

LOUIS HERRING

650 NW 27 AVENUE
FORT LAUDERDALE, FLORIDA 33311
FOLIO # 504205350050, 504205000044, 504205000042 & 504205000043



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

CAMPANILE & ASSOCIATES, INC.



DEVELOPMENT TEAM:

OWNER:

Louis Herring
650 NW 27 Avenue
Fort Lauderdale, Florida 33311
(954) 695-7777

CIVIL ENGINEER:



Campanile & Associates, Inc.
6420 Mahi Drive
Coral Gables, Florida 33158-1831
(954) 980-8888

LANDSCAPE ARCHITECT:



Landscape Architect Consultants
1830 North University Drive
Plantation, Florida 33322
(954) 581-1110

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", ALEC AND AMSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE 298, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A"; A DISTANCE OF 271.21 FEET; THENCE DUE NORTH, A DISTANCE OF 418.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE NORTH, A DISTANCE OF 337.13 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL "A"; THENCE DUE WEST ALONG THE SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 4.80 FEET; THENCE NORTH 2° 00' 00" EAST, ALONG THE SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 100 FEET TO A POINT ON A CURVE; THENCE EASTWARD AND SOUTHWARD ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PARCEL "A"; THE FOLLOWING EIGHT COURSES AND DISTANCES: EASTERLY ALONG A CURVE TO THE LEFT, WHOSE TANGENT BEARS SOUTH 88° 55' 10" EAST WITH A RADIUS OF 192.9 FEET AND A CENTRAL ANGLE OF 31° 51' 07" AN ARC DISTANCE OF 81.18 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 176.89 FEET AND A CENTRAL ANGLE OF 31° 15' 36" AN ARC DISTANCE OF 64.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 84° 48' 31" EAST, A DISTANCE OF 125.92 FEET; THENCE SOUTH 01° 18' 19" EAST, A DISTANCE OF 52.68 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 212.23 FEET AND A CENTRAL ANGLE OF 102° 38' 38" AN ARC DISTANCE OF 148.91 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 52.18 FEET AND A CENTRAL ANGLE OF 33° 39' 30" AN ARC DISTANCE OF 44.11 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 104.36 FEET AND A CENTRAL ANGLE OF 47° 56' 37" AN ARC DISTANCE OF 39.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84° 55' 10" WEST, A DISTANCE OF 82.27 FEET TO THE POINT OF TERMINATION OF SAID EIGHT COURSES AND DISTANCES; THENCE DUE WEST A DISTANCE OF 24.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 25 FEET OF THE WEST 500 FEET OF PARCEL "A" OF ALEC AND AMSON SUBDIVISION, AS RECORDED IN PLAT BOOK 88, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND PORTIONS OF LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, AND 42 - ATLAS INDUSTRIAL SITES, AN UNRECORDED PLAT OF A PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

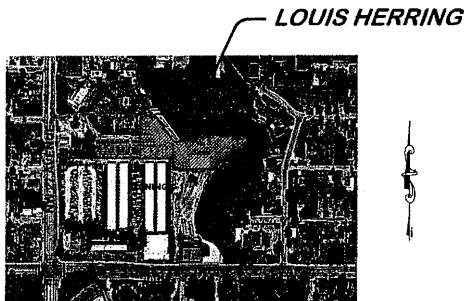
COMMENCE AT THE CENTER OF SECTION 5, SAID POINT BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE RUN ON AN ASSUMED BEARING OF NORTH 02°14'00" EAST, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 5, AND THE CENTERLINE OF NW 27TH AVENUE, FOR A DISTANCE OF 801.62 FEET TO THE INTERSECTION OF THE CENTERLINE OF A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE TURN AND RUN DUE EAST ALONG THE CENTERLINE OF SAID ACCESS AND UTILITY EASEMENT; FOR A DISTANCE OF 180.33 FEET TO A POINT ON THE SAID ACCESS AND UTILITY EASEMENT; THENCE TURN AND RUN SOUTH 54°00'00" EAST, ALONG THE SOUTH FORK OF SAID ACCESS AND UTILITY EASEMENT, FOR A DISTANCE OF 104.08 FEET TO A POINT OF CURVATURE OF A 400 FOOT RADIUS CURVE; THENCE RUN ALONG THE ARC OF SAID 400 FOOT RADIUS CURVE, FOR A DISTANCE OF 101.10 FEET; THENCE TURN AND RUN NORTH 20°00'00" EAST FOR A DISTANCE OF 112.50 FEET TO THE SOUTH LINE OF ATLAS INDUSTRIAL SITES; THENCE TURN AND RUN DUE EAST ALONG THE SAID SOUTH LINE OF ATLAS INDUSTRIAL SITES, FOR A DISTANCE OF 101.10 FEET; THENCE TURN AND RUN NORTH 20°00'00" EAST FOR A DISTANCE OF 163.98 FEET; MORE OR LESS TO THE NORTH FORK OF NEW NOVEN; THENCE TURN AND RUN IN A NORTHWESTERLY DIRECTION ALONG A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 20°00'00", A RADIUS OF 300.00 FEET, A CHORD DISTANCE OF 64.41 FEET, A CHORD BEARING OF NORTH 05°00'00" RUN AN ARC DISTANCE OF 82.12 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 10°00'00" WEST FOR 123.08 FEET; THENCE RUN DUE WEST FOR 78.91 FEET; THENCE RUN SOUTH 02°00'00" WEST FOR 115.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,811 SQUARE FEET (2.016 ACRES), MORE OR LESS.

