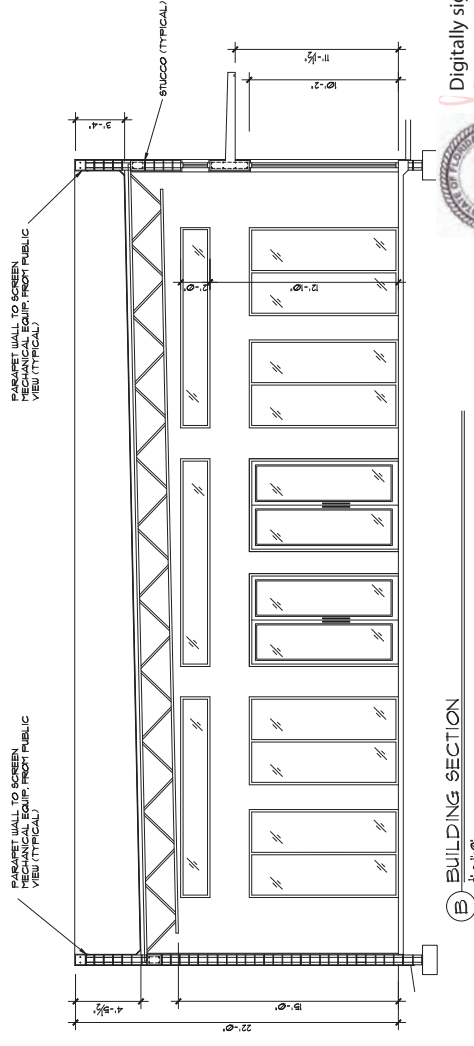
LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 1822 N.W. 20th Street
 Pomboke Pines, Florida 33029
 (954) 701-0229 (K(954) 443-1440
 bc@lewar@comcast.net

BUILDING SECTIONS
Sheet Title:
FILE NAME: L2024
PROJECT NO.: 2024024
DATE: 12/15/2024
DRAWN BY: A.L.
CHECKED BY: T.L.

A.5



A BUILDING SECTION
 1/8" = 1'-0"



B BUILDING SECTION
 1/8" = 1'-0"

Digitally signed by
 Bertram Lewars
 Date: 2024.01.31
 15:09:02 -0500



NEW SHOPPING CENTER
 PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
 Bertram C.A. Lewars, Architect
 18242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 701-0229 (K(954) 443-1440
 bcal@lewar1.com/cal.net

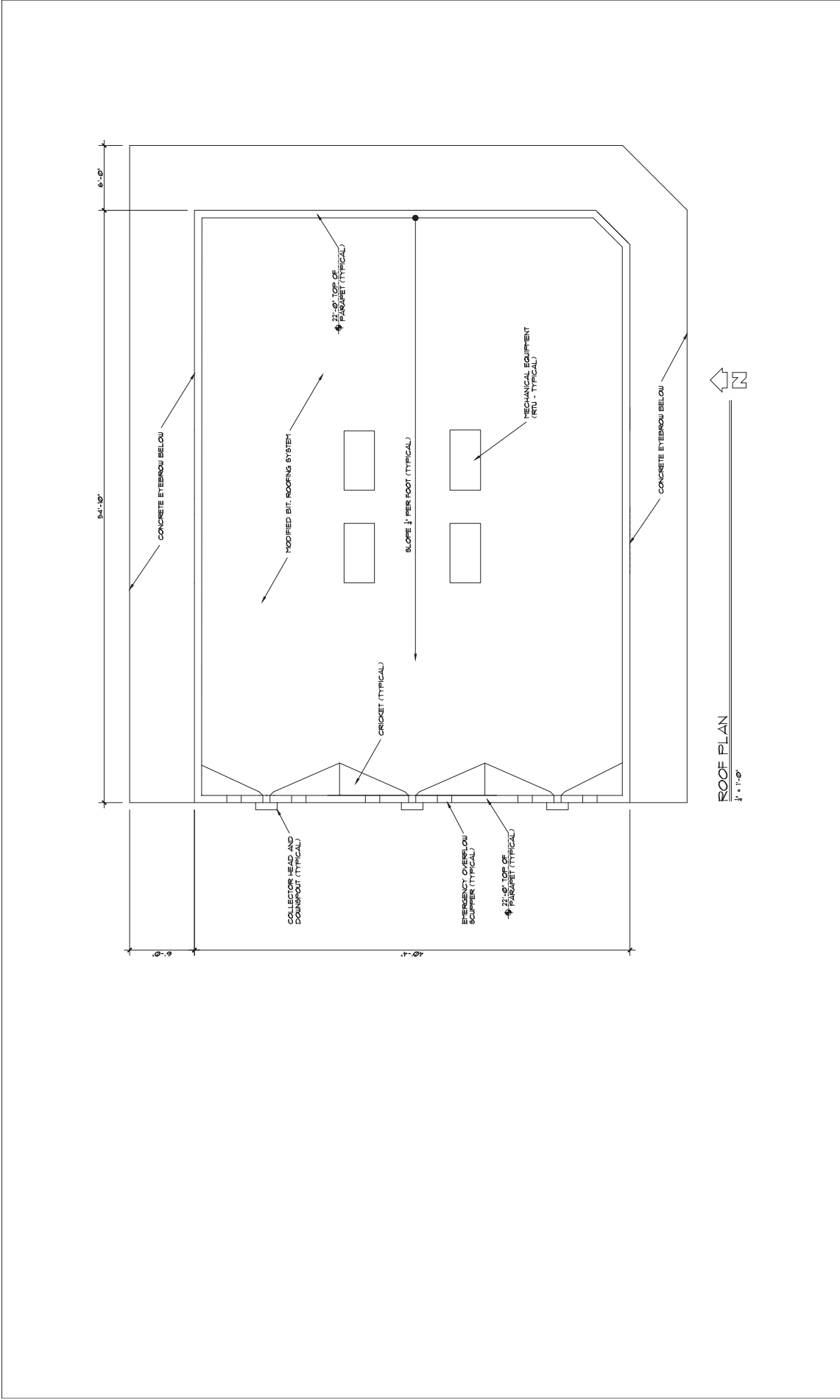
REVISIONS:

ROOF PLAN
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 FILE NAME: LWA
 PROJECT NO.: 2023078

DATE: 11/14/2023
 DRAWN BY: A.S.
 CHECKED BY: J.L.

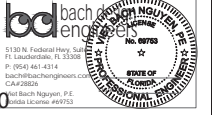
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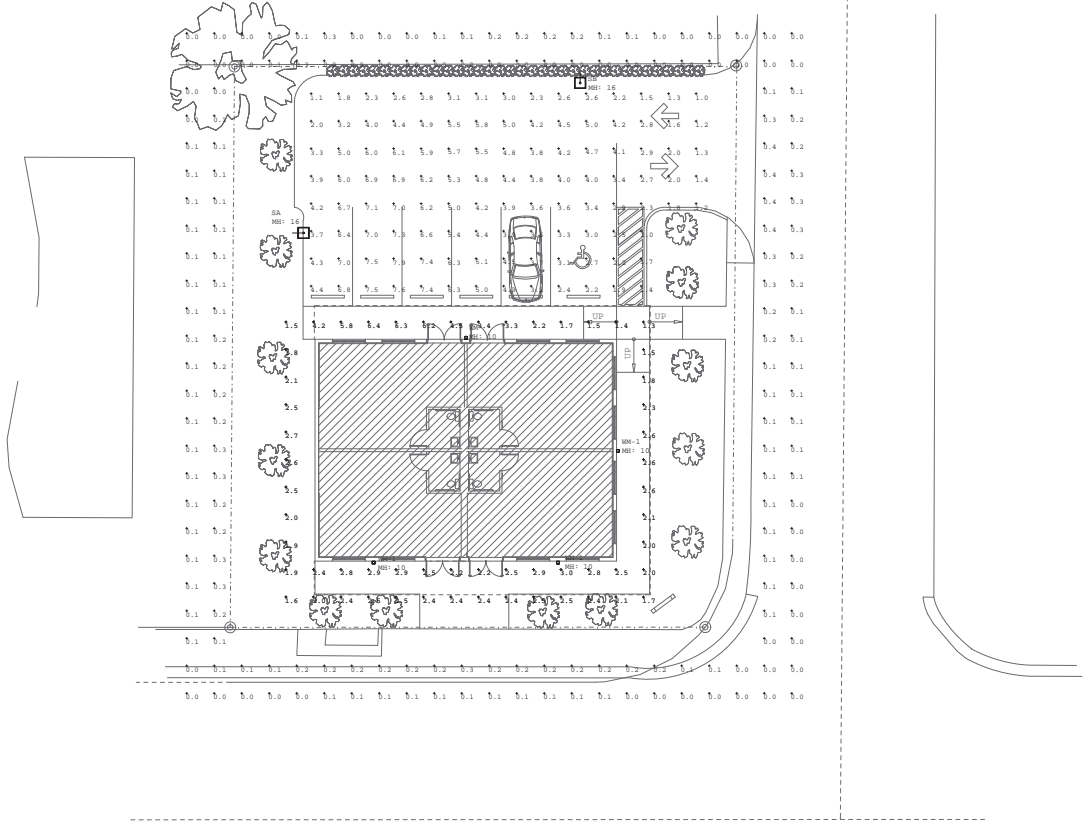
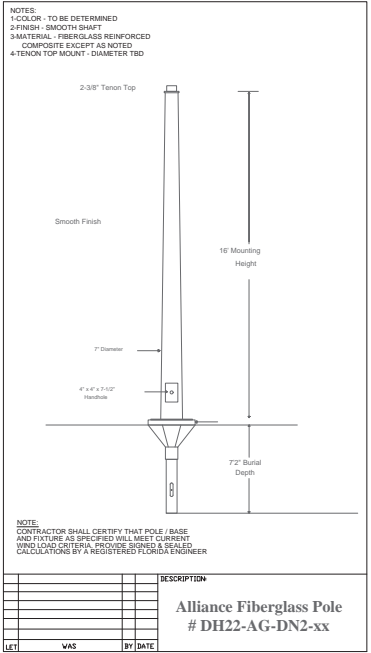
ROOF PLAN
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Digitally signed by Viet Bach Nguyen
 Date: 2024.01.10 16:30:54 -05'00'



Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag
[Symbol]	1	SA	SINGLE	8077	86	0.900	LSI Industries MRS-LED-12L-SIL-FT-UNV-DIM-40-70CRI-XX-IL	
[Symbol]	1	SB	SINGLE	7856	86	0.900	LSI Industries MRS-LED-12L-SIL-4-UNV-DIM-40-70CRI-XX-IL	
[Symbol]	1	WM	SINGLE	3077	19	0.900	LSI # XWS-LED-03L-SIL-3-40-70CRI	10' Wall Mounted
[Symbol]	3	WM-1	SINGLE	1974	13	0.900	XWS-LED-02L-SIL-2-40-70CRI	10' Wall Mounted

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	2.60	6.0	1.3	2.30	4.62
Parking Lot	Illuminance	Fc	4.00	7.5	1.1	3.64	6.82
Residential Spill	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.



ELECTRICAL PHOTOMETRIC PLAN
 scale: 3/32" = 1'-0"

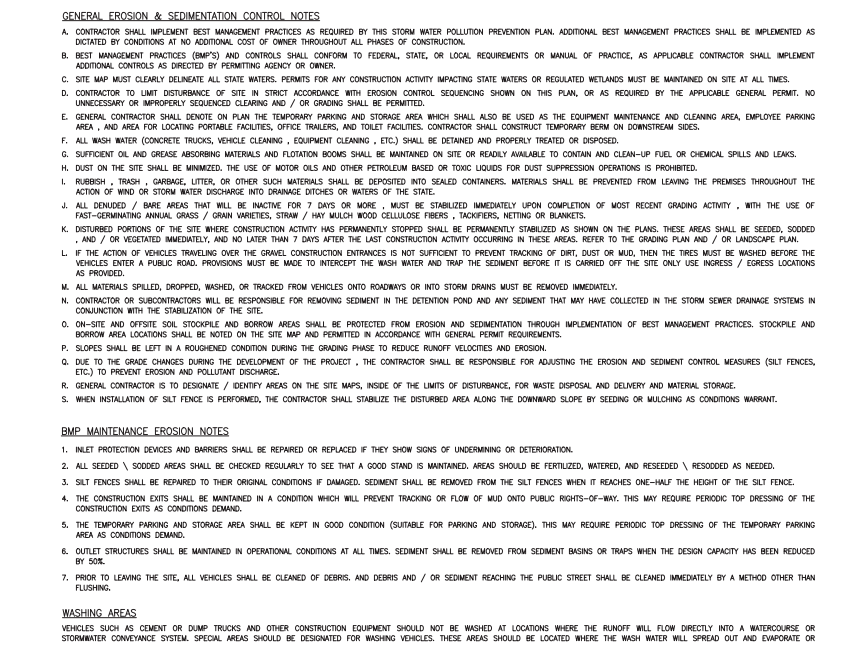
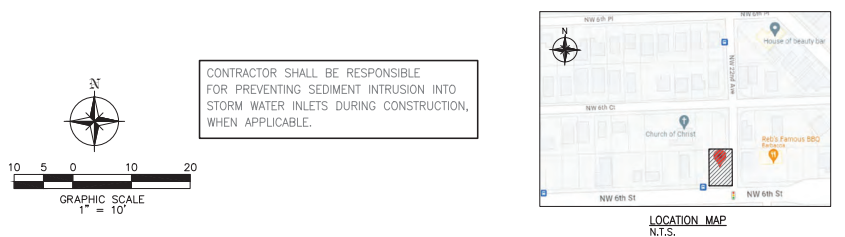
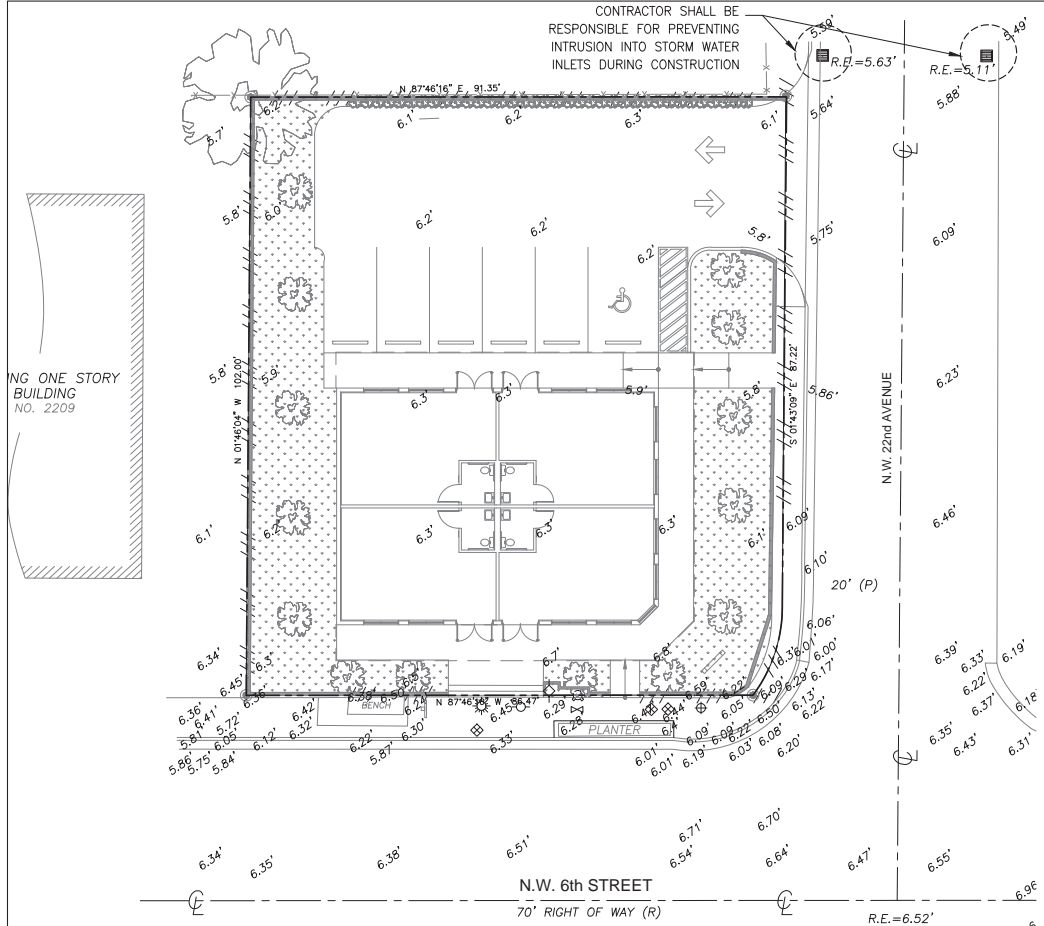
PONDEROSA PLAZA
 2201 N.W. 6TH STREET
 FORT LAUDERDALE, FL 33311

No.	ISSUE	DATE

Date: 11-08-2023
 Drawn By: BN
 Checked By: BN

Title:
ELECTRICAL PHOTOMETRIC PLAN

Sheet Number:
E-1



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

Reviews

Project: PONDEROSA PLAZA
2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Plan Description: EROSION CONTROL PLAN

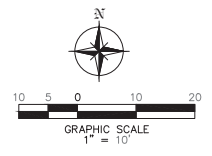
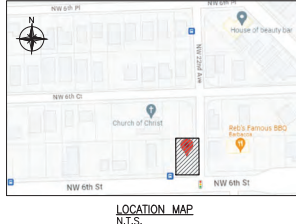
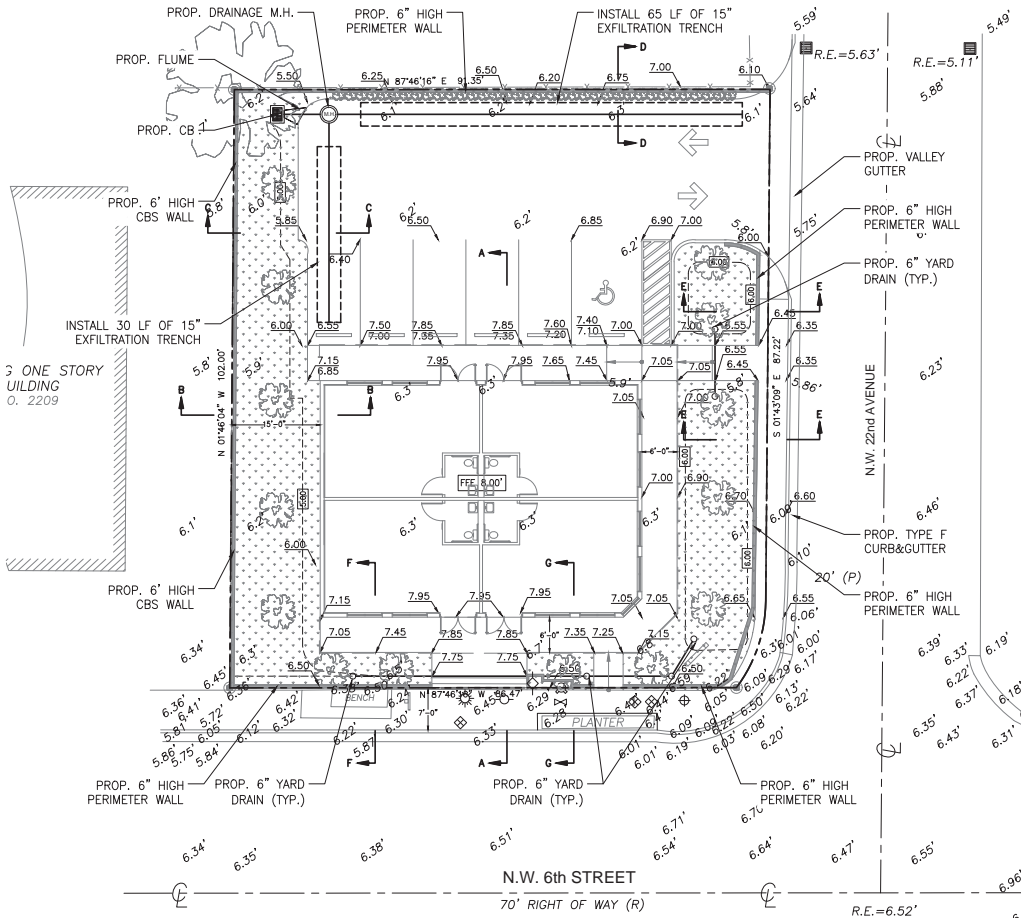
Scale:

Digitally signed by: Jorge M Szauder
DN: cn = Jorge M Szauder, o = US
E = Jorge, Date: 2024.01.11 14:00:52 -0400

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

Prepared by: JORGE M. SZAUDER
Drawn by: JHANSE
Checked by: JORGE M. SZAUDER
Date: SEPT, 2023
Scale: AS SHOWN

C-02



- LEGEND**
- PROPERTY LINE
 - EXISTING ELEVATION
 - PROP. GRADING ELEVATION
 - MEG MATCH EXISTING GRADE
 - GRASS
 - CONCRETE

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area	0.213	9,294
Roof Area	0.051	2,223
Impervious Area	0.059	4,340
Green Area	0.093	2,721

WATER QUALITY

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

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

2.5 inches times the percent impervious + 0.02 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (2) was calculated to be 1.76 inches over the entire site (see soil storage calculations attached)

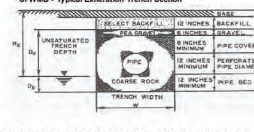
RUNOFF CALCULATIONS

Design Event	Precipitation P (in)	Soil Storage S (in)	Runoff R (in)	Runoff Volume (ac-ft)
10y-1d	8	1.76	6.22	0.11
25y-1d	14	1.76	12.24	0.21
100y-1d	17	1.76	15.24	0.28

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.5 FT NAVD
 Average Finished Grade for Trench Purposes 5.5 FT NAVD
 Exfiltration Trench Length = Volume / (K * (21/2"Du - Du)² + 2 * (1/2"Du) * (1.39E-4"WDu))

L = 93 Ft - Length of trench required
 V = 0.7 Acm-inch - Volume treated
 W = 4 Ft - Trench Width
 K = 2E-04 CFS/FT²-L Head - Hydraulic Conductivity (See attached Soil Permeation Tests Report)
 H = 3.5 Ft - Depth to Water Table
 Du = 2.5 Ft - Non-Saturated Trench Depth
 Ds = 2.5 Ft - Saturated Trench Depth
 SF = 2



Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64' over the entire site
 Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64' over the entire site

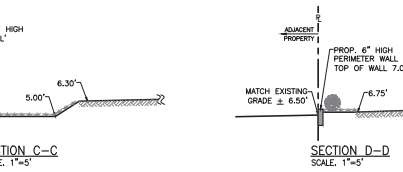
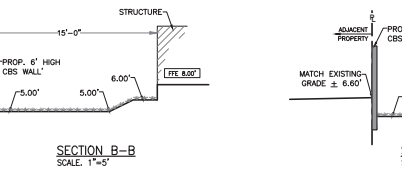
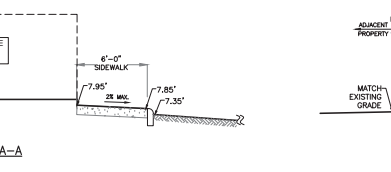
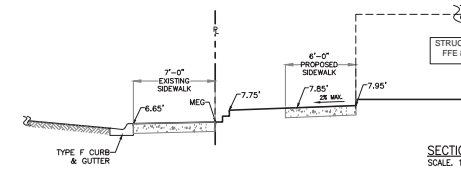
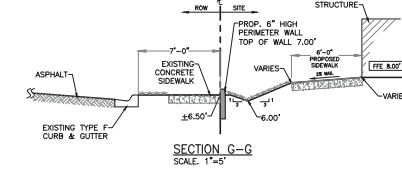
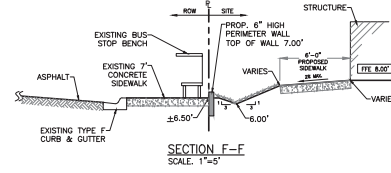
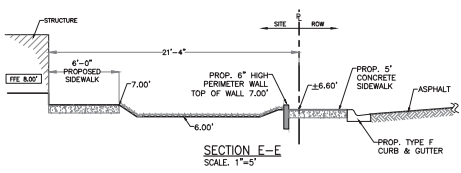
STAGE STORAGE

Stage (# NAVD)	Impervious (ac-ft)	Permeable (Ac-ft)	Ext Trench (Ac-ft)	Total (Ac-ft)
5.00	0.00	0.00	0.00	0.00
5.50	0.00	0.01	0.00	0.01
6.00	0.00	0.04	0.00	0.04
6.50	0.00	0.08	0.00	0.08
7.00	0.00	0.12	0.00	0.12
7.50	0.00	0.13	0.00	0.25
8.00	0.00	0.17	0.00	0.32

Peak Stage (NAVD)	Proposed
10y-1d	8.130
25y-1d	7.012
100y-1d	7.070

Proposed Perimeter Berm is at 7' NAVD, at the 25y-1d peak elevation - OK
 Proposed FFE is 8.0' NAVD, above 100y-1d peak elevation - OK

This item has been digitally signed and sealed by Jorge Szauder, PE. On January 11, 2024.
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Szauder Engineering
 Civil Engineers
 7251 W Palmietro Park Road Suite 100
 Boca Raton, FL 33433
 Phone: (561) 716-0159
 Certificate of Authorization Number 30129

Revisions

Client: **PONDEROSA PLAZA**
 Address: 2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Project: **PAVING, GRADING & DRAINAGE**

Digitally signed by Jorge M Szauder
 DN: cn = Jorge M Szauder, o = Szauder Engineering, ou = Florida
 Date: 2024.01.11 14:01:12 -0400

JORGE SZAUDER
 P.E., REG. P.E. # 625379

Prepared by: **JORGE M. SZAUDER**

Checked by: **JUANSE**

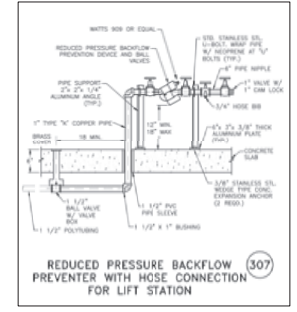
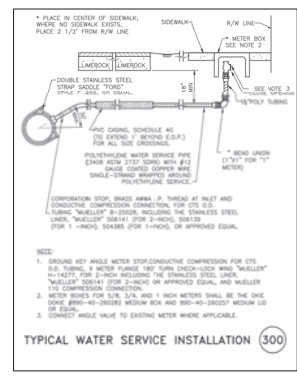
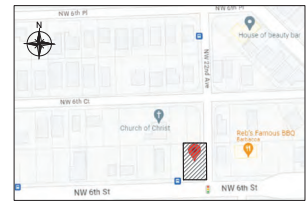
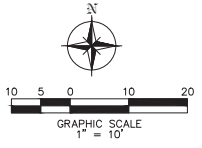
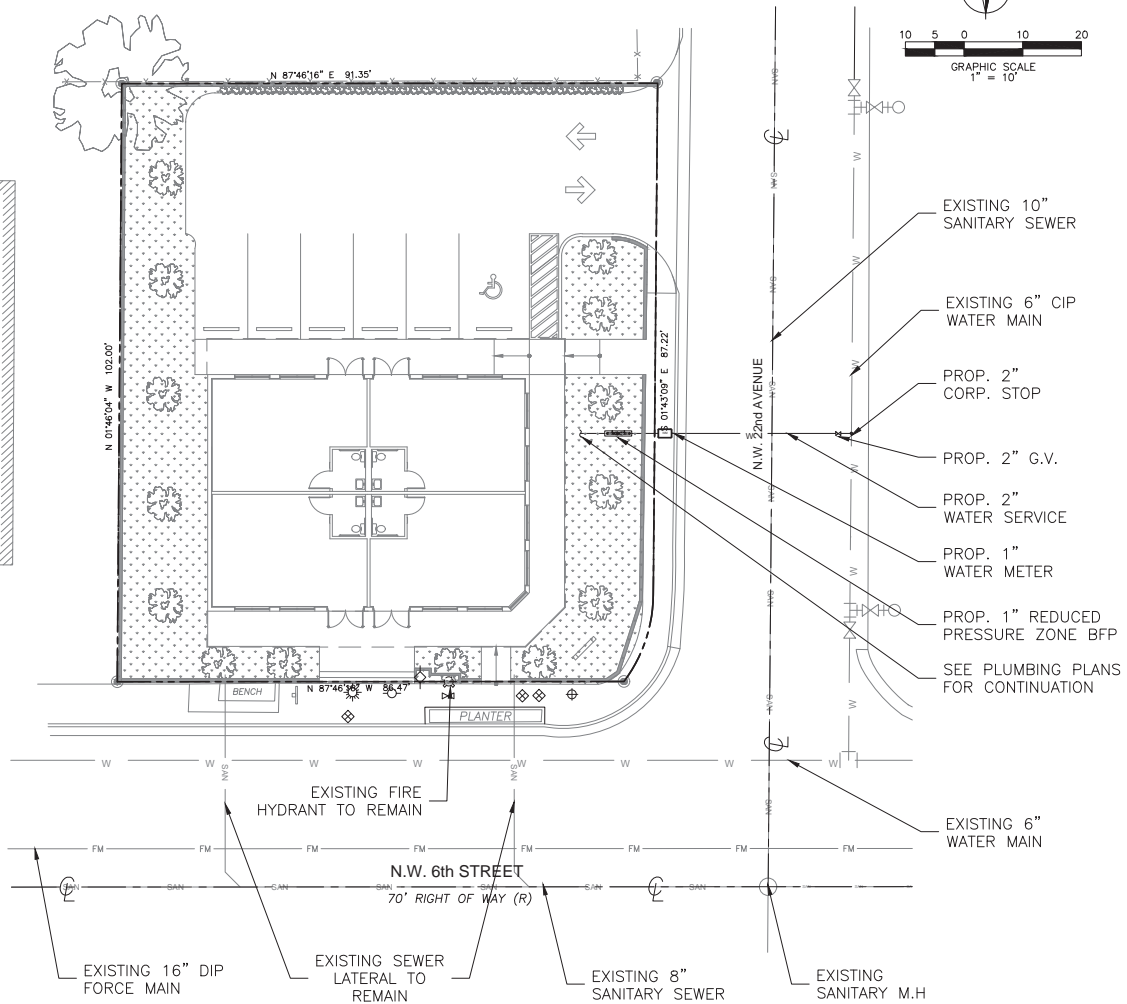
Approved by: **JORGE M. SZAUDER**

Date: **SEPT. 2023**

Scale: **AS SHOWN**

Sheet: **C-03**

ONE STORY
LDING
2209



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

Revisions:

Client: **PONDEROSA PLAZA**
2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33073

Plan Description: **UTILITIES**

Seal:

Prepared by: **JORGE M. SZAUER**
Checked by: **JJANSEN**
Approved by: **JORGE M. SZAUER**
Date: **SEPT. 2023**
Scale: **AS SHOWN**

Sheet: **C-04**
of Sheets

January 12, 2023

LEWARS DESIGN I LLC
18242 NW 20th Street
Pembroke Pines, FL 33029
(954) 701-0228
e: bcalewars@comcast.net

Development Narrative

Date: January 12, 2024 **Client:** Alvin Lewis **Tel:** (954) 347-2514

Project: 4-Unit Commercial Service Plaza **P.O.C.:** Bertram Lewars **Tel:** (954) 701-0228

Project Name and Address: 2200 Ponderosa Plaza, 2201-05 NW 6th Street, Ft. Lauderdale

Architect: Bertram Lewars **Tel:** (954) 701-0228

Subject: Due Diligence and Discovery Development Report

Our goal in this report is to coordinate the necessary information for the application, per DRC/ P&Z code and ULDR requirements, for compliance with property development standards. Our team has reviewed the P&Z code, CRA Criteria and Land Development Regulations in order to be compliant and meet the desired expectations of the City.

Our submittal includes a Site Survey of the two (2) adjacent lots with a unity of title combining them. We have included a Boundary and Topographic Survey, an Erosion Control Plan, a Paving, Grading and Drainage Plan, and a Utilities Plan. There is an Architectural Site Plan, two Exterior Elevations and a Building Section, a Landscape Plan, a Roof Plan, a Photometrics Plan, and a 3-D Rendering.

Building – The building design has responded to the project program in accordance with the Owner’s desire to build a 4-Unit Service Plaza in his community for the community. The building will also respond to the City’s principles of building design, including the use of large windows and storefronts, as well as, a cantilevered concrete eyebrow for shading.

The units will each be 510 SF and will each include a unisex ADA accessible restroom. Including the restroom, the total square footage of each unit will be 550 SF. Construction will be painted stucco on CMU with steel joists. Two (2) entrances will face the Primary Street, NW 6th Avenue (Sistrunk Boulevard), and the other two (2) will face the parking area on the north side of the site. The north elevation will mirror the south elevation minus the chamfered corner and the west elevations will only have the upper windows. An area at the back of the parking area will be designated for solid waste collection and pickup and the parking lot has been designed to accommodate up to 6 vehicles, including one (1) ADA accessible parking space.

Site Data: Property Owner is West Sistrunk Plaze, LLC

Lot 1: Folio: 5042 0501 1080 Size: 5,103 SF (.117 acre)

Legal Description: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

Lot 2: Folio: 5042 0501 1090 Size: 4,192 SF (.096 acre)

Legal Description: WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

Lots Total Combined: 9,285 SF (.213 acre) **Unity of Title:** (Lots Combined) – 102’ X 91.35’

Zone: NWRAC-MUw **Land Use:** 100% Commercial **CRA:** Progresso Ft. Laud.

Flood Zone: AH

Commercial Overlay: North West Regional Activity Center

Permitted Use: Services/Office Facilities (ULDC, Article II, Section 47-13.10) Allows for Hair Salons, Nail Salons, etc.

Maximum Height Allowed: 45’ Proposed: 22’

Dimensional Standards for NWRAC-MUw District.

FAR: 23.75:100

Density: N/A

Impervious:

Building	2,207 SF
Walkway/Pavers	1,289 SF
Asphalt/Driveway	3,052 SF
Total	6,548 SF

Pervious

Landscape, Swale, etc. 2,737 SF

6TH Street is designated as Primary Street (ULDC, Article II, Section 47-13.52.A.1.a.ii)

Setback:

0’	Primary Street
5’-5’’	Secondary Street
15’	From Residential

Landscaping:

Lot Minimum	<u>Required:</u> 10%	<u>Provided:</u> 29%
Lot Coverage	Max 80%	Provided 29%

Street Section Adopted:

Frontage	Required: P/Line	Provided: TBD
Min. Green Space	Required: 10%	Provided: 29%

Landscaping – The Landscaping shall be provided as required by code. Street trees, Shade trees, Shrubs and Grass shall be incorporated into the Landscape Design as required.

Landscape: Requirement: trees/acre 9,285 SF Lot, .213 acre = 4.65 trees required. Provided 13.
Max Lawn: TBD

ULDC, Article II, Section 47-13.2.

C. Northwest Regional Activity Center (NWRAC) This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural, and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established historic and eclectic atmosphere, and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.

1. NWRAC-MU Northwest Regional Activity Center Mixed Use is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment shopping services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors, transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.

Task Breakdown:

Civil Design and Landscape Design will be coordinated with the intended scope.

Structural System will be CMU with concrete tie columns and beams.

Roof will be supported by sloped steel joists and will have a 5 foot parapet wall.

Mechanical System will be four (4) individually controlled roof-mounted A/C units. They will be mounted in the center of the roof above the restroom core. See Roof Plan.

Electrical System will have a main panel and 4 sub panels for each tenant space.

Plumbing has fixtures for four (4) ADA accessible unisex restrooms.

Glazing will be impact rated windows and exterior doors.

Space along the parapet wall has been allocated for Signage for both the property name and for individual businesses. A monument sign is also proposed for the SE corner of the site.

Water and Sewer will tie in to existing City Water and Sewer systems along NW 6th Street.

Access to a six (6) car parking lot (including 1 ADA) will be from NW 22nd Avenue.

6' wide covered pedestrian walkways provided on three (3) sides of the building and connect to the street sidewalks and parking lot via steps and ramps.

Discussions have started with Broward County Transit concerning the possibility of relocating the existing Bus Stop/Bench 10-12 feet to the west, and away from the front of the building. No decision has officially been made as of now.

There is an existing Fire Hydrant along the south property line approximately 30 feet from the corner. Neither Fire Sprinkler nor Fire Alarm are proposed for this site at this time.

