PLANNING & ZONING BOARD (PZB)

Site Plan Application

**Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet  
**Page 2:** Required Documentation / Submittal Checklist  
**Page 3:** Sign Notification Requirements & Affidavit  
**Addendum:** PZB Rezone with Flex Allocation <<if applicable>>  
**Addendum:** Parking Reduction Information <<if applicable>>

**DEADLINE:** Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

**NOTE:** If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

**NOTE:** Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- **Innovative Development (ID)** $7,580.00
- **Site Plan Level IV** $2,730.00
- **Site Plan Level III** $2,110.00
- **Change of Use** $550.00  
  Requiring PZB review
- **Parking Reduction** $750.00  
  In addition to above site plan fee
- **Site Plan Deferral** $510.00
- **Appeal of DRC Review** $950.00
The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**INSTRUCTIONS:**

**NOTE:** To be filled out by Department

**Case Number**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R19005</th>
</tr>
</thead>
</table>

**Date of complete submittal**

<table>
<thead>
<tr>
<th>Date of complete submittal</th>
<th>08-09-2019</th>
</tr>
</thead>
</table>

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

**Property Owner’s Name**

<table>
<thead>
<tr>
<th>Property Owner’s Name</th>
<th>Marina Mile 1429, LLC.</th>
</tr>
</thead>
</table>

**Property Owner’s Signature**

If a signed agent letter is provided, no signature is required on the application by the owner.

**Address, City, State, Zip**

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>1920 E HALLANDALE BEACH # 902, HALLANDALE BEACH, FL, 33009</th>
</tr>
</thead>
</table>

**E-mail Address**

<table>
<thead>
<tr>
<th>E-mail Address</th>
<th><a href="mailto:moranphil@hotmail.com">moranphil@hotmail.com</a></th>
</tr>
</thead>
</table>

**Phone Number**

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>786-447-0025</th>
</tr>
</thead>
</table>

**Proof of Ownership**

<table>
<thead>
<tr>
<th>Proof of Ownership</th>
<th>Warranty Deed or Tax Record</th>
</tr>
</thead>
</table>

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

**Applicant / Agent’s Name**

**Applicant / Agent’s Signature**

**Address, City, State, Zip**

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>1712 SW 24 Street #1-4, Fort Lauderdale 33315</th>
</tr>
</thead>
</table>

**E-mail Address**

<table>
<thead>
<tr>
<th>E-mail Address</th>
<th><a href="mailto:moranphil@hotmail.com">moranphil@hotmail.com</a></th>
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</table>

**Phone Number**

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>786-447-0025</th>
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</thead>
</table>

**Letter of Consent Submitted**

<table>
<thead>
<tr>
<th>Letter of Consent Submitted</th>
<th></th>
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**Development / Project Name**

<table>
<thead>
<tr>
<th>Development / Project Name</th>
<th>Edgewood Villas</th>
</tr>
</thead>
</table>

**Development / Project Address**

<table>
<thead>
<tr>
<th>Development / Project Address</th>
<th>Existing: 1430 SW 31st Court, Fort Lauderdale FL New: 1712 SW 24 Street #1-4, Fort Lauderdale 33315</th>
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</table>

**Legal Description**

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>RIO COLONY 177-78 B PARCEL A</th>
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</table>

**Tax ID Folio Numbers**

<table>
<thead>
<tr>
<th>Tax ID Folio Numbers</th>
<th>5042 21 46 0010</th>
</tr>
</thead>
</table>

**Request / Description of Project**

Development a total of 18 units in 5 cluster buildings w/ 5 visitor parking spaces, each unit has a 2 car garage, terraces and balconies. Trash will be stored inside each unit’s garages and rolled out for curb side pick-up. Proposed units are modular metal const, 2 stories with 3 bed/3 bath and study. A new 5’ wide sidewalk is also proposed.

