City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

CITY COMMISSION WORKSHOP AGENDA

City Commission Chambers

September 8, 2025

5:00 PM

Please join the meeting via Zoom

https://us06web.zoom.us/j/86183091892

Please join the meeting via telephone:

1 305 224 1968 or 1 646 558 8656

Meeting ID: 861 8309 1892

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION**

   REVIEW OF THE SEPTEMBER 9, 2025 CITY COMMISSION MEETING AGENDA

4. **DISCUSSION OF PROPOSED ORDINANCE(S)**
5. **ADDITIONAL WORKSHOP ITEMS**

   A. INTRODUCTION OF NEW CITY EMPLOYEES

   The City of Lauderdale Lakes welcomes its newest employees: Ms. Sharon Haynes, Director of Financial Services, Ms. Tara Williams, Director of Human Resources and Risk Management and Mr. Hamza Ansari, Project Manager.

   B. DISCUSSION REGARDING A REQUEST FOR SUPPORT FROM THE NEWLY FORMED LAUDERDALE LAKES CHAMBER OF COMMERCE (5:30 P.M. TIME CERTAIN)

   This is a discussion to request financial and/or in-kind support from the City Commission in moving forward with the plans set by the newly formed Lauderdale Lakes Chamber of Commerce Interim Board to incorporate the chamber of commerce.

   C. DISCUSSION REGARDING THE CITY'S MEDICAL RENEWAL OF BENEFITS PACKAGE (6:00 P.M. TIME CERTAIN)

   This is a presentation by the Gelin Benefits Group regarding the City's medical renewal of benefits package.

   D. DISCUSSION REGARDING THE LAUDERDALE LAKES BUSINESS ELEVATION AND MARKETING SUPPORT PROGRAM (LLBEAMS)

   This is an update on the Lauderdale Lakes Business Elevation and Marketing Support Program (LLBEAMS). As part of the Fiscal Year 2026 budget proceedings, a funding request was submitted to implement the LLBEAMS Program. This was a 12-week program focused on educating Lauderdale Lakes business owners. In response to an inquiry regarding the business graduates, a Survey Report is provided for review and future program funding consideration.

E. DISCUSSION REGARDING APPROVAL OF A PIGGYBACK CONTRACT WITH SHIFF CONSTRUCTION & DEVELOPMENT, INC. IN THE AMOUNT OF ONE HUNDRED AND NINETY SIX THOUSAND THREE HUNDRED SEVEN DOLLARS AND FORTY SEVEN CENTS ($196,307.47) TO PERFORM EMERGENCY WALL REPAIRS SERVICES AT THE VINCENT TORRES PARK BUILDING

This is a discussion regarding approval of a piggyback contract with Shiff Construction & Development, Inc. in the amount of $196,307.47 to perform emergency wall repairs services at the Vincent Torres Park Building.

F. DISCUSSION REGARDING AWARDING A CONTRACT TO STANTEC CONSULTING SERVICES INC., FOLLOWING A SOLICITATION (RFP25-3110-04R) ON THE CITY'S DEMANDSTAR PLATFORM TO PROVIDE A SOLID WASTE RATE STUDY FOR THE CITY'S SOLID WASTE SPECIAL ASSESSMENT IN THE AMOUNT OF THIRTY THOUSAND FOUR HUNDRED DOLLARS ($30,400.00)

This is a discussion regarding award of a contract to Stantec Consulting Services, Inc., in the amount of $30,400.00 to provide a rate study for the City's Solid Waste Special Assessment.

G. DISCUSSION REGARDING AWARDING A CONTRACT TO SOLITUDE LAKE MANAGEMENT IN THE AMOUNT OF SIXTY FOUR THOUSAND EIGHT HUNDRED AND TWELVE DOLLARS ($64,812.00) TO PROVIDE HERBICIDE APPLICATION FOR VEGETATION AND ALGAE CONTROL IN THE CITY'S CANAL NETWORK

This is a discussion regarding awarding a contract to Solitude Lake Management in the amount of $64,812.00 to provide herbicide application for vegetation and algae control in the city's canal network.

H. DISCUSSION REGARDING AWARD OF CONTRACT FOR STORMWATER CONVEYANCE AND WATER QUALITY IMPROVEMENT PROJECT - CANAL 5

This is a discussion regarding awarding a contract for the Stormwater Conveyance and Water Quality Improvement project for Canal 5. The City advertised the ITB and received a total of 5 bids.

I. DISCUSSION REGARDING THE DESIGN, PERMITTING AND CONSTRUCTION OF THE OTIS GRAY PARK IMPROVEMENTS PROJECT

This is a discussion regarding the design, permitting and construction of the Otis Gray Park improvements.

J. DISCUSSION REGARDING AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE AN EXTENSION TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF LAUDERDALE LAKES FOR PUBLIC TRANSPORTATION/COMMUNITY BUS SERVICES

This is a discussion requesting approval for an extension of the Interlocal Agreement between Broward County and City of Lauderdale Lakes for Public Transportation/Community Bus Services. The term of this extended agreement shall begin on the date it is fully executed by both parties and shall end on September 30, 2027.

K. DISCUSSION REGARDING THE PROCESS AND PROCEDURE FOR HIRING A NEW CITY MANAGER (SPONSORED BY MAYOR EDWARDS PHILLIPS)

This is a continued discussion regarding the process and procedure for hiring a new City Manager.

L. DISCUSSION REGARDING PREVENTING A LACK OF QUORUM DURING A CITY COMMISSION MEETING (SPONSORED BY COMMISSIONER MAXWELL-WILLIAMS)

This is a discussion regarding preventing a lack of quorum during a City Commission Meeting.

M. DISCUSSION REGARDING SBA TOWERS X, LLC APPLICATION FOR A CONDITIONAL USE WITH EXCEPTIONS WHICH WILL ALLOW THE PLACEMENT OF A 105FT STEALTH “MONOPINE” WIRELESS COMMUNICATIONS TOWER LOCATED IN THE EXISTING WALMART AT OAKLAND PARK BLVD. AND STATE ROAD 7. THE TOWER WOULD ACCOMMODATE UP TO FOUR CARRIERS AND IS SITED WITHIN A STORMWATER RETENTION POND.

This is a discussion regarding the SBA Wireless Communications Tower located at 3001 N. State Road 7, Lauderdale Lakes, FL (Walmart site). The applications affiliated with this item

are 01-WC-24: Wireless Communications Tower and 01-CU-24: Conditional Use with exceptions.

N. DISCUSSION REGARDING RAM'S CAR CARE CONDITIONAL USE APPLICATION WHICH SEEKS APPROVAL TO RELOCATE ITS OPERATIONS DUE TO REDEVELOPMENT OF REEF PLAZA, WHICH WILL DEMOLISH THE BUSINESS'S CURRENT SITE

This is a discussion regarding Ram's Car Care Center which is a long-standing family-owned business in Lauderdale Lakes since 2004. The Conditional Use seeks approval to relocate its operations to 3551–3559 NW 19th Street. This move is necessary due to redevelopment of Reef Plaza, which will demolish the business's current site.

6. REPORTS

FUTURE MEETINGS:

The next scheduled City Commission Workshop will take place September 22, 2025 at 5 p.m.
The next scheduled City Commission Meeting will take place on September 23, 2025 at 7 p.m.

PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

INTRODUCTION OF NEW CITY EMPLOYEES

Summary

The City of Lauderdale Lakes welcomes its newest employees: Ms. Sharon Haynes, Director of Financial Services, Ms. Tara Williams, Director of Human Resources and Risk Management and Mr. Hamza Ansari, Project Manager.

Staff Recommendation

Background:
Funding Source:

Fiscal Impact:
Sponsor Name/Department: Venice Howard, MMC - Acting City Manager
Meeting Date: 9/8/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: No

Title

DISCUSSION REGARDING A REQUEST FOR SUPPORT FROM THE NEWLY FORMED LAUDERDALE LAKES CHAMBER OF COMMERCE (5:30 P.M. TIME CERTAIN)

Summary

This is a discussion to request financial and/or in-kind support from the City Commission in moving forward with the plans set by the newly formed Lauderdale Lakes Chamber of Commerce Interim Board to incorporate the chamber of commerce.

Staff Recommendation

Background:

The Chamber provides a diverse array of benefits designed to keep business owners informed about key issues and emerging trends that shape both the local marketplace and broader community. Lauderdale Lakes businesses, in particular, can enjoy enhanced visibility, capitalize on networking opportunities, and forge meaningful connections that foster growth and long-term success.

On June 25th, 26 local business leaders met and formed a 9-member interim board. Roles filled include President, Vice President, Treasurer, Directors of Events and Marketing, and At Large positions.

Summary of Program:

The committee's mission is to develop the foundational bylaws for the Lauderdale Lakes Chamber of Commerce, define the structure for an interim leadership team, and create a strategic roadmap to launch and maintain the Chamber's long-term success.

Funding Source:

General Fund

Fiscal Impact:

Sponsor Name/Department: Vielka Buchanan, Economic Development Manager

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Chamber of Commerce Committee Proposal	Backup Material

Mayor Veronica Edwards Phillips
Vice Mayor & Commissioners
City of Lauderdale Lakes

Re: Sponsorship Request – ***Shop Lauderdale Lakes: Local Spending, Local Prosperity***

Dear Madam Mayor, Vice Mayor, and Commissioners,

On behalf of the Lauderdale Lakes Chamber of Commerce, I wish to thank you for your continued commitment to strengthening our business community and empowering local residents.

We are excited to launch a year-round initiative entitled ***Shop Lauderdale Lakes: Local Spending, Local Prosperity***. This campaign will encourage residents to support our local businesses, build community pride, and drive economic growth right here in the City of Lauderdale Lakes.

About the Campaign

- Objectives: Increase sales for local businesses, raise awareness about the benefits of shopping local, and grow Chamber membership.
- Audience: 13,000+ Lauderdale Lakes households and the city's vibrant business community.
- Promotion Tools: City-wide signage, flyers, posters, decals, feather flags, yard signs, and digital promotion — all branded under the campaign slogan and the Chamber's vision of *Growing Business, Strengthening Community*.
- Measurement: Success will be tracked by increased foot traffic, coupon redemptions, Chamber membership growth, and social media reach.

QR Code & Website Integration

A core feature of this campaign will be the use of QR codes prominently displayed on flyers, posters, and signage.

- For Shoppers: When residents scan the QR code, they will be taken to a dedicated **Shop Lauderdale Lakes** webpage hosted on the Chamber's website. This page will feature:

- A searchable business directory categorized by product and service (restaurants, salons, retail, professional services, etc.).
- Coupons and special offers provided by participating Chamber businesses.
- Community updates on campaign events, business spotlights, and promotions.
- A quick survey tool to capture shopper feedback and track participation.

Specific Community Benefits

Residents

- Gain easy access to local goods and services through the online business directory.
- Enjoy exclusive discounts and coupons from Chamber-member businesses.
- Support their neighbors by keeping money circulating within the community.
- Become more engaged with Chamber and City initiatives through events and promotions.

Businesses

- Receive city-wide exposure through flyers, posters, signs, decals, and online promotion.
- Attract new customers through coupon redemptions and directory searches.
- Strengthen credibility with the Chamber's official *Shop Lauderdale Lakes* branding.
- Benefit from Chamber-led marketing, social media spotlights, and city partnerships.

City of Lauderdale Lakes

- Demonstrates leadership in economic development and community support.
- Enhances Lauderdale Lakes' identity as a city that champions small businesses and entrepreneurship.
- Increases local tax revenue by driving sales and keeping spending within city limits.
- Promotes civic pride and unity with the slogan: *Local Spending, Local Prosperity*.

Conclusion

With your support, the *Shop Lauderdale Lakes* campaign will send a powerful message: that our City believes in investing in its businesses, residents, and future prosperity. The partnership between the City and the Chamber will ensure that every Lauderdale Lakes household, every local shopper, and every member business feels the benefit of this initiative.

Budget

To make this campaign a success and ensure every household and business in Lauderdale Lakes is reached, we respectfully request the City's sponsorship of the campaign's promotional budget:

Promotional Item	Cost
10 Corrugated Signs (4x6)	$672.54
10 Wooden Frames (for 4x6 signage)	$1,500.00
30 Yard Signs (18x24, double-sided)	$247.04
10 Feather Flags (medium, with pole/spike)	$1,070.00
15,000 Flyers (4x6, distributed to all 13,032 households)	$612.00
Flyer mailings (13032@ 0.247)	$3,218.90
500 Posters (12x18)	$266.25
1,000 Business Decals	$757.50
Total Sponsorship Requested	**$8344.23**

Shop Lauderdale Lakes Distribution Strategy

Slogan: *Local Spending, Local Prosperity*



This is not the actual sign but a rendition of a visual representation. Actual signs will be on corrugated sheets

1. Corrugated Signs (10 @ 4x6 ft + 10 Wooden Frames)

Purpose: City-wide visibility; long-term, durable, big impact.
Placement Strategy:

- **High-Traffic Roads/Intersections (10 signs):**
  - Oakland Park Blvd & State Rd 7 (north/southbound)
  - Oakland Park Blvd & NW 31 Ave

- State Rd 7 & north of 44th Street
- State Rd 7 & NW 36th St
- 441 corridor at city entrance points

- **Community Hotspots (6 signs):**
  - Lauderdale Lakes Educational & Cultural Center
  - Vincent Torres Memorial Park
  - Willie L. Webb Sr. Park
  - Near Walmart Supercenter
  - Lauderdale Lakes Library/Educational Center
  - City Hall front lawn

2. Yard Signs (30 @ 18x24 double-sided)

Purpose: Neighborhood & community-level reinforcement.
Placement Strategy:

- **Residential Gate Entrances (10 signs):** Oakland Villas, Bella Vista, Cypress Chase, Somerset, and other large HOA/condo entrances.
- **Churches & Faith Centers (5 signs):** Ask pastors to host near entrances/parking.
- **Schools/Community Centers (5 signs):** Middle schools, Lauderdale Lakes Middle, Boyd Anderson High, etc.
- **Business Storefronts (10 signs):** Chamber member businesses near plazas and busy foot traffic areas.

3. Feather Flags (10 medium)

Purpose: Eye-catching at businesses, events, and city gateways.
Placement Strategy:

- **Permanent Chamber Member Businesses (6 flags):** Grocery stores, restaurants, and retail members with high daily foot traffic.
- **Rotating/Event Placement (2 flags):** Used at Chamber breakfasts, fairs, and city-sponsored events.
- **City Entrances (2 flags):** At main east/west & north/south entry points to Lauderdale Lakes.

4. Flyers (15,000 for all 13,032 households)

Purpose: Direct resident outreach — *household penetration = campaign visibility*.
Distribution Strategy:

- **Direct Mail (13,032 flyers):** Ensure *every household* receives one.
- **Business Countertops (1,000 flyers):** Chamber members distribute to customers.
- **Community Spaces (968 flyers):** Schools, City Hall, library, senior centers, parks.

5. Posters (500 @ 12x18)

Purpose: Repeat exposure in community spaces.
Placement Strategy:

- **City Facilities (100 posters):** City Hall, library, community centers, bus stops.
- **Chamber Member Businesses (250 posters):** Especially restaurants, barbershops, salons, and grocery stores.
- **Faith & Community Groups (100 posters):** Churches, cultural associations.
- **Schools (50 posters):** Middle/high schools, adult ed centers.

6. Business Decals (1,000)

Purpose: Visibility at the *point of commerce*.
Distribution Strategy:

- **First Priority:** Every Chamber member business (mandatory for participation).

7. Digital & Social Reinforcement

- **QR Codes on Signs/Flyers/Posters:** Each code links to Chamber's "Shop Lauderdale Lakes" business directory + coupon hub.
- **Weekly Spotlights:** Chamber social channels highlight 1–2 member businesses.
- **Hashtag:** #ShopLauderdaleLakes

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title
DISCUSSION REGARDING THE CITY'S MEDICAL RENEWAL OF BENEFITS PACKAGE (6:00 P.M. TIME CERTAIN)

Summary
This is a presentation by the Gelin Benefits Group regarding the City's medical renewal of benefits package.

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tara Williams, Director of HRRM

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Presentation	Backup Material

Employee Benefits Renewal Summary

Gelin Benefits Group

Timeline of Activities

Activities	Timelines
Renewal Received	**July 3, 2025**
RFP Issued	**July 21, 2025**
Market Responses	**July 31, 2025**
Initial negotiation	**August 14, 2025**
Best and Final Offer	**August 21, 2025**
Recommendation Presented to Human Resources	**August 25,2025**

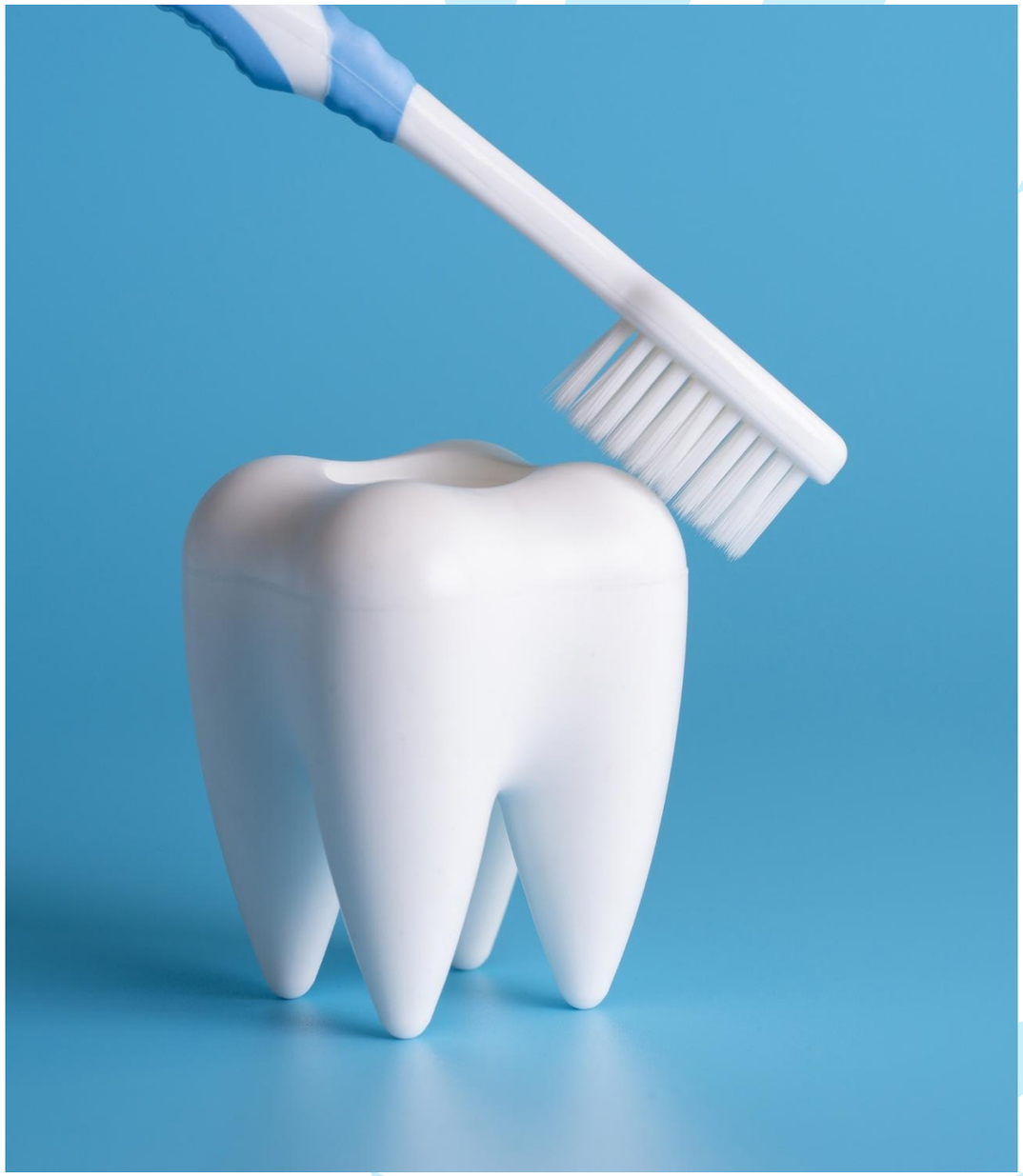
Gelin Benefits Group

Healthcare Renewal – Florida Blue

- Initial renewal was 23% increase ($1,239,391)
- Negotiated down to 11% ($1,124,627)
- Final best and final offer: 8.3% ($1,090,203)
- Total savings from initial proposal: $183,611
- Renewal effective October 1, 2025
- Florida Blue partnership remains strong

Gelin Benefits Group

Dental PPO & HMO - Solstice



- **Renewal: No increase in rates**
- Longstanding partnership with high employee satisfaction
- PPO Plan: 21 members, estimated $14,802 annual cost
- HMO Plan: 72 members, estimated $17,205 annual cost
- Total combined cost: ~$32,000

Gelin Benefits Group

Vision Insurance – Humana



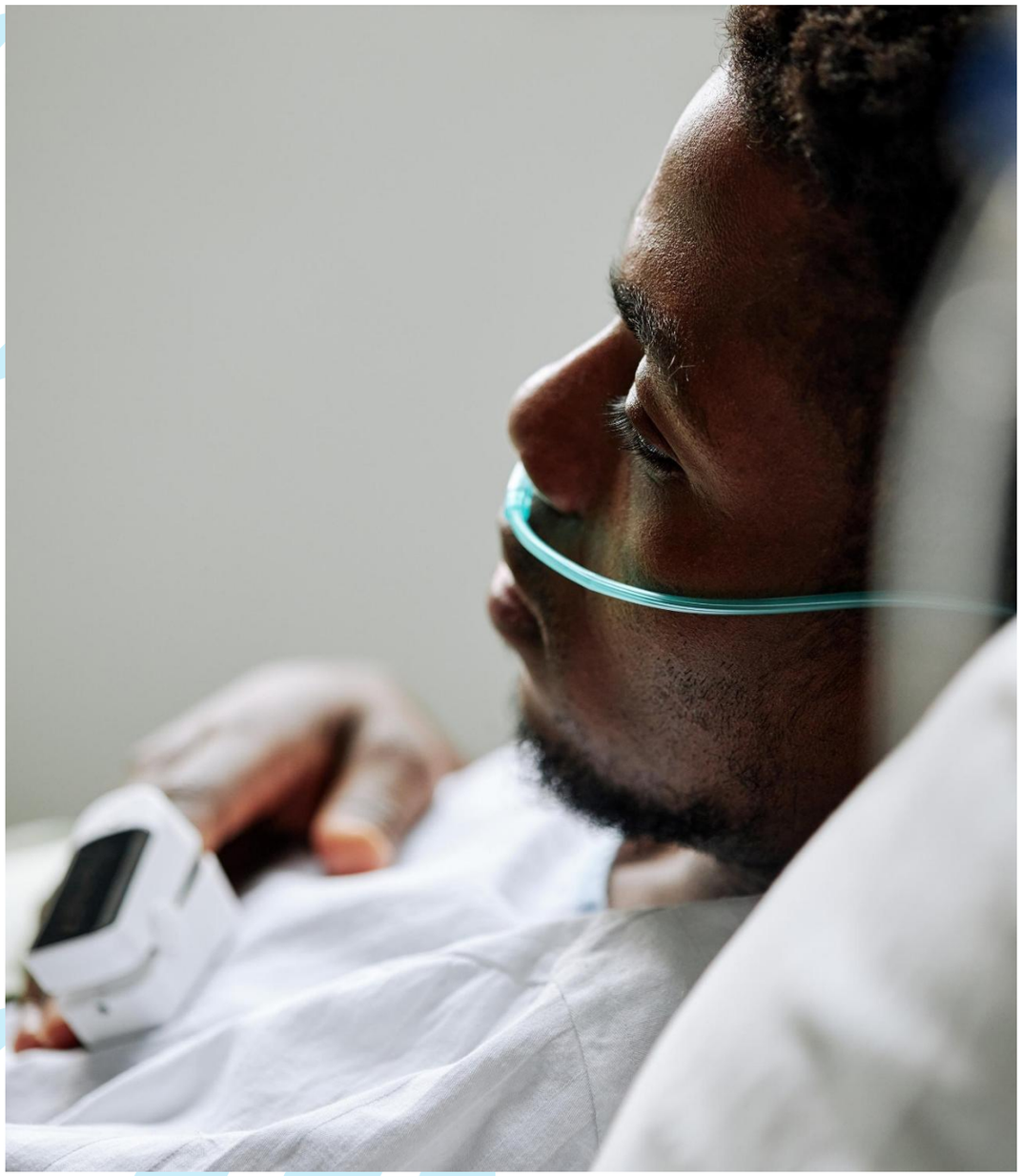
- **No Renewal Increase**
- Humana is the long-term vision provider
- High level of customer service and competitive rates
- 104 employees enrolled
- Estimated annual cost: $8,794

Gelin Benefits Group

GAP Insurance – APL

- Renewal: No increase in cost

- Covers out-of-pocket medical expenses
- Helps cover deductibles, copays, and coinsurance
- Provides first-dollar coverage for many medical expenses
- Estimated Annual cost $83,000



Gelin Benefits Group

Life & Disability Insurance – Mutual of Omaha

- Basic life and AD&D insurance provided to all employees

- Estimated annual cost: ~$500

- Additional voluntary coverage available:

- Short-term disability (STD)
- Long-term disability (LTD)
- Voluntary life
- Accidental death & dismemberment (AD&D)

Gelin Benefits Group

Other Benefits

- Flexible Spending Account
- Legal Shield
- Aflac Benefits
- BMG Loans at Work
- Tickets at Work
- Travel Assistance
- Employee Assistance Program
- Will preparation services

Gelin Benefits Group

Summary of Insurance Costs

City of Lauderdale Lakes
Renewal Summary 10/1/2025 - 9/30/26
Estimated Annual Costs

Line of Coverage	2024-25 Estimated Costs	2025-26 Initial Estimated Costs	Variance - $	Variance - %	2025-26 Final	Variance - $
Medical HMO	$915,318	$1,113,973	$198,655	21.70%	$979,881	$64,564
Medical PPO	$91,330	$125,418	$34,088	37.32%	$110,322	$18,992
Dental HMO	$17,205	$17,205	$0	0.00%	$17,205	$0
Dental PPO	$14,802	$14,802	$0	0.00%	$14,802	$0
Vision	$8,794	$8,794	$0	0.00%	$8,794	$0
Gap Insurance	$83,336	$83,336	$0	0.00%	$83,336	$0
Basic Life and AD&D	$415	$415			$415	$0
Total Estimated Costs	**$1,131,200**	**$1,363,944**	**$232,743**	**20.57%**	**$1,214,756**	**$83,556**

Gelin Benefits Group

Recommendation

Medical Insurance: Renew with Florida Blue – 8.3% Increase

Dental: Renew with Solstice, no increase

Vision: Renew with Humana, no increase

Gap Insurance: Renew with APL, no increase

Life and Disability: Continue with Mutual of Omaha

Recommendation: Proceed with renewals to ensure savings, continuity, and employee satisfaction.

Gelin Benefits Group

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING THE LAUDERDALE LAKES BUSINESS ELEVATION AND MARKETING SUPPORT PROGRAM (LLBEAMS)

Summary

This is an update on the Lauderdale Lakes Business Elevation and Marketing Support Program (LLBEAMS). As part of the Fiscal Year 2026 budget proceedings, a funding request was submitted to implement the LLBEAMS Program. This was a 12-week program focused on educating Lauderdale Lakes business owners. In response to an inquiry regarding the business graduates, a Survey Report is provided for review and future program funding consideration.

Staff Recommendation

Background:

On January 10, 2023, the City of Lauderdale Lakes launched the Lauderdale Lakes Business Elevation and Marketing Support (LLBEAMS) Programs. This was a 12-week educational and strategic program tailored to assist entrepreneurs in the City of Lauderdale Lakes with the skills needed to grow their business.

Over 12 weeks, 54 hours of virtual marketing classes and 42 hours of one-on-one virtual coaching sessions were held. Outcomes included:

- Marketing Plan (customized)
- Pitch Deck
- Social Media Content Calendar
- Digital ads
- Social media content library
- Marketing campaign
- Press release template

Eight business owners successfully completed the program. As requested, the feedback from each graduate is noted on the attached report.

Public Process: This program was introduced and approved at city commission meetings and facilitated at various locations to conduct educational sessions.

Recommended Action: Consider program for future implementation.

Funding Source:

Not applicable

Fiscal Impact:

Sponsor Name/Department: Vielka Buchanan, Economic Development Manager

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	2023-2024 Lauderdale Lakes Business Elevation and Marketing Support Program and Accomplishments	Backup Material
🗋	2023-2024 Lauderdale Lakes Business Elevation and Marketing Support Promo Material	Backup Material
🗋	2023-2024 Lauderdale Lakes Business Elevation and Marketing Support - Survey Report	Backup Material

Program Overview and Accomplishments



On January 10, 2023, the City of Lauderdale Lakes launched ***Lauderdale Lakes Business Elevation and Marketing Support program (LLBEAMS).*** This was a free 12 week educational and strategic program tailored to assist entrepreneurs in the City of Lauderdale Lakes with the skills needed to grow their business.

Eligibility Requirements

- Ambitious growth-minded entrepreneurs ready to dedicate at least 5 hours per week for 12 weeks to work on their business so that they may get more customers
- Has a business tax receipt from the City of Lauderdale Lakes
- Has been in business for more than 2 years

Program Overview

- **Marketing Education**
  - Top experts teach LIVE online class via zoom
  - 7 Live Zoom classes

- **One-one-One Marketing Technical Assistance**
  - Avoid pitfalls and elevate your brand with support from a marketing coach
  - 7 One-on-one marketing technical assistance coaching sessions
  - 3 In-person Work Sprint Labs

- **Real Life Marketing Planning**
  - Learn by working on a plan that is customized for your business
  - LL Beams program guide and 1 LL Beams workbook
  - Workbook review and feedback

- **Peer Networking**
  - Connect with city leaders and other entrepreneurs in your cohort
  - 5 In-person peer networking events

- **LL Beams Pitch Competition**
  - Opportunity to pitch your business in front of possible funders
  - Chance to win a FREE website and marketing materials

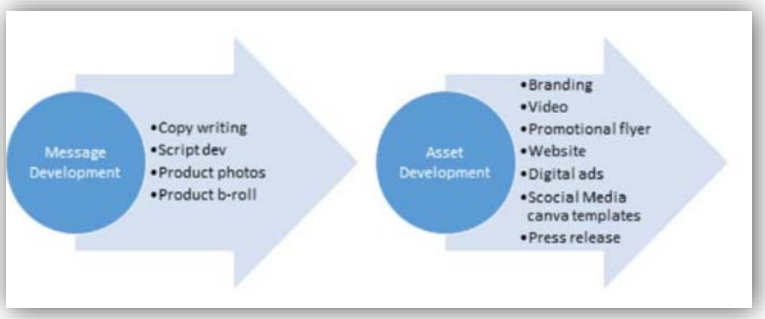
Class & Technical Assistance

During these sessions, various aspects of marketing were covered including Marketing 101, customer survey creation, SWOT analysist, focus group techniques, winning pitch competition, understanding target audience, conducting competitive analysis and brand auditing.





Lab & Technical Assistance



Deliverables

Over 12 weeks, 54 hours of virtual marketing classes and 42 hours of one-on-one virtual coaching sessions were held. Outcomes included:

- Marketing Plan (customized)
- Pitch Deck
- Social Media Content Calendar
- Digital ads
- Social media content library
- Marketing campaign
- Press release template



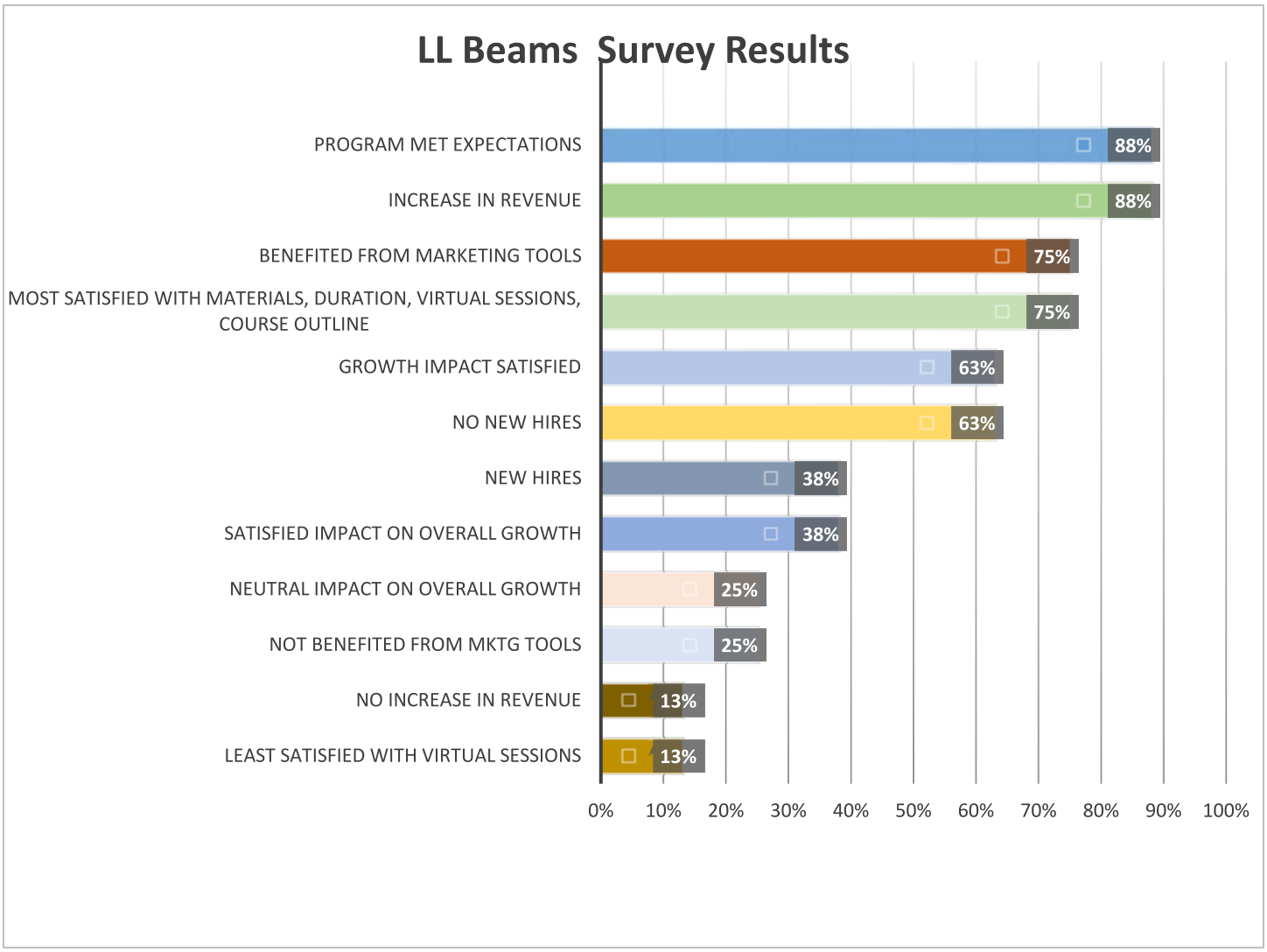
Accomplishments

15 business owners applied	13 business owners accepted
10 business participants	8 business owners graduated

Marketing Tools Created



496 Total Assets Created



Eight businesses graduated from the program and completed the survey

Survey Results

- 88% of survey respondents indicated that the program met their expectations and they have experienced increase revenue ranging from $4,001 - $15,000 after graduation.
- 75% of the survey respondents benefited from the marketing tools obtained and were most satisfied with the materials used, duration of the program, content of the virtual sessions and course outline.
- 63% of the survey respondents were satisfied with overall impact growth out of which 38% of the participants hired new employees (between 1 to 2 individuals).

Program managed by the Economic Development Manager
City of Lauderdale Lakes, FL

Economic Development

Marketing & Branding Program







Lauderdale Lakes Business Elevation and Marketing Support program (LLBEAMS)

This was a free 12 week educational and strategic program tailored to assist entrepreneurs in the City of Lauderdale Lakes with the skills needed to grow their business.

2025 LL Beams Post Survey Report

On January 10, 2023, the City of Lauderdale Lakes launched ***Lauderdale Lakes Business Elevation and Marketing Support program (LLBEAMS).*** This was a free 12 week educational and strategic program tailored to assist entrepreneurs in the City of Lauderdale Lakes with the skills needed to grow their business.

Over 12 weeks, 54 hours of virtual marketing classes and 42 hours of one-on-one virtual coaching sessions were held. Outcomes included:

- Marketing Plan (customized)
- Pitch Deck
- Social Media Content Calendar
- Digital ads
- Social media content library
- Marketing campaign
- Press release template

Eight business owners successfully completed the program. Below is the feedback they shared upon graduation.

1) Golden Hogan Connection Group

Business Owner: Arlene Hogan

The marketing plan provided has been reviewed but is too complex to implement effectively. While social media content has been utilized, the video and digital advertisement have not been used. Did receive a website and was very satisfied with the content and design. To date, there has been no change in revenue, and no new employees have been hired.

2) My Bug Guy Pest Control

Business Owner: Cecil Benson

The recommendations outlined in the marketing plan have been successfully implemented. The business has experienced positive outcomes through the strategic use of social media content, videos, and digital advertisements. A new website was also delivered, and the owner was highly satisfied with both its content and design. These efforts have contributed to an increase in revenue, although no new employees have been hired.

3) The Basement Hair Salon

Business Owner: Shelly Curate

Recommendations from the marketing plan have been successfully implemented. The business has seen positive results through the use of social media content, videos, and digital advertisements. No Revenue has increased as a result, although no new employees have been hired and she is not looking to do so.

4) Chitra House of Elegance

Business Owner: Chitra Balgobin

The marketing plan was reviewed but found to be too complex for effective implementation. The video and digital advertisement were not utilized due to a lack of understanding of how to use them. As of now, there has been no change in revenue, and no new employees have been hired.

5) Dream Builder Financial

Business Owner: Jessica Min

The marketing plan and accompanying social media content and videos were proved to be highly effective. These tools contributed to a noticeable increase in revenue. We were able to hire a part-time employee.

6) ZMEKA Enterprise llC

Business Owner: Eileen Rathery

The marketing plan, along with the supporting social media content, delivered outstanding results. This success led to an offer to sell the rights on the product, which was strategically accepted. The effectiveness of the marketing program and its tools played a pivotal role and were strongly emphasized throughout the process.

7) World Financial Group

Business Owner: Andy Ng

The marketing plan, along with its associated social media content and videos, was implemented and yielded positive results. While the plan has proven useful, it has not been consistently utilized. Overall, the program has had a beneficial impact on revenue. No new employees have been hired as part of this initiative.

8) Island Joys, Inc

Business Owner: Safiyah Salaam

Despite several outreach efforts via phone and email, the participant did not respond.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING APPROVAL OF A PIGGYBACK CONTRACT WITH SHIFF CONSTRUCTION & DEVELOPMENT, INC. IN THE AMOUNT OF ONE HUNDRED AND NINETY SIX THOUSAND THREE HUNDRED SEVEN DOLLARS AND FORTY SEVEN CENTS ($196,307.47) TO PERFORM EMERGENCY WALL REPAIRS SERVICES AT THE VINCENT TORRES PARK BUILDING

Summary

This is a discussion regarding approval of a piggyback contract with Shiff Construction & Development, Inc. in the amount of $196,307.47 to perform emergency wall repairs services at the Vincent Torres Park Building.

Staff Recommendation

Background:

Vincent Torres Park building has sustained structural damage to one of the exterior walls. The wall consist of fluted blocks similar to the Development Services building. Similarly, a section of the wall collapsed in April 2024 due to water infiltration and weather exposure. If left unaddressed, the damage could lead to further degradation, including potential safety hazard and increased long term repair costs. To ensure the safety and integrity of the building, staff recommend structural repairs of the wall, waterproofing and sealing and painting. These repairs will extend the lifespan of the building, enhance appearance and provide a safe environment for community programs, basketball activities and visitors.

Given the emergency nature of this repair, Staff requested quotes from qualified contractors to conduct the necessary repairs. Two proposals were received. The proposed prices are as follow:

Essential Constructs $222,539.00
Shiff Construction & Development, Inc. $196,307.47

The Acting City Manager has determined that the existing wall condition constitutes a present threat to public health, welfare, and safety and further recommended the procurement of repair services pursuant to the terms of the attached lowest proposal received from the Shiff Construction & Development Inc., and the plan provided by the city Engineering Department. Included in the scope of works, Furthermore, staff is requesting the approval of a $20,000.00 contingency amount to address any unforeseen situations that may arise during construction. The requested contingency will not be included in the contractor's purchase order and will only be utilized upon written approval by the city.

The cost proposal from Shiff Construction & Development Inc., appears to be the most responsive. In addition, Shiff Construction has an existing contract (contract No. FL-R6-GC-092524-SCD) that the City is able to utilize as a piggyback as a compliant procurement pathway to expedite the needed repairs. Shiff Construction has demonstrated the capacity, qualifications, and experience to perform the scope of work in a timely manner.

The total cost to repair the wall including the requested contingency is in the amount of $216,307.47.

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Ronald Desbrunes, P.E., Public Works Director

Meeting Date: 9/8/2025

ATTACHMENTS:

Description	Type

Location Map	Backup Material
Existing Conditions	Backup Material
Proposal from Shiff Construction	Backup Material
Proposal from essential Constructs	Backup Material
Backup Material	Backup Material



Vincent Torres Memorial Park
4331 NW 36th St
Lauderdale Lakes, Fl 33319

***All measurements are approximate and will need to be confirmed by the contractor before submitting a proposal.**

-The estimated wall linear footage of 324' is at 9'9"H.
-The estimated wall linear footage of 94' is at 3'3"H.
-The estmated wall linear footage of 37' is at 4'4"H. -
The estimated total wall linear footage is 455'.

EXISTING CONDITIONS – VINCENT TORRES PARK WALL





EXISTING CONDITIONS – VINCENT TORRES PARK WALL





Work Order Signature Document

EZIQC Contract No.: FL-R6-GC-092524-SCD

[X] **New Work Order** [ ] **Modify an Existing Work Order**

Work Order Number.: 145265.00 Work Order Date: 08/02/2025

Work Order Title: City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project

Owner Name:	City of Lauderdale Lakes	Contractor Name:	Shiff Construction & Development, Inc.
Contact:	Kellen Feltz	Contact:	Justen Shiff
Phone:	954-535-2756	Phone:	9545242575

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-SCD.

Brief Work Order Description:

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $196,307.47

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date

Detailed Scope of Work

To: Justen Shiff
Shiff Construction & Development, Inc.
1350 NE 56th St -Ste. 100
Fort Lauderdale, FL 33334
9545242575

From: Kellen Feltz
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
954-535-2756

Date Printed: August 02, 2025

Work Order Number: 145265.00

Work Order Title: City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project

Brief Scope:

☐ **Preliminary** ☐ **Revised** ☒ **Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-SCD**.

Contractor _____ Date _____

Owner _____ Date _____

Contractor's Price Proposal - Summary

Date: August 02, 2025

Re:

IQC Master Contract #:	FL-R6-GC-092524-SCD
Work Order #:	145265.00
Owner PO #:	
Title:	City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project
Contractor:	Shiff Construction & Development, Inc.
Proposal Value:	$196,307.47

Allowances	**$13,750.00**
Bond	**$4,225.79**
Demo	**$48,249.00**
Doors	**$17,782.13**
Dumpster	**$1,544.40**
Landscape Remediation	**$9,991.62**
Paint	**$17,188.95**
Scaffolding	**$34,867.58**
Stucco	**$46,407.60**
Temporary Fence	**$2,300.40**
Proposal Total	**$196,307.47**

Thisl total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: August 02, 2025

Re:

IQC Master Contract #:	FL-R6-GC-092524-SCD
Work Order #:	145265.00
Owner PO #:	
Title:	City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project
Contractor:	Shiff Construction & Development, Inc.
Proposal Value:	$196,307.47

	Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)			

Allowances

1 01 22 16 00 0002 EA — Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal. — $11,000.00

	Quantity		Unit Price		Factor	=	Total
Installation	10,000.00	x	1.00	x	1.1000	=	11,000.00

$10,000 Allowance for Permit Fees

2 01 22 16 00 0002 EA — Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal. — $2,750.00

	Quantity		Unit Price		Factor	=	Total
Installation	2,500.00	x	1.00	x	1.1000	=	2,750.00

$2,500 Allowance for potential Irrigation Repairs needed during shrub restoration

Subtotal for Allowances **$13,750.00**

Bond

3 01 22 16 00 0002 EA — Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal. — $4,225.79

	Quantity		Unit Price		Factor	=	Total
Installation	3,841.63	x	1.00	x	1.1000	=	4,225.79

2.0% Bond Fee on $192,081.68

Subtotal for Bond **$4,225.79**

Demo

4 02 41 19 13 0019 SF — Stone Or Brick Veneer Facade Removal — $17,641.80

	Quantity		Unit Price		Factor	=	Total
Installation	5,500.00	x	2.97	x	1.0800	=	17,641.80

Using this for selective demo of fluted block on exterior of building. Existing CMU block to remain intact

5 02 41 19 13 0083 EA — Drill 1" Diameter Core In Up To 4" Concrete — $25,596.00

	Quantity		Unit Price		Factor	=	Total
Installation	1,000.00	x	23.70	x	1.0800	=	25,596.00

Using this for grinding down the fluted block's each individual metal anchors

Work Order Number: 145265.00
Work Order Title: City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project

Demo

6	02	41	19	13 0083	0032	MOD	For Horizontal Cores, Add						$5,011.20
						Installation	Quantity 1,000.00	x	Unit Price 4.64	x	Factor 1.0800	=	Total 5,011.20

Subtotal for Demo **$48,249.00**

Doors

7	08	12	13	13 0008		EA	3' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame						$1,436.05
						Installation	Quantity 2.00	x	Unit Price 664.84	x	Factor 1.0800	=	Total 1,436.05
							(2) New Metal Door Frames for single metal doors						
8	08	13	13	13 0008		EA	3' x 6'-8" x 1-3/4", 20 Gauge, Level 1 Standard Duty, Honeycomb Core, Hollow Metal Door						$3,730.99
						Installation	Quantity 6.00	x	Unit Price 575.77	x	Factor 1.0800	=	Total 3,730.99
							(2) New Single Metal Doors and (2) new double metal doors						
9	08	38	19	00 0449		EA	72" x 84" Opening, Double Door, Impact Traffic Door Knock Down Frame						$4,338.62
						Installation	Quantity 2.00	x	Unit Price 2,008.62	x	Factor 1.0800	=	Total 4,338.62
							Using this for (2) new double metal door frames						
10	08	71	11	00 0428		EA	3" Overall Height, Satin Aluminum Finish, Aluminum Floor Stop (Ives FS444/448)						$315.19
						Installation	Quantity 6.00	x	Unit Price 48.64	x	Factor 1.0800	=	Total 315.19
							Thresholds for (2) new single metal doors & (2) double metal doors						
11	08	71	11	00 2243		EA	Surface Mounted Heavy Duty Door Closer (LCN 4040XP/4041 Series)						$3,530.17
						Installation	Quantity 6.00	x	Unit Price 544.78	x	Factor 1.0800	=	Total 3,530.17
							Door closers for (2) new single metal doors & (2) new double metal doors						
12	08	71	11	00 2265		EA	Storeroom/Closet F07 Mortise LocksetLocked with key outside. Inside always unlocked. Fixed outside handle.						$4,431.11
						Installation	Quantity 4.00	x	Unit Price 1,025.72	x	Factor 1.0800	=	Total 4,431.11
							Locksets for (2) new single metal doors & (2) new double metal doors						

Subtotal for Doors **$17,782.13**

Dumpster

13	01	74	19	00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						$1,544.40
						Installation	Quantity 2.00	x	Unit Price 715.00	x	Factor 1.0800	=	Total 1,544.40
							Onsite Dumpster for general construction debris						

Subtotal for Dumpster **$1,544.40**

Landscape Remediation

14	32	93	33	00 0282		EA	7 Gallon Podocarpus						$9,991.62
						Installation	Quantity 50.00	x	Unit Price 185.03	x	Factor 1.0800	=	Total 9,991.62
							Using this item for remediation and/or replacement of shrubs adjacent to exterior wall that may be damaged/destroyed during construction activities						

Work Order Number: 145265.00
Work Order Title: City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project

Subtotal for Landscape Remediation **$9,991.62**

Paint

15	09	91	13	00 0093		SF	2 Coats Paint, Brush Work, Paint Exterior Stucco Wall Surfaces						$16,580.16
						Installation	Quantity 7,600.00	x	Unit Price 2.02	x	Factor 1.0800	=	Total 16,580.16
						Paint Exterior Walls							
16	09	91	13	00 0093	0205	MOD	For >5,000 To 10,000, Deduct						-$561.60
						Installation	Quantity 2,600.00	x	Unit Price -0.20	x	Factor 1.0800	=	Total -561.60
17	09	91	13	00 0236		LF	2 Coats Paint, Brush/Roller Work, Paint Exterior Wood Door Frame And Trim						$117.45
						Installation	Quantity 75.00	x	Unit Price 1.45	x	Factor 1.0800	=	Total 117.45
						Paint (2) single metal door frames & (2) double metal door frames							
18	09	91	13	00 0246		EA	2 Coats Paint, Brush/Roller Work, Paint Exterior Metal DoorBoth faces						$1,052.94
						Installation	Quantity 6.00	x	Unit Price 162.49	x	Factor 1.0800	=	Total 1,052.94
						Paint (2) single metal doors & (2) double metal doors							

Subtotal for Paint **$17,188.95**

Scaffolding

19	01	54	23	00 0005		CCF	Scaffolding With Bracing Accessories - Area Based On 3' Wide Sections (CCF / Month)						$9,813.31
						Installation	Quantity 180.00	x	Unit Price 50.48	x	Factor 1.0800	=	Total 9,813.31
						Scaffolding for demo, lath, stucco, & paint							
20	01	54	23	00 0007		CCF	Up To 20' Height Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories						$25,054.27
						Installation	Quantity 1,080.00	x	Unit Price 21.48	x	Factor 1.0800	=	Total 25,054.27
						Multiple mobilizations for scaffolding required due to working being performed on several different sides of the building & the associated phasing							

Subtotal for Scaffolding **$34,867.58**

Stucco

21	09	22	36	23 0019		SF	1.75 LB/SY, Installed On Columns And Beams, Self Furring, Flat Diamond, Expanded Metal Lath						$14,731.20
						Installation	Quantity 5,500.00	x	Unit Price 2.48	x	Factor 1.0800	=	Total 14,731.20
						Lath for stucco after fluted block demo							
22	09	22	36	23 0019	0021	MOD	For >5,000, Deduct						-$75.60
						Installation	Quantity 500.00	x	Unit Price -0.14	x	Factor 1.0800	=	Total -75.60
23	09	24	23	00 0002		SF	Scratch/Brown/Finish, Three Coat Troweled StuccoExcludes lath and felt. Interior or exterior, one side.						$31,363.20
						Installation	Quantity 5,500.00	x	Unit Price 5.28	x	Factor 1.0800	=	Total 31,363.20
						Stucco where fluted block was post-demo							
24	09	24	23	00 0002	0031	MOD	For Color Added To Finish Coat, Add						$842.40
						Installation	Quantity 5,200.00	x	Unit Price 0.15	x	Factor 1.0800	=	Total 842.40

Work Order Number: 145265.00
Work Order Title: City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project

Stucco

25	09	24	23	00 0002	0038	MOD	For >5,000, Deduct							-$453.60
								Quantity		Unit Price		Factor		Total
							Installation	500.00	x	-0.84	x	1.0800	=	-453.60

Subtotal for Stucco **$46,407.60**

Temporary Fence

26	01	56	26	00 0005		LF	Temporary 6' High Chain Link Fence And Posts, Up To 6 Months							$1,644.30
								Quantity		Unit Price		Factor		Total
							Installation	250.00	x	6.09	x	1.0800	=	1,644.30
							Temporary Fence to close off areas of construction as we go							
27	01	56	26	00 0005	0068	MOD	For >100 To 250, Deduct							-$32.40
								Quantity		Unit Price		Factor		Total
							Installation	150.00	x	-0.20	x	1.0800	=	-32.40
28	01	56	26	00 0005	0072	MOD	For Each LF Shade Cloth, Add							$688.50
								Quantity		Unit Price		Factor		Total
							Installation	250.00	x	2.55	x	1.0800	=	688.50

Subtotal for Temporary Fence **$2,300.40**

Proposal Total **$196,307.47**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Subcontractor Listing

Date: August 02, 2025

Re:

IQC Master Contract #:	FL-R6-GC-092524-SCD
Work Order #:	145265.00
Owner PO #:	
Title:	City of Lauderdale Lakes - Vincent Torres Park Exterior Wall Repair Project
Contractor:	Shiff Construction & Development, Inc.
Proposal Value:	$196,307.47

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		$0.00	0.00

SHIFF
CONSTRUCTION + DEVELOPMENT

180 SW 6th Street
Pompano Beach, Florida 33060
t: (954) 524 2575 f: (954) 524 2576
CGC1509764 www.shiff.com
construction management | development | restoration | design + build | owner representation

24 July 2025
Re: Lauderdale Lakes Vincent Torres Wall Repair - Scope of Work

1) **Scope**
    a. **Removal & Disposal of existing fluted concrete panels & anchors**
    b. **Pressure Clean, Metal Lath, & Stucco on Exterior Walls**
        i. **Stucco is to have a scratch coat & finish coat**
    c. **Stucco recess & reveal details similar to the Building Department building**
    d. **Painting the exterior walls similar to the Building Department building**
    e. **Replacement & Painting of (2) single exterior-facing metal doors and (2) double exterior- facing metal doors**
    f. **Remediation of Existing Shrubs along exterior of building, when in conflict with construction activities**
2) **Inclusions**
    a. **Bond Fee priced at 2.0% of the project value**
    b. **Permit Fee Allowance of $10,000**
    c. **Irrigation Repair Allowance of $2,500**
        i. **In case of potential irrigation repairs during shrub remediation**
    d. **Temporary Fence areas of work**
3) **Exclusions**
    a. **Owner's Contingency**
4) **Requirements**
    a. **The City will remove any necessary electrical items that are existing on the fluted block prior to demo**

Quote

Essential Constructs

TIPS Contract: 240104-02 Trades, Labor and Materials (JOC)

DATE: 8/28/2025

EXPIRATION DATE: 30 Days

332 San Caros Drive, Punta Gorda, FL 33950
C:607.760.2350
rob@essentialconstructs.com

TO City of Lauderdale Lakes
"25-1440 Vincent Torres Exterior Wall Project"
4300 NW 36th Street
Lauderdale Lakes, FL 33319

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Scope of Work: • Remove existing fluted concrete wall panels including anchors/flashings; clean substrate and apply bonding agent. • Install galvanized stucco netting over bitumen-coated CMU with #14 × 1-1/4" Tapcons and fender washers @ 8" o.c. each way. • Apply 5/8" smooth coat stucco; prime and paint to match existing. • Provide PVC horizontal expansion joint (1-1/2" reveal) at 5'-0" vertical spacing across the 9'-9" wall run. • Additional painting: prep, prime, and paint 12,450 SF of wall surfaces, including masking and all prep materials. • Doors: remove and replace steel door assemblies – (2) 73"×8'-0" and (2) 36"×8'-0"; new assemblies include frames and standard hardware.	$188,792.00	$188,792.00
	By issuing a purchase order or executing a contract in reference to this quote, the Owner acknowledges and agrees to all terms and conditions outlined herein.		

SUBTOTAL	$188,792.00
BOND	$4,720.00
GENERAL CONDITIONS	$29,027.00
TOTAL	$222,539.00

If you have any questions about this Quote, please contact: Robert Warholic, C:607.760.2350 E: rob@essentialconstructs.com

Costs based on RSMeans data
TIPS Procurement Contract 240104-02 Trades, Labor and Materials
Essential Constructs, LLC. - (Vendor 8029)
Estimate Name: 25-1440 Vincent Torres Exterior Wall Project

ESTIMATE INFORMATION

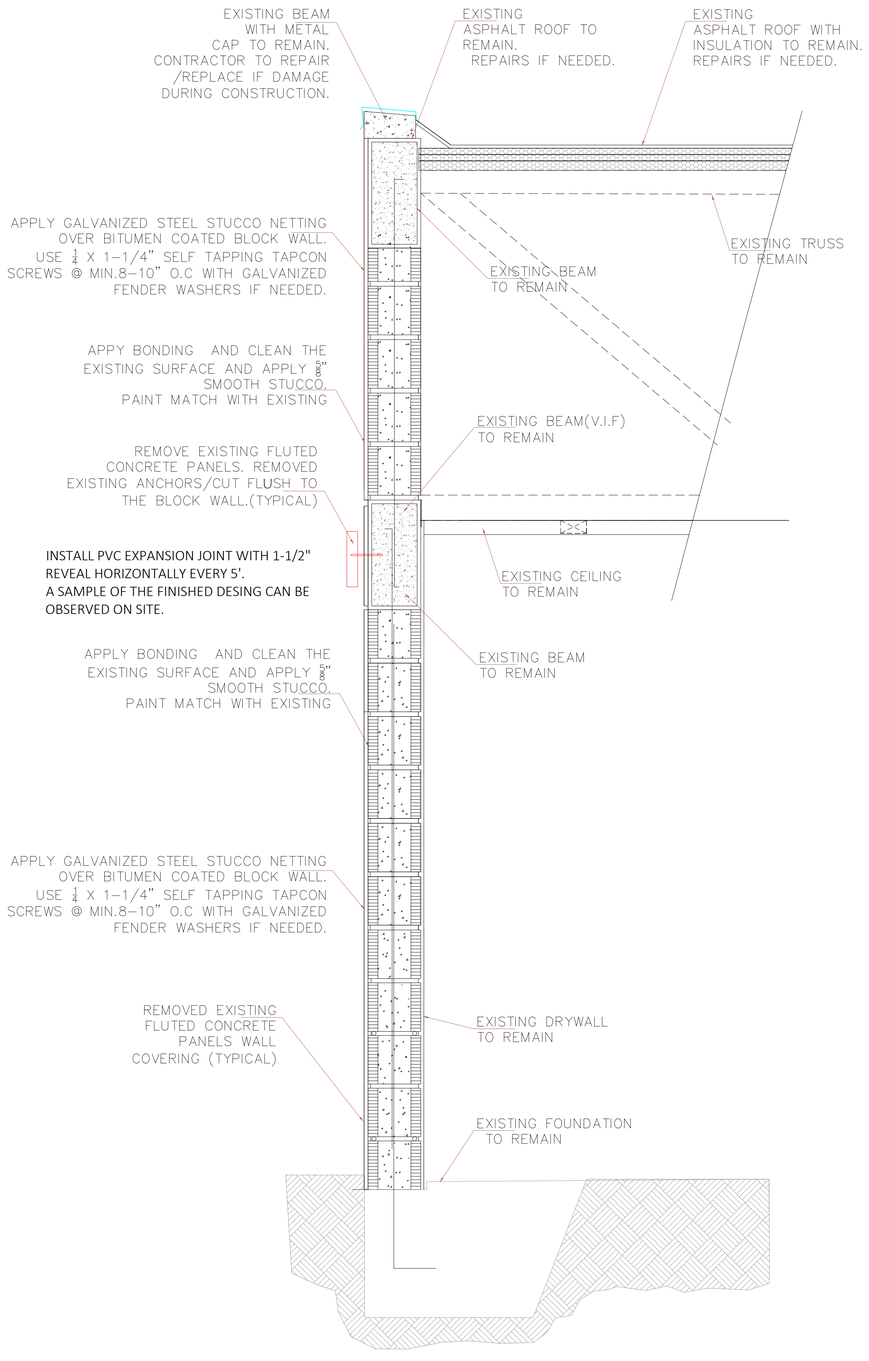
Client Name: City of Lauderdale Lakes
Estimate Address: 4300 NW 36th Street,
Lauderdale Lakes, FL, 33319

Notes:

ESTIMATE

Quantity	LineNumber	Description	Unit	Ext. Mat. O&P	Ext. Labor O&P	Ext. Equip. O&P	Ext. Total O&P
25-1440 Vincent Torres Exterior Wall Project							
3623.00	090505300100	Walls and partitions demolition, brick, 4" to 12" thick	C.F.	$ -	$ 30,650.58	$ 5,941.72	$ 36,592.30
1208.00	092236232800	Metal lath, stucco mesh, painted, 3.6 lb	S.Y.	$ 9,917.68	$ -	$ -	$ 9,917.68
1208.00	092423400100	Stucco, 3 coats, on masonry construction, 7/8" thick, no mesh included	S.Y.	$ 6,184.96	$ 37,641.28	$ 2,174.40	$ 46,000.64
3624.00	099113900450	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, first coat, latex, spray	S.F.	$ 1,087.20	$ 688.56	$ -	$ 1,775.76
3624.00	099113900460	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, second coat, latex, spray	S.F.	$ 869.76	$ 507.36	$ -	$ 1,377.12
2.00	081316105050	Doors, aluminum, commercial entrance, flush panel doors, single, 3'-0" x 7'-0", incl. hinges, push/pull, deadlock, cylinder, threshold, excl. glazing	Ea.	$ 1,372.50	$ 835.04	$ -	$ 2,207.54
2.00	081316105100	Doors, aluminum, commercial entrance, flush panel doors, pair of, 3'-0" x 7'-0", incl. hinges, push/pull, deadlock, cylinder, threshold, excl. glazing	Pair	$ 2,745.00	$ 1,043.80	$ -	$ 3,788.80
84.00	099113700130	Paints & coatings, exterior door frames & trim only, brushwork, primer + 1 coat, exterior latex	L.F.	$ 28.56	$ 102.48	$ -	$ 131.04
8971.00	050519206700	Lead screw anchor, #10 - #14 x 1-1/2" L, in concrete, brick or stone, excl layout & drilling	Ea.	$ 4,485.50	$ 25,746.77	$ -	$ 30,232.27
3624.00	040513230020	Surface bonding masonry mortaring, surface bonding agent, concrete masonry unit (CMU) walls, gray or white, includes fiberglass mortar, excludes blockwork	S.F.	$ 616.08	$ 3,225.36	$ -	$ 3,841.44
1.00	118119100200	Floor/wall cleaning equipment, vacuum cleaning, central, commercial, 3 inlet	Total	$ 2,643.38	$ 947.25	$ -	$ 3,590.63
3624.00	090190940760	Surface preparation, interior, walls, wash, masonry, brick & block, coarse	S.F.	$ -	$ 688.56	$ -	$ 688.56
12450.00	099113900540	Paints & coatings, walls, concrete masonry units (CMU), porous, first coat, latex, roller	S.F.	$ 5,851.50	$ 3,112.50	$ -	$ 8,964.00
12450.00	099113900550	Paints & coatings, walls, concrete masonry units (CMU), porous, second coat, latex, roller	S.F.	$ 3,859.50	$ 2,614.50	$ -	$ 6,474.00

4.00	024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	$ 2,500.00	$ -	$ -	$ 2,500.00
4.00	013113200200	Field personnel, project manager, average	Week	$ -	$ 14,996.00	$ -	$ 14,996.00
5.00	013113200260	Field personnel, superintendent, average	Week	$ -	$ 17,625.00	$ -	$ 17,625.00
2.00	080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	$ -	$ 46.80	$ -	$ 46.80
2.00	080505100220	Door demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	Ea.	$ -	$ 61.78	$ -	$ 61.78
324.00	040523130120	Control joint, PVC, "T" shaped	L.F.	$ 443.88	$ 489.24	$ -	$ 933.12
25-1440 Vincent Torres Exterior Wall Project Subtotal				***$ 42,605.50***	***$ 141,022.86***	***$ 8,116.12***	***$ 191,744.48***
Grand Total				***$ 42,605.50***	***$ 141,022.86***	***$ 8,116.12***	***$ 191,744.48***
Total Discount							***$ (2,952.48)***
Adjusted Number							***$ 188,792.00***
Bond							***$ 4,720.00***
General Contractor Overhead & Profit		***15.00%***					***$ 29,027.00***
Final Proposal							***$ 222,539.00***



CONSTRUCTION NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES.

CONSULTANTS DRAWINGS ARE SUPPLEMENTAL TO THE ENGINEERING DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS CHECK WITH ENGINEERING DRAWINGS PRIOR TO THE ORDERING/ INSTALLATION OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL WORK.

ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL (GYP.BD., LAMINATE, ETC.) UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE DRAWINGS.

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.

THE GENERAL CONTRACTOR SHALL PAY ALL FEES, LICENSES, PERMITS, AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.

THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.

CUTTING AND PATCHING: WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT NEW CONSTRUCTION AND/ OR INSTALLATION, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION/FINISH.

UNLESS NOTED OTHERWISE, THE SUBCONTRACTORS SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE WORK.

THE SUBCONTRACTOR WARRANTS TO THE OWNER AND TO THE ENGINEER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.

THE SUBCONTRACTORS SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.

ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE LANDLORD.

ALL BLOCKING INSIDE WALLS TO BE FIRE RETARDANT TREATED OR NON COMBUSTIBLE

GENERAL DEMOLITION:

1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
2. DO NOT ALLOW MATERIAL AND DEBIRS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IT IN A LEGAL MANNER.
3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.

TYPICAL WALL REPAIRS DETAILS

SCALE: NTS

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
DIRECTOR, ENGINEERING SERVICES
CITY OF LAUDERDALE LAKES

SCALE: N.T.S
APPROVED:
DRAWN: SYED
CHECKED: M.NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

TYPICAL EXTERIOR WALL REPAIRS
PLAN FOR
CITY OF LAUDERDALE LAKES
4300 NW 36TH STREET, LAUDERDALE LAKES,FLORIDA-33319

SHEET:
S-1

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING AWARDING A CONTRACT TO STANTEC CONSULTING SERVICES INC., FOLLOWING A SOLICITATION (RFP25-3110-04R) ON THE CITY'S DEMANDSTAR PLATFORM TO PROVIDE A SOLID WASTE RATE STUDY FOR THE CITY'S SOLID WASTE SPECIAL ASSESSMENT IN THE AMOUNT OF THIRTY THOUSAND FOUR HUNDRED DOLLARS ($30,400.00)

Summary

This is a discussion regarding award of a contract to Stantec Consulting Services, Inc., in the amount of $30,400.00 to provide a rate study for the City's Solid Waste Special Assessment.

Staff Recommendation

Background:

The city's solid waste collection, disposal, recycling and other related services fees are funded through the Solid Waste Fund. This is a Non-Ad valorem special assessment fee established annually by City Commission resolution for residential properties. For FY 2026 the proposed residential rate is $272. This rate has been established since fiscal year 2018-19 and has not been adjusted. Costs for solid waste processing have been on the rise annually. The current rate structure maybe not be sustainable. In order to determine whether the current special assessment fee can adequately cover the costs of waste processing, a rate study is needed to analyze current revenue versus program costs, evaluate projected future costs and service demands, review the existing rate structures for compliance with applicable laws and industry best practices and make recommendations for adjustments to ensure long-term financial sustainability.

The city recently amended Ordinance, 2024-014 (September 10, 2024), Franchise Fee for Solid waste collection: Section 11 "Adjustment Of charges", where the annual rate adjustments for the city will be a flat 5% which takes effect on October 1, 2025 and every October 1 thereafter.

To ensure that any rate changes to the residents will be fair, a Request for Proposal (RFP), RFP25-3110-04R, for a professional solid waste rate study was advertised on the city's DemandStar platform. The city received 4 proposals which were reviewed and evaluated by an evaluation committee comprised of 3 members, from different departments within the city. Proposers were evaluated based on qualification and experience, Methodology, Past performance and References, Price and Location. The final ranking of the proposals is as follows:

Firm	Cost	Evaluation Score
Stantec Consulting Services, Inc.	$30,400.00	256.0
NewGen Strategies & Solutions, LLC	$39,965.00	236.2
Raftelis Financial Consultants, Inc.	$69,880.00	244.6
SCS Engineers	$41,875.00	249.9

Stantec Consulting Services, Inc. scored the highest during the evaluation process, as well as they were identified as the most responsive and responsible proposer, offering the necessary technical expertise, municipal rate-setting experience, and competitive pricing necessary to complete the study.

Staff is recommending the City Commission award the contract to Stantec Consulting for an amount not to exceed Thirty-Thousand, Four Hundred Dollars ($30,400.00). City staff is requesting a one-time engagement; however, in the future, the City may wish to seek additional services from the successful firm to provide updates to the Solid Waste Rate Study.

Funding Source:

Funds are available in the Solid Waste Enterprise Fund, Professional Services account.

Fiscal Impact:
Funds are available in the Solid Waste Enterprise Fund, Professional Services account.
Sponsor Name/Department: Ronald Desbrunes, P.E., Public Works Director
Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Stantec Proposal	Backup Material
🗋	Evaluation Committee Report	Backup Material
🗋	Draft Contract with Stantec Consulting Services	Backup Material

City of Lauderdale Lakes, Florida

Solid Waste Rate Study

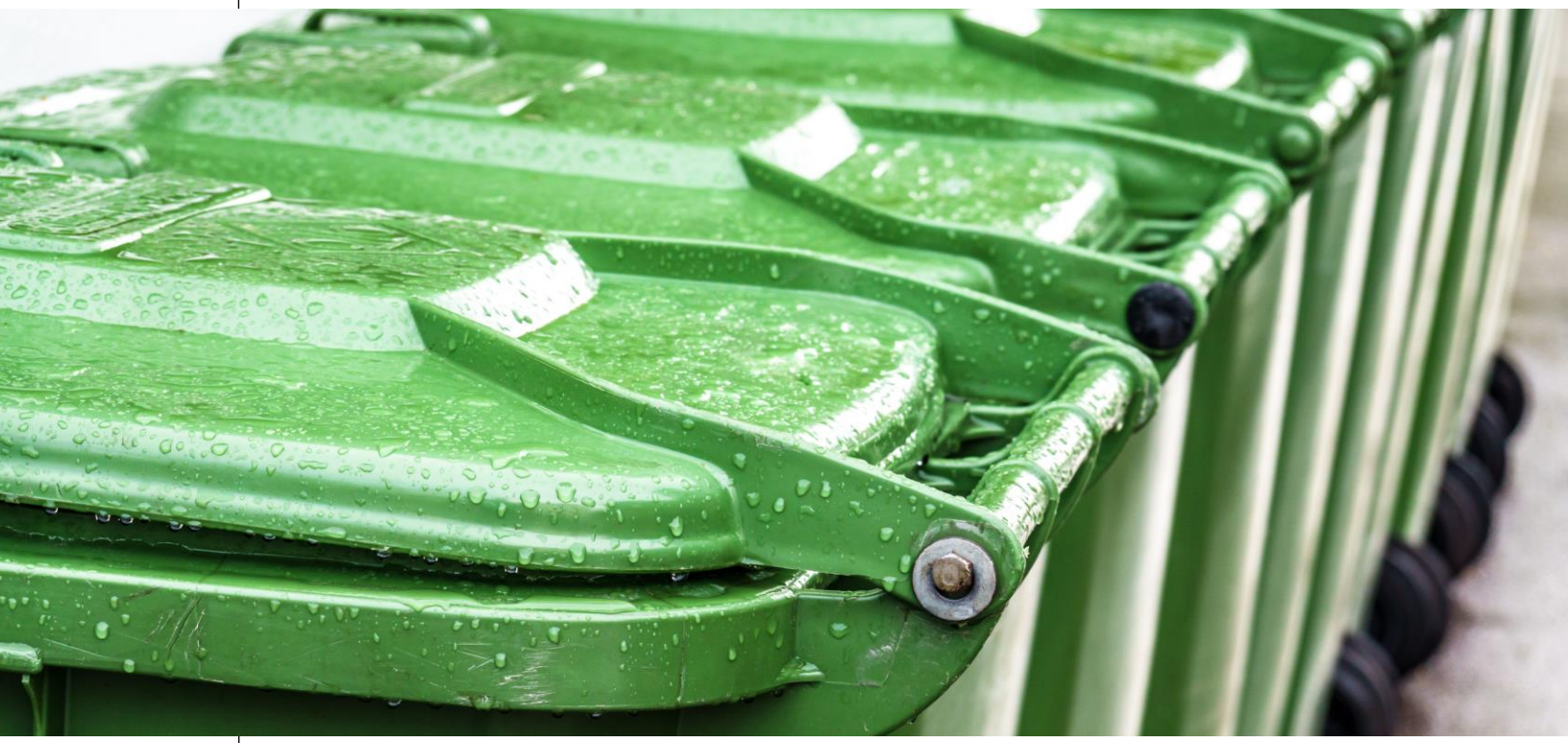


Stantec Consulting Services Inc. February 27, 2025 RFP# 25-3110-04R

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Tab 1 – Submittal Checklist and Proposer's Qualification Statement



SUBMITTAL CHECKLIST

Checklist must be inserted before Tab #1

PROPOSER NAME: Stantec

PROPOSER PHONE: 904-671-0117

PROPOSER EMAIL: Peter.Napoli@stantec.com

BEFORE SUBMITTING YOUR PROPOSAL MAKE SURE THE FOLLOWING ITEMS ARE INCLUDED:

☑ Proposer's Qualification Statement (Attachment "A"). Complete and sign the qualification statement. **(*Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)***

☑ Client Reference Listing

☑ Non-Collusive Affidavit (Attachment "B"). This form must be properly notarized.