Crime Prevention Through Environmental Design (CPTED) Practices that will be, or currently are, utilized on this project:

- Access Control - Properly perimeter Fenced with two vehicular/pedestrian points
- Territorial Enforcement - Proper building signage and pavement markings so that access through the site is clear and concise
- Maintenance and Management - Proper Site & Landscape management to eliminate hiding spots
- Adequate Site Lighting
- CCTV throughout site.

LEGEND	
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT OVERLAY
	PROPOSED FIRE LANE
	PROPOSED CAR STACKING SPACE NUMBERS
	PROPOSED EQUIPMENT SPACE NUMBER
	PROPOSED SITE LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WOOD UTILITY POLE
	EXISTING GUY WIRE & ANCHOR
	EXISTING SITE LIGHT
	EXISTING CATCH BASIN
	EXISTING MONITORING WELL
	EXISTING OVERHEAD UTILITY WIRES
	EXISTING CHAIN LINK FENCE
	EXISTING ELEVATION (NAVD)
	N.E.P. NOT A PART
	PROPOSED UTILITY LINE
	PROPOSED TYPE B CONCRETE CURB



LOCATION PLAN

SCALE: 1" = 300'
NE 1/4, SECTION 5-50-42

INDEX OF DRAWINGS

CS	COVER SHEET
SP	SITE DEMOLITION PLAN
SP	SITE PLAN
DS	DETAIL SHEET
A-1	EXISTING BUILDING PLANS & ELEVATIONS
TS-1	TREE SURVEY
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
IR-1	IRRIGATION PLAN
SLP	SITE LIGHTING PLAN
SURV	BOUNDARY & TOPOGRAPHIC SURVEY

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158-1831
TEL: (305) 914-1038
FL 18178

LOUIS HERRING
650 NW 27 AVENUE
FORT LAUDERDALE, FLORIDA 33311
Professional Engineer No. 13172
Professional Engineer No. 4233
City of Fort Lauderdale

LOUIS HERRING

for

LOUIS HERRING
650 NW 27 AVENUE
FORT LAUDERDALE, FLORIDA 33311
COVER SHEET

PROJECT NO. 6336
DATE 11/2/23
REVISIONS
01/24/20 11/14/23
02/24/20 2/8/24
10/27/20 6/9/24
01/16/22 7/3/24
01/1/23
10/26/23