Thank you for your time,

[Bertram Lewars, R.A.](#)
[AR 0017820](#)

(DRT Narrative Rpt112023)







TENANT SIGN

PONDEROSA
PLAZA

TENANT SIGN

TENANT SIGN

TENANT SIGN

2200
Ponderosa
Plaza



TENANT SIGN

PONDEROSA
PLAZA

TENANT SIGN



TENANT SIGN

PONDEROSA
PLAZA

TENANT SIGN

TENANT SIGN

TENANT SIGN

2200
Ponderosa
Plaza

PGT STOREFRONT (ALUM. DARK BRONZE)



Erin Santiago

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

The Santiago Group LLC thesantiagogroupllc@gmail.com

(954) 947-1087



January 8, 2024

ISA Certified Arborist Report

The following is an arborist report for the property located at 2201 – 22015 NW 6th Street in Fort Lauderdale, Florida. The purpose of this report is to inventory the trees on site and evaluate any species appropriate trees with a trunk diameter (DBH) of at least 18 inches to determine if those trees meet specimen criteria. This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:

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

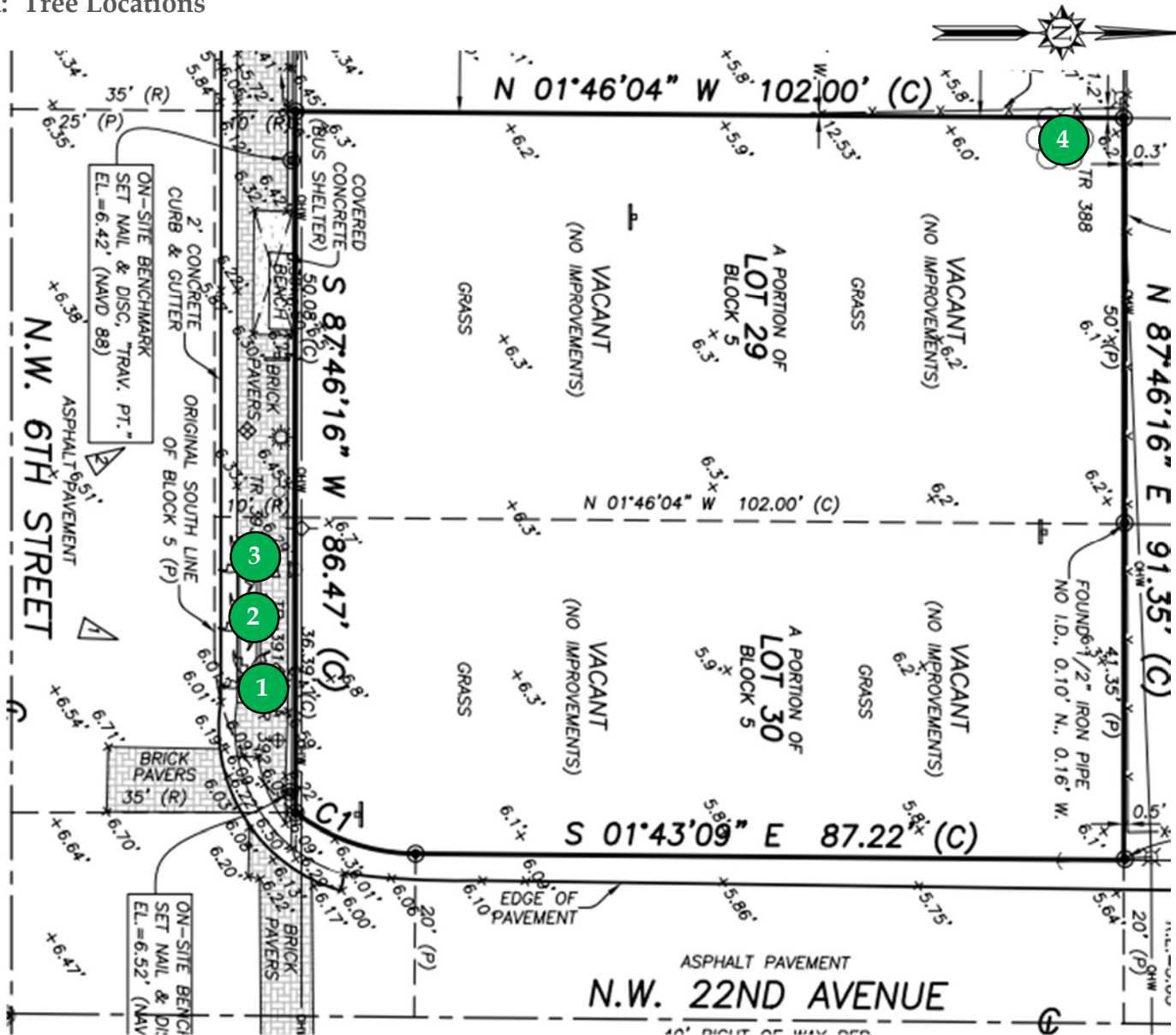
The condition rating of the trees was calculated by rating its various attributes. Refer to plans for proposed actions and accurate tree locations.

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

Respectfully submitted,

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

Appendix A: Tree Locations



Note: Not to Scale • Tree locations approximate • Plan locations take precedence

Appendix B: Tree Inventory and Condition

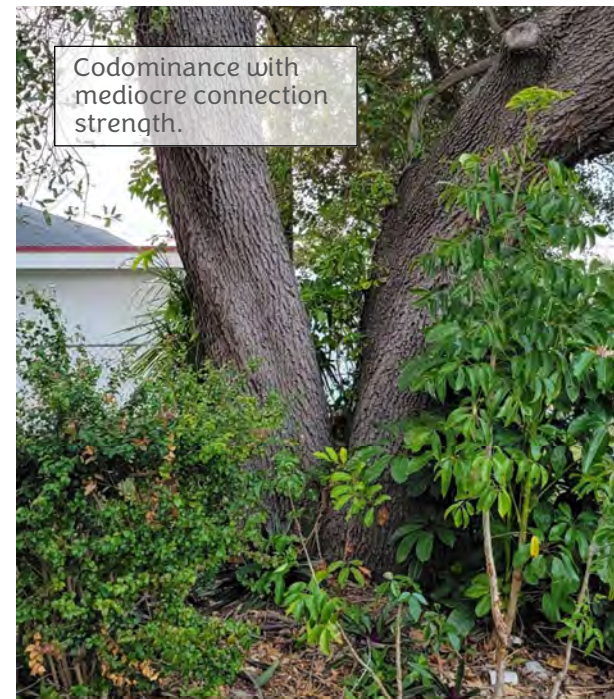
Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Condition
1	Montgomery Palm	<i>Veitchia arecina</i>	5	10CT 16OA	70%
2	Montgomery Palm	<i>Veitchia arecina</i>	3	8CT 12OA	60%
3	Solitaire Palm	<i>Ptychosperma elegans</i>	3	9CT 14OA	75%
4	Live Oak	<i>Quercus virginiana</i>	45	30	35%

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

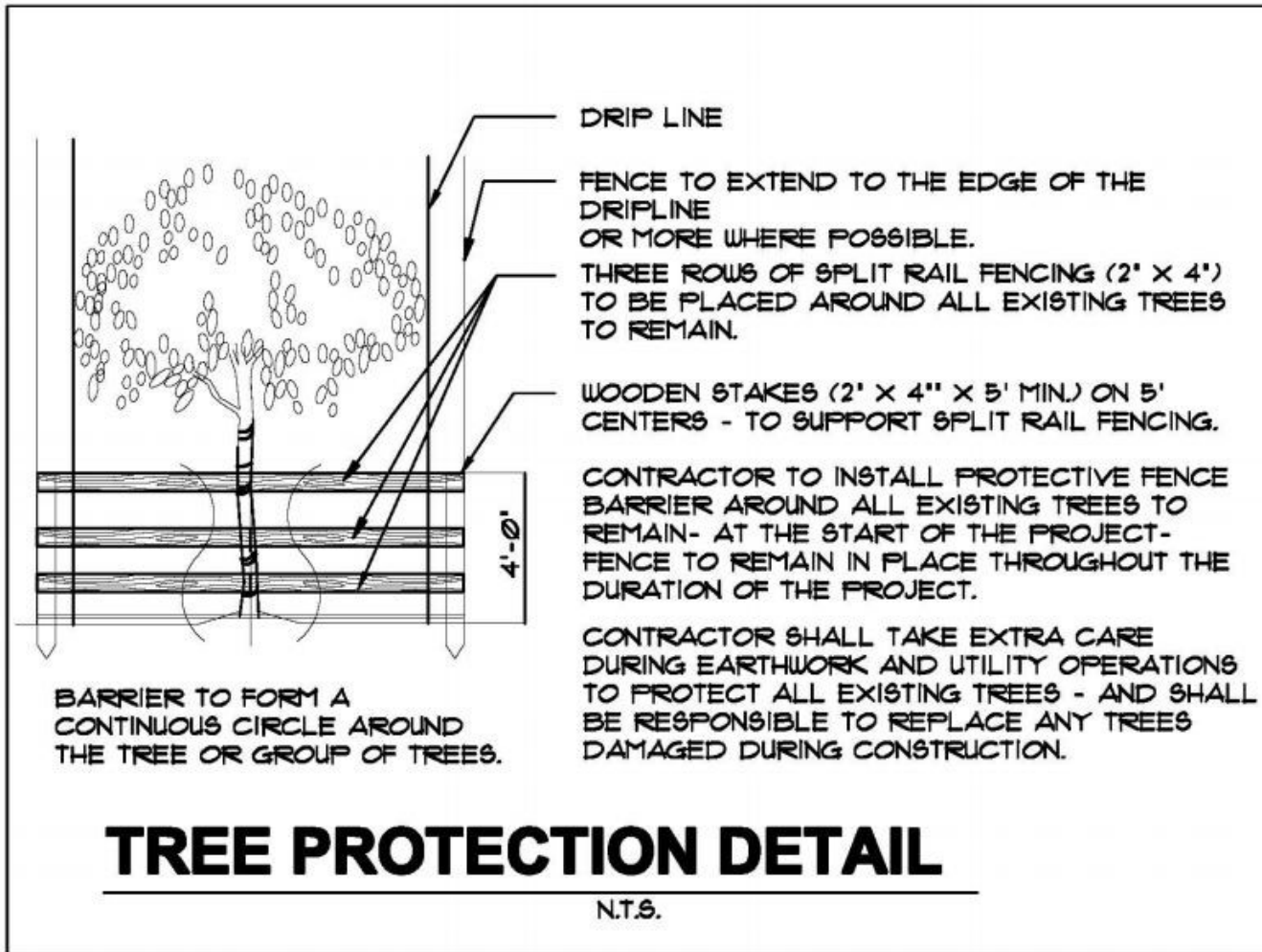
Appendix C: Specimen Discussion and Photographs *some photos have been adjusted for brightness

Tree #	Common Name <i>Botanical Name</i>	DBH (inches)	Height (feet)	Condition Factor/ Rating
4	Live Oak <i>Quercus virginiana</i>	45	30	35%

This tree has three codominant stems with mediocre connection strength. Overall, this tree is exhibiting lack of vigor at damaged sites with cavity development. The northern stem has a wound approximately 10 feet above grade where CODIT has likely failed, and decay is outpacing wound response. The eastern stem also has areas where decay is outpacing wound response. There is also evidence of likely insect impact. There are several large cuts on the southern and eastern stem which should be monitored for wound response. The tree should be monitored closely for wound response and canopy regeneration. It should also be revisited annually to trim out dead wood. *In my opinion, this tree is not a specimen due to its health and structure.*



Appendix D: Tree Protection Detail



Project ID. 2201 Sistrunk
 Engineer: Jorge M. Szauer
 Client:
 Date: 10/31/2023

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area:	0.213	9,284
Roof Area:	0.051	2,223
Impervious Area:	0.099	4,340
Green Area:	0.063	2,721

WATER QUALITY

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

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

2.5 inches times the percent impervious = 0.03 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be **1.76 inches** over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

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

Design Frequency	Precipitation P (in)	Proposed Site		
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)
10y-1d	8	1.76	6.22	0.11
25y-3d	14	1.76	12.09	0.21
100y-3d	17	1.76	15.06	0.26

EXFILTRATION TRENCH CALCULATIONS

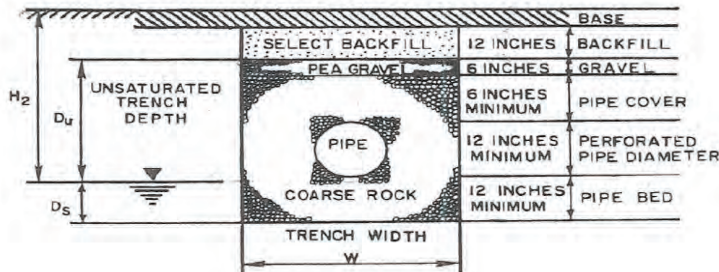
Water Table Elevation: 2.0 FT NAVD

Average Finished Grade for Trench Purposes 5.5 FT NAVD

Exfiltration Trench Length = Volume / $(K(2 *H2*Du - Du^2 + 2 *H2*Ds) + (1.39E-4*W*Du))$

- L= 93 Ft - Length of trench required
- V= 0.7 Acre-inch - Volume treated
- W= 4 Ft - Trench Width
- K= 2E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
- H2= 3.5 Ft - Depth to Water Table
- Du= 2.5 Ft - Non-Saturated Trench Depth
- Ds= 2.5 Ft - Saturated Trench Depth
- SF = 2

SFWMD - Typical Exfiltration Trench Section



Digitally signed by: Jorge M Szauer
 DN: CN = Jorge M Szauer C = US O = Florida
 Date: 2023.11.01 12:14:03 - 04'00'

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 1, 2023.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64" over the entire site
 Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64" over the entire site

STAGE STORAGE

Stage (ft NAVD)	Proposed			
	Impervious (ac-ft)	Pervious (Ac-ft)	Exf Trench (Ac-ft)	Total (Ac-ft)
5.00	0.00	0.00	0.03	0.03
5.50	0.00	0.01	0.03	0.04
6.00	0.00	0.04	0.03	0.07
6.50	0.02	0.06	0.03	0.11
7.00	0.05	0.12	0.03	0.20
7.50	0.09	0.13	0.03	0.25
8.00	0.12	0.17	0.03	0.32

Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.012
Peak Stage (NAVD) 100y - 3d	7.370

Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK
 Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK

Water Quality Calculation

2.5" * % Impervious vs. 1" over site

2201 Sistrunk

Date: 31-Oct-23

Input data in boxes below:

Total Area:	<input type="text" value="0.21"/>	acre
Lake & WL:	<input type="text" value="0.00"/>	"
Roof:	<input type="text" value="0.05"/>	"
Pervious Area:	<input type="text" value="0.06"/>	"

2.5 Inch * % Impervious:

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

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

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

$$\begin{aligned} \% \text{ Impervious} &= 61.11\% \\ \text{Treatment Vol} &= \underline{0.03} \text{ ac-ft} \end{aligned}$$

OR:

1" Over Entire Site:

$$\text{Total Area} = 0.213 \text{ acre}$$

$$\text{Treatment Vol} = \underline{0.02} \text{ ac-ft}$$

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

The required water quality volume is: 0.03 acre-feet

Comments:

Soil Type: Flatwoods (2)

Soil Storage Calculation

Project: **2201 Sistrunk**

Date: **31-Oct-23**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	5.4
4	9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **2** ft NAVD
 Total Impervious area (see note below): **0.134** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Swale L	0.022	5.0	5.0	5.00	3.00	5.400	0.010	Y	0.007	Compacted Soil
Swale H	0.009	5.0	6.0	5.50	3.50	7.200	0.005	Y	0.004	Compacted Soil
Swale 6	0.022	6.0	6.0	6.00	4.00	9.000	0.017	y	0.012	Compacted Soil
Swale 6.5	0.005	6.0	6.5	6.25	4.25	9.000	0.004	Y	0.003	Compacted Soil
Planter	0.004	6.0	7.0	6.50	4.50	9.000	0.003	Y	0.002	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.062	<- total pervious area							0.029	<- ac-ft (Total)

Calculated Composite Soil Storage: **1.765 inches** $CN = 1000/(S+10) =$ **85.0**

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



Exfiltration Trench Calculation
Reference: SFWMD Vol. IV
2201 Sistrunk

11/1/2023

Case 1:

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

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

Variable Definitions:

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

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

Input:

Ds =	2	ft	<u>Validity Check:</u>	
Du =	2	ft	(1) Ds < Du ?	Yes
H ₂ =	3	ft	(2) W < 2 * (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.7	ac-in		
K =	2.00E-04	cfs/ft ² (i.e. ft/sec)		

Case 1: Calculated Trench Length = 93 ft

Case 2:

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

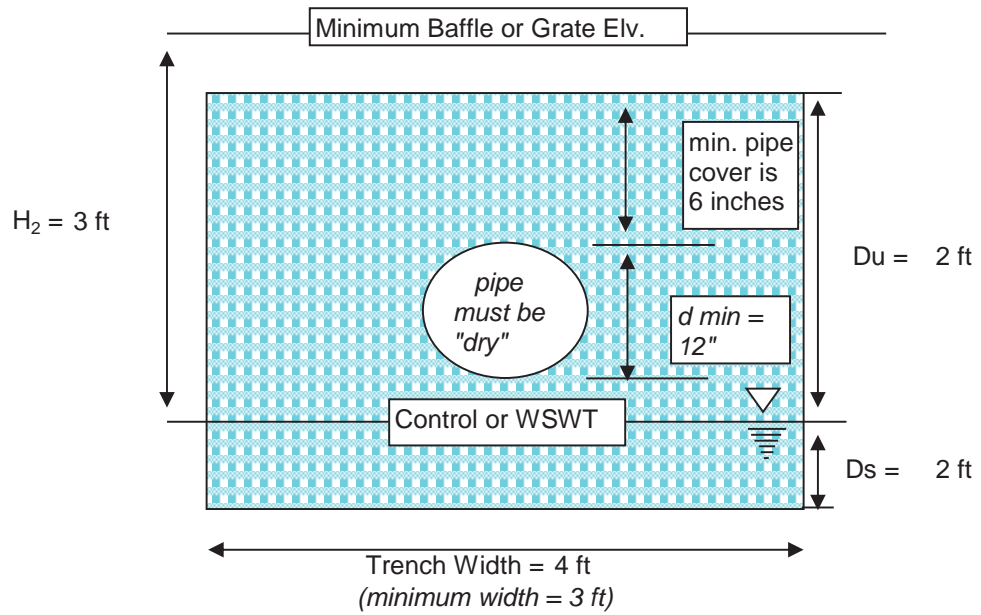
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds > Du.

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

Case 2: Calculated Trench Length = 137 ft

<u>Validity Check:</u>	
(1) Ds > Du ?	criterion NOT met
(2) W > 2 * (Ds+Du)?	criterion NOT met
(3) W > 3 ?	Yes

2201 Sistrunk



[Click here for Directions:](#)

Site Storage Calculation

Project Name: *2201 Sistrunk*

Date: *31-Oct-23*

User: *enter*

Minimum Stage: *5.000* feet, NAVD
 Incremental Stage: *0.500* feet



Area Number	1	2	3	4	5	6	7	8	9	10	11
Area Description	S1	S1 B	S6	S6 B	1	2	3	4	5	6	EXF TRENCH
Area (acres)	0.024	0.011	0.012	0.006	0.028	0.023	0.016	0.008	0.010	0.007	
Area (ft^2)	1.05E+03	4.79E+02	5.23E+02	2.61E+02	1.22E+03	1.00E+03	6.97E+02	3.48E+02	4.36E+02	3.05E+02	0.00E+00
Low Elv.	5.000	5.000	5.500	5.500	6.400	5.850	6.200	6.000	6.000	6.000	
High Elv.	5.000	6.000	5.500	6.500	6.750	6.250	6.850	6.000	7.000	6.000	
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)
5.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
5.500	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.000	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.500	0.04	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.03
7.000	0.05	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.03
7.500	0.06	0.02	0.02	0.01	0.03	0.03	0.02	0.01	0.01	0.01	0.03
8.000	0.07	0.03	0.03	0.01	0.04	0.04	0.02	0.02	0.02	0.01	0.03
8.500	0.08	0.03	0.04	0.02	0.05	0.06	0.03	0.02	0.02	0.02	0.03
9.000	0.10	0.04	0.04	0.02	0.07	0.07	0.04	0.02	0.03	0.02	0.03
9.500	0.11	0.04	0.05	0.02	0.08	0.08	0.05	0.03	0.03	0.02	0.03
10.000	0.12	0.05	0.05	0.02	0.10	0.09	0.06	0.03	0.04	0.03	0.03
10.500	0.13	0.06	0.06	0.03	0.11	0.10	0.06	0.04	0.04	0.03	0.03
11.000	0.14	0.06	0.07	0.03	0.12	0.11	0.07	0.04	0.05	0.04	0.03
11.500	0.16	0.07	0.07	0.03	0.14	0.13	0.08	0.04	0.05	0.04	0.03
12.000	0.17	0.07	0.08	0.04	0.15	0.14	0.09	0.05	0.06	0.04	0.03
12.500	0.18	0.08	0.08	0.04	0.17	0.15	0.10	0.05	0.06	0.05	0.03



Total Area	
0.145 ac	
Stage (ft, NAVD)	Total Storage
5.00	0.03
5.50	0.04
6.00	0.07
6.50	0.11
7.00	0.18
7.50	0.25
8.00	0.32
8.50	0.40
9.00	0.47
9.50	0.54
10.00	0.61
10.50	0.69
11.00	0.76
11.50	0.83
12.00	0.90
12.50	0.98

SCS Runoff Equation:

2201 Sistrunk

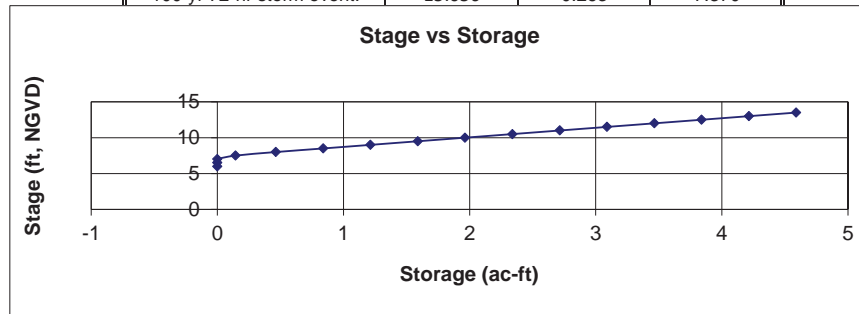
Rainfall & Basin Information:

Total Site Area (including buildings):	0.21	acres
Composite Soil Storage:	1.76	inches
10-yr 24-hr storm event:	8.00	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	14.00	inches
100-yr 72-hr storm event:	17.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

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

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.217	0.109	6.130
10-yr 72-hr storm event:	0.088	0.002	#N/A
25-yr 24-hr storm event:	0.088	0.002	#N/A
25-yr 72-hr storm event:	12.089	0.212	7.012
100-yr 72-hr storm event:	15.056	0.263	7.370





DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION FORM

Revision Date: XX/XX/2023 | Print Date XX/XX/2023

FOR CITY'S COMPLETION – STAFF USE ONLY

Complete this form by indicating "X" in all the applicable boxes below, answer questions, and sign the form.