☑ Cost Schedule (Attachment "C").

☑ Drug-Free Workplace Affidavit (Attachment "D")

☑ E-Verify Statement ("E")

☑ Signature Page (Attachment "F"). This form must be properly notarized.

☑ Debarment Certification (Attachment "G")

☑ Public Entity Crime Statement (Attachment "H"). This form must be properly notarized.

☑ Foreign (Non-Florida) Corporation Disclosure (Attachment I)

☑ Certificate of Insurance (proof only)

☑ Business Tax Receipt and Licenses. Attach Business Tax Receipt from the CITY or County. Include a copy of state registration and any other applicable licenses.

Other Notes:

☑ Submit electronic version at www.demandstar.com (you must be registered in the system)

I have read the solicitation, RFP 25-3110-04R, Solid Waste Rate Study, and I acknowledge and fully understand the scope of services and further have read the instructions and general information in its entirety. I agree to perform in accordance with the terms and conditions set forth in this Request for Proposal.

Contractor/Proposer/Bidder Company Name Stantec

Authorized Company Signature

2/21/2025

Date

Peter Napoli

Authorized Company Printed Name

Title Senior Manager

ATTACHMENT "A"
PROPOSER'S QUALIFICATIONS STATEMENT

PROPOSER shall furnish the following information. Failure to comply with this requirement will render Proposal non-responsive and shall cause its rejection. Additional sheets shall be attached as required.

Proposer's Name and Principal Address:
Stantec Consulting Services Inc.
777 S Harbour Island Dr, Ste 600
Tampa, FL 33602

Contact Person's Name and Title: Peter Napoli

Proposer's Telephone and Fax Number: 904-671-0117

Proposer's Email Address: Peter.Napoli@stantec.com

Proposer's License Number: F01000005948
(Please attach certificate of status, competency, and/or state registration.)

Proposer's Federal Identification Number: 11-2167170

Number of years your organization has been in business 95

State the number of years your firm has been in business under your present business name 20

State the number of years your firm has been in business in the work specific to this RFQ: 20

Names and titles of all officers, partners or individuals doing business under trade name:

The business is a: Sole Proprietorship ☐ Partnership ☐ Corporation ☑

IF USING A FICTITIOUS NAME, SUBMIT EVIDENCE OF COMPLIANCE WITH FLORIDA FICTITIOUS NAME STATUTE. (ATTACH IN PROPOSER EXHIBIT SECTION)

Under what former name has your business operated? Include a description of the business. Failure to include such information shall be deemed to be intentional misrepresentation by the CITY and shall render the PROPOSER RFQ submittals non-responsive.

Stantec Consulting Group, Inc.

At what address was that business located?

New York

Name, address, and telephone number of Surety Company and agent who will provide the required bonds on this contract:

Lockton Companies

444 W. 47th Street, Ste 900

Kansas City, MO 64112-1906

Have you ever failed to complete work awarded to you. If so, when, where, and why?

No

Have you personally inspected the proposed WORK and do you have a complete plan for its performance?

Will you subcontract any part of this WORK? If so, give details including a list of each sub-contractor(s) that will perform work in excess of ten percent (10%) of the contract amount and the work that will be performed by each subcontractor(s).

The foregoing list of subcontractor(s) may not be amended after award of the contract without the prior written approval of the Contract Administrator, whose approval shall not be reasonably withheld.

List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the PROPOSER, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description the disposition of each such petition.

Not Applicable

List and describe all successful Bond claims made to your surety (ies) during the last five (5) years. The list and descriptions should include claims against the bond of the PROPOSER and its predecessor organization(s).

Not Applicable

List all claims, arbitrations, administrative hearings and lawsuits brought by or against the PROPOSER or its predecessor organizations(s) during the last (10) years. The list shall include all case names; case, arbitration or hearing identification numbers; the name of the project over which the dispute arose; and a description of the subject matter of the dispute.

List and describe all criminal proceedings or hearings concerning business related offenses in which the PROPOSER, its principals or officers or predecessor organization(s) were defendants.

Not Applicable

Has the PROPOSER, its principals, officers or predecessor organization(s) been CONVICTED OF A Public Entity Crime, debarred or suspended from bidding by any government entity? If so, provide details.

No

Are you an ☑ Original provider ☐ sales representative ☐ distributor, ☐ broker, ☐ manufacturer ☐ other, of the commodities/services proposed upon? If other than the original provider, explain below.

The PROPOSER acknowledges and understands that the information contained in response to this Qualification Statement shall be relied upon by CITY in awarding the contract and such information is warranted by PROPOSER to be true. The discovery of any omission or misstatement that materially affects the PROPOSER'S qualifications to perform under the contract shall cause the CITY to reject the Proposal, and if after the award, to cancel and terminate the award and/or contract.

Contractor/Proposer/Bidder Company Name Stantec

Authorized Company Signature

2/21/2025
Date

Peter Napoli
Authorized Company Printed Name

Title Senior Manager

(Print Type Name)

Tab 2 – Statement of Capabilities



February 27, 2025

City of Lauderdale Lakes
Financial Services Department
4300 NW 36th Street
Lauderdale Lakes, FL 33319

Re: Request for Proposals 25-3110-04R
Solid Waste Rate Study

Dear Members of the Selection Committee:

Stantec is pleased to submit the enclosed proposal to provide Solid Waste Rate Study for the City of Lauderdale Lakes (City). Our team has the experience, expertise, and availability to conduct this study, and we look forward to the opportunity to work with you.

Stantec's Management and Technology Consulting Practice includes **50+ professionals with a range of experience in the municipal financial sector, totaling over 600 years of experience**. We have completed well over 1,500 financial planning and fee studies for communities around the country, including **more than 130 agencies in Florida.** This combination of diverse backgrounds and experiences has made us who we are today – a trusted source in providing independent and objective financial management services to **nearly 400 local governments across the Country.** This knowledge sharing and expertise will be brought to you as well.

During our 30+ years of experience, we have developed a thorough and effective approach to the development, review, and update of non-ad valorem assessment rate studies. Our understanding of non-ad valorem assessment statutes, "case law", and legislation will provide the City with the essentials to design and adopt a fair and reasonable solid waste rate structure which meets the financial requirements and legal obligations of the City.

Our team can provide the City with:

- Nationally recognized in general government financial services
- Experience with rates, fees, assessments, and financial management practices in Florida
- Trust and credibility within the community
- Excellence in stakeholder education and public engagement
- Commitment and availability of resources to complete the study in a timely fashion

Our Commitment

We are committed to completing the Solid Waste Assessment Study within the allotted time frame as outlined in the RFP. We have dedicated experienced professionals to this important study such that the schedule will be met while maintaining our high professional standards.

History of the Firm

Stantec was founded in 1954 by Dr. Don Stanley as a one-person firm initially named D. R. Stanley Associates. Over the years, Stantec has grown significantly, both organically and through a series of strategic acquisitions. Today, it is a publicly traded company on the Toronto Stock Exchange (TSX) and the New York Stock Exchange (NYSE) under the symbol STN.

Stantec's ownership structure is that of a public corporation. In the past five years, Stantec has continued to expand its global presence and service offerings through several acquisitions. Notable acquisitions include MWH Global in 2016, which significantly increased Stantec's size and capabilities in water and infrastructure sectors. Other acquisitions over the years have broadened its expertise in areas such as environmental services, energy, buildings and transportation.

Today, the Stantec community unites more than 32,000 employees working in over 450 locations across the globe. Our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

Stantec's Financial and Business Consultants
Our Management & Technology Consulting (MTC) Practice offers 50+ consultants with over 600 years of combined experience and value to your project. As a group, we work together and learn from each other's experiences. This combination of diverse backgrounds and experiences has made us who we are today – a trusted source to our clients in providing independent and objective financial management services to local governments and utilities throughout the country. This knowledge sharing and expertise will be brought to you as well. You can be assured that our team will develop comprehensive and balanced solutions tailored for your situation.

Rate Studies
- Water/Sewer/Recclaimed
- Electric & Natural Gas
- Stormwater
- Solid Waste & Recycling

Cost-of-Service Analysis
- Wholesale/Outside-City Rates
- Interlocal Agreements
- Regionalization Studies
- Customer Class Allocations

System Development Fees/Capacity Charges
- Utilities & Other Services
- Expert Witness Services
- Fee/Charge Structure
- Development Policies

Financial Planning & Capital Funding
- Policies, Targets & KPI's
- Bond Feasibility Studies
- Demand Forecasting
- Project Funding Strategies

Benchmarking
- Database of 500+ Entities
- Audited Financials & Rates
- Key Financial Metrics
- Custom Group Comparisons

Affordability
- Actual Bills & Incomes
- Multiple Metrics & Thresholds
- Regulatory Support
- Assistance Programs

Strategy & Management
- IT Planning & Implementation
- Strategic Plans
- Assessment Management
- Business Process Mapping
- O&M and CIP Optimization
- Performance Measures
- Level of Service Development
- Real Estate Advisory Services

The use of our interactive modeling tools allows for cost effective integration of your staff into the solid waste and fire assessment creation process while substantially reducing the labor hours and calendar time which would otherwise be necessary. Most importantly, this process gives you a clear vision through graphical representations, as to the implications of alternative methods upon key financial indicators as well as the impact upon various types of development. Given the legal environment surrounding non-ad valorem assessments, it is important to analyze alternatives that provide you with significant fiscal and legal security.

The proposal herein includes the information requested by the RFP. We have reviewed your proposed RFP/contract terms and believe that should we be selected for this assignment; we will be able to conclude a mutually satisfactory contract with you. This proposal is in all respects fair and in good faith without collusion or fraud and that the signer of the Proposal has the authority to bind the principal. Please contact us if you have any additional questions.

Sincerely,

Peter Napoli
Senior Manager
peter.napoli@stantec.com
904-671-0117

MTC Stats

600+
Combined years of experience

>500
Communities in our benchmarking database

>30%
Of the U.S. population served

$4B+
Debt issued for communities in the last 5 years

Project Approach

This section presents a narrative of the task-based project approach which we have developed using our experience in providing similar services and our understanding of the City's desired scope of work.

To begin the solid waste rate study, we will meet with City staff in a virtual planning meeting to discuss the current funding methodology, data requirements, timeline, and specific City objectives.

Once we have reviewed and discussed all data in detail, we will prepare a ten-year financial plan for the funding of solid waste services. We will leverage our interactive financial model to develop alternative scenarios that will truly integrate the capital and financial planning processes. We will analyze current and historical budgets to determine the revenue requirements for current and future level of services that recovers the cost of operations, equipment/capital improvements, implementation, and collection.

We will then develop fees using the revenue requirements developed in the financial plan, the City's waste stream and operations data, and the summary property data as maintained by the Broward County Property Appraiser. As part of the solid waste rate development, we will populate our rate/fee model with the necessary operational data to apportion costs and explore alternatives. These alternatives will be reviewed in a virtual work session with City staff and will include evaluation of the impact of the rate/fee options on residential property owners.

> *Stantec's **interactive approach** leads to buy in from City staff and ultimately helps create a unified message for elected officials, residents, and other stakeholders.*

Once the analysis is finalized, we will then present the program findings at a Commission Workshop/Meeting and prepare a Report summarizing the analysis and rates developed during the study. The Report will include details of the budget analysis conducted, a benchmarking survey of residential solid waste assessment rates in up to 8 mutually agreed upon surrounding communities, as well as an explanation of the methodology utilized.

Task Plan

Based on our understanding of the requested fee updates and our extensive experience conducting similar studies, we propose to complete the following tasks during the study. Our cost proposal presented in our response aligns with these tasks and includes the hours by team member to complete each task.

Task 1: Initiate the Project, Obtain and Review Relevant Data

a. Prepare initial data request list and detailed critical path schedule, perform job set up activities, and establish project monitoring and control responsibilities.

b. Conduct virtual work session with City staff to confirm study objectives, identify fiscal objectives, establish communication protocols, discuss approach, establish schedule, provide data request, and discuss forecasting methods and modeling.

c. Gather and review items from initial data request list. Identify, source, and obtain all required data/information. This will occur through initial and supplemental data requests to be delivered during this task.

d. Conduct a solid waste assessment benchmarking survey to review up to 8 neighboring and similar community residential solid waste assessment rates, structure and funding.

Task 2: Calculate/Update Solid Waste Rate Study

a. Evaluate the City's existing legal documents, agreements, reports and other data pertaining to the provision of solid waste services.

b. Perform a detailed analysis of the City's provision of Solid Waste Services including operations, waste stream analysis, and tonnage data in order to develop an appropriate apportionment methodology.

c. Evaluate the City’s Solid Waste Services current fiscal year budget and equipment expenditure/capital plan for FY 2025 - FY 2035 to determine the full cost of providing solid waste services.

d. Determine the net service delivery revenue requirements for current and future level of services. Isolate the costs as appropriate relating to the provision of solid waste services and create a ten-year projected revenue requirement for current and future level of services and to maintain and/or update equipment as needed. This will include the costs associated with implementing the study update and collection of the new rates/fees.

e. Develop the proposed solid waste rate/fee model utilizing the latest summary property data files, waste stream and tonnage data analysis results and net assessable budget.

f. Revise the methodology and adjust the proposed model as necessary to determine legally available options to be considered by the City.

g. Conduct Internal Review with Project team to review preliminary results.

h. Conduct Virtual Work Session with City Staff to review preliminary model results.

i. Make adjustments based upon interactive work session and update assessment models with latest information available.

j. Conduct Internal Review with Project team to review final results.

k. Develop a pro forma schedule of rates based on the apportionment methodology and revenue requirements for Solid Waste Services including, but not limited to, personnel, administration, equipment, capital projects and assessment program implementation, collection and administration.

l. Conduct Virtual Work Session with City Staff & Management to review final results.

Task 3: Review Results with City Management and City Commission

a. Prepare and deliver Draft Report for City Staff & Management review.

b. Prepare presentation for Commission workshop, provide to City staff for review, adjust accordingly.

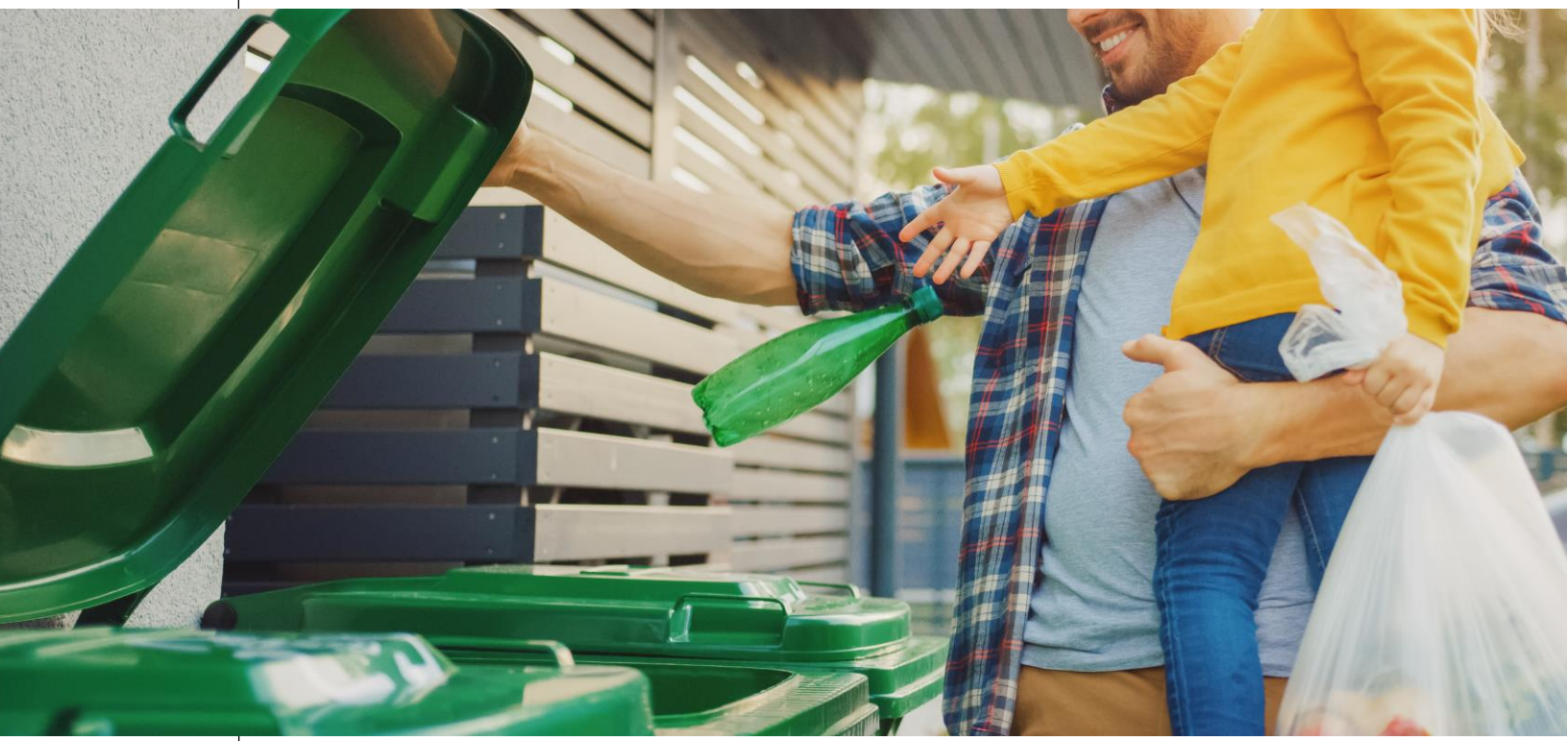
c. Present the draft results of the Study to Commission in a workshop.

d. Make adjustments based upon first Commission workshop.

e. Deliver Final Report, documenting results of the study, to the City.

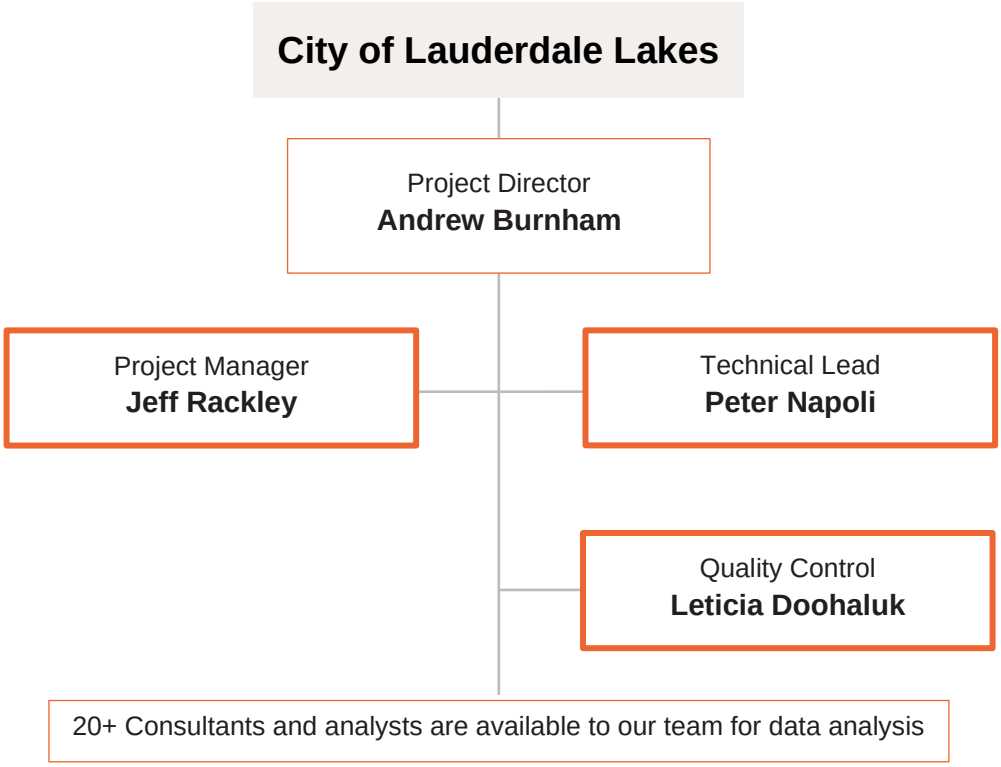
f. Present the final results of the study to the City Commission in a Commission meeting and/or workshop as requested by the City.

Tab 3 – Key Personnel/Project Management



Organizational Chart & Resumes

We are pleased to present the City with a project leadership team that has vast experience in evaluating, calculating, structuring and implementing similar rate studies for communities across Florida. This team will be supported by various consultants and analysts as appropriate.





Andrew Burnham

Role: Project Director

Office Location: Tampa, FL

Experience: 23 Years

Andy is the Vice President and Leader of Stantec's Financial Services efforts. He has extensive experience in conducting as well as overseeing cost of service allocations, long-term financial planning analyses, and development of rate structures for a variety of services and systems, including water, wastewater, reclaimed water, stormwater, solid waste, recycling, electric, and natural gas. He has been recognized as an industry expert as part of providing testimony in utility rate-related regulatory proceedings in multiple states and territories (including Florida, Michigan, Arizona, and the United States Virgin Islands), as well as before the Federal Energy Regulatory Commission. He has led over 500 studies for 150+ local governments and has supported our clients in the issuance of $4 billion of bonds for projects in the past 5 years. Mr. Burnham is currently serving on multiple AWWA and WEF Committees and was actively involved in the recent update to AWWA Manual M1 – Principles of Water Rates, Fees and Charges, notably in regards to outside-city retail rates, wholesale rates, and reuse rates.

Education

Bachelor of Business Administration, Lake Superior State University, Sault Ste. Marie, Michigan

Project Experience Samples

Pinellas County | Florida | Multi-Fund Financial Sustainability Analysis Study
Andy has served as the project manager/project director for the County for nearly ten years, including a comprehensive Water, Wastewater and Solid Waste Rate Study and several annual updates. During these studies, Mr. Burnham has used our FAMS-XL model to develop ten year financial plans for the water, sewer and solid waste enterprise funds. He has also conducted a benchmarking analysis, assisted County staff in evaluating the underlying cost of operations, and conducted detailed cost allocation and overhead studies for the Utilities Department.

City of Clearwater | Florida | Solid Waste, Water/Sewer and Stormwater Rate Study
Andy has served as project director for the City's annual solid waste/recycling, water, sewer, reclaimed water, and stormwater rate studies. Each year, he oversees a detailed analysis of historical customer demand data, including the development of multi-year projections of the same based upon current economic and environmental conditions. As part of each study, a multi-year financial forecast and rate adjustment plan is developed for each utility. Mr. Burnham also developed rate structures for the City that ensure fair and equitable rates and conform to accepted industry practice and legal precedent. Each study included presentations of the results to City management, elected officials, and stakeholders.

City of Tempe | Arizona | Comprehensive Water, Sewer and Solid Waste Cost of Service and Rate studies
Andy managed ongoing Water and Sewer Rate Studies for the City. The studies included developing several alternative multi-year financial plans and corresponding annual rate adjustments. Also included were detailed cost of service allocation analyses and rate design studies, which resulted in adjustment recommendations to enhance specific linkages to cost of service and considerations for reasonable irrigation for larger lots sizes while continuing to provide affordability and conservation pricing for excessive use. Finally, the team participated in multiple special-purpose stakeholder meetings to educate the community regarding processes and new rate structures.



Jeff Rackley

Role: Project Manager

Office Location: Tallahassee, FL

Experience: 20 Years

Jeff is a certified Project Management Professional (PMP) with over 20 years of governmental rate consulting, grants management, and budget analysis experience. Jeff joined Stantec as a Manager in the Management and Technology Consulting in 2023 bringing his depth of experience having led over 100 non ad valorem assessment studies for government clients throughout the State of Florida. He has led rate studies for 13 municipalities in Broward County over the past 20 years, previously worked with Lauderdale Lakes on updating their non-ad valorem assessment program for fire protection and has extensive experience working with the Broward County Property Appraiser's Office on similar programs. He has also previously led Solid Waste Rate studies for numerous Florida government entities including the City of Port Orange, Jefferson County, Madison County, Suwannee County, Dixie County, Levy County and Taylor County.

Education

Master of Business Administration, Florida State University, Tallahassee, Florida
Bachelor of Science, Accounting, Florida State University, Tallahassee, Florida

Project Experience Samples

Dixie County* | Florida | Solid Waste Non-Ad Valorem Assessment Study
Jeff led the project team assisting the County with updating their existing solid waste assessment program. Jeff worked with County staff to gather and analyze their solid waste collection and disposal data to determine an appropriate allocation methodology for residential properties in order to calculate a fair and reasonable residential assessment rate and a methodology for assessing non-residential properties receiving solid waste services from the County. Jeff led the analysis, presented the preliminary and final results of study to the Board of County Commissioners and worked with the County's legal counsel and the County Tax Collector to assist with implementation and collection of the assessments.

Madison County* | Florida | Solid Waste Non-Ad Valorem Assessment Study
Jeff served as the project lead for a solid waste assessment update study for the County. This included a detailed financial forecasting effort to allow the County to recoup the cost associated with the revitalization of several of their collection sites and the implementation of a new staffing plan to best address the needs of the community. The analysis also included a reconciliation of their waste disposal data and coordination with County's assessment roll processing vendor in order to collect the revised assessment using the tax bill collection method.

City of Port Orange* | Florida | Solid Waste Non-Ad Valorem Assessment Study
Jeff served as a Project Manager as he assisted with updating the City's non-ad valorem special assessment to recover the costs of providing solid waste collection and disposal services. Jeff attended multiple client workshops and public hearings and was able to collaborate with the client to develop a funding solution to meet their financial goals while achieving community acceptance and legal sufficiency.

** Denotes projects completed with other firms*



Peter Napoli

Role: Technical Lead

Office Location: Tampa, FL

Experience: 9 Years

Pete is a Senior Manager with the Stantec Financial Services team and has over 9 years of municipal financial consulting experience. He has become one of the leaders of our General Government Practice with a focus on general fund financial sustainability modeling, and the development of fair and legally defensible special assessment programs. Pete has served as Consultant and Project Manager in the development of numerous financial forecasts, impact fee programs, and special assessments using our interactive, decision support modeling process for various public agencies. He has strong, adaptive financial modeling skills and experience interpreting large data for our clients. He's demonstrated the ability to customize financial analyses to meet client needs and leverage our modeling platform as a powerful consulting tool. He's effectively communicated the results of our work in public meetings and to key stakeholders.

Education

Bachelor of Business Administration in Finance, University of North Florida, Jacksonville, Florida

Project Experience Samples

City of Coconut Creek | Florida | Fire Assessment Study
In 2021, Pete assisted the City of Coconut Creek with an update of its fire assessment program. The study included the development of revenue requirements, cost of service allocations by customer class, and property impact analysis for the City's fire rescue assessment program update. The City had historically contracted fire rescue service through the City of Margate and funded their inter-local agreement with fire assessments. As part of the study, Pete incorporated the creation of the City's own fire rescue department and ensured the new operating and capital requirements were met by the assessment program.

City of Miramar | Florida | Financial Sustainability Analysis
Pete assisted the City with a financial evaluation of their General Fund and helped to identify revenue enhancements and other financial adjustments that would provide for a sustainable future over a ten-year projection period. He adapted the financial models to simulate the impact of recent proposed Florida legislation; helping the City to prepare and minimize the impact on its residents.

City of Coral Springs | Florida | Financial Sustainability Analysis
Pete was tasked with evaluating the current and future financial conditions and sustainability of the City. The initial analysis showed that the City was facing a fiscal crisis within three years if corrective actions were not taken. Pete helped City staff determine a revenue diversification and expense reduction program that would generate sufficient changes for the City to be financially sustainable over a ten-year forecast period. Pete took part in several interactive work sessions with City staff to develop the solution scenario. He also conducted several town hall style sessions with employee groups to present the analysis in detail.



Leticia Doohaluk

Role: Quality Control

Office Location: Jacksonville, FL

Experience: 18 Years

Leticia has over 18 years of municipal management consulting experience. She has conducted and overseen general fund analysis, integrated financial sustainability studies, utility rate analysis, and special assessment studies. Leticia specializes in long-term financial plan/sustainability, capital finance planning, bond feasibility, state loan applications, system development / impact fees and cost of service. Leticia has strong modeling skills and serves as a modeling expert on complex engagements that require substantial data analysis and sophisticated models to evaluate multiple options. Leticia has superior financial, business, and analytical skills and has continuously provided our clients with exemplary financial analysis and consulting based upon applications of sound financial and economic concepts.

Education

Master of Business Administration, Specialization in Finance, Rollins College, Winter Park, Florida
Bachelor of Science in Business Administration, University of Florida, Gainesville, Florida

Project Experience Samples

City of Clearwater | Florida | Solid Waste, Water/Sewer and Stormwater Rate Study
Leticia has served as the project manager for the City's annual solid waste/recycling, water, sewer, reclaimed water, and stormwater rate studies. Each year she oversees the development of multi-year financial projections which incorporate the most current economic conditions as well as most current initiatives / priorities identified by the City. Through this process Leticia regularly assists the City in identifying an appropriate rate adjustment plan which best balances competing priorities such as reserve levels, debt service coverage, balanced capital funding and impact to rate payers. The City has a history of approving five-year plan of annual rate adjustments. As such, as part of these annual studies, Leticia helps either confirm that the approved rate plans are still representative of the needs of each utility or assists in the communication of updated needs to City Council and Stakeholders.

City of Lake Worth Beach | Florida | Multi-Fund Financial Sustainability Analysis Study
Leticia served as a Project Manager for the development of the City's integrated financial sustainability analysis. This analysis included the development of eight separate financial sustainability analyses (Water, Local Sewer, Regional Sewer, Electric, Beach, Stormwater, Refuse and General Funds). Moreover, each Fund's financial sustainability plan was connected/integrated with other Fund's plans such that if a decision alternative was considered regarding, for example, the General Fund, which had direct impact to the Water Fund, the effects of that decision were projected onto the Water Fund's financial sustainability plan.

City of Ft Myers | Florida | General Government Consulting Services
Leticia has served as the project manager and provided oversight of the development of the City's General Fund multi-year financial projections. This analysis included a detailed projection of revenues and expenses by category as well as a review of historical property values which informed projection of a baseline growth prior to the impacts of larger, planned development. Through an interactive process, a multi-year financial plan was identified, and the financial plan was then used as a decision making and discussion platform during negotiation with union employees. Furthermore, Leticia provided oversight for the update of the City's fire assessment study in 2021.

Troubleshooting: Project Management & Quality Control

Project Management

Having the best project management and leadership team in place is essential to any successful project. Jeff Rackley as Project Manager, Peter Napoli as Project Technical Lead, along with Andy Burnham as Project Director, will lead our services using the highest standards of the industry and Stantec's Project Management Framework. Our project leadership is highly experienced in stakeholder coordination, contract administration, task staffing and scheduling, budget management, quality control/peer reviews, decision-making coordination, and timely status reporting and programmatic adjustments. The team will work closely with you to understand the expectations for this project, to provide certainty in both project budget and schedule, and to establish critical milestones and decision-making strategies for the study.

Frequent and timely communication between the Stantec team and key City representatives are vital to the success of this project. That's why we have a strong process that creates clear and concise communication between all team members, stakeholders, and, most importantly, you. In person meetings, as well as virtual meetings through either Teams, WebEx, or GoToMeeting, are used frequently to provide progress updates and hold interactive review sessions. It is important to address specific communication needs such as obtaining approval on scope clarification or changes in a timely manner.

Stantec Project Management Framework	
0	Prepare proposal including a preliminary Project Plan with scope, project budget, resources, deliverables, and schedule. Conduct and document an independent review.
1	Obtain written instructions to proceed and obtain an approved contract with the client. Obtain written agreements for subs.
2	Prepare a Project Plan to an appropriate level of detail. Conduct and document an independent review as required.
3	Establish hard copy and electronic project record directories and file project records.
4	Complete a Health, Safety, Security & Environment (HSSE) risk management assessment and documentation for all proposals and projects involving field work.
5	Monitor project financials on a regular basis, ie. weekly time charges, timely invoicing, accounts receivable, and estimates to complete.
6	Promptly communicate changes to agreed services to the client and obtain approvals.
7	Conduct and document a quality review of final deliverables prior to issue.
8	Conduct and document a technical independent review of deliverables.
9	Close the project financials and files.

Quality Control

At Stantec, we raise the bar on excellence. With our comprehensive quality control program, we deliver services that have been through a detailed review, thereby limiting errors and omissions to provide you with high-quality products. We have the right approach to successfully deliver every project – Project Manager oversight and subject matter experts with financial and technical expertise dedicated to performing internal quality control reviews with our team prior to any work products being submitted to the City. We also have a dedicated independent reviewer on our team to quality check all deliverables prior to issue.

Schedule Management. Our team will work with you to develop a detailed schedule with tasks, subtasks, dependencies, predecessors, and key milestones, including interactive work sessions, stakeholder meetings, and draft deliverables. Collaborative development of the schedule with the project team keeps everyone aware of milestones and dependencies that must be prioritized and tracked to avoid schedule slip. Our team will be on top of the schedule modifications weekly. Our technology provides real time updates to schedules, so our clients always have access to an up-to-date schedule.

Budget Control. We know it's important to come in on budget. For all projects, Oracle Project Management Dashboard will be used to monitor project financials, time charges, work in progress, estimate to complete and invoice tracking. Our team accesses these tools weekly to track project costs and provide regular updates to be sure we stay on budget.

Tab 4 – Specific Related Experience of the Firm



Specific Experience of the Team

Our team works with many communities on complex cost allocation and rate issues. Specifically, we strive at understanding our clients service delivery models and their main issues, such as cost under recovery or rate structure revisions. With this understanding, we work to build powerful models that illuminate decision alternatives, expected impacts on customers and create long-term fiscal sustainability. We have a successful track record of working with many communities in Florida providing financial management services for local government, with a strong emphasis in comprehensive ratemaking and financial consulting services for more than 130 local governments in Florida, many of whom are listed in the table below. Our Florida-based core project team is especially experienced in addressing the consulting services requested by the City. We regularly provide comprehensive rate and financial management consulting services for our clients.



Recent Florida Clients					
Alachua County	City of Dunedin	City of Minneola	City of Port St. Joe	Gateway Services CDD	Putnam County
Brevard County	City of Dunnellon	City of Miramar	City of Punta Gorda	Glades County	Ranger Drainage District
Cedar Hammock Fire District	City of Edgewater	City of Mount Dora	City of Safety Harbor	Harmony CDD	Regency Utilities
Citrus County	City of Fernandina Beach	City of Naples	City of Sarasota	Inlet Beach Water System	Sebring Airport Authority
City of Atlantic Beach	City of Fort Lauderdale	City of Neptune Beach	City of St. Cloud	JEA (Jacksonville)	Seminole County
City of Avon Park	City of Fort Myers	City of New Port Richey	City of St. Pete Beach	Lake St. Charles CDD	St. Johns River WMD
City of Bonita Springs	City of Gulfport	City of North Port	City of St. Petersburg	Lealman Fire District	Sun n' Lake of Sebring
City of Bunnell	City of Holly Hill	City of Ocala	City of Stuart	Mad Hatter Utilities	The Villages
City of Cape Coral	City of Hollywood	City of Ocoee	City of Tallahassee	Marion County	Toho Water Authority
City of Casselberry	City of Indian Rocks Beach	City of Opa-locka	City of Tamarac	Nassau County	Town of Beverly Beach
City of Clearwater	City of Jacksonville Beach	City of Orange City	City of Tarpon Springs	N. FL Broadband Authority	Town of Davie
City of Cocoa	City of LaBelle	City of Palatka	City of Temple Terrace	North River Fire District	Town of Lady Lake
City of Coconut Creek	City of Lake City	City of Palm Bay	City of Venice	Okaloosa County	Town of Lake Clarke Shores
City of Cooper City	City of Lake Helen	City of Palmetto	City of Wauchula	Okeechobee County	Town of Lauderdale-by-the-Sea
City of Coral Springs	City of Lake Worth	City of Pembroke Pines	City of West Melbourne	Orange County	Town of Longboat Key
City of Crystal River	City of Largo	City of Pinellas Park	City of Wildwood	Pasco County	Town of Orange Park
City of Davenport	City of Lynn Haven	City of Plant City	City of Zephyrhills	Pinellas County	Village of Key Biscayne
City of Daytona Beach	City of Marco Island	City of Polk City	Clay County Utility Authority	Peace River Manasota RWSA	Village of Miami Shores
City of Delray Beach	City of Melbourne	City of Port Orange	Collier County	Plantation Bay Utility Co.	Village of Royal Palm Beach
City of Deltona	City of Miami Beach	City of Port Richey	Desoto County	Polk County	Volusia County

References

This section presents of project descriptions, including reference contact information, for a sampling of relevant similar projects completed for clients in Florida over the last few years.



City of St. Petersburg, FL Solid Waste, Stormwater, and Water Resource Rate Studies

Location: St. Petersburg, Florida

Dates of Service: 2006 - Present

Client Contact: Angela Y. Miller, Senior Public Works Manager, 727-893-7297; angela.miller@stpete.org

St. Petersburg, a growing city on Florida's west coast, faces challenges related to aging infrastructure and affordability. Since 2006, Stantec has been performing comprehensive annual utility rate studies for the City inclusive of:

- Detailed analysis of historical customer, tonnage, and water demand data, including the development of multi-year projections of the same based upon current economic and environmental conditions.
- Development of multi-year financial management plans and rate adjustment plans for solid waste, stormwater, water, sewer, and reclaimed water services.
- Cost of service allocations isolating costs between garbage and recycling services, as well as between water, sewer, and reclaimed water services.
- Assistance in developing and updating various miscellaneous charges, including fire protection fees, sewer capacity fees, treated water rates and potable water irrigation rates.
- Detailed cost allocations between retail and wholesale users to ensure fair and equitable rates that also conform to industry practices and legal precedent.
- Identification of the annual shortfall of reclaimed water revenues as compared to the annual cost of service and the apportionment of that shortfall to the water and sewer systems.
- Evaluation of the base and volumetric charges and the subsequent development of modifications to the structure of those charges, as appropriate.
- Presentations of the results of each study to City management, elected officials, wholesale users and other stakeholders, identifying the drivers of any rate adjustments and their impacts to various customer types.
- Support in the issuance of bonds, including presentations to the major rating agencies.
- Assistance with litigation in support of the City's wholesale rates.

The recommendations from our annual studies have been routinely implemented, and the utility has been able to maintain a good credit rating with moderate rates and low annual rate adjustments due to the proactive financial management and rate-setting process we facilitate.



City of North Port, FL
Fire Assessment and Solid Waste Assessment Updates

Location: North Port, Florida

Dates of Service: 2012 - Present

Client Contacts: Scott Titus; District Fire Chief, 941-240-3815; stitus@cityofnorthport.com

Garret Woods; Senior Business Manager / Public Works, 941-240-8087; gwoods@northportfl.gov

In 2012, Stantec completed a Fire Service Assessment program for the City's Fire Rescue District. Our team met with City staff to evaluate alternative assessment methodologies to be used to develop fair and equitable Fire Services assessments to recover the cost of the City's Fire Service District. We reviewed and analyzed the City's Fire/EMS budget, performed cost allocation analysis to isolate fire services costs, compiled historical calls by property type, worked with the Sarasota County property appraiser to identify and compile the necessary property data, growth, and other required information. We identified cost recovery options for the City to explore, strategies to ease the burden on residents, and tested each scenario for revenue sufficiency over a ten-year projection period. Since the adoption of the assessment program in 2012, the City has retained Stantec to provide an annual financial plan update evaluating the sufficiency of the adopted assessment rates to cover operating and capital requirements. We conduct a yearly series of interactive work sessions with City staff and public informational sessions with Commissioners to support the decision-making process for assessment rate setting.

We annually update the Solid Waste assessment database and assign the final assessment bills for each property in the City. We also conduct a revenue sufficiency analysis of the Solid Waste assessment rates to ensure the City can adequately cover the upcoming operating and capital requirements. We ultimately assist the City in the determination of the appropriate Solid Waste rate, and we transmit the assessment roll in the correct format to the County tax collector at the end of the year.



Marion County, FL Solid Waste Assessment Study Update

Location: Marion County, Florida

Dates of Service: 2024 - 2025

Client Contact: Kassi Pederson, Solid Waste Fiscal Manager; 352-671-8465; Kassi.Pederson@marionfl.org

The Stantec team conducted a comprehensive update to Marion County's Solid Waste program that included a financial forecast of their existing rates, cost allocation, and landfill planning. As part of the Study, Stantec created a 20-year financial model that forecasted assessment revenues, landfill fees, operating, capital, and transfers to the landfill closure fund. Stantec also performed an analysis of the cost of service associated with residential and commercial service and evaluated the revenue recovery of assessment rates versus gate rates. Stantec helped guide the County through scenarios involving future landfill expansion and airspace purchase.

Our analysis allowed the County to assess the financial risks and benefits of each scenario and communicate the options effectively to the County commissioners. We provided the County with multi-year solid waste assessment rate plans to accommodate the different landfill scenarios and provided additional options for one-time versus phased-in rate increases. Our team presented the multiple scenarios to the County Commission in 1-on-1 meeting and at a public workshop for consideration and we are currently assisting with the implementation of the County's preferred rate plan.



City of Clearwater, FL Solid Waste and Recycling Revenue Sufficiency Analysis

Location: Clearwater, Florida

Dates of Service: 2024

Client Contact: Jeffrey Kuhl, Division Controller Solid Waste/Recycling, 727-444-8553, Jeffrey.kuhl@myclearwater.com

The Stantec team conducted a Solid Waste & Recycling Revenue Sufficiency Analysis for the City of Clearwater's Solid Waste and Recycling Enterprise Fund. The study evaluated the sufficiency of current solid waste and recycling service revenues to generate the levels necessary to satisfy the Utility's projected requirements through FY 2034, including operating expenses, capital improvement program costs and adequate operating reserves; and develop a level plan of future rate revenue adjustments that will satisfy these projected requirements during each year of the 5-year planning period and the 10-year forecast. A Residential Solid Waste and Recycling Fee Survey was also conducted to compare the City's residential monthly solid waste and recycling fees with similar services provided by nearby communities.

The results of Stantec's study empowers the City of Clearwater to make informed financial decisions regarding its solid waste and recycling services, ensuring long-term sustainability and responsible resource management. By projecting revenue needs through FY 2034, the city can proactively plan for operating expenses, capital improvements, and maintain healthy reserves. This prevents future budget shortfalls and ensures continued service provision. The study will recommend a plan for future rate adjustments, allowing the city to implement necessary increases gradually and predictably, rather than facing large, sudden changes. This helps residents and the city budget. The Residential Solid Waste and Recycling Fee Survey allows the city to compare its rates with neighboring communities. This ensures Clearwater's rates are reasonable and competitive, while still covering the costs of service. This data can be used to justify rate adjustments to residents.



Pasco County, FL Solid Waste Revenue Sufficiency Analysis

Location: Pasco County, Florida

Dates of Service: 2023

Client Contact: Ashley Larramore, Senior Fiscal Analyst, 813-235-6196 x 6960, alarramore@pascocountyfl.net

The Stantec team conducted a Solid Waste Revenue Sufficiency Analyss (RSA) evaluating the County's current solid waste disposal assessment and landfill fees to fund the cost requirements of the Utility over a multi-year project period and develop a plan of annual assessment and user charge adjustments to ensure adequate levels of revenue during the projection period to satisfy the Utility's requirements, including operating and maintenance costs, capital improvement program costs, existing and projected debt service expenses and corresponding net income to debt service coverage ratios, and adequate operating reserves. Our team also conducted a Residential Solid Waste Fee Survey comparing the annual user charges for collection and disposal for a typical single-family residence to fees charged by other Florida based waste to energy facilities.

The study's results will provide the County with a financial roadmap for its solid waste utility. Specifically, the Revenue Sufficiency Analysis will ensure the County's current assessments and fees are adequate to cover projected costs (operations, maintenance, capital improvements, debt) and maintain healthy financial reserves. The Residential Solid Waste Fee Survey will allow the County to compare its rates to similar Florida facilities, helping them make informed decisions about potential adjustments to ensure competitiveness and fairness. Essentially, the study helps the County plan for the future of its solid waste management program and maintain its financial sustainability.

City of Lauderdale Lakes
CLIENT REFERENCE LISTING

Please list government agencies and/or private firms with whom you have done business during the last five years. Include this completed document in Tab 4, Specific Related Experience of the Firm.

Your Company Name:	Stantec
Contact:	Peter Napoli
Address:	777 S Harbour Island Dr, Ste 600, Tampa, FL 33602
Email:	Peter.Napoli@stantec.com
Phone/Fax:	904-671-0117

Agency/Firm Name:	City of St. Petersburg, FL
Contact:	Angela Y. Miller, Senior Public Works Manager
Address:	City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731
Email:	angela.miller@stpete.org
Phone/Fax:	727-893-7297

Agency/Firm Name:	City of North Port, FL
Contact:	Garret Woods; Senior Business Manager / Public Works
Address:	4970 City Hall Boulevard, North Port, FL 34286
Email:	gwoods@northportfl.gov
Phone/Fax:	941-240-8087

Agency/Firm Name:	Marion County, FL
Contact:	Kassi Pederson, Solid Waste Fiscal Manager
Address:	601 SE 25th Ave., Ocala, FL 34471
Email:	Kassi.Pederson@marionfl.org
Phone/Fax:	352-671-8465

Agency/Firm Name:	City of Clearwater, FL
Contact:	Jeffrey Kuhl, Division Controller Solid Waste/Recycling
Address:	100 S. Myrtle Ave., Clearwater, FL 33756
Email:	Jeffrey.kuhl@myclearwater.com
Phone/Fax:	727-444-8553

I understand that all information listed above may be checked by the city of Lauderdale Lakes and I authorize all entities or persons listed above to answer any and all questions. I hereby indemnify the city of Lauderdale Lakes and the persons and entities listed above and hold them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

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Tab 5 – Current Workload



Current Workload

The table below provides a snapshot of Stantec's Financial Service Practice current projects. The number of staff assigned to each project varies depending on the current work effort necessary, however, at a minimum there is a project director and project manager assigned to each project at all times. A typical project would generally have between 1 and 5 assigned staff. Additional details about any particular project can be provided upon request.

Project Name	Client	State	Start Date	End Date
2025 Castle Rock Water Rates	Castle Rock, Town of	CO	2/1/2025	12/31/2025
2025 Oneview Application	Gwinnett County	GA	1/1/2025	12/27/2025
AACO FY25 FAMS Subscription	Anne Arundel County	MD	8/1/2024	12/31/2025
ABCWUA AWTP COS	Albuquerque Bernalillo County Water Auth.	NM	2/5/2024	3/31/2025
ABCWUA FY25 As-Needed Fin Svcs.	Albuquerque Bernalillo County Water Auth.	NM	10/28/2024	10/28/2025
Ann Arbor Sanitary Master Plan	Ann Arbor, City of	MI	1/1/2025	12/31/2026
Annapolis Enterprise Funds	Annapolis, City of	MD	1/1/2024	3/30/2025
Annapolis FY26 Enterprise Fund	Annapolis, City of	MD	1/1/2025	12/31/2025
Ave Maria Irrigation Rates	Ave Maria, City of	FL	12/2/2024	6/30/2025
AWA Grant Services & Assets	Amador Water Agency	CA	8/9/2021	9/30/2025
Barron Collier Peninsula SRA	Peninsula Engineering	FL	1/1/2025	10/31/2025
Battle Creek Water - Marshall	Battle Creek, City of	MI	9/20/2024	1/31/2025
BC Minto SRA NRI Model 2	Minto Land Development	FL	1/1/2025	10/31/2025
Belleair Beach NPDES Report	Belleair Beach, City of	FL	2/3/2025	6/30/2025
BMO Apopka Road Assessment	BMO	FL	1/23/2025	12/31/2025
BNWRD Funding Services	Bloomington-Normal Water Reclamation Dist.	IL	7/11/2022	9/30/2025
Brooksville FY25 Fire Assess	Brooksville, City of	FL	10/1/2024	10/31/2025
Cape Coral FY25 General Fund	Cape Coral, City of	FL	1/1/2025	12/31/2025
Cary FAMS Year 5	Cary, Town of	NC	9/23/2024	10/31/2025
Cary SDF & Comp Rate Study	Cary, Town of	NC	11/1/2022	9/30/2025
Chesterfield Water/Sewer Rates	Chesterfield, County of	VA	11/1/2024	6/30/2025
Citrus County Impact Fees	Citrus County	FL	10/1/2024	9/30/2025
Citrus County NPDES CY2YR4 Rep	Citrus County	FL	9/1/2024	9/30/2025
Clearwater FY25 Stormwater RSA	Clearwater, City of	FL	2/10/2025	12/31/2025
Clearwater FY25 Water/Sewer RSA	Clearwater, City of	FL	2/10/2025	12/31/2025
Clearwater Impervious Mapping	Clearwater, City of	FL	4/1/2024	2/14/2025
Clearwater Storm Impervious	Clearwater, City of	FL	12/1/2024	9/30/2025
Clermont Asset Management	Clermont, City of	FL	10/1/2024	9/30/2025
Climate Resilience Integration	Tennessee Department of Transportation	TN	2/10/2025	12/31/2025
Cocoa TO28 FY25 Wastewater	Cocoa, City of	FL	10/1/2024	4/1/2025
Columbia MO Cost of Service	Columbia, City of	MO	12/20/2024	12/31/2025
Cypress Lake AWS RSA & FFA	Tohopekaliga Water Authority	FL	12/2/2024	6/60/2025
DeSoto County Utilities RSA	Desoto County	FL	1/1/2025	12/31/2025
Douglas Debris Removal	United States Tennessee Valley Authority	TN	11/1/2024	5/31/2025
EAM Train the Trainer	Polk County Utilities	FL	9/1/2024	3/31/2025
East Greenwich ArcGIS Cloud	East Greenwich, Town of	RI	4/22/2024	6/30/2025

Project Name	Client	State	Start Date	End Date
EBMUD Water/Wastewater COS	East Bay Municipal Utility District (EBMUD)	CA	1/1/2024	6/30/2025
Englewood FY24/25 Fin Svcs.	Englewood, City of	CO	8/16/2024	12/31/2025
Facilities Data Collection	Lee County	FL	11/4/2024	5/9/2025
Fairfax Stormwater AMP Ph I	Fairfax, County of	VA	12/9/2024	2/21/2025
FDZ Muscle Shoals	Friedman Dazzio & Zulanas, P.C.	AL	12/1/2024	12/31/2025
Flagler Beach Sanitation Fund	Flagler Beach, City of	FL	10/1/2024	10/31/2025
Fort Collins AGM Grant Assist	Fort Collins, City of	CO	11/1/2023	9/30/2025
Fort Collins GRIP Grants	Fort Collins, City of	CO	11/1/2023	9/30/2025
Franklin RAISE Grant Rewrite	Franklin, City of	OH	11/1/2024	1/30/2025
Front Royal Water/Wastewater	Front Royal, Town of	VA	10/21/2024	6/30/2025
FTL Fire Assessment Study	Fort Lauderdale, City of	FL	10/18/2024	10/30/2025
FTL Solid Waste Non Ad-Valorem	Fort Lauderdale, City of	FL	11/1/2024	6/30/2025
Fuquay-Varina FY25 RSA	Fuquay-Varina, Town of	NC	10/15/2024	6/30/2025
Fuquay-Varina FY25 SDF	Fuquay-Varina, Town of	VA	2/1/2025	12/31/2025
Gainesville Stormwater RSA	Gainesville, City of	FL	1/1/2025	10/31/2025
GDOT FY24-25 ODA Services	GDOT (GA Dept of Transportation)	GA	7/1/2024	7/30/2025
Geneva FY26 W/S Rate Update	Geneva, City of	IL	11/1/2024	1/31/2025
Goldsboro FY26 Water/Sewer	Goldsboro, City of	NC	11/1/2024	6/20/2025
Gulfport EAM & GIS Support	Gulfport, City of	FL	2/1/2025	11/30/2025
Gulfport Water/Sewer Update	Gulfport, City of	FL	8/1/2024	9/30/2025
Hillsboro WIFI & BABA	Hillsboro, City of	OR	5/31/2022	6/30/2025
Hillsborough TO3 Misc. Fees	Hillsborough County	FL	4/1/2024	4/1/2025
Hillsborough TO4 Impact Fees	Hillsborough County	FL	1/1/2025	12/31/2025
Hollywood FY24 Support Services	Hollywood, City of	FL	10/1/2024	7/16/2025
IRC Comprehensive Rate Study	Indian River County	FL	1/1/2025	12/31/2025
JCSA FAMS Subscription FY2025	James City Service Authority	VA	1/11/2024	11/30/2025
JCSA Water & Sewer Rate Study	James City Service Authority	VA	7/1/2024	6/30/2025
JEA COS & Rate Design	JEA (formerly Jacksonville Electric Authority)	FL	4/1/2021	4/1/2025
JEA FY25 Cap & Line Ext	JEA (formerly Jacksonville Electric Authority)	FL	1/1/2025	1/31/2026
JEA FY25 Consulting Services	JEA (formerly Jacksonville Electric Authority)	FL	1/1/2025	1/31/2026
JWC FEMA HMGP Grant Writing	Joint Water Commission	OR	5/1/2022	12/31/2025
JWOC - Water Resources	St. Petersburg, City of	FL	1/1/2025	1/31/2026
Kalamazoo FY25 Rate Study	Kalamazoo, City of	MI	5/14/2024	12/31/2025
Klamath HydroEcon Modeling	US Bureau of Reclamation	OR	8/1/2024	6/30/2026
LMSD Cost of Service	Louisville Metropolitan Sanitary District	KY	1/1/2025	12/31/2025
Lorain Asset Implementation	Lorain, City of	OH	8/1/2022	9/30/2025
LSPWCD #1 Funding & Fin	Lower South Platte Conservancy District	CO	8/1/2024	12/31/2025
LSPWCD #2 Financial Mod	Lower South Platte Conservancy District	CO	8/1/2024	12/31/2025
LVMWD webFAMS	Las Virgenes Municipal Water District	CA	2/1/2024	9/30/2025
LWB FY25 Bringdown Letter	Lake Worth Beach, City of	FL	1/1/2025	12/31/2025
LWB Water System Consulting	Lake Worth Beach, City of	FL	7/1/2023	9/30/2025
Lynn Haven FY26 Stormwater	Lynn Haven, City of	FL	11/15/2024	12/31/2025
MAWSS 2025 Water/Waste COS	Mobile Area Water & Sewer	AL	1/1/2025	9/30/2025

Project Name	Client	State	Start Date	End Date
MCES 2025 On-Call Services	Montgomery County	OH	2/3/2025	12/31/2025
Miami Shores Septic Conversion	Miami Shores Village	FL	1/22/2025	12/31/2025
Miami Shores Solid Waste Study	Miami Shores, Village of	FL	2/1/2025	10/1/2025
Miramar FY26 General Fund Updt.	Miramar, City of	FL	1/1/2025	12/31/2025
North Port RDD FY25 RSA Update	North Port, City of	FL	11/4/2024	5/31/2025
North Port Solid Waste FY25 RSA	North Port, City of	FL	11/11/2024	6/30/2025
North Redington Beach NPDES	North Redington Beach, Town of	FL	8/1/2024	6/1/2025
OCU TO11.5 Revenue Bonds	Orange County Utilities	FL	1/1/2025	12/31/2025
OCU TO11.6 Wastewater Rates	Orange County Utilities	FL	1/1/2025	12/31/2025
OCU TO5 W/WW Capital Charges	Orange County Utilities	FL	7/4/2022	3/31/2025
OCU TO9 Water System Rates	Orange County Utilities	FL	1/1/2025	12/31/2025
Olathe Rate Model & Support	Olathe, City of	KS	2/1/2025	12/31/2025
Opa-Locka Impact Fee Study	Opa-Locka, City of	FL	11/1/2023	9/30/2025
OWASA FAMS Year 5	Orange Water & Sewer Authority (OWASA)	NC	9/23/2024	12/31/2025
Palm Bay FY25 Water & Sewer	Palm Bay, City of	FL	2/1/2025	12/31/2025
Pasco TO9 Road MSTU	Pasco County	FL	12/1/2022	6/30/2025
PAWSD FY25 As-Needed Services	Pagosa Area Water & Sanitation District	CO	1/1/2025	6/30/2025
PCU TO4 Reclaimed Water Rates	Pinellas County	FL	8/1/2024	6/30/2025
Polk Utilities EAM T3 Ph 2	Polk County Utilities	FL	2/1/2025	6/30/2025
Portsmouth FY26 Water & Sewer	Portsmouth, City of	NH	12/1/2024	6/30/2025
PSA Network Speaker Fees 2	PSA Network - Security	CO	11/20/2024	5/31/2025
Punta Gorda Water Rate Study	Punta Gorda, City of	FL	12/19/2024	11/28/2025
Purcellville 25 Water & Sewer	Purcellville, City of	VA	2/1/2025	12/31/2025
Rate Study (FAMS) Year 4	Peace River-Manasota Regional Water Auth.	FL	12/1/2023	3/31/2025
Redington Shores NPDES	Redington Shores, Town of	FL	8/1/2024	6/1/2025
Rome FY24 W&S RSA Update	Rome, City of	GA	8/15/2024	9/30/2025
San Diego Independent Review	San Diego, City of	CA	1/3/2025	12/31/2025
Santa Rosa CDS Funding	Santa Rosa, City of	NM	10/1/2024	9/30/2025
Savannah Stormwater Utility	Savannah, City of	GA	10/1/2024	12/31/2025
Shelby Water/Sewer SDF	Shelby, City of	NC	1/1/2025	4/30/2025
Shulte Group Econ Presentation	The Schulte Group, LLC	FL	9/1/2024	4/30/2025
SOC Thriving Communities	State of Colorado	CO	11/5/2024	1/1/2025
SPPA 2025 Funding Services	Port Authority of the City of Saint Paul	MN	2/13/2025	12/31/2025
SPR FY24/25 On-Call Services	Englewood, City of	CO	5/30/2024	6/30/2025
St Pete Resiliency & Sustain	St. Petersburg, City of	FL	6/1/2024	6/30/2025
St. Pete Stormwater Grants	St. Petersburg, City of	FL	6/1/2024	6/30/2025
St. Pete TO4 Roadway Grants	St. Petersburg, City of	FL	6/1/2024	6/30/2025
St. Pete Water/Wastewater Grant	St. Petersburg, City of	FL	6/1/2024	6/30/2025
Surprise Cityworks AMS Ph 3	Surprise, City of	AZ	2/3/2025	7/31/2025
Swepsonville W/S SDF Update	Swepsonville, Town of	NC	7/15/2024	1/31/2025
SWSC FY26 Fin Plan Update	Kleinfelder Northeast Inc.	MA	2/1/2025	7/31/2025
Tallahassee webFAMS Yr1	Tallahassee, City of	FL	10/10/2022	9/30/2025
Tamarac FY25 On-Call GIS	Tamarac, City of	FL	12/24/2024	9/30/2025

Project Name	Client	State	Start Date	End Date
Toho CIS Bridge to St. Cloud	Tohopekaliga Water Authority	FL	8/12/2024	9/30/2025
TOHO Utility Network Readiness	Tohopekaliga Water Authority	FL	1/6/2025	9/30/2025
TVA Data Driven CCR Outreach	Tennessee Valley Water (TVA)	TN	10/1/2024	9/30/2029
Update to Min TDM Guidelines	Tennessee Department of Transportation	TN	2/10/2025	6/25/2025
USACE IWR Navigation & Civil	USACE	FED	9/1/2024	6/1/2028
Waseca WW COS & W&S Access	Waseca, City of	MN	8/1/2023	9/30/2025
Water & Wastewater Rate Study	New York DEP	NY	8/17/2020	Ongoing
Wildwood Impact Fee Study	Wildwood, City of	FL	1/1/2025	12/31/2025
Wildwood Utility RSA	Wildwood, City of	FL	1/1/2024	9/30/2025
WWU - WDOH Water Affordability	Western Washington University	WA	1/1/2025	7/31/2025
Wyoming Rate Consultant/RSA	Wyoming, City of	MI	7/1/2025	8/29/2025

Tab 6 – Cost Schedule



Cost Summary		Project Director	QC	PM	Tech Lead	Data Analyst	Admin	
		$375	$260	$235	$260	$180	$85	Total
Task 1	**Initiate the Project, Obtain and Review Relevant Data**							
A	Prepare initial data request list and detailed critical path schedule, perform job set up activities, and establish project monitoring and control responsibilities.	0	0	3	1	3	3	**10**
B	Conduct virtual work session with City staff to confirm study objectives, identify fiscal objectives, establish communication protocols, discuss approach, establish schedule, provide data request, and discuss forecasting methods and modeling.	1	1	1	1	1	0	**5**
C	Gather and review items from initial data request list. Identify, source, and obtain all required data/ information. This will occur through initial and supplemental data requests to be delivered during this task.	0	0	2	2	4	0	**8**
D	Conduct a solid waste assessment benchmarking survey to review up to 8 neighboring and similar community residential solid waste assessment rates, structure and funding.	0	0	1	1	5	0	**7**
Task 2	**Calculation of Solid Waste Assessment**							
A	Conduct a solid waste assessment benchmarking survey to review up to 8 neighboring and similar community residential solid waste assessment rates, structure and funding.	0	0	1	2	3	0	**6**
B	Perform a detailed analysis of the County's provision of Solid Waste Services including operations, waste stream analysis, and tonnage data in order to develop an appropriate apportionment methodology.	0	1	1	2	4	0	**8**
C	Evaluate the City's Solid Waste Services current fiscal year budget and equipment expenditure/capital plan for FY 2025 - FY 2035 to determine the full cost of providing solid waste services.	0	0	1	2	5	0	**8**
D	Determine the net service delivery revenue requirements for current and future level of services. Isolate the costs as appropriate relating to the provision of solid waste services and create a ten-year projected revenue requirement for current and future level of services and to maintain and/or update equipment as needed. This will include the costs associated with implementing the study update and collection of the new rates/fees.	0	0	1	1	4	0	**6**
E	Develop the proposed solid waste rate/fee model utilizing the latest summary property data files, waste stream and tonnage data analysis results and net assessable budget.	0	0	1	1	3	0	**5**
F	Revise the methodology and adjust the proposed model as necessary to determine legally available options to be considered by the City.	0	0	1	1	3	0	**5**
G	Conduct Internal Review with Project team to review preliminary results.	1	1	1	1	1	0	**5**
H	Conduct Virtual Work Session with City Staff to review preliminary model results.	0	0	1	1	1	0	**3**
I	Make adjustments based upon interactive work session and update model with latest information available.	0	0	1	1	3	0	**5**
J	Conduct Internal Review with Project team to review final results.	0	0	1	1	1	0	**3**
K	Develop a pro forma schedule of rates based on the apportionment methodology and revenue requirements for Solid Waste Services including, but not limited to, personnel, administration, equipment, capital projects	0	0	1	1	2	0	**4**
L	Conduct Virtual Work Session with City Staff & Management to review final results.	0	0	1	1	1	0	**3**

Cost Summary Continued		Project Director	QC	PM	Tech Lead	Data Analyst	Admin	
		$375	$260	$235	$260	$180	$85	**Total**
Task 3	**Review Results with City Management and City Commission**							
A	Prepare and deliver Draft Report for City Staff & Management review.	1	1	1	2	7	0	**12**
B	Prepare presentation for Commission workshop, provide to City staff for review, adjust accordingly.	1	1	1	2	3	0	**8**
C	Present the results of the analysis to Commission in a workshop.	0	0	0	8	0	0	**8**
D	Make adjustments based upon feedback/direction from the Commission workshop.	0	0	0	1	1	0	**2**
E	Deliver Final Report, documenting results of the study, to the City.	0	0	1	1	1	0	**3**
F	Present the final results of the study to the City Commission in a Commission meeting and/or workshop as requested by the City.	0	0	0	8	0	0	**8**
	SUBTOTAL ESTIMATED LABOR-HOURS	**4**	**5**	**22**	**42**	**56**	**3**	**132**
	SUBTOTAL ESTIMATED PROJECT FEE	**$1,500**	**$1,300**	**$5,170**	**$10,920**	**$10,080**	**$255**	**$29,225**
	ESTIMATED EXPENSES							**$1,175**
	TOTAL FIXED FEE INCLUSIVE OF EXPENSES							**$30,400**

City of Lauderdale Lakes
ATTACHMENT "C"
COST PROPOSAL

Total Lump Sum	$ 30,400.00

Total Project Cost Written: Thirty Thousand Four hundred Dollars and zero Cents

Total cost proposal shall include costs for all materials, equipment, labor, supervision, permit fees, taxes, insurance, bonds, miscellaneous costs and Contractor's overhead and profit. Contractor shall furnish all labor, materials, and equipment and perform all the necessary Work in the manner and form provided in the Contract Documents.

FOR REFRENCE ONLY: Provide the list position types that will be assigned to the project and the hourly rate:

Position/Job Classification	Hourly Rate
Project Director	$375
Quality Control	$260
Project Manager	$235
Technical LEad	$260
Data Analyst	$180
Project Admin.	$85

Contractor/Proposer/Bidder Company Name Stantec

Authorized Company Signature

2/21/2025
Date

Peter Napoli / Senior Manager
Authorized Company Printed Name/Title

Tab 7 – Attachments



City of Lauderdale Lakes
ATTACHMENT "B"
NON-COLLUSIVE AFFIDAVIT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

_____ being first duly sworn, deposes and says that:

PROPOSER is the REPRESENTATIVE,
(Owner, Partner, Officer, Representative or Agent)

PROPOSER is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

Such Proposal is genuine and is not a collusive or sham Proposal;

Neither the said PROPOSER nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPOSER, firm or person to submit a collusive or sham Proposal in connection with the Contract for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any PROPOSER, firm, or person to fix the price or prices in the attached Proposal or any other PROPOSER, or to fix any overhead, profit, or cost element of the Proposal Price or the Proposal Price of any other PROPOSER, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Contract;

The price of items quoted in the attached Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPOSER or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

By _____

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 16th day of October, 2024 by Peter Napoli who ☒ is personally known to me or who ☐ has presented the following type of identification:

_____.

GERI L. REESE
MY COMMISSION # HH 264256
EXPIRES: May 23, 2026

_____
Signature of Notary Public, State of Florida

_____
Notary seal (stamped in black ink)
OR
Printed, typed or stamped name of Notary and Commission Number

City of Lauderdale Lakes
ATTACHMENT "D"
CONFIRMATION OF DRUG-FREE WORKPLACE

In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibitions.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or Contractual services that are under Bid a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or Contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contenders to, any violation of Chapter 893 or of any controlled substance law of the United States or any State, for a violation occurring in the workplace no later than five (5) days after the conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

A signed copy of your Drug-Free Workplace Policy must be attached to this signed copy and submitted with the Proposal Documents.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Contractor/Proposer/Bidder Company Name Stantec

Authorized Company Signature

2/21/2025
Date

Peter Napoli / Senior Manager
Authorized Company Printed Name/Title

City of Lauderdale Lakes
ATTACHMENT "E"
E-VERIFY AFFIRMATION STATEMENT

Per Florida State Statutes, Chapter 448.095(2), effective January 1, 2021, no public contract can be entered into without an E-Verify certificate. This applies to both prime Contractors and Subcontractors. It is the responsibility of the prime Contractor to verify compliance with Subcontractors.

A certificate of compliance must accompany this affirmation.

Proposal/Contract No: RFP 25-3110-04R

Project Description: Solid Waste Rate Study

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of:

a) All persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,

b) All persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify system during the term of the Contract is a condition of the Contract.

Contractor/Proposer/Bidder Company Name Stantec

Authorized Company Signature

2/21/2025
Date

Peter Napoli / Senior Manager
Authorized Company Printed Name/Title

City of Lauderdale Lakes
ATTACHMENT "F"
SIGNATURE PAGE

The undersigned attests to his (her, their) authority to submit this Submittal and to bind the firm(s) herein named to perform as per agreement. Further, by signature, the undersigned attests to the following:

1. The PROPOSER is financially solvent and sufficiently experienced and competent to perform all of the work required of the PROPOSER in the Contract;

2. The facts stated in the PROPOSER's response pursuant to Request for Submittals, instructions to PROPOSER and Specifications are true and correct in all respects;

3. The PROPOSER has read and complied with, and submits their proposal agreeing to all of the requirements, terms and conditions as set forth in the Request for Proposals.

4. The PROPOSER warrants all materials supplied by it are delivered to the CITY of Lauderdale Lakes, Florida, free from any security interest, and other lien, and that the PROPOSER is a lawful owner having the right to supply the same and will defend the conveyance to the CITY of Lauderdale Lakes, Florida, against all persons claiming the whole or any part thereof.

5. **PROPOSER understands that if a team is short listed and selected to make oral presentations to the selection committee and/or CITY, only the team members evaluated in the written submissions may present at the oral presentations. Any changes to the team at the oral presentations will result in that team's disqualification.**

6. The undersigned certifies that if the firm is selected by the CITY the firm will negotiate in good faith to establish an agreement.

7. PROPOSER understands that all information listed above may be checked by the City of Lauderdale Lakes and PROPOSER authorizes all entities or persons listed above to answer any and all questions. PROPOSER hereby indemnifies the City of Lauderdale Lakes and the persons and entitles listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Submitted on this 24 day of October, 2024.

(If an individual, partnership, or non-incorporated organization)

Geri Reese
Witness

Geri Reese
Printed

Administrative Manager
Title

(If a corporation, affix seal)

Attested by Corporate Counsel

Stantec Consulting Services Inc
Company

By

Peter Napoli, Manager
Printed Name, Title

Company

By

Printed Name, Title

Incorporated under the laws of the State of New York.

OFFICER'S CERTIFICATE
of
STANTEC CONSULTING SERVICES INC.
A **NEW YORK**, CORPORATION

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting **Corporate Counsel** of **Stantec Consulting Services Inc.**, a **New York** corporation (the "**Corporation**").

2. On **April 1, 2024**, the following resolution was adopted by the Corporation's Board of Directors:

BE IT RESOLVED THAT:

1. the Corporation hereby adopts the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.

2. execution of any documents for and on behalf of the Corporation shall be governed by the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.;

3. the Secretary or any of the Corporate Counsels of the Corporation be authorized, empowered and directed from time to time as required to facilitate the execution of contracts or submission of proposals, to sign, and to seal with the Corporate Seal, Certificates of the foregoing action evidencing the authority delegated in the Signing Authority Policy, as amended from time to time, of Stantec Inc.

Peter Napoli is a **Senior Manager** of the Corporation, and in that capacity is duly authorized to sign proposals, bid forms, and contracts in accordance with the Corporation's Signing Authority Policy in connection with the following project:

City of Lauderdale Lakes, FL
Solid Waste Rate Study

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation, this 24th day of October 2024.

David T. Archer, Corporate Counsel

Corporate Seal

City of Lauderdale Lakes
ATTACHMENT "G"
DEBARMENT CERTIFICATION

49 CFR Part 29- Appendix B
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION--LOWER TIER COVERED TRANSACTIONS

Instructions for Certification
1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. lf it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, Subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, Subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions: if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntary excluded from participation in this transaction, in. addition to other remedies available to the Federal Government, the

department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION-LOWER TIER COVERED TRANSACTIONS

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.



Proposer's Signature

Peter Napoli

(Print Type Name)

City of Lauderdale Lakes
ATTACHMENT "H"
PUBLIC ENTITY CRIMES

SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (a),

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Lauderdale Lakes, Florida by PETER NAPOLI SENIOR MANAGER (name and title of individual) For

STANTEC CONSULTING SERVICES INC (name of entity) whose business address is

_____

and (if applicable) its Federal Employer Identification Number (FEIN) is 11-2167170 (If the entity has no FEIN, include the Social Security Number of the individual signing this swor statement:_____.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statues, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non jury trial, or entry of a plea of guilty or no lo contendre.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
1. A predecessor or successor of a person convicted of a public entity crime; or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. [Indicate which statement applies]

PN X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity,

nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

By _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 16th day of October 2024 by Pete Napoli who ☒ is personally known to me or who ☐ has presented the following type of identification:

_____.

GERI L. REESE
MY COMMISSION # HH 264256
EXPIRES: May 23, 2026

_____
Signature of Notary Public, State of Florida

_____
Notary seal (stamped in black ink)
OR
Printed, typed or stamped name of Notary and Commission Number

City of Lauderdale Lakes

ATTACHMENT "I"

FOREIGN (NON-FLORIDA) CORPORATION MUST COMPLETE THIS FORM

DEPARTMENT OF STATE CORPORATE CHARTER NO. F01000005948

If your corporation is exempt from the requirements of Section 607.1501, Florida Statutes, YOU MUST CHECK BELOW the reason(s) for the exemption. Please contact the Department of State, Division of Corporations at (850) 245-6051 for assistance with corporate registration or exemptions. 607.1501 Authority of foreign corporation to transact business required.