DRAWING
CS
SHEET
1 OF 1

PROPOSED EQUIPMENT PARKING/STORAGE AREA TABLE

PROPOSED EQUIPMENT PARKING/STORAGE AREA NUMBER	EQUIPMENT PARKING/STORAGE AREA SIZE	PROPOSED EQUIPMENT PARKING/STORAGE AREA NUMBER	EQUIPMENT PARKING/STORAGE AREA SIZE
1	11'x20'	25	10'x30'
2	11'x20'	26	10'x30'
3	11'x20'	27	10'x30'
4	11'x20'	28	10'x30'
5	11'x20'	29	14'x30'
6	11'x20'	30	10'x30'
7	11'x20'	31	10'x30'
8	11'x20'	32	10'x30'
9	11'x20'	33	10'x30'
10	11'x20'	34	10'x30'
11	11'x20'	35	10'x30'
12	10'x30'	36	10'x30'
13	10'x30'	37	10'x30'
14	10'x30'	38	10'x30'
15	10'x30'	39	10'x30'
16	10'x30'	40	10'x30'
17	10'x30'	41	10'x30'
18	10'x30'	42	10'x30'
19	10'x30'	43	10'x30'
20	10'x30'	44	10'x30'
21	10'x30'	45	10'x30'
22	10'x30'	46	10'x30'
23	10'x30'	47	10'x30'
24	10'x30'	48	10'x30'

SPACES 8, 24, 26, 29 & 48 ARE FOR STORAGE OF SMALLER CONSTRUCTION RELATED EQUIPMENT (COMPRESSORS, CONCRETE MIXERS, ETC.). THE REMAINDER ARE FOR PARKING OF HEAVY CONSTRUCTION EQUIPMENT (UNLOADING, FRONT-END LOADERS, WHEELS, ETC.)

50420300019
OWNER: SUN PROPERTIES INC
ZONING: C-1
(N.A.P.)

50420300045
OWNER: SUN PROPERTIES INC
ZONING: C-1
(N.A.P.)

50420300046
OWNER: ZIZZOLI REALTY LLC
ZONING: C-1
(N.A.P.)

50420300045
OWNER: ZIZZOLI REALTY LLC
ZONING: C-1
(N.A.P.)

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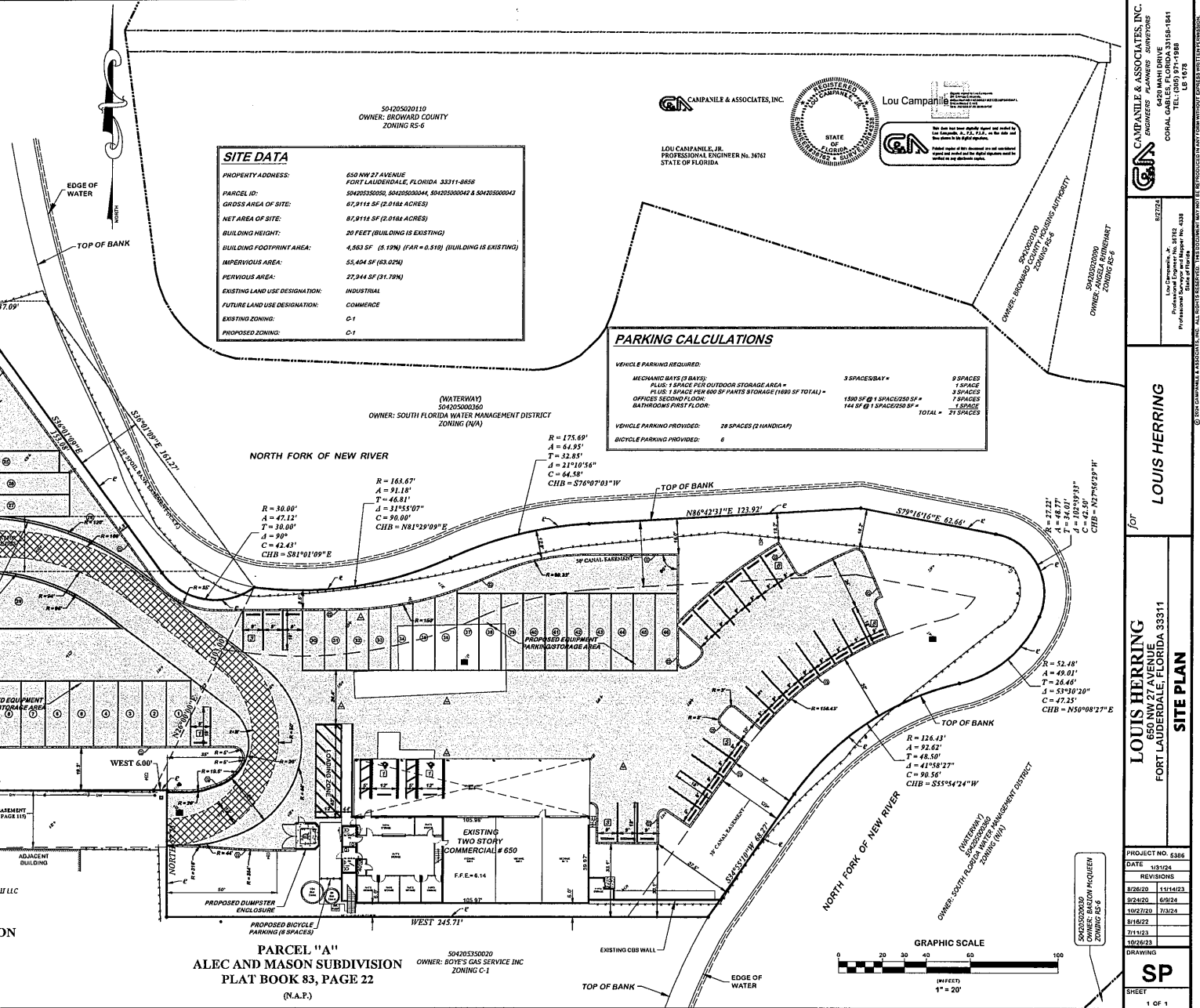
50420300045
OWNER: ZIZZOLI REALTY LLC
ZONING: C-1
(N.A.P.)