PURPOSE OF REQUEST: *Mark with an "X" in the boxes below.*

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To verify an existing address/addresses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To verify any formerly assigned addresses or known-as addresses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To assign a new address for development or redevelopment of the property.

PROPERTY INFORMATION: *Provide property information as outlined below. If property has more than one address and more than one folio number, please list each separately.*

FOLIO NUMBER(S) <small>(e.g. 494210440010)</small>	ADDRESSES <small>(e.g. 1245 NW 15 Ter, 101 N. Andrews Ave)</small>	BRIEF LEGAL DESCRIPTION <small>(e.g. Pearls Plat, Section 4, Lot 5)</small>
504205011090	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD RW BLK 5
504205011080	2201-05 NW 6 th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 29 Less S 10 FOR RD R/W BLK 5
504205011090	2201-05 NW 6 th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 30 Less S 10 FOR RD R/W BLK 5

REQUESTOR NAME (PRINT):	Bertram Lewars	DATE:	11-17-2023
REQUESTOR EMAIL (PRINT):	bcalewars@comcast.net	PHONE:	(954) 701-0228

VERIFIED/ASSIGNED ADDRESS: W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311

FORMER OR KNOWN AS ADDRESS: W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311

AUTHORIZED CITY SIGNATURE: Jazmine Evillard DATE: 11-17-2023

NOTES: FOR DRC SUBMITTAL PROPOSED DEVELOPMENT FEE REQUIRED \$xx No Fee



----- Original Message -----

From: Brian Powell <bpowell@sagomacs.com>

To: "alalliance@yahoo.com" <alalliance@yahoo.com>, "bcalewars@comcast.net" <bcalewars@comcast.net>

Date: 06/29/2023 3:00 PM EDT

Subject: West Sistrunk Plaze - CRA/ DRC Meeting Follow-up

CRA / DRC MEETING – 6/26/2023

West Sistrunk Plaze

2201 NW 6th Street

Ft. Lauderdale, FL 33313

Mr. Alvin Lewis

Gentlemen, good afternoon.

Below please find my notes from the above referenced meeting:

GENERAL ITEMS -

- Initial DRC meeting is free; subsequent meetings will cost \$900.00
- Building heights are restricted to 45'-0" above natural grade
- This project is within and must conform to NWRAC
- The existing bus stop should be addressed directly with Broward County to either remain, be relocated, or replaced.
- Sistrunk Blvd sidewalk requirements are 10.5' wide
- Sistrunk Blvd landscape area requirements are 8.67'
- 15' side setback required at adjacent residential properties
- 2500 SF or less does not require parking consideration
- 5' (min) buffer wall required @ West Side
- No wall required @ North side (fence only – black)
- Secondary Street (22nd Ave) sidewalk requirements are 7.5' wide
- Secondary Street (22nd Ave) landscape area requirements are 7.5' wide
- 25' site triangle required at corner lots

Adam Schnell (Planner) –

- This project will be submitted as Site Plan Level 2 with a call-up
- Building elevation required to confirm equipment screening requirements are met
- Fenestration requirements 40-65% to be followed
- 1st floor minimum height to be 15'
- Eyebrows, Awnings, shade structures to be considered

Karl Lauridsen (Landscape) –

- Tree Protection required for existing trees to remain
- Require 1 tree per 300 SF @ North elevation
- Landscape buffer @ 10' wide at site entrances (sidewalk may encroach within 10')

- No structural soil required for existing palm trees to remain @ Sistrunk Blvd
- Landscape Code section 47-21 to be followed

Ben Restrepo (*Traffic Engineer*) –

- Stacking requirements of 22' from property line (sidewalk) will be reviewed. Possible variance may be applied for

Please let me know if I missed anything and feel free to add!!

Thanks,

Brian Powell

President



10032 NW 46th ST

Sunrise, FL 33351

C: 954-444-5936

O: 954-636-8560

F: 800-905-1873

jszauer szauereng.com <jszauer@szauereng.com>

11/15/2023 9:07 AM

FW: Water and Wastewater Capacity Availability Request Form

To BERTRAM LEWARS <bcalewars@comcast.net>

FYI

Jorge M. Szauer, P.E.

Szauer Engineering, Inc.

7251 W. Palmetto Park Road

Suite 100

Boca Raton, FL 33433

Phone: (561) 716-0159

jszauer@szauereng.com

From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>

Sent: Wednesday, November 15, 2023 9:06 AM

To: jszauer szauereng.com <jszauer@szauereng.com>

Subject: Water and Wastewater Capacity Availability Request Form

A new entry to a form/survey has been submitted.

Form Name: Water and Wastewater Capacity Availability Request Form

Date & Time: November 15, 2023 9:05 AM

Response #: 445

Submitter ID: 76817

IP address: 2603:3020:b01:fd00:60e5:d584:6120:d782

Time to complete: 32 min. , 7 sec.

Survey Details

Page 1

CONTACT INFORMATION

(o) Agent

Name Bertram Lewars

Email bcalewars@comcast.net

Phone (954) 701-0228

PROJECT INFORMATION

Project Name 2200 Ponderosa Plaza

Project Folio Number 504205011080

Project Address 2201 NW 6th Street

**Development Review
Committee (DRC) Case
Number** TBD

**Area/Zone for Pump
Station** Not answered

Provide a brief project description

New 4 units Commercial Service

ATTACHMENTS

Site plan showing all connections to water and sewer utilities. [C-04 LEWIS UTILITIES 11-01-23.pdf](#)

ERC Calculations based on City of Fort Lauderdale "Guidelines for Calculation of Sanitary Sewer Connection Fees". [2201 Sistrunk Water-Wastewater Generation.pdf](#)

Thank you,
City of Fort Lauderdale, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

City of Fort Lauderdale CRA

Introduction and Background

My name is Alvin Lewis and I have been a resident of Ft. Lauderdale, Florida for my entire life. I am a graduate of Dillard High School, Class of 1967. I served in the **U.S. Navy** after graduating from Charleston Southern University with a BS degree in **Business Management** & a minor in **Economics**. I aided my family in the operational aspects of several small businesses, ("**The Ponderosa Drive Inn**") as well as a business of my own. I then joined the **Broward Sheriff's Office** as a **Deputy Sheriff** and served there for 18 years. I am proud of my father, who is now deceased, for whom the City Ft. Lauderdale named a park in his honor, "**Lewis Chisom Park**", which is located on NW 27th Avenue in Ft. Lauderdale, Florida.

I am an African American who is focused, dedicated, and ready to put in the work necessary to realize my dream of building and managing a business in my own community. My nephew, Levitrick Lewis, and I own two (2) adjacent vacant lots in the Sistrunk neighborhood. Although we own the lots, we lack the funding resources necessary to construct a non-residential building. This building will offer affordable spaces to the residents to allow them to become small, minority business owners & entrepreneurs.

To act upon this dream and put this project in motion, we turn to you, the City of Fort Lauderdale CRA. You would help to bring this dream into reality by partnering with us and assisting with a portion of the construction funding necessary to make this dream come true and help build back our community.

The CRA development funds will aide our small businesses by helping low-income individuals in the neighborhood be able to afford rental spaces for their small businesses. It will also provide employment opportunities for the residents and revitalize the entire neighborhood.

Our building will consist of four units, (approx. 520 sq ft) each, on 9,295 square feet of land. It will consist of mostly services and offices to comply with the needs and demands of the residents in the community. The approximate project cost is estimated at between \$950,000 -\$980,000.

Our objective is to revitalize and assist in the stabilization of our neighborhood and to enhance our community with successful businesses.

The name of the desired businesses shall be named: **2200 Ponderosa Plaza**

We ask your help and direction in the construction of this project.

RESPECTFULLY SUBMITTED



Mr. Alvin Lewis

WARRANTY DEED **E9240023**
(INDIVID. TO INDIVID.)

This Warranty Deed Made the 12 day of June A. D. 1989 by
SUMNER E. SWEETING and AUDREY M. SHEETING, his wife

hereinafter called the grantor, to ELLA M. CARTER, a married woman

whose postoffice address is 4941 NW 16th ST LAUDERHILL FL 33313
hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 29 and 30, Block 5, WASHINGTON PARK according to the Plat thereof recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida

Subject to restrictions, reservations, encumbrances of record

123 75
Paid to Broward County for Documentary
Stamp Tax

RECORD & RETURN TO:
Title & Abstract Company, Inc
1975 North State Road 7
Tamarac, Florida 33319

FILED
JUN 14 4 05 PM '89

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 88

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten signatures of Sumner E. Sweeting and Audrey M. Sweeting]

[Handwritten signatures of Sumner E. Sweeting and Audrey M. Sweeting]
Sumner E. Sweeting
Audrey M. Sweeting

STATE OF FLORIDA
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, personally appeared Sumner E. Sweeting and Audrey M. Sweeting, his wife

to me known to be the person ^{is} described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of June A. D. 1989

SPACE BELOW FOR RECORDS U.
BROWARD COUNTY RECORDS BOOK
L. A. HESTER
COUNTY ADMINISTRATOR

MEMOR Eligibility of writing, printing or printing unsatisfactory in documents when microfilmed.

THIS DOCUMENT PREPARED BY: Notary Public
Title & Abstract Company, Inc
49 This instrument prepared by
Tamarac, Florida 33319
FOR TITLE INSURANCE CLOSING
* A-5062 Victoria Eckhardt



MY COMM. EXP. NOV. 15, 1990

BK 16519PG 585

5/15

96-439737 T#004
09-06-96 11:15AM

\$ 0.70
DOCU. STAMPS-DEED

RECD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of May, 1996, between ALVIN LEWIS, an unmarried man, whose address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, as Grantor, to ALVIN LEWIS, an unmarried man, 4701 N.W. 16th Street, Lauderhill, Florida 33313, DOROTHY LEWIS BROWN, a married woman, 10840 S.W. 128th Street, Miami, Florida 33176, and SHANDELYN LEWIS CARABALLO, a married woman, 4580 N.W. 10th Place, Plantation, Florida 33313, as joint tenants with right of survivorship, hereinafter referred to as Grantee.

WITNESSETH

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described real property situate, lying and being in Broward County, Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of
BLOCK 5 of WASHINGTON PARK, according to the Plat
thereof, as recorded in Plat Book 19, at Page 22,
of the Public Records of Broward County, Florida,
said land lying and being in Broward County,

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and

BK 25360 PG 0427

✓
②
SM

seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

WITNESS

Costell Walton Jr
Print

[Signature]
ALVIN LEWIS

Adrienne Patisier
WITNESS

Adrienne Patisier
Print

STATE OF FLORIDA)
COUNTY OF BROWARD)

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

EK25360P60428

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALVIN LEWIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was taken. (check one) He is personally known to me. — He provided the following type of identification: _____

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of May, 1996.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Return to:

THIS INSTRUMENT PREPARED BY:

Costell Walton, Jr. Esquire
2480 North Andrews Avenue
Fort Lauderdale, Florida 33311
(305) 566-1885

NOTARY PUBLIC
STATE OF FLORIDA
COSTELL WALTON JR
My Commission CC452483
Expires Apr. 12, 1999
Bonded by HAI
800-422-1556

ORDINANCE NO. 1998-13(2)

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, CHANGING THE ZONING DISTRICT BOUNDARIES BY REZONING A PORTION OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST; FROM R-1C, ONE-FAMILY DWELLING DISTRICT; R-1P, ONE-FAMILY DWELLING-PARKING DISTRICT; R-2, TWO-FAMILY DWELLING DISTRICT; R-2P, TWO-FAMILY DWELLING-PARKING DISTRICT; AND R-3, LOW-DENSITY MULTIPLE DISTRICT; TO RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT; RS-6, ONE-FAMILY DETACHED DWELLING DISTRICT; RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT; AND RM-10, MULTIPLE-FAMILY DWELLING DISTRICT; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT MAPS; PROVIDING FOR THE REPEAL OF ALL REZONING ORDINANCES AND ZONING RESOLUTIONS IN CONFLICT HERewith; PROVIDING THAT THIS REZONING SHALL NOT BE CONSTRUED TO CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS OF OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, after public hearing and due public debate and consideration, the Board of County Commissioners of Broward County, Florida, deemed it to be in the best interest of the health, safety, and welfare of the citizens of Broward County, Florida, to rezone the following described lands; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "A" from R-1C, One-Family Dwelling District, to RS-5, One-Family Detached Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 2. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "B" from R-1P, One-Family Dwelling-Parking District, to RS-5, One-Family Detached Dwelling District; any and

JK28867PC 741

Return to: Neil Newton
CODE ZONING ENFORCEMENT DIVISION
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301



1 all development permits to be in accordance with the content of the Unincorporated Area
2 Land Use Plan, as amended, and certified.

3 **Section 3.** That the zoning district boundaries within Broward County, Florida, be
4 and are hereby changed by rezoning the described lands in Exhibit "C" from R-1C, One-
5 Family Dwelling District, to RS-6, One-Family Detached Dwelling District; any and all
6 development permits to be in accordance with the content of the Unincorporated Area
7 Land Use Plan, as amended, and certified.

8
9 **Section 4.** That the zoning district boundaries within Broward County, Florida, be
10 and are hereby changed by rezoning the described lands in Exhibit "D" from R-1P, One-
11 Family Dwelling-Parking District, to RS-6, One-Family Detached Dwelling District; any and
12 all development permits to be in accordance with the content of the Unincorporated Area
13 Land Use Plan, as amended, and certified.

14
15 **Section 5.** That the zoning district boundaries within Broward County, Florida, be
16 and are hereby changed by rezoning the described lands in Exhibit "E" from R-2, Two-
17 Family Dwelling District, to RD-10, Residential Duplex Dwelling District; any and all
18 development permits to be in accordance with the content of the Unincorporated Area
19 Land Use Plan, as amended, and certified.

20
21 **Section 6.** That the zoning district boundaries within Broward County, Florida, be
22 and are hereby changed by rezoning the described lands in Exhibit "F" from R-2P, Two-
23 Family Dwelling-Parking District, to RD-10, Residential Duplex Dwelling District; any and
24 all development permits to be in accordance with the content of the Unincorporated Area
25 Land Use Plan, as amended, and certified.

26
27 **Section 7.** That the zoning district boundaries within Broward County, Florida, be
28 and are hereby changed by rezoning the described lands in Exhibit "G" from R-3, Low
29 Density Multiple District, to RM-10, Multiple-Family Dwelling District; any and all
30 development permits to be in accordance with the content of the Unincorporated Area
31 Land Use Plan, as amended, and certified.
32
33

BK 20067 PG 742

1 **Section 8.** That the zoning district maps be and are hereby amended to reflect
2 such change in zoning.

3 **Section 9.** That all rezoning ordinances or parts of rezoning ordinances or zoning
4 resolutions or parts of zoning resolutions in conflict with this Ordinance are hereby
5 repealed to the extent of such conflict.
6

7 **Section 10.** This rezoning shall not be construed to create a right to any
8 development of the property that fails to meet the requirements of other land development
9 regulations.

10 **Section 11.** If any section, sentence, clause or phrase of this Ordinance is held to
11 be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
12 in no way affect the validity of the remaining portions of this Ordinance.
13

14 **Section 12.** This Ordinance shall become effective as provided by law.

15 ENACTED August 25, 1998

16 FILED WITH DEPARTMENT OF STATE September 4, 1998

17 EFFECTIVE September 4, 1998
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 890-408 01 Vol II

OK 28867PG : 743

EXHIBIT "F"

1. **BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 10, LOTS 5 TO 13.**

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-2P, TWO-FAMILY DWELLING-PARKING DISTRICT

TO: RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT

3K28867PG 744

EXHIBIT "E"

1. BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 6, LOTS 3 TO 11; BLOCK 7, LOTS 5 TO 22; BLOCK 8, LOTS 5 TO 22; BLOCK 9, LOTS 5 TO 22; BLOCK 10, LOT 55 TO 13.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

FROM: R-2, TWO-FAMILY DWELLING DISTRICT

TO: RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT

BK 28867PG : 745

EXHIBIT "D"

1. WASHINGTON PARK, SECOND ADDITION, PLAT BOOK 21, PAGE 17, BROWARD COUNTY PUBLIC RECORDS. BLOCK 11, LOTS 10,11, AND 12.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1P, ONE-FAMILY DWELLING-PARKING DISTRICT

TO: RS-6, ONE-FAMILY DETACHED DWELLING DISTRICT

3K28857PG:746

EXHIBIT "C"

1. WASHINGTON PARK FIRST ADDITION, PLAT BOOK 19, PAGE 22, BROWARD COUNTY PUBLIC RECORDS. BLOCK 1, LOTS 5 TO 21; BLOCK 2, LOTS 5 TO 38, BLOCK 3, LOTS 5 TO 38; ALL OF BLOCKS 4,5,6, AND 7.
2. HARRIS SUBDIVISION, FIRST ADDITION, PL AT BOOK 21, PAGE 41. LOTS 7 TO 15 AND TRACT 2.
3. WASHINGTON PARK, SECOND ADDITION, PLAT BOOK 21, PAGE 17. ALL OF BLOCKS 8 AND 9; BLOCK 10, LOTS 1 TO 13; BLOCK 11, LOTS 1 TO 9; ALL OF BLOCKS 12, 13, AND 14.
4. WASHINGTON PARK, THIRD ADDITION, PLAT BOOK 21, PAGE 43, BROWARD COUNTY PUBLIC RECORDS. BLOCK 15, LOTS 7 TO 14; BLOCK 16, LOTS 6 TO 25; BLOCK 15, LOT 6 T O 25; BLOCK 18, LOTS 6 TO 25; BLOCK 19, LOTS 6 TO 25; BLOCK 20, LOTS 1 TO 6 AND 9 TO 11; ALL OF BLOCKS 21, 22,23,24,25,26,27,28,29,30,31,32,33, AND 34.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1C, ONE-FAMILY DWELLING DISTRICT

TO: RS-6, ONE-FAMILY DETACHED DWELLING DISTRICT

BK28867PG.747

EXHIBIT "B"

1. **BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 1, LOTS 1 TO 12.**

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1P, ONE-FAMILY DWELLING-PARKING DISTRICT

TO: RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT

BK 28867PC 748

EXHIBIT "A"

1. ALL OF BENGOCHEA PLAT, PLAT BOOK 80, PAGE 36, BROWARD COUNTY PUBLIC RECORDS.
2. BOULEVARD GARDENS, FIRST ADDITION, PLAT BOOK 31, PAGE 46, BROWARD COUNTY PUBLIC RECORDS.
3. BOULEVARD GARDENS, PLAT BOOK 28, PAGE 6, BROWARD COUNTY PUBLIC RECORDS. ALL OF BLOCKS 1,2,3,4, AND 5; BLOCK 6, LOTS 1 TO 7 AND 12 TO 18; BLOCK 7, LOTS 1 TO 7 AND 12 TO 18; BLOCK 8, LOTS 1 TO 7 AND 12 TO 18; BLOCK 9, LOTS 1 TO 7 AND 12 TO 18; BLOCK 10, LOTS 1 TO 7.
4. BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. ALL OF BLOCKS 2,3,4, AND 5.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1C, ONE-FAMILY DWELLING DISTRICT

TO: RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT

OK 28867 PG. 749

EXHIBIT "G"

1. RIVER GARDENS, PLAT BOOK 19, PAGE 23, BROWARD COUNTY PUBLIC RECORDS. BLOCK 7, LOTS 13 TO 20.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-3, LOW DENSITY MULTIPLE DISTRICT

TO: RM-10, MULTIPLE-FAMILY DWELLING DISTRICT

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STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 1998 13Z as the same appears of record in the minutes of said Board of County Commissioners meeting held on the 25th day of August 1998.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of August 1998.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Blair T. Atkinson
Deputy Clerk

(S E A L)

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

3K28867PG.751.