(1) A foreign corporation MAY NOT transact business in this STATE OF FLORIDA until it obtains a certificate of authority form the Department of State.

(2) The following activities, among others, do not constitute transacting business within the meaning of subsection one (1):

(a) Maintaining, defending, or settling any proceedings.

(b) Holding meetings of the board of directors or shareholders or carrying on other activities concerning internal corporate affairs.

(c) Maintaining bank accounts.

(d) Maintaining officers of agencies for the transfer, exchange, and registration of the corporation's own securities or maintaining trustees or depositories with respect to those securities.

(e) Selling through independent contractors.

(f) Soliciting or obtaining orders, whether by mail or through employees, agents or otherwise, if the orders

(g) Creating or acquiring indebtedness, mortgages, and security interests in real or personal property.

(h) Securing or collecting debts or enforcing mortgages and security interests in property securing the debts.

(i) Transacting business in interstate commerce.

(j) Conducting an isolated transaction that is completed within 30 days and that is not one in the course of repeated transactions of a like nature.

(k) Owning and controlling a subsidiary corporation incorporated in or transacting business within this state or voting the stock of any corporation which it has lawfully acquired.

(l) Owning a limited partnership interest in a limited partnership that is doing business within this state, unless such limited partner manages or controls the partnership or exercises the powers and duties of a general partner.

(m) Owning, without more, real or personal property.

The list of activities of subsection (2) is not exhaustive.

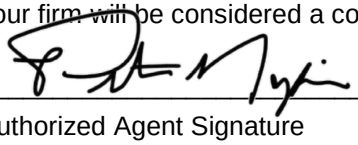
(3) This section has no application to the question of whether any foreign corporation is subject to service of process and suit in this state under any law of this state.

Please check one of the following if your firm in NOT a corporation:

(I) _____ Partnership, Joint Venture, Estate or Trust

(II) _____ Sole Proprieties of Self Employed

NOTE: This sheet MUST be enclosed with your bid if you claim an exemption or have checked I or II above, your firm will be considered a corporation and subject to all requirements listed herein.



Authorized Agent Signature

Peter Napoli / Senior Manager

Authorized Agent Printed Name/Title

City of Lauderdale Lakes
Department of Financial Services
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319
Phone: (954) 535-2828
Fax: (954) 535-1892

ADDENDUM No. 2

ADDENDUM NO. 2 **RFP NO.: 25-3110-04R**

TITLE: Solid Waste Rate Study **RFP CLOSING DATE: February 27, 2025 @ 10:00am**

DATE: February 18, 2025 **NUMBER OF PAGES: 1**

This Addendum to the contract documents is issued to provide additional information and clarification to the original solicitation requirements and is hereby declared a part of the original contract documents. In case of conflict, this Addendum shall govern. Bidders shall acknowledge receipt of this Addendum by signature of this form to be included with their intended Bid submission. Failure to sign and provide with bid submission shall deem your company as non-responsive.

Clarifications & Announcements:
None

Questions & Answers:
Q1. Is bid security or bonding applicable to the submittal of this proposal?
A1. No. There is no bid security or bonding required.

Q2. Can you identify what specific user characteristics the Consultant would be required to analyze?
A2.User characteristics, such as demographics, recycling and waste generation behaviors, etc. Final user characteristics will be coordinated between Consultant and City Contract Manager.

ALL ELSE REMAINS THE SAME

CITY OF LAUDERDALE LAKES

Bobbi J. Williams

Bobbi Williams, MPA, CGFO, NIGP-CPP
Director, Financial Services

ACKNOWLEDGED BY:

Stantec Consulting Services Inc
COMPANY NAME

02/26/2025
SIGNATURE/DATE

Peter Napoli
PRINTED NAME

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ADDENDUM No. 1

ADDENDUM NO. 1 **RFP NO.: 25-3110-04R**

TITLE: Solid Waste Rate Study **RFP CLOSING DATE: February 27, 2025 @ 10:00am**

DATE: February 12, 2025 **NUMBER OF PAGES: 1**

This Addendum to the contract documents is issued to provide additional information and clarification to the original solicitation requirements and is hereby declared a part of the original contract documents. In case of conflict, this Addendum shall govern. Bidders shall acknowledge receipt of this Addendum by signature of this form to be included with their intended Bid submission. Failure to sign and provide with bid submission shall deem your company as non-responsive.

Clarifications & Announcements:
None

Questions & Answers:
Q1. When was the last solid waste rate study completed and by whom?
A1. There is no record available.

ALL ELSE REMAINS THE SAME

CITY OF LAUDERDALE LAKES

Bobbi J. Williams

Bobbi Williams, MPA, CGFO, NIGP-CPP
Director,
Financial Services

ACKNOWLEDGED BY:

Stantec Consulting Services Inc
COMPANY NAME

02/26/2025
SIGNATURE/DATE

Peter Napoli
PRINTED NAME

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Receipt #: 315-274235

Business Name: STANTEC CONSULTING SERVICES INC **Business Type:** ENGINEER (CERTIFICATE OF AUTHORIZATION)

Owner Name: STANTEC CONSULTING SERVICES INC **Business Opened:** 01/06/2016

Business Location: 800 FAIRWAY DR STE 195 DEERFIELD BEACH **State/County/Cert/Reg:**

Exemption Code:

Business Phone:

Rooms	Seats	Employees	Machines	Professionals
		4		

For Vending Business Only

Number of Machines: **Vending Type:**

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00

Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

STANTEC CONSULTING SERVICES INC
1687 114TH AVE SE STE 100
BELLEVUE, WA 98004

Receipt #WWW-23-00264649
Paid 07/04/2024 30.00

2024 - 2025

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

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Business Location: 800 FAIRWAY DR STE 195 DEERFIELD BEACH **State/County/Cert/Reg:**

Exemption Code:

Business Phone:

Rooms	Seats	Employees	Machines	Professionals
		4		

Signature

For Vending Business Only

Number of Machines: **Vending Type:**

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-23-00264649
Paid 07/04/2024 30.00

PROFIT CORPORATION
APPLICATION BY FOREIGN PROFIT CORPORATION TO FILE AMENDMENT TO APPLICATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

(Pursuant to s. 607.1504, F.S.)

SECTION I
(1-3 MUST BE COMPLETED)

F01000005948
(Document number of corporation (if known))

1. STANTEC CONSULTING GROUP INC.
(Name of corporation as it appears on the records of the Department of State)

2. New York
(Incorporated under laws of)

3. 11/14/2001
(Date authorized to do business in Florida)

SECTION II
(4-7 COMPLETE ONLY THE APPLICABLE CHANGES)

4. If the amendment changes the name of the corporation, when was the change effected under the laws of its jurisdiction of incorporation? 12/20/2004

5. STANTEC CONSULTING SERVICES INC.
(Name of corporation after the amendment, adding suffix "corporation," "company," or "incorporated," or appropriate abbreviation, if not contained in new name of the corporation)

(If new name is unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

6. If the amendment changes the period of duration, indicate new period of duration.

(New duration)

7. If the amendment changes the jurisdiction of incorporation, indicate new jurisdiction.

(New jurisdiction)

Michael Slocombe
(Signature of a director, president or other officer - if in the hands of a receiver or other court appointed fiduciary, by that fiduciary)

March 29/05
(Date)

Michael J. Slocombe
(Typed or printed name of person signing)

Secretary
(Title of person signing)

State of New York
Department of State } SS:

I hereby certify, that the Certificate of Incorporation of STANTEC CONSULTING SERVICES INC. was filed on 08/27/1929, under the name of MANHASSET CIVIL ENGINEERS INC., fixing the duration as perpetual, and that a diligent examination has been made of the Corporate index for documents filed with this Department for a certificate, order, or record of a dissolution, and upon such examination, no such certificate, order or record has been found, and that so far as indicated by the records of this Department, such corporation is an existing corporation.

A Certificate of Amendment MANHASSET CIVIL ENGINEERS INC., changing its name to CHARLES E. WARD INC., was filed 11/15/1968.

A Certificate of Amendment CHARLES E. WARD INC., changing its name to THE SEAR-BROWN GROUP, INC., was filed 03/30/1988.

A Certificate of Amendment THE SEAR-BROWN GROUP, INC., changing its name to STANTEC CONSULTING GROUP, INC., was filed 04/02/2004.

A Certificate of Amendment STANTEC CONSULTING GROUP, INC., changing its name to STANTEC CONSULTING GROUP INC., was filed 06/18/2004.

A Certificate of Amendment STANTEC CONSULTING GROUP INC., changing its name to STANTEC CONSULTING SERVICES INC., was filed 12/20/2004.

STATE OF NEW YORK ★ DEPARTMENT OF STATE ★

***

Witness my hand and the official seal of the Department of State at the City of Albany, this 05th day of April two thousand and five.

Secretary of State

200504060453 * 45

CERTIFICATE OF LIABILITY INSURANCE

5/1/2025

DATE (MM/DD/YYYY) 4/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1415077 STANTEC CONSULTING SERVICES INC. 410 17TH STREET SUITE 1400 DENVER CO 80202-4427 GENERIC CERTIFICATE	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Travelers Property Casualty Company of America — 25674 INSURER B : Berkshire Hathaway Specialty Insurance Company — 22276 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 14193567 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X CONTRACTUAL/CROSS X XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	N	N	47 - GLO-307584	5/1/2024	5/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 2,000,000 $
A A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	TC2J - CAP - 8E086819 (AOS) TJ - BAP - 8E086820	5/1/2024 5/1/2024	5/1/2025 5/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $	N	N	47 - UMO-307585	5/1/2024	5/1/2025	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $ XXXXXXX
A A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	UB - 3P635310 (AOS) UB - 3P533004 (MA, WI) EXCEPT FOR OH ND WA WY	5/1/2024 5/1/2024	5/1/2025 5/1/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER

14193567
TO WHOM IT MAY CONCERN

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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CERTIFICATE OF LIABILITY INSURANCE

10/1/2025 | DATE (MM/DD/YYYY) 9/5/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1510433 STANTEC CONSULTING SERVICES INC. 410 17TH STREET, SUITE 1400 DENVER CO 80202-4427	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Berkshire Hathaway Specialty Insurance Company — 22276 INSURER B : AIG Specialty Insurance Company — 26883 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 18619708 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			NOT APPLICABLE			EACH OCCURRENCE	$ XXXXXXX
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ XXXXXXX
							MED EXP (Any one person)	$ XXXXXXX
							PERSONAL & ADV INJURY	$ XXXXXXX
							GENERAL AGGREGATE	$ XXXXXXX
							PRODUCTS - COMP/OP AGG	$ XXXXXXX
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident)	$ XXXXXXX
							BODILY INJURY (Per person)	$ XXXXXXX
							BODILY INJURY (Per accident)	$ XXXXXXX
							PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$ XXXXXXX
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			NOT APPLICABLE			EACH OCCURRENCE	$ XXXXXXX
							AGGREGATE	$ XXXXXXX
								$ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NOT APPLICABLE			PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$ XXXXXXX
							E.L. DISEASE - EA EMPLOYEE	$ XXXXXXX
							E.L. DISEASE - POLICY LIMIT	$ XXXXXXX
A	PROFESSIONAL LIAB.	N	N	47-EPP-308810	10/1/2024	10/1/2025	$3M PER CLAIM/AGG. INCLUSIVE OF COSTS	
B	CONTRACTORS POLLUTION LIAB.			CPO8085428	10/1/2023	10/1/2025	$3M PER LOSS/AGG.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
FOR PROPOSALS. AN ACTUAL CERTIFICATE WILL BE ISSUED UPON THE REQUEST OF THE NAMED INSURED.

CERTIFICATE HOLDER

18619708
SAMPLE CERTIFICATE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec Consulting Services Inc.
777 S Harbour Island Blvd., Suite 600
Tampa, FL 33602
stantec.com

RFP NO.:25-3110-03R
Fire-Rescue Rate Study
Evaluation Summary Report

Solicitation Number: 25-3110-04R							**Calculations**
Summary Description:Solid Waste Rate Study							
Closing date: Feb 27, 2025							
Evaluation Meeting held: June 13, 2025 @ 11am							
Prepared By: Bobbi Williams							
Verified by:							
	Criteria	Max Score		Ronald Desbrunes, Director, Public Works	Syed Zaman, Engineer Inspector CMO - Engineering and Construction Division	Heidi Brocks, Budget Officer Financial Services	**Actual Total / Category**
NewGen Strategies & Solutions, LLC							
Sunbiz: Yes, 46-0863326							
1	Qualifications and Experience	35		30	36	30	**96**
2	Methodology/Approach	25		20	23	25	**68**
3	Past Performance and References	20		17	19	20	**56**
4	Price $69,880	10		4.4	4.4	4.4	**13.2**
5	Location - Lakewood, CO	10		1	1	1	**3**
	Total Score	100		72.4	83.4	80.4	236.2
SCS Engineers							
Sunbiz: Yes,							
1	Qualifications and Experience	35		30	33	30	**93**
2	Methodology/Approach	25		22	22	25	**69**
3	Past Performance and References	20		17	19	15	**51**
4	Price $41,875	10		7.3	7.3	7.3	**21.9**
5	Location - Coconut Creek, FL	10		5	5	5	**15**
	Total Score	100		81.3	86.3	82.3	249.9
Raftelis Financial Consultants, Inc.							
Sunbiz: Yes, 20-1054069							
1	Qualifications and Experience	35		30	35	32	**97**
2	Methodology/Approach	25		20	22	25	**67**
3	Past Performance and References	20		17	19	20	**56**
4	Price $42,000	10		7.2	7.2	7.2	**21.6**
5	Location - Maitland, FL	10		1	1	1	**3**
	Total Score	100		75.2	84.2	85.2	244.6
Stantec Consulting Services, Inc.							
Sunbiz: Yes, 11-2167170							
1	Qualifications and Experience	35		35	32	35	**102**
2	Methodology/Approach	25		22	22	20	**64**
3	Past Performance and References	20		17	20	20	**57**
4	Price $30,400	10		10	10	10	**30**
5	Location - Tampa	10		1	1	1	**3**
	Total Score	100		85	85	86	256
Legal Ad: Oct 9 & 10, 2024							
Published: Oct 1, 2024 - Novemeber 15, 2024							
Planholders: 15							
Broadcast List: 2,230							
Proposals Received: 4							

CITY OF LAUDERDALE LAKES
4300 N.W. 36TH STREET
LAUDERDALE LAKES, FLORIDA, 33319-5599
TEL (954) 535-2700 / FAX (954) 535-1892
www.lauderdalelakes.org

CONTRACT NO. 25-3110-04#
SOLID WASTE RATE STUDY

DRAFT

This Contract is made as of the ____day of January, 2025, between THE CITY OF LAUDERDALE LAKES, a municipal corporation existing under the laws of the State of Florida, ("CITY"), and _____., a Corporation, authorized to do business in the State of Florida, ("CONTRACTOR"), ("Parties"), whose Federal I.D. number is _____.

WHEREAS, the City of Lauderdale Lakes solicited proposals from qualified firms to provide a rate study for the solid waste special assessment, and

WHEREAS, at its meeting of _____, 2025, by Resolution # 2025-xxx, the CITY Commission authorized the proper CITY officials to execute this Contract hereinafter referred to as Contract # RFP25-3110-04R and

WHEREAS, the CONTRACTOR is willing and able to perform the work of providing a rate study for the solid waste special assessment for the compensation and on the terms hereinafter set forth; and

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, agreements, terms, and conditions contained herein, do agree as follows:

ARTICLE 1 - SERVICES

The CONTRACTOR'S responsibility under this Contract is to provide a rate study for the solid waste special assessment services specifically set in the Scope of Work detailed in Exhibit "A" attached hereto and made part hereof.

The CITY's Representative/Liaison during the performance of this Contract shall be Ronald Desbrunes, telephone (954) 535-2815 or ronaldd@lauderdalelakes.org

ARTICLE 2 - TERM

The term of this agreement is through the completion of the project. There are no authorized extensions to perform other services not associated with this project.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

The total amount to be paid by the CITY under this Contract for all services and materials shall be priced using the pricing structure according to Exhibit "C", Schedule of Professional Fees. Such payment shall be made within thirty (30) days from the last day of each respective month in which CONTRACTOR has performed the Services and issued an invoice to the CITY's Accounts Payable Department.

CONTRACTOR, as appropriate, shall invoice the CITY for the work performed under this Contract. Invoices received from the CONTRACTOR pursuant to this Contract shall be reviewed and approved by the CITY's Representative. If there is no objection to the invoice, the CITY shall pay the full invoice amount within thirty (30) days of the CITY's receipt of the invoice. If there is a dispute as to the invoiced amount, the CITY shall notify the CONTRACTOR of the dispute within fifteen (15) days of the CITY's receipt of the invoice. The CITY shall pay the CONTRACTOR the undisputed invoiced amount within thirty (30) days of its receipt of the invoice. The disputed amount of the invoice shall not be paid by the CITY until a resolution has been reached between the CITY and the CONTRACTOR as to the disputed portions of the invoice.

Final Invoice: In order for both parties herein to close their books and records, the CONTRACTOR will clearly state "final invoice" on the CONTRACTOR'S final/last billing to the CITY on an annual basis. The final invoice certifies that all services have been properly performed and all charges and costs have been invoiced to the CITY. Since this account will thereupon be closed, and any other further charges if not properly included on this invoice are waived by the CONTRACTOR.

Approval by the CITY shall not constitute nor be deemed a release of the responsibility and liability of the CONTRACTOR, his employees, sub-contractors, agents and Contractors for the accuracy and competency of their designs, working drawings, and specifications or other documents and works; nor shall such approval be deemed to be an assumption of such responsibility by the CITY for a defect or omission in designs, working drawings, and specifications or other documents prepared by the CONTRACTOR, his employees, sub-contractors, agents and Contractors.

Appropriations: Payment under this Contract is subject to annual appropriations of the governing body. The CITY will immediately notify the CONTRACTOR to stop work if funds are not appropriated and will pay CONTRACTOR for all work performed up to the time of the stop work notice.

ARTICLE 4 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the CONTRACTOR shall also act as the execution of a truth-in-negotiation certificate certifying that the wage rates, overhead charges, and other costs used to determine the compensation provided for in this Contract are accurate, complete and current as of the date of the Contract and no higher than those charged the CONTRACTOR'S most favored customer for the same or substantially similar service.

Said rates and cost shall be adjusted to exclude any significant sums should the CITY determine that the rates and costs were increased due to inaccurate, incomplete or non-current wage rates. The CITY shall exercise its rights under this Article 4 within one (1) year following the rendering of the final invoice. Said date shall be extended if the Contract is renewed.

ARTICLE 5 - TERMINATION

This Contract may be cancelled by the CONTRACTOR upon ninety (90) days prior written notice to the CITY's representative in the event of substantial failure by the CITY to perform in accordance with this Contract through no fault of the CONTRACTOR. The Contract may also be terminated, in whole or in part, by the CITY, with or without cause, immediately upon written Termination Notice to the CONTRACTOR. Unless the CONTRACTOR is in breach of this Contract, the CONTRACTOR shall be paid for services rendered to the CITY's satisfaction through the date of termination. In the event the CITY elects to terminate this Contract without cause, however, the CITY shall pay the CONTRACTOR a termination fee of One Hundred Dollars ($100). After receipt of a Termination Notice and except as otherwise directed by the CITY, the CONTRACTOR shall:

A. Stop work on the date to the extent specified.

B. Terminate and settle all orders and subcontracts relating to the performance of the terminated work.

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C. Transfer all work in process, completed work and other materials related to the terminated work to the CITY.

D. Continue and complete all parts of the work that have not been terminated.

Termination for Convenience: The CITY, by written notice, may terminate this Contract, in whole or in part, when it is in the CITY's best interest. If this Contract is terminated, the CITY shall be liable only for the goods and services delivered and accepted. The CITY may provide the CONTRACTOR thirty (30) days prior notice before said termination becomes effective. However, at the CITY's prerogative, a termination for convenience may be effective immediately and may apply to release orders (if applicable) or to the Contract in whole.

ARTICLE 6 - PERSONNEL

The CONTRACTOR represents that it has or will secure at its own expense all necessary personnel required to perform this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

All of the services required hereunder shall be performed by the CONTRACTOR or under its supervision, and all personnel engaged in performing the services shall be fully qualified and, if required, authorized or permitted under State and local laws to perform such services.

Any changes or substitutions in the CONTRACTOR's key personnel, as may be listed in Exhibit "B", must be made known to the CITY's Representative and written approval must be granted by the CITY's Representative before said change or substitution can become effective.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel.

ARTICLE 7 - SUBCONTRACTING

The CITY reserves the right to accept the use of a subContractor or to reject the selection of a particular subContractor and to inspect all facilities of any subContractors in order to make a determination as to the capability of the subContractor to perform properly under this Contract. The CONTRACTOR is encouraged to seek local vendors for participation in subcontracting opportunities. If the CONTRACTOR uses any subContractors on this project the following provisions of this Article shall apply:

If a subContractor fails to perform or make progress, as required by this Contract, and it is necessary to replace the subContractor to complete the work in a timely fashion, the CONTRACTOR shall promptly do so, subject to acceptance of the new subContractor by the CITY. The substitution of a subContractor shall not be adequate cause to excuse a delay in the performance any portion of this Contract as set forth in the Scope of Work.

The CONTRACTOR, its subContractors, agents, servants, or employees agree to be bound by the Terms and Conditions of this Contract and its agreement with the subContractor for work to be performed for the CITY the CONTRACTOR must incorporate the terms of this Contract.

ARTICLE 8 – INSURANCE

A. The CONTRACTOR shall not commence work under this Contract until it has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.

B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The CONTRACTOR shall furnish Certificates of Insurance to the CITY's Representative prior to the commencement of operations. The Certificates shall clearly indicate that the CONTRACTOR has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the CITY'S Representative.

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Compliance with the foregoing requirements shall not relieve the CONTRACTOR of its liability and obligations under this Contract.

C. The CONTRACTOR shall maintain during the term of this Contract, standard Professional Liability Insurance in the minimum amount of $1,000,000 per occurrence.

D. The CONTRACTOR shall maintain, during the life of this Contract, Comprehensive General Liability Insurance in the amount of $1,000,000 per occurrence to protect the CONTRACTOR from claims for damages for bodily and personal injury, including wrongful death, as well as from claims of property damages which may arise from any operations under this Contract, whether such operations be by the CONTRACTOR or by anyone directly employed by or contracting with the CONTRACTOR.

E. The CONTRACTOR shall maintain, during the life of this Contract, Comprehensive Automobile Liability insurance in the minimum amount of $1,000,000 combined single limit for bodily injury and property damage liability to protect the CONTRACTOR from claims for damages for bodily and personal injury, including death, as well as from claims for property damage, which may arise from the ownership, use or maintenance of owned and non owned automobiles, including rented automobiles whether such operations be by the CONTRACTOR or by anyone directly or indirectly employed by the CONTRACTOR.

F. The CONTRACTOR shall maintain, during the life of this Contract, adequate Workers' Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees per Florida Statute 440.02.

G. It shall be the responsibility of the CONTRACTOR to insure that all subContractors comply with the same insurance requirements referenced above.

H. Compliance with the foregoing requirements shall not relieve the CONTRACTOR of its liability and obligation under this section or under any other section if this Section or under any other section of the Contract.

I. CONTRACTOR shall be responsible for assuring that the insurance certificate required in conjunction with this Section remain in force for the duration of the period of performance for any contractual agreement(s) resulting from this solicitation. If insurance certificates are scheduled to expire during the term hereof, the CONTRACTOR shall be responsible for submitting new or renewed insurance certificates to the CITY at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates which cover the term hereof, the CITY shall suspend the Contract until such time as the new or renewed certificates are received by the CITY in a manner prescribed in this Section; provided however, that this suspension period does not exceed thirty (30) days, the CITY may at its sole discretion, terminate the Contract and seek re-purchasing charges from the CONTRACTOR.

J. In the judgment of the CITY, prevailing conditions warrant the provision by CONTRACTOR of additional liability insurance coverage or coverage which is different in kind, the CITY reserves the right to require the provision by CONTRACTOR of an amount of coverage different from the amounts or kind previously required and shall afford written notice of such change in requirements thirty (30) days prior to the date on which the requirements shall take effect. Should the CONTRACTOR fail or refuse to satisfy the requirement of changed coverage within thirty (30) days following the CITY's written notice, the CITY, at it's sole option, may terminate the Contract upon written notice to the CONTRACTOR, said termination taking effect on the date that the required change in policy coverage would otherwise take effect.

K. All insurance, other than Professional Liability and Workers' Compensation, to be maintained by the CONTRACTOR shall specifically include the CITY of Lauderdale Lakes as "Additional Insured" and shall unequivocally provide thirty (30) days written notice to the CITY prior to any adverse changes, cancellation or non-renewal of coverage thereunder.

ARTICLE 9 - INDEMNIFICATION

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The CONTRACTOR shall indemnify and hold harmless the CITY and its officers and employees, from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONTRACTOR, and other persons employed or utilized by CONTRACTOR in the performance of this Contract.

The parties agree that 1% of the total compensation paid to the CONTRACTOR for performance of this Contract shall represent the specific consideration for the CONTRACTOR's indemnification of the Owner. It is the specific intent of the parties hereto that the foregoing indemnification complies with applicable Florida Statutes.

The CONTRACTOR, without exemption, shall indemnify and hold harmless the CITY, its employees, representatives and elected officials from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the CONTRACTOR. Further, if such a claim is made, or is pending, the CONTRACTOR may, at its option and expense, procure for the CITY the right to use, replace, or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the CITY agrees to return the article on request to the CONTRACTOR and receive reimbursement. If the CONTRACTOR used any design, device or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the Contract prices shall include all royalties or cost arising from the use of such design, device or materials in any way involved in the work.

It is further the specific intent of the parties that all of the Contract Documents on this Project are hereby amended to include the foregoing indemnification and the "Specific Consideration" thereof.

ARTICLE 10 - SUCCESSORS AND ASSIGNS

The CITY and the CONTRACTOR each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above noted, neither the CITY nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract. Nothing herein shall be construed as creating any rights or benefits hereunder to anyone other than the CITY and the CONTRACTOR.

ARTICLE 11 - REMEDIES

This Contract shall be governed by the laws of the State of Florida. The venue of all actions in State or Federal Court relating to this Contract will be held in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity. No single or partial exercise by any part of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 12 - CONFLICT OF INTEREST

The CONTRACTOR represents that it presently has no interest and shall acquire no interest, either direct or indirect, in the CITY, which would conflict in any manner with the performance or services required hereunder, as provided for in Florida Statutes 112.311. The CONTRACTOR further represents that no person having such interest shall be employed in the performance hereof.

The CONTRACTOR shall promptly notify the CITY's Representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the CONTRACTOR'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the CONTRACTOR undertakes and request an opinion of the CITY, whether or not such association, interest or circumstances will in the CITY's opinion constitute a conflict of interest if entered into by the CONTRACTOR. The CITY agrees to notify the CONTRACTOR of its opinion by certified mail within 30 days of receipt of notification by the CONTRACTOR. If, in the

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opinion of the CITY, the prospective business association, interest or circumstances would not constitute a conflict of interest by the CONTRACTOR, the CITY shall so state in the notification and the CONTRACTOR may enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the CITY by the CONTRACTOR under the terms of this Contract.

ARTICLE 13 - EXCUSABLE DELAYS

The CONTRACTOR shall not be considered in default by reason of any failure in performance if such failure arises as a result of a "Force Majeure." Force Majeure shall mean any delay occasioned by superior or irresistible force occasioned by violence in nature without the interference of human agency such as hurricanes, tornados, flood and total loss caused by fire and other similar unavoidable casualties, changes in federal, state or local laws, ordinances, codes or regulations, enacted after the date of this Agreement and having a substantial impact on the project, or other causes beyond the CONTRACTOR's control or by any other such causes which the CONTRACTOR and the CITY Commission decide in writing justify the delay. Provided, however, that market conditions, labor conditions, construction industry price trends and similar matters which normally impact on the bidding process shall not be considered a Force Majeure.

ARTICLE 14 - PLEDGE OF CREDIT, ARREARS

The CONTRACTOR shall not pledge the CITY's credit or make it a guarantor of payment of surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness.

The CONTRACTOR further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 15 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The CONTRACTOR shall deliver to the CITY for approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials, in both hard copy and electronic mail, prepared by and for the CITY under this Contract.

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONTRACTOR and will not be disclosed to any other party directly or indirectly, without the CITY's prior written consent, unless required by a lawful order. All drawings, maps, sketches, programs, database, reports and other data developed or purchased under this Contract for or at the CITY's expense shall be and remain the CITY's property and may be reproduced and reused at the discretion of the CITY.

The CITY and the CONTRACTOR shall comply with provisions of Chapter 119, Florida Statutes (Public Records Law).

All covenants, contracts, representations and warranties made herein, or otherwise made in writing by any party hereto including, but not limited to, representations herein related to the disclosure or ownership of documents, shall survive this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 16 - INDEPENDENT CONTRACTOR RELATIONSHIP

The CONTRACTOR and all employees and/or agents of the CONTRACTOR are, and shall be, in the performance of all work services and activities under this Contract, an independent contractor, and not an employee, agent, or servant of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times and in all places be subject to the CONTRACTOR'S sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work and in all respects the CONTRACTOR'S relationship and the relationship of its employees to the CITY shall be that of an independent Contractor and not as employees or agents of the CITY.

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The CONTRACTOR does not have the power or authority to bind the CITY in any promise, agreement or representation other than specifically provided for in this Agreement. The CONTRACTOR shall be responsible to the CITY for all work or services performed by the Contractor or any person or entity on the CONTRACTOR's behalf, in fulfillment of this Contract.

ARTICLE 17 - CONTINGENT FEES

The CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than it's bona fide employee working solely for the CONTRACTOR, any fee, commission, percentage, gift, or any other consideration contingent upon resulting from the Award or making of this Contract.

ARTICLE 18 - ACCESS AND AUDITS

The CONTRACTOR shall maintain adequate records to justify all charges, expenses, and costs incurred in estimating and performing the work for at least three (3) years after completion of this Contract. The CITY shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CONTRACTOR'S place of business.

ARTICLE 19 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, or sexual orientation.

ARTICLE 20 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Contract, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, expenses and court costs, including appellate fees incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

ARTICLE 21 - AUTHORITY TO PRACTICE

The CONTRACTOR hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the CITY's Representative on an annual basis.

ARTICLE 22 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 23 - ENTIRETY OF CONTRACTUAL CONTRACT

The CITY and the CONTRACTOR agree that this Contract sets forth the entire Contract between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto in accordance with Article 24 - Modifications of Work.

ARTICLE 24 - MODIFICATIONS OF WORK

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The CITY reserves the right to make changes in Scope of Work, including alterations, reductions therein or additions thereto. Upon receipt by the CONTRACTOR of the CITY's notification of a contemplated change, the CONTRACTOR shall, **in writing**:

(1) Provide a detailed estimate for the increase or decrease in cost due to the contemplated change,
(2) Notify the CITY of any estimated change in the completion date, and
(3) Advise the CITY if the contemplated change shall effect the CONTRACTOR'S ability to meet the completion dates or schedules of this Contract.

If the CITY so instructs in writing, the CONTRACTOR shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the CITY's decision to proceed with the change.

If the CITY elects to make the change, the CITY shall initiate a contract amendment and the CONTRACTOR shall not commence work on any such change until such written amendment is signed by the authorized representative for the CITY.

Such changes, if any, shall be set forth in writing, which may be transmitted, at the CITY'S discretion, digitally.

ARTICLE 25 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

FOR CITY
Attn: City Manager
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319-5599
Tel (954) 535-2700 Ext. 2740

FOR CITY
Financial Services Department
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319-5599
Tel (954) 535-2700 Ext. 2828

FOR CONTRACTOR
Attn: Contact
Consultant Name
Address
City, State, Zip
Contact email

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ARTICLE 26 - CAPTIONS AND PARAGRAPH HEADINGS

Captions and paragraph headings contained in this Contract are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Contract, nor the intent of any provisions hereof.

ARTICLE 27 - JOINT PREPARATION

The preparation of this Contract has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other. It is the parties' further intention that this Contract be construed liberally to achieve its intent.

ARTICLE 28 - WAIVER

No waiver by the CITY of any provision of this Contract shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same or any other provision or the enforcement hereof. CITY's consent to of or approval of any act by Contractor requiring consent or approval shall not

be deemed to render unnecessary the obtaining of CITY's consent or approval of any subsequent act by Contractor requiring the CITY'S consent or approval, whether or not similar to the act so consented to or approved.

ARTICLE 29 - COUNTERPARTS

This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Contract.

ARTICLE 30 - EXHIBITS ARE INCLUSIONARY

All exhibits attached hereto or mentioned herein which contain additional terms shall be deemed incorporated by reference. Typewritten or handwritten provisions inserted in this form or attached hereto shall control all printed provisions in conflict therewith.

ARTICLE 31 - CONTRACT DOCUMENTS

The Contract documents are as follows: Request for Proposal, Contract, Exhibits, Addenda, All Representations, and Warranties, to make this Contract.

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IN WITNESS WHEREOF, the parties hereto have executed this Contract in multiple copies, each of which shall be considered an original on the following dates:

As to the CONTRACTOR on the _____ day of _____,_____

NAME OF FIRM

_____

Corporate Seal

_____ _____

Witness Name, Title (Typed)

As to the CITY on the _____ day of _____, _____.

SEAL OF THE CITY OF LAUDERDALE LAKES

_____ _____

Venice Howard, City Clerk Veronica Edwards Phillips, Mayor

APPROVED AS TO FORM

_____

City Attorney

ALL EXHIBITS WILL BE ATTACHED HERE

Exhibit A: Scope of Work
Exhibit B: Key Personnel/management team
Exhibit C: Schedule of Professional Fees

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CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

DISCUSSION REGARDING AWARDING A CONTRACT TO SOLITUDE LAKE MANAGEMENT IN THE AMOUNT OF SIXTY FOUR THOUSAND EIGHT HUNDRED AND TWELVE DOLLARS ($64,812.00) TO PROVIDE HERBICIDE APPLICATION FOR VEGETATION AND ALGAE CONTROL IN THE CITY'S CANAL NETWORK

Summary

This is a discussion regarding awarding a contract to Solitude Lake Management in the amount of $64,812.00 to provide herbicide application for vegetation and algae control in the city's canal network.

Staff Recommendation

Background:

The city maintains a network of 11 miles canal that requires regular maintenance in the form of trash removal, aquatic vegetation and algae control in order to ensure proper water flow, reduce blockages, and maintain public safety and aesthetics. The maintenance operation is conducted with a combination of man power, mechanical harvesting and chemical treatments.

Chemical treatment of canal requires the purchase, transport and storage of chemicals, equipment and trained personnel. In addition, chemical applications liabilities and licensing seasonal applicators can be challenging and hinder other critical maintenance operations. A licensed chemical spraying services have the workforce and equipment available to mobilize quickly and complete large-scale applications efficiently, minimizing disruptions to other city maintenance operations specifically during peak season where aquatic weeds and invasive plants grow faster than normal and the weather conditions are conducive for algae. Current expenditures to purchase and transport chemicals, trained staffs, vehicle, boat , fuel and equipment are approximately $75,000.

In order to improve productivity, scheduling, reduce downtime, an Invitation to Bid (ITB) was issued for licensed canal chemical spraying services. The (3) Proposals received and reviewed for compliance with specifications, qualifications, past performance, and cost-effectiveness are as follow:

Contractors	**Cost Proposals**
Solitude Lake Management	$64,812.00
Southeast Land & Water Management LLC.	$349,992.00
Deangelo Contracting Services LLC.	$66,756.00

After evaluation, Solitude Lake Management was determined to be the most responsive and responsible bidder, offering the best value to the city. Staff is recommending the City Commission award the contract to Solitude Lake Management for an amount not to exceed Sixty Four Thousand, Eight Hundred and Twelve Dollars ($64,812.00).

Funding Source:

Funds for this contract are available in the Public Works Department’s operating budget for vegetation and algae control with chemical spraying.

Fiscal Impact:

Sponsor Name/Department: Ronald Desbrunes, P.E., Public Works Director

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Bid Tabulation	Backup Material
🗋	Proposal from Solitude Lake Management	Backup Material

Scope of Service	Backup Material
Draft Contract	Backup Material

ITB23-3410-20B

Canal Maintenance Services- Herbicide Application Services for Canals

	Solitude Lake Mgmt		Southeast Land & Water Mgmt, LLC		Deangelo Contracting Services, LLC	
	54-1940110		81-4371812		85-0542566	
	Location	Pompano Bch	Location	Fort Laud.	Location	Boynton Bch
	Active-Sunbiz	Yes	Active-Sunbiz	Yes	Active-Sunbiz	Yes
	Oprtional Svcs	Yes	Oprtional Svcs	Yes	Oprtional Svcs	Yes
	Annual (12 months)	**64,812.00**	Annual (12 months)	**349,992.00**	Annual (12 months)	**66,756.00**
Item/Service	Qty Acres	Cost Per Month	Annual Total Cost	Cost Per Month	Annual Total Cost	Cost Per Month	Annual Total Cost
Oakland Estates	15	1,573.00	18,876.00	6,250.00	75,000.00	1,579.89	18,958.68
Orioles Estates	10	907.00	10,884.00	4,167.00	50,004.00	1,084.79	13,017.48
Westgate Estates	12	770.00	9,240.00	5,000.00	60,000.00	801.07	9,612.84
Northgate Estates	8	719.00	8,628.00	3,333.00	39,996.00	483.98	5,807.76
Eastgate Estates	25	1,432.00	17,184.00	10,416.00	124,992.00	1,613.27	19,359.24
		Total	**64,812.00**	**Total**	**349,992.00**	**Total**	**66,756.00**

Legal Ad: 7/14/2023
Bids Closed: 8/11/2023
Broadcast:378
Planholders:17
Bids Received: 3

Prepared by: Bobbi Williams
Verified by: Geeta Ramharry

BID COVER PAGE CHECKLIST

THIS SHOULD BE THE FIRST PAGE OF YOUR BID

Contractor/Firm Name	SOLitude Lake Management, LLC
Contact Name:	Gary Wilhelm
Contact Phone:	(954) 275-1498
Contact Email:	gwilhelm@solitudelake.com

Before sealing your bid envelope make sure the following items are included in your bid submittal:

1. Bid Form: Carefully read all Bid Documents, review the project scope and properly fill out the Bid Form. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)

2. Bidder's Qualification Statement: Complete and sign the Bidder's Qualification Statement. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)

3. Non-Collusion Affidavit: Sign the Non-Collusion Affidavit and have it properly notarized.

4. Trench Safety Act: Complete and sign the Trench Safety Act form (if applicable).

5. Warranties: Complete and sign the Warranties form.

6. E-Verify Form: Complete and sign the E-Verify form.

7. Bid Bond (If Applicable): Include a five percent (5%) Bid Bond. Failure to provide a Bid guarantee will result in automatic rejection of your Bid. All required Bonds must be submitted on the City's Bond forms, included in this document. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)

8. Proof of Insurance: Include ***proof*** of insurance containing a provision or endorsement that the coverage afforded will not be canceled, reduced in coverage, or renewal refused until at least 30 days' prior written notice has been given to the City and additional insured by certified mail. All such insurance required herein (except for worker's compensation and employer's liability) shall name the City and their officers, directors, agents, and employees as "additional insured".

9. License: Attach certificate of competency, state registration and any other applicable licenses.

IF "NO BID" IS OFFERED, PLEASE PROVIDE THE FOLLOWING INFORMATION:

Please indicate reason(s) why a Bid Form is not being submitted at this time. Return this page to the Financial Services Department to avoid removal from the City of Lauderdale Lakes vendor listing.

_____

_____

BID FORM

Canal Maintenance Services – Herbicide Application Services

Submitted By: SOLitude Lake Management, LLC Date: 8/8/2023

to furnish and deliver all materials and to do and perform all Work as is required for the project scope.

In order to be considered for this project, **the Bidder shall** be licensed and have successfully completed a minimum of three (3) projects of similar scope and complexity over the past five (5) years, in the State of Florida, and must be able to document the required experience.

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Contract with the City to perform and furnish all Work as specified herein for the Contract Price and within the Contract Period indicated in this Bid.

2. This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening. Bidder will sign and submit the necessary documents required by the City within fifteen (15) days after the date of City's Notice of Tentative Award.

3. In submitting this Bid, Bidder represents, as more fully set forth in the Contract, that

   a. Bidder has examined the Bid Documents, including the following addenda:

Number	Date	Number	Date
1	8/9/2023		

   of all of which is hereby acknowledged;

   b. Bidder has familiarized itself with the nature and extent of the Bid Documents, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

   c. Bidder has given the City written notice of all conflicts, errors or discrepancies that it has discovered in the Bid Documents and the written resolution thereof by the City is acceptable to Bidder.

4. Bidder proposes to furnish the Work in conformity with the Specifications and at the Bid Prices referenced below in the Schedule of Bid Prices. The Bid Prices quoted have been checked and certified to be correct. Said Bid Prices are fixed and firm and shall be paid to Bidder for the successful completion of its obligation as specified in the Bid Documents.

5. It is the intent of the City to award this bid to the lowest responsible and responsive Bidder. The City reserves the right to accept or reject any or all bids and to waive any informality concerning the bids when such rejection or waiver is deemed to be in the best interest of The City of Lauderdale Lakes. The City reserves the right to award the bid on a split order basis, lump sum or individual item basis unless otherwise stated.

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ADDENDUM No. 1

ADDENDUM NO. 1
TITLE: Canal Maintenance Services – Herbicide Application Services for Canals

ITB NO.: 23-3410-20B
ITB CLOSING DATE: August 11, 2023 @ 10:30 AM

DATE: August 9, 2023

NUMBER OF PAGES: 3

This Addendum to the contract documents is issued to provide additional information and clarification to the original solicitation requirements and is hereby declared a part of the original contract documents. In case of conflict, this Addendum shall govern. Bidders shall acknowledge receipt of this Addendum by signature of this form to be included with their intended Bid submission. Failure to sign and provide with bid submission shall deem your company as non-responsive.

Clarifications & Announcements:
Pre-Bid Conference and Site Inspection: The pre-bid conference and site inspection was held, July 27, 2023 at 1:30 pm. The list of participants are included in this addendum (1 page).

Questions & Answers:
Q.1. What conditions are the canals in?
A.1. Canals are in satisfactory condition.

Q.2. Are there are any herbicide restrictions?
A.2. No

Q.3. Are there opportunities to access the canals after the initial site?
A.3. Yes, but access may be limited in some areas. Please contact the City for additional site visits.

ALL ELSE REMAINS THE SAME

ACKNOWLEDGED BY:

SOLitude Lake Management, LLC
COMPANY NAME

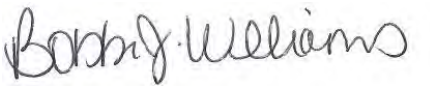
8/10/23
SIGNATURE/DATE

Trina L. Duncan, Business Manager 08/10/23
PRINTED NAME

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

CITY OF LAUDERDALE LAKES



Bobbi Williams, MPA
Assistant Director, Financial Services

Mandatory Pre-Bid Conference Sign-in Sheet & Site Inspection

Project Title: ITB 23-3410-20B
Canal Maintenance Services - Herbicide Application Services for Canals

Date: 7/27/2023

	Company/Representative	Address/Email	Phone #
	HUGHIE CUCURULLO	HCUCURULLO@AVEAQUATIC.COM	305-224-3562
	LEWIS COLLINS ROCKHOPPER	rockhopper@hughes.net	813-380-7085
	AQUAJIX/DCS - JASON JONES	JJONES@DEANGELOCS.COM	954-~~[illegible]~~ 419-7786
	SOUTHEAST LAND CLARKE HARLOW	clarke@selwm.com	954-240-7500
	GARY WILHELM/SOLITUDE LAKE MANAGEMENT	GWILHELM@SOLITUDELAKE.COM SOLITUDE LAKE MANAGEMENT	954 275-1498

PROPOSED PRICING SCHEDULE

Use the separate excel version to calculate price.

Item/Service	Qty Acres	Cost Per Month	Annual Total Cost
Oakland Estates	15	$1,573.00	$18,876.00
Orioles Estates	10	$ 907.00	$10,884.00
Westgate Estates	12	$ 770.00	$ 9,240.00
Northgate Estates	8	$ 719.00	$ 8,628.00
Eastgate Estates	25	$1,432.00	$17,184.00

Total Project Cost Written: Sixty-four thousand eight hundred twelve Dollars and zero Cents

OPTIONAL TREATMENTS:

Treatment/Application Type	Price/Acres
Shoreline grasses	$165.00
Submersed Aquatic (species dependent)	$365.00 - $675.00
Algae (species dependent)	$260.00 - $375.00

*Award will not be based upon the optional services.

All proposed items shall include costs for all materials, equipment, labor, supervision, permit fees, taxes, insurance, bonds, miscellaneous costs and Contractor's overhead and profit.

Contractor shall furnish all labor, materials, and equipment and perform all the necessary Work in the manner and form provided in the Contract Documents.

6. Bidder accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the Work on time.

7. Communications concerning this Bid shall be as follows:

   Contact Person Gary Wilhelm

   Business Address 4100 N. Powerline Road

   City, State, Zip Code Pompano Beach, FL 33073

Business Phone Number (888) 480-5253

Email Address Gary Wilhelm

Cell Phone Number (954) 275-1498

8. Other pertinent information is as follows:

License Number 4474378 (Please Attach Copy)

Federal Tax ID# 54-1940110

Federal Employment ID # _____

Submitted on this 11th day of August, 2023.

a. (If an individual, partnership, or non-incorporated organization) Limited Liability Company

_____

(Signature)

Business Manager

(Title)

b. (If a corporation)

(Affix Seal)

Signature of
BIDDER _____

By _____

Attested by

Secretary _____

Incorporated under the laws of the State of _____.

BID PRICES WITHOUT THE MANUAL SIGNATURE OF AN AUTHORIZED AGENT OF THE BIDDER SHALL BE REJECTED AS NON-RESPONSIVE, NON-CONFORMING AND INELIGIBLE FOR AWARD.

City of Lauderdale Lakes
SIGNATURE PAGE

The undersigned attests to his (her, their) authority to submit this Submittal and to bind the firm(s) herein named to perform as per agreement. Further, by signature, the undersigned attests to the following:

1. The Proposer is financially solvent and sufficiently experienced and competent to perform all of the work required of the Proposer in the Contract;

2. The facts stated in the Proposer's response pursuant to Request for Submittals, instructions to Proposer and Specifications are true and correct in all respects;

3. The Proposer has read and complied with, and submits their proposal agreeing to all of the requirements, terms and conditions as set forth in the Request for Proposals.

4. The Proposer warrants all materials supplied by it are delivered to the CITY of Lauderdale Lakes, Florida, free from any security interest, and other lien, and that the Proposer is a lawful owner having the right to supply the same and will defend the conveyance to the CITY of Lauderdale Lakes, Florida, against all persons claiming the whole or any part thereof.

5. **Proposer understands that if a team is short listed and selected to make oral presentations to the selection committee and/or CITY, only the team members evaluated in the written submissions may present at the oral presentations. Any changes to the team at the oral presentations will result in that team's disqualification.**

6. The undersigned certifies that if the firm is selected by the City the firm will negotiate in good faith to establish an agreement.

7. Proposer understands that all information listed above may be checked by the City of Lauderdale Lakes and Proposer authorizes all entities or persons listed above to answer any and all questions. Proposer hereby indemnifies the City of Lauderdale Lakes and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Submitted on this 11th day of August, 2023.

(If an individual, partnership, or non-incorporated organization) Limited Liability Company

Laurie Ethridge
Witness
Laurie Ethridge
Printed
Sales Support Lead
Title

SOLitude Lake Management, LLC
Company
Trina L. Duncan
By
Trina L. Duncan, Business Manager
Printed Name, Title

(If a corporation, affix seal)

Company

By

Printed Name, Title

Attested by Secretary

Incorporated under the laws of the State of _____

City of Lauderdale Lakes
BIDDER'S QUALIFICATIONS STATEMENT

BIDDER'S GENERAL INFORMATION:

Bidder shall furnish the following information. Failure to comply with this requirement will render Bid non-responsive and may cause its rejection. Additional sheets shall be attached as required.

1. Bidder's Name, Principal Address, Phone, Fax Number and Email:

   SOLitude Lake Management, LLC
   2844 Crusader Circle, Ste. 450
   Virginia Beach, VA 23453
   (888) 480-5253 tduncan@solitudelake.com

2. Number of years as a Contractor in this type of work: since 1999

3. Names and titles of all officers, partners or individuals doing business under trade name:

   Brett T. Ponton, CEO
   Jason J. Coyle, CFO
   William McAllister, Secretary

4. The business is a: Sole Proprietorship O Partnership O X Limited Liability Corporation Corporation O

5. Name, address, and telephone number of surety company and agent who will provide the required bonds on this contract:

   No bonds required

6. What is the last project of this nature that you have completed? Include the project value.

   Plantation Acres: on-going account for 20 + years. Contract Value: $29,000.00

7. Have you ever failed to complete work awarded to you. If so, when, where and why?

   No

8. Have you personally inspected the proposed Work and do you have a complete plan for its performance?

   Yes

9. List CM's or GC's your company has worked for within the past three years.

CM/GC No. 1	Plantation Acres	Contact Person:	Angel Alvarez	Tel: Fax:	(954) 474-3092
CM/GC No. 2	Rock Creek HOA	Contact Person:	Paula Rodriguez	Tel: Fax:	(954) 435-1727

10. List three SIGNIFICANT PROJECTS completed within the past five years.

Project No. 1	Green Cay	Location:	12800 Hagen Ranch Road Boynton Beach, FL 33437	Date Completed:	Since 2019 ongoing
			Your $ contract Amount: $81,180.00		
Contracting Agency/Owner:	Palm Beach County	Contact Person:	Scott Gould	Tel: Fax:	(561) 436-7070
Project No. 2	Wycliffe Golf & Country Club	Location:	4650 Wycliffe Country Club Blvd. Wellington, FL 33449	Date Completed:	Since 2017 ongoing
			Your $ contract Amount: $38,180.00		
Contracting Agency/Owner:	Private	Contact Person:	Rob Martin	Tel: Fax:	(561) 537-0837
Project No. 3	Mirasol	Location:	790 Park of Commerce Blvd. Ste. 200 Boca Raton, FL 33487	Date Completed:	Since 2017 ongoing
			Your $ contract Amount: $13,632.00		
Contracting	Private	Contact Person:	Marsha Adler	Tel:	(561) 626-0030 ext. 103
Agency/Owner:		Person:		Fax:	

11. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary).

Key personnel - attached

12. State the name and licensing of the individual who will have personal supervision of the Work.

Eric Dolan

13. Will you sublet any part of this Work? If so, give details.

No

14. What equipment do you own that is available for the Work? (Attach additional sheets as necessary)

Equipment List - attached

15. What equipment will you purchase for the proposed Work?

None

16. What equipment will you rent for the proposed Work?

None

Key Individuals Organization List

Todd Barhydt - District Manager SEFL

- 31 years of field, sales and management experience
- Currently responsible for more than 1500 clients and a support stay over 50

Eric Dolan - Operations Manager,

- 18 years of field and management experience
- Currently responsible for approximately 700 clients and a staff of 15 field personnel

John Preciado - Senior Aquatic Specialist

- Over 21 years of lake management experience
- Manages over 40 clients

Michael Robinson - Wetland Crew Leader

- With 6 years of wetland management experience
- Manages over 800 acres of wetland/preserve areas and a crews of 6-15 members

Equipment List

Quantity	Equipment
15	Trucks – Ford F150 and Toyota Tacoma 4-wheel drive
15	Backpack sprayers – 4 gallon capacity with wand sprayer
12	Boats – 15-16’ motorboats with motorized dual tank spray systems
4	JD Gators – ATV with motorized tank spray systems
2	Argo – amphibious vehicle with motorized spray system
1	Pelican – 2 man portable boat with motorized spray system
3	Kawasaki Mules – with motorized spray system

City of Lauderdale Lakes
DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

7. Your firms Drug-Free Workplace Policy must be attached to this executed form and submitted with the Bid Documents.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Trina L. Duncan 08/10/23
BIDDER's Signature

Trina L. Duncan, Business Manager
(Print or Type Name)

City of Lauderdale Lakes
NON-COLLUSION AFFIDAVIT

STATE OF ~~FLORIDA~~ VIRGINIA

COUNTY OF CITY OF VIRGINIA BEACH

Trina L. Duncan being first duly sworn, deposes and says that:

1. Bidder is the Business Manager,
(Owner, Partner, Officer, Representative or Agent)

2. Bidder is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against City, or any person interested in the proposed Contract;

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest.

Trina L. Duncan
BIDDER's Signature

Trina L. Duncan
(Print or Type Name)

Sworn to (or affirmed) and subscribed before me via □ physical presence OR □ online notarizations this 10th day of August, 2023.

By Trina L. Duncan

Personally known X OR produced identification _____

Type of identification produced: n/a

KAREN J. AVERY NOTARY PUBLIC MY COMMISSION NUMBER 7286881 COMMONWEALTH OF VIRGINIA

Signature of Notary Public, State of ~~Florida~~ Virginia

Karen J. Avery

Notary seal (stamped in black ink) OR Printed, typed or stamped name of Notary and Commission Number 7286881

City of Lauderdale Lakes
E-VERIFY AFFIRMATION STATEMENT

ITB/Bid/Contract No: ITB23-3410-20B

Project Description: Canal Maintenance Services – Herbicide Application Services for Canals

Per Florida State Statutes, Chapter 448.095(2), effective January 1, 2021, no public contract can be entered into without an E-Verify certificate. This applies to both Prime Contractors and subcontractors. It is the responsibility of the Prime Contractor to verify compliance with subcontractors.

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of:

a) All persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,

b) All persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify system during the term of the Contract is a condition of the Contract.

SOLitude Lake Management, LLC
CONTRACTOR/PROPOSER/BIDDER Company Name

Trina L. Duncan
Authorized Company Signature

08/10/23
Date

Trina L. Duncan
Authorized Company Printed Name

Business Manager
Title

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 5909 Peachtree Dunwoody Road, Suite 800 Atlanta GA 30328	**CONTACT NAME:** Certificate Unit **PHONE (A/C, No, Ext):** 404-781-1700 **FAX (A/C, No):** **E-MAIL ADDRESS:** certificate@epicbrokers.com
INSURED RENTOKI-01 SOLitude Lake Management, LLC. Rentokil North America, Inc. (REN478) 1320 Brookwood Drive, Suite H Little Rock AR 72202-1412	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** ACE American Insurance Company 22667 **INSURER B :** ACE Property & Casualty Insurance Company 20699 **INSURER C :** Arch Insurance Company 11150 **INSURER D :** Arch Indemnity Insurance Company 30830 **INSURER E :** Allianz Underwriters Insurance Company 36420 **INSURER F :** AXIS Insurance Company 37273

COVERAGES **CERTIFICATE NUMBER:** 1702220215 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [X] PRO-JECT [X] LOC OTHER:			OGLG27240331	10/1/2022	10/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 5,000,000 $ 5,000,000 $ 5,000 $ 5,000,000 $ 5,000,000 $ 5,000,000 $
C C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			31CAB1044402 31CAB1044502	10/1/2022 10/1/2022	10/1/2023 10/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 3,000,000 $ $ $ $
B	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			XOOG27239420	10/1/2022	10/1/2023	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		31WCI1044202 34WCI1044302	10/1/2022 10/1/2022	10/1/2023 10/1/2023	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000
A E F	Errors & Omissions Liability CPL (Excluding Aerial Ops) Crime/Client Coverage	N	N	OGLG27240331 U5L00127922 P-001-000968899-01	10/1/2022 10/1/2022 10/1/2022	10/1/2023 10/1/2023 10/1/2023	Each Incident/Agg Each Incident/Agg Each Occurrence	$5,000,000 $5,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CPL = Contractor's Pollution Liability

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Frank Kinnett

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pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
BUSINESS TAX RECEIPT
FISCAL YEAR: 2022 - 2023

Business Tax Receipt Valid from: October 1, 2022 through September 30, 2023

4474378 10/13/2022
SOLITUDE LAKE MANAGEMENT LLC
2100 NW 33 ST

POMPANO BEACH FL 33069

THIS IS NOT A BILL

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

BUSINESS OWNER: SOLITUDE LAKE MANAGEMENT LLC
BUSINESS LOCATION: 2100 NW 33 ST POMPANO BEACH FL

RECEIPT NO:	**CLASSIFICATION**
23-00105137	**OFFICE-CORPORATE**

NOTICE: A NEW APPLICATON MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED.**

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30TH OF EACH YEAR

SECTION 2 – SCOPE OF SERVICES

I. General Scope

City of Lauderdale Lakes manages 11 canals and is soliciting a qualified and experienced Contractors to provide herbicide application services for aquatic weeds in City canals and lakes.

II. Project Background

The work consists of furnishing all labor, equipment, materials, supplies and supervision necessary to perform all operations in connection with the mechanical removal or chemical/pesticide application of aquatic weeds in canals and lakes, as necessary for maintaining free flow of water and high aesthetic value.

a) The area of canals and lakes covered by Agreement consist of approximately seventy (70) acres identified in the attached map labeled “Canal Acres Map”, which consists of: Oakland Estates, Orioles Estates, Westgate Estates, Northgate Estates and Eastgate Estates. Contractor shall access canals at locations identified in the attached maps labeled “Boat Launched Sites Color Map and Boat Launch Sites Streets Map” also attach for review a Canal Depth Map.
b) Contractor shall perform all operations necessary to remove and/or eradicate aquatic plant growth including, but not limited to, water hyacinths, cattails, broadleaf weeds, hydrilla, rotala, hygrophilla, torpedo grass, bank weeds, and other waterborne plants including algae. Contractor shall be responsible to ensure such removal and/or eradication will result in an aesthetically pleasing canal system, free from visible aquatic plant growth.
c) Bank Weed shall be defined as the weed growth adjacent to and encroaching into the canal system above the normal water level. This type of growth shall be maintained routinely, however, not less than once per month.
d) The Contractor shall use only approved chemicals in accordance with Aquatic Plant Management. In the event a chemical is banned by the appropriate governing agency of the State of Florida during the term of this Agreement, the Contractor shall continue work using an approved chemical equivalent. Should Contractor be required, by any Governmental Agency other than the City, to change any chemical during the term of a subsequent Agreement, Contractor shall immediately notify the City’s Streets and Stormwater Superintendent of such requirement. However, under no circumstances is the Contractor to implement any new chemicals without first obtaining authorization from the City’s Streets and Stormwater Superintendent.
e) In the course of aquatic vegetation control, good water management practice shall be maintained at all times. Herbicides applied to canal banks shall be applied in a manner to prevent canal bank erosion. The rate of application of chemicals shall be as directed by label to avoid fish kills.
f) The Contractor shall use extreme care to avoid damage to lawns, shrubs, trees and groundcovers adjacent to the Canal System. Contractor shall be responsible, at Contractors expense, to replace any sod, shrubs, trees, groundcovers, or any other damage to private or public property as a result of Contractors operations.
g) A list of chemicals to be used, rates of application, and intended time-use restrictions to be observed shall be submitted to the City for approval. Drift control agents shall be used in areas where herbicides are being applied on or above the water surface to avoid drift onto surrounding vegetation.
h) The Contractor shall post restriction signs, stating the nature and period of restriction, in specified locations along the treated area in order to warn property owners utilizing canal water as a source of irrigation. City will provide specified locations to Contractor. The City owns and maintains approximately 11 miles of canals that serve as essential networks to the South Florida Water Management District C-13 Canal. Currently, the existing canals

have a mix of different types of revetment systems in different stages of disrepair potentially leading to land based discharges, pollutants and other elements that negatively impact water quality. During significant rainfall events, excess storm water runoff within the City is conveyed to the City's 11-mile canal network system via the city's secondary drainage system which is comprised of swales, ditches, catch basins, inlets and culverts, and outfall structures.

III. Maintenance Treatment

a) Maintenance treatment shall consist of inspection and treatment as often as necessary to accomplish progressive weed destruction and control, but no more than thirty (30) days shall elapse between treatments unless otherwise approved by the Streets and Stormwater Superintendent.
b) It is the objective of the City of Lauderdale Lakes for the Contractor to provide a maintenance control program for the duration of the subsequent Agreement. The Contractor shall submit a brief written report on a monthly basis to the Streets/Stormwater Superintendent. Said report shall be based upon monthly treatments and/or inspections of the waterways covered under a subsequent Agreement and shall identify the current condition of the waterways including, but not limited to, areas of concern and proposed treatments to address said areas.
c) The Contractor must demonstrate competence in distinguishing between beneficial species and noxious invasive species. If any beneficial plant species are removed or destroyed, it will be the Contractor's responsibility to replace them, in kind, at their expense, in a timely fashion, when chemical residue has subsided and it is safe to do so.

IV. Additional Requirements

a) The Contractor shall deliver to the Streets/Stormwater Superintendent, after each treatment, a report, in duplicate, indicating the canals treated, type of treatment, chemicals used, condition of weed growth, number of men on the job site, and hours required to perform work.
b) The Contractor must comply with all federal, state, and local regulations concerning record keeping, to include providing the City with quarterly and annual reports. **It shall be the responsibility of the Contractor to provide the Florida Department of Environmental Protection and the Florida Fish and Wildlife Conservation Commission with a treatment program, maps and vegetation surveys of areas involved and secure all necessary state and local permits that are required.**
c) The Contractor shall provide experienced and certified personnel under competent supervision to perform all work required by a subsequent Agreement in a safe and efficient manner. **Contractor shall have at least one person, on site at all times, licensed as Public Applicator, Category 5A, by the Florida Department of Agriculture and Consumer Services,** when performing any chemical pesticide/herbicide applications within the City. The Contractor shall submit copies of all current Public Applicator Licenses with their proposal.
d) It shall be the responsibility of the Contractor to repair, rebuild or restore to its former condition, any and all portions of existing utilities, structures, equipment or facilities which may be disturbed or damaged due to Contractor's maintenance operations.
e) The Contractor shall notify the Streets/Stormwater Superintendent, at least forty-eight (48) hours in advance, of any chemical pesticide/herbicide applications and shall indicate date, time and location of said application.
f) Contractor shall be responsible for providing all equipment necessary to perform the chemical pesticide/herbicide applications to the satisfaction of the City. All equipment shall be in good working condition, regularly maintained, and reliable. The City of Lauderdale Lakes reserves the right to inspect, and at its discretion, reject the use of any equipment to be used in reference to this Agreement.

V. Schedule of Services

Contractor agrees to include the following water management services:

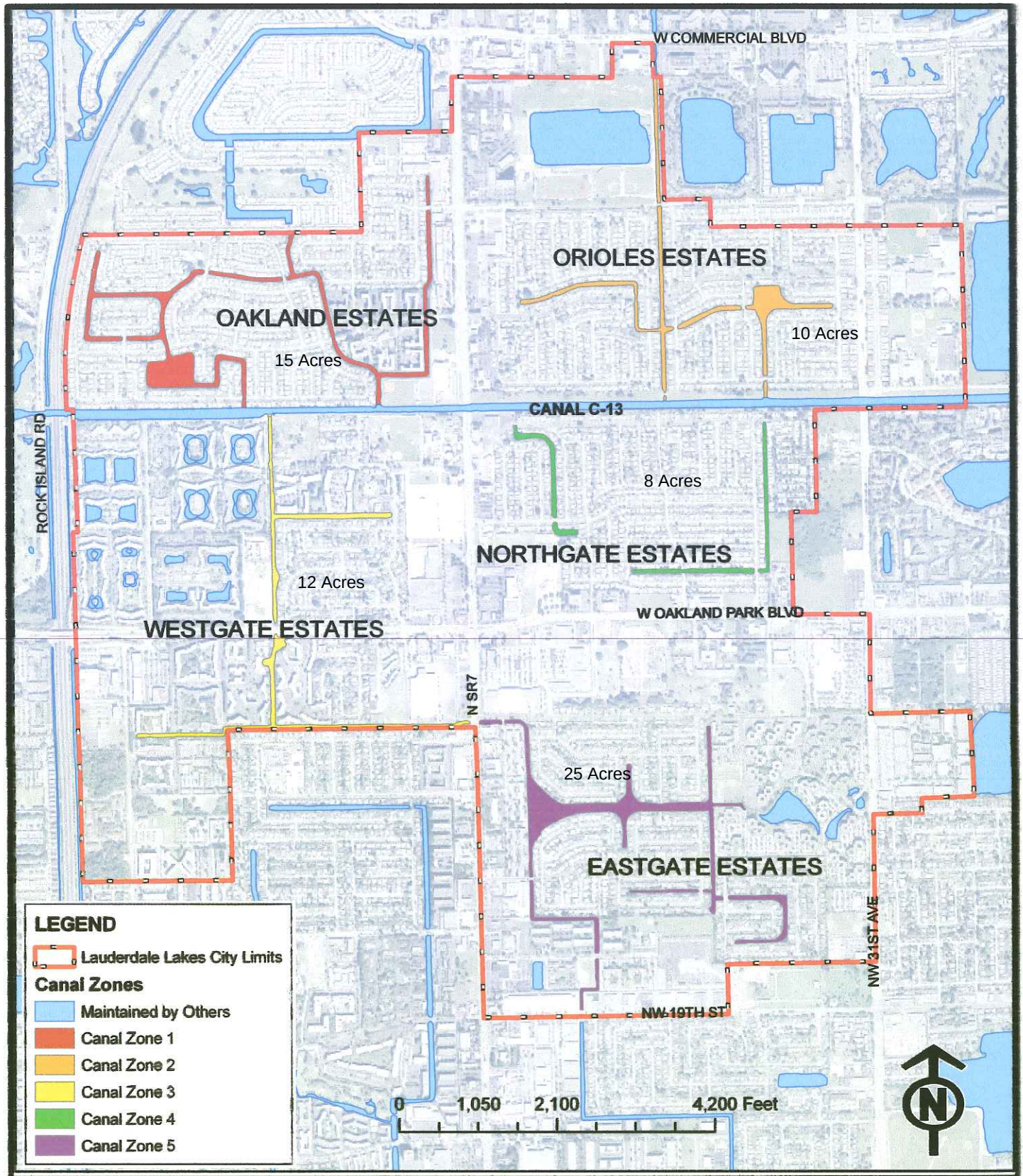
- Algae and Aquatic Weed Control
- Bank Weed/Border Grass Control at water's edge
- Water Testing
- Bacteria Testing
- Aquatic Consulting
- Management Reporting
- Follow-up Inspections

Scheduled Annual Site Visits (18):

January (1)	February (1)	March (1)	April (2)	May (2)	June (2)
July (2)	August (2)	September (2)	October (1)	November (1)	December (1)

Contractor must provide a total of eighteen (18) site visits to the areas identified on the attached map labeled "Canal Acres Map" herbicide treatment.

[END OF SECTION]



A.D.A. ENGINEERING, INC.

City of Lauderdale Lakes

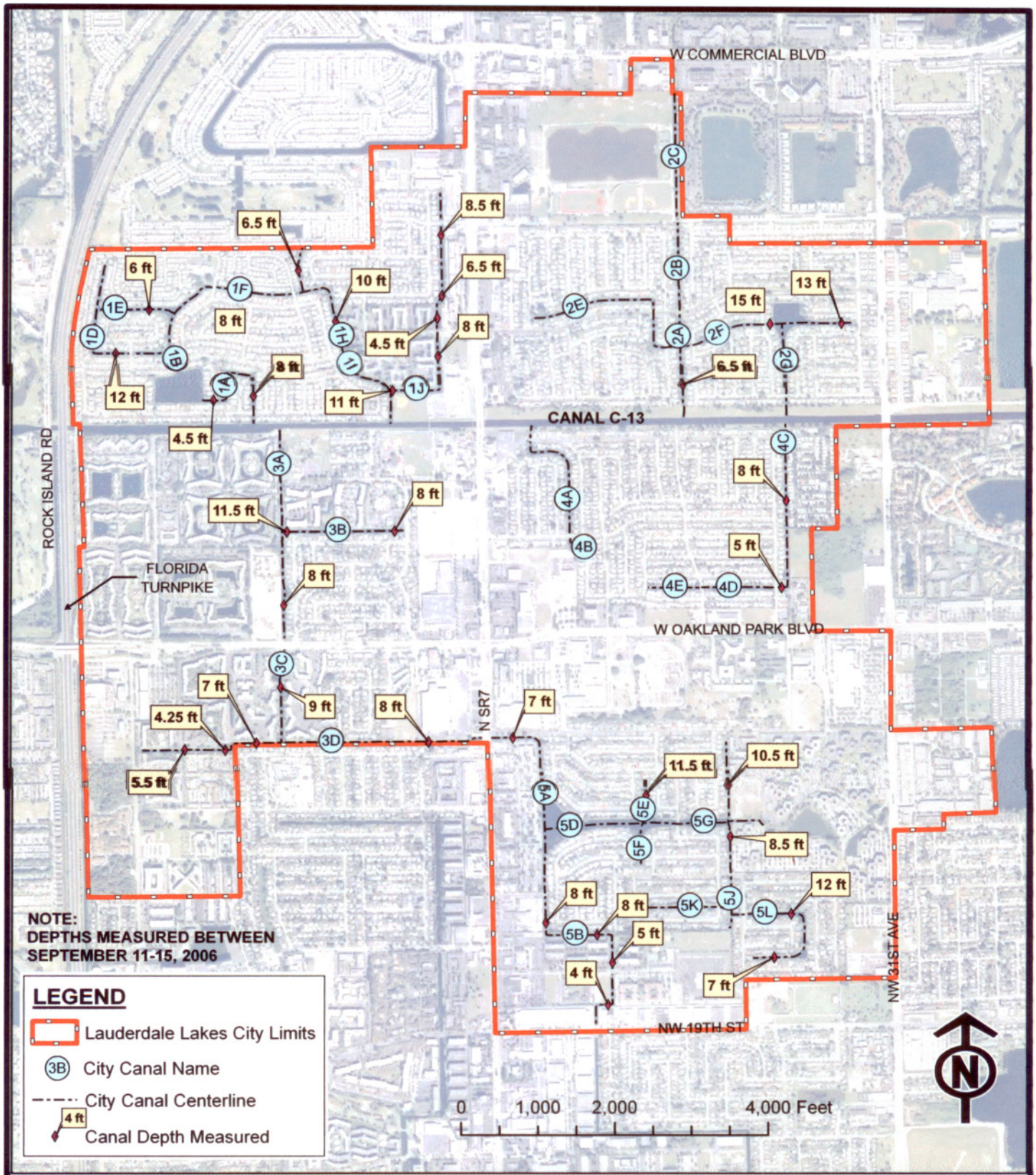
Canal Zones

ADA Project # C154-0106-01

Date: 03/09/07

Prepared by: O.C.

Figure 3.1.1



A.D.A. ENGINEERING, INC.