**Applicable ULDR Sections**

<table>
<thead>
<tr>
<th>Applicable ULDR Sections</th>
<th></th>
</tr>
</thead>
</table>

**Total Estimated Cost of Project**

<table>
<thead>
<tr>
<th>Total Estimated Cost of Project</th>
<th>$ 4,000,000.00 (Including land costs)</th>
</tr>
</thead>
</table>

**Estimated Park Impact Fee**

<table>
<thead>
<tr>
<th>Estimated Park Impact Fee</th>
<th>Fee Calculator: <a href="http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm">http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm</a></th>
</tr>
</thead>
</table>

**Future Land Use Designation**

<table>
<thead>
<tr>
<th>Future Land Use Designation</th>
<th></th>
</tr>
</thead>
</table>

**Proposed Land Use Designation**

<table>
<thead>
<tr>
<th>Proposed Land Use Designation</th>
<th>37</th>
</tr>
</thead>
</table>

**Current Zoning Designation**

<table>
<thead>
<tr>
<th>Current Zoning Designation</th>
<th>RD-15</th>
</tr>
</thead>
</table>

**Proposed Zoning Designation**

<table>
<thead>
<tr>
<th>Proposed Zoning Designation</th>
<th>RD-15</th>
</tr>
</thead>
</table>

**Current Use of Property**

<table>
<thead>
<tr>
<th>Current Use of Property</th>
<th>RESIDENTIAL UNITS</th>
</tr>
</thead>
</table>

**Residential SF (and Type)**

<table>
<thead>
<tr>
<th>Residential SF (and Type)</th>
<th>CLUSTER UNITS (18) 28,800 SF AC</th>
</tr>
</thead>
</table>

**Number of Residential Units**

<table>
<thead>
<tr>
<th>Number of Residential Units</th>
<th>18 RESIDENTIAL CLUSTER UNITS W/ 2 CAR GARAGES</th>
</tr>
</thead>
</table>

**Non-Residential SF (and Type)**

<table>
<thead>
<tr>
<th>Non-Residential SF (and Type)</th>
<th>CLUSTER UNITS (18) 28,800 SF AC</th>
</tr>
</thead>
</table>

**Total Bldg. SF (include structured parking)**

<table>
<thead>
<tr>
<th>Total Bldg. SF</th>
<th>42,360 SF</th>
</tr>
</thead>
</table>

**Site Adjacent to Waterway**

<table>
<thead>
<tr>
<th>Site Adjacent to Waterway</th>
<th>Yes</th>
</tr>
</thead>
</table>

**Dimensional Requirements**

<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>57973 sq. ft. / 1.33 Acres</td>
<td>57973 sq. ft. / 1.33 Acres</td>
</tr>
<tr>
<td>Lot Density</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td>183'2&quot; wide</td>
<td>183'2&quot; wide</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>35 max</td>
<td>24'-6&quot; (2-Stories)</td>
</tr>
<tr>
<td>Structure Length</td>
<td>n/a</td>
<td>varies 5 cluster buildings</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.35 FAR</td>
<td>0.35 FAR</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>n/a</td>
<td>27,962 sq. ft. / 47%</td>
</tr>
<tr>
<td>Open Space</td>
<td>57,973 sf</td>
<td>30,011 sf</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>19,921 sf</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>n/a</td>
<td>36 = 5 visitors</td>
</tr>
</tbody>
</table>

**Setbacks/Yards**

<table>
<thead>
<tr>
<th>Setbacks/Yards*</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (____)</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Side (____)</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Rear (____)</td>
<td>15'</td>
<td>15'</td>
</tr>
</tbody>
</table>

**NOTE:** State north, south, east or west for each yard.

<table>
<thead>
<tr>
<th>Updated: 3/20/2015</th>
<th>PZB_SitePlanApp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgewood Villas</td>
<td></td>
</tr>
<tr>
<td>1712 SW 24 Street #1-4, Fort Lauderdale 33315</td>
<td></td>
</tr>
</tbody>
</table>
One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H”. Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.