17

ORDINANCE NO. 2002-61

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE SECOND ANNUAL 2002 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; BY AMENDING THE WETLANDS MAP AS PART OF THE BROWARD COUNTY LAND USE PLAN NATURAL RESOURCES MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on June 20, 2002, and October 24, 2002, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on July 9, 2002, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on November 12, 2002, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County

Approved: 500 *11/20/02 #119*

Submitted By *Planning Council*

RETURN TO DOCUMENT CONTROL

5

1 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
2 County Comprehensive Plan; complies with the requirements of the Local Government
3 Comprehensive Planning and Land Development Regulation Act; and is in the best interests
4 of the health, safety and welfare of the residents of Broward County; and

5 WHEREAS, the proposed amendment constitutes an amendment as part of Broward
6 County's permitted second annual amendments to the Plan for 2002;

7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

9 **Section 1.** The 1989 Broward County Land Use Plan is hereby amended by
10 Amendment PCNRM 02-2, which is an annual amendment to update the Wetlands Map of
11 the Broward County Land Use Plan Natural Resources Map Series, as set forth in Exhibit
12 A, attached hereto and incorporated herein.

13 **Section 2. SEVERABILITY.**

14 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
16 affect the validity of the remaining portions of this ordinance.

17 **Section 3. EFFECTIVE DATE.**

18 1. The effective date of the plan amendment set forth in this ordinance shall be:

19 (a) The date a final order is issued by the Department of Community Affairs
20 finding the amendment to be in compliance in accordance with Section
21 163.3184.

22 (b) The date a final order is issued by the Administration Commission finding the
23 amendment to be in compliance in accordance with Section 163.3184. The
24 Department's notice of intent to find a plan amendment in compliance shall be

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deemed to be a final order if no timely petition is filed challenging the amendment.

2. This Ordinance shall become effective as provided by law.


















ENACTED November 12, 2002

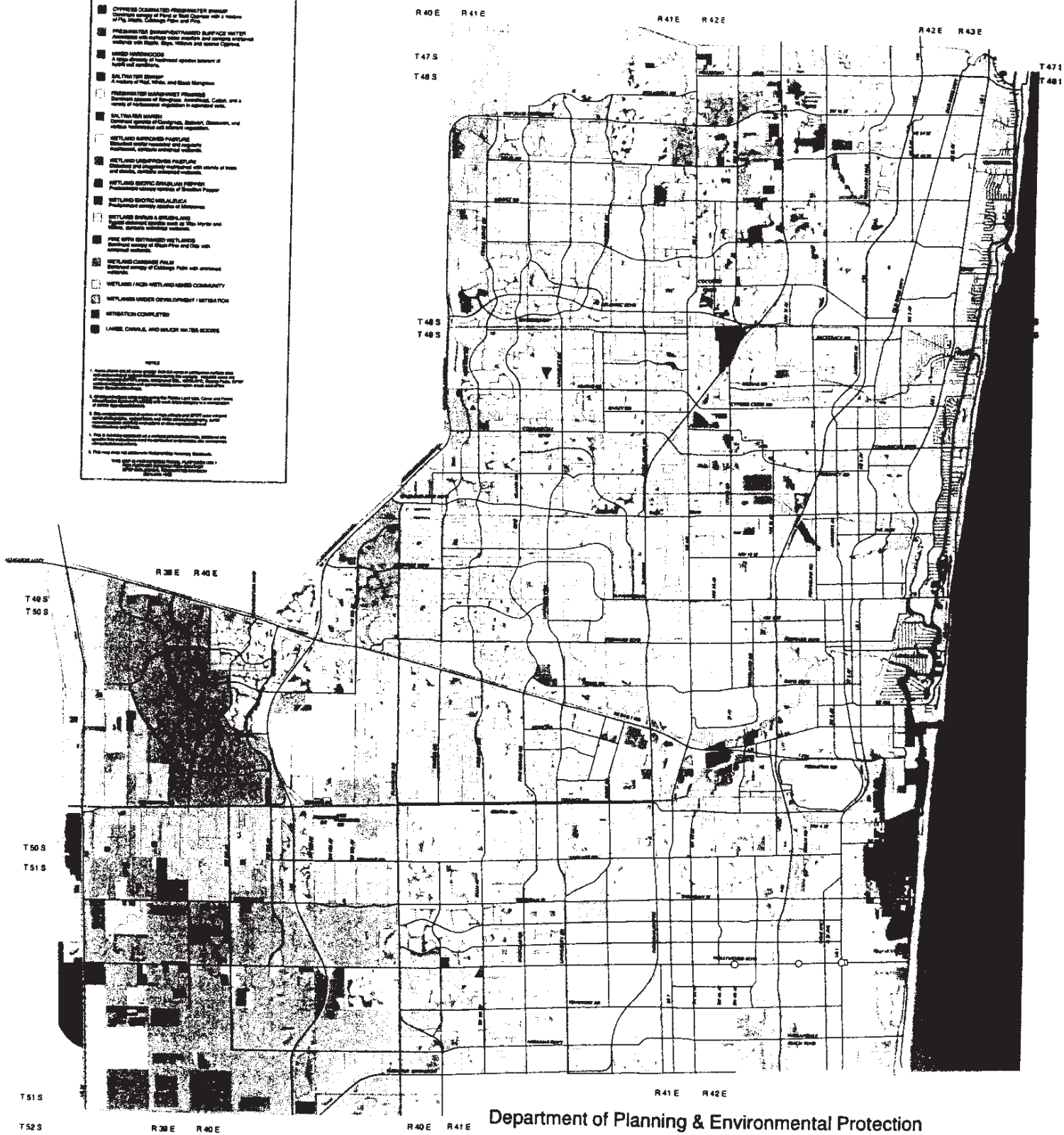
FILED WITH THE DEPARTMENT OF STATE November 18, 2002

EFFECTIVE November 18, 2002

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EXHIBIT A TO ORDINANCE Broward County Wetlands

-  **OPEN WATER**
A body of water, including a pond, lake, or stream, that is not a canal, ditch, or culvert.
-  **FRESHWATER MARSH**
A wetland that is periodically flooded with surface water and contains emergent, submersed, or aquatic vegetation.
-  **MANGROVE FOREST**
A wetland that is periodically flooded with surface water and contains mangrove vegetation.
-  **SALTWATER MARSH**
A wetland that is periodically flooded with salt water and contains emergent, submersed, or aquatic vegetation.
-  **FRESHWATER MARSH**
A wetland that is periodically flooded with surface water and contains emergent, submersed, or aquatic vegetation.
-  **SALTWATER MARSH**
A wetland that is periodically flooded with salt water and contains emergent, submersed, or aquatic vegetation.
-  **WETLAND WITH EMERGENT VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent vegetation.
-  **WETLAND WITH SUBMERSED VEGETATION**
A wetland that is periodically flooded with surface water and contains submersed vegetation.
-  **WETLAND WITH AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains aquatic vegetation.
-  **WETLAND WITH EMERGENT AND SUBMERSED VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent and submersed vegetation.
-  **WETLAND WITH EMERGENT AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent and aquatic vegetation.
-  **WETLAND WITH SUBMERSED AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains submersed and aquatic vegetation.
-  **WETLAND WITH EMERGENT, SUBMERSED, AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent, submersed, and aquatic vegetation.
-  **WETLAND WITH EMERGENT AND SUBMERSED VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent and submersed vegetation.
-  **WETLAND WITH EMERGENT AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent and aquatic vegetation.
-  **WETLAND WITH SUBMERSED AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains submersed and aquatic vegetation.
-  **WETLAND WITH EMERGENT, SUBMERSED, AND AQUATIC VEGETATION**
A wetland that is periodically flooded with surface water and contains emergent, submersed, and aquatic vegetation.



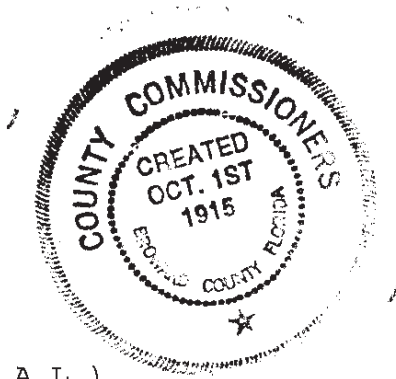
Department of Planning & Environmental Protection
Geographic Information Systems
Adopted November 12, 2002



STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2002-61 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 12th day of November 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of November 2002.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Glenn T. Aronson
Deputy Clerk

(S E A L)

ORDINANCE NO. 2003-26

AN ORDINANCE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION VIII OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO STRATEGIES TO IMPLEMENT THE PLAN; CREATING A NEW SECTION IX PROVIDING FOR DESIGN STANDARDS FOR CONSTRUCTION OF NEW SINGLE FAMILY HOMES; CREATING A NEW SECTION X PROVIDING FOR COMPLIANCE WITH THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2001-07 authorizing the creation of the Washington Park Neighborhood Preservation and Enhancement District; and

WHEREAS, the residents of the Washington Park Neighborhood Preservation and Enhancement District created a Neighborhood Council; and

WHEREAS, the Neighborhood Council and Broward County staff prepared a Neighborhood Enhancement Plan; and

WHEREAS, the Washington Park Neighborhood Enhancement Plan was adopted as Ordinance No. 2002-44 by the Broward County Board of County Commissioners on October 8, 2002; and

WHEREAS, the Neighborhood Council has requested that the Neighborhood Enhancement Plan be amended to revise the section relating to modifications to existing single family homes and to include design standards for new single family homes; and

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

Approved BCC 9/9/03 #8 2pm
Submitted By Planning Council
RETURN TO DOCUMENT CONTROL (9)

1 WHEREAS, the County wishes to clarify that the additional design standards shall
2 not apply to modifications and improvements to existing single family houses if building
3 permit applications have been submitted prior to the adoption date of the new standards;
4 and

5 WHEREAS, the County will be responsible for ensuring compliance with the adopted
6 design standards; and

7 WHEREAS, the Neighborhood Council held a public hearing on January 9, 2003,
8 which was continued to January 23, 2003, to allow input from the residents of the
9 Washington Park Neighborhood Preservation and Enhancement District regarding the
10 proposed design standards; and

11 WHEREAS, the Neighborhood Council held an additional public hearing on July 24,
12 2003, to allow additional input from the residents of the Washington Park Neighborhood
13 Preservation and Enhancement District regarding the proposed amendments to the
14 Enhancement Plan; NOW, THEREFORE,

15 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
16 COUNTY, FLORIDA:

17 **Section 1.** Section VIII Strategies to Implement and Evaluate the Plan is hereby
18 amended to read as follows:

19 **VIII. Strategies to Implement and Evaluate the Plan**

20 1. The Neighborhood Council shall utilize the powers delineated in Section
21 163.526, Florida Statutes and conveyed to the Neighborhood Council by the
22
23

24 Coding: Words in ~~struck through~~ type are deletions from existing text. Words in underscoring type are
additions.

1 Board of County Commissioners at the time of adoption of the Neighborhood
2 Enhancement Plan for Washington Park.

3 2. The neighborhood standards may be amended from time to time by ordinance
4 of the local government with jurisdiction over the area. Section 163.524(11),
5 Florida Statutes.

6 3. There shall be no activity within the Enhancement District which is in violation
7 of any applicable federal, state or local government law, rule or regulation.

8 4. Additions/Modifications to the Exterior of Any House existing Single Family
9 Home or Storefront within the Enhancement District.

10 (a) ~~Changes affecting the appearance of the exterior of buildings, such as~~
11 ~~but not limited to garages, carports, heat pumps, decorations, awnings,~~
12 ~~television and radio antennas, signs, screens, porch and room additions,~~
13 ~~decks, docks, air conditioning equipment or similar changes may be made~~
14 ~~only with the consent of the Neighborhood Council and in accordance with and~~
15 ~~applicable ordinances and building codes. Any exterior modification or~~
16 ~~addition to an existing single family home site shall comply with all of the~~
17 ~~standards in Section IX, Policy 1 except for Standard 3, relating to minimum~~
18 ~~floor area.~~

19 (b) ~~The Neighborhood Council shall establish criteria~~ may recommend that
20 additional design standards be established for the approval or disapproval of
21 such additions or modifications, which may be amended from time to time.
22 Such additional design standards shall be forwarded to the County for
23

24 Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are
additions.

1 consideration of inclusion of such standards in the Plan. Amendment of the
 2 approval criteria shall not affect improvements or modifications which received
 3 previous approval from the Neighborhood Council. The inclusion of such
 4 additional design standards into the Plan shall not affect applications for
 5 building permits for improvements or modifications to single family homes if
 6 the building permit applications are submitted prior to the adoption date of the
 7 ordinance including such additional design standards.

8 (c) The Neighborhood Council may, at its discretion, delegate its authority
 9 to ~~approve or disapprove exterior amendments and modifications~~ recommend
 10 the establishment of additional design standards to a duly authorized
 11 committee of the Washington Park Civic Association or Lafayette Hart Park
 12 Civic Association.

13 5. Requirement of Owners when Leasing or Renting Property.

14 Within fifteen (15) days of entering into an agreement to rent or lease property
 15 within the Enhancement District, property owners shall be required to notify
 16 the Neighborhood Council in writing. The notice shall include the name and
 17 phone number of the lessee. All leases entered into after the effective date
 18 of the Neighborhood Enhancement Plan must contain clauses that bind
 19 lessee(s) to abide by the bylaws and rules of Washington Park Neighborhood
 20 Enhancement Plan. The owner shall provide the lessee(s) with a copy of the
 21 bylaws and rules of the Neighborhood Enhancement Plan within seven (7)
 22 days of the signing of the lease.

23
 24 Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscoring type are additions.

6. Enforcement of Neighborhood Enhancement Plan Rules and Regulations.

(a) If a person believes that a violation of the rules or bylaws of the Neighborhood Enhancement Plan has taken place, complaints concerning the alleged violation must be made in writing to the Street Captains or Neighborhood Council. If the Neighborhood Council determines that the complaint is a violation of the Neighborhood Enhancement Plan and neighborhood standards, it shall notify the complainant in writing as to the action that shall be taken to address the complaint.

(b) When a violation is reported in writing to the Street Captains or Neighborhood Council, the alleged violation shall receive a written warning from the Neighborhood Council setting forth the nature of the violation and required action to correct the violation.

(c) If the violation continues seven (7) days after the first warning has been issued, including weekends and holidays, or recurs within seven (7) days of the warning, including weekends and holidays, a second warning shall be issued.

(d) If within five (5) days of the second warning, including weekends and holidays, the violation does not cease, the Neighborhood Council shall notify the designated code enforcement officer of the violation.

(e) During the warning period, an alleged violator may request a hearing before the next scheduled meeting of the Neighborhood Council. If the Neighborhood Council; determines that no violation exists, it shall take no

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscoring type are additions.

further action. If the Neighborhood Council determines that a violation does exist, it shall contact the designated code enforcement officer.

(f) In addition to the penalties provided in Section 8½ -16 of the Broward County Code of Ordinances, a violation of the Neighborhood Enhancement Plan may be prosecuted in the same manner as a violation of County ordinances through the County's code enforcement boards or hearing officers. The code enforcement boards and hearing officers may assess penalties of up to \$250 per day for a first violation and up to \$500 per day for repeat violations; for each day the violation remains beyond the date the board or hearing officer sets for compliance. (Chapter 162, Florida Statutes)

(g) Penalties imposed, as well as costs, shall be incurred by the offending property owner, even if the violation was performed by the owner's lessee(s).

7. Exemption.

Any single family house existing at the time of the adoption of this ordinance which is damaged by fire, flood, explosion, collapse, wind, war or other catastrophe to such an extent that the cost of rebuilding, repair and reconstruction will exceed fifty-one percent (51%) of the replacement cost of the same single family house shall not be reconstructed except in conformity with Standards 1, 2, 4, 5, 6 and 7 as set forth in Section IX, Policy 1. of this Plan.

Section 2. The Washington Park Enhancement Plan is hereby amended to add a new Section IX as follows:

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

1 **IX. BUILDING DESIGN STANDARDS FOR CONSTRUCTION OF NEW SINGLE**
2 **FAMILY HOUSES.**

3 **Policy 1.** The Washington Park Neighborhood Council wishes to set building
4 design standards for construction of new single family homes.

5 **Standard 1.** All new single family houses shall be required to have garages or
6 carports designed as an integral part of the structure. Canopies and
7 nonstructural or detached garages and carports shall not be permitted.

8 **Standard 2.** All driveways and walkways, including that portion in the public right-of-
9 way, shall be concrete or brick pavers. Asphalt shall not be permitted
10 in these areas.

11 **Standard 3.** New single family homes shall have a minimum floor area of at least
12 fourteen hundred (1400) square feet of living space.

13 **Standard 4.** Flat roofs over garages, carports, porches, patios and living spaces
14 shall be prohibited.

15 **Standard 5.** Irrigation for landscaping shall be required for front, side and rear
16 yards.

17 **Standard 6.** Fences, hedges or walls shall not be erected, planted or maintained at
18 a height greater than forty-eight (48) inches in the front yard.

19 **Standard 7.** Fences or walls in the front yard shall not be chain link, solid wood
20 (including shadow box fences) or solid concrete/CBS block.

21 **X. COMPLIANCE WITH THE WASHINGTON PARK NEIGHBORHOOD**
22 **ENHANCEMENT PLAN.**

23
24 Coding: Words in ~~struck through~~ type are deletions from existing text. Words in underscored type are additions.

1 Broward County shall be responsible for ensuring compliance with the Washington
2 Park Neighborhood Enhancement Plan including issuance of building permits
3 consistent with Section IX of this Plan.

4 **Section 3. SEVERABILITY.**

5 If any portion of this Ordinance is determined by any Court to be invalid, the invalid
6 portion shall be stricken, and such striking shall not affect the validity of the remainder of this
7 Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot be
8 legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s),
9 such determination shall not affect the applicability hereof to any other individual, group,
10 entity, property or circumstance.