City of Lauderdale Lakes

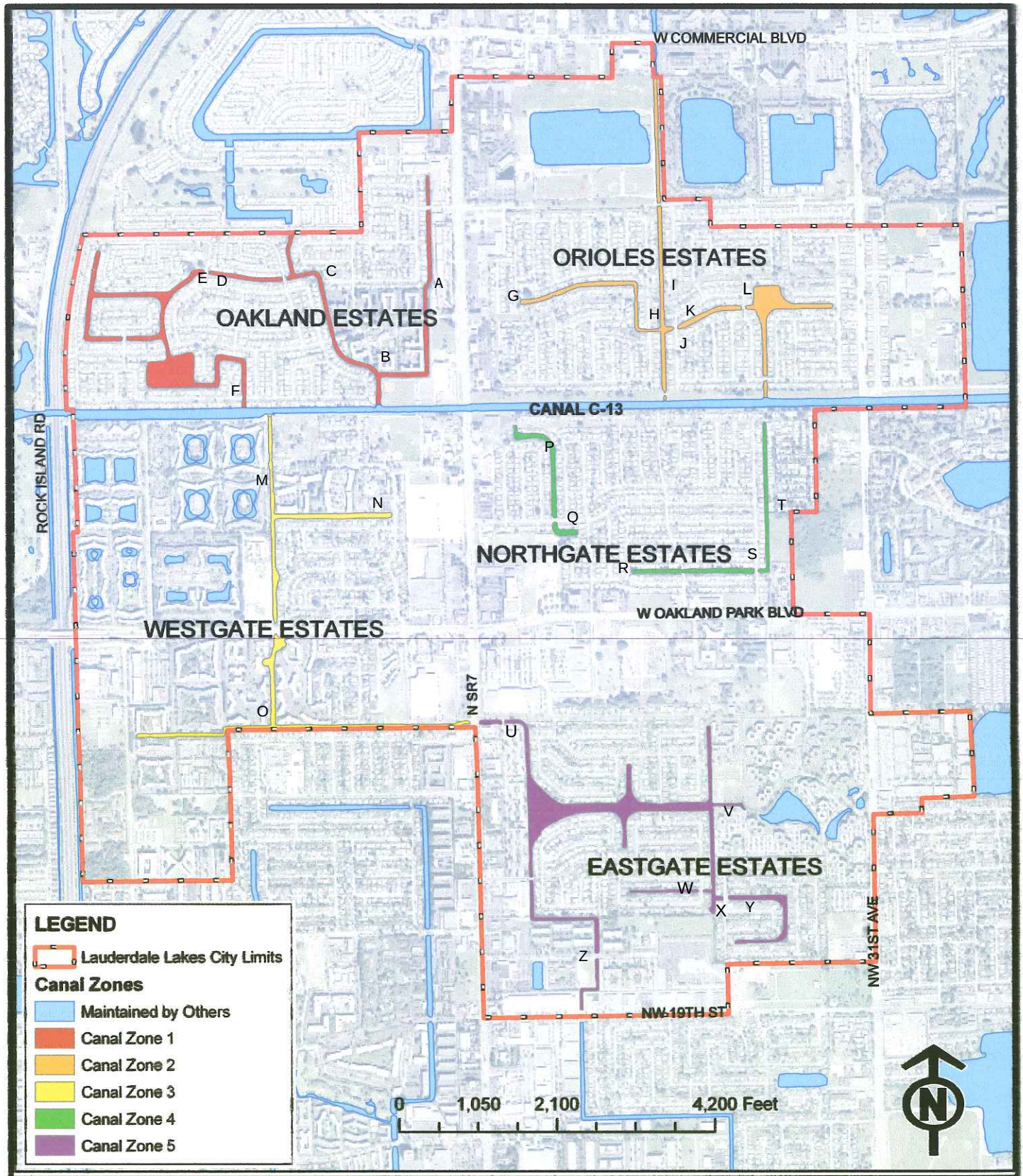
Canal Depth Measured during Field Site Visits

ADA Project # C154-0106-01

Date: 03/09/07

Prepared by: O.C.

Figure 3.4.1



A.D.A. ENGINEERING, INC.

City of Lauderdale Lakes

Canal Zones

ADA Project # C154-0106-01

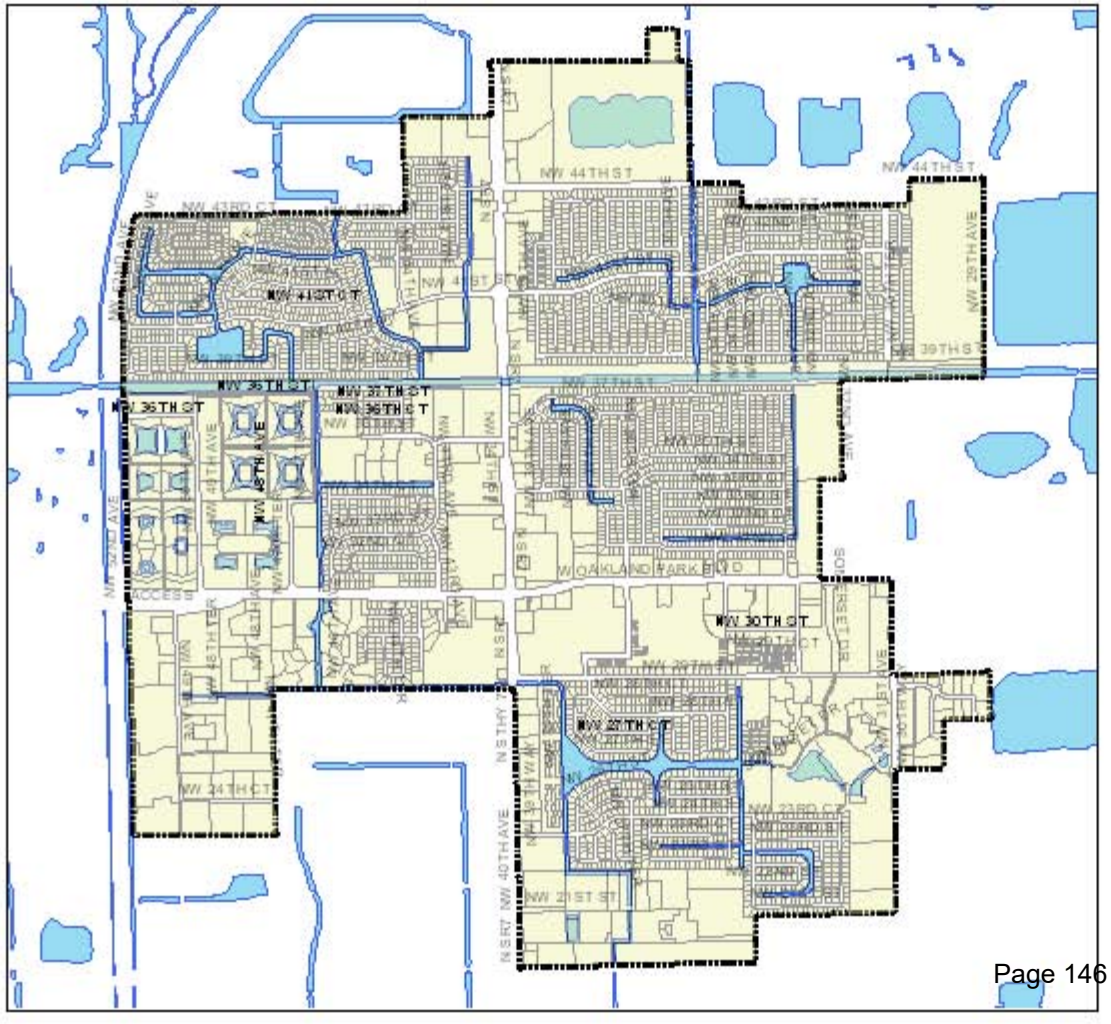
Date: 03/09/07

Prepared by: O.C.

Figure 3.1.1

Boat Launch Sites

A - 4201 SR 7
B - 4000 NW 44 Ave
C - 4401 NW 41 ST
D - 4795 NW 42 ST
E - 4201 NW 48 Ave
F - 3900 NW 47 Ave
G - 3821 NW 41 ST
H - 4041 NW 35 Ave
I - 3465 NW 41 ST
J - 4001 NW 34 Ave
K - 3460 NW 40 CT
L - 4060 NW 33 Ave
M - 3401 - NW 47 Ave
N - 3463 NW 43 Ave
O - 2801 NW 47 Ave
P - 3596 NW 38 Ave
Q - 3726 NW 34 ST
R - 3590 NW 32 CT
S - 3300 NW 32 CT
T - 3245 W Oakland Park
U - 2824 NW 26 ST
V - 2890 Somerset Dr.
W - 3464 NW 23 CT
X - 2251 NW 34 Ave
Y - 3398 NW 23 ST
Z - 3600 NW 21 ST



CITY OF
LAUDERDALE LAKES
FLORIDA

CITY OF LAUDERDALE LAKES
4300 N.W. 36TH STREET
LAUDERDALE LAKES, FLORIDA, 33319-5599
TEL (954) 535-2828
FAX (954) 535-1892

CONTRACT #23-3410-20B
CANAL MAINTENANCE SERVICES – HERBICIDE APPLICATION SERVICES

This Contract is made as of the ___day of _____ by and between THE CITY OF LAUDERDALE LAKES, a municipal corporation existing under the laws of the State of Florida ("CITY"), and SOLITUDE LAKE MANAGEMENT, LLC, a corporation authorized to do business in the State of Florida, ("CONTRACTOR"), whose Federal I.D. Number is 54-1940110.

WHEREAS, the City of Lauderdale Lakes solicited proposals from qualified firms to provide day to day management, operation and maintenance of the public transportation services for Lauderdale Lakes North/South and East/West routes, and;

WHEREAS, at its meeting of _____, 2025, by Resolution #2025-xxx, the CITY Commission authorized the proper CITY officials to execute this Contract hereinafter referred to as "Contract #23-3410-20B;

WHEREAS, the CONTRACTOR is willing and able to perform the work of Community Shuttle Bus Services for the compensation and on the terms, conditions and specifications hereinafter set forth.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, agreements, terms, and conditions contained herein, do agree as follows:

ARTICLE 1 - SERVICES

The CONTRACTOR'S responsibility under this Contract is to provide transportation services as more specifically set in the Scope of Services detailed in Exhibit "A" attached hereto and made part hereof.

The CITY's Representative.

ARTICLE 2 - TERM

The initial term is two (2) years, beginning _____, and ending _____, unless sooner terminated or later extended or renewed, in accordance with the other terms and conditions set forth herein. At the CITY's sole option, the Term may be renewed for three (3) additional years, such option to be exercised on a year-to-year basis, in the absolute discretion of the CITY. In the event of an exercise of the option(s) to renew, the terms and conditions set forth herein, exclusive of the rights set forth in this specific subsection, shall apply equally to such renewed Term. The CITY may provide a minimum of ten (10) calendar days notice before the end of any effective Term, of its intent to renew the Term.

Extension of Contract:
The CITY reserves the right to automatically extend the Contract for up to ninety (90) calendar days beyond the stated Contract term, under the same terms and conditions of said Contract. The CITY shall notify the CONTRACTOR in writing of such extensions. Additional extensions over the first ninety (90) day extension may occur, if the CITY and the CONTRACTOR are in mutual agreement of such extensions.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

A. The total amount to be paid by the CITY under this Contract for all services and materials shall be priced using the pricing structure according to Exhibit "B", Schedule of Fees. Such payment shall be made within thirty (30) days from the last day of each respective month in which CONTRACTOR has performed the Services and issued an invoice to the CITY's Accounts Payable Department.

B. CONTRACTOR, as appropriate, shall invoice the CITY for the work performed under this Contract. Invoices received from the CONTRACTOR pursuant to this Contract shall be reviewed and approved by the CITY's Representative. If there is no objection to the invoice, the CITY shall pay the full invoice amount within thirty (30) days of the CITY's receipt of the invoice. If there is a dispute as to the invoiced amount, the CITY shall notify the CONTRACTOR of the dispute within fifteen (15) days of the CITY's receipt of the invoice. The CITY shall pay the CONTRACTOR the undisputed invoiced amount within thirty (30) days of its receipt of the invoice. The disputed amount of the invoice shall not be paid by the CITY until a resolution has been reached between the CITY and the CONTRACTOR as to the disputed portions of the invoice.

C. Final Invoice: In order for both parties herein to close their books and records, the CONTRACTOR will clearly state "final invoice" on the CONTRACTOR'S final/last billing to the CITY. The final invoice certifies that all services have been properly performed and all charges and costs have been invoiced to the CITY. Since this account will thereupon be closed, and any other further charges if not properly included on this invoice are waived by the CONTRACTOR.

   Approval by the CITY shall not constitute nor be deemed a release of the responsibility and liability of the CONTRACTOR, his employees, sub-contractors, agents and Contractors for the accuracy and competency of their designs, working drawings, and specifications or other documents and works; nor shall such approval be deemed to be an assumption of such responsibility by the CITY for a defect or omission in designs, working drawings, and specifications or other documents prepared by the CONTRACTOR, his employees, sub-contractors, agents and Contractors.

D. Appropriations: Payment under this Contract is subject to annual appropriations of the governing body. The CITY will immediately notify the CONTRACTOR to stop work if funds are not appropriated and will pay CONTRACTOR for all work performed up to the time of the stop work notice.

ARTICLE 4 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the CONTRACTOR shall also act as the execution of a truth-in-negotiation certificate certifying that the wage rates, overhead charges, and other costs used to determine the compensation provided for in this Contract are accurate, complete and current as of the date of the Contract and no higher than those charged the CONTRACTOR'S most favored customer for the same or substantially similar service.

Said rates and cost shall be adjusted to exclude any significant sums should the CITY determine that the rates and costs were increased due to inaccurate, incomplete or non-current wage rates. The CITY shall exercise its rights under this Article 4 within one (1) year following the rendering of the final invoice. Said date shall be extended if the Contract is renewed.

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ARTICLE 5 - TERMINATION

This Contract may be cancelled by the CONTRACTOR upon ninety (90) days prior written notice to the CITY's representative in the event of substantial failure by the CITY to perform in accordance with this Contract through no fault of the CONTRACTOR. The Contract may also be terminated, in whole or in part, by the CITY, with or without cause, immediately upon written Termination Notice to the CONTRACTOR. Unless the CONTRACTOR is in breach of this Contract, the CONTRACTOR shall be paid for services rendered to the CITY's satisfaction through the date of termination. In the event the CITY elects to terminate this Contract without cause, however, the CITY shall pay the CONTRACTOR a termination fee of One Hundred Dollars ($100) upon compliance with A through D of this Article 5. After receipt of a Termination Notice and except as otherwise directed by the CITY, the CONTRACTOR shall:

A. Stop work on the date to the extent specified.

B. Terminate and settle all orders and subcontracts relating to the performance of the terminated work.

C. Transfer all work in process, completed work and other materials related to the terminated work to the CITY.

D. Continue and complete all parts of the work that have not been terminated.

ARTICLE 6 - PERSONNEL

The CONTRACTOR represents that it has or will secure at its own expense all necessary personnel required to perform this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

All of the services required hereunder shall be performed by the CONTRACTOR or under its supervision, and all personnel engaged in performing the services shall be fully qualified and, if required, authorized or permitted under State and local laws to perform such services.

Any changes or substitutions in the CONTRACTOR's key personnel, as may be listed in Exhibit "C", must be made known to the CITY's Representative and written approval must be granted by the CITY's Representative before said change or substitution can become effective.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel.

ARTICLE 7 - SUBCONTRACTING

The CITY reserves the right to accept the use of a sub-Contractor or to reject the selection of a particular sub-Contractor and to inspect all facilities of any sub-Contractors in order to make a determination as to the capability of the sub-Contractor to perform properly under this Contract. The CONTRACTOR is encouraged to seek local vendors for participation in subcontracting opportunities. If the CONTRACTOR uses any sub-Contractors on this project the following provisions of this Article shall apply:

If a sub-Contractor fails to perform or make progress, as required by this Contract, and it is necessary to replace the sub-Contractor to complete the work in a timely fashion, the CONTRACTOR shall promptly do so, subject to acceptance of the new sub-Contractor by the CITY. The substitution of a sub-Contractor shall not be adequate cause to excuse a delay in the performance any portion of this Contract as set forth in the Scope of Work.

The CONTRACTOR, its sub-Contractors, agents, servants, or employees agree to be bound by the Terms and Conditions of this Contract and its agreement with the sub-Contractor for work to be performed for the CITY the CONTRACTOR must incorporate the terms of this Contract.

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ARTICLE 8 - FEDERAL AND STATE TAX

The CITY is exempt from payment of Florida State Sales and Use Taxes.

The CITY will sign an exemption certificate submitted by the CONTRACTOR. The CONTRACTOR shall not be exempted from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the CITY, nor is the CONTRACTOR authorized to use the CITY's Tax Exemption Number in securing such materials.

The CONTRACTOR shall be responsible for payment of its own and its share of its employees' payroll, payroll taxes, and benefits with respect to this Contract.

ARTICLE 9 – INSURANCE

A. The CONTRACTOR shall not commence work under this Contract until it has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.

B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The CONTRACTOR shall furnish Certificates of Insurance to the CITY's Representative prior to the commencement of operations. The Certificates shall clearly indicate that the CONTRACTOR has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the CITY'S Representative. Compliance with the foregoing requirements shall not relieve the CONTRACTOR of its liability and obligations under this Contract.

C. The CONTRACTOR shall maintain, during the life of this Contract, Comprehensive General Liability Insurance in the amount of $1,000,000 per occurrence to protect the CONTRACTOR from claims for damages for bodily and personal injury, including wrongful death, as well as from claims of property damages which may arise from any operations under this Contract, whether such operations be by the CONTRACTOR or by anyone directly employed by or contracting with the CONTRACTOR.

D. The CONTRACTOR shall maintain, during the life of this Contract, Comprehensive Automobile Liability insurance in the minimum amount of $1,000,000 combined single limit for bodily injury and property damage liability to protect the CONTRACTOR from claims for damages for bodily and personal injury, including death, as well as from claims for property damage, which may arise from the ownership, use or maintenance of owned and non owned automobiles, including rented automobiles whether such operations be by the CONTRACTOR or by anyone directly or indirectly employed by the CONTRACTOR.

E. The CONTRACTOR shall maintain, during the life of this Contract, adequate Workers' Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees per Florida Statute 440.02.

F. It shall be the responsibility of the CONTRACTOR to insure that all sub-Contractors comply with the same insurance requirements referenced above.

G. Compliance with the foregoing requirements shall not relieve the CONTRACTOR of its liability and obligation under this section or under any other section if this Section or under any other section of the Contract.

H. CONTRACTOR shall be responsible for assuring that the insurance certificate required in conjunction with this Section remain in force for the duration of the period of performance for any contractual agreement(s) resulting from this solicitation. If insurance certificates are scheduled to expire during the term hereof, the CONTRACTOR shall be responsible for submitting new or renewed insurance certificates to the CITY at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates which cover the term hereof, the CITY shall suspend the Contract until such time as the new or renewed certificates are

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received by the CITY in a manner prescribed in this Section; provided however, that this suspension period does not exceed thirty (30) days, the CITY may at its sole discretion, terminate the Contract and seek re-purchasing charges from the CONTRACTOR.

I. In the judgment of the CITY, prevailing conditions warrant the provision by CONTRACTOR of additional liability insurance coverage or coverage which is different in kind, the CITY reserves the right to require the provision by CONTRACTOR of an amount of coverage different from the amounts or kind previously required and shall afford written notice of such change in requirements thirty (30) days prior to the date on which the requirements shall take effect. Should the CONTRACTOR fail or refuse to satisfy the requirement of changed coverage within thirty (30) days following the CITY's written notice, the CITY, at it's sole option, may terminate the Contract upon written notice to the CONTRACTOR, said termination taking effect on the date that the required change in policy coverage would otherwise take effect.

J. All insurance, other than Workers' Compensation, to be maintained by the CONTRACTOR shall specifically include the CITY of Lauderdale Lakes as "Additional Insured" and shall unequivocally provide thirty (30) days written notice to the CITY prior to any adverse changes, cancellation or non-renewal of coverage thereunder.

ARTICLE 10 - INDEMNIFICATION

The CONTRACTOR shall indemnify and hold harmless the CITY and its officers and employees, from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONTRACTOR, and other persons employed or utilized by CONTRACTOR in the performance of this Contract.

The parties agree that 1% of the total compensation paid to the CONTRACTOR for performance of this Contract shall represent the specific consideration for the CONTRACTOR's indemnification of the Owner. It is the specific intent of the parties hereto that the foregoing indemnification complies with Florida Statute 725.06 (Chapter 725).

The CONTRACTOR, without exemption, shall indemnify and hold harmless the CITY, its employees, representatives and elected officials from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the CONTRACTOR. Further, if such a claim is made, or is pending, the CONTRACTOR may, at its option and expense, procure for the CITY the right to use, replace, or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the CITY agrees to return the article on request to the CONTRACTOR and receive reimbursement. If the CONTRACTOR used any design, device or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the Contract prices shall include all royalties or cost arising from the use of such design, device or materials in any way involved in the work.

It is further the specific intent of the parties that all of the Contract Documents on this Project are hereby amended to include the foregoing indemnification and the "Specific Consideration" thereof.

ARTICLE 11- SUCCESSORS AND ASSIGNS

The CITY and the CONTRACTOR each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above noted, neither the CITY nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract. Nothing herein shall be construed as creating any rights or benefits hereunder to anyone other than the CITY and the CONTRACTOR.

ARTICLE 12 - REMEDIES

This Contract shall be governed by the laws of the State of Florida. The venue of all actions in State or Federal Court relating to this Contract will be held in Broward County, Florida. No remedy herein

conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity. No single or partial exercise by any part of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 13 - CONFLICT OF INTEREST

The CONTRACTOR represents that it presently has no interest and shall acquire no interest, either direct or indirect, in the CITY, which would conflict in any manner with the performance or services required hereunder, as provided for in Florida Statutes 112.311. The CONTRACTOR further represents that no person having such interest shall be employed in the performance hereof.

The CONTRACTOR shall promptly notify the CITY's Representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the CONTRACTOR'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the CONTRACTOR undertakes and request an opinion of the CITY, whether or not such association, interest or circumstances will in the CITY's opinion constitute a conflict of interest if entered into by the CONTRACTOR. The CITY agrees to notify the CONTRACTOR of its opinion by certified mail within 30 days of receipt of notification by the CONTRACTOR. If, in the opinion of the CITY, the prospective business association, interest or circumstances would not constitute a conflict of interest by the CONTRACTOR, the CITY shall so state in the notification and the CONTRACTOR may enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the CITY by the CONTRACTOR under the terms of this Contract.

ARTICLE 14 - EXCUSABLE DELAYS

The CONTRACTOR shall not be considered in default by reason of any failure in performance if such failure arises as a result of a "Force Majeure." Force Majeure shall mean any delay occasioned by superior or irresistible force occasioned by violence in nature without the interference of human agency such as hurricanes, tornados, flood and total loss caused by fire and other similar unavoidable casualties, changes in federal, state or local laws, ordinances, codes or regulations, enacted after the date of this Agreement and having a substantial impact on the project, or other causes beyond the CONTRACTOR's control or by any other such causes which the CONTRACTOR and the CITY Commission decide in writing justify the delay. Provided, however, that market conditions, labor conditions, construction industry price trends and similar matters which normally impact on the bidding process shall not be considered a Force Majeure.

ARTICLE 15- PLEDGE OF CREDIT, ARREARS

The CONTRACTOR shall not pledge the CITY's credit or make it a guarantor of payment of surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness.

The CONTRACTOR further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 16 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The CITY and the CONTRACTOR shall comply with provisions of Chapter 119, Florida Statutes (Public Records Law).

All covenants, contracts, representations and warranties made herein, or otherwise made in writing by any party hereto including, but not limited to, representations herein related to the disclosure or ownership of documents, shall survive this Contract and the consummation of the transactions contemplated hereby.

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ARTICLE 17 - INDEPENDENT CONTRACTOR RELATIONSHIP

The CONTRACTOR and all employees and/or agents of the CONTRACTOR are, and shall be, in the performance of all work services and activities under this Contract, an independent contractor, and not an employee, agent, or servant of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times and in all places be subject to the CONTRACTOR'S sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work and in all respects the CONTRACTOR'S relationship and the relationship of its employees to the CITY shall be that of an independent Contractor and not as employees or agents of the CITY.

The CONTRACTOR does not have the power or authority to bind the CITY in any promise, agreement or representation other than specifically provided for in this Agreement. The CONTRACTOR shall be responsible to the CITY for all work or services performed by the Contractor or any person or entity on the CONTRACTOR's behalf, in fulfillment of this Contract.

ARTICLE 18 - CONTINGENT FEES

The CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than it's bona fide employee working solely for the CONTRACTOR, any fee, commission, percentage, gift, or any other consideration contingent upon resulting from the Award or making of this Contract.

ARTICLE 19 - ACCESS AND AUDITS

The CONTRACTOR shall maintain adequate records to justify all charges, expenses, and costs incurred in estimating and performing the work for at least three (3) years after completion of this Contract. The CITY shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CONTRACTOR'S place of business.

ARTICLE 20 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, or sexual orientation.

ARTICLE 21 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Contract, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, expenses and court costs, including appellate fees incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

ARTICLE 22 - AUTHORITY TO PRACTICE

The CONTRACTOR hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the CITY's Representative on an annual basis.

ARTICLE 23 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or

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unenforceable, shall not be affected, and every other term provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 24- ENTIRETY OF CONTRACTUAL CONTRACT

The CITY and the CONTRACTOR agree that this Contract sets forth the entire Contract between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto in accordance with Article 25 - Modifications of Work.

ARTICLE 25 - MODIFICATIONS OF WORK

The CITY reserves the right to make changes in Scope of Work, including alterations, reductions therein or additions thereto. Upon receipt by the CONTRACTOR of the CITY's notification of a contemplated change, the CONTRACTOR shall, **in writing**:

(1) Provide a detailed estimate for the increase or decrease in cost due to the contemplated change,
(2) Notify the CITY of any estimated change in the completion date, and
(3) Advise the CITY if the contemplated change shall affect the CONTRACTOR'S ability to meet the completion dates or schedules of this Contract.

If the CITY so instructs in writing, the CONTRACTOR shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the CITY's decision to proceed with the change.

If the CITY elects to make the change, the CITY shall initiate a contract amendment and the CONTRACTOR shall not commence work on any such change until such written amendment is signed by the authorized representative for the CITY.

Such changes, if any, shall be set forth in writing, which may be transmitted, at the CITY'S discretion, digitally.

ARTICLE 26 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

Attn: City Manager

City of Lauderdale Lakes
4320 N.W. 36th Street
Lauderdale Lakes, FL 33319-5599
Tel (954) 535-2778
Fax (954) 777-3249

Copy to: Financial Services Director

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319-5599
Tel (954) 535-2828
Fax (954) 535-1892

and if sent to the CONTRACTOR shall be mailed to:

SOLitude Lake Management, LLC

Attn: Gary Wilhelm
4100 N Powerline Road,
Pompano Beach, FL 33073
Tel: (888) 480-5253
Cell: (954) 275-1498
Email: gwilhelm@solitudelake.com

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ARTICLE 27 - CAPTIONS AND PARAGRAPH HEADINGS

Captions and paragraph headings contained in this Contract are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Contract, nor the intent of any provisions hereof.

ARTICLE 28 - JOINT PREPARATION

The preparation of this Contract has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other. It is the parties' further intention that this Contract be construed liberally to achieve its intent.

ARTICLE 29 - WAIVER

No waiver by the CITY of any provision of this Contract shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same or any other provision or the enforcement hereof. CITY's consent to of or approval of any act by Contractor requiring consent or approval shall not be deemed to render unnecessary the obtaining of CITY's consent or approval of any subsequent act by Contractor requiring the CITY'S consent or approval, whether or not similar to the act so consented to or approved.

ARTICLE 30 - COUNTERPARTS

This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Contract.

ARTICLE 31 - EXHIBITS ARE INCLUSIONARY

All exhibits attached hereto or mentioned herein which contain additional terms shall be deemed incorporated by reference. Typewritten or handwritten provisions inserted in this form or attached hereto shall control all printed provisions in conflict therewith.

ARTICLE 32 - CONTRACT DOCUMENTS

The Contract documents are as follows: Contract, Request for Proposal, Exhibits, Addenda, All Representations, and Warranties, to make this Contract.

THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY

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IN WITNESS WHEREOF, the parties hereto have executed this Contract in multiple copies, each of which shall be considered an original on the following dates:

As to the CONTRACTOR on the _____ day of ____, 2025.

CONTRACTOR NAME

Corporate Seal

Witness , President(TBD)

As to the CITY on the _____ day of _____, 2025.

SEAL OF **THE CITY OF LAUDERDALE LAKES**

Venice Howard, City Clerk Veronica Edwards Phillips, Mayor

APPROVED AS TO FORM

City Attorney

ALL EXHIBITS WILL BE ATTACHED HERE

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CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING AWARD OF CONTRACT FOR STORMWATER CONVEYANCE AND WATER QUALITY IMPROVEMENT PROJECT - CANAL 5

Summary

This is a discussion regarding awarding a contract for the Stormwater Conveyance and Water Quality Improvement project for Canal 5. The City advertised the ITB and received a total of 5 bids.

Staff Recommendation

Background:

The City of Lauderdale Lakes solicited qualified firms to provide Water Quality Improvement for Canal #5. The solicitation was solicited using the City's electronic bid system, www.demandstar.com from June 11, 2025 until August 15, 2025. The solicitation was further advertised in the Sun Sentinel on June 15, 2025 and June 18, 2025.

The solicitation was declared closed August 15, 2025. The evaluation process included a thorough review of the written proposals, to determine the lowest responsible and responsive bidder.
The final results yielded the following:

Rank	Bidder	Bid Value
1	Safa Construction	$1,423,585.00
2	Enco, LLC	$2,240,120.00
3	B&Z Construction	$2,271,285.00
4	Landshore Enterprises	$2,2785,472.74
5	Razorback, LLC	$8,330,050.00

Funding Source:

Florida Department of Environmental Protection Agency (FDEP) and American Rescue Plan Act (ARPA)/City Fund.

Fiscal Impact:

Florida Department of Environmental Protection Agency (FDEP) has awarded $**514,740.00** for this project and the remaining amount will be funded from American Rescue Plan Act (ARPA)/City Fund.

Sponsor Name/Department: Maqsood M. Nasir, Director of Engineering Services, Aazam Piprawala, Procurement Administrator

Meeting Date: 9/8/2025

ATTACHMENTS:

Description	Type
Bid Tabulation	Backup Material
Canal 5 Location Map	Backup Material

Tabulation Sheet

Agency Name City of Lauderdale Lakes, FL

Bid Number ITB-ITB25-6310-11B-0-2025/ap

Bid Name Water Quality Improvement Project Canal 5

Bid Due Date 08/15/2025 10:00:00 Eastern

Bid Opening **Closed**

5 responses found.

✓ online, offline, ● not submitting, not received

	Company	Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
Complete								
1 .	B&Z Construction	08/14/2025 16:53:49 Eastern	4609 E Boonville New Harmony RD, Evansville, IN, 47725	$2271285.0000	0.0000	Small Business	Bid Package Submittal	✓
2 .	Enco, LLC	08/15/2025 09:43:14 Eastern	5411 SW 25th Ct, Pembroke Park, FL, 33023	$2240120.0000	0.0000	Hispanic Owned, Small Business	Bid Package Submittal	✓
3 .	Landshore Enterprises	08/14/2025 09:10:54 Eastern	118 Shamrock Blvd., Venice, FL, 34293	$2785472.7400	0.0000		Bid Package Submittal	✓
4 .	razorback LLC.	08/15/2025 09:28:22 Eastern	177 Anclote Road, Tarpon Springs, FL, 34689	$8330050.0000	0.0000		Bid Package Submittal	✓
5 .	Safa Construction, LLC	08/11/2025 09:58:28 Eastern	11186 SW 17TH MNR, DAVIE, FL, 33324	$1423585.0000	0.0000		Bid Package Submittal	✓

City of Lauderdale Lakes Canal-5 Location Map



N

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING THE DESIGN, PERMITTING AND CONSTRUCTION OF THE OTIS GRAY PARK IMPROVEMENTS PROJECT

Summary

This is a discussion regarding the design, permitting and construction of the Otis Gray Park improvements.

Staff Recommendation

Background:

Otis Gray Neighborhood Park is a 7.6-acre neighborhood-level park located on NW 26th St. The park was developed in the early 2000's and includes parking, shelters, two restroom facilities, covered playground, fitness stations and walking paths. This project proposes design, permitting, inspection, and construction of 9' wide 3,000 linear feet flex pave fitness trail with the purchase and installation of fitness stations with equipment, bike racks, benches, and a water fountain. These elements are included in the design criteria documents.

An application was made to the Recreational Trails Program (RTP) for improvements to Otis Gray Park and was awarded the full request of $400,000 with a match of $200,000. The city received the Notice to Proceed (NTP) from Florida Department of Environmental Protection (FDEP) on July 25, 2025, which now authorizes the project to advance to the bidding phase.

Procurement: The agreement with FDEP for this project will expire on December 31, 2025. As the project needs to be completed within a very short time, the procurement process to select a design-build team is highly recommended as this approach will allow for a streamlined process, with the designers and contractors working together from the outset to ensure the project meet the project's goals, budget, and timeline.

Design-Build Process: The design-build process is a method of project delivery where a single entity, the design-build team, is responsible for both the design and construction of the project.

Key Features and Benefits of this Process:

Single Point of Responsibility: The owner has a single contract with the design-builder (typically led by a Design-Builder, who could be a general contractor, architect, or engineer), simplifying communication and management.

Collaboration: Designers and contractors work together from the very beginning, leading to better-integrated designs and fewer conflicts.

Accelerated Schedule: Design and construction phases can overlap, which can significantly reduce the overall project timeline.

Risk Reduction: The design-builder takes on the risk of design and construction, as well as the responsibility for any issues that arise.

Innovation: Because the design-builder is responsible for both phases, they try to find innovative and cost-effective solutions.

The process to select the Design-Build team fundamentally shifts the project dynamic from a segregated, transactional series of hand-offs to a collaborative, integrated partnership. Its key features—**a single**

contract, a unified team, and early builder/contractor involvement—directly deliver the core benefits of **speed, cost control, and reduced risk**, making it a highly efficient and popular delivery method for complex projects.

The city intends to complete the procurement process to hire the design-build team for completion of the project before expiration of the agreement with FDEP.

Funding Source:
Recreational Trails Program (RTP) funded $400,000 by Florida Department of Environmental Protection (FDEP) with a City's match of $200,000.

Fiscal Impact:
The City's match for the awarded $400,000 is $200,000.
Sponsor Name/Department: Maqsood Nasir: Director, Engineering Services & Construction Management
Meeting Date: 9/8/2025

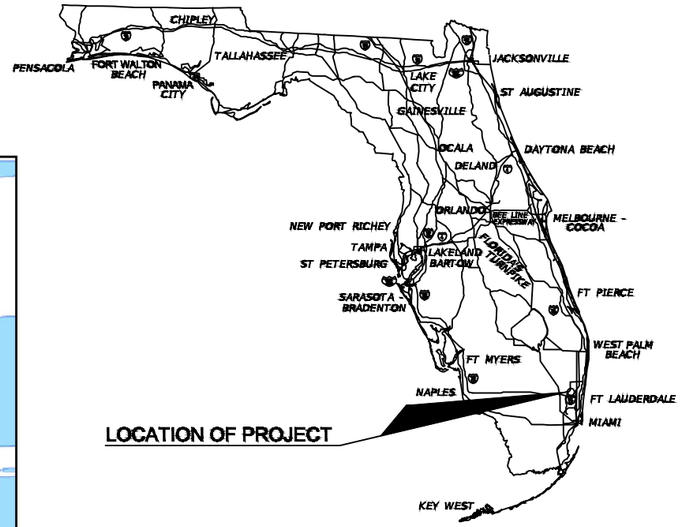
ATTACHMENTS:

	Description	Type
🗋	Design Criteria Document	Plans

OTIS GRAY PARK IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES
BROWARD COUNTY, FLORIDA

INDEX

SHEET NO.	SHEET DESCRIPTION
COV-00	COVER SHEET
DET-01-03	GENERAL NOTES & TYPICAL SECTION DETAILS
K-01	KEY SHEETS
C-01& C-03	PROPOSED IMPROVEMENTS PLANS

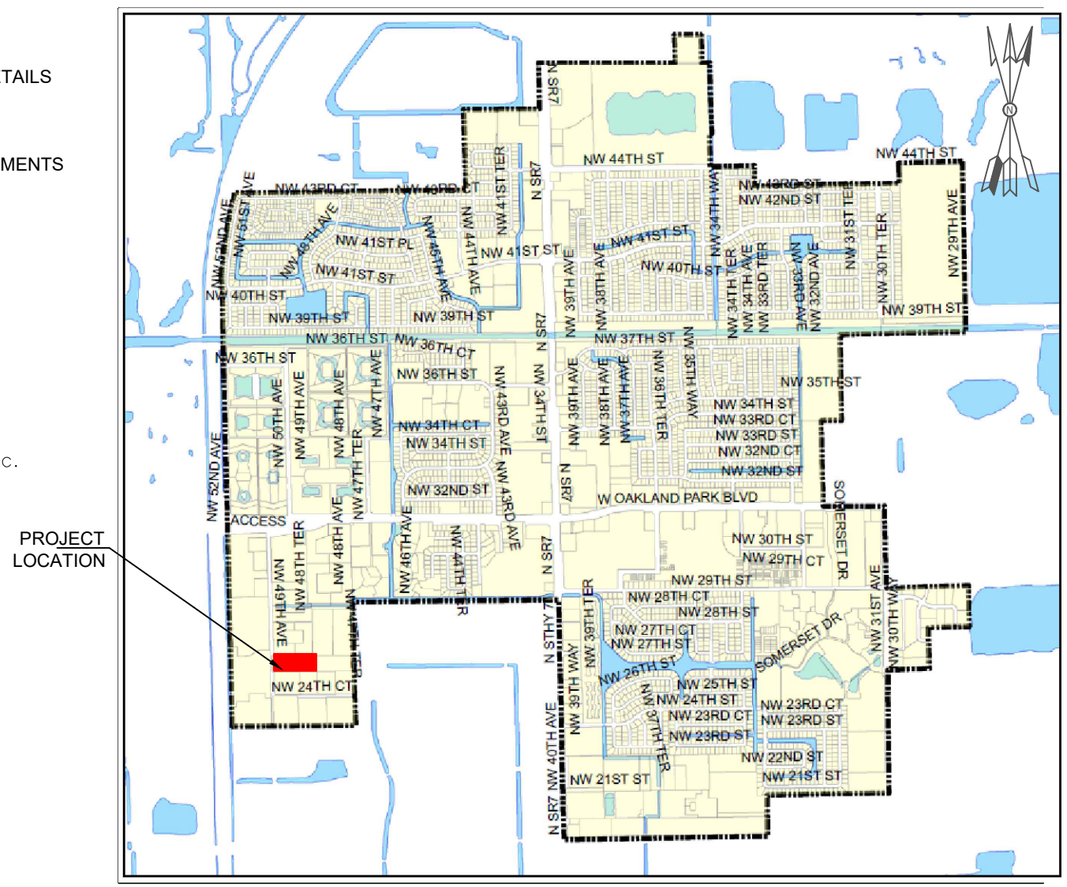


N.T.S

Call 48 hours before you dig

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Sunshine State One Call Of Florida, Inc.



CITY OF LAUDERDALE LAKES
BOUNDARY MAP(N.T.S)

GOVERNING DESIGN STANDARDS:
http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks

GOVERNING STANDARD SPECIFICATIONS:
http://www.dot.state.fl.us/rddesign/DesignStandards/Standards.shtm

and
applicable Design Standards Revisions (DSRs) at the following website:
Florida Department of Transportation,
FY2017-18 Design Standards eBook (DSeB)

CITY COMMISSIONS OF LAUDERDALE LAKES:
LAUDERDALE LAKES, FL 33319
4300 NW 36 STREET

Mayor: Veronica Edwards Phillips
Vice Mayor: Tycie Causwell

Commissioners:
Marlene Maxwell-Williams
Sharon Thomas
Easton K. Harrison

NOT APPROVED FOR CONSTRUCTION

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
Director, Engineering Services & Construction Management
CITY OF LAUDERDALE LAKES

SCALE: N.T.S
APPROVED:
DRAWN: SYED ZAMAN
CHECKED: M. NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

OTIS GRAY PARK IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: C-00

DATE: 08/27/2025

NOTES

1. SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED AT LOCATIONS THAT WILL PROVIDE CONTINUOUS UNOBSTRUCTED PEDESTRIAN CIRCULATION PATH TO PEDESTRIAN AREAS, ELEMENTS AND FACILITIES WITHIN THE RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED FOR ALL INTERSECTIONS AND TURNOUTS WITH CURBED RETURNS. TO ACCOMMODATE CURB RAMPS, PARTIAL CURB RETURNS ARE TO EXTEND TO THE LIMITS PRESCRIBED IN INDEX NO.515. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS ARE TO HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.

2. WHEN ALTERING EXISTING PEDESTRIAN FACILITIES, WHERE EXISTING RESTRICTED CONDITIONS PRECLUDE THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RAMP SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP SLOPES ARE NOT REQUIRED TO EXCEED 15' IN LENGTH.

3. IF SIDEWALK CURB RAMPS ARE LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN PROVIDE TRANSITION SLOPES TO THE RAMP. OTHERWISE A SIDEWALK CURB MAY BE REQUIRED.

4. ALL SIDEWALKS, RAMPS, AND LANDINGS WITH A CROSS SLOPE OF 0.02 SHOWN IN THIS INDEX ARE 0.02 MAXIMUM.ALL RAMP SLOPES SHOWN IN THIS INDEX AS 1:12 ARE 1:12 MAXIMUM. LANDINGS SHALL HAVE SLOPES LESS THAN OR EQUAL TO 0.02 IN ANY DIRECTION.

5. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMPS SHALL BE PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF THE RAMP SLOPE.

6. WHERE A SIDEWALK CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITION OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. EXISTING SIDEWALKS SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.

7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP AND TO A DEPTH OF 2'.DETECTABLE WARNINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION SECTION 527. FOR THE LAYOUT OF DETECTABLE WARNINGS.DETECTABLE WARNINGS SHALL NOT BE PROVIDED ON TRANSITION SLOPES.

8. WHEN DETECTABLE WARNINGS ARE PLACED ON A SLOPE GREATER THAN 5%, DOMES SHALL BE ALIGNED WITH THE CENTERLINE OF THE RAMP; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED.

9. DETECTABLE WARNINGS SHALL BE REQUIRED ON SIDEWALKS AT:
A. INTERSECTING ROADS,B. MEDIAN CROSSINGS GREATER THAN OR EQUAL TO 6' IN WIDTH,C. RAILROAD CROSSINGS,D. SIGNALIZED DRIVEWAYS.

10. DETECTABLE WARNINGS -ACCEPTANCE CRITERIA:
A. COLOR AND TEXTURE SHALL BE COMPLETE AND UNIFORM.
B. 90% OF INDIVIDUAL TRUNCATED DOMES SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR TRANSPORTATION FACILITIES, SECTION 705.
C. THERE SHALL BE NO MORE THAN 4 NON-COMPLIANT DOMES IN ANY ONE SQUARE FOOT.
D. NON-COMPLIANT DOMES SHALL NOT BE ADJACENT TO OTHER NON-COMPLIANT DOMES.
E. SURFACES SHALL NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLANE.

12. DETECTABLE WARNINGS SHALL BE INSTALLED NO GREATER THAN 5' FROM THE BACK OF CURB OR EDGE OF PAVEMENT.

13. DETECTABLE WARNINGS SHALL NOT BE INSTALLED OVER GRADE BREAKS.

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF LAUDERDALE LAKES, FDOT,AND BROWARD COUNTY PUBLIC WORKS DEPARTMENT (BCPWD) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. CONTRACTOR TO VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH BROWARD COUNTY STANDERS.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE CITY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

INSPECTIONS:

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) CONCRETE SIDEWALK
2.) FINAL WALK-THROUGH INSPECTION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. THE CONTRACTOR SHALL MAINTAIN ACCESS ENTRANCE TO PROPERTIES AT ALL TIMES, IF APPLICABLE.

B. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT STANDARDS.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF LAUDERDALE LAKES.

V. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

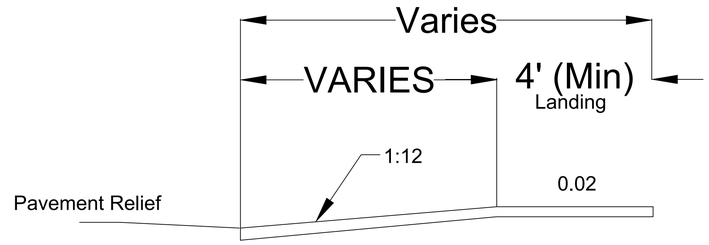
D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

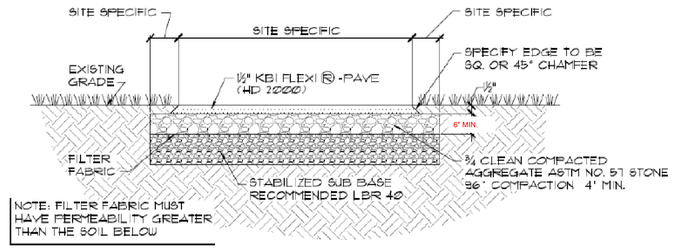
3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ONE SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

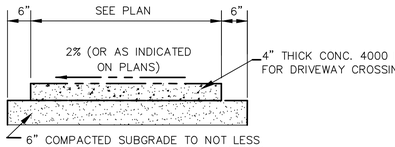
B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT PLANS.



SECTION THROUGH RAMP AND LANDING
AS PER FODT INDEX NO 304



FLEX-PAVE WALKWAY DETAILS
SCALE: NTS



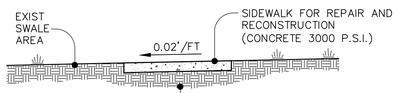
1. TOOLED JOINTS TO OCCUR AT INTERVALS EQUAL TO WIDTH OF SIDEWALK SIDEWALK TO HAVE BROOM FINISH

2. PERPENDICULAR TO PATH OF TRAVEL.

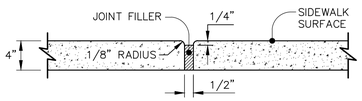
TYPICAL SIDEWALK DETAIL
N.T.S.

NOTES:

1. CONTRACTOR SHALL REPAIR AND RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE ABUTTING R/W CONDITION EQUAL TO OR BETTER THAN EXISTING.



TYPICAL SECTION



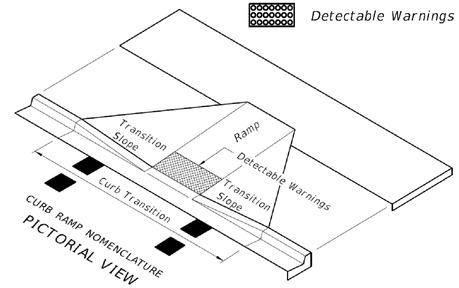
TRANSVERSE EXPANSION JOINT

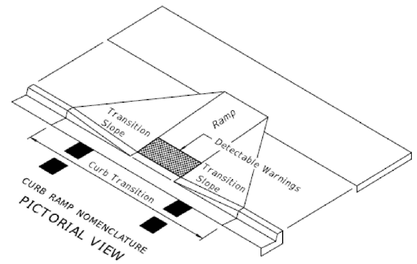
NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 10 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

LEGEND

Detectable Warnings





NOT APPROVED
FOR CONSTRUCTION

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
DIRECTOR, ENGINEERING SERVICES &
CONSTRUCTION MANAGEMENT
CITY OF LAUDERDALE LAKES

SCALE: N.T.S
APPROVED:
DRAWN: SYED
CHECKED: M.NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

OTIS GRAY PARK
IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: NOT APPROVED FOR CONSTRUCTION
D-01
DATE: 08/27/2025

** APPROVED EQUAL ACCEPTABLE

COOL DOG™ WATER FOUNTAINS

COOL DOG™ WATER FOUNTAINS
3815 RIVER CROSSING PKWY SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
FAX: (800) 931-6152
www.livinthedoglife.com

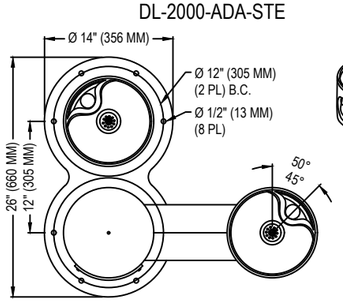
☑ SELECT DESIRED FINISH:

- ☐ BLACK
- ☐ GRAY
- ☐ BROWN
- ☐ EVERGREEN
- ☐ BLUE
- ☐ RED
- ☐ ORANGE
- ☐ YELLOW

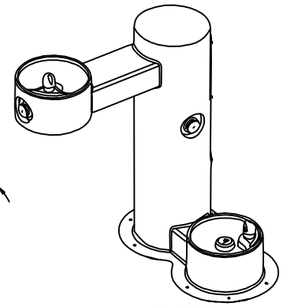
☑ SELECT DESIRED OPTION:

- ☐ HOSE BIB

DL-2000-ADA-STE

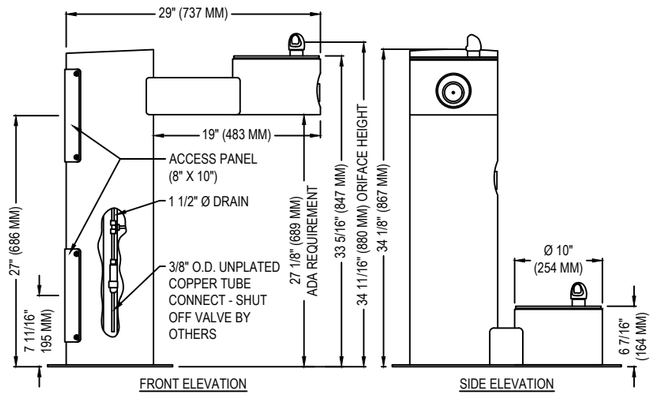


TOP VIEW



ISOMETRIC

STANDARD FEATURES:
MATERIALS: HEAVY-DUTY 316 STAINLESS STEEL.
MOUNT TYPE: SURFACE MOUNT, PLUMBING REQUIRED.
WARRANTY: 5 YEAR WARRANTY.
- ANTI-ROTATING STAINLESS STEEL BUBBLER.
- HIGH POLISHED STAINLESS STEEL BASIN BOWL.
- DURABLE POLYESTER POWDER COATING FINISH.
- COMMERCIAL 10" STAINLESS BASE POST.
- VANDAL RESISTANCE.
- EASY ACCESS SERVICE PANEL.



FRONT ELEVATION

SIDE ELEVATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

COOL DOG™ WATER FOUNTAINS

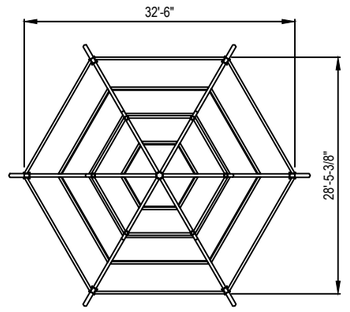
DL - 2000 - ADA - STE - DOG BASIN AND ADULT ADA BASIN

** APPROVED EQUAL ACCEPTABLE

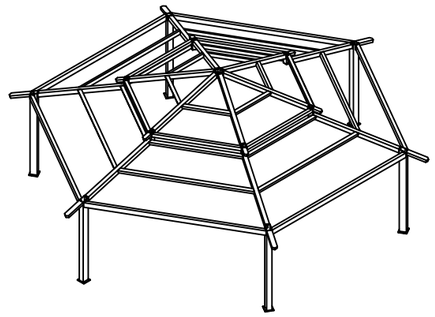
ICON Shelter Systems Inc

ICON SHELTER SYSTEMS INC.
1455 LINCOLN AVE.
HOLLAND MI, 49423
TOLL FREE 1-800-748-0985
PHONE: (616) 748-0985
FAX: (616) 748-0995
www.iconshelters.com

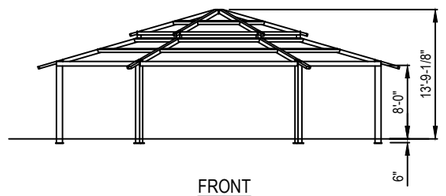
*PRELIMINARY: NOT FOR CONSTRUCTION



PLAN



ISOMETRIC



FRONT

ALL STRUCTURAL COMPONETS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS6X6X0.1875

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info

HEXAGON HX36T2V-P4

FRAME

NOT APPROVED FOR CONSTRUCTION

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
Director, Engineering Services & Construction Management
CITY OF LAUDERDALE LAKES

SCALE: N.T.S
APPROVED:
DRAWN: SYED ZAMAN
CHECKED: M. NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

OTIS GRAY PARK IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: D-02
DATE: 08/27/2025

** APPROVED EQUAL ACCEPTABLE

knill
site furnishings

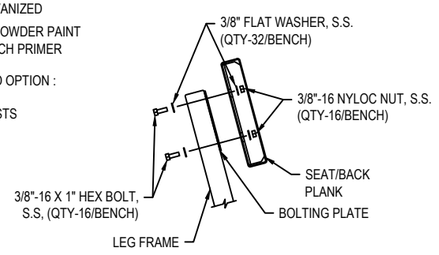
KNILL SITE FURNISHINGS
PO BOX 20027 NORTHVILLE
PARIS, ON N3L 4A5
PHONE: (519) 442-2424
www.knillcustomfab.com

☑ SELECT DESIRED MOUNT:
- ☐ IN-GROUND/ EMBEDDED (650666)
- ☐ SURFACE MOUNT/ PORTABLE (650656) [SHOWN]

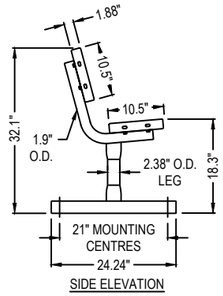
☑ SELECT DESIRED BENCH:
- ☐ STANDARD (SHOWN)
- ☐ BUDDY

☑ SELECT DESIRED LEG FRAME FINISH :
- ☐ HOT DIP GALVANIZED
- ☐ POLYESTER POWDER PAINT OVER ZINC RICH PRIMER

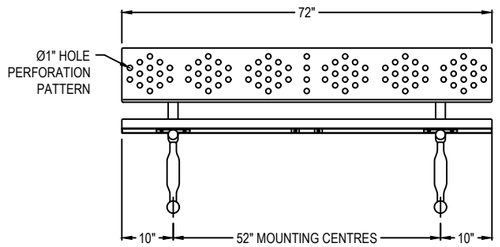
☑ SELECT DESIRED OPTION :
- ☐ WITH ARMRESTS



TYPICAL ASSEMBLY METHOD



SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS
FINISH (SEAT PLANK): POLYESTER POWDER PAINT OVER ZINC RICH PRIMER
MATERIAL: (LEG TUBES) 2.375" O.D. X 0.125" WALL HSS TUBE, **(SEAT TUBES)** 1.9" O.D. X 0.125" WALL HSS TUBE, **(BOLTING PLATES)** 11 GA STEEL, **(SEAT & BACKREST PLANKS)** 13 GA PERFORATED STEEL, **(SEAT BRACKETS/RIBS)** 7 GA STEEL, **(HARDWARE)** STAINLESS STEEL
- ANCHORING HARDWARE NOT INCLUDED

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

BENCHES

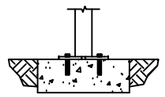
(650656) TRADITIONAL PARK BENCH, 6', PERFORATED STEEL, SURFACE MOUNT/PORTABLE

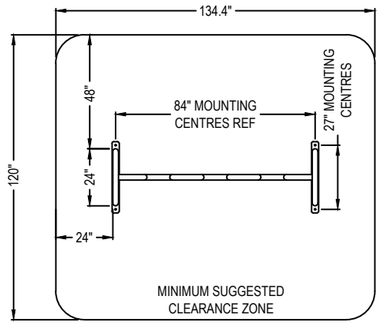
** APPROVED EQUAL ACCEPTABLE

GREENSPOKE
BIKE PARKING SOLUTIONS

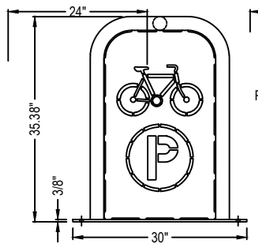
GREENSPOKE
PO BOX 20027 NORTHVILLE
PARIS, ON N3L 4A5
TOLL FREE: 1-844-888-9999
www.gogreenspoke.com

☑ SELECT DESIRED FINISH:
- ☐ HOT DIP GALVANIZED COATING
- ☐ POLYESTER POWDER COAT

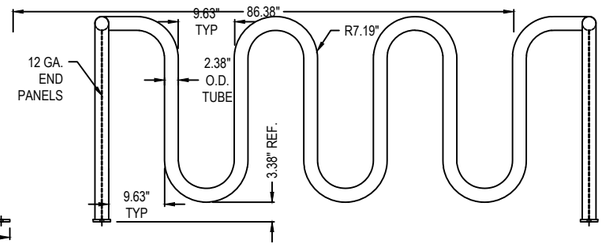

SURFACE MOUNT DETAIL



PLAN



SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS
CAPACITY: 7-NOMINAL, 9-MAXIMUM
FINISH: POLYESTER POWDER PAINT OVER ZINC RICH PRIMER
MATERIAL: 2.375" O.D. X 0.125" (**STEEL TUBE**), 12 GA. STEEL **(LOGO END PANELS)**, 3/8" THICK STEEL **(BASE PLATES)**
- ANCHORING HARDWARE NOT INCLUDED

NOTES:
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CUSTOMIZED BIKE PARKING (LOW AND HIGH VOLUME)

M-RACK WITH END FRAMES AND CUSTOM LOGO PANELS, 4-HUMP, SURFACE MOUNT (850550-CL)

NOT APPROVED FOR CONSTRUCTION

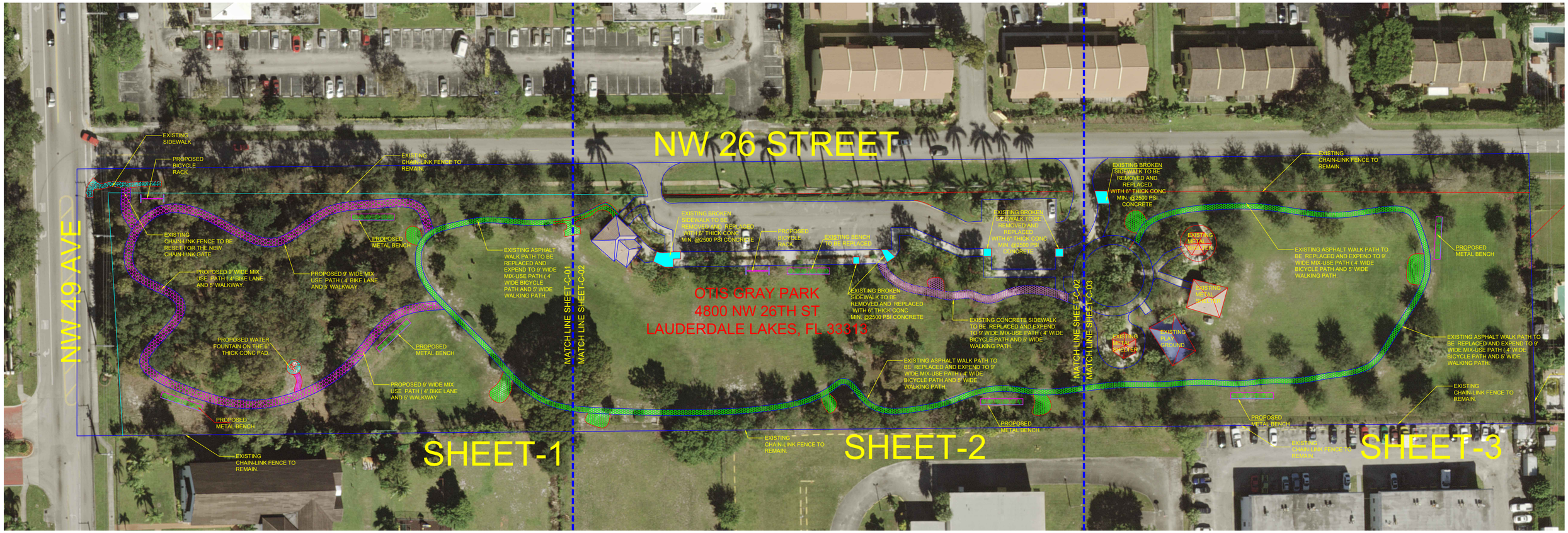
MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
Director, Engineering Services & Construction Management
CITY OF LAUDERDALE LAKES

SCALE: N.T.S
APPROVED:
DRAWN: SYED ZAMAN
CHECKED: M. NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

OTIS GRAY PARK
IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: D-03
DATE: 08/27/2025



NORTH

KEY SHEET
SCALE: NTS

NOTE:
1. THIS CONCEPTUAL PLAN IS PREPARED BASED ON THE AERIAL MAP AND NOT ON THE ACTUAL SURVEY. THE DESIGNER WILL REQUIRE TO OBTAIN SURVEY TO PREPARE THE CONSTRUCTION PLAN.

2. EXISTING UNDERGROUND AND ABOVE GROUND UTILITY IS NOT SHOWN ON THE PLAN. CONTRACTOR TO VERIFY ON FIELD.

NOT APPROVED FOR CONSTRUCTION

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
DIRECTOR, ENGINEERING SERVICES &
CONSTRUCTION MANAGEMENT
CITY OF LAUDERDALE LAKES

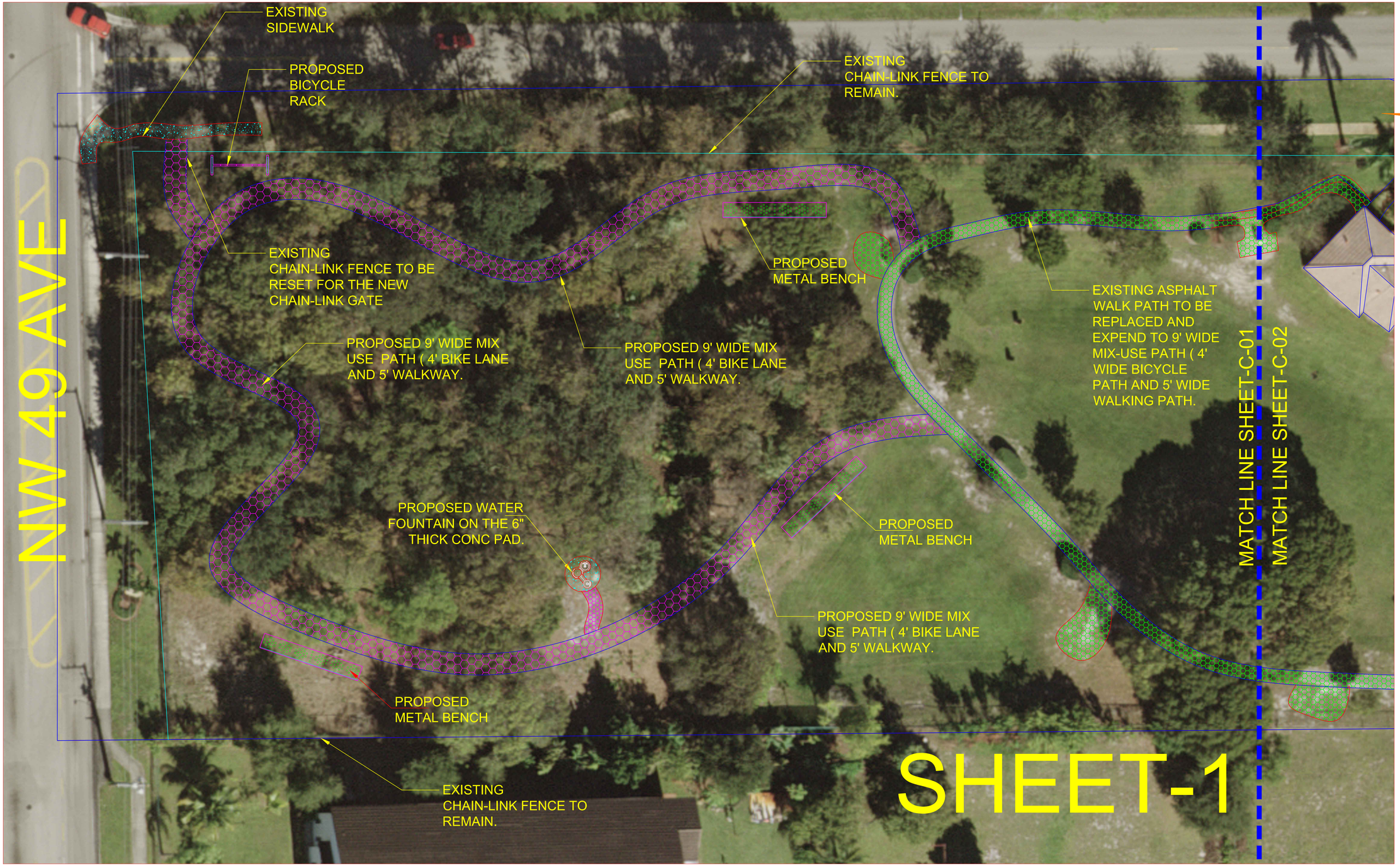
SCALE: N.T.S
APPROVED:
DRAWN: SYED
CHECKED: M.NASIR
FIELD BOOK NO.

NO.	REVISION	BY	DATE

OTIS GRAY PARK
IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: K-01

DATE: 08/27/2025



NORTH

LAYOUT-1
SCALE: NTS

NOT APPROVED FOR CONSTRUCTION

CITY OF LAUDERDALE LAKES, FLORIDA — We Care	MAQSOOD MOHAMMAD NASIR, PE FLORIDA PE LIC.# 63916 DIRECTOR, ENGINEERING SERVICES & CONSTRUCTION MANAGEMENT CITY OF LAUDERDALE LAKES	APPROVED: DRAWN: SYED CHECKED: M.NASIR FIELD BOOK NO.	OTIS GRAY PARK IMPROVEMENTS PROJECT CITY OF LAUDERDALE LAKES	SHEET: C-01 DATE: 08/27/2025



LAYOUT-2

SCALE: NTS

NOT APPROVED FOR CONSTRUCTION

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
DIRECTOR, ENGINEERING SERVICES &
CONSTRUCTION MANAGEMENT
CITY OF LAUDERDALE LAKES

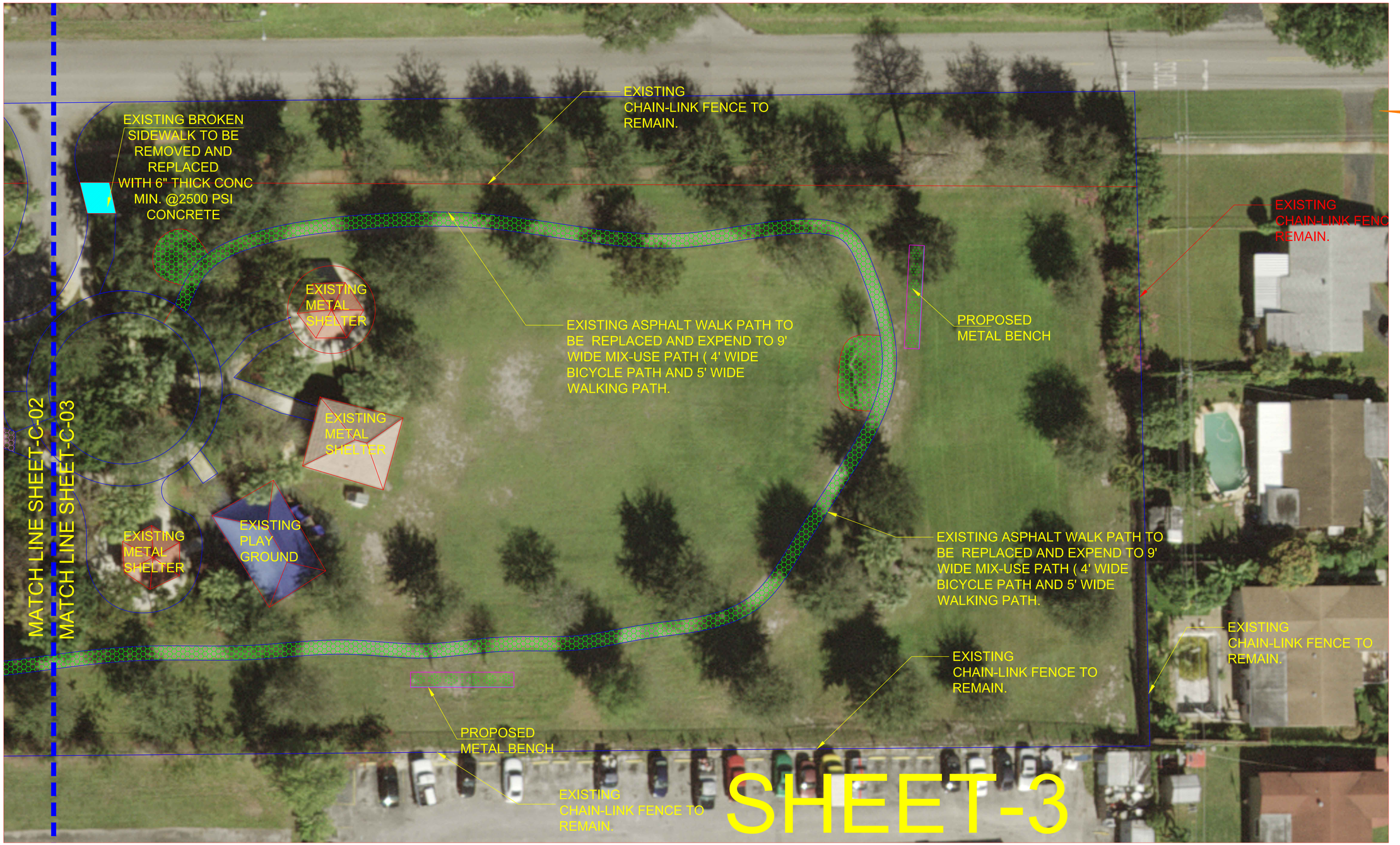
Page 153 of 397

APPROVED:
DRAWN: SYED
CHECKED: M.NASIR
FIELD BOOK NO.

OTIS GRAY PARK
IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: C-02

DATE: 08/27/2025



LAYOUT-3

SCALE: NTS

MAQSOOD MOHAMMAD NASIR, PE
FLORIDA PE LIC.# 63916
DIRECTOR, ENGINEERING SERVICES &
CONSTRUCTION MANAGEMENT
CITY OF LAUDERDALE LAKES

APPROVED:
DRAWN: SYED
CHECKED: M.NASIR
FIELD BOOK NO.

OTIS GRAY PARK
IMPROVEMENTS PROJECT
CITY OF LAUDERDALE LAKES

SHEET: C-03

DATE: 08/27/2025

City of Lauderdale Lakes
Otis Gray Park
Improvements Project

Fitness Stations with equipment List & Specifications

Cardio Walker (Quantity -1)

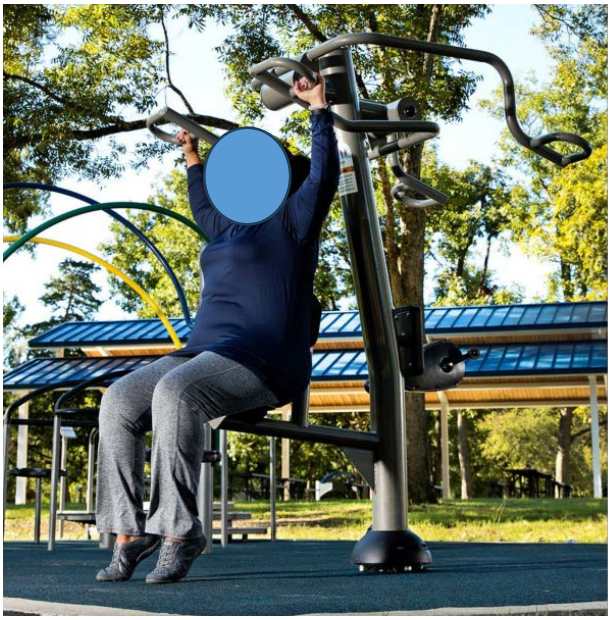
The Cardio Walker is an ideal solution for anyone seeking a low-impact aerobic workout in a park or along a fitness trail.





Lateral Pull Down (Quantity -1)

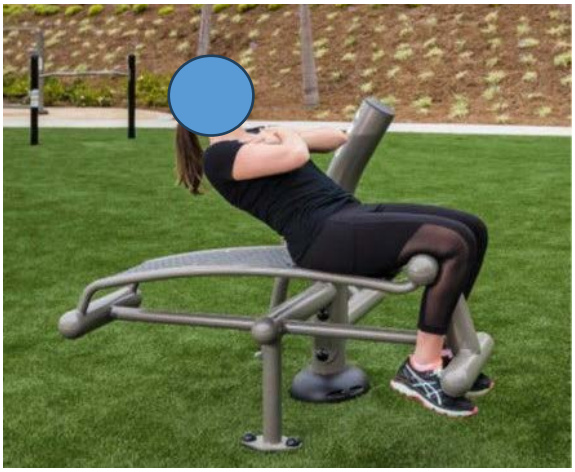
The Lateral Pull Down is an ideal choice for improving arm and shoulder muscle fitness and endurance.





Sit-up / Back Extension (Quantity -1)

The Sit-Up/Back Extension is a dual ab exercise machine. In ground mounting.





Assisted Balance Walk (Quantity -1)

The Assisted Balance Walk combines our GTfit balance beam with hand rails for additional support to help users improve and maintain their balance throughout their life.