50420300010
OWNER: ESS-NYEL IV FLORIDA SUB II LLC
ZONING: C-1
(N.A.P.)

50420300010
OWNER: ESS-NYEL IV FLORIDA SUB II LLC
ZONING: C-1
(N.A.P.)

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PARCEL "A"
ALEC AND MASON SUBDIVISION
PLAT BOOK 83, PAGE 22
(N.A.P.)

PARCEL "A"
ALEC AND MASON SUBDIVISION
PLAT BOOK 83, PAGE 22
(N.A.P.)

50420300020
OWNER: BOYE'S GAS SERVICE INC
ZONING: C-1

LOU CAMPANILE, JR.
PROFESSIONAL ENGINEER No. 34751
STATE OF FLORIDA



CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
6420 MANHATTAN DRIVE
FORT LAUDERDALE, FLORIDA 33314
TEL: (954) 371-9988
LB 1678

50420300019
OWNER: SUN PROPERTIES INC
ZONING: C-1
(N.A.P.)

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50420300045
OWNER: ZIZZOLI REALTY LLC
ZONING: C-1
(N.A.P.)

PROJECT NO: 5306
DATE: 03/20/24
REVISIONS:
3/26/20 11/14/23
3/24/20 6/9/24
10/27/20 7/30/24
3/16/22
7/11/23
3/26/24
DRAWN:
SP
SHEET 1 OF 1



LANDSCAPE ARCHITECT CONSULTANTS
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 Fort Lauderdale, Florida 33322
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 thomas@lca.com
 www.lca.com

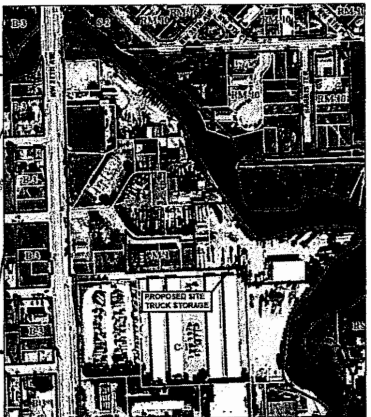
DATE	REVISIONS
1-12-2023	B.C. PLAN REVIEW
7-13-23	B.C. PLAN REVIEW
11-1-23	B.C. PLAN REVIEW
7-16-24	B.C. PLAN REVIEW

DATE: 1-12-2023
 SCALE: 1" = 30'
 DRAWING BY: T.J.L.
 DESIGNED BY: T.J.L.