11 **Section 4. EFFECTIVE DATE.**

12 This ordinance shall become effective as provided by law.

13 ENACTED September 9, 2003

14 FILED WITH THE DEPARTMENT OF STATE September 18, 2003

15 EFFECTIVE September 18, 2003

21 SLC/wp
22 7/29/03
23 H:\DATA\DIV2\SLC\SLC03\Ordinances\washparkamend-002.wpd
24 File #03-415

24 Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2003-26 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 9th day of September 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22nd day of September 2003.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Glenn T. Aron
Deputy Clerk

(S E A L)

ORDINANCE NO. 2004-12

AN ORDINANCE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION VI OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO STRATEGIES AND POLICIES TO ENHANCE THE DISTRICT; AMENDING SECTION VII OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO MINIMUM STANDARDS; CREATING A NEW SECTION XI PROVIDING FOR PROHIBITED ACTIVITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2001-07 authorizing the creation of the Washington Park Neighborhood Preservation and Enhancement District; and

WHEREAS, the residents of the Washington Park Neighborhood Preservation and Enhancement District created a Neighborhood Council; and

WHEREAS, the Neighborhood Council and Broward County staff prepared a Neighborhood Enhancement Plan; and

WHEREAS, the Washington Park Neighborhood Enhancement Plan was adopted as Ordinance No. 2002-44 by the Broward County Board of County Commissioners on October 8, 2002; and

WHEREAS, the County wishes to clarify that the noise violations and mobile food dispensing vehicle violations are to be prosecuted in the same manner as misdemeanors in accordance with Section 125.69, Florida Statutes; and

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

Approved BCC 06/22/04 #8

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

(1)

v/c

1 WHEREAS, the Neighborhood Council approved the proposed amendment on
2 March 11, 2004, and continued to March 18, 2004; NOW, THEREFORE,

3 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
4 BROWARD COUNTY, FLORIDA:

5 **Section 1.** Standard 3. relating to mobile food dispensing vehicles and
6 Standard 4. relating to noise disturbances of Section VII. Minimum Standards for
7 Property Maintenance, Building Codes and Community Aesthetics are hereby deleted in
8 their entirety,

9 **Section 2.** The Washington Park Enhancement Plan is hereby amended to
10 add a new Policy 16 as follows:

11 **VI. Strategies and Policies to Enhance the District**

12 . . .

13 **Policy 16.** The Washington Park Neighborhood Council shall continue to work with
14 the Broward County Planning Services Division to develop strategies to enhance the
15 redevelopment of the NW 27 Avenue commercial corridor within the District.

16 **Section 3.** The Washington Park Enhancement Plan is hereby amended to
17 add a new Section XI as follows:

18 **XI. Prohibited Activities**

19 **11.1** In accordance with the authority afforded to local governments by Section
20 316.008(1)(a), Florida Statutes to regulate streets within their jurisdiction, mobile
21 food dispensing vehicles are prohibited from stopping, standing or parking within
22 the boundaries of the Washington Park Neighborhood Enhancement District. A
23 mobile food dispensing vehicle is any vehicle-mounted food service
24 establishment which is self-propelled or otherwise movable from place to place.

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1 meeting all applicable requirements of Florida Administrative Code, Chapter 10D-
2 13.32. Appropriate signs shall be posted at all entrances into the Washington
3 Park Neighborhood Enhancement District.

4 11.2 Noise Disturbances.

5 (a) No person shall make or continue any noise which causes a noise
6 disturbance to adjacent or surrounding private residential property at any
7 time of the day or night. Noise is any sound which annoys or disturbs
8 humans or causes or tends to cause an adverse psychological or
9 physiological effect on humans. Noise disturbance is any sound that
10 endangers the safety or health of any person, disturbs a reasonable
11 person of normal sensitivities, or endangers personal or real property.
12 Noise disturbances shall constitute a nuisance.

13 (b) In addition, the following activities are prohibited during the time periods
14 indicated below:

15 (1) Loudspeakers: Using or operating any loudspeaker, loudspeaker
16 system, or similar device between the hours of 10:00 p.m. and 7:00
17 a.m.

18 (2) Loading and unloading: Loading and unloading, opening, closing
19 or other handling of boxes, crates, containers, building materials,
20 refuse cans, or other objects between the hours of 7:00 p.m. and
21 7:00 a.m.

22 (3) Construction and demolition: Operating or causing the operation of
23 any tools or equipment used in construction, drilling, repair,
24 alteration, or demolition work between the hours of 7:00 p.m. and

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1 7:00 a.m weekdays and 7:00 p.m. to 8:00 a.m. on Saturday except
2 for emergency utility repairs. Operating or causing the operation of
3 any tools or equipment used in construction, drilling, repair,
4 installation or demolition work shall be prohibited on Sundays
5 except for emergency utility repairs.

6 (4) Powered model vehicles: Operating or permitting the operation of
7 powered model vehicles between the hours of 7:00 p.m. and 7:00
8 a.m.

9 (5) Domestic power tools: Operating or permitting the operation of any
10 mechanically powered saw, sander, drill, grinder, lawn, or garden
11 tool, or similar tool between 8:00 p.m. and 7:00 a.m.

12 (6) Vehicle motorboat, or aircraft repairs and testing: Repairing,
13 rebuilding, modifying or testing any motor vehicle, motorboat or
14 aircraft between the hours of 10:00 p.m. and 7:00 a.m.

15 (7) Explosives, firearms and similar devices: Using or firing explosives,
16 firearms or similar devices at any time of the day or night.

17 (8) Air-conditioning and air-handling equipment: Operating or
18 permitting the operation of any air-conditioning or air-handling
19 equipment which causes a noise disturbance at any time of the day
20 or night.

21 (9) Engines, generators, pumps, motors, and other machinery:
22 Operating or permitting the operation of any engines, generators,
23 pumps, motors or other machinery which causes a noise
24 disturbance at any time of the day or night.

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1 (c) The following are not considered to be a noise disturbance:

- 2 (1) Motor vehicles operating on a public right-of-way.
- 3 (2) The unamplified human voice.
- 4 (3) Any noise generated by the movement of aircraft or railroads in
5 accordance with or pursuant to applicable federal laws or
6 regulations.
- 7 (4) Routine maintenance of public service utilities.
- 8 (5) Noise generated for the purpose of alerting persons to the
9 existence of an emergency or noise generated in the performance
10 of emergency work.
- 11 (6) Any noise generated by any noncommercial public speaking and
12 public assembly activities conducted on any public space or public
13 right-of-way pursuant to lawful authority.
- 14 (7) Any noise generated by the operation of engines, generators,
15 pumps, construction tools, or other equipment for emergency use.

16 11.3 Violations of Sections 11.1 and 11.2 shall be prosecuted in the same manner as
17 misdemeanors are prosecuted. Such violations shall be prosecuted in the name
18 of the state in a court having jurisdiction of misdemeanors by the prosecuting
19 attorney thereof, and upon conviction shall be punished by a fine not to exceed
20 five hundred dollars (\$500.00) or by imprisonment in the county jail not to exceed
21 sixty (60) days or by both such fine and imprisonment.

22 **Section 3. SEVERABILITY.**

23 If any portion of this Ordinance is determined by any Court to be invalid, the
24 invalid portion shall be stricken, and such striking shall not affect the validity of the

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscoring type are additions.

1 remainder of this Ordinance. If any Court determines that this Ordinance, or any portion
2 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies),
3 or circumstance(s), such determination shall not affect the applicability hereof to any
4 other individual, group, entity, property or circumstance.

5 **Section 4. EFFECTIVE DATE.**

6 This ordinance shall become effective as provided by law.

7 ENACTED June 22, 2004

8 FILED WITH THE DEPARTMENT OF STATE June 28, 2004

9 EFFECTIVE June 28, 2004

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SLC/wp
7/2/04

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#04-407

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2004-12 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 22nd day of June 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2nd day of July 2004.



(SEAL)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Gloria de T. Arango
Deputy Clerk

WILLCATT

TGSF
4430 WESTON RD
DAVIE FL 33331

**AFFIDAVIT & MEMORANDUM
NOTICE OF INTEREST**

State of Florida
County of

Before me the undersigned authority on this day personally appeared Gene Schroeder, Managing Member of Reef Properties LLC. Whom first duly sworn disposes and says that:

To all Title Companies and Prospective Purchasers, Sellers, Mortgage Companies, Banks and parties of interest, please be advised as follows: There is an agreement affecting the ownership of Exhibit A, dated 10/17/2014. Said Agreement is between Reef Properties, LLC and D Brown, Lewis, Alvin Lewis, CARABINO of Folio 5042 0501 1070, 5042 0501 1090. For any further information contact party named below.

Dated this 26 day of OCT, 2014

FURTHER AFFIANT SAYETH NOT.

Signed, Sealed and Delivered
In the presence of:

X [Signature]
Witness
y [Signature]
Witness

[Signature] 12/4/14
Gene Schroeder
Managing member of Reef Properties, LLC
1820 N. Corporate Lakes Blvd., Suite 208,
Weston, FL 33326

Sworn to and described before me this 1 day of Dec, 2014

Ntary [Signature]

This instrument was prepared by:
Gene Schroeder
1820 N Corporate Lakes Blvd # 208
Weston, FL 33326
Office - 954-515-0030

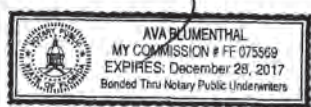


Exhibit "A"
Description of Real Property
Legal address:
Legal Description:

Exhibit "A"

Legal Description: Folio 5042 0501 1080
5042 0501 1090

Washington Park 19-22B Lot 29 Less S 10 For Rd R/W
Block 5 & Washington
A/K/A: 2201 Sistrunk Blvd Park 19-22 B.
Fort Lauderdale FL Lot 30 Less S 10
For Rd R/W Block 5

SALE AGREEMENT FOR VACANT LAND

DATE: October 17, 2014

1. **SELLER:** ALVIN LEWIS, D L BROWN, & S LEWIS CARABALLO
4701 NW 16 ST
LAUDERHILL FL 33313-5523

BUYER: Reef Properties LLC (And/or Assigns)
1820 N Corporate Lake Blvd
Weston, FL 33326

The Seller and Buyer, above agree to sell and buy on the terms and conditions specified below, the property situated in the County of Broward, State of Florida described as:

Parcel ID Number: 5042 05 01 1080 & 5042 05 01 1090
Legal Description: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5 &
WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

2. **PURCHASE PRICE:**

\$ 36,000.00 (Net to Seller), payable by Buyer in U.S. funds. All funds paid at closing must be paid by cash or cash equivalent. Buyer will pay cash for the property with no financing contingency.

3. **DUE DILLIGENCE PERIOD:** Buyer shall have a 90 day inspection period to cover all architectural, zoning, and planning requirements.

4. **CLOSING DATE; OCCUPANCY:** This contract will be closed and the deed and possession delivered on or before December 30, 2014, unless extended by other provisions of this contract. Failure to close by said date will render the contract null and void and unenforceable. Buyer retains the right to cancel sale agreement any time for any reason.

5. **CLOSING PROCEDURE; COSTS:**

- (a) Buyer will pay Buyer's customary closing costs and Seller will pay Seller's customary closing costs.
- (b) Taxes will be prorated as of day of closing.
- (c) This sale will be closed by: TITLE GUARANTEE OF SOUTH FL
(954)389-9483
4430 Weston Rd, Davie, FL 33331


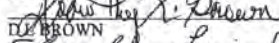
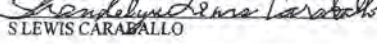
6. **TITLE:** Seller will convey marketable title to the property by statutory Warranty/Grant Deed or Trustee, Personal Representative, or Guardian Deed as appropriate to the Seller's status, being free of all liens and encumbrances of record, except for unpaid taxes.

7. **PRE-MARKETING:** Buyer and Seller agree Buyer may premarket the property in any way see fit including, but not limited to through the internet, social media, Facebook, Craigslist, multiple listing service, Zillow, Trulia, Instagram, email.

8. **DEPOSIT:** Buyers will put up a deposit of \$1,000.00 toward purchase price with the guarantee escrow account located at 4430 Weston Rd, Davie, FL 33331

9. **OFFER AND ACCEPTANCE:** This offer shall automatically expire on October 22, 2014 at 5:00 pm (EST), if not accepted within that time. This offer may only be accepted by Seller in writing if postmarked or scanned and emailed by above date.

This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of Buyer and Seller. By signing below, each party accepts this offer.

 ALVIN LEWIS	<u>10/26/14</u> Date
 D L BROWN	<u>10/26/14</u> Date
 S LEWIS CARABALLO	<u>10/26/14</u> Date
Reef Properties LLC	_____ Date

Date: _____

This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319
Parcel Identification /
(Folio) Number: 5042 05 01 1090

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of April, 2017, by **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, **DOROTHY LEWIS BROWN**, a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SHANDELYN LEWIS CARABALLO, a single woman**, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and **LEVITTRICK LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313; second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **Ten Dollars (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.



**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Handwritten Signature]

Witness Signature

Cecil Frank Jones

Print Name

Jimmie L. Harberg

Witness Signature

Jimmie L. Harberg

Print Name

GRANTOR:

[Handwritten Signature]

ALVIN LEWIS

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is personally known to me or who has produced DL / L200-00048-425-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



(SEAL)

[Handwritten Signature]

NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Handwritten signature]

Witness Signature

Louis Jordan

Print Name

[Handwritten signature]

Witness Signature

Franklin D. Brown

Print Name

GRANTOR:

[Handwritten signature]
DOROTHY LEWIS BROWN

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

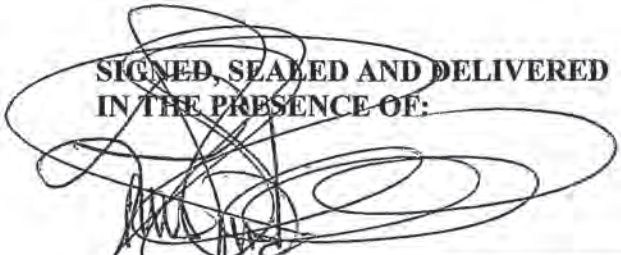
WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



(SEAL)

[Handwritten signature]
NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness Signature

LOUIS JORDAN

Print Name

GRANTOR:



SHADELYN LEWIS CARABALLO



Witness Signature

FREDERICK D. BOYER

Print Name

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHADELYN LEWIS CARABALLO, who is personally known to me or who has produced C 614-792-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



NOTARY PUBLIC - STATE OF FLORIDA

(SEAL)

2

This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319

Parcel Identification /
(Folio) Number: 5042 05 01 1080

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of April, 2017, by **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, **DOROTHY LEWIS BROWN**, a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SHANDELYN LEWIS CARABALLO, a single woman**, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and **LEVITTRICK LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **Ten Dollars (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of **BLOCK 5 of WASHINGTON PARK**, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

(4)

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Handwritten Signature]

Witness Signature

Cecil Frank Lewis

Print Name

GRANTOR:

[Handwritten Signature]

ALVIN LEWIS

[Handwritten Signature]

Witness Signature

Immie L. Handberry

Print Name

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is personally known to me or who has produced L200-000-48-425-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.

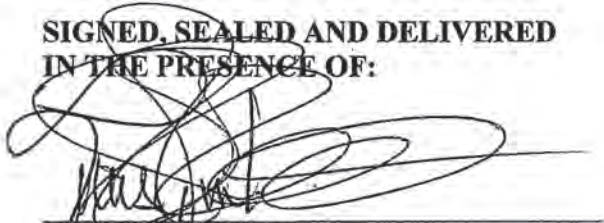


(SEAL)

[Handwritten Signature]

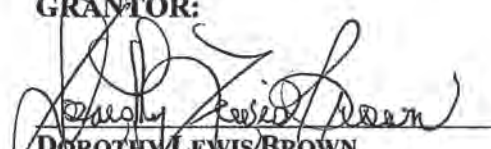
NOTARY PUBLIC - STATE OF FLORIDA

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

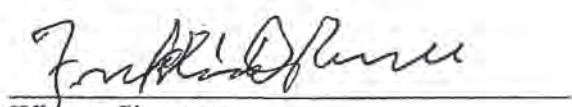


Witness Signature
Louis Jordan

Print Name

GRANTOR:


DOROTHY LEWIS BROWN



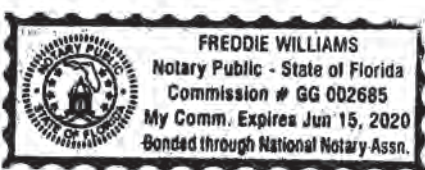
Witness Signature
Frank Brown

Print Name

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.





NOTARY PUBLIC - STATE OF FLORIDA

(SEAL)

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Handwritten signature]

Witness Signature

LOUIS JORDAN

Print Name

[Handwritten signature]

Witness Signature

FRANK BROWN

Print Name

GRANTOR:

[Handwritten signature]

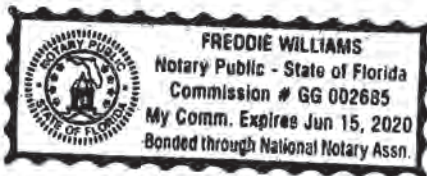
SHANDELYN LEWIS CARABALLO

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHANDELYN LEWIS CARABALLO, who is personally known to me or who has produced 0614-792-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of APRIL, 2017, A.D.



[Handwritten signature]

NOTARY PUBLIC - STATE OF FLORIDA

(SEAL)



DOMA TITLE INSURANCE, INC.

Order No.: FL2400607
Buyers/Borrowers: a natural person or legal entity to be determined
Address: Northwest 6 Street, Fort Lauderdale, FL 33311
County: Broward
APN: 504205011080, 504205011090
Title Commitment Date as of: 1/12/2024
Reference:
Loan Amount:
Sales Price: \$100.00

TO: Near NorthTitle Group
600 N Pine Island Road, Suite 350
Fort Lauderdale, FL 33324

Please find enclosed the completed commitment and documents for your file number FL2400607.

Doma Title Insurance, Inc.



DOMA TITLE INSURANCE, INC.

760 N.W. 107 Avenue, Suite 401, Miami, FL 33172
(800) 374-8475

ALTA COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Doma Title Insurance, Inc., a South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

DOMA TITLE INSURANCE, INC.

BY

Emilio Fernandez, PRESIDENT

ATTEST

Valerie Jahn-Grandin, SECRETARY



This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.
 3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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10. ARBITRATION

The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Issued by:



760 N.W. 107 Avenue, Suite 401, Miami, FL 33172

Or call us at:

General Inquiries: 800-374-8475 Claims: 800-869-3434
www.doma.com

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Doma Title Insurance, Inc.

760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

COMMITMENT – Schedule A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Near NorthTitle Group

Issuing Office: 600 N Pine Island Road, Suite 350, Fort Lauderdale, FL 33324

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: NN-FL2400607

Issuing Office File Number: FL2400607

Property Address: Northwest 6 Street, Fort Lauderdale, FL 33311

Revision Number:

SCHEDULE A

1. Commitment Date: January 12, 2024
2. Policy to be issued:
 - (a) OWNER: ALTA 2021 Owner's w/Standard Coverage (with Florida Modifications)
Proposed Insured: a natural person or legal entity to be determined
Proposed Policy Amount: \$100.00
3. The estate or interest in the Land at the Commitment Date is: FEE SIMPLE
4. The Title is, at the Commitment Date, vested in: Alvin Lewis and Levittrick Lewis and, as disclosed in the Public Records, has been since: 05-15-2017
5. The Land is described as follows: See attached Exhibit A

Near NorthTitle Group

Agent Name _____

Agent Signature

Agent Number: 102A

DOMA TITLE INSURANCE, INC.