Cardio Walker Specification
Approved equal Model is Acceptable

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)

Parts List					
ITEM	DESCRIPTION	UP164J (FOOTING)	UP164S (IN GROUND)	UP164M (SURFACE MOUNT)	PART NUMBER
1	MAIN FRAME WELD ASS'Y	1	1	1	211843
2	CARDIO ARM ASS'Y	2	2	2	211838
3	FOOTHOLD	2	2	2	403708
4	BASE COVER	2	2	2	206838
5	FOOTBUCK WELD ASSEMBLY	0	2	0	206467
6	3 1/2" DOME CAP	2	2	2	211492
	HARDWARE COMPLETE	1	0	0	403947
	HARDWARE COMPLETE	0	1	0	403948
	HARDWARE COMPLETE	0	0	1	403949
	USAGE/WARNING LABEL	1	1	1	403884*
	3/8" x 3/4" P.B.H.C.S. w/PATCH	4	4	4	812052*
	3/8" x 1 1/4" HEX HEAD BOLT (GR 8)	2	2	2	800811*
	3/8" FLAT WASHER (1" O.D.)	4	4	4	817401*
	3/8" LOCK WASHER	6	6	6	817334*
	1/2" X 2 1/4" FLATWASHER	2	2	2	126925*
	1/2" ANCHOR ROD	0	4	0	135038*
	3/4" X 2" HEX HEAD CAP SCREW	0	8	0	801533*
	3/4" X 4 1/4" WEDGE ANCHOR	0	0	8	206358*
	3/4" ANCHOR BOLT	8	0	0	800001*
	3/4" FLATWASHER (2" O.D.)	16	8	0	817420*
	3/4" HEX NUT	16	8	0	804058*
	3/4" LOCKWASHER	8	8	8	817354*
	5" INJECTION MOLDED CAP	2	2	2	207710*
	#12 x 3/4" SS SELF DRILLING SCREW	4	4	4	810072*
	SPACER PLATE	2	2	2	211597*

Unless Otherwise Specified, All Units of Measure are Each

**Items listed below Hardware Complete line are included with Hardware Complete Number*

Warning: During Installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location. Any bolt end protruding more than two full threads beyond the face of the nut causes risk of clothing entanglement. Promptly cut-off flush, file smooth, and treat to prevent corrosion.

Note: Peen Tee-Nuts and Flatwashers to match radius of pipe after assembly is complete.

Note: Loctite (supplied by others) should be used on any non-patch hardware.

SPECIFICATIONS:

5" PLASTIC CAP: The 5" Plastic Cap shall be constructed from injection molded Low Density Polyethylene.

BASE COVER: The Base Cover shall be constructed from aluminum and powder coated.

WELD ASSEMBLIES:

CARDIO ARM ASSEMBLY: Shall be constructed from 2 3/8" O.D. x .134 (10 GAUGE) wall galvanived steel tubing, 1/8" and 3/8" h.r. flat steel and a 4" o.d. machined collar. The assemblies shall be coated with a custom formula of TGIC polyester powder, after fabrication in conformance with the specifications outlined herein.

Issued/Revised: 8/21/17

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)

MAIN FRAME ASSEMBLY: Main Post assembly shall be manufactured with 5" O.D. x .120 (11 gauge) wall steel tubing, manufactured to ASTM A-500 Grade B tolerances from cold-formed steel conforming to ASTM A-569 Sheet Spec for steel coil. Minimum yield strength shall be 50,000 psi and minimum tensile strength shall be 55,000 psi. The exterior surface is hot dip galvanized, chromate conversion coated, and a clear high performance organic polymer is applied. The inside diameter has 81% minimum zinc rich primer capable of providing excellent rust protection and fabrication characteristics. All coatings are applied inside and out after welding for superior corrosion protection throughout. Exterior surface galvanizing zinc purity is 99% as per ASTM B-6 high grade and special high grade. Galvanizing coverage shall demonstrate the ability to exceed 1000 hours salt spray corrosion exposure in accordance with ASTM B-117. Internal surface zinc rich 81% minimum zinc dust content in organic resin, as per ASTM F-1234, Section 5.2.4, Type D. The main support frame assemby shall be coated with a custom formula of TGIC polyester powder, after fabrication in conformance with the specifications outlined herein.

FOOTBUCK: The upright shall be fabricated of 5" O.D. galvanized pipe and the mounting plate shall be a fabricated 3/8" hot rolled flat steel. Shall be a once piece welded unit.

POWDER COAT FINISH: Shall be an electrostatically applied custom formula of TGIC polyester powder. All components will be free of sharp edges and excess weld spatter an shall be cleaned in a six stage bath system with an iron phosphate wash, as a rust inhibitor, and a sealer to prevent flash rusting before coating, The coating shall have a super tough finish with maximum exterior durability and will have superior adhesion characteristics. Typical Characteristics are: 3.0 - 5.0 mil thickness and oven cured between 375 to 425 degrees Fahrenheit. Pencil Hardness H (ASTM D-3363), Impact (ASTM D-2794-69), Wedge Bend (ASTM D-522-68).

HARDWARE: All nuts, bolts, screws, and lock washers used in the assembly shall be stainless steel, yellow dichromate plated steel, blue-coat plated steel, mechanically galvanized or powder coated/yellow dichromate plated steel. All primary fasteners shall be 304 alloy stainless steel. Fasteners with yellow dichromate treatment have an electro-deposited, 99.9% pure zinc substrate applied from a specially formulated solution sealed with a yellow dichromate top coat designed to work in conjunction with the zinc plating.

NOTE: Do not overtighten bolts. To overtighten may cause buckling or dimpling of some parts.

NOTE: Read installation instructions thoroughly before starting assembly. Pour concrete only after final assembly is completed. Bracing material is required during assembly.

NOTE: Assembly and leveling times will be greatly reduced if a transit is used to set location and depth of ground holes.

INSTALLATION INSTRUCTIONS FOR UP164J (FOOTING):

1. Dig holes or drill holes according to Plan View and Elevation View. ***NOTE:*** Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.

2. Fill hole with concrete. While the concrete is still soft, yet firm enough to support the Cardio Walker, Place (4) Anchor Bolts of the Cardio Walker in postion. See Footing Detail. ***NOTE:*** *Use Cardio Walker as a template for Anchor Bolt location, then remove Cardio Walker.*

IMPORTANT: *DO NOT MOUNT THE CARDIO WALKER TO THE ANCHOR BOLTS FOR AT LEAST 7 DAYS.*

3. After concrete has cured and set for a minimum of 7 Days, attach Cardio Walker to 3/4" Anchor Bolt using 3/4" Flat Washer (2" O.D.), 3/4" Lock Washer, and 3/4" Hex Nut. See Footing Assembly Detail.

4. Attach Cardio Arm Assembly to Main Frame using #12 x 3/4" SS Self Drilling Screw, 1/2" Flatwasher, 3/8" Lockwasher, 3/8" x 1 1/4" Hex Head Bolt and 3 1/2" Dome Cap. See Cardio Arm Assembly Detail.

5. Attach Foothold to Cardio Arm Weld Assembly using Spacer Plate, 3/8" x 3/4" P.B.H.C.S. w/ Patch, 3/8" Lockwasher, and 3/8" Flatwasher. See Foothold Detail.

6. Insert 5" Injection Molded Cap in each upright pipe of Main Frame assembly as shown in Cap Detail.

7. Attach Base Cover to Equipment Post using Base Cover Nut and Base Cover Bolt included with Base Cover. See Base Cover Detail.

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)

INSTALLATION INSTRUCTIONS FOR UP164S (IN GROUND):

1. Dig holes or drill holes according to Plan View and Elevation View. ***NOTE:*** Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.
2. Attach Cardio Arm Assembly to Main Frame using #12 x 3/4" SS Self Drilling Screw, 1/2" Flatwasher, 3/8" Lockwasher, 3/8" x 1 1/4" Hex Head Bolt and 3 1/2" Dome Cap. See Cardio Arm Assembly Detail.
3. Attach Foothold to Cardio Arm Weld Assembly using Spacer Plate, 3/8" x 3/4" P.B.H.C.S. w/ Patch, 3/8" Lockwasher, and 3/8" Flatwasher. See Foothold Detail.
4. Insert 5" Injection Molded Cap in each upright pipe of Main Frame assembly as shown in Cap Detail.
5. Attach the Footbuck Weld Assembly to the Cardio Walker using 3/4" Hex Nut, 3/4" Lockwasher, 3/4" Flatwasher (2" O.D.), 3/4" x 2" Hex Head Cap Screw. See In-Ground Assembly Detail.
6. Place Cardio Walker into hole making sure it rests on the brick. See In-Ground Detail.
7. Level Cardio Walker using sway bracing.
8. Pour concrete according to the Plan View and Elevation View. Allow concrete to cure for a minimum of 7 days.
9. Attach Base Cover to Equipment Post using Base Cover Detail.

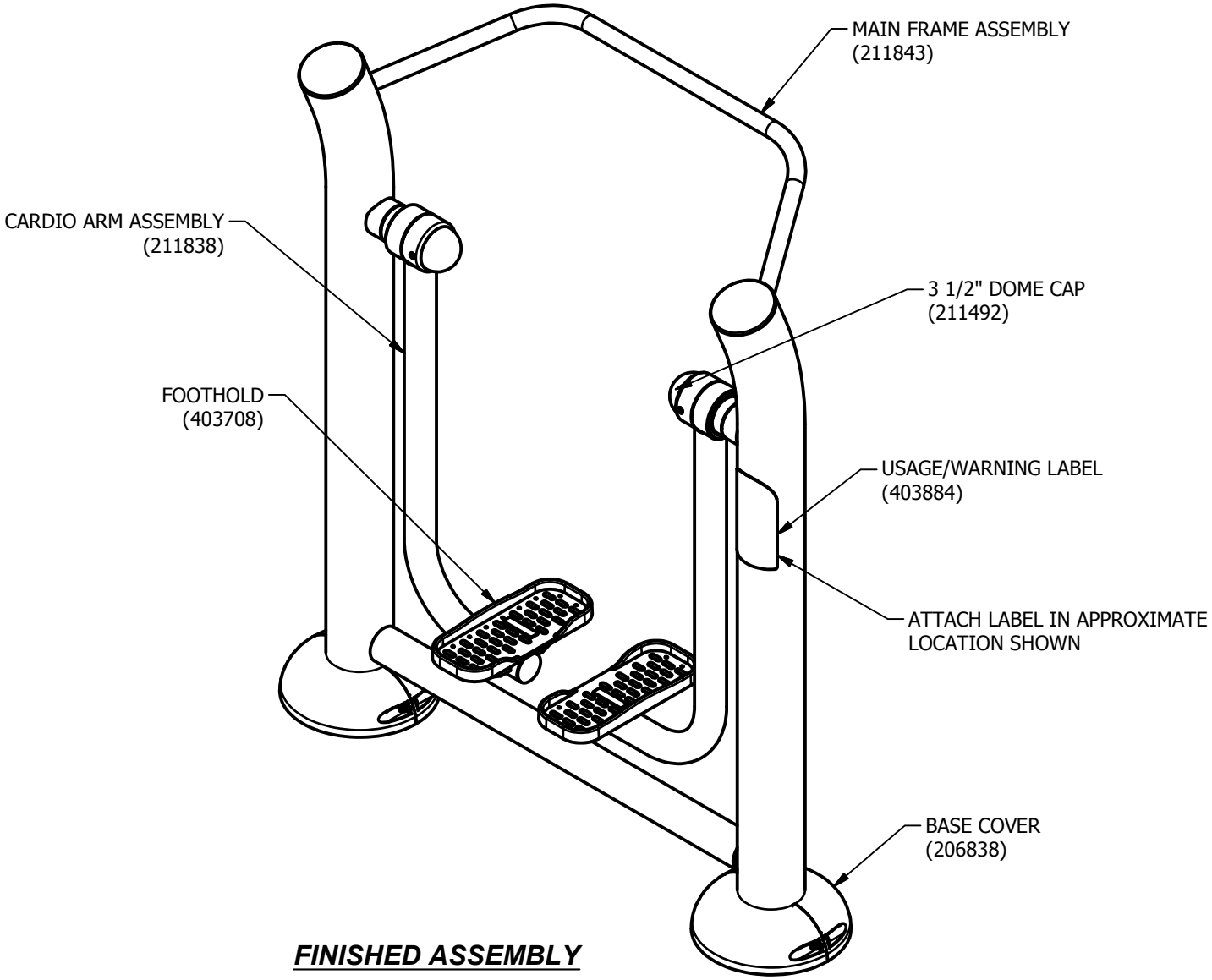
INSTALLATION INSTRUCTIONS FOR UP164M (SURFACE MOUNT):

1. Mark correct location of holes for Wedge Anchor using the Base Plate as a guide.
2. Drill 3/4" x 2 1/2" hole in concrete for Wedge Anchor. See Surface Detail.
3. Insert Wedge Anchors and secure with 3/4" Flatwasher (2" O.D.), 3/4" Lockwasher, and 3/4" Hex Nut. See Surface Assembly Detail.
4. Attach Cardio Arm Assembly to Main Frame using #12 x 3/4" SS Self Drilling Screw, 1/2" Flatwasher, 3/8" Lockwasher, 3/8" x 1 1/4" Hex Head Bolt and 3 1/2" Dome Cap. See Cardio Arm Assembly Detail.
5. Attach Foothold to Cardio Arm Weld Assembly using Spacer Plate, 3/8" x 3/4" P.B.H.C.S. w/ Patch, 3/8" Lockwasher, and 3/8" Flatwasher. See Foothold Detail.
6. Insert 5" Injection Molded Cap in each upright pipe of Main Frame assembly as shown in Cap Detail.
7. Attach Base Cover to Equipment Post using Base Cover Detail.

MAINTENANCE PROCEDURE:

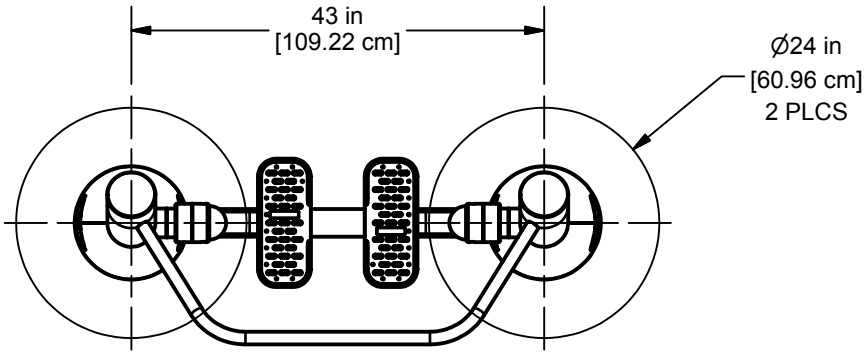
Periodically check hardware for tightness, and tighten as necessary. Always check all parts for breakage or wear, and immediately put equipment out of service until any faulty parts found are repaired or replaced. Also Check all metal parts for rust, paint loss and touch-up if necessary with paint. Check for welded areas and verify integrity. Check periodically resilient surfacing for appropriate depth and remove extraneous materials that could cause injury, infection, or disease. Maintain detailed installation, inspection, maintenance, and repair records for each public-use playground equipment.

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)

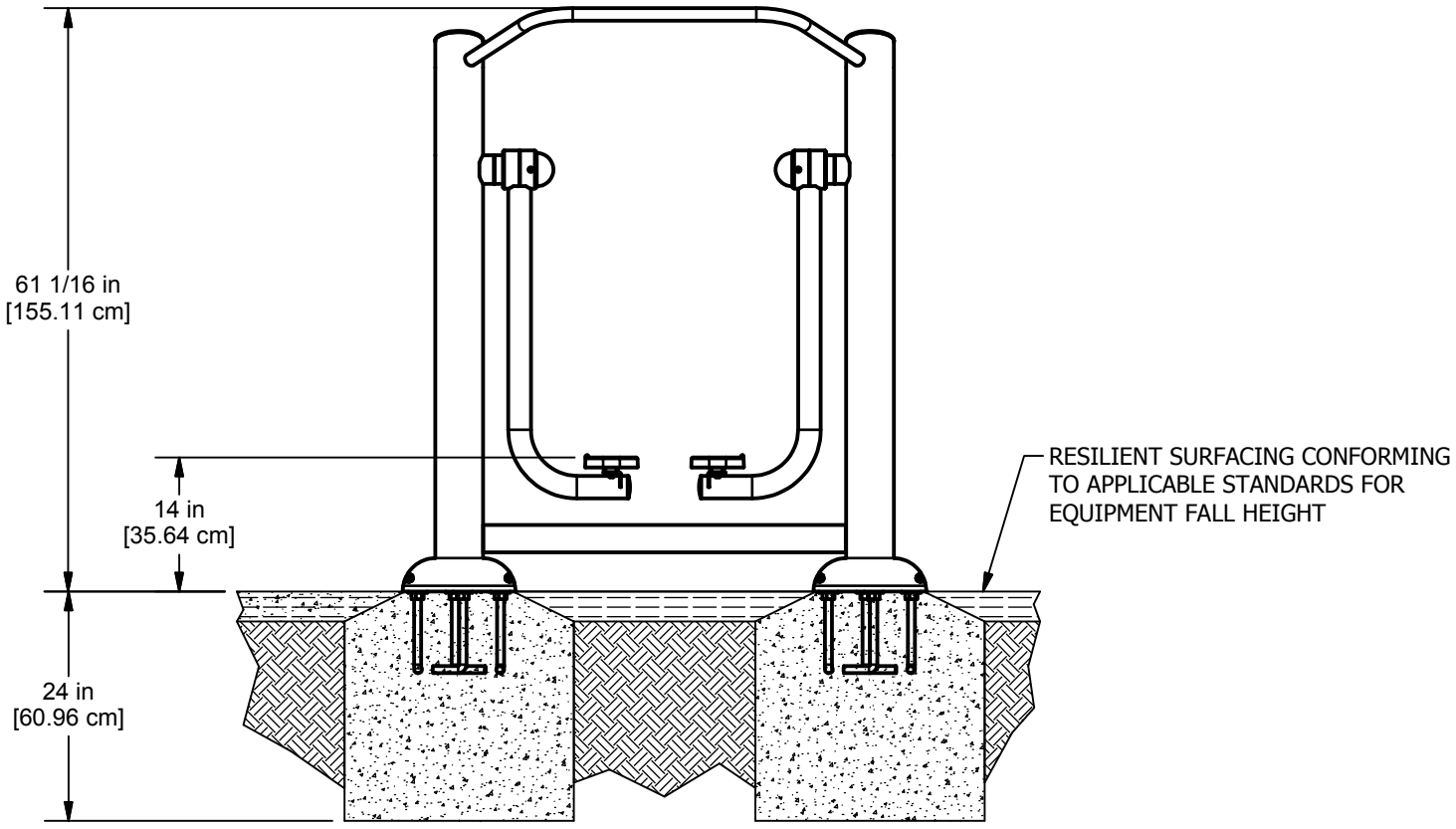


FINISHED ASSEMBLY

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



PLAN VIEW

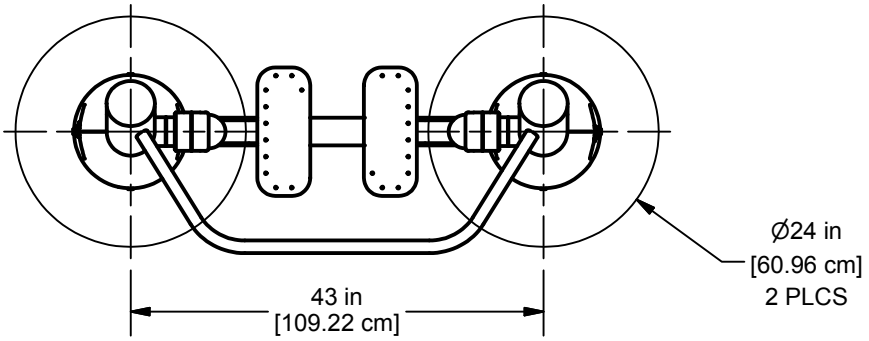


ELEVATION VIEW

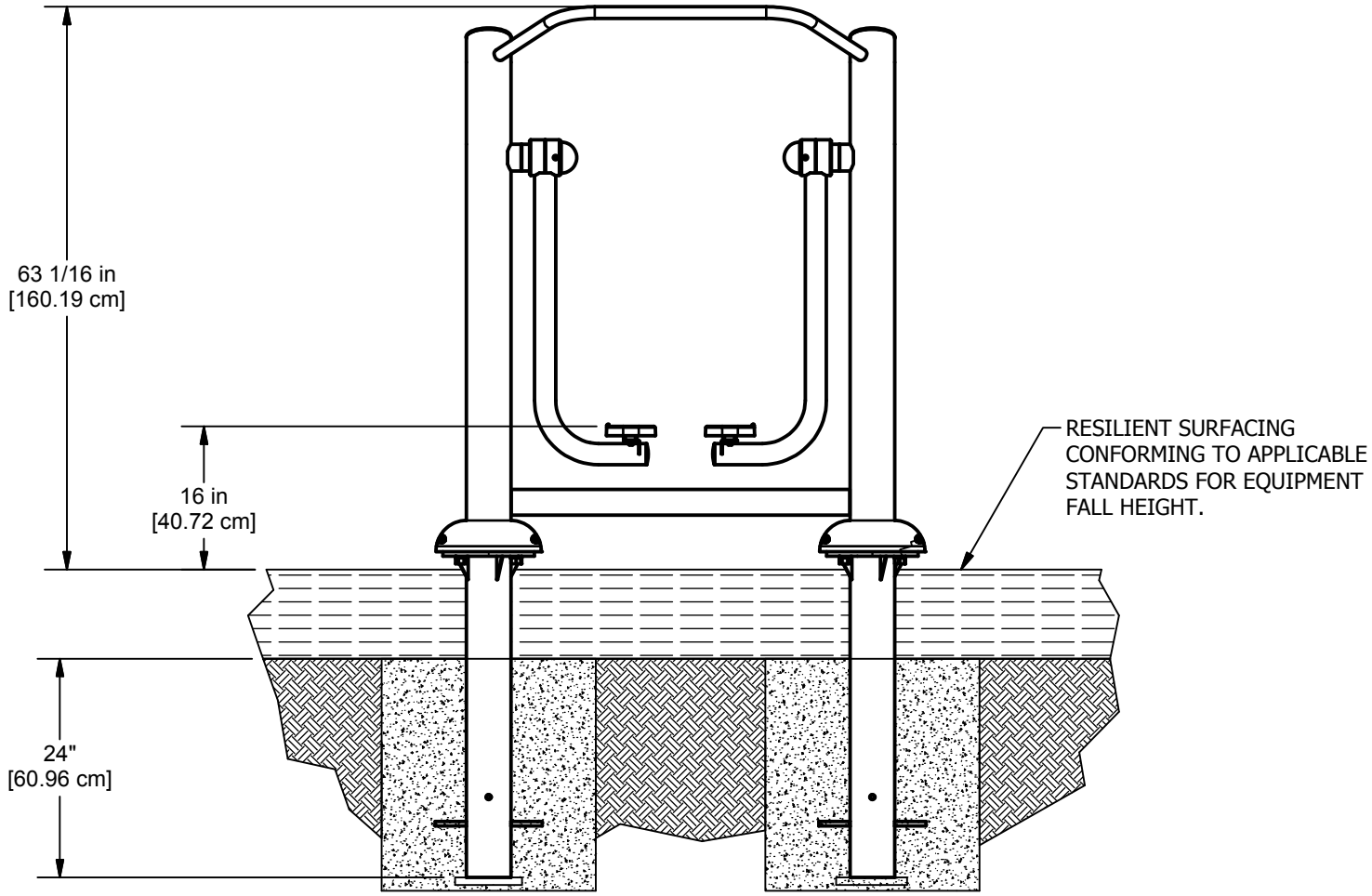
UP164J (FOOTING)

Issued/Revised: 8/21/17

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



PLAN VIEW

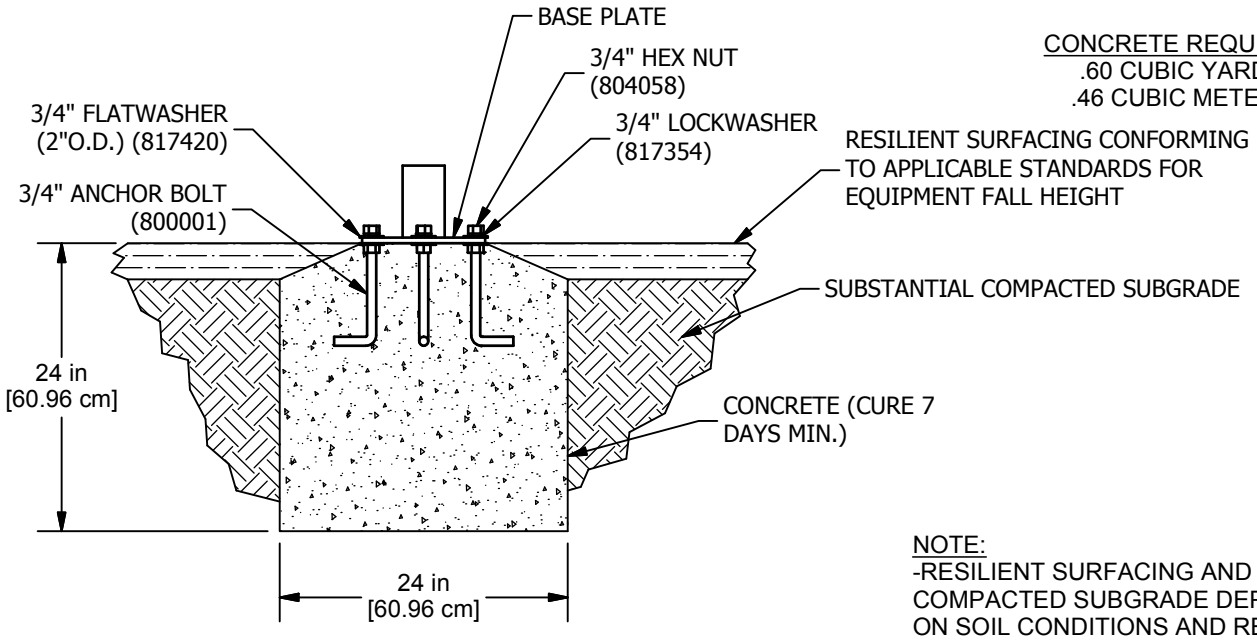


ELEVATION VIEW

UP164S (IN GROUND)

Issued/Revised: 8/21/17

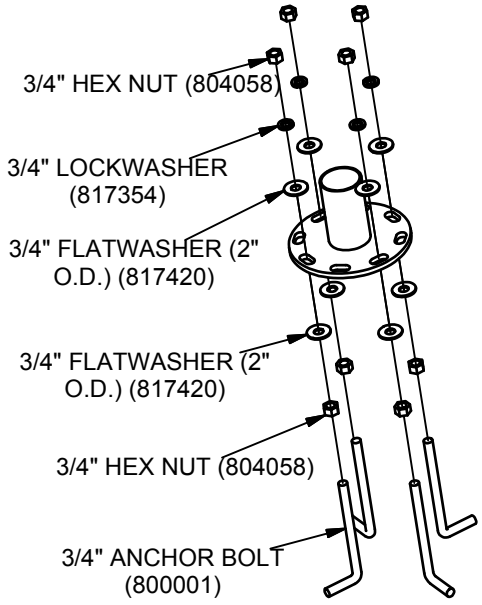
UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



CONCRETE REQUIRED:
.60 CUBIC YARDS
.46 CUBIC METERS

NOTE:
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.
-SLOPED FOOTING IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.
-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI.

FOOTING DETAIL

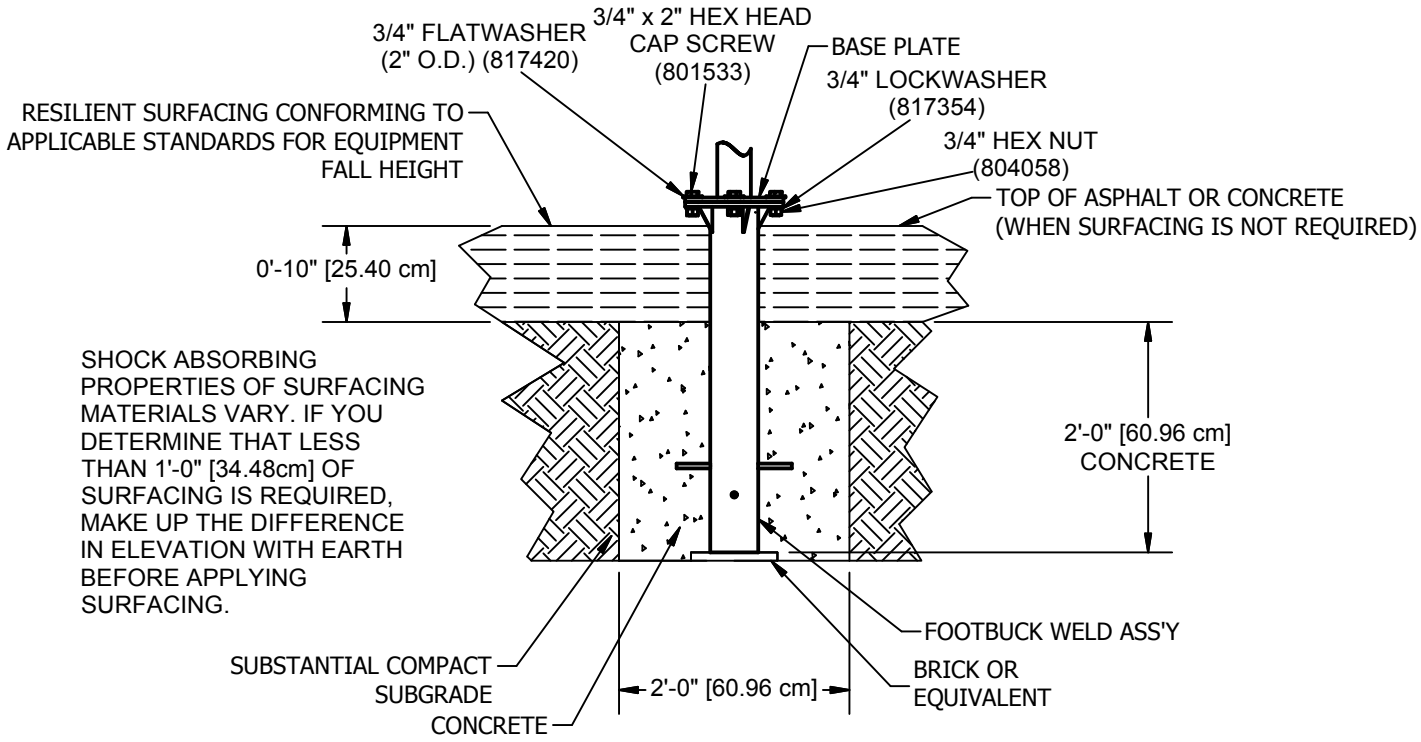


FOOTING ASSEMBLY DETAIL

UP164F (FOOTING)

Issued/Revised: 8/21/17

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



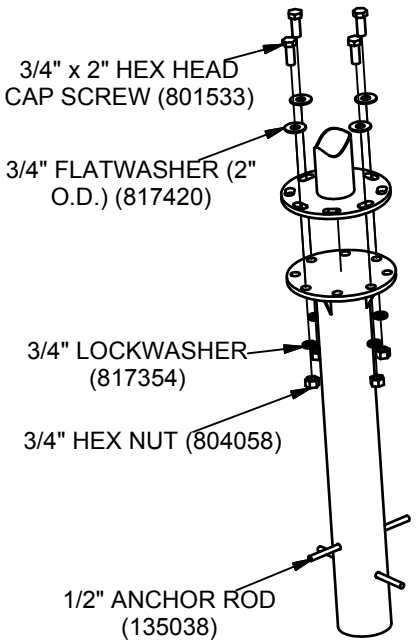
IN GROUND DETAIL

CONCRETE REQUIRED:
.30 CUBIC YARDS
.23 CUBIC METERS

NOTE:
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

-SLOPED FOOTING (45° MIN) IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.

-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI.

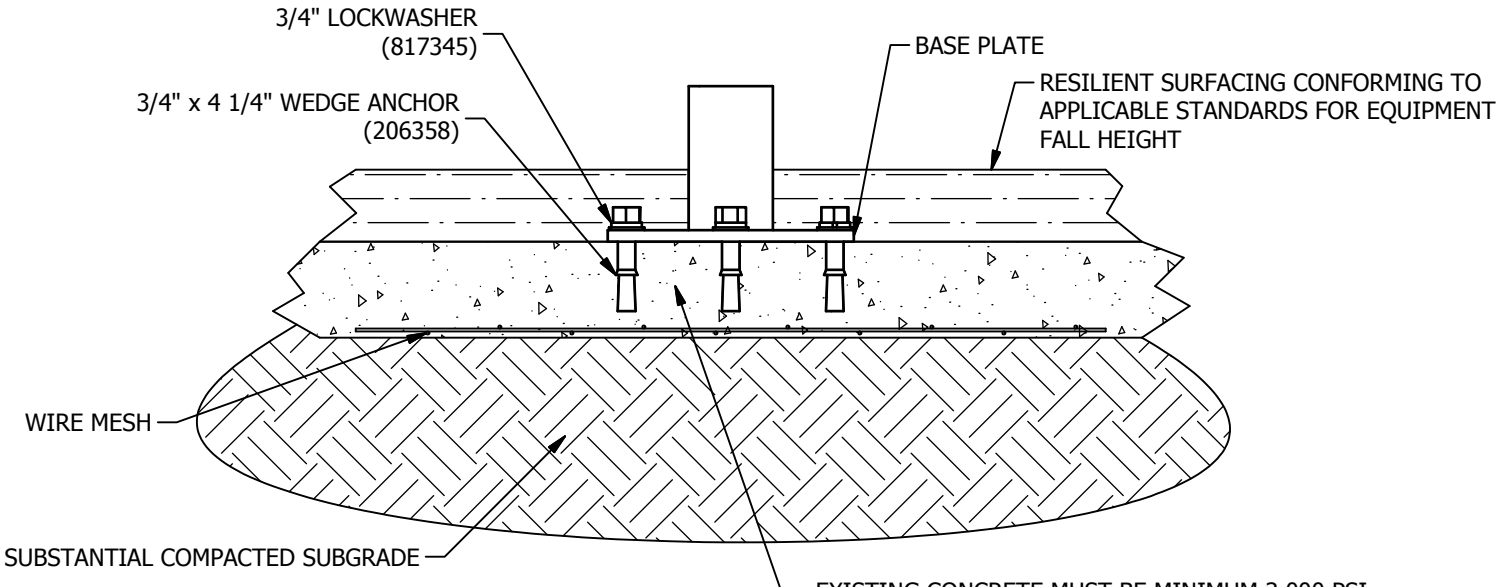


IN GROUND ASSEMBLY DETAIL

UP164S (IN GROUND)

Issued/Revised: 8/21/17

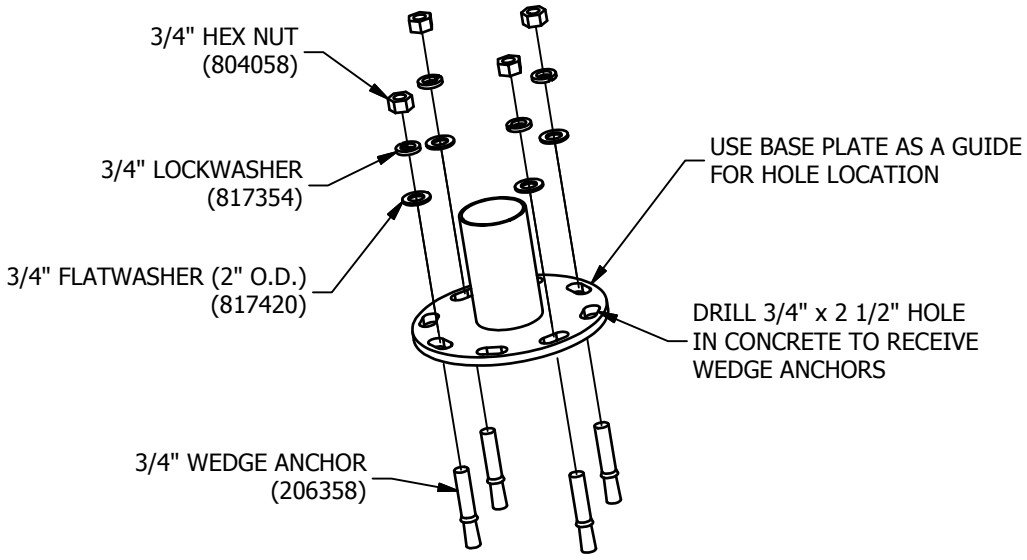
UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



NOTES:
-LOOSE FILL SURFACING NOT RECOMMENDED FOR SURFACE MOUNT.

-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

SURFACE DETAIL

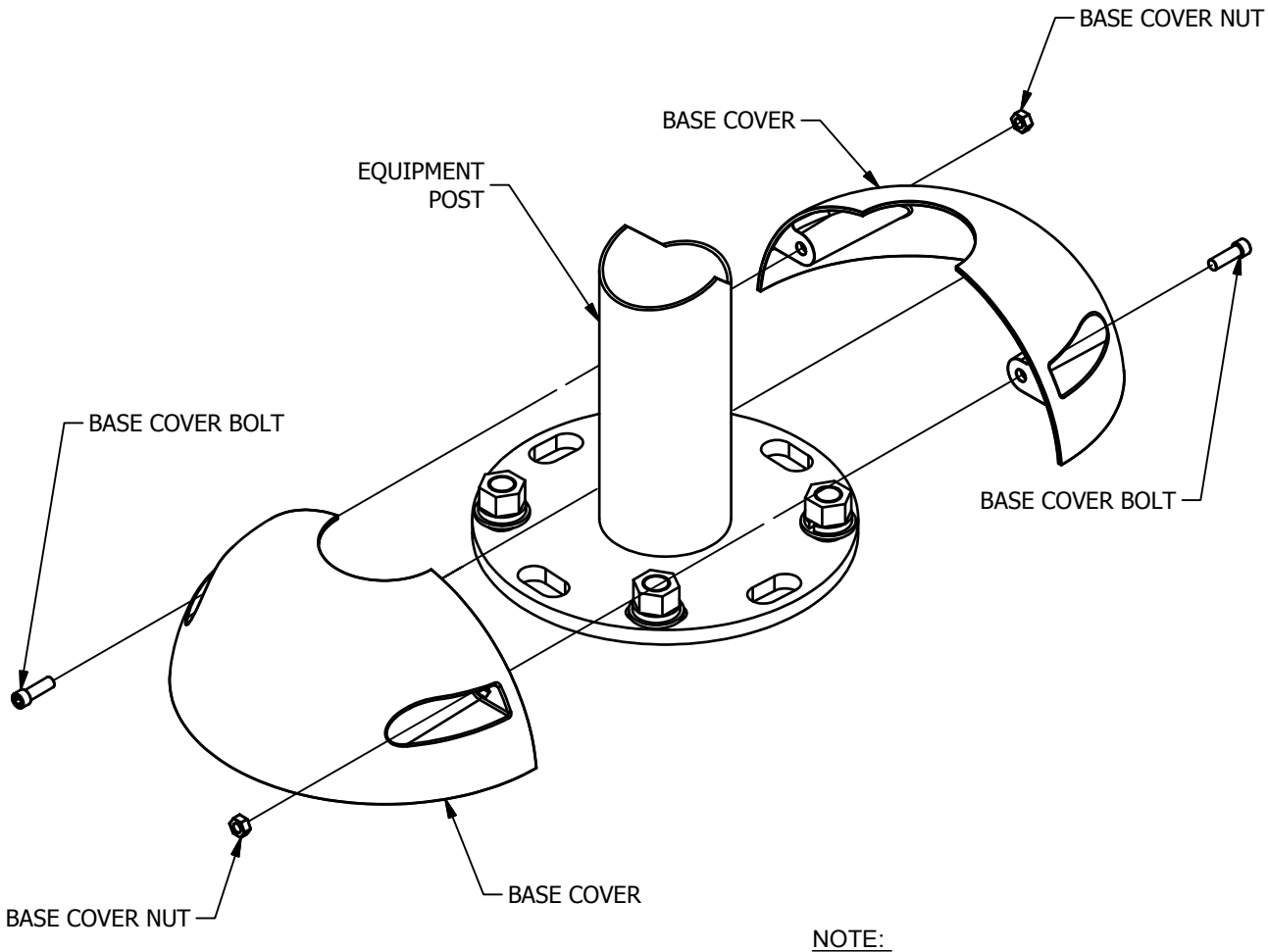


SURFACE ASSEMBLY DETAIL

UP164M (SURFACE MOUNT)

Issued/Revised: 8/21/17

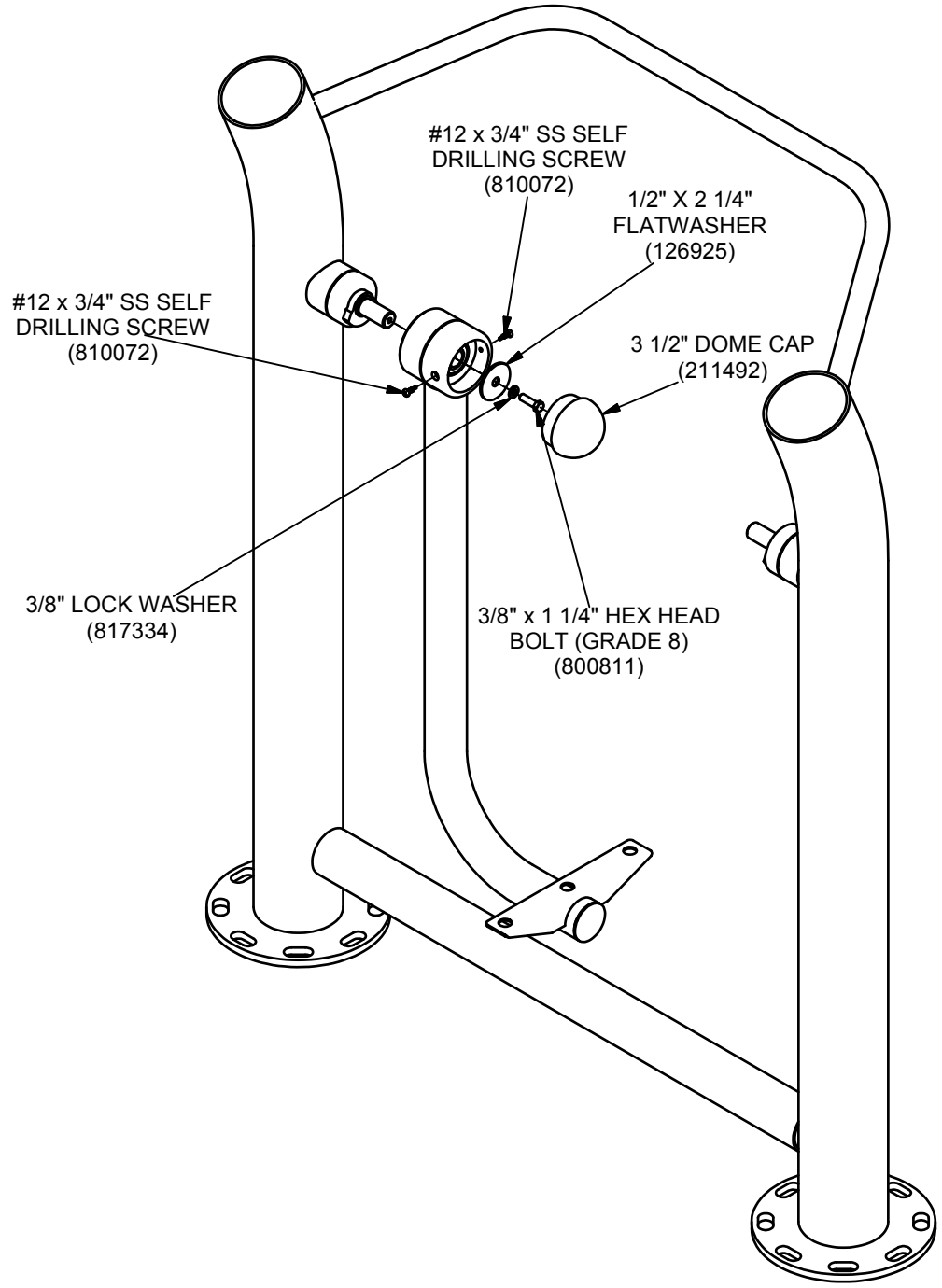
UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



NOTE:
BASE COVER BOLT AND
BASE COVER NUT ARE INCLUDED
WITH BASE COVER.

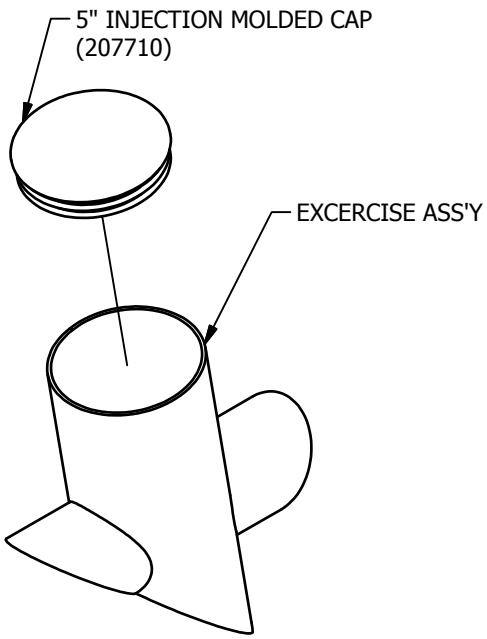
BASE COVER DETAIL

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)

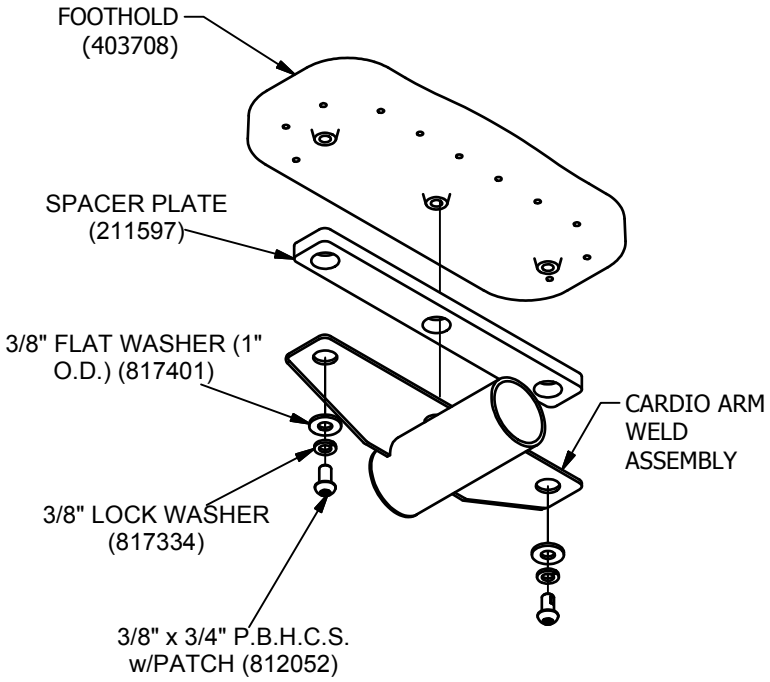


CARDIO ARM ASS'Y DETAIL

UP164J CARDIO WALKER (FOOTING)
UP164S CARDIO WALKER (IN GROUND)
UP164M CARDIO WALKER (SURFACE MOUNT)



CAP DETAIL



FOOTHOLD DETAIL

Lateral Pull Down Specification
Approved equal Model is Acceptable

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

Parts List				
DESCRIPTION	UP180J (FOOTING)	UP180S (IN GROUND)	UP180SM (SURFACE)	PART NUMBER
ADA LAT-PULL DOWN ASS'Y	1	1	1	207488
NON ADA HANDLE ASS'Y	1	1	1	207486
ADA HANDLE ASS'Y	1	1	1	207484
ADA SEAT/BACKREST	2	2	2	207600
CUSHION	1	1	1	209075
5" BASE COVER	1	1	1	207659
FOOTBUCK WELD ASS'Y	0	1	0	206467
HARDWARE COMPLETE	0	0	1	403979
HARDWARE COMPLETE	1	0	0	403977
HARDWARE COMPLETE	0	1	0	403978
1/2" ANCHOR ROD	0	2	0	135038
3/4" X 4 1/4" WEDGE ANCHOR	0	0	4	206358*
5" INJECTION MOLDED CAP	1	1	1	207710*
3/4" ANCHOR BOLT	4	0	0	800001*
3/4" x 2" HEX HEAD CAP SCREW	0	4	0	801533*
3/4" HEX NUT	8	4	0	804058*
3/8" x 3/4" P.B.H.C.S. w/PATCH	8	8	8	812052*
3/8" LOCKWASHER	8	8	8	817334*
3/4" LOCKWASHER	4	4	4	817354*
3/8" FLAT WASHER	8	8	8	817410*
3/4" FLATWASHER (2" O.D.)	8	4	0	817420*
1/2" FLAT WASHER	8	8	8	817412*
12MM DO-NUT BASE	4	4	4	G034BK*
12MM DO-NUT CAP	4	4	4	G036BK*
MACHINED SHAFT	2	2	2	206986*
1/2" FLATWASHER	4	4	4	817700*
1/2" x 1 1/4" B.H.C.S.	4	4	4	811062*
USAGE/WARNING LABEL	1	1	1	403895*
USAGE/WARNING LABEL	1	1	1	403905*

Unless Otherwise Specified, All Units of Measure are Each
**Items listed below Hardware Complete line are included with Hardware Complete Number*

Warning: During Installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location. Any bolt end protruding more than two full threads beyond the face of the nut causes risk of clothing entanglement. Promptly cut-off flush, file smooth, and treat to prevent corrosion.

Note: Peen Tee-Nuts and Flatwashers to match radius of pipe after assembly is complete.
Note: Loctite (supplied by others) should be used on any non-patch hardware.

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

SPECIFICATIONS

BACKREST/SEAT/CUSHION: The Backrest, cushion, and seat shall be constructed from injection molded Nylon W6.

BASE COVER: The Base Cover shall be constructed from aluminum and powder coated.

BOLT CAP AND BASE: The Bolt Base and Cap shall be constructed from Nylon PA6, and shall be black in color.

5" PLASTIC CAP: The 5" Placstic Cap shall be constructed from injection molded Low Density Polyethylene.

WELD ASSEMBLIES:

HANDLEBAR: The handlebar assemblies shall be constructed from 1.66" O.D.x 0.109" steel tubing. The assemblies shall be coated with a custom formula of TGIC polyester powder, after fabrication in conformance with the specifications outlined herein.

MAIN POST: Main Post assembly shall be manufactured with 2 15/16" x 9" and 1/8" thick hot rolled laser cut steel plate, 1/2" thick 10 1/4" dia. hot rolled laser cut steel plate, 2.375" O.D. x 0.154" SCH 40 pipe, 3.5" O.D. x 0.216" SCH 40 pipe, 4.5" O.D. x 0.25" SCH 40 pipe and 5" O.D. galvanized upright. The upright shall be 11 gauge (.120") galvanized round tubing, manufactured to ASTM A-500 Grade B tolerances from cold-formed steel conforming to ASTM A-569 Sheet Spec for steel coil. Minimum yield strength shall be 50,000 psi and minimum tensile strength shall be 55,000 psi. The exterior surface is hot dip galvanized, chromate conversion coated, and a clear high performance organic polymer is applied. The inside diameter has 81% minimum zinc rich primer capable of providing excellent rust protection and fabrication characteristics. All coatings are applied inside and out after welding for superior corrosion protection throughout. Exterior surface galvanizing zinc purity is 99% as per ASTM B-6 high grade and special high grade. Galvanizing coverage shall demonstrate the ability to exceed 1000 hours salt spray corrosion exposure in accordance with ASTM B-117. Internal surface zinc rich 81% minimum zinc dust content in organic resin, as per ASTM F-1234, Section 5.2.4, Type D. The main support frame assemblies and formed supports shall be coated with a custom formula of TGIC polyester powder, after fabrication in conformance with the specifications outlined herein.

MECHANISM PARTS:

BEARING HOLDER: Shall be manufactured with 4.245" O.D. stain steel machined tubing.

DISK BEARING: The disk bearing should be pre lubricated 3 3/8" O.D. 1 1/8" square bore stainless steel bearing.

MACHINED SHAFT: The machine shaft shall be manufactured with 1 3/16" X 9 1/8" stainless steel shaft.

RUBBER SPRING: Shall consist of rubber encapsulated by cast steel with a steel inner core.

FOOTBUCK: The upright shall be fabricated of 5" O.D. galvanized pipe and the mounting plate shall be a fabricated 3/8" hot rolled flat steel. Shall be a once piece welded unit.

POWDER COAT FINISH: Shall be an electrostatically applied custom formula of TGIC polyester powder. All components will be free of sharp edges and excess weld spatter an shall be cleaned in a six stage bath system with an iron phosphate wash, as a rust inhibitor, and a sealer to prevent flash rusting before coating, The coating shall have a super tough finish with maximum exterior durability and will have superior adhesion characteristics. Typical Characteristics are: 3.0 - 5.0 mil thickness and oven cured between 375 to 425 degrees Fahrenheit. Pencil Hardness H (ASTM D-3363), Impact (ASTM D-2794-69), Wedge Bend (ASTM D-522-68).

HARDWARE: All nuts, bolts, screws, and lock washers used in the assembly shall be stainless steel, yellow dichromate plated steel, blue-coat plated steel, mechanically galvanized or powder coated/yellow dichromate plated steel. All primary fasteners shall be 304 alloy stainless steel. Fasteners with yellow dichromate treatment have an electro-deposited, 99.9% pure zinc substrate applied from a specially formulated solution sealed with a yellow dichromate top coat designed to work in conjunction with the zinc plating.

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

NOTE: Do not overtighten bolts. To overtighten may cause buckling or dimpling of some parts.

NOTE: Read installation instructions thoroughly before starting assembly. Pour concrete only after final assembly is completed. Bracing material is required during assembly.

NOTE: Assembly and leveling times will be greatly reduced if a transit is used to set location and depth of ground holes.

INSTALLATION INSTRUCTIONS FOR UP180J (FOOTING):

1. Dig holes or drill holes according to Plan View and Elevation View. ***NOTE:*** Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.

2. Fill hole with concrete. While the concrete is still soft, yet firm enough to support the Lat Pull Down, Place (4) Anchor Bolts of the Lat Pull Down in postion. See Footing Detail. ***NOTE:*** *Use Lat Pull Down as a template for Anchor Bolt location, then remove Lat Pull Down.*

IMPORTANT: *DO NOT MOUNT THE LAT PULL DOWN TO THE ANCHOR BOLTS FOR AT LEAST 7 DAYS.*

3. After concrete has cured and set for a minimum of 7 Days, attach Lat Pull Down to 3/4" Anchor Bolt using 3/4" Flat Washer (2" O.D.), 3/4" Lock Washer, and 3/4" Hex Nut. See Footing Assembly Detail.

4. Attach Base Cover to Equipment Post using Base Cover Nut and Base Cover Bolt included with Base Cover. See Base Cover Detail.

5. Attach Handles to Chest Press Assembly using Bolt Base and Cap, 1/2" x 1 1/4" B.H.C.S, 1/2" Flatwashers, and Machined Shaft. See Handle assembly detail.

6. Attach Seat to Lat Pull Down Assembly using 3/8" x 3/4" P.B.H.C.S. w/Patch, 5/16" Lockwasher, and 5/16 Flatwasher. See ADA Seat Detail. Attach Cushion using hardware provided with Cushion, see Cushion Detail.

7. Insert injection molded cap to top of assembly. See 5" Cap Detail.

INSTALLATION INSTRUCTIONS FOR UP180S (IN-GROUND):

1. Dig holes or drill holes according to Plan View and Elevation View. ***NOTE:*** Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.

2. Attach the Footbuck Weld Assembly to the Lat Pull Down using 3/4" Hex Nut, 3/4" Lockwasher, 3/4" Flatwasher (2" O.D.), and 3/4" x 2" Hex Head Cap Screw. See In-Ground Assembly Detail.

3. Place Lat Pull Down into hole making sure it rests on the brick. See In-Ground Detail.

4. Level Lat Pull Down using sway bracing.

5. Pour concrete according to the Plan View and Elevation View. Allow concrete to cure for a minimum of 7 days.

6. Attach Base Cover to Equipment Post using Base Cover Detail.

7. Remove internal components from ADA Handle. See ADA Handle Assembly detail.

8. Attach Handles to Chest Press Assembly using Bolt Base and Cap, 1/2" x 1 1/4" B.H.C.S, 1/2" Flatwashers, and Machined Shaft. See Handle assembly detail.

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

9. Attach Seat to Lat Pull Down Assembly using 3/8" x 3/4" P.B.H.C.S. w/Patch, 5/16" Lockwasher, and 5/16 Flatwasher. See ADA Seat Detail. Attach Cushion using hardware provided with Cushion, see Cushion Detail.

10. Insert injection molded cap to top of assembly. See 5" Cap Detail.

INSTALLATION INSTRUCTIONS FOR UP180SM (SURFACE):

1. Mark correct location of holes for Wedge Anchor using the Base Plate as a guide.

2. Drill 3/4" x 2 1/2" hole in concrete for Wedge Anchor. See Surface Detail.

3. Insert Wedge Anchors and secure with 3/4" Flatwasher (2" O.D.), 3/4" Lockwasher, and 3/4" Hex Nut. See Surface Assembly Detail.

4. Attach Base Cover to Equipment Post using Base Cover Detail.

5. Attach Handles to Chest Press Assembly using Bolt Base and Cap, 1/2" x 1 1/4" B.H.C.S, 1/2" Flatwashers, and Machined Shaft. See Handle assembly detail.

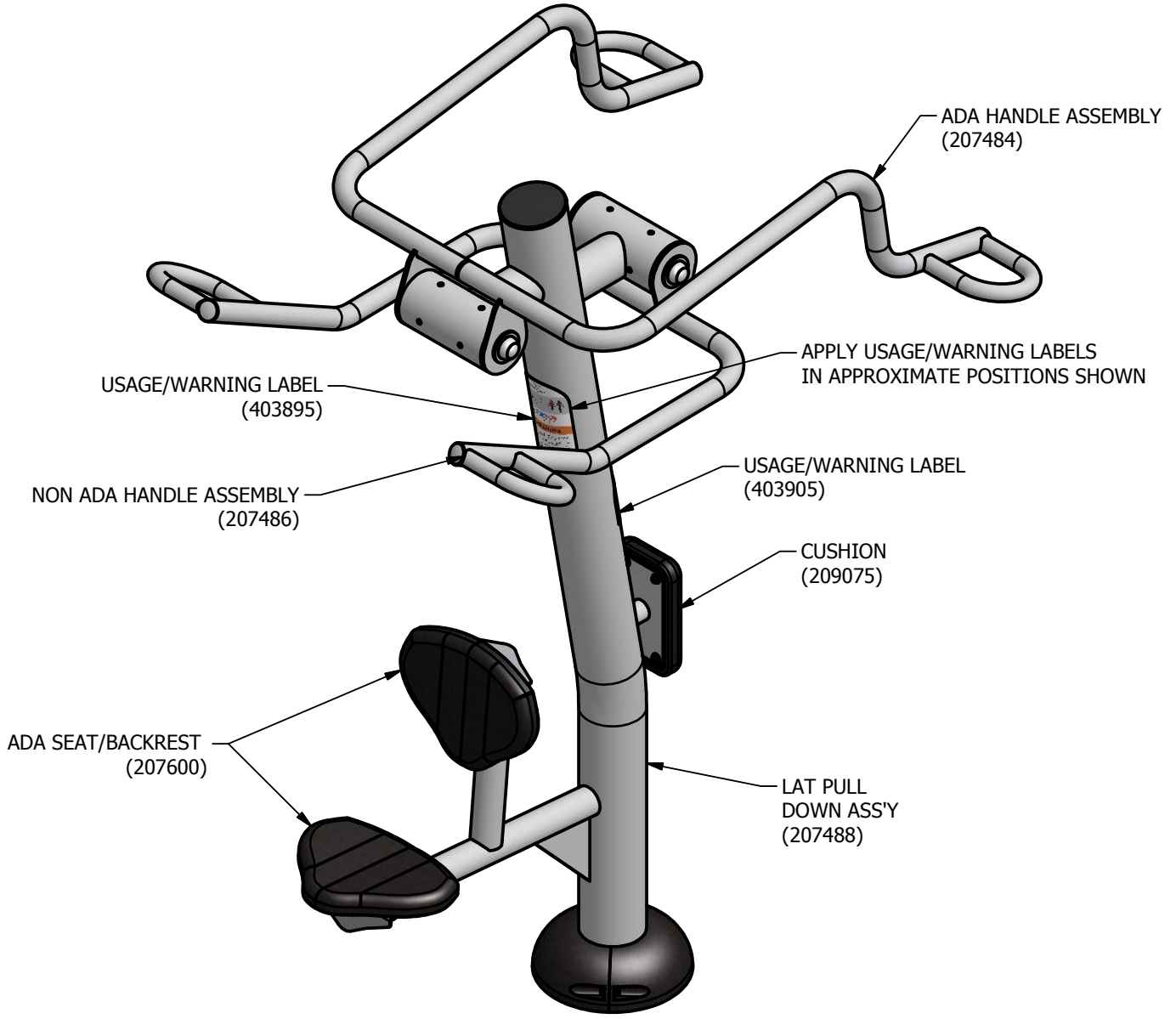
6. Attach Seat to Lat Pull Down Assembly using 3/8" x 3/4" P.B.H.C.S. w/Patch, 5/16" Lockwasher, and 5/16 Flatwasher. See ADA Seat Detail. Attach Cushion using hardware provided with Cushion, see Cushion Detail.

7. Insert injection molded cap to top of assembly. See 5" Cap Detail.

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

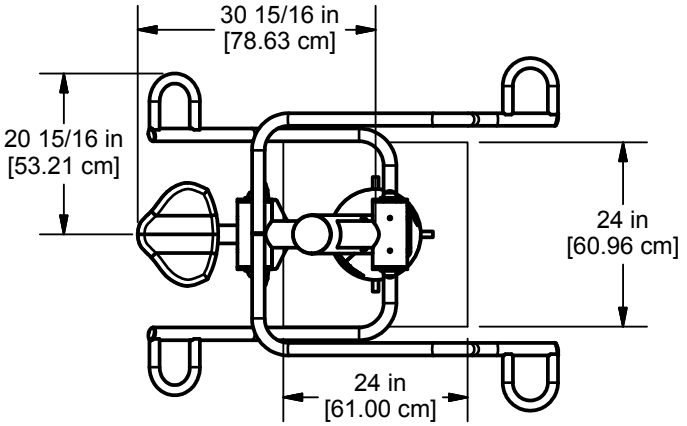
MAINTENANCE PROCEDURE:

Periodically check hardware for tightness, and tighten as necessary. Always check all parts for breakage or wear, and immediately put equipment out of service until any faulty parts found are repaired or replaced. Also Check all metal parts for rust, paint loss and touch-up if necessary with paint. Check for welded areas and verify integrity. Check periodically resilient surfacing for appropriate depth and remove extraneous materials that could cause injury, infection, or disease. Maintain detailed installation, inspection, maintenance, and repair records for each public-use playground equipment.



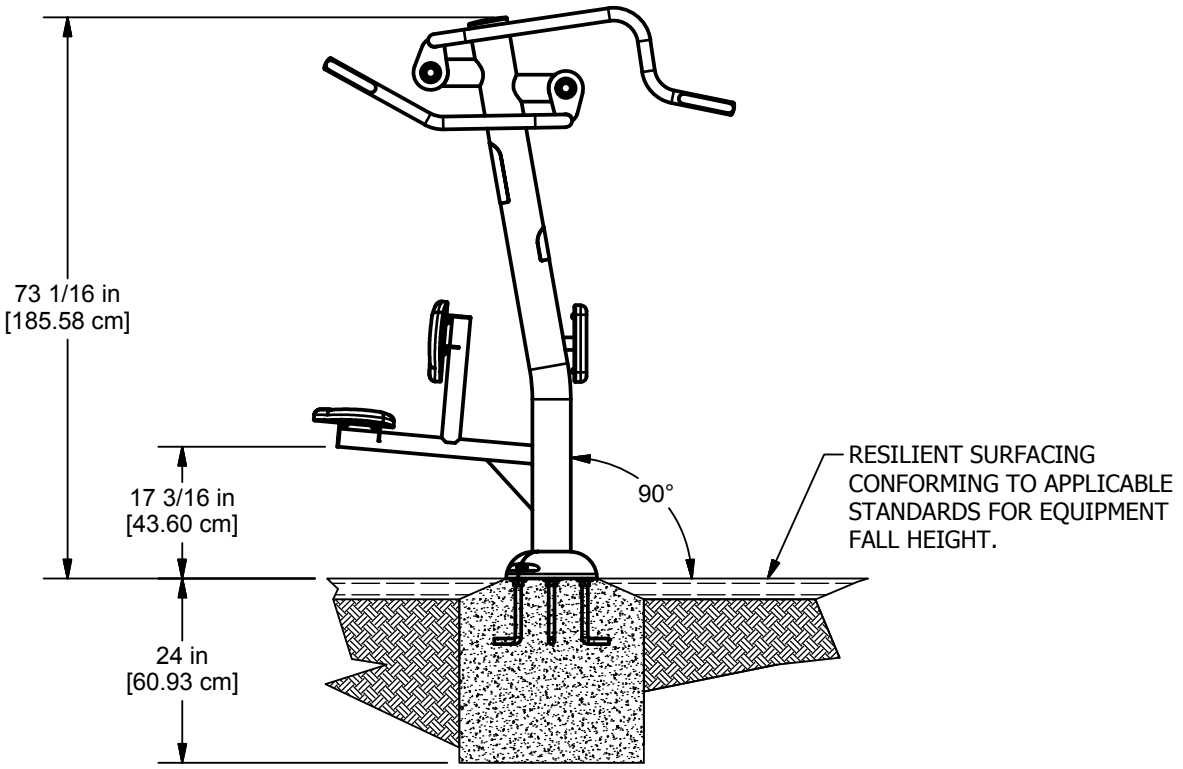
FINISHED ASSEMBLY

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



PLAN VIEW

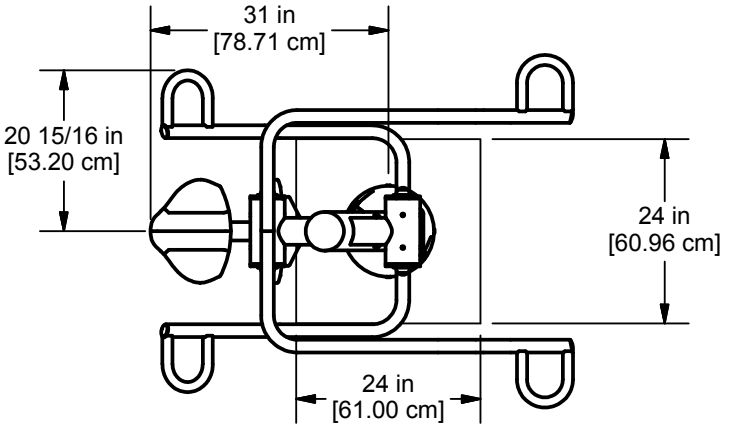
UP180J (FOOTING)



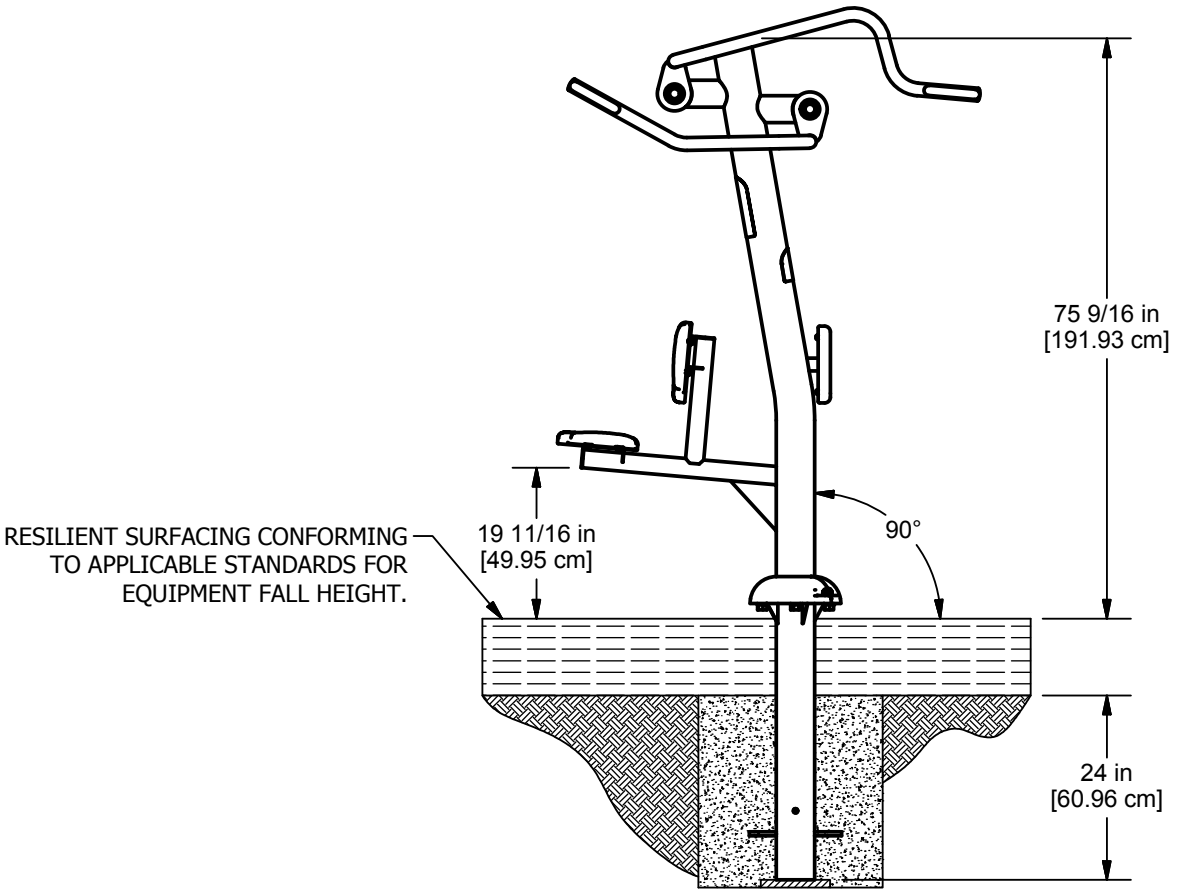
ELEVATION VIEW

UP180J (FOOTING)

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



PLAN VIEW

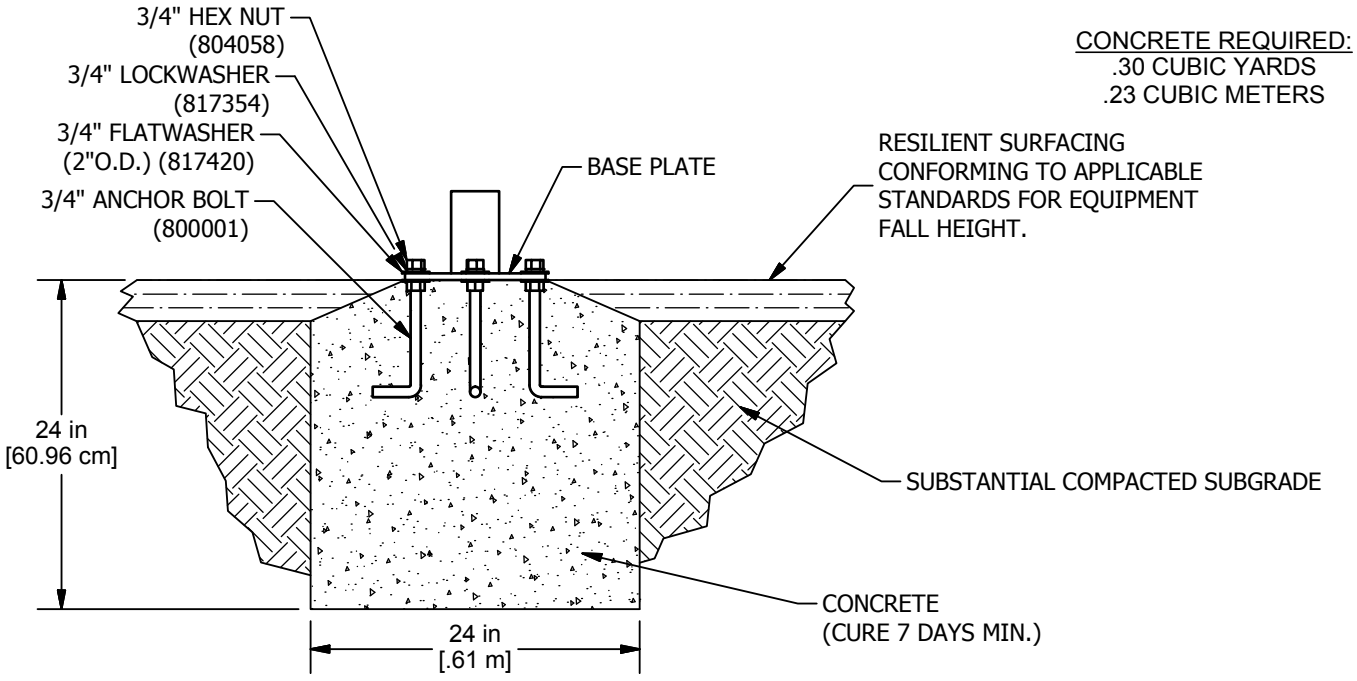


ELEVATION VIEW

UP180S (IN GROUND)

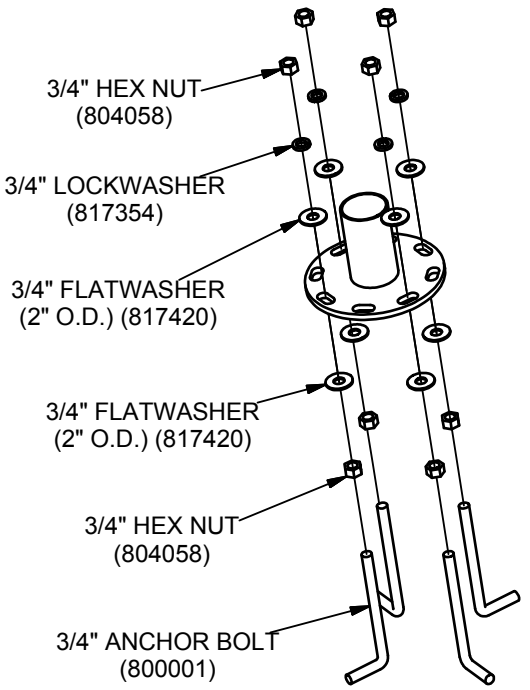
Issued/Revised: 10/3/16

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



CONCRETE REQUIRED:
.30 CUBIC YARDS
.23 CUBIC METERS

FOOTING DETAIL



NOTES:
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

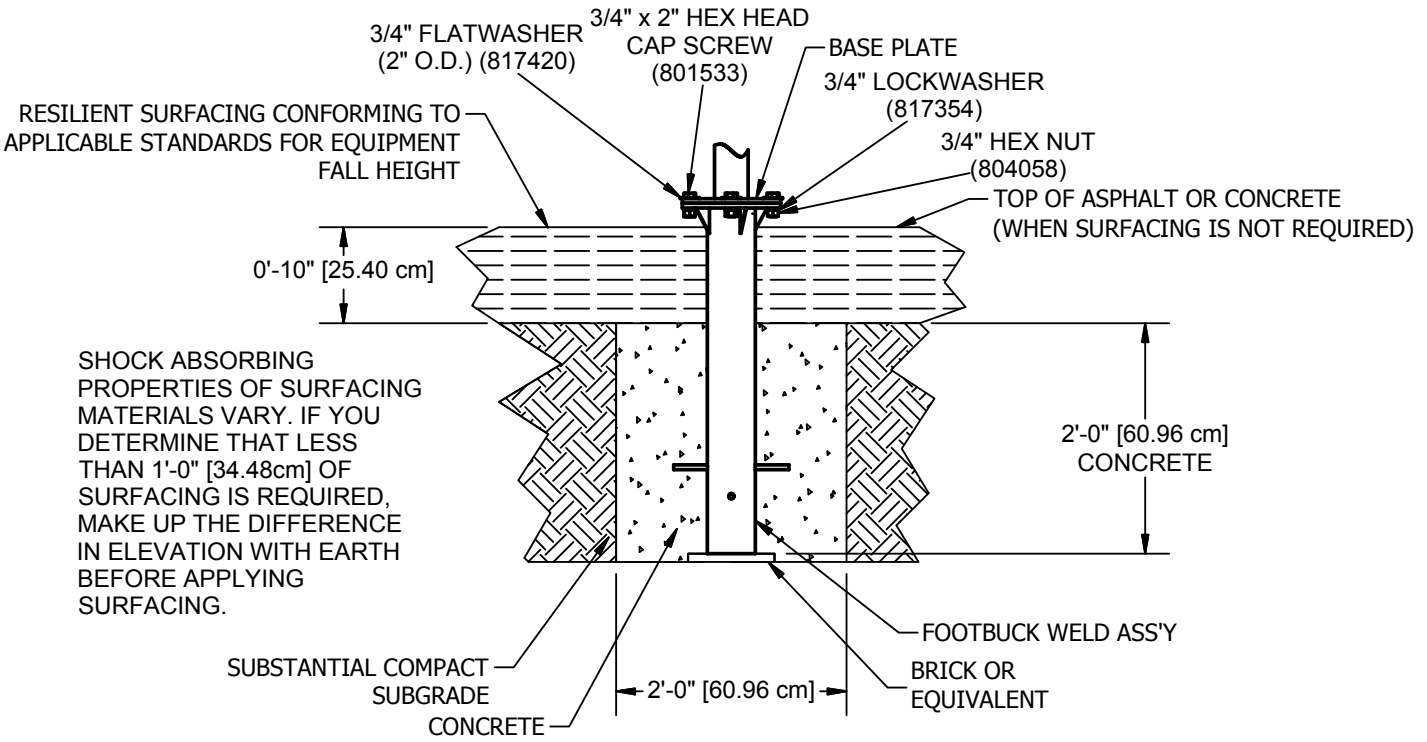
-SLOPED FOOTING IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY

-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI.