A. Site Plan
B. Details*
C. Floor Plans
D. Building Elevations*
E. Additional Renderings*
F. Landscape Plans*
G. Photometric Diagram*
H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2” x 11”. All non-plan documents should be 8 1/2” x 11” and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

Applicant’s Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

Staff Intake Review
For Urban Design & Planning staff use only:

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Received By</td>
<td></td>
</tr>
<tr>
<td>Tech. Specs</td>
<td></td>
</tr>
<tr>
<td>Reviewed By</td>
<td></td>
</tr>
<tr>
<td>Case No.</td>
<td></td>
</tr>
</tbody>
</table>

Updated: 3/20/2015
SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting the sign on the property.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.

**AFFIDAVIT OF POSTING SIGNS**

**STATE OF FLORIDA**
**BROWARD COUNTY**

**RE:**
- BOARD OF ADJUSTMENT
- HISTORIC PRESERVATION BOARD
- PLANNING AND ZONING BOARD
- CITY COMMISSION

**CASE NO.**

**APPLICANT:**

**PROPERTY:**

**PUBLIC HEARING DATE:**

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

1. **Affiant** is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.

2. The **Affiant/Applicant** has posted or has caused to be posted on the **Property** the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. **Affiant** acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

5. **Affiant** acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. **Affiant** is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

________________________

**Affiant**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of __________________, 20__

(Seal)

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit.

________________________

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
### Calculation Summary

**Project:** 172 SW 24TH ST - FT LAUDERDALE - 18 UNITS - SITE - REV1 - JULY 11, 2019

<table>
<thead>
<tr>
<th>Label</th>
<th>Avg</th>
<th>Min</th>
<th>Avg/Min</th>
<th>Max/Min</th>
<th>Max</th>
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</thead>
<tbody>
<tr>
<td>DRIVE AND PARKING</td>
<td>3.67</td>
<td>1.0</td>
<td>3.67</td>
<td>8.20</td>
<td>8.2</td>
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</table>

### Luminaire Schedule

**Project:** 172 SW 24TH ST - FT LAUDERDALE - 18 UNITS - SITE - REV1 - JULY 11, 2019

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Qty</th>
<th>Label</th>
<th>Description</th>
<th>Lum. Watts</th>
<th>Total Watts</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>5</td>
<td>STONCO</td>
<td>LPW16-7 WALL MOUNTED 12'</td>
<td>36.3</td>
<td>181.5</td>
</tr>
<tr>
<td>M</td>
<td>8</td>
<td>STONCO</td>
<td>AL150-NW-G1-AR-3-8-BZ POLE MOUNTED 20'</td>
<td>146.9</td>
<td>1175.2</td>
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</table>

18 UNITS OF 2-STORY CLUSTER HOMES

**PHOTOMETRICS**

scale: 3/32" = 1'-0"
18 CLUSTER HOMES  
1712 SW 24 STREET  
Fort Lauderdale FL 33315  
WATER AND SEWER PLANS

SECTION 21 T505 R42E

PROPERTY SUBJECT

LOCATION MAP

SCALE 1" = 500'

DRAWINGS INDEX

Sheet No.

Application

WATER MAIN COVER SHEET

PROJECT NO: 18 CLUSTER HOMES  
LOCATION MAP  
SUBJECT  
PROPERTY  
1712 SW 24 STREET  
18 CLUSTER HOMES  
WATER AND SEWER PLANS

No.

APP.BY

DESCRIPTION

Consulting Engineering LLC  
EMAIL: ar.tyg.75704@gmail.com  
3921 NEW VALENCIA, GREENACRES, FL 33467  
(561) 891-5124

DESIGNED:  
DRAWN:  
CHECKED:  
DATE:  
SHEET:

06/21/19  
G. R.  
A. R.  

RECORD OF REVISION

SCALE:  
C.A. #32294

G. R.  
A. R.

C-WS001  
1 OF 7

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig.

CONTACT PERSON INFORMATION

NAME:

TELEPHONE NUMBER:

E-MAIL ADDRESS:

Alexander Rojas, PE  
ar.tyg.75704@gmail.com  
561-891-5124

The water main and the gas main is a separate trench in an unplanned event and shall be located on one side of the street. The line shall be a minimum of 36 inches above the top of the water main in each block. No trees shall be above the water main in each block. The water main shall be located on the east side of the street in each block.  