BY


Emilio Fernandez, PRESIDENT

ATTEST


Valerie Jahn-Grandin, SECRETARY



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Schedule A – Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

Form: C.FL.4005

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Doma Title Insurance, Inc.
760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

COMMITMENT – Schedule B-I

File No.: FL2400607

Commitment No.: NN-FL2400607

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirement or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Alvin Lewis and Levitrick Lewis, Grantor, to a natural person or legal entity to be determined, Grantee, conveying the Land described on Schedule A hereof.NOTE: Spouse(s) of individual(s), if any, are required to join in the execution of the above required documents in the event the Land is the homestead of the grantor/mortgagor. In addition, recital of marital status of the grantor/mortgagor and non-homestead status of Land, where applicable, must be reflected on the document vesting the estate to be insured.
5. A search commencing with the effective date of this Commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
6. Affidavit from the owner of the property establishing that: 1) no person other than the owner is in possession; 2) there are no unrecorded easements or claims of easements in existence; 3) more than 90 days have elapsed since the completion of all improvements for which payment has not been made in full; 4) there are no matters pending that could give rise to a lien that would attach to the Land between the Effective Date of this Commitment and the recording of the interest to be insured; and 5) the affiant has not and will not execute any instruments that would adversely affect the interest to be insured.
7. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.
8. INFORMATIONAL NOTE:
A search has been done of the Office of Foreign Assets Control (OFAC) (Patriot Act search) for the following names shown in the accompanying Commitment for Title Insurance:
a natural person or legal entity to be determined, Alvin Lewis and Levitrick Lewis
The results of this search are attached to this Commitment. Any changes or additions to said names will require an additional search of the Office of Foreign Assets Control to be performed by the agent. For business entities, the individuals with an ownership interest of 50% or more should also be searched. This process should be repeated for each entity that has an ownership interest in the buying or selling entity. At a minimum, the names to be searched are the buyer, the seller, and all third party sources of funds, unless that party is a publicly traded institution or organization. The SDN list is available at: www.ustreas.gov/offices/enforcement/ofac/sdn/. If you find a potential match, contact the Company's underwriting counsel to resolve the matter. You may not close or disburse the transaction until a resolution or determination of the match has been made by the Company's underwriting counsel. The Company reserves the right to make additional requirements or exceptions based upon

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Schedule B-I – Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021) with Florida modifications]

Form: C.FL.4005

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Doma Title Insurance, Inc.

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COMMITMENT – Schedule B-I

any updated search results.

9. The property appears to be unencumbered because no open mortgages were disclosed by our search. Accordingly, the following is required:
 - (a) Written request shall be made of Seller/Mortgagor to disclose all mortgages that affect the property. Seller's closing affidavit shall contain an affirmative statement that the property is free and clear, and that there are no mortgages which encumber the property.
 - (b) Unless your agency has a pre-existing relationship with the Seller/Mortgagor, your agency must confirm personal contact with the Seller/Mortgagor prior to closing by letter mailed to the record title holder, as reflected in the current tax rolls, thanking them for the title order and confirming that the order was initiated at their request. You should use the address on record for the property owner to which real property tax bills are mailed. For a business entity, you should use the record title holder's address appearing on the current rolls of the Secretary of State or other state corporate records registry. If such representative was recently changed, less than a year, contact the address of the prior entity representatives.
10. Release of that certain Agreement as acknowledged by Affidavit and Memorandum Notice of Interest recorded in Official Records Book 51296, Page 462.
11. For each policy to be issued as identified in Schedule A, Item 2, the company shall not be liable under this commitment until it receives the specific identity of the Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
12. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy to be issued based upon this commitment.
13. Real Estate taxes have been paid through the year 2023.
Parcel # 504205011080 gross amount being \$1,385.14. (Parcel 1)
Parcel # 504205011090 gross amount being \$1,385.04. (Parcel 2)

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**Schedule B-I – Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021) with Florida modifications]**

Form: C.FL.4005

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Doma Title Insurance, Inc.

760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

COMMITMENT – Schedule B-II

File No.: FL2400607

Commitment No.: NN-FL2400607

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
3. Rights or claims of parties in possession not recorded in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an inspection or an accurate and complete land survey of the Land.
5. Easements, or claims of easements, not recorded in the Public Records.
6. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems, or gas systems serving the Land described herein; and any lien for waste fees in favor of any county or municipality.

NOTE: THIS COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY. No investigation has been made as to easements, covenants, restrictions, etc., except for those specifically requested items listed below (if applicable).

8. All matters set forth on the plat of Washington Park, according to the plat thereof, as recorded in Plat Book 19, Page 22.
9. Ordinance No. 1998-13(2) recorded in Official Records Book 28861, Page 741.
10. Ordinance No. 2002-61 recorded in Official Records Book 34145, Page 1891.
11. Ordinance No. 2003-26 recorded in Official Records Book 26105, Page 19.
12. Ordinance No. 2004-12 recorded in Official Records Book 37768, Page 486.

NOTE: All references herein are to the public records of Broward County, Florida.

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**Schedule B-II – Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021) with Florida modifications]**

Form: C.FL.4005

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Doma Title Insurance, Inc.
760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475
COMMITMENT – Exhibit A

File No.: FL2400607

Commitment No.: NN-FL2400607

Lots 29 and 30, less the South 10 feet, Block 5 of Washington Park, according to the plat thereof, as recorded in Plat B00k 19, Page 22, of the Public Records of Broward County, Florida.

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**Exhibit A – Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021) with Florida modifications]**

Form: C.FL.4005

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Doma Title Insurance, Inc.
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COMMITMENT – Exhibit B

Chain of Title

Grantor: Alvin Lewis, a single man, Dorothy Lewis Brown, a married woman, and Shandelyn Lewis Caraballo, a single woman

Grantee: Alvin Lewis, a single man and Levittrick Lewis, a single man

Recorded Date: May 15, 2017

Instrument Number: 114383336

Grantor: Alvin Lewis, a single man, Dorothy Lewis Brown, a married woman, and Shandelyn Lewis Caraballo, a single woman

Grantee: Alvin Lewis, a single man and Levittrick Lewis, a single man

Recorded Date: May 15, 2017

Instrument Number: 114383335

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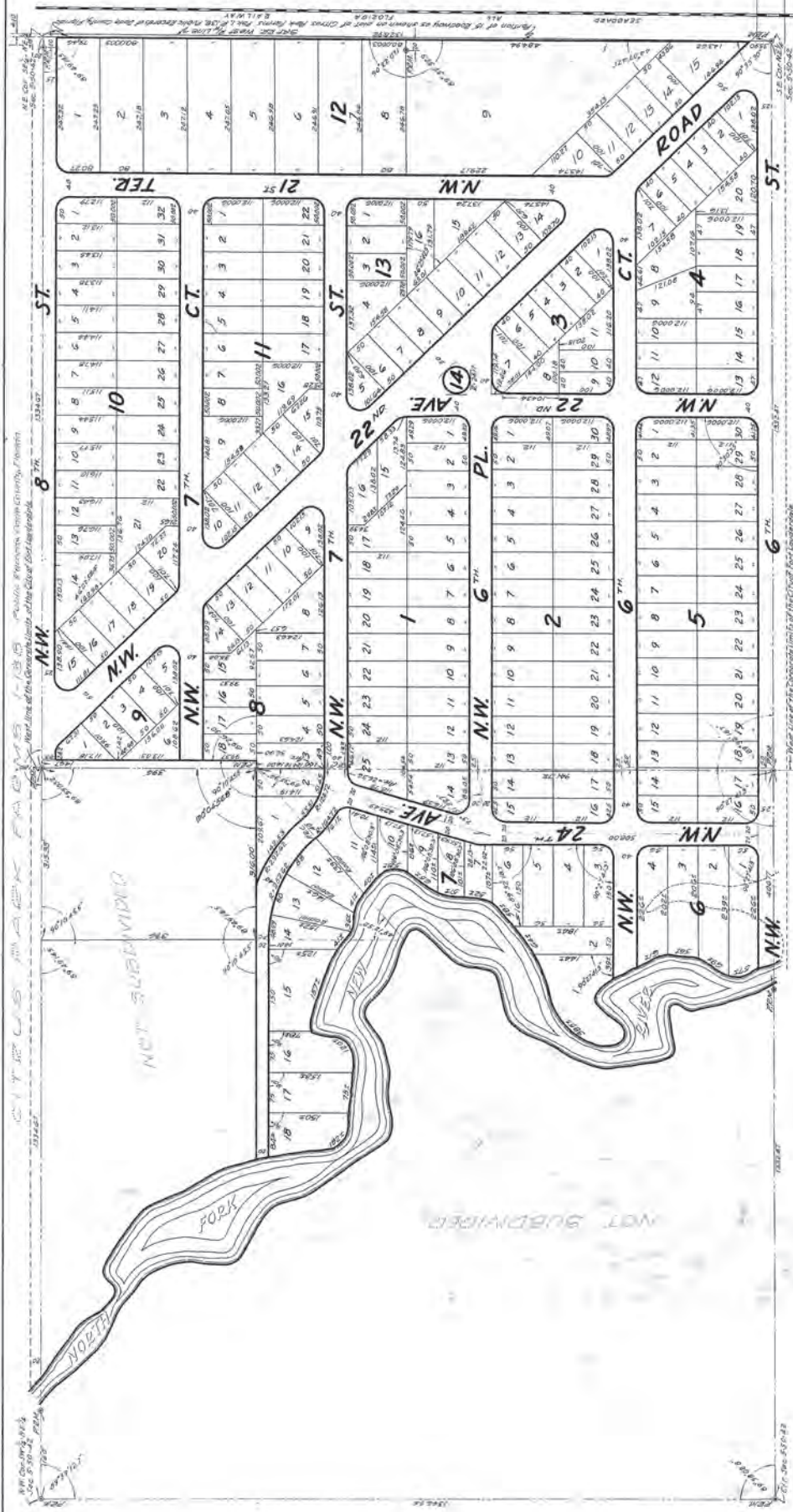
Exhibit B – Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021) with Florida modifications]

Form: C.FL.4005

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WASHINGTON PARK

LYING IN LOT 6 SEC. 5 TWP 50 S. RGE. 42 E.
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

08028 18 5245
PL 54-14330
SUBDIVISION ENGINEER'S COMPANY
CIVIL ENGINEER, MIAMI, FLORIDA
SCALE: 1" = 40'



KNOW ALL MEN BY THESE PRESENTS, That Frank N. Magnuson, a single man, has caused to be made the attached plat of the subdivision of the land as shown on the attached plat, to wit, of Lot 6, Sec. 5, Twp. 50 South, Rge. 42 East, Broward County, Florida, as shown on the attached plat, to wit, of Lot 6, Sec. 5, Twp. 50 South, Rge. 42 East, Broward County, Florida. The Streets, Avenue Road, Terrace, Courts and Plaza as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to himself his thick described Witness my hand and seal this 23rd day of June, 1944.

Witness my hand and seal this 23rd day of June, 1944.
Frank N. Magnuson
HENRY R. MINGWISON
COUNTY OF BROWARD
STATE OF FLORIDA
Before me this day personally appeared Frank N. Magnuson, a single man, to me well known to be the person whose name and address are stated on the foregoing instrument, who acknowledged that he executed the same for the purposes and consideration therein expressed.
Witness my hand and official seal this 23rd day of June, 1944.
Notary Public, State of Florida, & Large
My Commission expires October 6, 1947

This Plat was approved by the City Planning Board of Fort Lauderdale, Florida, by Resolution No. 118, dated July 15, 1944.
This Plat was approved by Christine McCall, Mayor and adopted by the City Commission of Fort Lauderdale, Florida, Thursday of Jan. 12, 1945.
Approved and accepted for Record by the Board of County Commissioners of Broward County, Florida, this 23rd day of Jan., 1945. This plat complies with provisions of Chapter 1925 (No. 253), Laws of State of Florida.
Approved and accepted for Record by the City Engineer of Fort Lauderdale, Florida, this 23rd day of Jan., 1945.
Approved and accepted for Record by the County Engineer of Broward County, Florida, this 30th day of Jan., 1945.

By: *[Signature]*
Christine McCall
Mayor
By: *[Signature]*
City Engineer
By: *[Signature]*
County Engineer

WE HEREBY CERTIFY: That the attached Plat of "WASHINGTON PARK" is a true and correct representation of the land as recently surveyed and platted under our direction, also that the Monument Reference Measurements were set in accordance with Sec. 7, Chapter 1025 (No. 253) Laws of the State of Florida, on the 28th day of Aug. 1944.
By: *[Signature]*
County Engineer
By: *[Signature]*
City Engineer
By: *[Signature]*
County Engineer

Filed for Record this 30 day of Jan. 1945 in Book 12 of Plats, page 22 of the Public Bureau of Broward County, Florida, RECORDED 1945
By: *[Signature]*
County Engineer

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504205011080	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): LEWIS, ALVIN LEWIS, LEVITTRICK	Adj. Bldg. S.F.: 0	Email: commercialtrim@bcpa.net
Mailing Address: 4701 NW 16 ST LAUDERHILL, FL 33313	Bldg Under Air S.F.:	Zoning : NWRAC-MUw - NW REGIONAL ACTIVITY CENTER - MIXED USE WEST
Physical Address: NW 6 STREET FORT LAUDERDALE, 33311	Effective Year: 0	Abbr. Legal Des.: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$112,270	0	0	\$112,270	\$51,320	
2023	\$112,270	0	0	\$112,270	\$46,660	\$1,385.14
2022	\$76,550	0	0	\$76,550	\$42,420	\$1,061.76

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$112,270	\$112,270	\$112,270	\$112,270
Portability	0	0	0	0
Assessed / SOH	\$51,320	\$51,320	\$51,320	\$51,320
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$51,320	\$112,270	\$51,320	\$51,320

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/29/2017	Multi Quit Claim Deed Non-Sale Title Change	\$100	114383335
05/30/1996	Multi Quit Claim Deed	\$100	25360 / 427
12/14/1995	Multi Warranty Deed	\$44,000	24294 / 1
06/01/1989	Warranty Deed	\$22,500	16519 / 585

LAND CALCULATIONS

Unit Price	Units	Type
\$22.00	5,103 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504205010870	11/14/2023	Warranty Deed	Qualified Sale	\$365,000	119236150	2300 NW 6 CT FORT LAUDERDALE, FL 33311
504205011960	11/14/2023	Warranty Deed	Qualified Sale	\$157,000	119255301	2136 NW 7 ST FORT LAUDERDALE, FL 33311
504205012030	08/15/2023	Warranty Deed	Qualified Sale	\$380,000	119046417	638 NW 22 RD FORT LAUDERDALE, FL 33311
504205011910	07/25/2023	Warranty Deed	Qualified Sale	\$455,000	119071826	701 NW 21 TER #1-3 FORT LAUDERDALE, FL 33311
504205011530	07/24/2023	Warranty Deed	Qualified Sale	\$215,000	119006383	NW 8 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						5,103.00		

SCHOOL

Dillard Elementary: C
Dillard 6-12: C
Dillard High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Robert McKinzie	US House Rep. District 20	US House Rep. Name Sheila Cherfilus-McCormick
Florida House Rep. District 99	Florida House Rep. Name Daryl Campbell	Florida Senator District 32	Florida Senator Name Rosalind Osgood	School Board Member Dr. Jeff Holness

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504205011090	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): LEWIS, ALVIN LEWIS, LEVITTRICK	Adj. Bldg. S.F.: 0	Email: commercialtrim@bcpa.net
Mailing Address: 4701 NW 16 ST LAUDERHILL, FL 33313	Bldg Under Air S.F.:	Zoning : NWRAC-MUw - NW REGIONAL ACTIVITY CENTER - MIXED USE WEST
Physical Address: W SISTRUNK BOULEVARD FORT LAUDERDALE, 33311	Effective Year: 0	Abbr. Legal Des.: WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$92,220	0	0	\$92,220	\$42,180	
2023	\$92,220	0	0	\$92,220	\$38,350	\$1,138.04
2022	\$62,880	0	0	\$62,880	\$34,870	\$872.47

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$92,220	\$92,220	\$92,220	\$92,220
Portability	0	0	0	0
Assessed / SOH	\$42,180	\$42,180	\$42,180	\$42,180
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$42,180	\$92,220	\$42,180	\$42,180

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/29/2017	Multi Quit Claim Deed Non-Sale Title Change	\$100	114383335
05/30/1996	Multi Quit Claim Deed	\$100	25360 / 427
12/14/1995	Multi Warranty Deed	\$44,000	24294 / 1
06/12/1989	Multi Warranty Deed	\$22,500	16519 / 585

LAND CALCULATIONS

Unit Price	Units	Type
\$22.00	4,192 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504205010870	11/14/2023	Warranty Deed	Qualified Sale	\$365,000	119236150	2300 NW 6 CT FORT LAUDERDALE, FL 33311
504205011960	11/14/2023	Warranty Deed	Qualified Sale	\$157,000	119255301	2136 NW 7 ST FORT LAUDERDALE, FL 33311
504205012030	08/15/2023	Warranty Deed	Qualified Sale	\$380,000	119046417	638 NW 22 RD FORT LAUDERDALE, FL 33311
504205011910	07/25/2023	Warranty Deed	Qualified Sale	\$455,000	119071826	701 NW 21 TER #1-3 FORT LAUDERDALE, FL 33311
504205011530	07/24/2023	Warranty Deed	Qualified Sale	\$215,000	119006383	NW 8 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						4,192.00		

SCHOOL

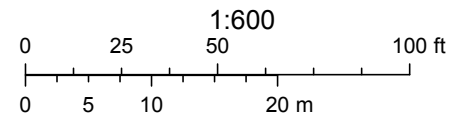
Dillard Elementary: C
Dillard 6-12: C
Dillard High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Robert McKinzie	US House Rep. District 20	US House Rep. Name Sheila Cherfilus-McCormick
Florida House Rep. District 99	Florida House Rep. Name Daryl Campbell	Florida Senator District 32	Florida Senator Name Rosalind Osgood	School Board Member Dr. Jeff Holness

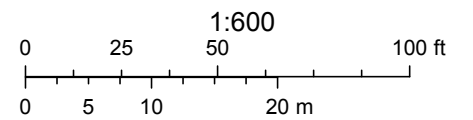


January 18, 2024





January 18, 2024



Property ID Number 504205-01-1080	Escrow Code	Assessed Value <i>See Below</i>	Exemptions <i>See Below</i>	Taxable Value <i>See Below</i>	Millage Code 0312
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LEWIS,ALVIN
LEWIS,LEVITTRICK
4701 NW 16 ST
LAUDERHILL, FL 33313

**PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.**

NW 6 ST
WASHINGTON PARK 19-22 B
LOT 29 LESS S 10 FOR RD R/W
BLK 5

LBX-23-00033386
Paid By
Effective Date

AD VALOREM TAXES	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
Taxing Authority					
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	46,660	0	46,660	258.93
VOTED DEBT	0.11980	46,660	0	46,660	5.59
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	112,270	0	112,270	553.04
CAPITAL OUTLAY	1.50000	112,270	0	112,270	168.40
VOTER APPROVED DEBT LEVY	0.18960	112,270	0	112,270	21.29
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	46,660	0	46,660	1.53
OKEECHOBEE BASIN	0.10260	46,660	0	46,660	4.79
SFWM DISTRICT	0.09480	46,660	0	46,660	4.42
NORTH BROWARD HOSPITAL	1.43070	46,660	0	46,660	66.76
CHILDREN'S SVCS COUNCIL OF BC	0.45000	46,660	0	46,660	21.00
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPERATING	4.11930	46,660	0	46,660	192.21
DEBT SERVICE	0.27370	46,660	0	46,660	12.77
FL INLAND NAVIGATION	0.02880	46,660	0	46,660	1.34