FOOTING ASSEMBLY DETAIL
UP180J (FOOTING)

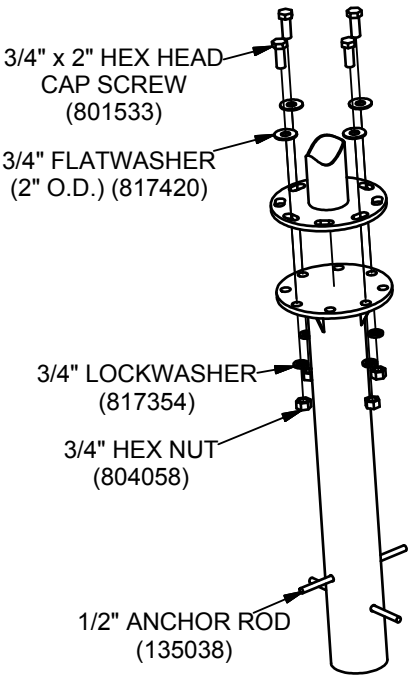
Issued/Revised: 10/3/16

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



IN GROUND DETAIL

CONCRETE REQUIRED:
.30 CUBIC YARDS
.23 CUBIC METERS



NOTE:
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

-SLOPED FOOTING (45° MIN) IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.

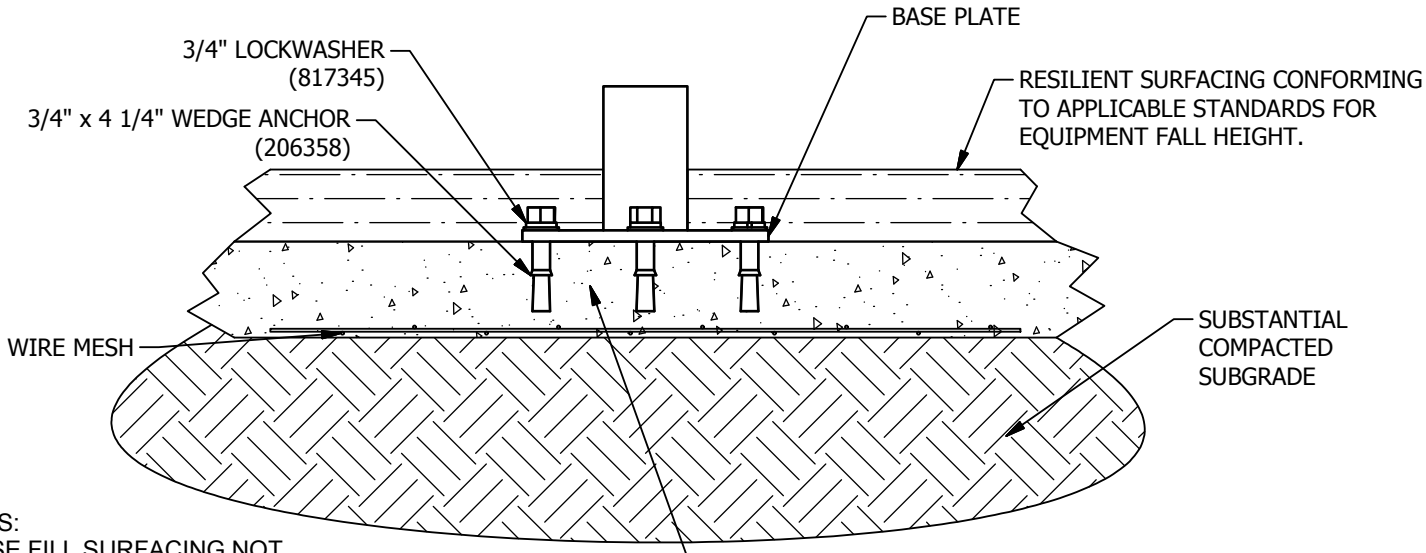
-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI.

IN GROUND ASSEMBLY DETAIL

UP180S (IN GROUND)

Issued/Revised: 10/3/16

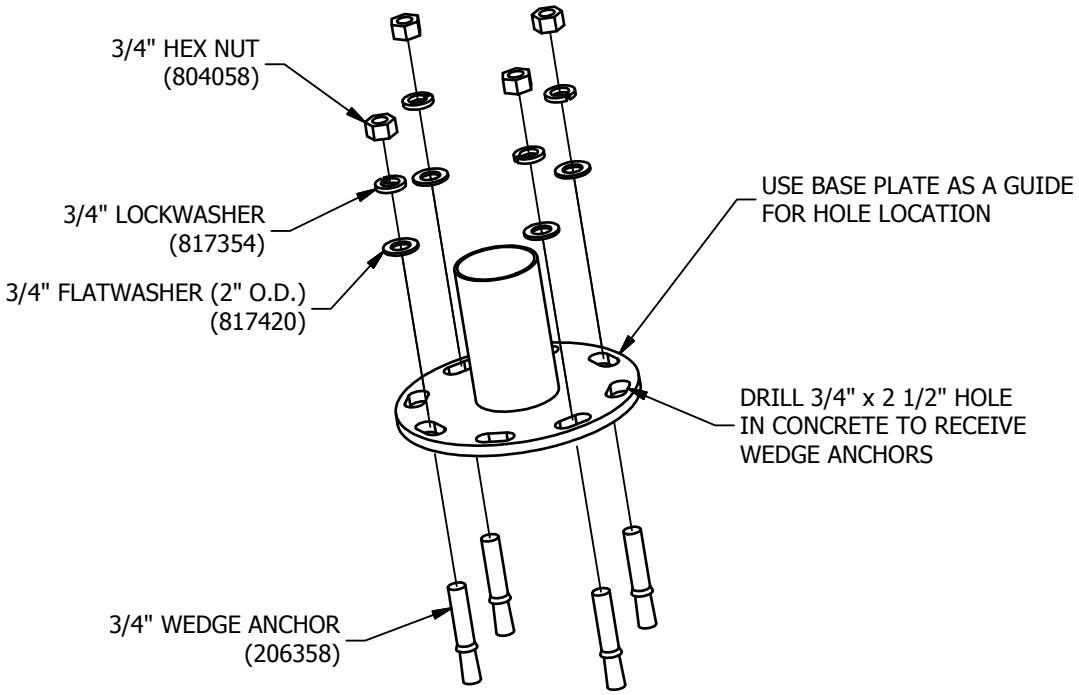
UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



NOTES:
-LOOSE FILL SURFACING NOT RECOMMENDED FOR SURFACE MOUNT.

-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITION AND RESILIENT SURFACING TYPE.

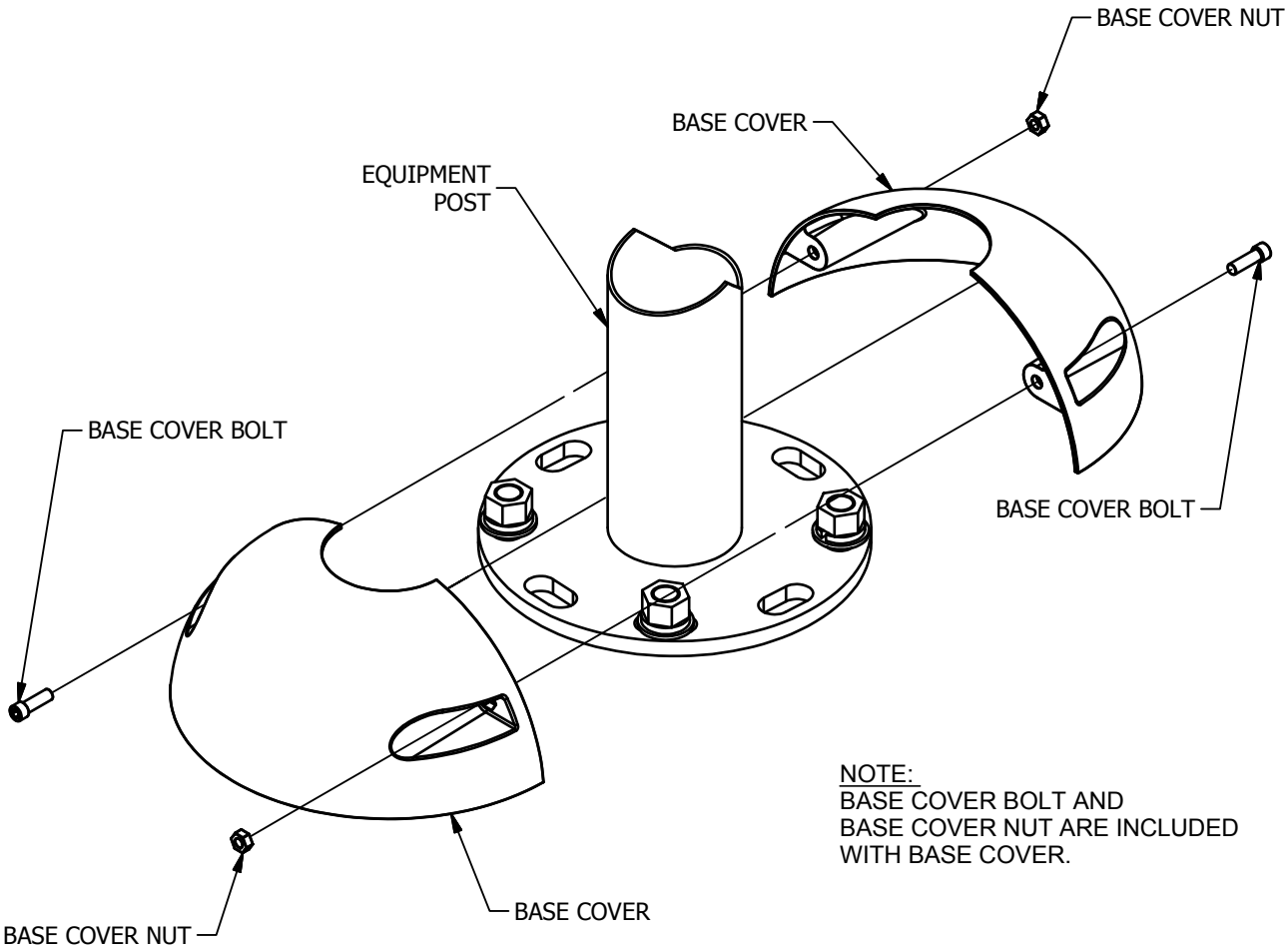
SURFACE DETAIL



SURFACE ASSEMBLY DETAIL
UP180SM (SURFACE)

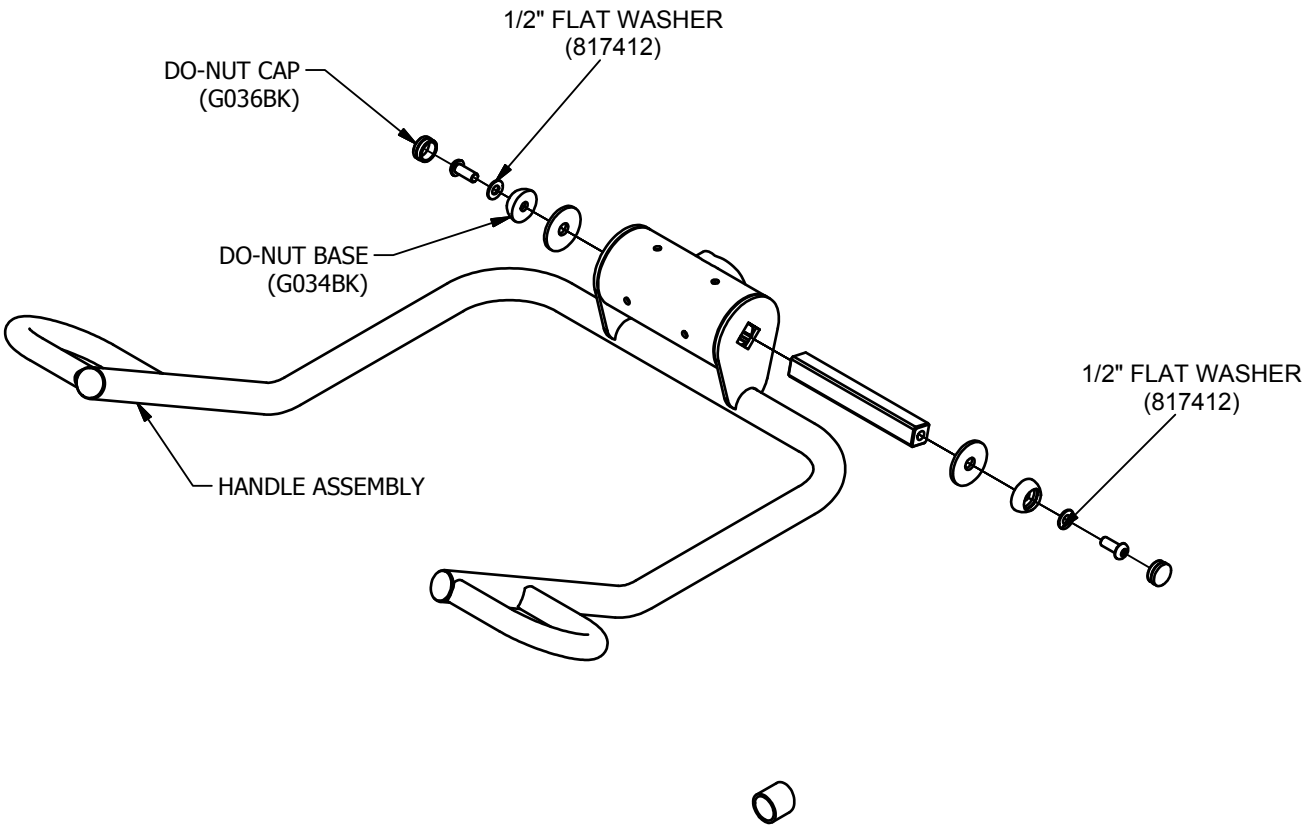
Issued/Revised: 10/3/16

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



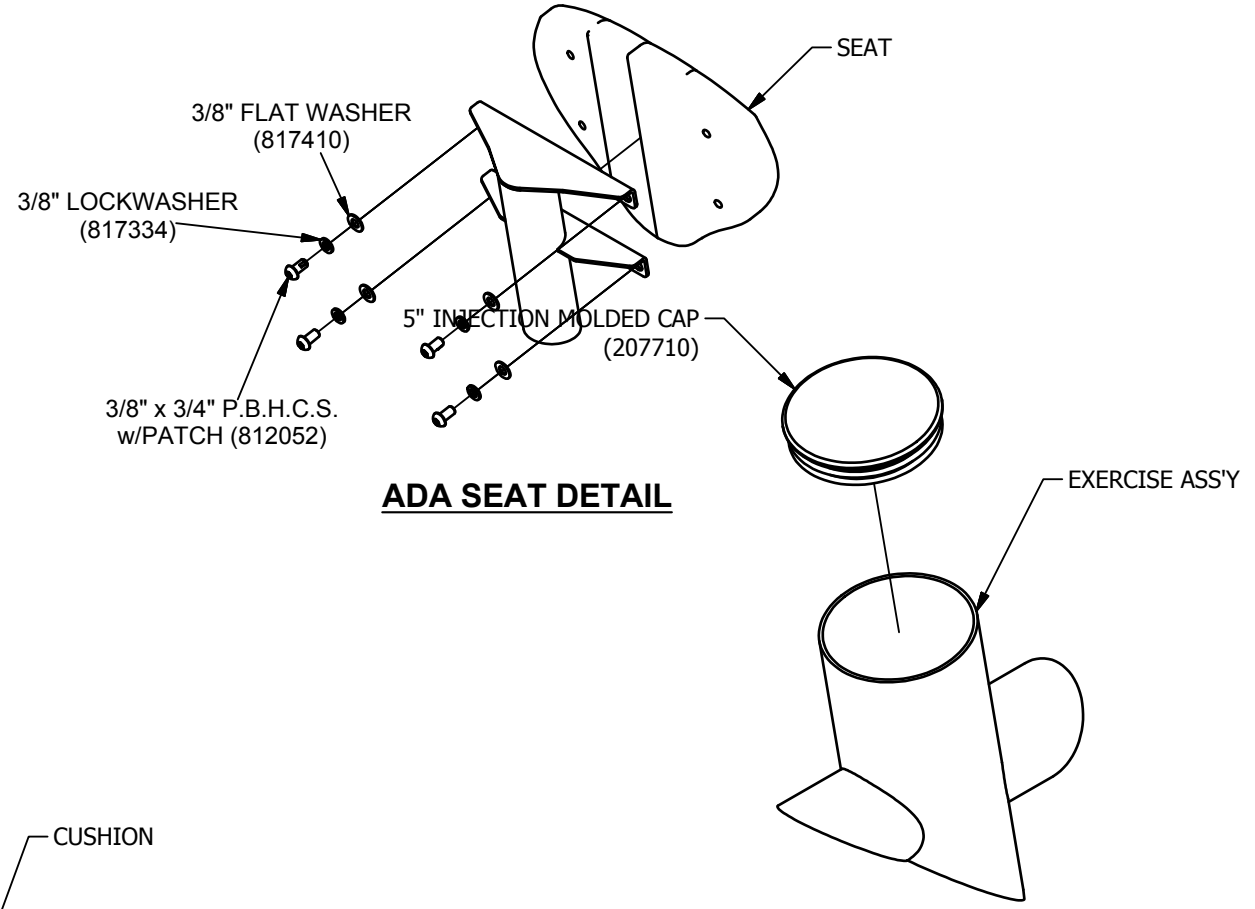
BASE COVER DETAIL

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)

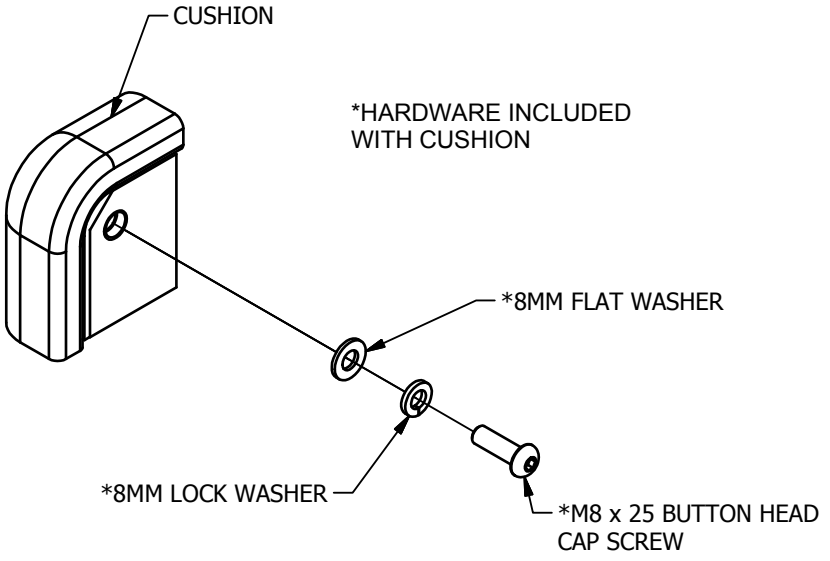


HANDLE ASSEMBLY DETAIL

UP180J LAT PULL DOWN ACCESSIBLE (FOOTING)
UP180S LAT PULL DOWN ACCESSIBLE (IN GROUND)
UP180SM LAT PULL DOWN ACCESSIBLE (SURFACE)



ADA SEAT DETAIL



CUSHION DETAIL

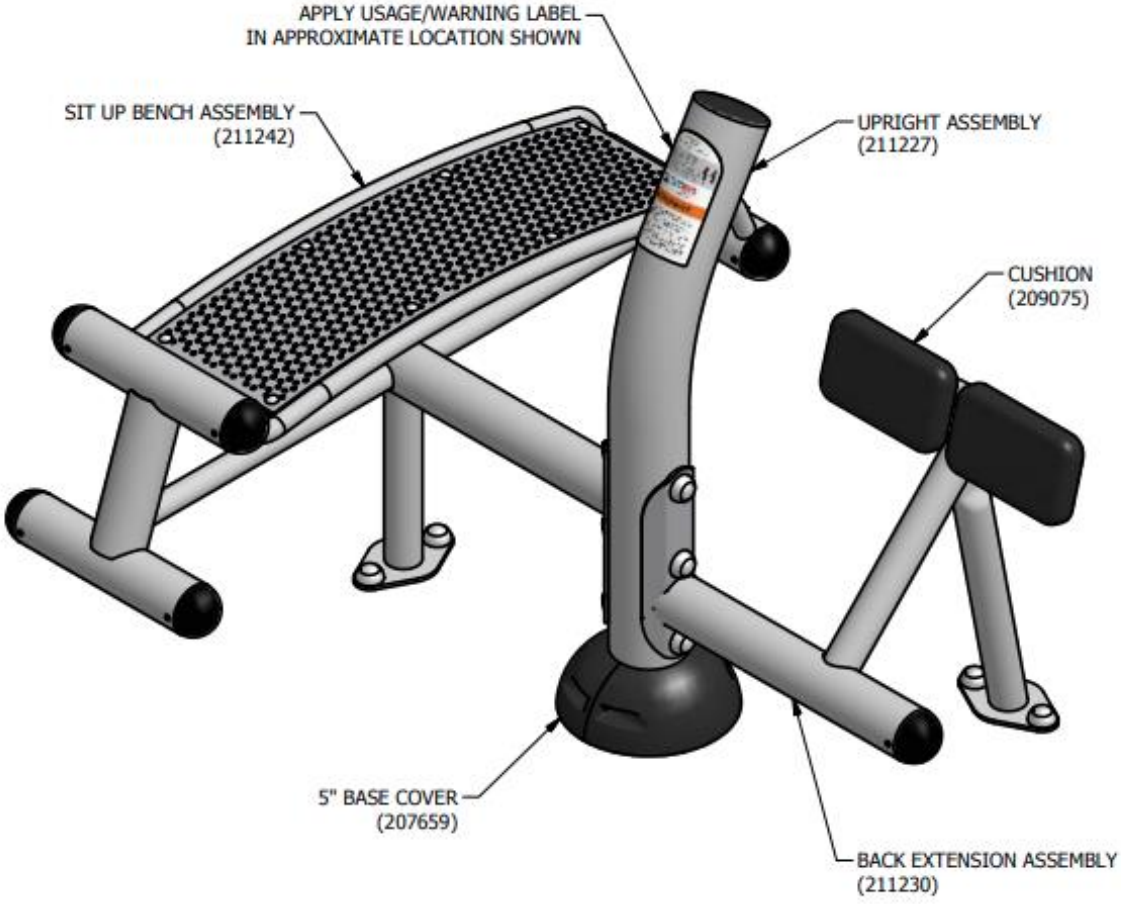
5" CAP DETAIL

Sit-up / Back Extension Specification
Approved equal Model is Acceptable

Specifications & Assembly Instructions

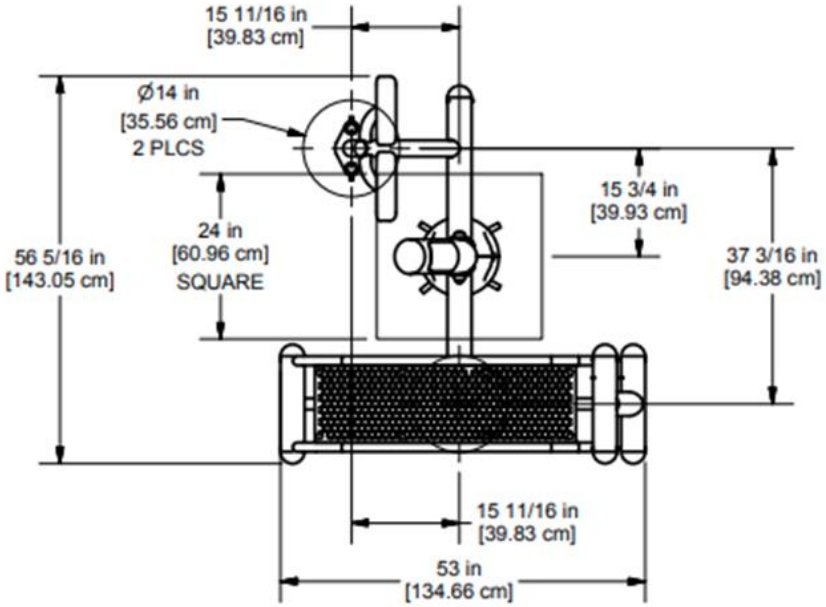
SIT-UP/BACK EXTENSION
UP168

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

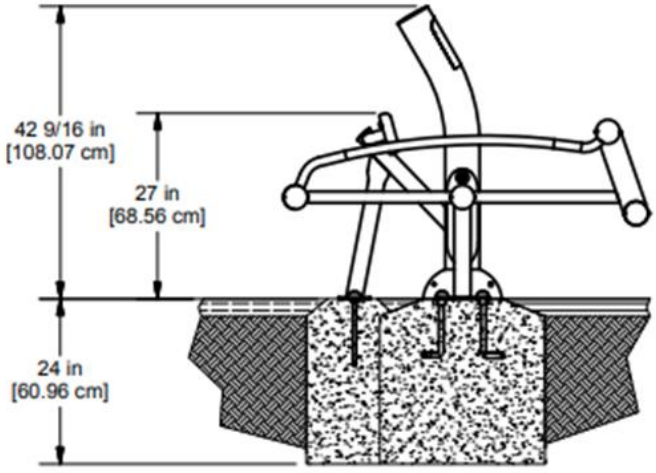


FINISHED ASSEMBLY

UP168J SIT-UP/BACK EXTENSION (FOOTING)



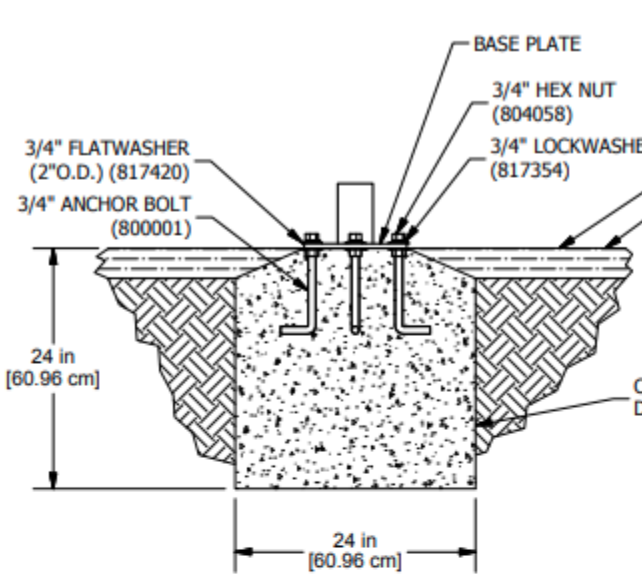
PLAN VIEW



ELEVATION VIEW

UP168J (FOOTING)

UP168J SIT-UP/BACK EXTENSION (FOOTING)

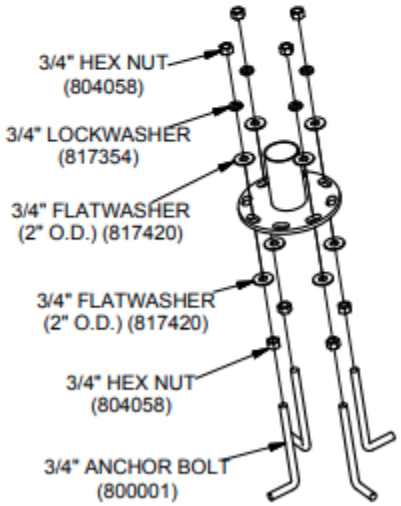


CONCRETE REQUIRED:
.30 CUBIC YARDS
.23 CUBIC METERS

NOTE:
-SLOPED FOOTING IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.
-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI

-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

FOOTING DETAIL



FOOTING ASSEMBLY DETAIL

UP168J (FOOTING)

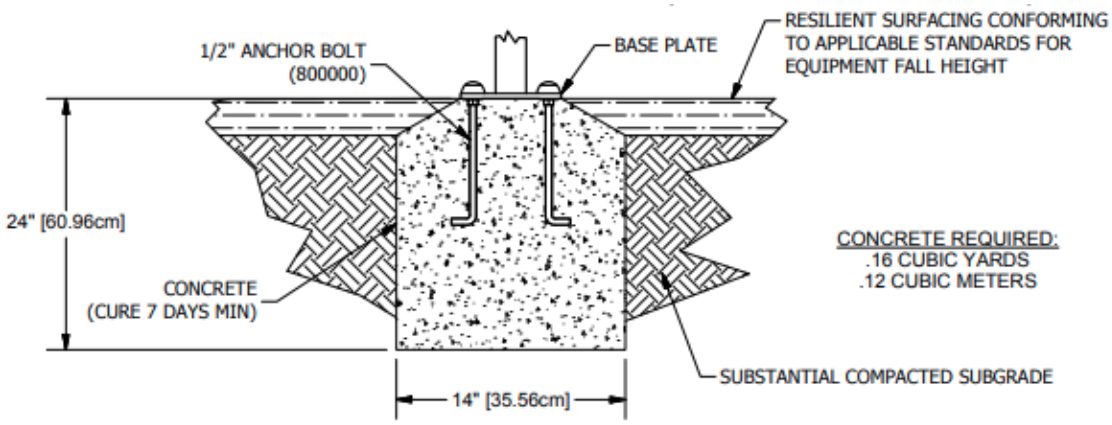
Important

To Reduce the Risk of Clothing Entanglement in Compliance with ASTM F1487, Any Bolt End Protruding More Than Two Full Threads Beyond the Face of the Nut Shall Be Cut-Off Flush, Filed Smooth and Treated to Prevent Corrosion.

Note: Loctite (Supplied by Others) Should be Used on All Threaded Hardware.

Note: After Assembly is Complete, Peen Tee-Nuts and Flatwashers to Match Radius of Pipe.

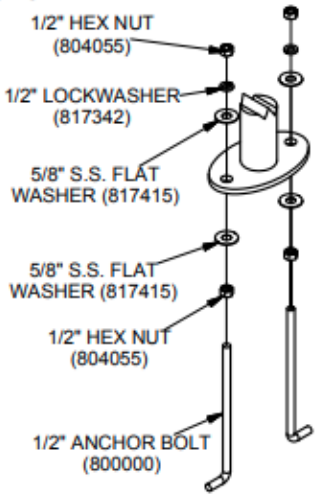
UP168J SIT-UP/BACK EXTENSION (FOOTING)



NOTE:
-SLOPED FOOTING IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.
-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI

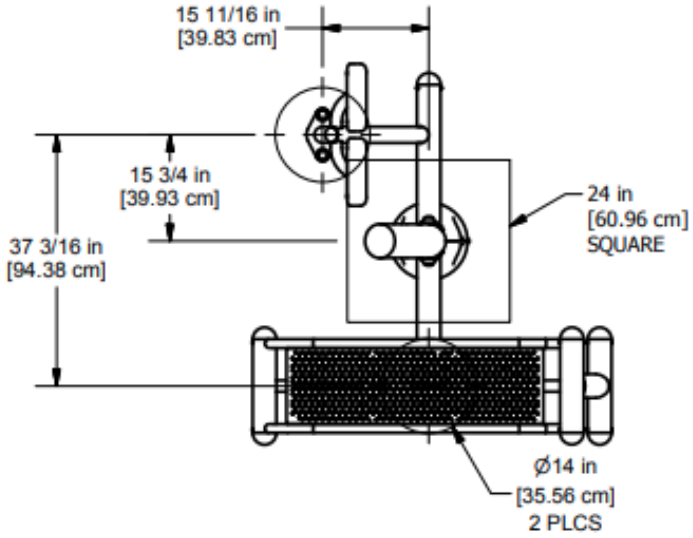
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

FOOTING SUPPORT DETAIL
UP168J (FOOTING)

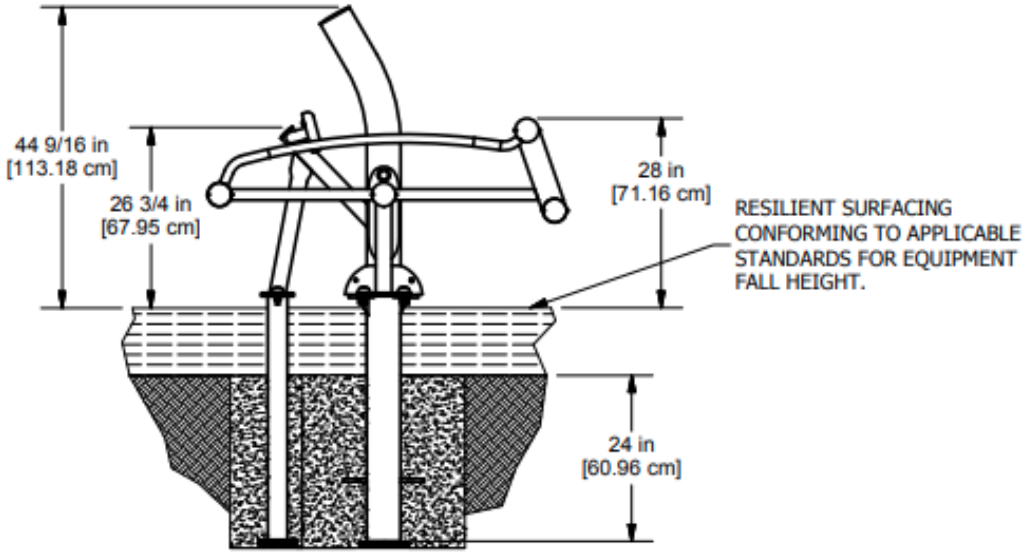


FOOTING SUPPORT ASSEMBLY DETAIL
UP168J (FOOTING)

UP168S SIT-UP/BACK EXTENSION (IN GROUND)



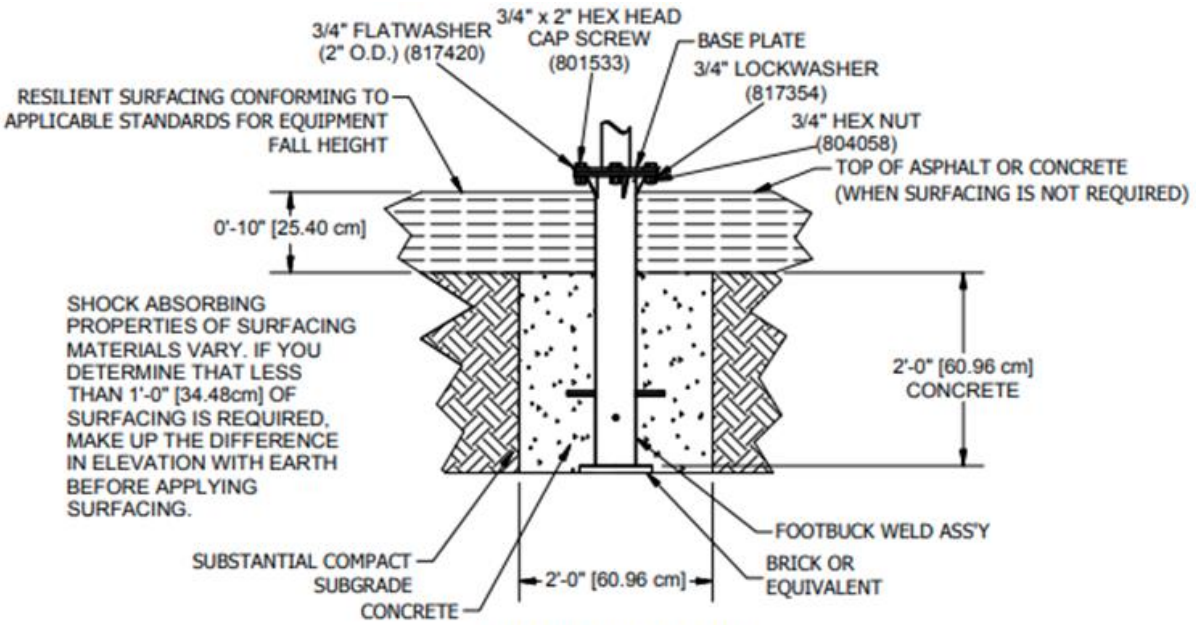
PLAN VIEW



ELEVATION VIEW

UP168S (IN GROUND)

UP168S SIT-UP/BACK EXTENSION (IN GROUND)



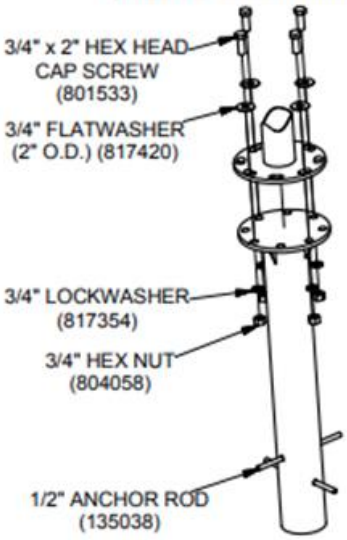
IN GROUND DETAIL

CONCRETE REQUIRED:
.30 CUBIC YARDS
.23 CUBIC METERS

NOTE:
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

-SLOPED FOOTING (45° MIN) IS A REQUIREMENT OF EUROPEAN STANDARD EN1176-1 ONLY.

-SUGGESTED MINIMUM CONCRETE RATING 3000 PSI.



IN GROUND ASSEMBLY DETAIL

UP168S (IN GROUND)

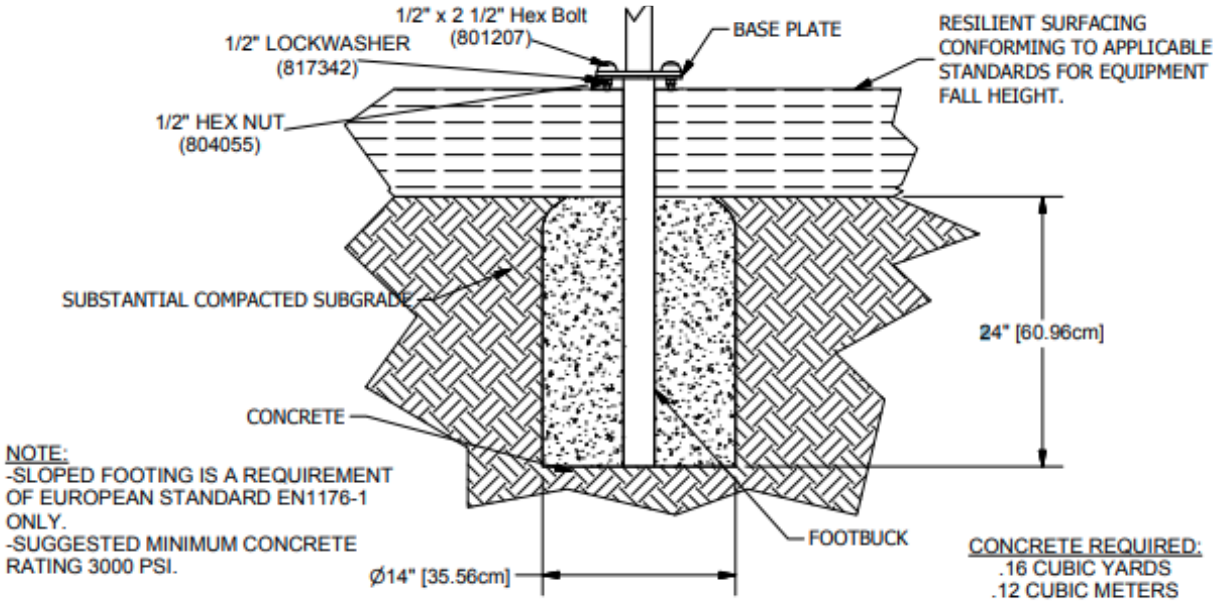
Important

To Reduce the Risk of Clothing Entanglement in Compliance with ASTM F1487, Any Bolt End Protruding More Than Two Full Threads Beyond the Face of the Nut Shall Be Cut-Off Flush, Filed Smooth and Treated to Prevent Corrosion.

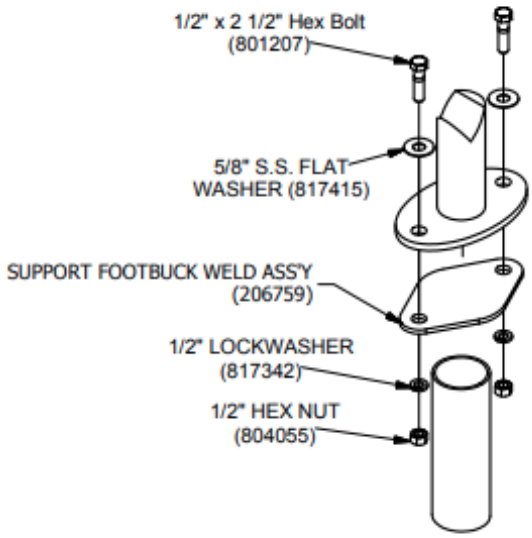
Note: Loctite (Supplied by Others) Should be Used on All Threaded Hardware.

Note: After Assembly is Complete, Peen Tee-Nuts and Flatwashers to Match Radius of Pipe.

UP168S SIT-UP/BACK EXTENSION (IN GROUND)



IN GROUND SUPPORT DETAIL



IN GROUND SUPPORT ASSEMBLY DETAIL

UP168S (IN GROUND)

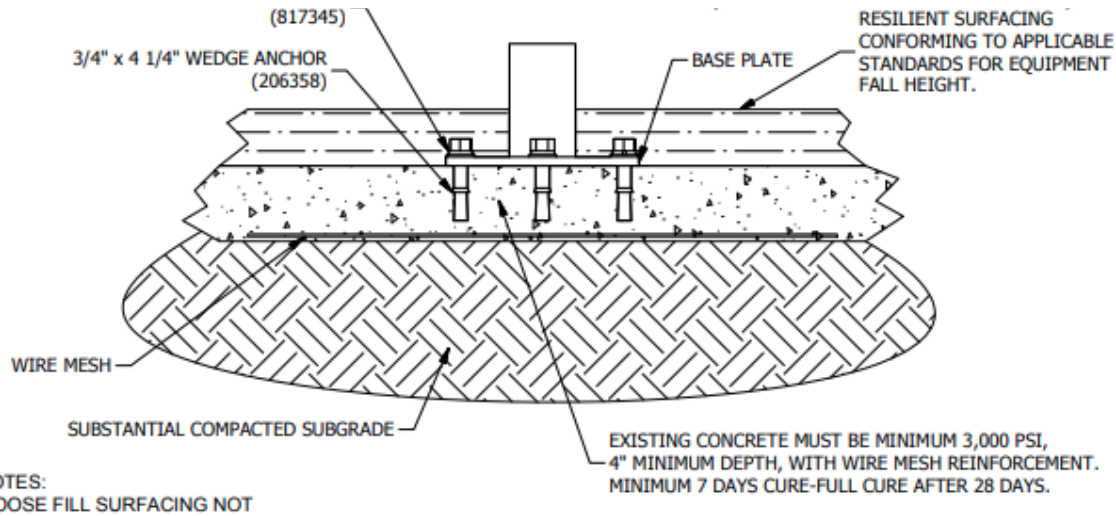
Important

To Reduce the Risk of Clothing Entanglement in Compliance with ASTM F1487, Any Bolt End Protruding More Than Two Full Threads Beyond the Face of the Nut Shall Be Cut-Off Flush, Filed Smooth and Treated to Prevent Corrosion.

Note: Loctite (Supplied by Others) Should be Used on All Threaded Hardware.

Note: After Assembly is Complete, Peen Tee-Nuts and Flatwashers to Match Radius of Pipe.

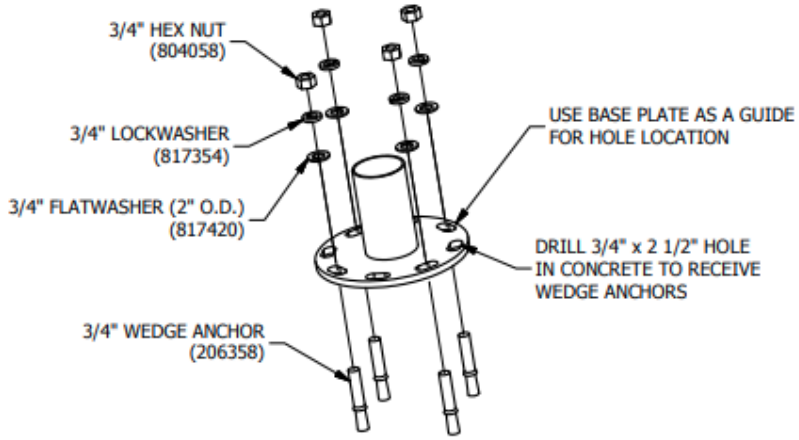
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)



NOTES:
-LOOSE FILL SURFACING NOT RECOMMENDED FOR SURFACE MOUNT.

-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.

SURFACE DETAIL



SURFACE ASSEMBLY DETAIL

UP168M (SURFACE MOUNT)

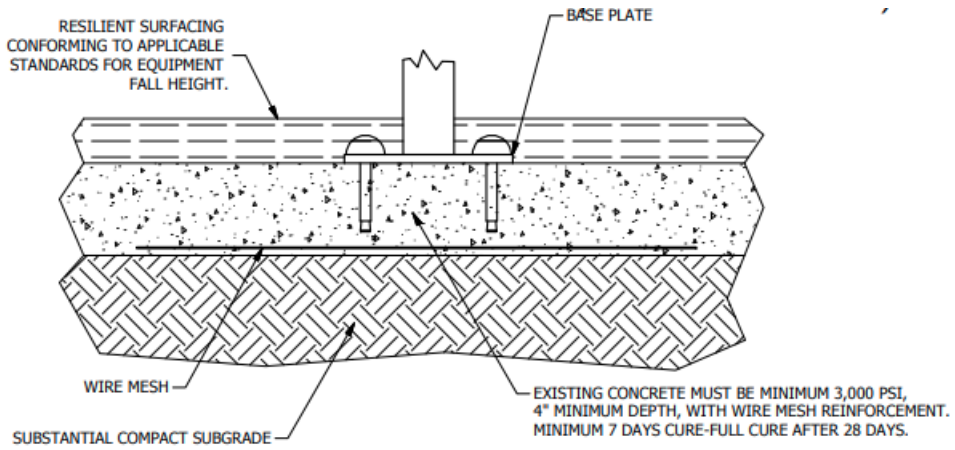
Important

To Reduce the Risk of Clothing Entanglement in Compliance with ASTM F1487, Any Bolt End Protruding More Than Two Full Threads Beyond the Face of the Nut Shall Be Cut-Off Flush, Filed Smooth and Treated to Prevent Corrosion.

Note: Loctite (Supplied by Others) Should be Used on All Threaded Hardware.

Note: After Assembly is Complete, Peen Tee-Nuts and Flatwashers to Match Radius of Pipe.

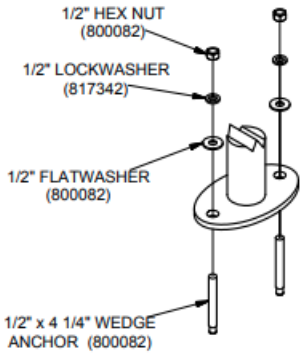
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)



SURFACE SUPPORT DETAIL

NOTES:
-LOOSE FILL SURFACING NOT RECOMMENDED FOR SURFACE MOUNT.

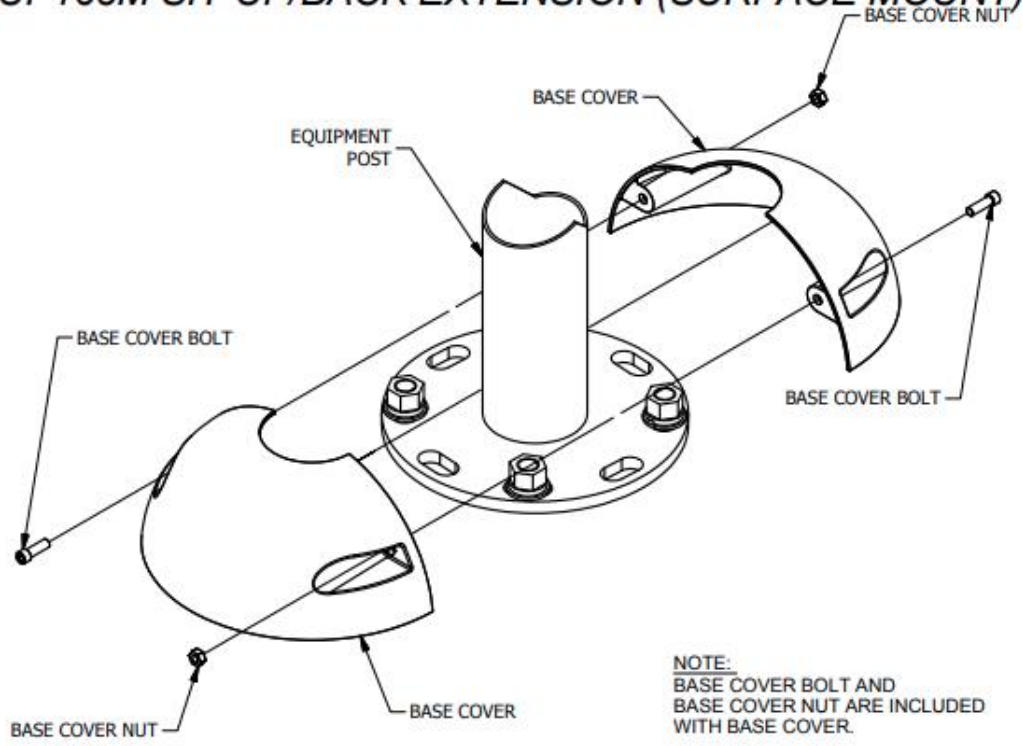
-RESILIENT SURFACING AND SUBSTANTIAL COMPACTED SUBGRADE DEPTHS DEPEND ON SOIL CONDITIONS AND RESILIENT SURFACING TYPE.



SURFACE SUPPORT ASSEMBLY DETAIL

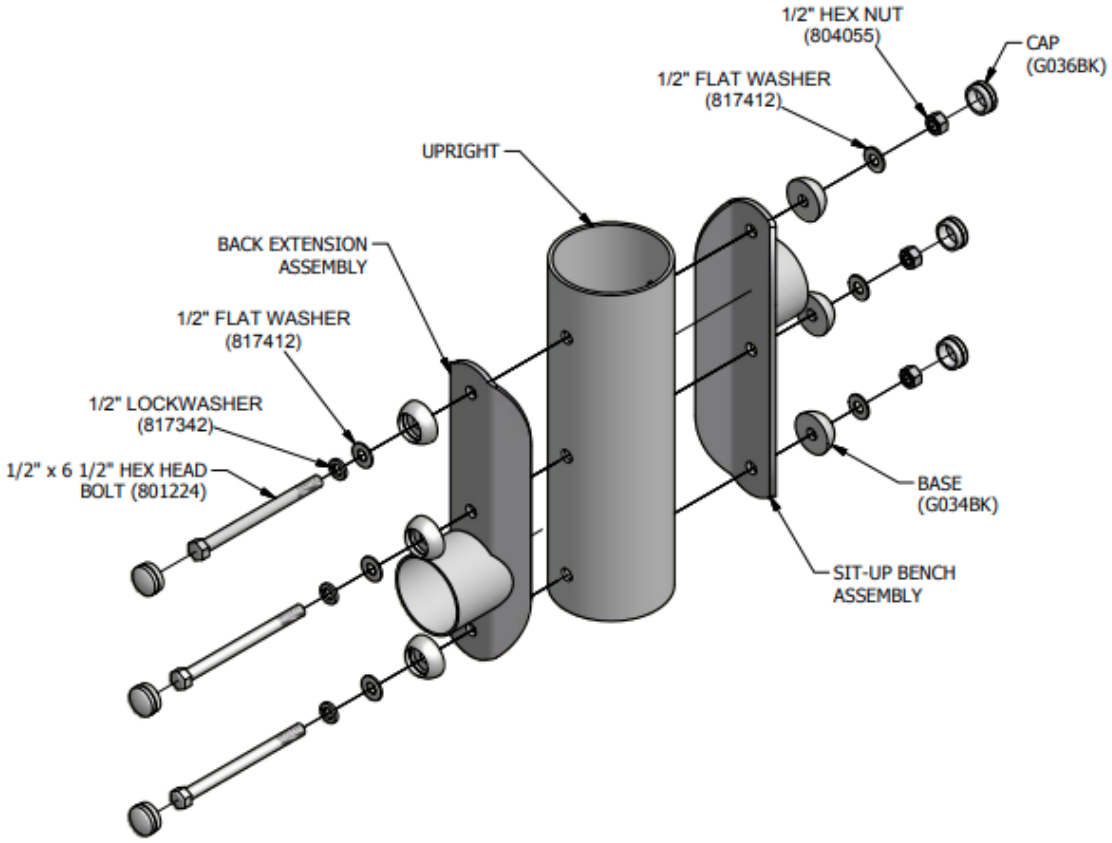
UP168M (SURFACE MOUNT)

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)



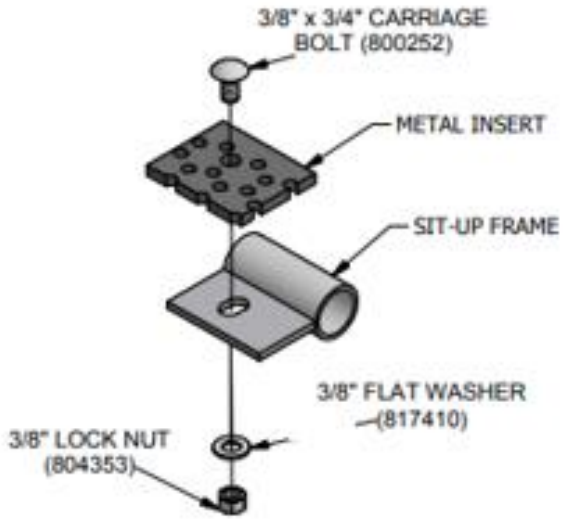
BASE COVER DETAIL

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

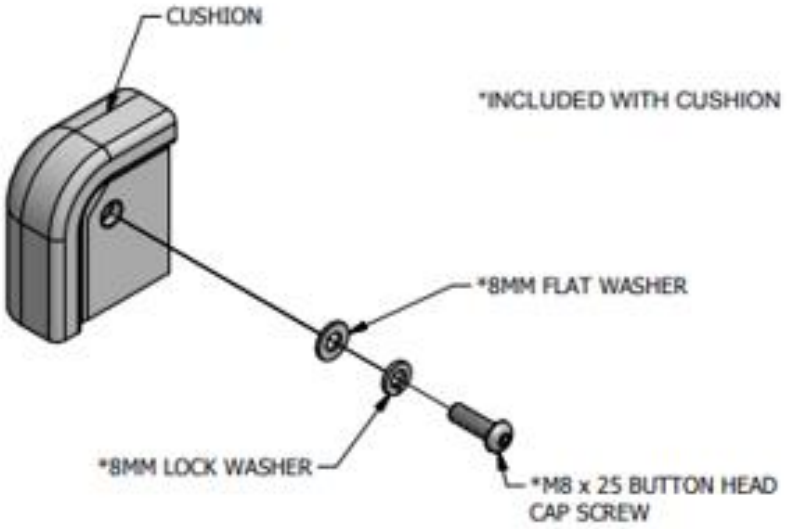


BODY SIT UP & BACK EXTENSION
ASSEMBLY DETAIL

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE)

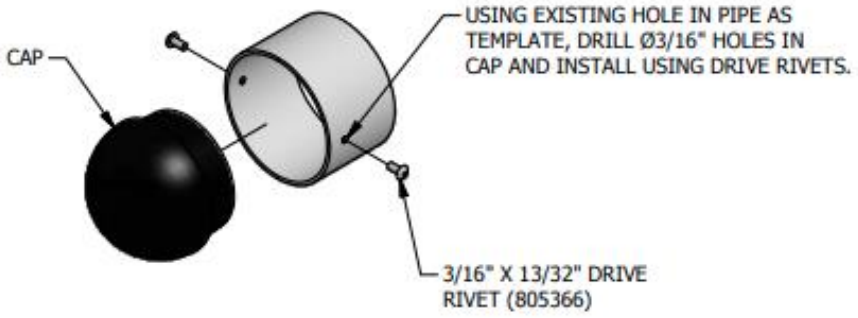


METAL INSERT TO FRAME DETAIL

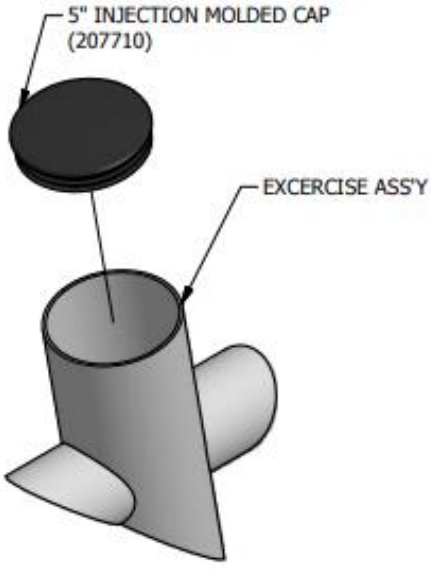


CUSHION TO FRAME DETAIL

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE)



DOME CAP DETAIL



CAP DETAIL

Assisted Balance Walk Specification

Approved equal Model is Acceptable

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

Parts List				
DESCRIPTION	UP168J (FOOTING)	UP168S (IN GROUND)	UP168M (SURFACE MOUNT)	PART NUMBER
UPRIGHT ASSEMBLY	1	1	1	211227
BACK EXTENSION ASSEMBLY	1	1	1	211230
SIT-UP BENCH ASSEMBLY	1	1	1	211242
CUSHION	2	2	2	209075
COATED METAL INSERT	1	1	1	211506
5" BASE COVER	1	1	1	207659
3 1/2" DOME CAP	8	8	8	211492
FOOTBUCK WELD ASS'Y	0	1	0	206467
SUPPORT FOOTBUCK WELD ASS'Y	0	2	0	206759
HARDWARE COMPLETE	1	0	0	403938
HARDWARE COMPLETE	0	1	0	403939
HARDWARE COMPLETE	0	0	1	403940
5" INJECTION MOLDED CAP	1	1	1	207710*
3/16" x 13/32" DRIVE RIVET	16	16	16	805366*
1/2" x 4" HEX HEAD BOLT	3	3	3	801224*
1/2" LOCKWASHER	3	7	3	817342*
1/2" HEX NUT	7	7	3	804055*
3/8" FLAT WASHER	16	16	16	817410*
3/8" LOCKWASHER	8	8	8	817334*
3/8" x 3/4" P.B.H.C.S. w/PATCH	8	8	8	812052*
3/4" WEDGE ANCHOR	0	0	4	206358*
3/4" LOCKWASHER	4	4	4	817354*
1/2" x 4 1/4" WEDGE ANCHOR	0	0	4	800082*
3/4" ANCHOR BOLT	4	0	0	800001*
3/4" HEX NUT	8	4	0	804058*
3/4" FLATWASHER (2" O.D.)	8	4	0	817420*
1/2" ANCHOR BOLT	4	0	0	800000*
5/8" S.S FLATWASHER	4	0	0	817415*
1/2" ANCHOR ROD	0	2	0	135038*
3/4" x 2" HEX HEAD CAP SCREW	0	4	0	801533*
1/2" x 2 1/2" HEX BOLT	0	4	0	801207*
3/8" x 3/4" CARRIAGE BOLT	8	8	8	800252*

CONT'D ON NEXT PAGE

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

Parts List				
DESCRIPTION	UP168J (FOOTING)	UP168S (IN GROUND)	UP168M (SURFACE MOUNT)	PART NUMBER
3/8" LOCK NUT	8	8	8	804353*
1/2" LOCK NUT	4	0	4	804355*
1/2" FLAT WASHER	10	10	10	817412*
12MM DO-NUT BASE	10	10	10	G034BK*
12MM DO-NUT CAP	10	10	10	G036BK*
USAGE/WARNING LABEL	1	1	1	403888*

Unless Otherwise Specified, All Units of Measure are Each
**Items listed below Hardware Complete line are included with Hardware Complete Number*

Warning: During Installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location. Any bolt end protruding more than two full threads beyond the face of the nut causes risk of clothing entanglement. Promptly cut-off flush, file smooth, and treat to prevent corrosion.

Note: Peen Tee-Nuts and Flatwashers to match radius of pipe after assembly is complete.
Note: Loctite (supplied by others) should be used on any non-patch hardware.

SPECIFICATIONS

BASE COVER: The Base Cover shall be constructed from aluminum and powder coated.

BOLT COVER BASE AND CAP: The Bolt Cover Base and Cap shall be constructed from Nylon PA6 and shall be black in color.

CUSHION: The Cushion shall be constructed from injection molded Nylon W6.

POST CAP: The Post Cap shall be constructed from injection molded Polyethylene.

UPRIGHT ASSEMBLY: The main frame shall be an all welded assembly fabricated from 5" O.D. 7 Gauge Tubing and a 1/4" thick steel plate. Assembly shall be powdercoated after welding.

SIT-UP BENCH FRAME: Shall be an all welded assembly constructed from 3 1/2" O.D. Galvanized pipe, 2 3/8" O.D. Sch. 40 Pipe, and 1.66" O.D. Sch. 40 Pipe. Frame will attach to Upright with a 1/4" Thick Formed Steel Tab. Frame shall be powdercoated after welding.

BACK EXTENSION FRAME: Shall be an all welded assembly constructed from 3 1/2" O.D. Galvanized pipe and 2 3/8" O.D. Sch. 40 Pipe. Frame will attach to Upright with a 1/4" Thick Formed Steel Tab. Frame shall be powdercoated after welding.

HARDWARE: All nuts, bolts, screws, and lock washers used in the assembly shall be stainless steel, yellow dichromate plated steel, blue-coat plated steel, mechanically galvanized or powder coated/yellow dichromate plated steel. All primary fasteners shall be 304 alloy stainless steel. Fasteners with yellow dichromate treatment have an electro-deposited, 99.9% pure zinc substrate applied from a specially formulated solution sealed with a yellow dichromate top coat designed to work in conjunction with the zinc plating.

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

INSTALLATION INSTRUCTIONS FOR UP168J (FOOTING):

1. Attach Sit up & Back Extension Assembly to Main Post Assembly using Cap, 1/2" x 6 1/2" Hex Head Bolt, 1/2" Lockwasher, 1/2" Flatwasher and Base. See Sit-Up/Back Extention Assembly Detail.

2. Attach Coated Metal Insert to Frame using 3/8" x 3/4" Carriage Bolt, 3/8" Flatwasher, and 3/8" Lock Nut. See Metal Insert to Frame Detail.

3. Attach Cushion to Frame using M8 x 25 Button Head Cap Screw, 8MM Lockwasher, and 8MM Flat Washer, which are included with Cushion. See Cushion to Frame Detail.

4. Dig holes or drill holes according to Plan View and Elevation View. NOTE: Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.

5. Fill holes with concrete. While the concrete is still soft, yet firm enough to support the Sit-Up/Back Extension, place Anchor Bolts in position. See Footing Detail.. NOTE: Use Sit-Up/Back Extension as a template for Anchor Bolt location, then remove Sit-Up/Back Extension.

IMPORTANT: *DO NOT MOUNT THE SIT-UP/BACK EXTENSION TO THE ANCHOR BOLTS FOR AT LEAST 7 DAYS.*

6. After concrete has cured and set for a minimum of 7 days, attach Sit-Up/Back Extension to 3/4" Anhcor Bolt using 3/4" Hex Nut, 3/4" Lockwasher, and 3/4" Flatwasher (2" O.D.). See Footing Assembly Detail.

5. Attach Supports to 1/2" Anchor Bolt using 1/2" Hex Nut, 1/2" Lockwasher, and 5/8" S.S. Flat Washer. See Footing Support Detail.

6. Attach Base Cover to Equipment Post using Base Cover Nut and Base Cover Bolt included with Base Cover. See Base Cover Detail.

INSTALLATION INSTRUCTIONS FOR UP168S (IN GROUND):

1. Attach Sit up & Back Extension Assembly to Main Post Assembly using Cap, 1/2" x 6 1/2" Hex Head Bolt, 1/2" Lockwasher, 1/2" Flatwasher and Base. See Sit-Up/Back Extention Assembly Detail.

2. Attach Coated Metal Insert to Frame using 3/8" x 3/4" Carriage Bolt, 3/8" Flatwasher, and 3/8" Lock Nut. See Metal Insert to Frame Detail.

3. Attach Cushion to Frame using M8 x 25 Button Head Cap Screw, 8MM Lockwasher, and 8MM Flat Washer, which are included with Cushion. See Cushion to Frame Detail.

4. Dig holes or drill holes according to Plan View and Elevation View. ***NOTE:*** Due to extremes in weather and soil conditions, hole size may have to be increased to meet local conditions.

5. Attach the Footbuck Weld Assembly to the Sit-Up/Back Extension using 3/4" Hex Nut, 3/4" Lockwasher, 3/4" Flatwasher (2" O.D.), 3/4" x 2" Hex Head Cap Screw. See In-Ground Assembly Detail.

6. Attach the Support Weld Assembly to the Sit-Up/Back Extension using 1/2" Hex Nut, 1/2" Lockwasher, 5/8" S.S. Flat Washer, and 1/2" x 2 1/2" Hex Bolt. See In Ground Support Assembly Detail.

7. Place Sit-Up/Back Extension into hole making sure it rests on the brick. See In-Ground Detail.

8. Level Sit-Up/Back Extension using sway bracing.

9. Pour concrete according to the Plan View and Elevation View. Allow concrete to cure for a minimum of 7 days.

10. Attach Base Cover to Equipment Post using Base Cover Nut and Base Cover Bolt included with Base Cover. See Base Cover Detail.

UP168J SIT-UP/BACK EXTENSION (FOOTING)
UP168S SIT-UP/BACK EXTENSION (IN GROUND)
UP168M SIT-UP/BACK EXTENSION (SURFACE MOUNT)

INSTALLATION INSTRUCTIONS FOR UP168M (SURFACE MOUNT):

1. Attach Sit up & Back Extension Assembly to Main Post Assembly using Cap, 1/2" x 6 1/2" Hex Head Bolt, 1/2" Lockwasher, 1/2" Flatwasher and Base. See Sit-Up/Back Extention Assembly Detail.
2. Attach Coated Metal Insert to Frame using 3/8" x 3/4" Carriage Bolt, 3/8" Flatwasher, and 3/8" Lock Nut. See Metal Insert to Frame Detail.
3. Attach Cushion to Frame using M8 x 25 Button Head Cap Screw, 8MM Lockwasher, and 8MM Flat Washer, which are included with Cushion. See Cushion to Frame Detail.
4. Mark correct location of holes for Wedge Anchor using the Base Plates as a guide.
5. Drill 3/4" x 2 1/2" holes in concrete for Wedge Anchors. See Surface Detail.
6. Drill 1/2" x 2 1/2" holes in concrete for Support Wedge Anchors. See Support Surface Detail.
7. Insert Wedge Anchors and secure Sit-Up/Back Extension with 3/4" Flatwasher (2" O.D.), 3/4" Lockwasher, and 3/4" Hex Nut. See Surface Assembly Detail.
8. Insert Wedge Anchors and secure Supports with 1/2" Flatwasher, 1/2" Lockwasher, and 1/2" Hex Nut. See Surface Support Assembly Detail.
9. Attach Sit-up/Back Extension Assembly to Main Post Assembly using Nut Cap (M12), Nylon Nut (M12), Lockwasher (M12), Flatwasher (M12), Cap Washer (M12), and Hexagon Head Bolt (M 12x120). See Sit Up & Back Extention Assembly Detail.

MAINTENANCE PROCEDURE:

Periodically check hardware for tightness, and tighten as necessary. Always check all parts for breakage or wear, and immediately put equipment out of service until any faulty parts found are repaired or replaced. Also Check all metal parts for rust, paint loss and touch-up if necessary with paint. Check for welded areas and verify integrity. Check periodically resilient surfacing for appropriate depth and remove extraneous materials that could cause injury, infection, or disease. Maintain detailed installation, inspection, maintenance, and repair records for each public-use playground equipment.