PROJECT: **LOUIS HERRING TRUCK PARKING SITE**
 650 S.W. 27 AVENUE, FORT LAUDERDALE, FL 33311
 BROWARD COUNTY

PROJECT NO: **21-006**
 SHEET: **LP-1 of 2**

DATE: 11-01-2023
 THOMAS J. LAUBENTHAL
 LANDSCAPE ARCHITECT
 P. 0002300 B.C. 10000001



SITE LOCATION:
 650 S.W. 27 AVENUE, FORT LAUDERDALE
 ACCESS THROUGH SHARES EASEMENTS
 C-1 ZONING FOR THIS PROPERTY
 M-1 ZONING FOR ADJACENT LOT TO WEST

SITE AREA CALCULATIONS

BLDG. AREA	4,583 SF	05.19%
IMPERVIOUS	55,404 SF	63.02%
PERVIOUS	27,944 SF	31.02%
TOTAL SITE	87,914 SF	100.00%

C-1 ZONING / INDUSTRIAL LAND USE

TREE SUMMARY

EXISTING TREES	53	51	NATIVE
PROPOSED TREES	37	37	NATIVE
PROPOSED SHRUB	510	510	NATIVE
TOTAL TREES	90	88	NATIVE

SPECIAL NOTES:
 THIS PROJECT DOES NOT CONFORM TO THE STANDARD LANDSCAPE CODE REQUIREMENTS BASED ON EXTENDING CIRCUMSTANCES. THE UNUSUAL CONFIGURATION OF THE LOT AND THE RELATIONSHIP TO A PREVIOUS S.F.W.M.D. PROJECT FAR EXCEEDS THE BUFFER STANDARDS FOR THOSE PROPERTY LINE AREAS.

ADDITIONALLY A NUMBER OF MATURE BLACK OLIVE TREES WITHIN THE SITE ARE WELL ESTABLISHED IN AND AROUND EXISTING PAVEMENT NOT TO BE DISTURBED. TRUCK PARKING IS INFORMALLY MANAGED WITHIN THE SITE AND DOES NOT REQUIRE STRIPING OR CONVENTIONAL LAYOUT, THIS PARKING ISLANDS ARE NOT PART OF THE PROGRAM REQUIREMENTS. THE EXCEPTION BEING FOR THE FEW GUEST AND EMPLOYEE SPACES DELINEATED.

SFWMD PERMIT APPLICATION NO. 17-0524-2M DATED 5/27/2017 MODIFICATION NO. 4731 ISSUED FEB. 28, 2018
 RIGHT-OF-WAY OCCUPANCY UNDER CONDITION THAT NO CHANGES TO BE ALLOWED IN THIS EASEMENT AREA TO INCLUDE LANDSCAPE IMPROVEMENTS OR MODIFICATIONS AS WELL AS ADJUSTMENTS TO THE EXISTING ASPHALT EDGE. PERMIT DOES ALLOW FOR THE CONTINUED USE OF THE VEHICULAR STORAGE AND TRAFFIC WITHIN THE ESTABLISHED EDGE OF PAVEMENT.

THE SFWMD PROJECT IS ALREADY PROTECTED BY AN EXISTING FENCE SO TREES WITHIN THAT ZONE REQUIRE NO ADDITIONAL PROTECTION.

TREES CLEAR OF THAT PROJECT LIMIT, INTERIOR TO THE SITE AND EXPOSED TO POTENTIAL INJURY DURING CONSTRUCTION REQUIRE TREE PROTECTION BARRICADES. (SEE DETAILS)

LANDSCAPE BUFFERS OUTSIDE THE SFWMD PROJECT LIMIT ARE BOUND BY STANDARD SITE DEVELOPMENT CRITERIA FOR TREES, HEDGES AND GENERAL OPEN SPACE.

- SUMMARY OF CHANGES 07-16-24:**
1. REDISTRIBUTION OF PARKING SPACES BASED ON BUILDING OCCUPANCY
 2. PROVIDING PROPOSED TRUCK PARKING LAYOUT
 3. ADJUSTMENT OF MIN. 5' CLEAR ZONE FOR TRUCKS ENTERING SITE
 4. LANDSCAPE AND IRRIGATION ADJUSTED TO GREEN AREA LAYOUT
 5. SITE LIGHTING POLES ADDED AND 15' LANDSCAPE CLEAR ZONE ADJUSTMENTS.