All crossings shall be arranged so that the sewer pipes and the water main are separated. Crossings from the sewer main to the water main shall be on the north side of the street.  

Where a new gas main conflicts with an existing pipe or when less than 18” vertical clearance, the new pipe shall be inserted into the existing casing above the location of the water main as it is such 18” below the top of the sewer main.

Pipes shall be tested under a minimum pressure of 60 psi for a minimum test period of 6 hours and shall not exceed the backing requirements as per ANSI/AWWA C101/C101M-98, Standard for Steel Water main and Fittings.  

The City of Fort Lauderdale Public Service Department will be alike of bacteriological tests, to be scheduled in no event.  

The above detail shall be in accordance with the City of Fort Lauderdale Plumbing Code, 1999, Article 11.  

CONNECTION

All connections to existing mains shall be made under the direction of the City of Fort Lauderdale.  

There shall be no connection to an existing water main and pressure and bacteriological tests must be conducted and the results are approved and accepted by the City of Fort Lauderdale.

SERVICE CONNECTIONS

Water service connections shall be bronze threading valve, no pipe valves are to be used, galvanized steel shall be used.

Service valves shall be double iron with maximum diameters.  

Service valves shall be double iron with minimum diameters.  

Service valves shall be double iron with maximum diameters.  

Service valves shall be double iron with minimum diameters.  

Service valves shall be double iron with maximum diameters.  

Service valves shall be double iron with minimum diameters.
HEALTH DEPARTMENT NOTES:

SEwer and Drainage Regulations:

1. All sewage and drainage work shall be in accordance with the regulations of the City of Hialeah Department of Public Works. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

2. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

3. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

4. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

5. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

6. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

7. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

8. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

9. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

10. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

11. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

12. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

13. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

14. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

15. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

16. Any variation from the regulations shall be in writing, signed by the City Engineer, and shall be approved in writing by the City Engineer prior to commencement of work.

17. The contractor shall be responsible for the proper installation and maintenance of all sewage and drainage work. A copy of the regulations shall be furnished to the contractor prior to commencement of work.

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18 CLUSTER HOMES
1712 SW 24 STREET
STANDARD SEWER DETAILS

**INVERT FLOW CHANNELS**

- **Scale:** H:1"=20'/V:1"=2'
- **Drawing Number:** C-WS201
- **Drawing Status:** 5 OF 7

**Manhole Frame & Cover**

- **Paved Areas**
- **Unpaved Areas**

**NOTES:**
1. All invert channels are to be constructed for smooth flow without obstruction.
2. Inspect cover seals shall be constructed between pipes with a minimum 1-1/4" joint for all invert channels, except for invert channels joining on plans and that must be located at manholes or changes in grade. Invert channels joining on plans and that must be located at manholes or changes in grade shall be constructed with a minimum 2" joint for all invert channels.
3. All invert channels shall be aligned with a minimum 2" joint for all invert channels and manholes with a change of direction of flow of more than 45 degrees.

**DESIGNED:**
- G. R.

**DRAWN:**
- S. E.

**CHECKED:**
- A. R.

**DATE:** 06/21/19

**RECORD OF REVISION**

- Sheet: 18
- Date: 06/21/19
- Scale: H:1"=20'/V:1"=2'
- **Notes:**
  1. All details and specifications for standard manholes are applicable except for references to drop connection. Additional details and specifications are provided in the project.
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**OUTSIDE DROP CONNECTION**

- **Precast Manhole - Type B**

**SHALLOW MANHOLE**

- **Standard Manhole**

**DROPOFF CONNECTION**

- **Precast Manhole - Type A**

**INSIDE DROP CONNECTION**

- **Existing Manhole - Type C**

**C A S C A D E  L A T E R A L S**

- **C. A. #32294**

**RECORD OF REVISION**

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**C-WS201**

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- **Precast Manhole - Type B**