UP352 ASSISTED BALANCE WALK

Parts List		
DESCRIPTION	QTY	PART NUMBER
HDPE TOP	1	403594
ASSISTED BALANCE ASS'Y	1	403596
EASY GRIP SIDERAILS	2	403598
HARDWARE COMPLETE	1	403642
3/8" x 3/4" P.B.H.C.S. w/PATCH	10	812052*
3/8" LOCK WASHER	10	817334*
3/8" FLAT WASHER	10	817410*
3/8" BARREL NUT	10	804804*
USAGE/WARNING LABEL	1	403910*

Unless Otherwise Specified, All Units of Measure are Each
** Items listed below Hardware Complete line are included with Hardware Complete Number*

Warning: During Installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location. Any bolt end protruding more than two full threads beyond the face of the nut causes risk of clothing entanglement. Promptly cut-off flush, file smooth, and treat to prevent corrosion.

Note: Peen Tee-Nuts and Flatwashers to match radius of pipe after assembly is complete.
Note: Loctite (supplied by others) should be used on any non-patch hardware.

SPECIFICATIONS:

HDPE Top: Shall be 3/4" HDPE Densetec Anti-skid Diamond Texture Sheet.

Assisted Balance Assembly: Shall have a 1 1/2" galvanized pipe with a 12Ga. hot rolled steel top.

Easygrip Siderails: Shall be 1-5/8" O.D. galvanized steel tube with a combination polyurea/baked on polyester powder coat finish.

Hardware: All nuts, bolts, screws, and lock washers used in the assembly shall be stainless steel, yellow dichromate plated steel, blue-coat plated steel, mechanically galvanized or powder coated/yellow dichromate plated steel. All primary fasteners shall be 304 alloy stainless steel. Fasteners with yellow dichromate treatment have an electro-deposited, 99.9% pure zinc substrate applied from a specially formulated solution sealed with a yellow dichromate top coat designed to work in conjunction with the zinc plating.

UP352 ASSISTED BALANCE WALK

INSTALLATION INSTRUCTIONS:

1. Dig holes according to the Ground Plan. See Ground Plan for dimensions and notes regarding surfacing, etc.
   NOTE: *Due to extremes in weather and soil conditions, hole sizes may have to be increased to meet local conditions*.

2. Place Easygrip Siderails in footing holes in accordance with the plan view.

3. Attach HDPE Top to the Assisted Balance Assembly using 3/8" Barrel Nut, 3/8" Flat Washer, 3/8" Lock Washer, and 3/8" x 3/4" P.B.H.C.S. w/Patch. See Detail 684. NOTE: *Make certain diamond pattern is facing up.*

4. Place Assisted Balance Assembly into footing holes in accordance with the plan view. NOTE: *Make certain to follow anchor instructions as shown in Detail 231.*

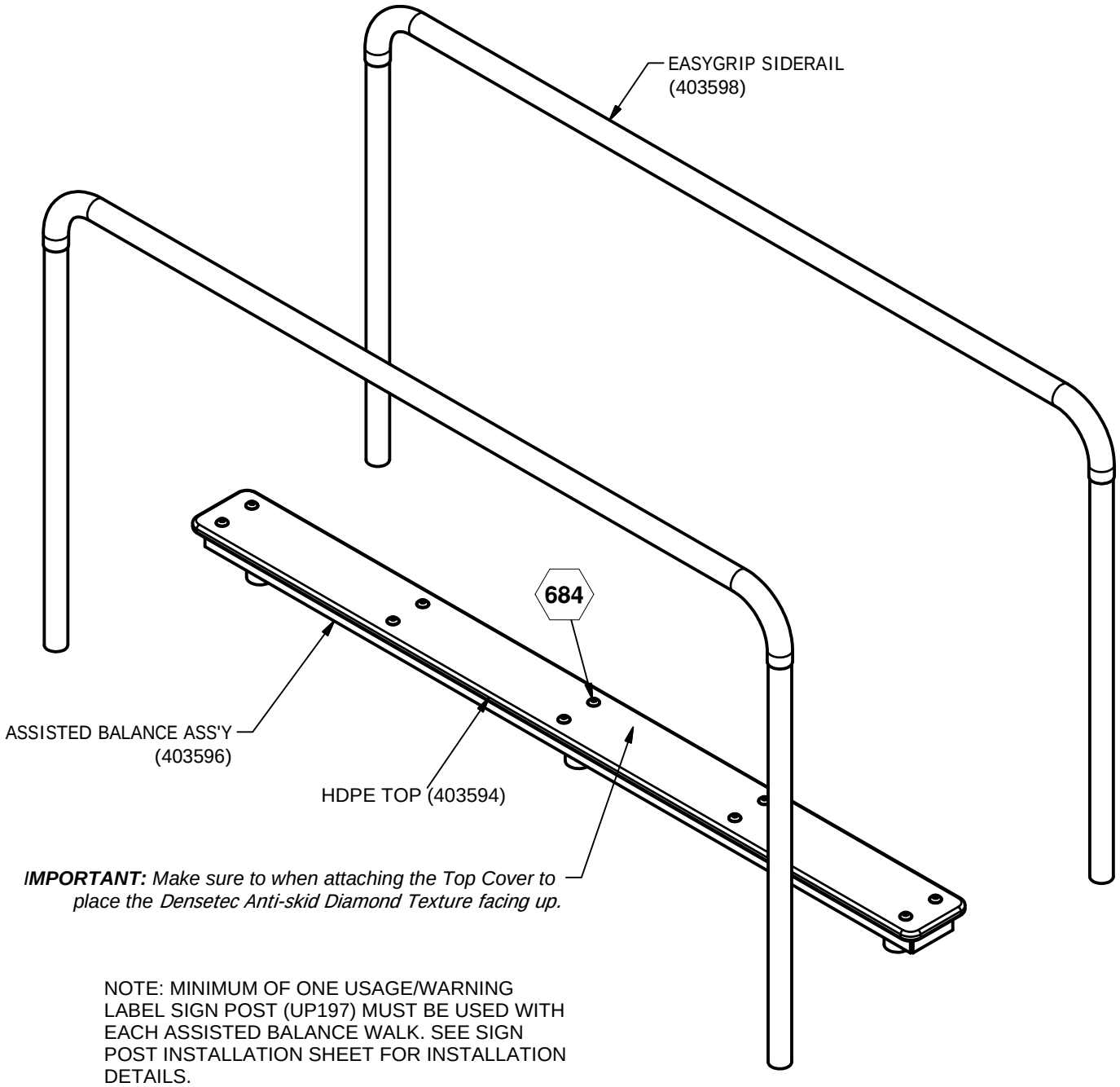
5. After entire unit is assembled pour concrete footings within 4" to the top and taper away from post for water drainage. Allow to cure at least 48 hours before use. Temporary bracing may be required until concrete cures.

6. When the structure is finished and satisfactory, eliminate sharp points and sharp edges (burring) on installed hardware like bolts, nuts, etc. Install resilient surfacing material within the use zone of play structure in accordance with ASTM specifications F1292 appropriate for the fall height of each structure. Refer to the safety guidelines.

MAINTENANCE PROCEDURE:

Periodically check hardware for tightness, and tighten as necessary. Always check all parts for breakage or wear, and immediately put equipment out of service until any faulty parts found are repaired or replaced. Also Check all metal parts for rust, paint loss and touch-up if necessary with paint. Check for welded areas and verify integrity. Check periodically resilient surfacing for appropriate depth and remove extraneous materials that could cause injury, infection, or disease. Maintain detailed installation, inspection, maintenance, and repair records for each public-use playground equipment.

UP352 ASSISTED BALANCE WALK



IMPORTANT: *Make sure to when attaching the Top Cover to place the Densetec Anti-skid Diamond Texture facing up.*

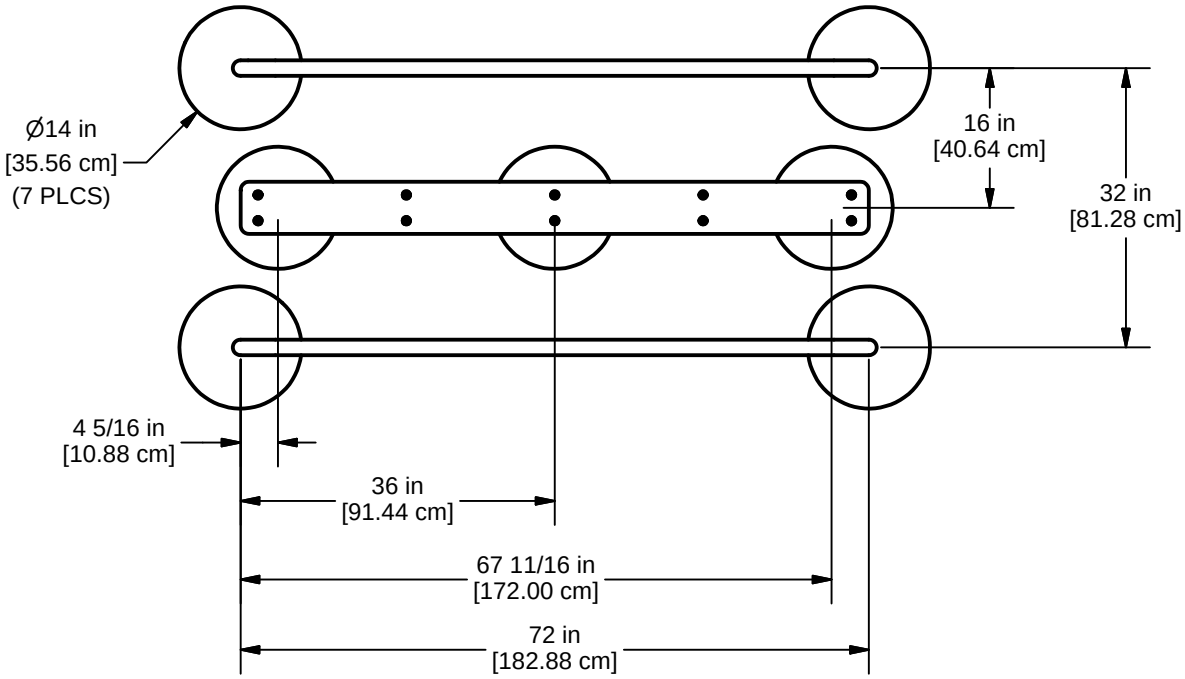
NOTE: MINIMUM OF ONE USAGE/WARNING LABEL SIGN POST (UP197) MUST BE USED WITH EACH ASSISTED BALANCE WALK. SEE SIGN POST INSTALLATION SHEET FOR INSTALLATION DETAILS.
SIGN POST MUST BE OUTSIDE MAXIMUM SPACE IN WHICH THE USER AND EXERCISE EQUIPMENT COMPONENTS TRAVERSE WHEN THE EQUIPMENT IS OPERATED.

⬡ = INSTALLATION DETAIL

FINISHED ASSEMBLY

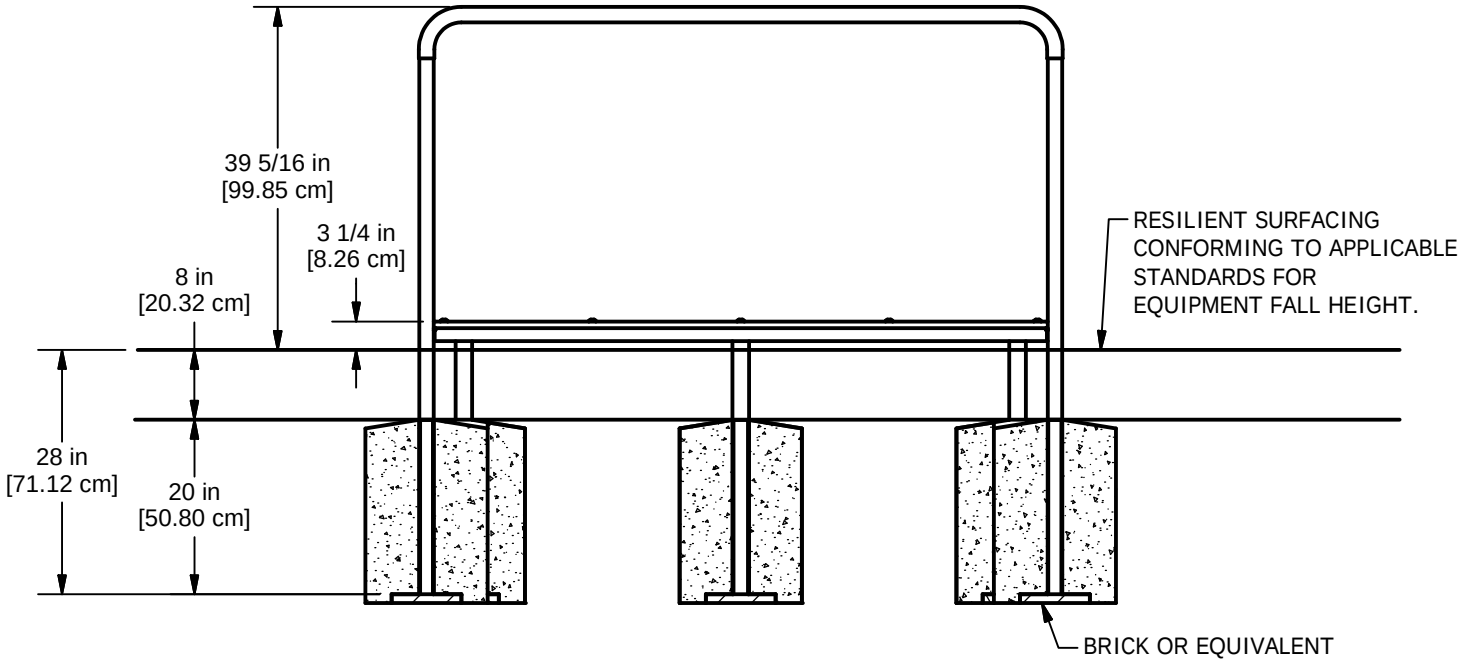
Issued/Revised: 12/12/16

UP352 ASSISTED BALANCE WALK



PLAN VIEW

CONCRETE REQUIRED
0.510 CUBIC YARDS
0.390 [CUBIC METERS]

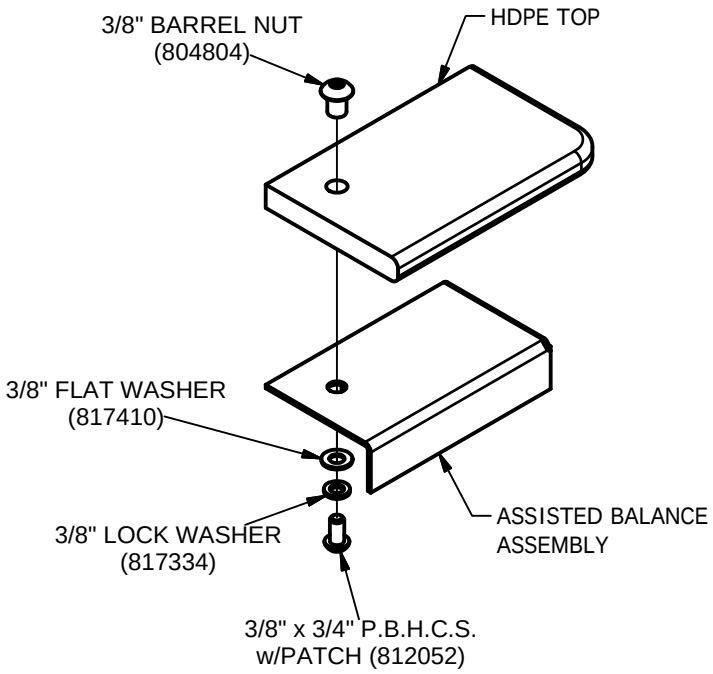


ELEVATION VIEW

UP352 ASSISTED BALANCE WALK

***IMPORTANT:** Make sure when attaching the Top Cover to place the Densetec Anti-skid Diamond Texture facing up.*

684



CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE AN EXTENSION TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF LAUDERDALE LAKES FOR PUBLIC TRANSPORTATION/COMMUNITY BUS SERVICES

Summary

This is a discussion requesting approval for an extension of the Interlocal Agreement between Broward County and City of Lauderdale Lakes for Public Transportation/Community Bus Services. The term of this extended agreement shall begin on the date it is fully executed by both parties and shall end on September 30, 2027.

Staff Recommendation

Background:

Staff recommends approval of a proposed resolution authorizing the Acting City Manager to execute the extension of the City/County Interlocal Agreement for Public Transportation/Community Bus Services.

The City of Lauderdale Lake entered into a Public Transportation/Community Interlocal Agreement with Broward County to operate the Lauderdale Lakes Community Bus Services. The agreement includes the leasing of wheelchair-accessible passenger vehicles for regular route service for a three-year term, with the option for three additional one-year extensions upon written approval from both the County's and City's Contract Administrators. The Original Agreement was amended on or around February 22, 2021, October 29, 2021, and November 5, 2024 (collectively, the "Agreement"). The Parties desire to enter into this Amendment to extend the term of the Agreement through September 30, 2027, and to add Juneteenth as an observed holiday on which service does not operate.

The minimum ridership level for the Public Transportation/Community Bus Interlocal Agreement is 7.1 passengers per revenue hour. The Community Bus currently operates two weekday routes: one East/West route and one North/South route, as well as two Saturday routes.

The total annual operating funding for the Public Transportation/Community Bus Service from Broward County is approximately $325,541.20, which is paid100% by Broward County.

Staff recommends that the City Commission authorize the City Manager to execute the Fourth Amendment with Broward County.

Funding Source:

Funding Source: Broward County

Fiscal Impact:

Sponsor Name/Department: Ericka Lockett - Parks and Human Services Director

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Agreement	Agreements

FOURTH AMENDMENT TO AGREEMENT BETWEEN
BROWARD COUNTY AND CITY OF LAUDERDALE LAKES
FOR COMMUNITY SHUTTLE SERVICE

This Fourth Amendment ("Amendment") is entered into between Broward County, a political subdivision of the State of Florida ("County"), and City of Lauderdale Lakes, a municipal corporation located in Broward County, Florida, organized and existing under the laws of the state of Florida ("City") (each a "Party" and collectively referred to as the "Parties").

RECITALS

A. The Parties entered into the Interlocal Agreement, dated September 26, 2019 (the "Original Agreement"), to provide Community Shuttle Service as an alternative form of public transportation for residents within the jurisdictional limits of City. The Original Agreement was amended on or around February 22, 2021, October 29, 2021, and November 5, 2024 (collectively, the "Agreement").

B. The Parties desire to enter into this Amendment to extend the term of the Agreement through September 30, 2027, and to add Juneteenth as an observed holiday on which service does not operate.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The above Recitals are true and correct and are incorporated herein by reference. All capitalized terms not expressly defined within this Amendment shall retain the meaning ascribed to such terms in the Agreement.

2. The Agreement is hereby extended and will remain in effect through September 30, 2027.

3. Exhibit A of the Agreement is amended to add Juneteenth (or the day observed as Juneteenth) to the list of holidays on which the Lauderdale Lakes East/West, and North/South Routes do not operate.

4. Except as modified herein, all remaining terms and conditions of the Agreement shall remain in full force and effect.

5. In the event of any conflict or ambiguity between this Amendment, any prior amendments, and the Agreement, the Parties agree that the terms of the most recent amendment shall control. The Agreement, as amended by successive amendments including this Amendment, incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter hereof that are not contained in the Agreement as so amended. Accordingly, the Parties

agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

6. Preparation of this Amendment has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than any other.

7. City acknowledges that through the date this Amendment is executed by City, City has no claims or disputes against County with respect to any of the matters covered by the Agreement.

8. The effective date of this Amendment shall be the date of complete execution by the Parties.

9. This Amendment may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which shall be deemed to be an original, and all of which, taken together, shall constitute one and the same agreement.

10. Each individual executing this Amendment on behalf of a Party represents and warrants that they are, on the date they sign this Amendment, duly authorized by all necessary and appropriate action to execute this Amendment on behalf of such party and does so with full legal authority.

(The remainder of this page is blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its County Administrator, authorized to execute same by Board Item 38 on June 10, 2025; and City, signing by and through its duly authorized representative.

COUNTY

BROWARD COUNTY, by and through
its County Administrator

By: _____
County Administrator

____ day of _____, 2025

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____
McKillop Erlandson (Date)
Assistant County Attorney

By: _____
Douglas Gonzales (Date)
Senior Assistant County Attorney

MBE
2025-Commuter Extension-Lauderdale Lakes.docx
7/23/2025
#1179662v1

FOURTH AMENDMENT TO AGREEMENT BETWEEN
BROWARD COUNTY AND CITY OF LAUDERDALE LAKES
FOR COMMUNITY SHUTTLE SERVICE

CITY

CITY OF LAUDERDALE LAKES

By: _____
Authorized Signer

_____
Print Name and Title

_____ day of _____, 2025

Approved as to form:

By: _____

_____
Print Name and Title

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

DISCUSSION REGARDING THE PROCESS AND PROCEDURE FOR HIRING A NEW CITY MANAGER (SPONSORED BY MAYOR EDWARDS PHILLIPS)

Summary

This is a continued discussion regarding the process and procedure for hiring a new City Manager.

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Mayor Edwards Phillips, Mayor and City Commission

Meeting Date: 9/8/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING PREVENTING A LACK OF QUORUM DURING A CITY COMMISSION MEETING (SPONSORED BY COMMISSIONER MAXWELL-WILLIAMS)

Summary

This is a discussion regarding preventing a lack of quorum during a City Commission Meeting.

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Commissioner Karlene Maxwell-Williams, Mayor and Commission Office

Meeting Date: 9/8/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING SBA TOWERS X, LLC APPLICATION FOR A CONDITIONAL USE WITH EXCEPTIONS WHICH WILL ALLOW THE PLACEMENT OF A 105FT STEALTH "MONOPINE" WIRELESS COMMUNICATIONS TOWER LOCATED IN THE EXISTING WALMART AT OAKLAND PARK BLVD. AND STATE ROAD 7. THE TOWER WOULD ACCOMMODATE UP TO FOUR CARRIERS AND IS SITED WITHIN A STORMWATER RETENTION POND.

Summary

This is a discussion regarding the SBA Wireless Communications Tower located at 3001 N. State Road 7, Lauderdale Lakes, FL (Walmart site). The applications affiliated with this item are 01-WC-24: Wireless Communications Tower and 01-CU-24: Conditional Use with exceptions.

Staff Recommendation

Background:

Project Overview:

SBA Towers X, LLC, is proposing construction of a 105-foot stealth "monopine" wireless communications tower behind the existing Walmart at Oakland Park Blvd. and State Road 7. The tower would accommodate up to four carriers and is sited within a stormwater retention pond on an elevated 40'x40' equipment platform. Equipment would be screened by a six-foot chain-link fence with PVT slats, limited to six feet in height.

Requested Exceptions:

The applicant seeks relief from:

- One-mile separation requirement from existing towers.
- Decorative masonry wall with Mediterranean Revival design.
- Ten-foot landscaped buffer around equipment.

Key Findings:

- **Consistency:** The tower supports the City's Comprehensive Plan goals for advancing wireless services and emergency communications.
- **Design:** The stealth monopine design meets the LDRs requirement for facilities within 300 feet of residential areas. The existing eight-foot perimeter wall around Walmart provides visual buffering for surrounding residential neighborhoods.
- **Setbacks:** Required setbacks from residential properties are met (north: 214 ft; west: 123 ft; south: 277 ft).
- **Co-location:** Structure is designed to support up to four carriers.
- **Public Facilities:** Minimal traffic or infrastructure impact is anticipated.

Funding Source:

N/A

Fiscal Impact:

Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM, Development Services Director

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	SBA EXCEPTION APPLICATION	Backup Material
🗋	SBA CONDITIONAL USE APPLICATION STAFF REPORT	Backup Material

Planning and Zoning Board

September 2, 2025

TO:	Tanja McCoy, AICP, CGC, CFM Development Services Director	REVIEW TIMELINE:	
		Dates	Boards
FROM:	Lauren Pruss, AICP Assistant Director	September 02, 2025	Planning and Zoning Board
		September 8, 2025	City Commission Workshop (Pending)
		September 23, 2025	City Commission Regular Meeting (Pending)
RE:	Application No. 01-WC-24	Request for Wireless Communications Tower	
	Application No. 01-CU-24 (Companion Application)	Request for Conditional Use Approval for a Wireless Communications Tower, with Exceptions to the one-mile distance separation, concrete wall, and landscape requirements for wireless communications towers	
	Applicant/Representative	SBA Wireless Communications Tower/SBA Towers X, LLC, c/o Katie O. Berkey, Esq., AICP, Becker & Poliakoff	
	Property Owner	Walmart Stores East, LP	
SITE DATA	Project Location	3001 N State Road 7, Lauderdale Lakes, FL 33313 FOLIO # 494125430010 Southwest corner of N SR 7 and W Oakland Park Blvd. Wireless communication tower location proposed west of (behind) existing Walmart building.	
	Existing Zoning	B-3 General Business District	
	Proposed Zoning	No Change	
	Total Site Area	20.3 Acres	
	Existing City Land Use	Commercial	
	Proposed City Land Use	No Change	
SURROUNDING LAND USE AND ZONING			
	North	Commercial and Residential, B-2, B-3, Utility, and RM-16	
	South	Canal, Community Facility and Residential, CF and RS-4 (Lauderhill)	
	East	Commercial, B-3 and TC Town Center	
	West	Residential, RM-10, RM-16	

Aerial Photograph:



I. EXISTING CONDITIONS

The subject property is an approximately 20 acre site situated near the southwest corner of West Oakland Park Boulevard and North State Road 7. It is a commercial shopping center developed with a single retail big-box tenant containing 227,359 square feet of floor area along with related accessory parking and vehicle use areas. The site is surrounded on the north, west and south sides by an eight (8) foot masonry wall providing a significant visual buffer of the site from the surrounding area. The proposed wireless communications tower will be located to the west, and rear of the existing commercial building.

II. PROJECT OVERVIEW

The applicant, SBA Wireless Communications Tower/SBA Towers X, LLC, c/o Katie O. Berkey, Esq., AICP, Becker & Poliakoff, on behalf of the "Property Owner", Walmart Stores East LP, submitted an application 01-WC-24, dated October 9, 2024, requesting approval of a wireless communications tower pursuant to Section 1111 of the Land Development Regulations (LDRs) to allow for the construction of a 105-foot wireless communications tower located at 3001 North State Road 7, Lauderdale Lakes, FL 33313, in the B-3 General Business District.

The approval of application 01-WC-24 is subject to a finding that the proposed wireless communications tower is in conformance with the provisions of Sections 1111.5 and 1111.6 of the LDRs. In the event that the proposed wireless communications facility cannot meet the requirements of these code sections, the applicant may apply for exceptions to Sections 1111.5 and/or 1111.6 as set forth in Section 1111.7, Exceptions, and pursuant to Section 503, Conditional Uses. Accompanied with this application is a Conditional Use application requesting approval of construction of a Wireless Communications Tower, with Exceptions to the one-mile distance separation, concrete wall, and landscape requirements for wireless communications towers pursuant to Section 1111.7 of the Land Development Regulations, located at 3001 North State Road 7, Lauderdale Lakes, FL 33313, in the B-3 General Business District. Prior to considering any exceptions, the City must first review the application for conformance with Sections 1111.5 and 1111.6 of the Land Development Regulations.

> *"Nothing in this chapter may prohibit or have the effect of prohibiting the ability of a service provider to provide personal wireless services in violation of the Telecommunications Act. The provisions listed in this section apply only where an application for the placement of a telecommunications tower, telecommunications facility or antenna does not meet the criteria for approval as provided in subsections 1111.5 and 1111.6. An applicant for an exception shall submit information described in subsection 1111.3 and any other reasonable information the city may require. The city may deny*

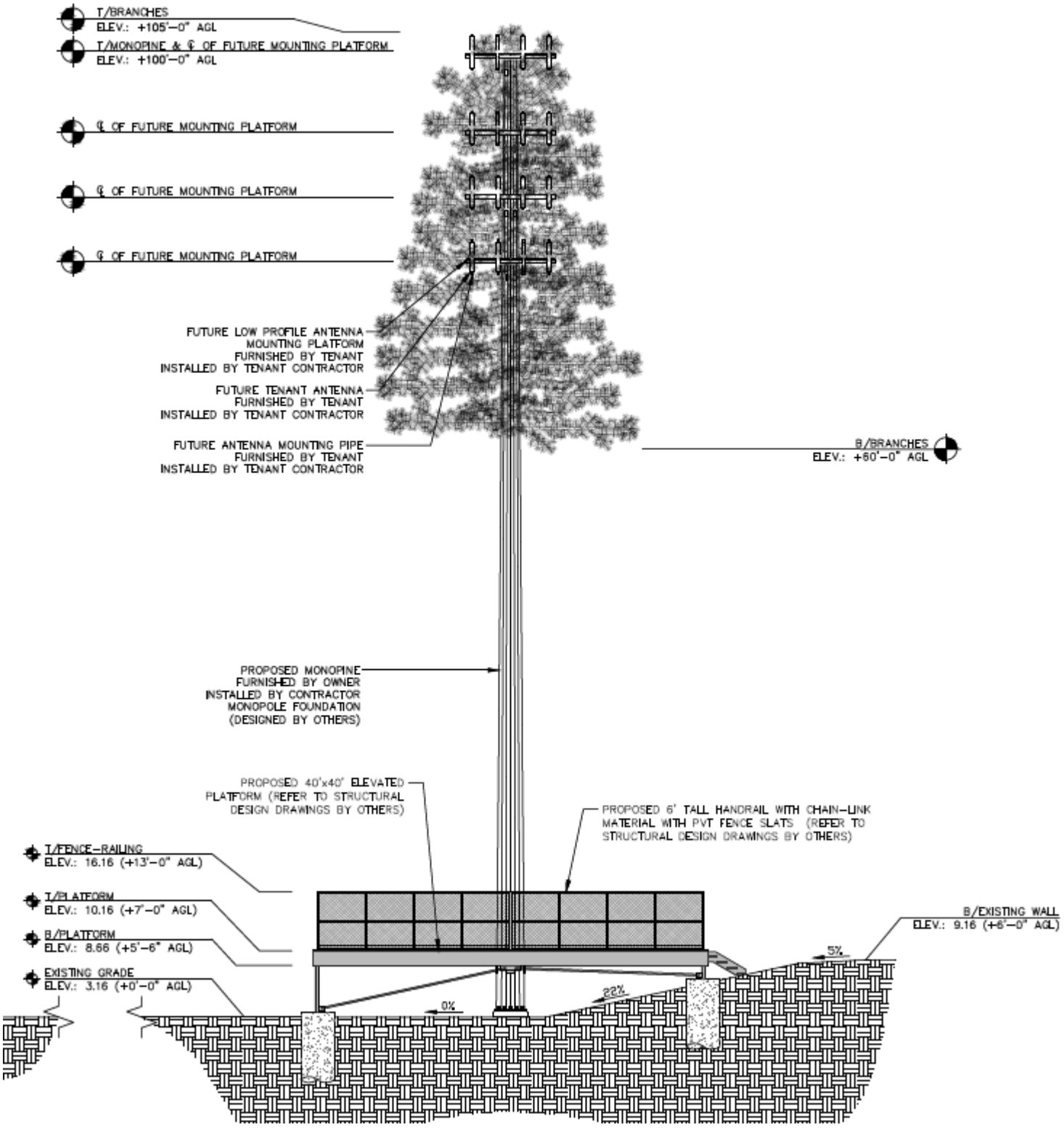
the application if it does not comply with the requirements of this section. In the event of any conflict between the review provisions of section 503 of the city's LDRs and this ordinance, the provisions of section 503 shall control. The following provisions shall govern the issuance of permits as exceptions.

In the event that the applicant files for an exception, the applicant must comply with the procedures and requirements of conditional uses as stated in this Code, specifically section 503, and as required in this section."

Project Design:

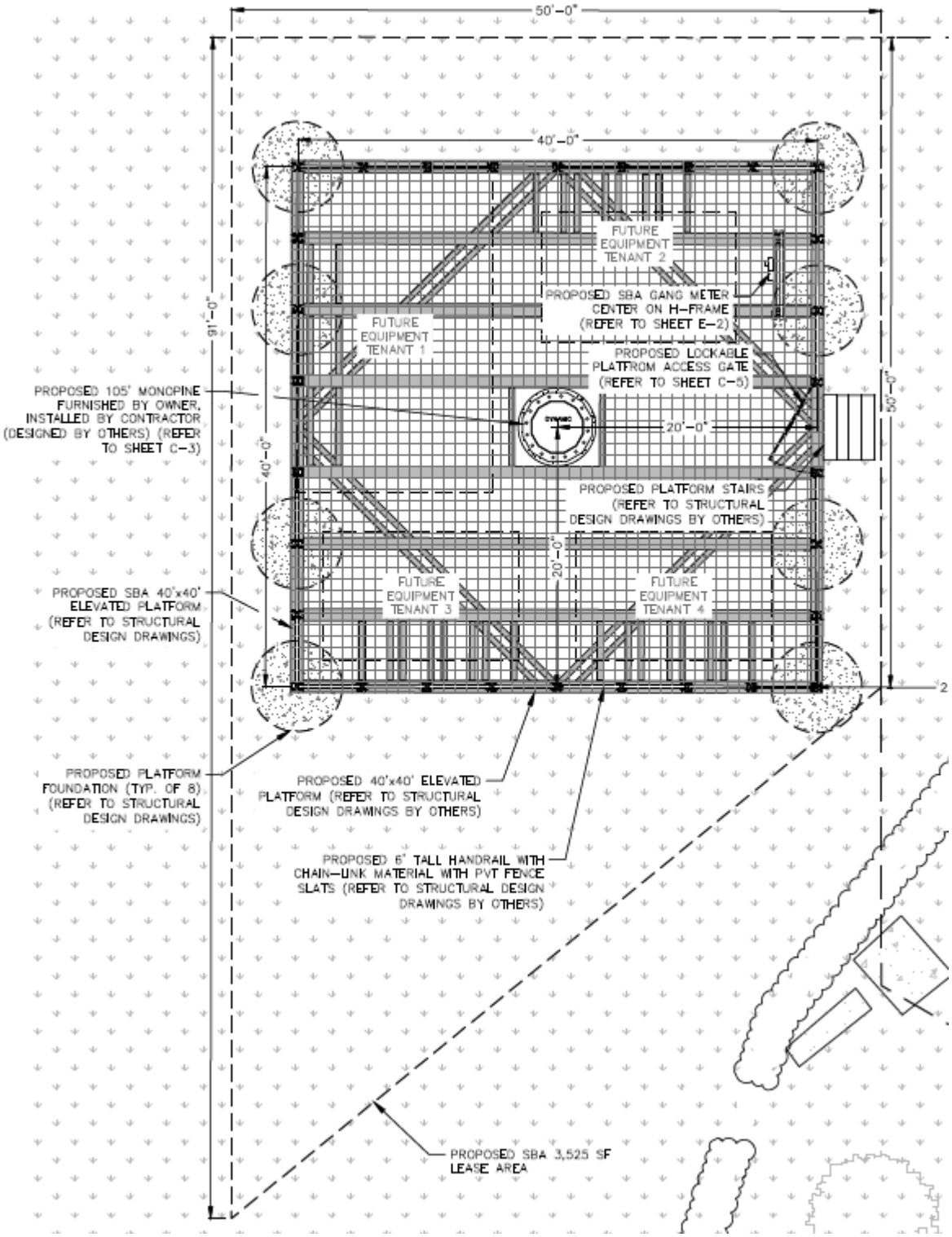
The proposed wireless communications tower will be located to the west (or behind) the existing Walmart store located at the southwest corner of West Oakland Park Boulevard and North State Road 7. The proposed location is approximately as depicted in the above aerial photograph with the red star. The proposed 105-foot tower is designed to allow up to four carriers to co-locate on the tower. The applicant proposes to locate the tower within an existing stormwater management retention basin. For this reason, the associated equipment compound will be located on a 40' x 40' platform surrounding the monopole at a height above the high-water line (see sheets C-2 and C-3 of the Monopine Zoning Drawings).

Section 1111.5 requires telecommunications facilities and towers that are located within 300 feet of a residential district shall be of stealth design. As the proposed tower is located within 300 feet of a residential district, the proposed tower is designed to conform with these requirements. A stealth wireless antenna tower, also known as a concealed or camouflaged tower, is designed to minimize its visual impact on the surrounding environment. Instead of a traditional tower structure, it's disguised to blend in with its surroundings, often appearing as a tree, flagpole, or other common structure. The proposed stealth design features a "monopine" steel pole structure with faux pine branches located at the upper portion of the tower intended to conceal the wireless communication antennae arrays.

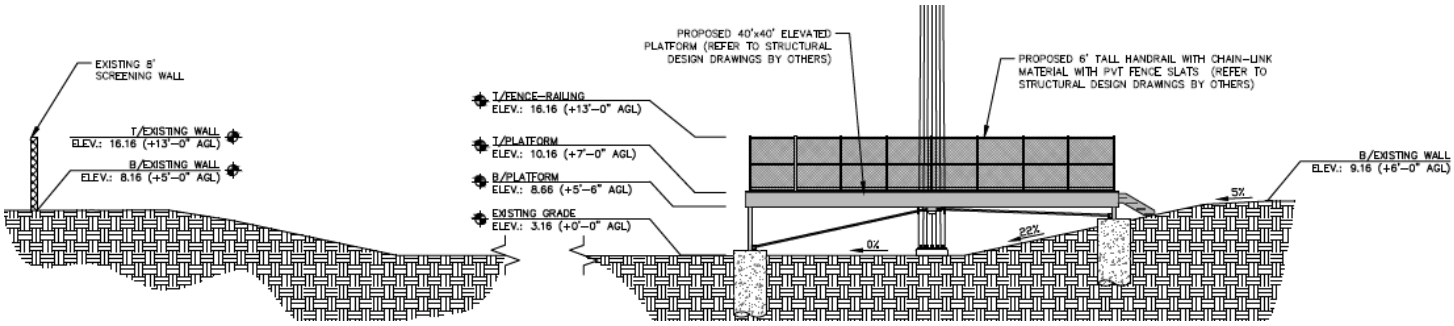


Due to the tower's location in a stormwater management pond, a 40 foot x 40 foot equipment platform will be elevated 5.5 feet above the existing lower grade of the pond, with a six-foot chain-link fence with PVT fence slats surrounding the platform to conceal the equipment compound required for operation of the various antennae arrays. The applicant has agreed to a condition for approval that any equipment housed within the compound shall not exceed six (6) feet in height to ensure that the equipment remains concealed by the fence at all times.

The pervious equipment platform will provide sufficient room to house the ground equipment for up to four tenants in support of the cellular antennae. Three of the lease areas would measure 10 feet x 15 feet, and one will measure 15 feet x 24 feet, for a total equipment lease area of 810 square feet on the elevated platform.



If measured from the nearby east and west normal grade line outside of the retention pond basin, the total height of the equipment enclosure would be seven (7) feet from the normal east grade line, and eight (8) feet from the normal west grade line. When measured from the grade line at the bottom of the retention basin, the elevation of the equipment compound is 13 feet above the base of the retention pond.



III. ANALYSIS

The following provides a summary of the requirements of Section 1111.5, Development Standards. and Section 1111.6 Equipment Facilities, relative to the review and approval of a freestanding wireless communications tower on private property, it further summarizes the applicant's response to these criteria where found within their Letter of Intent (Exhibit X):

STANDARDS OF REVIEW:

Summary of Telecommunications Development Standards, Sections 1111.5 and 1111.6:

1. **Section 1111.5, General Requirements**

   Summary of Standards. Telecommunications facilities must comply with all applicable city, state, and federal laws, codes, and industry standards, including FAA and FCC regulations. If standards are updated, owners must bring existing facilities into compliance within six months (or by the agency's timeline). Failure to comply may result in removal of the facility at the owner's expense.

   Excerpt of Applicant Response: "As part of our site agreements with service providers, it is required that wireless equipment deployed on our towers fulfill the applicable regulations from FCC and other parties, e.g., FAA. Wireless Operators on their part only deploy equipment on SBA sites that transmits in accordance with regulations set by the FCC regulatory authority, including transmitting within the licensed frequency bands and power limitations. SBA customers, i.e., Wireless operators, ensure that the sites undergo a rigorous regulatory process before they come on air to provide service… As a pre-requisite to

commercial deployments, equipment manufacturers are required to undergo certification of their products towards the requisite FCC regulations and is validated by equipment manufacturers at independent third-party Accredited Test Labs in accordance with FCC regulation prior to tower commercial deployments. FCC regulations cover various aspects including Out-Of-Band Emissions (OOBE) limits as well as power spectral density limits, which protect against interference towards Public Safety bands and equipment in other frequency bands."

Staff Findings. The applicant has indicated that the proposed tower will comply with all applicable city, state, and federal laws, including FAA and FCC regulations within the submitted Letter of Intent (Exhibit X). All requirements will be reviewed at the time of building permit, and no permit will be issued unless all requirements are met.

2. **Section 1111.5, Co-Location**

Summary of Standards. The City encourages multiple carriers to share telecommunications towers. Monopole towers must be designed to support at least two users, while lattice or guyed towers must accommodate at least three. Applications for co-location may be approved administratively by staff; however, all other applications require approval by the City Commission.

Applicant Response: The applicant has provided an "Affadavit Regarding Collocation" within the Justification Statement (page 40, Exhibit C). Additionally, the applicant has provided a site plan with a "Site Elevations" sheet (C-3, Exhibit D) demonstrating that the proposed tower will provide up to four "Future Mounting Platforms" for co-location of users on the tower. However, this information is not included in the Justification Statement.

Staff Findings. The applicant is proposing a "monopine" tower that will support up to four (4) carriers to co-locate on the proposed tower and is in compliance with this standard.

3. **Section 1111.5, Siting Hierarchy**

Standard: Hierarchy of siting alternatives. Development of a telecommunications facility shall be in accordance with the following siting alternatives hierarchy:

(1) The order of ranking is from highest (a) to lowest (j). Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that higher ranked options are not available in the manner described in subsection 1111.3. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alterative is otherwise available.

(a) Co-location on existing stealth tower on city-owned property.
(b) Co-location on existing telecommunications tower on city-owned property.
(c) Attached telecommunications facility on city-owned property.
(d) Co-location on existing structures on city-owned property.
(e) Co-location on existing stealth tower on privately owned property.
(f) Attached telecommunications facility on privately owned property.
(g) New stealth tower on city-owned property.

(h) New stealth tower on privately owned property.
(i) New telecommunications tower on city-owned property.
(j) New telecommunications tower on privately owned property.

(2) For siting of new telecommunications towers on privately owned property, the following secondary hierarchy of zoning districts from highest (i) to lowest (viii) is applicable. Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that the higher ranked zoning alternative is not available pursuant to subsection 1111.3. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alterative is otherwise available.

(i) M-1 or PID Industrial districts.
(ii) U Utilities districts.
(iii) CF Community Facilities district.
(iv) B-1, B-2, or B-3 Business districts.
(v) OP Office Park district.
(vi) OS Recreation/Open Space district.
(vii) All other districts are least favored.
To minimize the visual impact of telecommunications facilities in these other districts, only stealth facilities may be permitted"

Applicant's Response: The applicant has provided Exhibit G within their Letter of Intent (pages 43-45, Exhibit C) analyzing the suitability of existing towers within the surrounding area an accordance with the above requirements, finding that a new stealth tower on privately owned property in the B-3 District is the best option available.

Staff Findings: The City has reviewed the applicant's submittal regarding the referenced Exhibit G1 site selection hierarchy and has found that the applicant has exhausted all other higher priority site locations, including government-owned property, and Market Place Plaza for locating a new tower. As such, the proposed location conforms with the Hierarchy of Siting Alternatives standard.

4. **Section 1111.5, Public Safety Interference**

Summary of Standards. Telecommunications providers must ensure their facilities do not interfere with public safety communications. If interference occurs, providers must immediately fix the issue at their own expense and submit a corrective report within 30 days. Failure to resolve interference within 24 hours allows the City to seek FCC action, legal remedies, or injunctions. The City is held harmless, and violators may face penalties under applicable law. Providers must immediately correct interference with emergency communications.

Excerpt of Applicant Response: Within Exhibit B of the Justification Statement (Exhibit C) the applicant states "Verizon Wireless owns multiple FCC licenses, which entitles the company to operate within a number of assigned frequency ranges. This in turn, generally eliminates interference issues from CB radios, electronic appliances, pacemakers, fire and police equipment, as well as other carriers…Careful isolation studies have been performed to determine the ideal vertical and horizontal separation between Verizon Wireless antennas and any other communication service's antennas. The antenna isolation studies increase our ability to eliminate as many chances as possible of our transmitted frequencies from interfering with other's equipment. In the unlikely event that interference does occur, Verizon Wireless

agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon Wireless installation." In addition to the above statements, the applicant provides specific steps in which SBA will remediate any interference should it occur (pages 25-27, Exhibit C).

Staff Findings: Based upon the applicant's attestation, staff finds that the proposed wireless communications tower will comply with this standard.

5. **Section 1111.5, Aesthetic Standards**

Summary of Standards and Staff Findings: The following bullets identify the applicable standards of the *Aesthetics* provisions of Section 1111.5 Development Standards, and Section 1111.6 Equipment Facilities, relating to a new ground mounted telecommunications facility and staff's findings with respect to conformance with these standards. These findings are based upon review of the Site Plan (Exhibit D):

- ***Facilities within 300 ft of residential areas must be stealth design.***
  - *Staff Finding:* Conforms. The proposed tower is located within 300 feet of a residential area and is of stealth design in the form of a "monopine" single pole tower as permitted by the LDRs.
- ***Towers must have neutral or galvanized finishes.***
  - *Staff Finding:* Conforms. The proposed tower is constructed of structural steel with an exterior neutral tone intended to mimic that of a pine tree in accordance with the LDRs.
- ***Equipment must be screened by decorative walls in Mediterranean Revival style, with opaque gates and a 10-ft landscaped buffer (shade trees, hedges, groundcover, palms, irrigation).***
  - *Applicant's Response:* Due to the tower's proposed location, the applicant states that it is not possible to surround the equipment with the required decorative masonry wall. However, the applicant and staff have identified an existing eight (8) foot masonry wall that surrounds the Walmart site on it's north, west and south property lines, obstructing the view of the equipment compound from the surrounding residential area. However, the applicant does propose to surround the equipment compound with a six (6) foot chain link fence with PVT fence slats on the elevated platform to conceal the equipment compound from the surrounding commercial property

    The applicant proposes to utilize and maintain an existing shrub line located east of the proposed elevated equipment platform. The remaining area surrounding the equipment platform is part of the retention facility within which the applicant proposes to locate the tower.
  - *Staff Finding.* The proposed tower does not conform to the masonry wall and landscape

buffer requirements. .

- ***Only one tower is permitted per lot/building site.***

  Staff Finding. Conforms. Only one tower is proposed for this building site.

- ***Lighting is only allowed when required by authorities, must minimize visual impact, be architecturally compatible, and avoid industrial-style fixtures in visible areas.***

  Applicant's Response: The applicant has submitted a Site Specific Obstruction Evaluation Report (Exhibit F) indicating that no lighting is required for the proposed tower.

  Staff Finding. Conforms. Staff has reviewed the proposed plans and finds that no lighting is proposed as part of the site plan submitted for this application.

- ***Required Setbacks: Telecommunications towers must be set back from the property line a minimum distance of 110 percent of the height of the telecommunications tower or as otherwise approved by the city.***

  Applicant's Response: The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1.

  Staff Finding. Conforms. Staff has reviewed the proposed site plan and finds that it is in conformance with the required setbacks as noted below.

  - North Setback (residential zone RM-16): 214 feet proposed, 115.5 required
  - West Setback (residential zone RM-16): 123' proposed, 115.5 feet required
  - South Setback (to property line, RS-4 Lauderhill residential zone across canal right of way): 277 feet proposed, 115.5 feet required

- ***Required Separation: Telecommunications towers must be at least one mile apart, measured straight-line between bases, regardless of city or county boundaries.***

  Applicant's Response. On pages 46-47 of the applicant's Justification Statement (Exhibit C), they identify two towers within one mile of the proposed site within a notarized affidavit. This exhibit states "The closest existing tower is 0.67 miles from the proposed site and is owned by Broward County. Broward County only allows for government agencies to place antennas on their tower for security reasons. See the statement on page 2 from Broward County showing confirmation of the statement above. This is "A" on page 2.

  The Second closest tower is 0.89 miles from the proposed site and is owned by Crown Castle. It is too far away and also too short to provide the coverage needed for this project. It is only 100' tall, with 3 existing carriers already. This is "B" on page 2.

  Any other towers are > one mile from the proposed site and are also considered by RF

Engineering to be of no use to collocate upon for this project.

No other suitable structure that is tall enough and close enough to collocate up was found, as well. Of the alternative options listed in the Land Development Code, Item (h), New stealth tower on privately owned property is the option that became available. Our search determined that higher ranked alterative options were not available."

Staff Finding. The proposed tower does not conform to the masonry wall and landscape buffer requirements. Due to the proposed location of the tower within the retention basin, the applicant states that both the construction of a masonry wall and the required ten (10) foot landscape buffer would impede the flow of water within the basin. As such, the applicant proposes an elevated equipment platform with a six (6) foot chain link fence for screening. Additionally, the applicant proposes to maintain an existing shrub line located east of the proposed equipment platform which does not fully surround the platform, or conform with the landscape buffer requirements for wireless communications towers.

- ***Allowable Height: Telecommunications towers in excess of 90 feet shall have an alternative tower structure or stealth tower design and shall not be constructed at any heights in excess of those provided below:***
  - ***For a single user, up to 90 feet in height;***
  - ***For two users, up to 120 feet in height;***
  - ***For three or more users, up to 150 feet in height;***

Applicant's Response: The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1.

Staff Finding. Conforms. The proposed tower, which can accommodate up to four (4) tenants, is 105 feet measured from the base grade of the retention basin to the top of the artificial limbs.

6. **Section 1111.5, Building Codes, Safety Standards and Inspections.**

Summary of Standards. Telecommunications towers must be built and maintained in compliance with the Florida Building Code and other applicable standards, with certification by a licensed engineer upon completion or modification. Existing structures used as stealth facilities must also meet these requirements. Soil analysis is required after permit issuance. The city may inspect towers, antennas, and facilities annually at the owner's expense, with additional inspections allowed during emergencies or extraordinary conditions. If a facility is found unsafe or noncompliant, the owner must begin corrective work within 30 days and complete it within 60 days, or the city may order removal at the owner's expense.

Applicant Response: The applicant has submitted a structural capacity letter indicating the proposed tower is designed for an ultimate wind speed of 170 mph with ice, Risk Category II, Exposure Category C, and Topographic Category 1 will be per the Telecommunications Industry Association Standard

ANSI/TIA-222-H, "Structural Standard For Antenna Supporting Structures and Antennas".

Staff Findings: A building permit, and final certificate of use, and business tax receipt will not be issued until the specified plans and tower meet all local, state and federal requirements.

7. **Section 1111.5, Warning Signs**.

   Summary of Standards: Telecommunications facilities must post permanent "HIGH VOLTAGE—DANGER" and "NO TRESPASSING" warning signs on surrounding fences or walls, spaced no more than 40 feet apart. Signs must have lettering at least 12 inches high, be installed at least 5 feet above grade, and may be mounted on poles if landscaping blocks visibility. Signs must comply with federal and state law, and their trim or framing must have a decorative design.

   Applicant Response: No response provided.

   Staff Findings: Earlier submittals contained warning sign details. However, the current plan set does not. That being said, staff has added a condition for approval that all warning sign requirements shall be met prior to issuance of a building permit as this is not a critical component of the overall.

8. **Section 1111.5, Licenses.** Owners and/or operators of towers or antennas shall certify that all occupational licenses required by law for the construction and/or operation of a wireless communication system in the city have been obtained and shall file a copy of all required occupational licenses with the city.

   Applicant Response: "Verizon Wireless owns multiple FCC licenses, which entitles the company to operate within a number of assigned frequency ranges…. As a part of all Verizon Wireless owned towers, FCC licensed users of the structure will file for certifications required by the Federal Communications Commission *(FCC*) that attest to the fact that the proposed communication facility complies with all current FCC regulations for non-ionizing electromagnetic radiation (NIER) (Exhibit C)."

   Staff Findings: The applicant has agreed to a condition for approval that all required licenses will be required and provided at the time of issuance of a building permit, final certificate of use, and/or business tax receipt.

9. **Section 1111.5, Public notice**. For purposes of this section, with regard to public notice, the applicant must comply with the procedures and requirements of the city's land development regulations, specifically subsection 501.11. If approved, upon the city's request, the owner of any telecommunications tower approved for shared use shall provide notice of the location of the telecommunications tower and the tower's load capacity to other service providers. All costs related to the public notice shall be paid by the applicant.

   Applicant Response: In accordance with section 501.11 Courtesy Notices, the applicant provided an affidavit of courtesy notice mailing confirming compliance with the required mailing date fourteen days in advance of the public hearing, August 19, 2025.

Staff Findings: Staff has reviewed the affidavit of courtesy notice mailing confirming compliance with the required mailing date fourteen days in advance of the public hearing, August 19, 2025, and has found the application in conformance with the Courtesy Notice requirements.

10. **Section 1111.5, Signs.** No signs, including commercial advertising, logo, political signs, flyers, flags, or banners, whether or not posted temporarily, shall be allowed on any part of an antenna telecommunications facility, or telecommunications tower unless required by applicable law.

    Staff Findings: Conforms. None of the above signs are identified in the proposed plans and a condition for approval has been added should the Planning and Zoning Board recommend approval of this application.

11. **Section 1111.5, Parking.** Each telecommunications facility site may provide parking only for use by maintenance personnel. No vehicle storage shall occur.

    Applicant Response: : The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1.

    Staff Findings: Conforms. No dedicated parking is proposed for the proposed tower as the applicant has indicated minimal traffic will visit the proposed tower and the existing vehicular use areas will meet the intermittent needs of visitors.

12. **Section 1111.5 Outdoor Storage***.* No outdoor storage of vehicles or maintenance equipment is permitted on-sites approved for telecommunications facilities.

    Applicant Response: The applicant has not submitted a narrative relative to outdoor storage on the site. The proposed plans (Exhibit D) identify the design of the overall site for the proposed tower and equipment. Staff has analyzed the proposed plans and provided a response, below.

    Staff Findings: Conforms. The proposed plans do no identify any areas for outdoor storage of vehicles or equipment.

13. **Section 1111.6. Equipment Facilities.** Equipment facilities for a telecommunications tower and antennas mounted on a tower shall not exceed 1,000 square feet of gross floor area not including the surrounding concrete pad, or be more than ten feet in height and shall be located in accordance with the minimum yard requirements of the zoning district in which located.

    Applicant Response: The applicant has not submitted a narrative relative to the ground equipment facilities proposed for the tower The proposed plans (Exhibit D) identify the design of the proposed equipment facilities. Staff has analyzed the proposed plans and provided a response, below.

    Staff Findings: Conforms. Due to the tower's location in a stormwater management pond, a 40 foot x 40 foot equipment platform will be elevated 5.5 feet above the existing grade of the pond, with a six-foot chain-link fence with PVT fence slats surrounding the platform to conceal the equipment compound required for operation of the various antennae arrays. The applicant has agreed to a condition for approval

that any equipment housed within the compound shall not exceed six (6) feet in height to ensure that the equipment remains concealed by the fence at all times.

The pervious equipment platform will provide sufficient room to house the ground equipment for up to four tenants in support of the cellular antennae. Three of the lease areas would measure ten (10) feet x fifteen (15) feet, and one will measure fifteen (15) feet x twenty-four (24) feet, for a total equipment lease area of 810 square feet on the elevated platform conforming with the 1,000 square foot requirement for equipment facilities.

If measured from the nearby east and west normal grade line outside of the retention pond basin, the total height of the equipment enclosure would be seven (7) feet from the normal east grade line, and eight (8) feet from the normal west grade line, conforming with the maximum ten (10) foot height requirement. When measured from the grade line at the bottom of the retention basin, the elevation of the equipment compound is thirteen (13) feet above the base of the retention pond.

IV. SUMMARY OF STAFF FINDINGS AND STAFF RECOMMENDATION

City Staff has reviewed the application and find that the proposed design as set forth in the application fails to meet the decorative masonry, the ten (10) foot landscape buffer, and one-mile distance separation requirements. Based upon the assessment and findings contained within this report, City Staff recommends that the Planning and Zoning Board recommend to City Commission denial of this application. However, should the Planning and Zoning Board find the application in conformance with Sections 1111.5 and 1111.6 of the Land Development Regulations, City Staff recommends such approval be subject to the following conditions:

1) Substantial conformance to the Plans for SBA Towers X, LLC, prepared by Kimley Horn, dated July 14, 2025, consisting of 15 pages.
2) Substantial conformance to the correspondence from Becker & Poliakoff, with a Revised date of July 15, 2025 encompassing 77 pages (the “Justification Statement”).
3) All equipment housed on the equipment platform shall not exceed six (6) feet in height as measured from the base of the platform.
4) No signs, including commercial advertising, logo, political signs, flyers, flags, or banners, whether or not posted temporarily, shall be allowed on any part of an antenna telecommunications facility, or telecommunications tower unless required by applicable law.
5) All required licenses will be required and provided at the time of issuance of a building permit, final certificate of use, and/or business tax receipt.

V. EXHIBITS

A. Location Map

B. Development Review Committee Final Report dated August 1, 2025

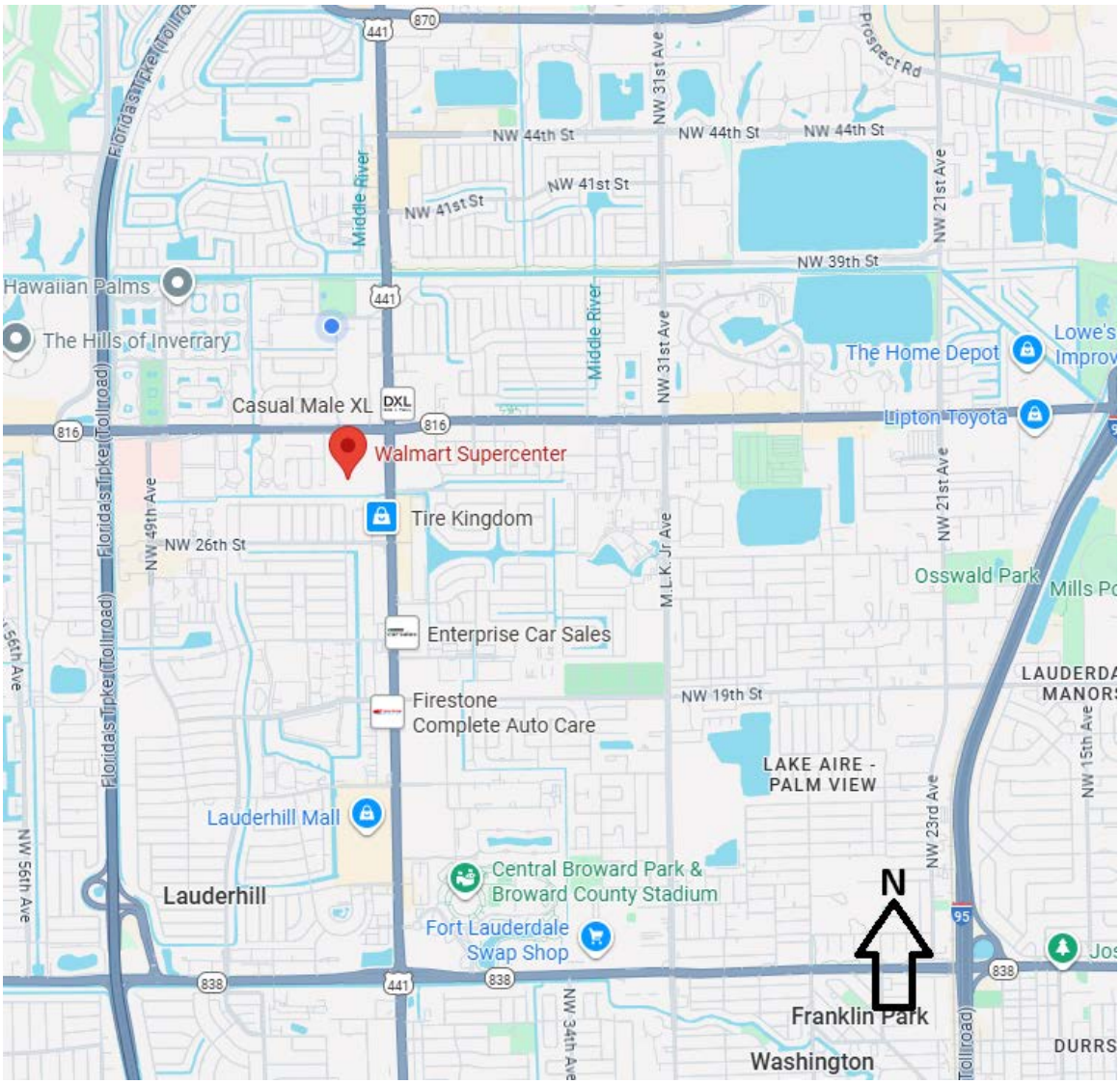
C. Correspondence from Becker & Poliakoff, with a Revised date of July 15, 2025 encompassing 77 pages (the “Justification Statement”)

D. Site Plan for SBA Towers X, LLC, prepared by Kimley Horn, dated July 14, 2025, consisting of 15 pages.

E. Impervious Surface Narrative dated April 2, 2025 and prepared by TEP OpCo, LLC.

F. Site Specific Obstruction Evaluation Report, dated April 14, 2023.

LOCATION MAP



City of Lauderdale Lakes

Development Review Committee (DRC)

Staff Comments – Final Review – 08/25/2025

Project Name			
Wireless Telecommunications Tower			
Meeting Date	**App No.**	**Project Applicant**	**Project Planner**
12/04/24 06/05/25 07/07/25	01-CU-24 **01-WC-24**	SBA Towers X, LLC. 8051 Congress Ave, Boca Raton FL 33487 561-226-9332	Stephen Smith, Planner II/Lauren Pruss, Assistant Director
Project Address	**Land Use Designation**	**Existing Use**	**Proposed Use**
3001 North State Road 7 Lauderdale Lakes, FL 33313	Commercial	Shopping Center	Existing to remain; Add (1) new wireless 105' stealth telecommunications tower
Site Area	**Site Location**	**Parcel ID**	**Property Owner**
+/- 10.5 acres; 886,683 sq. ft.	Southwest corner of N. State Rd 7. and W. Oakland Park Blvd	4941 25 43 0010	Wal-Mart Stores East LP

REVIEW WORKFLOW:

REVIEW	STATUS
Planning and Zoning	Approval pending Commission Review
Landscaping	Approved with Conditions
Fire	Approved with Conditions
Engineering	No Outstanding Comments
Public Works	No Outstanding Comments

Planning and Zoning Comments

Lauren Pruss, AICP | Development Services / laurenpr@lauderdalelakes.org / 954-525-2496

The proposed plan does not comply with the provisions of Section 1111.5, Aesthetics, in that the required decorative masonry wall is not provided and instead a chain link fence with slats is provided to screen the equipment compound, and the required 10 foot landscape buffer is not provided surrounding the equipment compound. Furthermore, the proposed facility does not conform to the one-mile distance separation requirement in Section 1111.5, Separation. As such, the applicant may proceed through the public hearing process to request approval of the proposed tower by the City Commission pursuant to Sections 1111.7 and 503 of the Land Development Regulations, following denial of an application from City Commission based on the standards of review in Section 1111.5. The proposed plan complies with all other provisions of Section 1111, Wireless Communications Towers.

Landscaping Comments

Bill Tesauro, Landscape Plan Reviewer (CGA)/ BTesauro@cgasolutions.com / 954-921-7781

Development Review Committee 3rd Conditional Approval Landscape Review Comments

1) Please be advised that **as conditional approval** the plans must be submitted and approved by the following government agencies:
   - Broward County Surface Water Management.
   - South Florida Water Management District.
   - Development and Environmental Review Department.

2) Please be advised that **as a conditional approval**, if at the time of building permit, it is determined that ADA compliance is required this item will be addressed at that time.

3) Please be advised that **as a conditional approval** all proposed ground equipment cannot exceed 10' in height.

4) Please be advised that **as a conditional approval** add "to equal or better" to NOTE #1 landscape replacement on Sheet L-1.

5) Please be advised that **as conditional approval** the proposed variance for Section 1111.5 (The required Screening of a wall, buffer and landscape needs to be approved by the City Commission.

Fire Department Comments

Adam Bloch, Fire Plans Reviewer / adam_bloch@sheriff.org / 954-535-2493

Per NFPA 1, Chapter 1.14.4, review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. Address all comments on the plans. Provide a response letter, noting the sheet in the plans where the comment was addressed.

All codes referenced are from NFPA 1 and 101- 2018 Florida edition unless otherwise specified. More comments/code requirements may be added based on replies/corrections and/or other information, per

1.7.12, 1.12, and 1.14.

Sheets depicting interior building layouts are excluded from this review and will require separate review for building permits. More comments/code requirements may be added based on replies/corrections and/or other information, per 1.7.12, 1.12, and 1.14.

All codes referenced are from NFPA 1 - 2018 Florida edition unless otherwise specified.

1) Plans for permitting are required for the platform and stairs for egress, per 1.7.12, 1.12, 1.14, and NFPA 101 – Sections 40.1.2.1.2 and Table 40.2.5.3.1.

Engineering Comments

Syed Zaman, Project Engineer- Engineering Inspector/ syedz@lauderdalelakes.org / 954-535-2735

1) No Outstanding Comments, comments may be provided during permitting

Public Works Review Comments

Ronald Desbrunes, Director of Public Works / Ronaldd@lauderdalelakes.org / 954-535-2778

1) No Outstanding Comments, comments may be provided during permitting

David J. Moscoso
Attorney at Law
Phone: 305.260.1003 Fax: 305.442.2232
dmoscoso@beckerlawyers.com

Becker & Poliakoff
2525 Ponce de Leon Blvd, Suite 825
Coral Gables, FL 33134

Becker

Revised 7/15/2025

February 14, 2025

VIA FEDERAL EXPRESS

Tanja McCoy
Development Services Director
Development Services Division
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319

Re: SBA Towers X, LLC. Land Development Application Resubmittal for a Wireless Telecommunications Facility at 3001 North State Road No. 7.

Dear Director McCoy:

On behalf of my client, SBA Towers X, LLC. Enclosed please find a copy of our land development application, which was originally submitted to the City on October 09, 2024. Also enclosed are copies of our amended drawings, as well as two narratives for the exceptions we are seeking, pursuant to the requests of City staff at our Development Review Committee. Below is a list of the amendments and changes we have made, page references for each revision made:

- Amount of pervious area removed, and impervious area added; found on page ~~C-4~~ C-5.
- Fence and gate details; found on page ~~C-7~~ C-4.
- Note on the plans reflecting no more than 1,000 square feet of the total building area shall be permitted on the platform unless written permission is obtained from the City; found on page C-2.
- Elevation labels showing the height of the platform in contrast with the existing grade; found on page C-3.
- Indication on parking availability; found on page C-1.
- Zoning table included on the site plan; found on page C-1.
- Setback requirement compliance per Section 1111.5 of the City's code; found on page C-1.

- Height of the tower, including the area from the bottom of the base of the retention pond; found on page C-3.

- Survey with reflected easements; enclosed herein.

- Two narratives seeking exceptions, each including certification of compliance with Lauderdale Lakes Development Code Section 503.3; enclosed herein.

Very truly yours,

David J. Moscoso

Enclosures (as indicated)

DJM/mb

David J. Moscoso
Attorney at Law
Phone: 305.260.1003 Fax: 305.442.2232
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Becker

Revised 12/3/24

February 13, 2025

By Hand Delivery and E-mail: tanjam@lauderdalelakes.org

Tanja McCoy
Development Services Director
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319

Re: Application for an exception in connection with a Land Development Application Form Submitted on by SBA Towers X, LLC. (the "Applicant") on October 09, 2024 requesting approval to construct new wireless telecommunications facility at 3001 North State Road No. 7 (the "Site").

Dear Ms. McCoy:

My Firm represents SBA Towers, LLC. (the "Applicant"). ***Enclosed*** herein please find a completed amended application and associated supporting documents for an application for exception pursuant to Lauderdale Lakes Land Development Code Section 1111.7, titled "Exceptions", and Lauderdale Lakes Land Development Code Section 503, titled "Conditional Uses". As discussed during the Development Review Committee meeting the Applicant wishes to obtain exception approval to satisfy the City of Lauderdale Lake's requirement that equipment facilities be completely surrounded by a decorative concrete block and stucco or pre-cast concrete wall, designed in a "Mediterranean Revival" architectural style. Further and because the Applicant's Land Development Application seeks to establish a telecommunication tower within an existing water retention pond on the Site, this exception also seeks a conditional use approving a total relaxation and exemption from meeting the landscaping standards as set forth in Lauderdale Lakes Development Code Section 1111.5.

Pursuant to Lauderdale Lakes Land Development Code Section 1111.5, because the location of the proposed tower is in the detention pond on an elevated platform, an exception pursuant to the City's Conditional Use standards as provided in Section 1111.5 of the Lauderdale Lakes Land Development is requested. Section 1111.5, Aesthetics, states the following: "The equipment facilities shall be completely surrounded by a decorative concrete block and stucco or pre-cast concrete wall, designed in a "Mediterranean Revival" architectural style. This decorative wall shall be designed at the minimum height necessary to completely screen the equipment facilities so as not to be visible from abutting public streets". The request for this exception is based on the

construction of a concrete block or masonry constructed wall of any type within the detention basin would not be sustainable and would require constant maintenance and repair of various aspects due to the effects on constant water inundation/flooding on the wall structure. The wall would also have a negative impact in its restriction of the flow of water in the basin therefore diminishing its ability to serve its primary function of stormwater run-off management for the Wal- Mart development. To avoid disrupting the flow of water in the basin, the related ground equipment for the facility will be placed on an elevated platform. The steel platform will be elevated to a height above the high water line of the basin. Further, our request for an exception to the use of a wall to provide screening is adjoined with a request to be exempted from the landscaping standards required in Section 1111.5 of the LDR for the same reason. However, our Land Development Application does include enhanced landscaping features, as demonstrated on the plan shown on Exhibit E2 and Exhibits E4 and E5 of the photo simulations included in the application package.

Lastly, the wall provision states that the design of the wall shall be such that the equipment facilities are not visible from abutting public streets. Our location on the property is such that visibility from public streets does not currently exist. Our project does not propose changes that would allow the ground facilities to become visible from any public street, as well. Our proposal of landscaping will provide screening in a manner that achieves the same objective and is in keeping with the spirit and intent of the original ordinance provision. The ground equipment proposed for the platform will not be visible from any public streets as the ordinance requires. Direct visibility of the facility is only available if required to venture to the rear of the Wal-Mart building

Request Statement

Pursuant to the comments provided by Mr. Stephen Smith, Planner, Development Services, of the City of Lauderdale Lakes during our Development Review Committee hearing, our request includes an exhaustive review, justification, and narrative explanation of our satisfaction of Section 503 of the City of Lauderdale Lakes Land Development Code. Below please find responses to the provisions that regulate the general standards of review as found under Section 503, Conditional Uses, 503.3.

Sec. 503. - Conditional uses

503.3.

General standards of review. In addition to the standards set forth in these LDRs for the particular use, all proposed conditional uses shall meet each of the following standards:

(a) The proposed use shall be consistent with the comprehensive plan;

Our proposal for the wireless communications facility (WCF) aligns with the City of Lauderdale Lakes Comprehensive Plan's Future Land Use (FLU) Element goals and objectives. Below is an analysis that shows how the proposal supports the stated goals and policies:

- Alignment with Goal 1: The WCF facilitates effective communication, which, intrinsically supports public health, safety, welfare, and convenience. In emergencies, reliable wireless communication can be a lifesaver, enhancing overall community safety and well-being.
- Additionally, the development of a WCF contributes to a modern community identity where technology plays a crucial role. By ensuring that residents and businesses have access to efficient communication networks, the proposal fosters both community interaction and pride.
- Objective 1.1.1 Compliance: The proposed facility's location is strategically chosen on a retail property, ensuring that it benefits from established infrastructure, including electrical power and telecommunications services. This coordination with existing facilities promotes effective development and reinforces efficiency in land use.
- Adherence to the Land Development Code's regulatory processes ensures that all relevant City development review agencies assess the proposal thoroughly. This collaborative review not only adheres to the Plan's objectives but also guarantees that the development is suitable for the surrounding environment.
- Policy 1.1.2 Adherence: The WCF fits within a commercially zoned area, aligning directly with the city's policy that mandates communication facilities' inclusion in commercial zones. This compliance highlights that the proposed use is not only reasonable but also a beneficial extension of existing commercial activities.
- Locating the facility adjacent to a widely recognized retail establishment, such as Wal-Mart, enhances communications where needed, further validating its position as a reasonable land use.
- Community Benefits: Beyond improved safety and welfare, the implementation of a WCF contributes to enhanced connectivity, which is essential for both residents and local businesses. A robust communication network can lead to increased commerce, better employment opportunities, and an overall boost in community engagement.