EXISTING TREES TO REMAIN

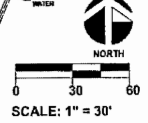
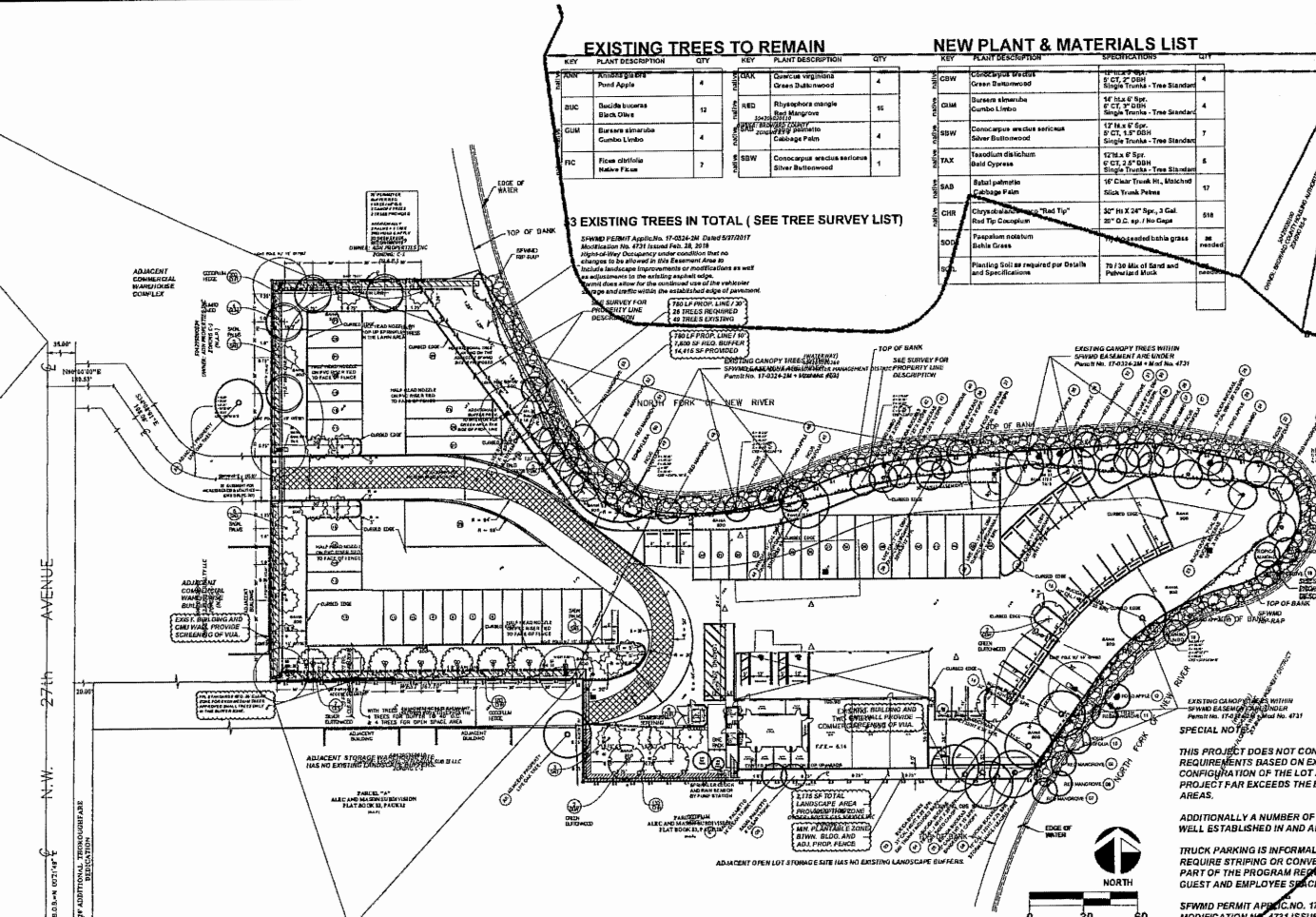
KEY	PLANT DESCRIPTION	QTY	KEY	PLANT DESCRIPTION	QTY
AAA	Small Apple	4	AAA	Orange vegetation Green Dottedwood	4
BUC	Bursera stenoloba Black Olive	12	NEB	Rhizophora mangle Bay Mangrove	15
GUM	Bursera stenoloba Cumbo Limbo	4	PAF	Passiflora foetida Cabbage Palm	4
FIG	Ficus citrifolia Habo Fig	3	SBW	Conocarpus medius var. Silver Buttonwood	1