Total Millage:	18.81720	Ad Valorem Taxes:	\$1,312.07
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NON-AD VALOREM TAXES	Rate	Amount
Levying Authority		
033 FT LAUDERDALE STORMWATER CAT III	@ 623.7000	73.07
Non-Ad Valorem Assessments:		\$73.07
Combined Taxes and Assessments:		\$1,385.14

If Postmarked By	Nov 30, 2023			
Please Pay	\$0.00			

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504205-01-1080

**PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com**

If Postmarked By	Please Pay
Nov 30, 2023	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

LEWIS,ALVIN
LEWIS,LEVITTRICK
4701 NW 16 ST
LAUDERHILL, FL 33313

Please Pay Only One Amount

Property ID Number 504205-01-1090	Escrow Code	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 0312
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LEWIS,ALVIN
LEWIS,LEVITTRICK
4701 NW 16 ST
LAUDERHILL, FL 33313

**PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.**

W SISTRUNK BLVD
WASHINGTON PARK 19-22 B
LOT 30 LESS S 10 FOR RD R/W
BLK 5

LBX-23-00033464
Paid By
Receipt #
Effective Date

AD VALOREM TAXES	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
Taxing Authority					
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	38,350	0	38,350	212.81
VOTED DEBT	0.11980	38,350	0	38,350	4.59
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	92,220	0	92,220	454.28
CAPITAL OUTLAY	1.50000	92,220	0	92,220	138.33
VOTER APPROVED DEBT LEVY	0.18960	92,220	0	92,220	17.48
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	38,350	0	38,350	1.25
OKEECHOBEE BASIN	0.10260	38,350	0	38,350	3.93
SFWM DISTRICT	0.09480	38,350	0	38,350	3.64
NORTH BROWARD HOSPITAL	1.43070	38,350	0	38,350	54.87
CHILDREN'S SVCS COUNCIL OF BC	0.45000	38,350	0	38,350	17.26
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPERATING	4.11930	38,350	0	38,350	157.98
DEBT SERVICE	0.27370	38,350	0	38,350	10.50
FL INLAND NAVIGATION	0.02880	38,350	0	38,350	1.10

Total Millage:	18.81720	Ad Valorem Taxes:	\$1,078.02
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NON-AD VALOREM TAXES	Rate	Amount
Levying Authority		
033 FT LAUDERDALE STORMWATER CAT III	@ 623.7000	60.02
Non-Ad Valorem Assessments:		\$60.02
Combined Taxes and Assessments:		\$1,138.04

If Postmarked By	Nov 30, 2023			
Please Pay	\$0.00			

Paid 11/20/2023 Receipt # LBX-23-00033464 \$1,092.52
11/17/2023 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504205-01-1090

**PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com**

If Postmarked By	Please Pay
Nov 30, 2023	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

LEWIS,ALVIN
LEWIS,LEVITTRICK
4701 NW 16 ST
LAUDERHILL, FL 33313

Please Pay Only One Amount

[Search](#) > Account Summary

Real Estate Account #504205-01-1080

Owner:

LEWIS,ALVIN
LEWIS,LEVITTRICK

Situs:

NW 6 ST

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)









Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2023** for **\$1,329.73**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 ⓘ	
2017 Annual Bill	\$0.00  Print (PDF)
Certificate #12460	
	Paid \$693.16
2016 ⓘ	
2016 Annual Bill	\$0.00  Print (PDF)
Certificate #13050	
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	Paid \$710.20
2015 ⓘ	
2015 Annual Bill	\$0.00
	 Print (PDF)
Certificate #14055	
	Paid \$711.26
2014 ⓘ	
2014 Annual Bill	
Tax Deed Application #37064	
	Paid \$981.35
2013 ⓘ	
2013 Annual Bill	
Tax Deed Application #37064	
	Paid \$983.91
2012 ⓘ	
2012 Annual Bill	\$0.00
2012 TDA Fees Bill ⓘ	\$0.00
Tax Deed Application #37064	
	Paid \$1,202.39
2011 ⓘ	
2011 Annual Bill	
Tax Deed Application #37064	
	Paid \$1,026.61
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #18956	
	Paid \$655.45
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #12899	
	Paid \$1,043.41
2008 ⓘ	
2008 Annual Bill	\$0.00
	 Print (PDF)
Certificate #6147	
	Paid \$1,972.48
2007 ⓘ	
2007 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4767	
	Paid \$679.98
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 ⓘ	
2002 Annual Bill	\$0.00
Total Amount Due	\$0.00

BILL

AMOUNT DUE

 [Print \(PDF\)](#)

[Certificate #2139](#)

Paid \$232.48

Total Amount Due

\$0.00

[Search](#) > Account Summary

Real Estate Account #504205-01-1090

Owner:

LEWIS,ALVIN
LEWIS,LEVITTRICK

Situs:

W SISTRUNK BLVD

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)







Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2023** for **\$1,092.52**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 ⓘ	
2017 Annual Bill	\$0.00  Print (PDF)
Certificate #12461	
	Paid \$639.86
2016 ⓘ	
2016 Annual Bill	\$0.00  Print (PDF)
Certificate #13051	
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	Paid \$623.80
2015 ⓘ	
2015 Annual Bill	
Tax Deed Application #37735	
	Paid \$588.77
2014 ⓘ	
2014 Annual Bill	
Tax Deed Application #37735	
	Paid \$783.17
2013 ⓘ	
2013 Annual Bill	
Tax Deed Application #37735	
	Paid \$747.57
2012 ⓘ	
2012 Annual Bill	\$0.00
2012 TDA Fees Bill ⓘ	\$0.00
Refund	
Tax Deed Application #37735	
	Paid \$926.97
2011 ⓘ	
2011 Annual Bill	
Tax Deed Application #37735	
	Paid \$776.43
2010 ⓘ	
2010 Annual Bill	
Tax Deed Application #37735	
	Paid \$663.31
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #12900	
	Paid \$635.14
2008 ⓘ	
2008 Annual Bill	\$0.00
	 Print (PDF)
Certificate #6148	
	Paid \$1,111.40
2007 ⓘ	
2007 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4768	
	Paid \$446.23
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 ⓘ	
2002 Annual Bill	\$0.00
Total Amount Due	\$0.00

BILL

AMOUNT DUE

 [Print \(PDF\)](#)

[Certificate #2140](#)

Paid \$211.89

Total Amount Due

\$0.00

TO: Bertram Lewars

FROM: Scott Israelson, P.E., PTOE

DATE: 7 November 2023

RE: **Traffic Impact Statement**
Sistrunk Retail
Fort Lauderdale, FL

Introduction

A retail building is proposed to be developed in Fort Lauderdale, Florida. The site is located in the northwest corner of Sistrunk Boulevard (NW 6th Street) & NW 22nd Avenue. The development is proposed to consist of 2,040 SF of retail space. The site will have a full-access driveway to NW 22nd Avenue. Project completion is estimated to be in 2024.

The City of Fort Lauderdale required this trip generation statement as part of development review.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Table 1 summarizes the trip generation estimates for the proposed addition.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Strip Retail Plaza	822	2	Th.Sq.Ft. GFA	109	3	2	7	6

Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.



Sec. 47-25.2. Adequacy requirements. PONDEROSA PLAZA, 2201 NW 6TH St - UDP-S23066

- 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.
Response: Acknowledged.
- 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
- 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 (2½) inches of runoff from the impervious surface whichever is greater.
Response: This information was previously submitted in the Civil engineering plans and calculations.
- D. *Environmentally sensitive lands.* Response: Acknowledged.
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 wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(l), 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.
- 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: Fire hydrant existing adjacent to site. See sheet C-04.
- F. *Parks and open space.*
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
 2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response: N/A
- 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: Impact doors and windows are specified, and site lighting will be provided. Existing Chain Link fencing is along the north border of the site and a new 5' concrete site wall will border the west. Surveillance cameras will be strategically placed on the building and locations around the site.

-
- H. *Potable water.* **Response:** The capacity availability request form was requested online on Nov. 15, 2023
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.* **Response:** Acknowledged.
 - 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.
- I. *Sanitary sewer.* **Response:** The capacity availability request form was requested on November 15, 2023.
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. **Response:** Acknowledged.
 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. **Acknowledged.**
 3. Where the county is projected service provider, a written assurance will be required. **Acknowledged.**
 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:** N/A
- J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit. **Response:** A Final School Capacity Availability (SCAD) Letter from Glennika Gordon at Broward County Public Schools is attached and shows that this development is exempt.
- K. *Solid waste.* **Response:** Acknowledged.
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.

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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.
- 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: Acknowledged.](#)
- M. *Transportation facilities.* [Response: Traffic Statement was previously submitted in original DRC package.](#)
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. [Response: Acknowledged.](#)
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. [Response: Acknowledged.](#)
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. [Response: Acknowledged.](#)
4. *Traffic impact studies.* [Response: A Traffic Impact Statement letter dated November 7, 2023 was submitted by Traffic Impact Group, LLC in the original DRC package.](#)
- 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 (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

-
- 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 trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - 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.
 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: Acknowledged.**
 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: Acknowledged.**
 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: On NW 6th Street three (3) Simpson Stoppers are being proposed so as not to conflict with the overhead power lines. They will be placed within the property line as the sidewalk space is limited due to the existing bus stop (which cannot be relocated, per Broward Transit) and three (3) existing palm trees that will be retained. On 22nd Avenue three (3) oaks will be provided inside the property to maintain the 5' sidewalk and retention areas.**

N. *Wastewater.* **Response: Acknowledged.**

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.

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: No prepackaged food or beverages will be provided on site.**

P. *Historic and archaeological resources.*

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

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

(Ord. No. C-97-19, § 1(47-25.2), 6-18-97; Ord. No. C-98-72, § 1, 12-15-98; Ord. No. C-99-14, § 14, 3-16-99; Ord. No. C-99-15, § 11, 3-16-99; Ord. No. C-00-26, § 6, 6-6-00; Ord. No. C-03-23, § 2, 7-1-03 ; Ord. No. C-06-14, § 1, 6-20-06; Ord. No. C-06-36, § 2, 10-17-06; Ord. No. C-22-06 , § 1, 3-1-22)

End of Responses

**Bertram Lewars, R.A.
AR 00017820**



Digitally signed by
Bertram Lewars
Date: 2024.01.31
15:02:53 -05'00'

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3748-2024

County No: N/A

Folio #: 504205011080, 504205011090

2200 Ponderosa Plaza

January 31, 2024



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: January 31, 2024	Single-Family:	4-unit service plaza	Elementary: 0
Name: 2200 Ponderosa Plaza	Townhouse:		Middle: 0
SBBC Project Number: SBBC-3748-2024	Garden Apartments:		High: 0
County Project Number: N/A	Mid-Rise:		Total: 0
Municipality Project Number: N/A	High-Rise:		
Owner/Developer:	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 0		

Comments

This site plan does not include residential use and is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located immediately adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have a direct physical impact on Broward County Public Schools.

Therefore, this application is determined to be exempt from public school concurrency on the basis that no residential development is currently proposed in the site plan.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

1/31/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

October 18, 2023

Mr. Lewis

Page 2

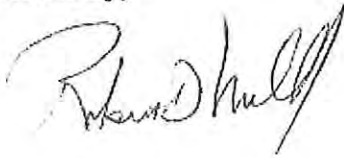
Based upon our inspection of the property and market data analysis, it our opinion that the market value of the property as of October 17, 2023, is as follows:

**TWO HUNDRED SEVENTY-NINE HOUSAND DOLLARS
(\$279,000)**

ASSUMPTION:

The appraiser has estimated the land size and we have assumed that this size is accurate.

Sincerely,



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

October 18, 2023

Mr. Alvin Lewis
4701 NW 16th Street
Fort Lauderdale, Florida 33313

Re: Vacant Parcel of Land
Owner: Alvin Lewis and Levittrick Lewis
NWC of W. Sistrunk Boulevard & NW 22nd Avenue
Ft. Lauderdale, Florida 33311
Folio Number: 5042-05-01-1080 & 5042-05-01-1090

Dear Mr. Lewis:

Per your request, we have reviewed the above referenced property for the purpose of providing you with an opinion of market value of the vacant parcel containing 9,295 square feet of land located at the NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue, Ft. Lauderdale. The property uses the street address of 2201 NW 6th as the common address for this report. **We were not provided with a survey and the land size was estimated by the appraiser and we assume the size is accurate.** The property is currently zoned , NWRAC-MUw – NW Regional Activity Center, Mixed Use West. Based on our review of the property and location as well as our review of the surrounding land uses and zoning, it is our opinion that the highest and best use of the site is for future commercial or mixed-use development. The property is vacant land and is proposed for office development.

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the subject property as of the effective date, October 17, 2023. The function of this report is for the use by the client in the development process with the Ft. Lauderdale Community Redevelopment Agency.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of October 17, 2023. If any additional data is required, please advise.

The client for this project is the property owner and the intended users are the client, the City of Ft. Lauderdale Community Redevelopment Agency, and their respective legal and accounting representatives.

Ref: Authorization Agent

From: Mr. Alvin Lewis

4701 NW 16th Street

Lauderhill, Fl 33313

To Whom It may concern,

I am the owner of the two (2) parcels of land, located in Broward County, Florida, and located under the following property descriptions:

(1) Washington Park 19-22 B / Lot 30 Less S 10 For RD R/W (Blk 5)

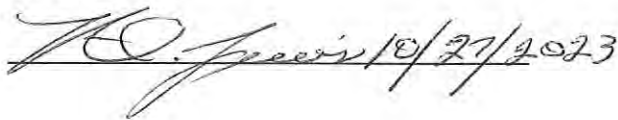
(2) Washington Park 19_22 B / Lot 29 Less S 10 For RD R/W (BLK 5)

The Legal Descriptions of my two (2) adjoining vacant lots are listed above and are also listed as both 2201 and 2205 NW 6th Street, Ft. Lauderdale.

I hereby authorize Mr. Bertram Lewars (Architect) to act as my Authorization Agent in reference to the following project: **2200 PONDEROSA PLAZA, Fort Lauderdale, Florida**

Signed:

Mr. Alvin Lewis

A handwritten signature in black ink, appearing to read "A. Lewis", followed by the date "10/27/2023". The signature is written in a cursive style.

Prepared under the Supervision of:
Frantz C. Johnson, Esquire
1339 N.E. 4th Avenue.
Fort Lauderdale, Florida 33304
Phone: (954) 763-5336

INSTR # 107434429
OR BK 44697 Pages 629 - 629
RECORDED 10/09/07 15:11:52
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1016
#4, 1 Pages

INSTR # 106893001
OR BK 43707 Pages 1905 - 1905
RECORDED 03/07/07 13:42:55
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2005
#1, 1 Pages

SATISFACTION OF MORTGAGE

Witnesseth: That JERRY CARTER and ELLA M. CARTER, Husband and Wife, the owner and holder of a certain mortgage deed executed by ALVIN LEWIS, a single man, and recorded in Official Records Book 24294, Page 0002, of the Public Records of Broward County, Florida, securing note in the total principal sum of \$20,000.00, and certain promises and obligations set forth in the mortgage deed, upon the following described land, to-wit:

Lots 29 and 30, less the South 10 feet, Block 5, WASHINGTON PARK according to the plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida

hereby acknowledge full payment and satisfaction of said note and mortgage deed, and surrender the same as cancelled, and hereby direct the Clerk of the said Circuit Court to cancel the same of record.

Witness our hands and seals on February 15, 2007.

Signed sealed and delivered in the presence of:

Witnesses:

Erica Frederick
Signature

Erica Frederick
Print Name

Matt J. Walters
Signature

Matt J. Walters
Print Name

Mortgagee:

By:

Jerry Carter

Jerry Carter

By:

Ella Carter

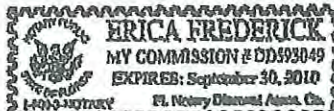
Ella Carter

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JERRY CARTER and ELLA CARTER, Husband and Wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was taken. (check one) They are personally known to me. They provided the following type of identification:

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of February, 2007.

Erica Frederick
NOTARY PUBLIC - STATE OF FLORIDA



Satisfaction of mortgage being present
recorded because notary seal not present



MARTY KIAR
BR 1 WARD
 PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1080
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK	Millage	0312
Meeting Address	4701 NW 16 ST LAUDERHILL FL 33313	Use	10
Other Legal Description	WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5		

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).

* 2022 values are considered "working values" and are subject to change.

Category	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
Land	\$76,550		\$76,550	\$42,420	
Buildings		\$40,820	\$40,820	\$38,570	\$796.33
Other	\$39,550		\$39,550	\$35,070	\$742.59

2022 Exemptions and Taxable Values by Taxing Authority

	County	Special Board	Municipal	Independent
Assessed Value	\$76,550	\$76,550	\$76,550	\$76,550
Portability	0	0	0	0
Assessed/SOH	\$42,420	\$76,550	\$42,420	\$42,420
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
Assessed Value	\$42,420	\$76,550	\$42,420	\$42,420

Sales History				Land Calculations		
Date	Type	Price	Book/Page or Cit	Price	Factor	Type
4/29/2017	QC*-T	\$100	114383335	\$15.00	5,103	SF
5/30/1996	QC*	\$100	25360 / 427			
12/14/1995	WD*	\$44,000	24294 / 1			
6/1/1989	WD	\$22,500	16519 / 585			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Salv	Storm	Water	Misc
03						F3		
L								
1						5103		



MARTY KIAR
BR 14 WARD
 PROPERTY APPRAISER

Site Address	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1090
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK	Millage	0312
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313	Use	10
Site Legal Description	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD RW BLK 5		

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).

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$62,880		\$62,880	\$34,870	
2021	\$33,540		\$33,540	\$31,700	\$654.41
2020	\$32,490		\$32,490	\$28,820	\$610.17

2022 Exemptions and Taxable Values by Trading Authority

	County	Special Source	Municipal	Independent
2022	\$62,880	\$62,880	\$62,880	\$62,880
Portability	0	0	0	0
Assessed/SOH	\$34,870	\$62,880	\$34,870	\$34,870
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
2022 Total	\$34,870	\$62,880	\$34,870	\$34,870

Sale History

Date	Type	Price	Book/Page or OIN
4/29/2017	QC*-T	\$100	114383335
5/30/1996	QC*	\$100	25360 / 427
12/14/1995	WD*	\$44,000	24294 / 1
6/12/1989	WD*	\$22,500	16519 / 585

Land Calculations

Price	Factor	Type
\$15.00	4,192	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						4192		



DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION
WAIVER OF SECTION 166.033, FLORIDA STATUTES

Case Number: UDP-523066
Application Type: Site Plan Level II (RAC)
Request: New Commercial Development in Northwest Regional Activity Center
Applicant: Alvin Lewis and Levitrick Lewis
Agent: Lewars Design I, LLC - Bertram Lewars (Architect)
Project Name: 2200 Ponderosa Plaza
General Location: 2205 NW 6th Street
Zoning District: Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)
Land Use: Northwest Regional Activity Center

- For the above-mentioned case number, the applicant acknowledges and agrees to waive the time limits in Section 166.033(1), Florida Statutes, as amended.
- For the above-mentioned case number, the applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

BERTRAM LEWARS
Printed Name of Owner or Agent

Corporate Title (if applicable)

Bertram Lewars
Signature of Owner or Agent

2/5/24
Date