**SHALLOW MANHOLE**

- **Standard Manhole**

**DROPOFF CONNECTION**

- **Precast Manhole - Type A**

**INSIDE DROP CONNECTION**

- **Existing Manhole - Type C**

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**OUTSIDE DROP CONNECTION**

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**SHALLOW MANHOLE**

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**DROPOFF CONNECTION**

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**INSIDE DROP CONNECTION**

- **Existing Manhole - Type C**

**C A S C A D E  L A T E R A L S**

- **C. A. #32294**

**RECORD OF REVISION**

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NO.
APP.BY
DESCRIPTION
Consulting Engineering LLC
EMAIL: ar.tyg.75704@gmail.com
3921 NEW VALENCIA,
GREENACRES, FL 33467
(561) 891-5124

DESIGNED :
DRAWN:
CHECKED:
PROJECT NO:
DATE:
SHEET:

RECORD OF REVISION
SCALE:

C-WS202
6 OF 7
TYPICAL WATER SERVICE INSTALLATION

TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION

FLUSHING CONNECTION AND BLOW OFF DETAIL

PRESSURE TEST DETAIL

RELOCATE OR CONNECT EXISTING FIRE HYDRANT
Consulting Engineering LLC
EMAIL: ar.tyg.75704@gmail.com
3921 NEW VALENCIA,
GREENACRES, FL 33467
(561) 891-5124

DESIGNED:
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RECORD OF REVISION
SCALE:
C.A. #32294

EXTRATION TRENCH SYSTEM 5620

EXTRATION TRENCH AND CONFLICT PIPE DETAIL 5620
TYPICAL ROAD SECTION, TYPICAL TRENCH, PAVEMENT AND SWALE RESTORATION FOR PARALLEL PIPE TRENCH

NOTES:
1. 12" pipe, metallic warning tape shall be installed 24" below finish grade, does not apply to storm drainage pipes.
2. Unless otherwise specified, selected material shall be free of stones larger than 3/8" dia.
3. Replace all line markers and reflective markers.
4. 12" max. elevation base placed in 6" layers and compacted to 90% of maximum density for August 1-180

**DESIGNATED**

**SCALE: 1/4" = 1'-0"**

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**Silt Fence Detail**

**Conflict Manhole for New Storm Sewers**

**Pollution Retardant Basin & Baffle Detail**

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**TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING**

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**Typical Section**

**Detail Section**

**Pollution Retardant Basin & Baffle Detail for New Storm Sewers**

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**Designated**

**Scale: 1/4" = 1'-0"**

---

**Standard Details**

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**C-302**
To:
City Fort Lauderdale Building Department

Ref:
18 unit Cluster Development, Edgewood Villas
1712 SW 24 Street #1-4, Fort Lauderdale 33315

Project Description

Dear All.

We 7 Ave Design Studio acting as the record architecture office for the proposed new 18 unit Cluster development located 1712 SW 24 Street #1-4, Fort Lauderdale 33315

The Property:
The property is zoned Proposed RD-15, a total of Lot Area: 57973. sq.ft. / 1.33 Acres, the land has 2 existing small living units which are unoccupied. There are city sewer water connections available.

Each unit is a modular metal construction, 2 stories with 3 bed/ 3 bath and study, with covered terraces and balconies, the style is modern and with colors and materials that mix with the lush green surroundings. A new 5’ wide sidewalk is also proposed.

A new driveway approach and common paver road leads users to the buildings (5) there are 5 visitor parking spaces, each unit has a 2 car garage, terraces and balconies. Trash will be stored inside each unit’s garages and rolled out for curb side pick-up.

Landscape proposed is lush and tropical with New Native trees, palms and shrubs proposed to meet City standards. We will try to conserve or relocate specimen trees as possible. Also proposed are new street trees with to meet city standards.

If you have any questions please contact us.

Manuel E. Rodriguez
SE7ENAVE design studio LLC
848 Brickell Ave unit:305 Miami FL 33131
786.340.7690