NEW PLANT & MATERIALS LIST

KEY	PLANT DESCRIPTION	QTY	KEY	PLANT DESCRIPTION	QTY
CSW	Conocarpus strictus Green Dottedwood	2 CT, 2' DIA	SPF	Styphelia pentandra Single Trunk - Tree Standard	4
CSW	Bursera stenoloba Cumbo Limbo	14 1/2" x 4" Eyr. CT of 1/2" DIA Single Trunk - Tree Standard	4		
BSW	Conocarpus medius var. Silver Buttonwood	17 1/2" x 4" Eyr. CT of 1/2" DIA Single Trunk - Tree Standard	7		
TAX	Taxodium distichum Bald Cypress	12 1/2" x 4" Eyr. CT of 1/2" DIA Single Trunk - Tree Standard	6		
SAD	Batis maritima Cabbage Palm	10 1/2" x 4" Eyr. CT of 1/2" DIA Single Trunk - Tree Standard	17		
CHR	Chrysanthemum "Red Tip"	20" to 2 1/2" Dia., 2 Gal Red Tip Coccinella	518		
SO	Passiflora nodatum Bahia Grass	70 3/4" Dia. x 1/2" Dia. mulch	30		
PL	Planting Soil as required per Details and Specifications	70 3/4" Dia. of Sand and Perlite/vermiculite	30		

EXISTING TREES IN TOTAL (SEE TREE SURVEY LIST)

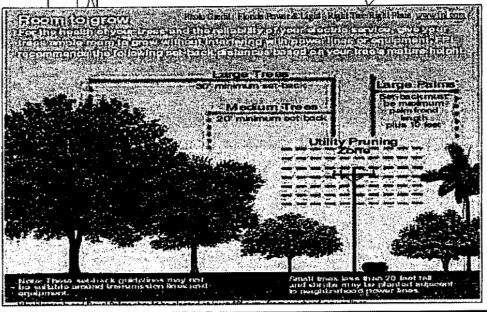
SFWMD PERMIT Application 17-0524-2M Dated 5/27/2017 Modification No. 4731 Issued Feb. 28, 2018
 Right-of-Way Occupancy under condition that no changes to be allowed in this Easement Area as follows: Landscape improvements or modifications as well as adjustments to the existing asphalt edge. Special clear zone for the continued use of the vehicular storage and traffic within the established edge of pavement.



SITE DATA

PROPERTY ADDRESS: 650 S.W. 27 AVENUE, FORT LAUDERDALE, FLORIDA 33311-8656
 PARCEL ID: 504205350028, 504205000044, 504205000047 & 504205000043
 GROSS AREA OF SITE: 87,914 SF (2.0186 ACRES)
 NET AREA OF SITE: 87,914 SF (2.0186 ACRES)
 BUILDING HEIGHT: 20 FEET (BUILDING IS EXISTING)
 BUILDING FOOTPRINT AREA: 4,200 SF (A/R 204) (FAR = 0.482) (BUILDING IS EXISTING)
 IMPERVIOUS AREA: 57,287 SF (65.16%)
 PERVIOUS AREA: 28,363 SF (32.01%)
 EXISTING LAND USE DESIGNATION: INDUSTRIAL
 FUTURE LAND USE DESIGNATION: COMMERCIAL
 EXISTING ZONING: C-1
 PROPOSED ZONING: C-1
 PARKING REQUIRED: 4740 SP @ 1 SPACE/500 SF = 9 SPACES (11 HANDICAPPED)
 PARKING PROVIDED: 8 SPACES (11 HANDICAPPED)

SEE BUILDING PLANS (BY FRONTIER ENG.)
 7,520 SF OFFICE SPACE
 (21) PERSON OCCUPANCY
 (30) PARKING SPACES PROVIDED (INCLUDES 2 HANDICAPPED SPACE)
 (6) BIKE PARKING PROVIDED (Bldg, West Side)



Thomas J. Laubenthal