In summary, the proposed wireless communications facility is a strategic development that aligns with Lauderdale Lakes' comprehensive goals for land use. It supports public health, safety, and

welfare while ensuring compliance with the city's zoning and planning regulations. The project represents a thoughtful integration of necessary infrastructure within an established commercial zone.

(b)The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

The proposed wireless communications facility (WCF) stands to significantly enhance the communication landscape within the Lauderdale Lakes community, fostering numerous benefits for both residents and emergency services. The proposed WCF contributes to the community as follows:

- Improved Public Connectivity: The installation of the WCF will enhance overall wireless communication capabilities for residents and businesses. This improvement not only supports day-to-day communication but also promotes community engagement.
- Advancements in Emergency Communications: The facility will bolster emergency communications for local, state, and federal emergency management services (EMS). Enhanced E911 capabilities will assist with quicker response times during emergencies, particularly on roadways, highways, and interstates.
- Integration with the FirstNet dedicated public safety network provides public safety agencies with reliable and prioritized communication channels, ensuring that they can respond effectively to emergencies.
- Smart Infrastructure: With advancements in LTE technology made possible by enhanced wireless infrastructure, innovative solutions such as smart ambulances and telemedicine can be realized.
- Automatic Vehicle Location (AVL) and telematics technologies can improve the efficiency of EMS teams, allowing for real-time data sharing and decision-making that leads to improved patient outcomes.
- Community Benefits: As connectivity improves, so do the opportunities for local businesses and service providers to leverage technology to enhance their offerings. This can lead to economic benefits and an improved quality of life for residents.
- Network Safety Standards: The facility's operations will adhere to the Federal Communications Commission (FCC) regulations concerning radio frequency emissions. This compliance ensures that the facility will not pose public health risks, as these regulations have been established to protect community welfare.

- Section 47 USC 332 prevents state and local governments from regulating wireless communication facilities based on environmental effects of emissions, provided they meet FCC standards, thereby ensuring that the facility aligns with established safety protocols.

(c)The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use;

The proposed WCF is strategically located on an existing commercial property housing a Wal-Mart retail establishment, which presents several advantages in terms of compatibility of land use, community functionality, and overall zoning alignment. First, there is compatibility with the existing land use. The property is zoned for commercial use, which directly aligns with the objectives of the City of Lauderdale Lakes' zoning regulations. This zoning designation allows for the installation of communication facilities, ensuring that the proposed WCF is compliant with local land use policies.

There is also adjacent commercial development in the area. The surrounding properties are also zoned commercial, which establishes a consistent character in the area. This compatibility ensures that the WCF will not disrupt the existing land use patterns but rather will complement them by enhancing communication capabilities for businesses and consumers alike. There will also be a reduced impact compared to existing use. The operational intensity of a Wal-Mart retail facility far exceeds any potential impact the WCF could have on the area. Given the high levels of foot traffic, vehicle movement, and operational demands associated with a large retail store, the WCF will have minimal additional impact on local conditions.

The proposed use supports the commercial activity of the area. The installation of the WCF will provide improved wireless coverage for commercial enterprises in the area, enabling them to enhance their operations and customer service. This will significantly benefit local businesses, allowing them to offer better connectivity and communication options to their customers. The WCF also assists with meeting area demand. The presence of a Wal-Mart and other adjacent commercial entities generates significant demand for reliable wireless communication. The WCF will help meet the communication needs of both consumers and businesses, ensuring that all entities in the vicinity have access to robust service.

Lastly, the location of the wireless communication facility at this location represents a well-considered decision that aligns with the existing commercial character of the area. The zoning compliance, compatibility with neighboring uses, and the minimal impact relative to the current commercial intensity all support the viability of the WCF in this location. Moreover, the enhancement of wireless communication in this corridor will contribute to the overall functionality and appeal of the commercial area, serving both residents and businesses effectively.

(d)Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire, and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of these LDRs;

The proposed wireless communication facility (WCF) will benefit the area without placing any undue burdens on the existing infrastructure. In our view the impact on the community is positive in nature. Key points include enhanced wireless communication services through improved communication services to existing residents, businesses, and vehicular traffic within the area. This enhancement will ensure robust and reliable connectivity, supporting the daily operations and convenience of the community. Improved communications will prevent overwhelmed systems, reducing the likelihood of busy signals and dropped calls, especially during periods of high usage in heavily commercial areas.

The WCF should enhance support for emergency and public safety services. The installation of the WCF will significantly benefit police, fire, and other emergency medical services (EMS) providers. Improved communication capabilities will enable these critical services to respond more effectively and efficiently, ensuring public safety. As the area continues to develop and attract new businesses, the demand for communication services will increase. The proposed WCF will meet this growing need, ensuring that the community has adequate and reliable communication services.

There will be minimal impact on existing utilities and roadways as Tower tenants are expected to visit their site infrequently, ranging from once per month to once a quarter, and even as infrequently as every six (6) months. This low traffic generation ensures that the WCF will not

place an undue burden on the roadways or local traffic patterns. The existing power service in the area is deemed adequate, and the WCF is not expected to require an exorbitant amount of power. This ensures that the facility can operate efficiently without placing an undue burden on the local power infrastructure. In addition, there will be constructive interaction with existing services as the proposed WCF does not interfere with or disrupt the existing communication services in the area. Instead, it complements them, providing additional capacity and capabilities that meet the growing demands of the community. The proposed wireless communication facility (WCF) presents several positive benefits to the area, including enhanced wireless communication services, support for emergency and public safety services, and adaptation to growing demands. The WCF does not place any significant burdens on existing utilities or roadways, reflecting a harmonious integration with the existing infrastructure. This strategic placement will ensure that the community is well-equipped to meet its needs, both today and in the future.

(e)Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

The amount of traffic the WCF produces will have little to no impact on current traffic levels within the area. Tower tenants send maintenance technicians to sites anywhere from once a month, to once a quarter to once every 6 months. Technicians used passenger vans or SUV's when they conduct site visits. The most traffic occurs during the construction process and drops off drastically as construction slows to completion. Ingress and egress to the facility will be via currently developed points of access into the property from the public right-of-way. A new access point is not necessary to serve the proposed use.

(f)The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district;

The development of the proposed WCF is located in the rear of the Wal-Mart property and contained within the site. There is no aspect of the development of this use that would impede the development of any of the surrounding properties no matter what the use would be or how it functioned.

(g)The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping, and other design criteria.

Our proposal does not utilize the entire parcel of land thus minimizing the amount of land disturbance. It seeks to locate in a portion of the property that the current operation on the property does not use. The proposed use does not attract users or customers, nor does it promote the need for people to visit the location like that of a residential, office, industrial or commercial operation. The service that is provided by the facility will enhance signal coverage and commercial and residential communities will benefit from having an enhanced signal that assists EMS service providers in their provision of services to the communities as well. The proposed use, in our view, has minimal adverse effects. Visually, the 100 foot-tall, monopine tower is designed to minimize the visual aspects of such a structure. All setbacks as prescribed by the Ordinance have been considered and complied with. There is an existing wall along the property line in this area that also adds to the screening of the ground equipment and portions of the tower structure. Given the commercial nature of the area and the existence of the Wal-Mart use and the amount of traffic and customers it generates, the proposed use will not have a negative impact on the surrounding area.

(h)The city commission finds that the granting of the application will be in the best interest of the city.

The following are reasons why the city should consider supporting the granting of the WCF Application:

The proposed WCF is in the best interest of the city. The granting of the application for the proposed wireless communication facility (WCF) is in the best interest of the city because of the potential benefits to the local community, economy, and overall environment.

The WCF will work to enhance the quality of life. The installation of the WCF is poised to significantly improve the quality of life for residents and visitors within the community. Reliable communication services facilitate better connectivity, allowing residents to stay informed, access services, and communicate effectively. For businesses, increased connectivity translates to enhanced operational efficiency and improved customer service.

The WCF supports commercial business operations. The location is surrounded by substantial commercial operations, including retail businesses and service providers. Improved communications will aid not only those living in the area but also shoppers and business operators. The enhanced wireless infrastructure will empower businesses to run more efficiently, engage with their customers effectively, and adapt to changing market demands.

Improved safety and health of the community. Enhanced communication capabilities contribute directly to community safety and welfare. Stronger wireless connectivity allows for quicker responses in emergencies, supporting police, fire, and EMS services. This safety net fosters a more secure environment for families and businesses alike, promoting the general health and welfare of the community.

Positive impacts on the local economy. By improving communications in the commercial sector, the WCF will positively influence the local economy. Businesses benefit from improved operations, and customers enjoy a better shopping experience, leading to increased patronage. The relationship between enhanced communication and local economic functions supports growth and development, ensuring that the area remains competitive and vibrant.
In summary, the granting of the application for the wireless communication facility aligns with the best interests of the city. By facilitating enhanced communication, the facility stands to promote the general health, safety, and welfare of the community, reinforcing the rationale for its approval
If you have any questions or require any additional information, please let us know. Thank you.

Very truly yours,

David Moscoso, Esq.
For the Firm

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5596
WWW.TEPGROUP.NET

October 9, 2024

City of Lauderdale Lakes, Florida
Development Services Division
Attn: Mr. Stephen Smith
4300 NW 36th Street
Lauderdale Lakes, Florida 33313

Transmittal Letter

Enclosed are the documents required for the submittal of an application for a 100-foot-tall monopine communication tower and related ground equipment on property currently under the ownership of Wal-Mart Stores, East LP. The property is located along the west line of State Road No. 7, at 3001 North State Road No. 7, Lauderdale Lakes, FL. The parcel ID is 494125430010 in the City of Lauderdale Lakes. Included in this submittal are the documents required for a new communication tower facility in accordance with Section 1111 of the City of Lauderdale Lakes Land Development regulations. Attached are the following documents:

- Application for Other (Conditional Use Permit)
- Application for Other (2 Exceptions)
- Owner/Agent Authorizations
- Inventory of Existing Sites (Exhibit A)
- RF Non-Interference Statement (Exhibit B)
- Applicant Action Plan Statement (Exhibit C)
- RF Study (Exhibit D)
- Photographic Simulations (Exhibit E) **Revised and dated July 9, 2025**
- Affidavit of No Collocation Opportunities (Exhibit F)
- Affidavit Regarding Hierarchy (Exhibit G)
- Structural Capacity Statement (Exhibit H)
- Site Plan/Construction Drawings **revised and dated July 14, 2025**

The applicant for this tower is SBA Towers X, LLC is developing this tower for the initial user, Verizon Wireless. Verizon Wireless is a major telecommunication company serving telecommunication needs nationwide. Verizon Wireless currently provides service in the County and has determined that providing improved service to the community is a priority. SBA Towers X, LLC and Verizon Wireless both understand that constructing towers that can be collocated upon by the optimum number of providers is important to local communities. Should this tower be approved, SBA Towers X, LLC will allow both public and private entities the opportunity to locate their communications equipment on this structure.

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The proposed monopine designed tower, will be designed to withstand wind speeds and forces as required by State and local building regulations as well as those standards defined by the American National Standards Association *(ANSA)* specifications. Regardless, Verizon Wireless carries extensive liability insurance and agrees as part of our leases to assume responsibility for damages or injuries resulting from our operations. As a part of all Verizon Wireless owned towers, FCC licensed users of the structure will file for certifications required by the Federal Communications Commission *(FCC*) that attest to the fact that the proposed communication facility complies with all current FCC regulations for non-ionizing electromagnetic radiation (NIER). Please note that while the Federal government has preserved local zoning authority in the review and approval of communication towers and antennas, it is not without limitation. Federal Code Section 47 USC 332, Mobile Services(C)(7)(B)(iv) places limitations regarding the health and safety aspects of such facilities. The aforementioned section states that "*No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."*

All of SBA Towers X, LLC and Verizon Wireless constructed towers are designed by the manufacturer to be protected from strikes by lighting. Two important factors combine to protect our facility from lightning. First, the tower will be grounded using rods and cables that will be buried within the fenced compound. Second, the tower itself will provide a "cone of protection," a 45-degree circular arc from the top of the tower to the ground, which will protect all structures within that area from lightning strikes. Should the tower receive a lightning strike, the electrical surge would be directed into the ground and dissipated immediately.

Like all electrical devices, cellular telephone antennas produce electromagnetic fields (EMF's). EMF's are invisible lines of force that surround all electrical current. These fields are routinely found throughout nature and are even produced by chemical interactions within the human body. We are constantly being exposed to a variety of such fields from natural and manmade sources. Telecommunications facilities are designed to function using very low powered transmission facilities. Our radio frequency (RF) contribution to the environment is insignificant compared to the higher-powered AM and FM radio and television stations. It is very important to note that the transmission power levels of wireless communication antennas are typically in the 10 to 100 watts range, while a television tower emits up to 5 million watts and a commercial radio station tower operates at up to 100,000 watts of power. Many local government police and fire department communication facilities produce up to 500 watts of power.

The effect of wireless (cellular/digital/pcs) radio frequencies on AM and FM signals, and TV transmissions is considered negligible by the industry's regulatory agencies. There are too many frequencies separating the various wireless service providers to cause any adverse effects.

The Telecommunications Act of 1996 recognizes the importance of ensuring the integrity of wireless communication networks that provide nationwide communication services. Nevertheless, our client understands the concerns regarding health and safety and recognizes their

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responsibility to address those concerns. Consequently, this antenna facility site will comply with FCC regulations governing the safety of RF emissions.

The nature and number of benefits associated with wireless communications are great and growing daily, as more and more citizens become users. There are over 16 million cellular phone users in the United States today. The vast majority of the people responding to industry surveys cite increased safety and security as their primary reason for having a cellular telephone. Such surveys have shown that many people use their phone to report car trouble, medical emergencies, crimes in progress or the presence of drunken drivers on our public roads. It has been reported that 550,000 calls a month were made nationally to the 911 emergency systems from cellular phones. As people expand their non-working activities into the later evening hours, cellular phones will play an important role in providing personal safety and security.

The availability and use of cellular telephones are a major personal convenience, and significantly enhances one's quality of life. As the national and worldwide antenna systems are installed and the user base increases exponentially, unit costs associated with their use will decrease. This will result in even greater numbers of user and higher monthly usage, improving the quality of life for many people. It is reported by service providers that call volume from cellular telephones has grown to equal and at times exceeds those of landline phones across the country between the hours of 4:00 p.m. and 5:00 p.m., Monday through Friday.

During recent hurricanes and other natural disasters, cellular communications have been found to be the only means of communication generally available for extended periods of time. As a result, many cities and counties have defined the cellular telephone industry as an "essential use" in their Zoning Codes. Cellular communication provides an extremely important community service to emergency groups, such as police, fire, ambulance, and hospitals. The quick response by a cellular user to an accident or other mishap has saved lives. Increased competition in the cellular industry will result in better service, lower costs to the public and the continued growth in the number of cellular telephone users across the nation.

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold Timmons

Harold K. Timmons
Site Acquisition Specialist
Tower Engineering Professionals
hktimmons@tepgroup.net

Please note that I have no authority to bind our client and the result of our negotiations are subject to approval by our client's management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to our client's management for final approval.

Lauderdale Lakes
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LAND DEVELOPMENT APPLICATION FORM

This application must be completed in full and submitted with the appropriate Affidavit and/or Disclosure Forms. If owner of the property is not the applicant and will not be present at the hearing, the Owner Affidavit and/or Power of Attorney must be completed and signed by the property owner. In addition, if the property owner is a Corporation, Partnership, Limited Partnership, or Trustee, a separate Disclosure of Interest Form must be completed. Refer to the "Submittal Checklist" and "Application Instructions" to determine the supplemental documentation required for each application. Applications are not automatically scheduled for a particular meeting date. Prior to processing applications, staff must determine completeness. All applicants must have a pre-application conference with staff, prior to filing application(s). **PLEASE DATE THIS APPLICATION.**

TYPE OF APPLICATION

(Complete one application for each request)

Date 10/09/2024

- ☐ Rezoning
- ☐ Land Use Plan Amendment
- ☐ Text Amendment to Modify Zoning Code
- ☐ Right-of-Way Vacation
- ☐ Platting or Replatting of a Subdivision, or a Portion Thereof
- ☐ Site Plan Approval
- ☐ Appeal of Administrative Interpretation
- ☐ Variance
- X **Other** **Request to construct new wireless telecommunications facility**

PLEASE PRINT OR TYPE

Name of Owner:	WAL-MART STORES EAST LP
Mailing Address:	**702 SW 8TH STREET**
Business Telephone:	**479-273-4000** Home: Fax:
Name of Applicant (if different from owner):	**SBA TOWERS X, LLC**
I am the (check one):	☐ Attorney Representing Owner ☐ Contractor and/or Architect ☐ Prospective Purchaser ☐ Representative/Agent X **Tenant/Applicant**
Mailing Address:	**8051 CONGRESS AVENUE, BOCA RATON, FL 33487**
Business Telephone:	**561-226-9332** Home: Fax:
Name of Representative (if different from owner and Applicant):	David J. Moscoso, Attorney at Law DMoscoso@beckerlawyers.com
I am the (check one):	X **Attorney Representing Owner/Applicant** ☐ Contractor and/or Architect ☐ Other (please specify)
Mailing Address:	2525 Ponce de Leon Blvd, Suite 825, Coral Gables, FL 33134
Business Telephone:	305-260-1003 Home: Fax:305-442-2232

Location of Subject Property: **3001 NORTH STATE ROAD, NO. 7, LAUDERDALE LAKES, FL 33313**

Property Size: **20.3 acres (886,683sqft.)**

Present Zoning: **COMMUNITY SHOPPING (B3)**

Present Land Use Designation: **COMMERCIAL**

Folio Number: **4941 25 43 0010**

Full Legal Description (attach additional sheets, if necessary): **SECTION 25, TOWNSHIP 49 SOUTH RANGE 41 EAST, BROWARD COUNTY FLORIDA.SEE FULL LEGAL DESCRIPTION ATTACHED.**

Brief Description of Request

SBA TOWERS X, is requesting approval to construct a 100 foot-tall, stealth, monopine communications tower structure, along with associated ground equipment within a leased area located on the Wal-Mart Store property at 3001 North State Road No. 7, Lauderdale Lakes, Florida 33313. This application is being submitted in conjunction with a separate application for two (2) exceptions. The application for exceptions seeks one exception to the requirement that telecommunications towers be separated from any other telecommunications towers by no less than one mile; and another exception to the requirement for equipment facilities to be completely surrounded by a decorative concrete block and stucco or pre-cast concrete wall.

APPLICANT'S SIGNATURE

IF THE APPLICANT IS THE PROPERTY OWNER, PLEASE COMPLETE AND SIGN BELOW:

I, being duly sworn, depose and say that I am the owner of the described real property. I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of any approvals for any false or misleading statements provided in the subject Application.

PROPERTY OWNER'S SIGNATURE

PROPERTY OWNER (PRINT NAME)

Sworn to and subscribed before me this _____
day of _____, 20_____.

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

Lauderdale Lakes
LIFE IN FULL COLOR

LAND DEVELOPMENT APPLICATION FORM

This application must be completed in full and submitted with the appropriate Affidavit and/or Disclosure Forms. If owner of the property is not the applicant and will not be present at the hearing, the Owner Affidavit and/or Power of Attorney must be completed and signed by the property owner. In addition, if the property owner is a Corporation, Partnership, Limited Partnership, or Trustee, a separate Disclosure of Interest Form must be completed. Refer to the "Submittal Checklist" and "Application Instructions" to determine the supplemental documentation required for each application. Applications are not automatically scheduled for a particular meeting date. Prior to processing applications, staff must determine completeness. All applicants must have a pre-application conference with staff, prior to filing application(s). **PLEASE DATE THIS APPLICATION.**

TYPE OF APPLICATION

(Complete one application for each request)

Date 10/09/2024

- ☐ Rezoning
- ☐ Land Use Plan Amendment
- ☐ Text Amendment to Modify Zoning Code
- ☐ Right-of-Way Vacation
- ☐ Platting or Replatting of a Subdivision, or a Portion Thereof
- ☐ Site Plan Approval
- ☐ Appeal of Administrative Interpretation
- ☐ Variance
- X **Other** Request for Relief/Exception to Aesthetics and Separation Requirements - Section 1111.5 of Lauderdale Lakes Land Development Regulations

PLEASE PRINT OR TYPE

Name of Owner:	WAL-MART STORES EAST LP
Mailing Address:	**702 SW 8TH STREET**
Business Telephone:	**479-273-4000** Home: Fax:
Name of Applicant (if different from owner):	**SBA TOWERS X, LLC**
I am the (check one):	☐ Attorney Representing Owner ☐ Contractor and/or Architect ☐ Prospective Purchaser ☐ Representative/Agent X **Tenant/Applicant**
Mailing Address:	**8051 CONGRESS AVENUE, BOCA RATON, FL 33487**
Business Telephone:	**561-226-9332** Home: Fax:
Name of Representative (if different from owner and Applicant):	David J. Moscoso, Attorney at Law DMoscoso@beckerlawyers.com
I am the (check one):	X **Attorney Representing Owner/Applicant** ☐ Contractor and/or Architect ☐ Other (please specify)
Mailing Address:	2525 Ponce de Leon Blvd, Suite 825, Coral Gables, FL 33134
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Full Legal Description (attach additional sheets, if necessary): **SECTION 25, TOWNSHIP 49 SOUTH RANGE 41 EAST, BROWARD COUNTY FLORIDA.SEE FULL LEGAL DESCRIPTION ATTACHED.**

Brief Description of Request

Exception 1: Telecommunications Tower Distance Requirement Justification:

See Separate description of request provided under separate cover by Attorney David J. Moscoso.

Exception 2: Concrete Wall Exception Justification:

See Separate description of request provided under separate cover by Attorney David J. Moscoso.

APPLICANT'S SIGNATURE

IF THE APPLICANT IS THE PROPERTY OWNER, PLEASE COMPLETE AND SIGN BELOW:

I, being duly sworn, depose and say that I am the owner of the described real property. I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of any approvals for any false or misleading statements provided in the subject Application.

PROPERTY OWNER'S SIGNATURE

PROPERTY OWNER (PRINT NAME)

Sworn to and subscribed before me this _____
day of _____, 20_____.

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

Lauderdale Lakes
LIFE IN FULL COLOR

DEVELOPMENT APPLICATION OWNER CERTIFICATION

(Please complete all that apply)

For use when petitioner is NOT the Owner of the Subject Property:

This is to certify that I am the owner of subject lands described in the above petition. I have authorized **SBA Towers X, LLC** to make and file the aforesaid petition. This further certifies that I have read this petition and the statements contained herein are true and correct.

Brandon Wheeler

Print name of Petitioner

Signature of Petitioner

STATE OF ARKANSAS COUNTY OF Benton

The foregoing instrument was Sworn to and Subscribed before me this 21 of August, 2024, by Brandon Wheeler, who is personally known to me or who has produced _____ as identification.

Printed Name of Notary Public Joseph A Pritchard Signature of Notary Public

My Commission Expires: 7/1/33

JOSEPH A PRITCHARD
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 07/01/33
COMMISSION NO. 12724265

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DEVELOPMENT APPLICATION OWNER CERTIFICATION
(Please complete all that apply)

Tenant or Owner Affidavit
I, Lawrence Harris being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made part of the application are honest and true. I understand this application must be completed and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written regarding this application, I understand that any development action may be voidable at the option of the City.

Lawrence Harris
Print Name

Signature

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was Sworn to and Subscribed before me this 22 of May, 2024 by
who is personally known to me or who has produced D as identification.

CAROLINA GONZALEZ
Notary Public-State of Florida
Commission # HH 429233
My Commission Expires
August 13, 2027

Carolina Gonzalez
Printed Name of Notary Public

Signature of Notary Public

My Commission Expires: 8/13/2027

Lauderdale Lakes
LIFE IN FULL COLOR

DEVELOPMENT APPLICATION OWNER CERTIFICATION
(Please complete all that apply)

Corporation Affidavit

I/We, Lawrence Harris being first duly sworn, depose and say that I/we am the SBA Towers X, LLC Senior-Vice President, and Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true; that said corporation is the tenant of the property described herein and which is the subject matter of the proposed hearing. We understand that this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on our behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the City.

Lawrence Harris _____

(Printed name) **(Signature)**

Attorney Affidavit_ David Moscoso.pdf

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E-Signature Summary

E-Signature 1: David Moscoso (DM)
August 02, 2024 17:13:04 -5:00 [69943F83957A] [73.73.88.5]
DMoscoso@beckerlawyers.com (Principal) (Personally Known)

E-Signature Notary: Nora E. Portuondo (NEP)
August 02, 2024 17:13:04 -5:00 [56905BECCDC9] [104.190.57.25]
NPortuondo@beckerlawyers.com
I, Nora E. Portuondo, did witness the participants named above electronically sign this document.

DocVerify documents cannot be altered or tampered with in any way once they are protected by the DocVerify VeriVault System. Best viewed with Adobe Reader or Adobe Acrobat.
All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

Attorney Affidavit

I, David Moscoso, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the property described and which is the subject matter of the proposed hearing, that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of this application are honest and true. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the City.

David Moscoso
Print name of Petitioner

David Moscoso
Signed on 2024/08/02 17:13:04 -5:00
Signature of Petitioner

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was Sworn to and Subscribed before me this 2nd of August, 2024, by David Moscoso, who is personally known to me or who has produced _____ as identification.

Nora E. Portuondo
Printed Name of Notary Public

Signed on 2024/08/02 17:13:04 -5:00
Signature of Notary Public

My Commission Expires: 2/25/2025

DocVerify
Nora E Portuondo
Commission # HH 97903
Notary Public - State of Florida
My Commission Expires Feb 25, 2025
Notary Stamp 2024/08/02 14:13:04 PST 56905BECCDC9

Notarial act performed by audio-visual communication

969B9A40-0521-4AE1-A729-3BDCF2294386 --- 2024/08/02 16:47:45 -5:00 --- Remote Notary

DocVerify ID: 969B9A40-0521-4AE1-A729-3BDCF2294386
www.docverify.com
Page 1 of 1 | 13BDCF2294386

Attorney Affidavit

I, Kathleen O. Berkey, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the property described and which is the subject matter of the proposed hearing, that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of this application are honest and true. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the City.

Kathleen O. Berkey
Print name of Petitioner
Counsel for SBA Towers X, LLC

Signature of Petitioner

STATE OF Florida COUNTY OF Lee

The foregoing instrument was Sworn to and Subscribed before me this 2nd of August, 2024, by Kathleen O. Berkey who is personally known to me or who has produced _____ as identification.

Janet Dunnigan
Printed Name of Notary Public

Signature of Notary Public

My Commission Expires: 9-01-2025

JANET DUNNIGAN
MY COMMISSION # HH 172100
EXPIRES: September 1, 2025
Bonded Thru Notary Public Underwriters

8051 Congress Avenue
Boca Raton, FL 33487-1307

sbasite.com

Inventory of existing sites

(FL22902-S - WM 3625 Lauderdale Lakes)

- SBA Communications / SBA Towers X, LLC has no pre-existing telecommunications towers and antennas within the city of Lauderdale Lakes.

- Please see below the pre-existing telecommunication towers of others within one mile radius from the proposed site (3001 N STATE Rd 7, Lauderdale Lakes, FL / Parcel ID: 494125430010).

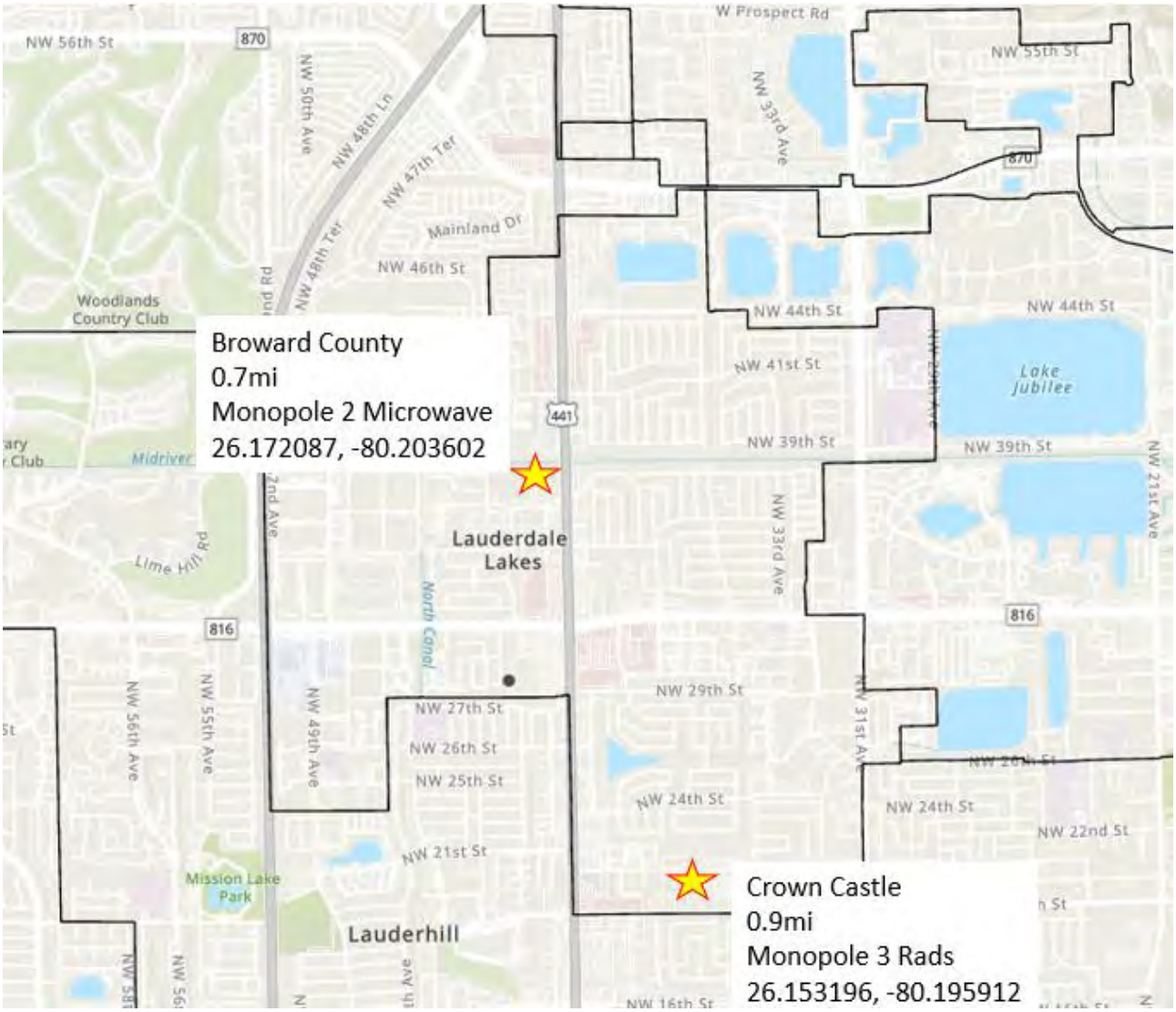


EXHIBIT A

Verizon Wireless
4700 Exchange Court, Suite 100
Boca Raton, FL 33431

To whom it may concern:

Regarding FL27086-L Supercenter:

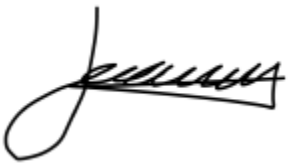
Verizon Wireless owns multiple FCC licenses, which entitles the company to operate within a number of assigned frequency ranges. This in turn, generally eliminates interference issues from CB radios, electronic appliances, pacemakers, fire and police equipment, as well as other carriers.

Verizon Wireless agrees to comply with all FCC rules regarding human exposure to radio frequency energy (OET 65 guidelines).

Careful isolation studies have been performed to determine the ideal vertical and horizontal separation between Verizon Wireless antennas and any other communication service's antennas. The antenna isolation studies increase our ability to eliminate as many chances as possible of our transmitted frequencies from interfering with other's equipment.

In the unlikely event that interference does occur, Verizon Wireless agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon Wireless installation.

Respectfully submitted,



Jorge Castaneda
Engineer-RF System Design
Verizon Wireless

8051 Congress Avenue
Boca Raton, FL 33487-1307

sbasite.com

TO: City of Lauderdale Lakes' Planning Board and City Commission

FROM: SBA Communications

DATE: February 26, 2024

SUBJECT: FL22902-S - W M 3625 Lauderdale Lakes - Remedial Plan to rectify potential obstruction with public safety telecommunications

---

To Whom It May Concern:

As part of our site agreements with service providers, it is required that wireless equipment deployed on our towers fulfill the applicable regulations from FCC and other parties, e.g., FAA. Wireless Operators on their part only deploy equipment on SBA sites that transmits in accordance with regulations set by the FCC regulatory authority, including transmitting within the licensed frequency bands and power limitations. SBA customers, i.e., Wireless operators, ensure that the sites undergo a rigorous regulatory process before they come on air to provide service.

As a pre-requisite to commercial deployments, equipment manufacturers are required to undergo certification of their products towards the requisite FCC regulations and is validated by equipment manufacturers at independent third-party Accredited Test Labs in accordance with FCC regulation prior to tower commercial deployments. FCC regulations cover various aspects including Out-Of-Band Emissions (OOBE) limits as well as power spectral density limits, which protect against interference towards Public Safety bands and equipment in other frequency bands.

The wireless equipment models deployed by Verizon commercially on the proposed site, would be part of a wider scale deployment covering several hundreds or thousands of sites {after having fulfilled FCC certification), which ensures extensive stress tests in a wide variety of real-life conditions over long periods of time.

The above aspects are expected to eliminate interference towards any Public Safety organizations.

In the unlikely event that interference does occur specifically from the proposed site, SBA will engage with the public safety organization and Verizon to facilitate coordination, troubleshooting and rectification/ remediation activities. A step-by-step approach with wireless technical experts would need to be undertaken in such a case, as presented below.

Step 1 - Nature of interference, which includes aspects such as (a) are all devices or specific device models impacted, {b) Is interference experienced in the entire service area or select locations, {b) are specific frequencies impacted.

8051 Congress Avenue
Boca Raton, FL 33487-1307

sbasite.com

Step 2 – Perform testing jointly with public safety organization to further troubleshoot the cause of the interference.

Step 3 – Develop and deploy a fix to rectify / mitigate the interference. This could include aspects such as reducing output power for certain frequencies, changing antenna orientation / tilt, etc.

Step 4 – Perform testing to validate the fixes implemented as part of step 3.

As a final remark, please note that all tenants on the SBA site will be licensed by the FCC to operate within specific frequencies precisely allocated to avoid interference issues, and so far, we are unaware of any SBA sites which have been involved in causing interference to public safety users.

Respectfully,



Sanjay Dhawan

Vice-President, Technology & Operations

SBA Communications

RF Facility Justification

16974220 FL27086-L Supercenter

Prepared by Verizon Wireless RF Engineering

Jorge Castaneda

February 1, 2024

verizon

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

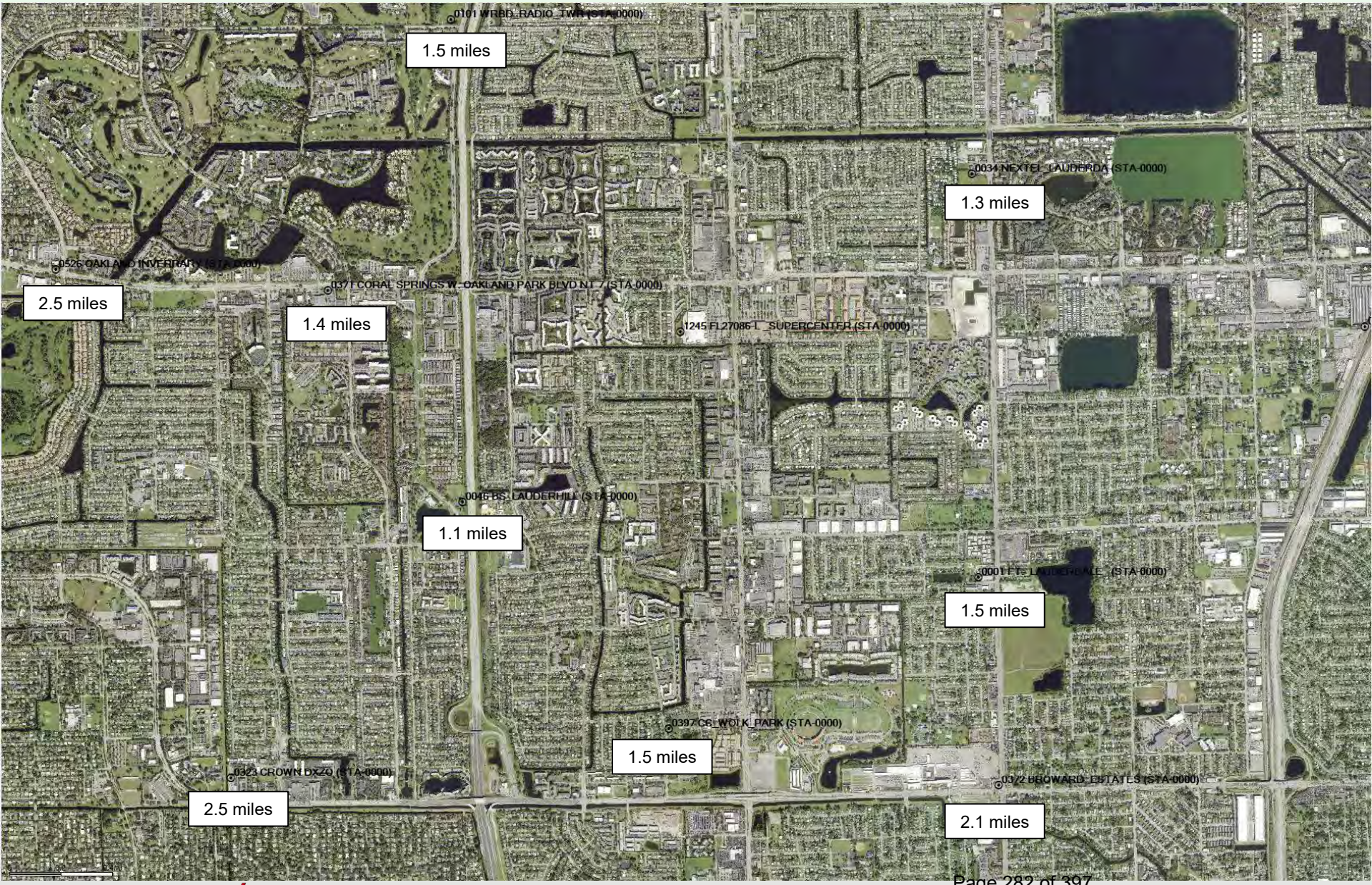
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieve when traffic is evenly distributed across the 3 sectors.

Height. The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area.

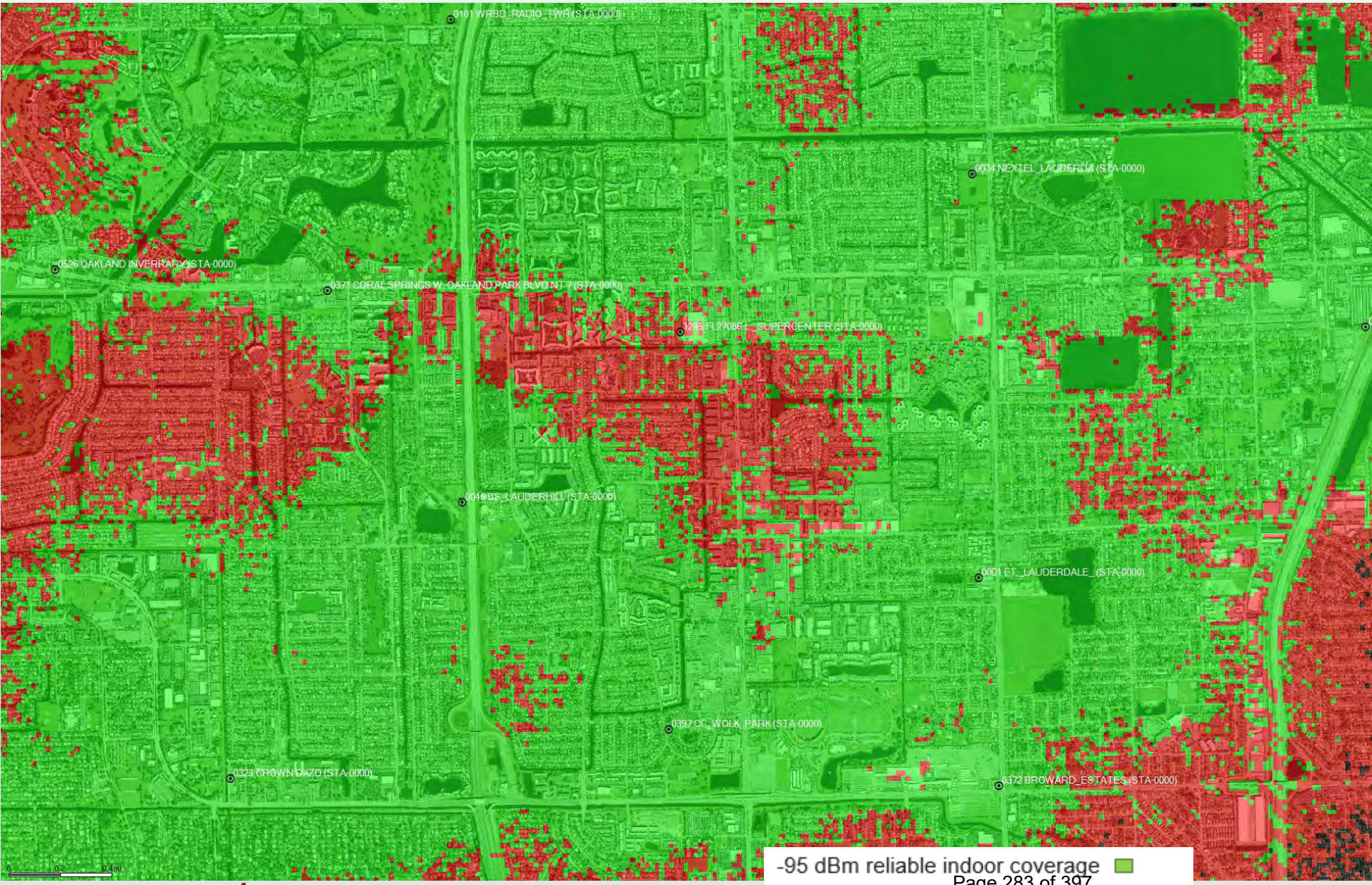
Verizon Wireless Site Map



verizon

EXHIBIT D3

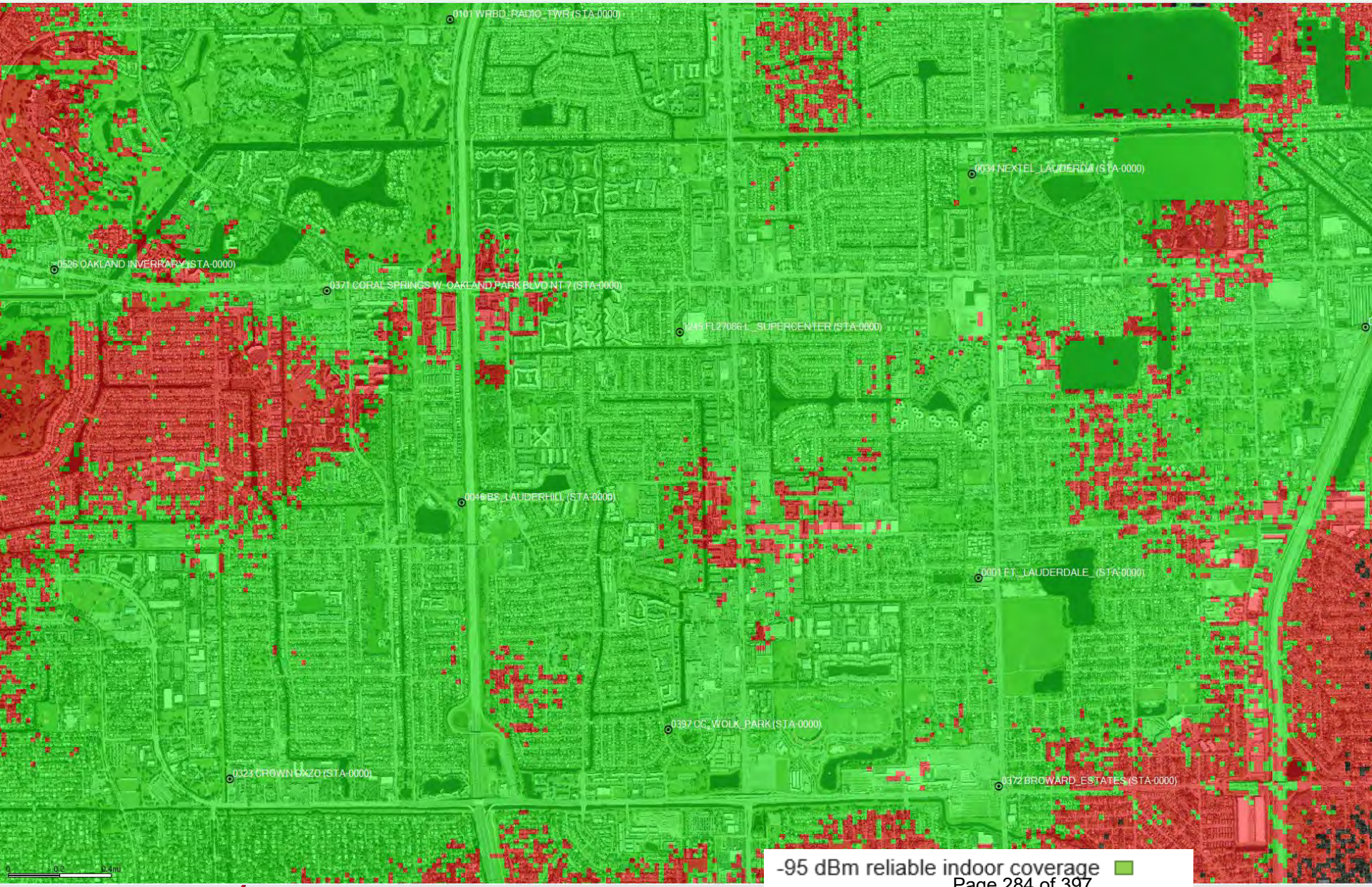
Coverage Area of Existing Network



verizon

EXHIBIT D4

Coverage Area of Propose Network



verizon

EXHIBIT D5

Site ID: FL22902-S

Scope of Work: Proposed 105' Monopine Tower

EXHIBIT E

3001 North State Road No.7

Lauderdale Lakes, FL 33313

(Broward County)



MAG. NORTH 8.5° W

1 OVERALL SITE PLAN

SCALE: N.T.S.

SBA

SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL

Kimley»Horn

©2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO.
696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JJB
CHECKED BY:	SM

REVISIONS

NO.	DATE	DESCRIPTION
2	07/09/25	ISSUED FOR REVIEW
1	07/01/25	ISSUED FOR REVIEW

PROJECT No.
241149179

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD NO.7
LAUDERDALE LAKES, FL
33313

DESIGN TYPE:
EXHIBIT E

SHEET TITLE:
SITE PLAN

DRAWING NO.
C-1

REVISION:
C



1 EXISTING ELEVATION VIEW SCALE: N.T.S.



2 PROPOSED MONOPINE ELEVATION VIEW SCALE: N.T.S.

SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL

Kimley»Horn

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1920 WEKIVA WAY
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO.
696

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A&E PROJECT #:	241149179
DRAWN BY:	JJB
CHECKED BY:	SM

REVISIONS

NO.	DATE	DESCRIPTION
1	07/09/25	ISSUED FOR REVIEW
0	07/01/25	ISSUED FOR REVIEW

PROJECT No.
241149179

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD NO.7
LAUDERDALE LAKES, FL
33313

DESIGN TYPE:
EXHIBIT E

SHEET TITLE:
PHOTO SIMULATION
(FACING NORTHWEST)

DRAWING NO.
PS-1

REVISION:
A



1 EXISTING ELEVATION VIEW SCALE: N.T.S.



2 PROPOSED MONOPINE ELEVATION VIEW SCALE: N.T.S.

SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL

Kimley»Horn

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1920 WEKIVA WAY
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO.
696

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A&E PROJECT #:	241149179
DRAWN BY:	JJB
CHECKED BY:	SM

REVISIONS

NO.	DATE	DESCRIPTION
1	07/09/25	ISSUED FOR REVIEW
2	07/01/25	ISSUED FOR REVIEW

PROJECT No.
241149179

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD NO.7
LAUDERDALE LAKES, FL
33313

DESIGN TYPE:
EXHIBIT E

SHEET TITLE:
PHOTO SIMULATION
(FACING SOUTHWEST)

DRAWING NO.	REVISION:
PS-2	A



1 EXISTING ELEVATION VIEW SCALE: N.T.S.



2 PROPOSED MONOPINE ELEVATION VIEW SCALE: N.T.S.

SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL

Kimley»Horn

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1920 WEKIVA WAY
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO.
696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JJB
CHECKED BY:	SM

REVISIONS

NO.	DATE	DESCRIPTION
1	07/09/25	ISSUED FOR REVIEW
2	07/01/25	ISSUED FOR REVIEW

PROJECT No.
241149179

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD NO.7
LAUDERDALE LAKES, FL
33313

DESIGN TYPE:
EXHIBIT E

SHEET TITLE:
PHOTO SIMULATION
(FACING EAST)

DRAWING NO.	REVISION:
PS-3	A

AFFIDAVIT AS TO PRE-EXISTING STRUCTURES

BEFORE ME this day personally appeared **Jorge Castaneda**, as **Radio Frequency Engineer** with **Verizon Wireless**, who after being duly sworn and deposed says that:

1. After conducting a thorough survey of the area around the subject property located at 3001 North State Road No. 7, Lauderdale, Lakes, FL 33313, there are no existing structures within a 0.5-mile radius that can support the proposed antenna equipment necessary to expand wireless service into this area and to add the needed network capacity; and

2. Verizon Wireless has carefully reviewed all potential existing structure options, but none meet the necessary requirements for height, load capacity, or location suitability.

By:_____
Jorge Castaneda, Radio Frequency Engineer
Verizon Wireless

STATE OF Florida

COUNTY OF Broward

Sworn to and subscribed before me by means of ☐ physical presence or ☑ online notarization this 16th day of October **2024**, by **Jorge Castaneda** as **Radio Frequency Engineer** with **Verizon Wireless**, a Florida limited liability corporation.

NOTARY PUBLIC

Personally Known X OR
Produced Identification _____

_____
Type of Identification

DocuSigned by:
Sign Mark Baesch
474A2FE44F36400...
Print Mark Baesch
My Commission expires: April 27th, 2028

MARK BAESCH
Notary Public - State of Florida
Commission # HH 520700
My Comm. Expires Apr 27, 2028
Bonded through National Notary Assn.

Affidavit Regarding Collocation - SBA Communication, Inc. - Lauderdale Lakes / WM 3625 site

To Whom it may concern:

This affidavit is to certify that I, Brent E. Hager am authorized by SBA Communications to work on their behalf, performing Site Acquisition services for the WM 3625 Lauderdale Lakes new cell tower site project.

It is to further certify that I have searched the surrounding area for possibilities to collocate the project's antennas upon, instead of building a new tower site, but have found none that are viable.

Lastly, page 3 shows a verification from Lauderdale Lakes that the city prefers that we find a different parcel, but that if we did not, they would consider a tower site in the Otis Gray Park parcel. **We found another parcel for the site.**

The closest existing tower site is 0.67 miles from the proposed site and is owned by Broward County. Broward County only allows for government agencies to place antennas on their towers for security reasons. See the statement on page 2 from Broward County showing confirmation of the statement above. This is "A" on page 2.

The 2nd closest tower is 0.89 miles from the proposed site and is owned by Crown Castle. It is too far away and also too short to provide the coverage needed for this project. It is only 100' tall, with 3 existing carriers already. This is "B" on page 2.

Any other towers are > one mile from the proposed site and are also considered by RF Engineering to be of no use to collocate upon for this project.

No other suitable structure that is tall enough and close enough to collocate upon was found, as well.
Of the alternative options listed in the Land Development Code, item (h), New stealth tower on privately owned property, is the option that became available. Our search determined that higher ranked alternative options were not available.

Print name of Petitioner Brent E. Hager

Signature of Petitioner Brent E. Hager

Notary
STATE OF NC COUNTY OF Alexander
The foregoing instrument was Sworn to and Subscribed before me this 20th of March 2024 by Brent E. Hager, who is personally known to me or who has produced NCDL as identification.

Printed Name of Notary Public Kristy M. Harrell

Signature of Notary Public Kristy M. Harrell

My Commission Expires: August 1st 2024

KRISTY M. HARRELL NOTARY PUBLIC ALEXANDER COUNTY, NC

Towers within, or close to one mile from the proposed site's coordinates;

Tower owner, coordinates, distance/direction from site and tower description:

A: Owned by Broward County and the County will not allow a collocate on towers used for emergency services. Its coordinates are: 26.172127, -80.203605; The tower is 0.71 mi NNE of site. It is a 135' monopole. **Not viable, as Broward County does not allow carrier collocation.**

B: Owned by Crown Castle and is on Lauderdale Lake property at a park. Its coordinates are: 26.153628, -80.195714. The tower is 0.89 mi SE of site; It is a 100.1' monopole, with 3 carriers in the top spots already. Estimated 60' RAD and below are available. **The tower site is too far away and too short to satisfy Verizon's needs, per the RF Engineering report provided.**

C: Also owned by Crown Castle, at: 26.152732, -80.220011; 1.06 mi SW of site; 125' monopole with 4 carriers in the top spots. Estimated 70' and below available. **The site is also too far and too short to satisfy Verizon's needs, per the RF Engineering report provided.**

***Any other existing towers, or tall structures are even further away than 1.06 miles and are of no use to collocate upon to satisfy Verizon's needs, per the RF Engineering report provided.**

Confirmation below – Leroy Keating: Carrier collocation is not allowed on Broward County's towers.

Brent Hager

From: Keating, Leroy <LKEATING@broward.org> on behalf of Keating, Leroy
Sent: Wednesday, August 17, 2022 11:08 AM
To: Brent Hager
Cc: Derek Waite
Subject: RE: Verizon site name WM 3625 - Verification - Can or cannot collocate on County-owned tower

Good Morning Mr. Hager,

I had to do a little research to find this tower as it was not on our main list of towers. The tower in question is used specifically and only for the water treatment plant. There are no emergency communications or commercial communications placed on this tower. Water Wastewater has noted that the tower was only designed to hold their antennas.
As we discussed earlier Broward County only allows for government agencies to place antenna on the Broward County towers. The County does not allow for any commercial antenna to be placed on the County owned towers. This is due to security concerns from Homeland Security, Federal, State and Local Police.

Sincerely,

Leroy Keating

Leroy Keating
Property Agent
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301
Phone: (954) 357-6815 Fax: (954) 357-5544
Email: lkeating@broward.org

Map of the closest existing tower sites to the proposed SBA site



Note: No other building (or other structure) to collocate upon that is tall enough and close enough that could satisfy Verizon's needs was found within the search area, or even within 1 mile of the proposed SBA site.

EXHIBIT F2

Affidavit Regarding Heirarchy of site placement - SBA Communication, Inc. - Lauderdale Lakes / WM 3625

To Whom it may concern:

This affidavit is to certify that I, Brent E. Hager am authorized by SBA Communications to work on their behalf, performing Site Acquisition services for the WM 3625 Lauderdale Lakes new cell tower site project.

It is to further certify that I have searched the surrounding area for possibilities to collocate the project's antennas per Lauderdale Lakes hierarchy of site placement and secondary hierarchy regarding preferred zoning districts, instead of building a new tower site, but have found no higher order possibilities in the heirarchy that are viable.

Certified letters were sent to Lauderdale Lake, Lauderhill and Broward County for all viable parcels they have inside the search area.

Print name of Petitioner Brent E. Hager

Signature of Petitioner Brent E. Hager

Notary
STATE OF NC COUNTY OF Alexander
The foregoing instrument was Sworn to and Subscribed before me this 20th of March 2024 by Brent E. Hager, who is personally known to me or who has produced NCDL as identification.

Printed Name of Notary Public Kristy M. Harrell

Signature of Notary Public Kristy M. Harrell

My Commission Expires: August 1st 2024

KRISTY M. HARRELL NOTARY PUBLIC ALEXANDER COUNTY, NC

The hierarchy of site placement states the following:
Chapter 11, Sec. 1111.3. The order of ranking is from highest (a) to lowest (j). Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that higher ranked options are not available in the manner described. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alterative is otherwise available:
(a) Co-location on existing stealth tower on city-owned property. – **There are none within the search area and all existing towers are too far away and too short to satisfy Verizon's needs, per the RF Engineering report provided.**
(b) Co-location on existing telecommunications tower on city-owned property. - **No towers inside the search area are on city-owned properties, except in Lauderhill. It is too short and too far away, per the RF Engineering report provided.**

(c) Attached telecommunications facility on city-owned property. – **No nearby city-owned structure is tall enough.**
(d) Co-location on existing structures on city-owned property. – **No nearby city-owned structure is tall enough.**
(e) Co-location on existing stealth tower on privately owned property. – **None within the search area.**
(f) Attached telecommunications facility on privately owned property. - **There is only one existing tower site on Lauderdale Lakes city-owned property, see "B" on page 2. It is too far away and too short to satisfy Verizon's needs.**
(g) New stealth tower on city-owned property. – **The only city-owned property that could potentially be allowed was the Otis Gray Park. See Stephen Smith's confirmation on page 6, saying that the city would prefer that SBA use a privately-owned property, but would consider a site on the property as a last resort. Lauderdale Lakes was not interested on any other property, but certified letters were sent for each of their nearby properties, just in case. Proof of certified letters sent are included in this affidavit.**
(h) New stealth tower on privately owned property. - **Only one other privately owned property owner expressed interest, but later declined. It is the MARKETPLACE PLAZA LLC property at 2900-3784 N STATE ROAD. The only area of the property that the owner would allow would not meet setback requirements, anyway.**
(i) New telecommunications tower on city-owned property. - **The only city-owned property that could potentially be allowed was the Otis Gray Park. Stephen Smith's confirmation that the city would prefer that SBA use a privately-owned property, but would consider as a last resort is included on page 5. Lauderdale Lakes was not interested on any other property, but certified letters were sent for each of the viable properties within one mile, just in case. Proof of letters sent are included in this affidavit.**
(j) New telecommunications tower on privately owned property. **Only one other privately owned property owner expressed interest, but later declined. It is the MARKETPLACE PLAZA LLC property at 2900-3784 N STATE ROAD. The only area of the property that the owner would allow would not meet setback requirements, anyway.**

Note also that the water treatment plant in Lauderhill was considered, but Lauderhill declined (underground pipes).

No other suitable structure that is tall enough and close enough to collocate upon was found in Lauderdale Lakes, or Lauderhill. There was no interest among any other viable property owners in either city, as well.
Of the alternative options listed in the Land Development Code, item (h), New stealth tower on privately owned property, is the option that became available. Our search determined that higher ranked alternative options were not available.

Potential sites outside the 0.5 mile radius search ring will not satisfy Verizon's needs, per the RF Engineering report provided.

Towers within, or close to one mile from the proposed SBA site's coordinates;

Tower owner, coordinates, distance/direction from site, description and reason not used:

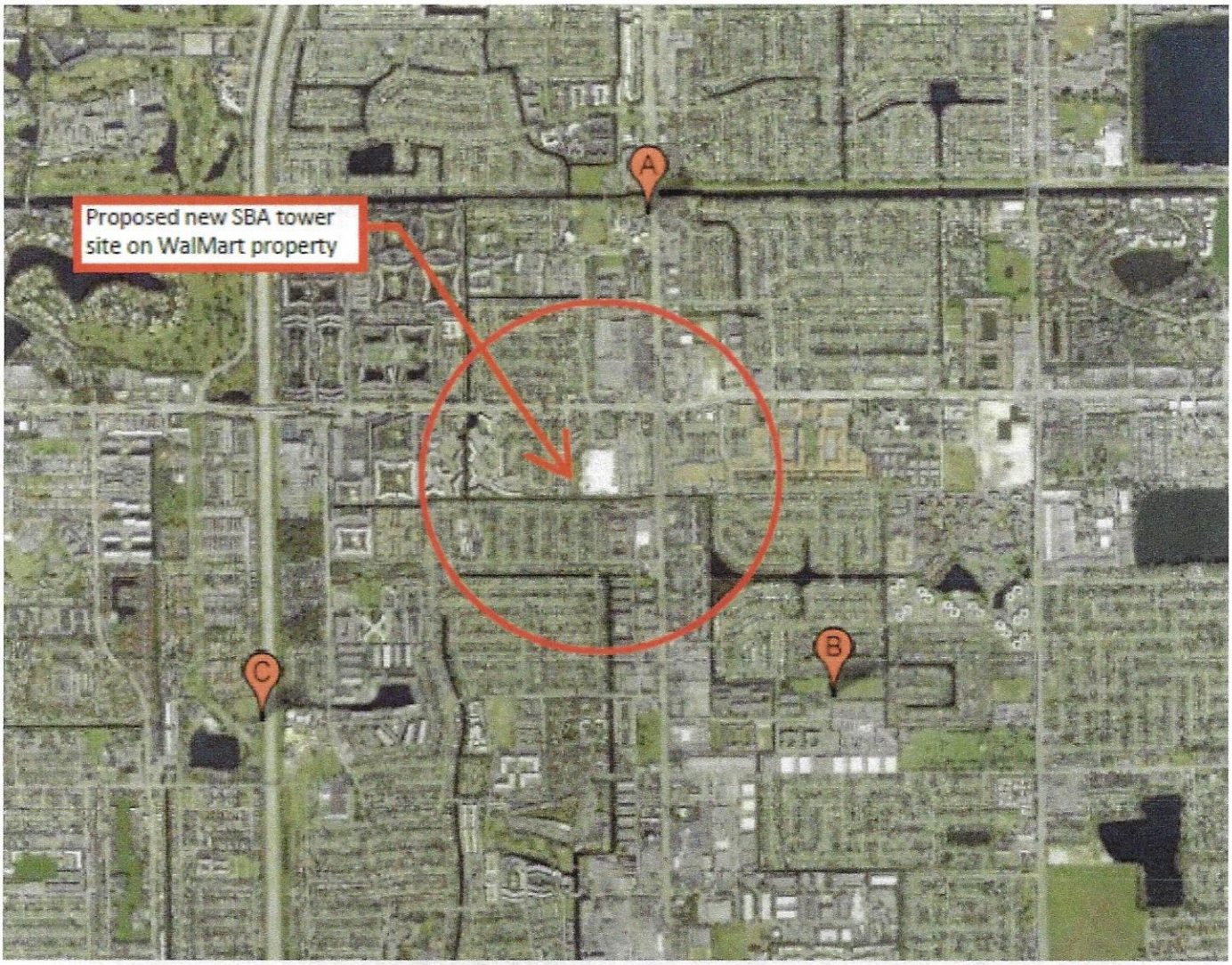
A: Owned by Broward County and the County will not allow a collocate on towers used for emergency services. Its coordinates are: 26.172127, -80.203605; The tower is 0.71 mi NNE of site. It is a 135' monopole. **Not viable, as Broward County does not allow carrier collocation, per the confirmation on page 5. It is too short to satisfy Verizon's needs, anyway, per the RF Engineering report provided.**

B: Owned by Crown Castle and is at a Lauderdale Lake city-owned park at: 3601 NW 21 St. Its coordinates are: 26.153628, -80.195714. The tower is 0.89 mi SE of the proposed SBA site. It is a 100.1' monopole, with 3 carriers in the top spots already. Estimated 60' RAD and below are available for collocation. **The tower site is too far away and too short to satisfy Verizon's needs, per the RF Engineering report provided.**

C: Also owned by Crown Castle, at: 26.152732, -80.220011, in Lauderhill jurisdiction; 1.06 mi SW of the proposed SBA site; 125' monopole with 5 carriers in the top spots. Estimated 70' and below available. **The tower is too far away and too short, per the RF Engineering report provided.**

<u>*Any other existing towers, or tall structures are even further away than 1.06 miles and are of no use to collocate upon to satisfy Verizon's needs.</u>

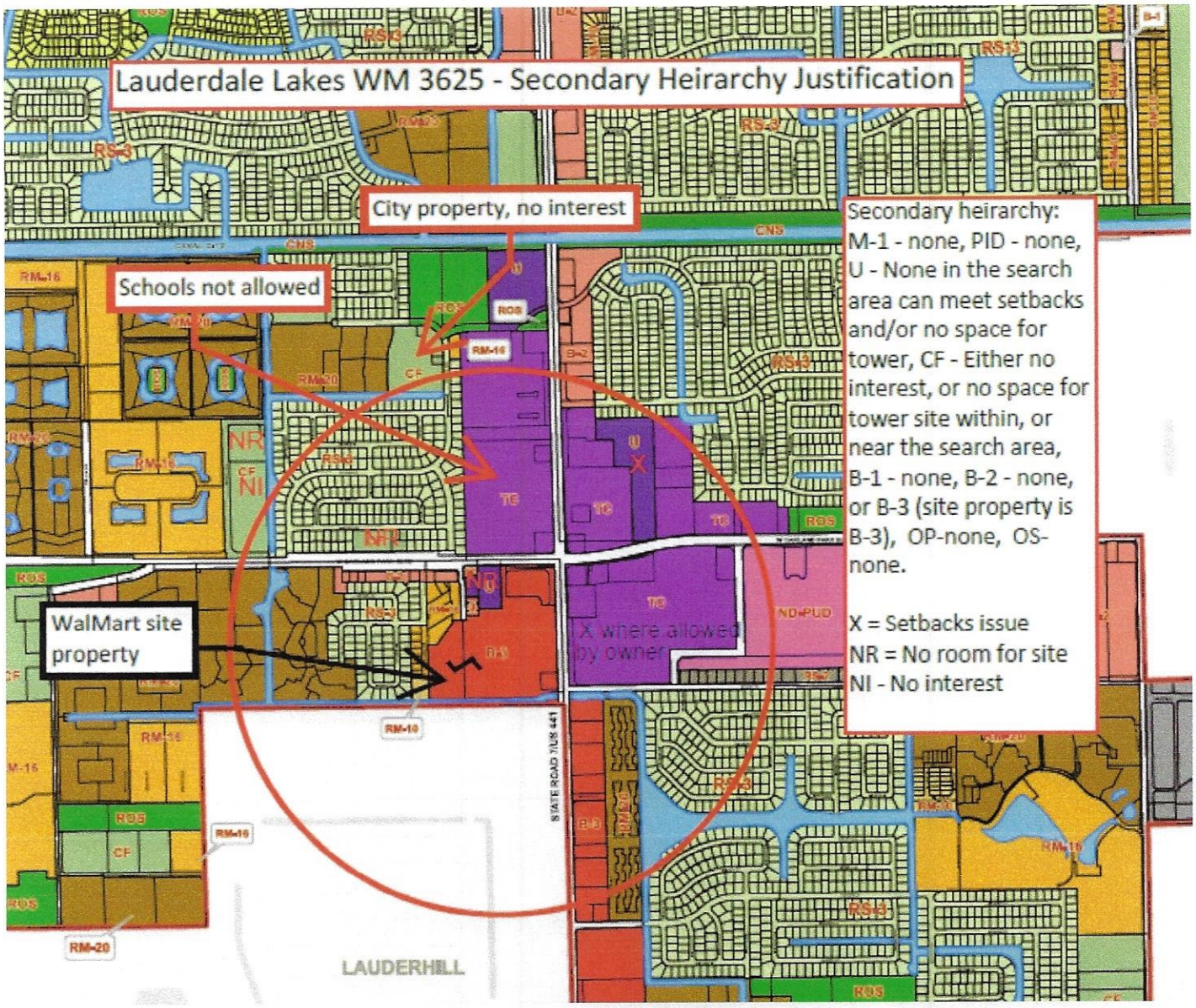
Map – Closest towers, none are viable, per the RF Engineering report provided, as they are outside the search area.



See Secondary Hierarchy Justification Map on page 4

See proof of certified letters were delivered for all viable properties owned by Lauderdale Lakes, Lauderhill and Broward County on the last 3 pages.

Map - Secondary Hierarchy Justification



Potential sites outside the 0.5 mile radius search ring will not satisfy Verizon's coverage needs, per the RF Engineering report provided.

Confirmation below – Leroy Keating: Carrier collocation is not allowed on Broward County's towers.

Brent Hager

From:	Keating, Leroy <LKEATING@broward.org> on behalf of Keating, Leroy
Sent:	Wednesday, August 17, 2022 11:08 AM
To:	Brent Hager
Cc:	Derek Waite
Subject:	RE: Verizon site name WM 3625 - Verification - Can or cannot collocate on County-owned tower

Good Morning Mr. Hager,

I had to do a little research to find this tower as it was not on our main list of towers. The tower in question is used specifically and only for the water treatment plant. There are no emergency communications or commercial communications placed on this tower. Water Wastewater has noted that the tower was only designed to hold their antennas.
As we discussed earlier Broward County only allows for government agencies to place antenna on the Broward County towers. The County does not allow for any commercial antenna to be placed on the County owned towers. This is due to security concerns from Homeland Security, Federal, State and Local Police.

Sincerely,

Leroy Keating

Leroy Keating
Property Agent
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301
Phone: (954) 357-6815 Fax: (954) 357-5544
Email: lkeating@broward.org

Confirmation below: Lauderdale Lakes prefers another privately-owned parcel than at the Otis Gray Park.

Brent Hager

From:	Stephen Smith <stephens@lauderdalelakes.org> on behalf of Stephen Smith
Sent:	Tuesday, November 15, 2022 12:54 PM
To:	Brent Hager
Cc:	Tekisha Jordan
Subject:	RE: Verification-Cell towers are, or are not allowed on another Lauderdale Lakes property-Site # WM 3625

Good Afternoon Mr. Hager,

We are in receipt of your recent letter that was received by our office on 11/08/22. The letter is a follow-up of our previous emails in August regarding the proposal of a new wireless communications cell tower. After internal discussions, the City would prefer that private properties are sought first for new towers.

If you have contacted all private potential properties and have exhausted all other options, the Otis gray park (parcel id: 4941 25 00 0057) has been designated as a potential site for the proposal.

If you are interested in moving forward with the City property or would like to discuss other options, please let me know and we will arrange a virtual meeting with the necessary staff.

Also please provide documentation that shows you reached out to nearby property owners regarding your request.

Let me know if you have any questions regarding the above,

Have a great day!

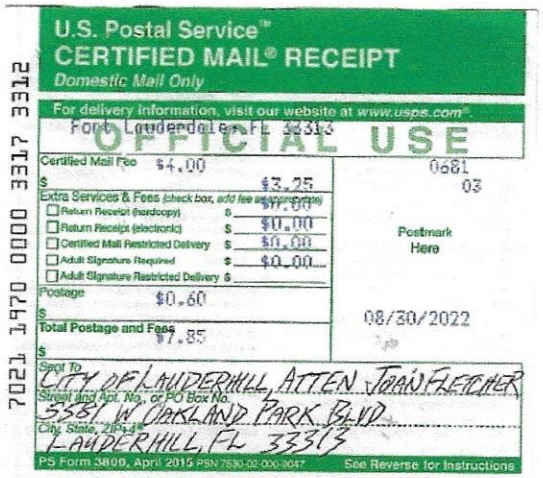
Stephen Smith
Planner I | Development Services
City of Lauderdale Lakes
4300 NW 36th Street | Lauderdale Lakes, FL 33319
stephens@lauderdalelakes.org
V: 9545352495
F: 954-731-5309

Note: No other structure that is tall enough and close enough to collocate upon was found within one mile of the proposed site that could satisfy Verizon's needs.

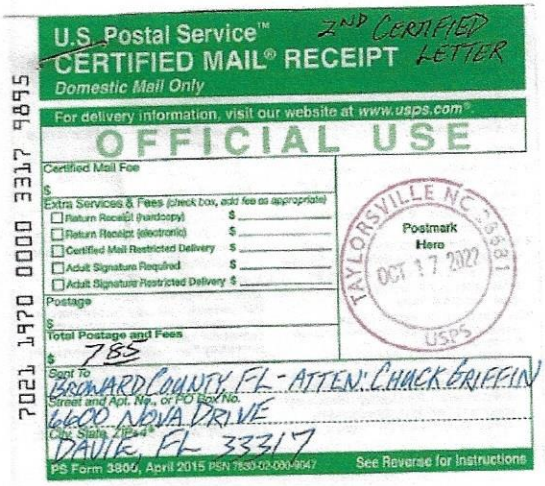
Certified letters sent for viable Lauderdale Lakes, Lauderhill and Broward County Properties


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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Total Postage and Fees
$ 7.85
TAYLORSVILLE NC 28681 OCT 17 2022 USPS
Postmark Here
Sent To CITY OF LAUDERDALE LAKES, FL/STEPHEN SMITH
Street and Apt. No., or PO Box No. 4300 NW 36TH STREET
City, State, ZIP+4® LAUDERDALE LAKES, FL 33319
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 1970 0000 3317 9901

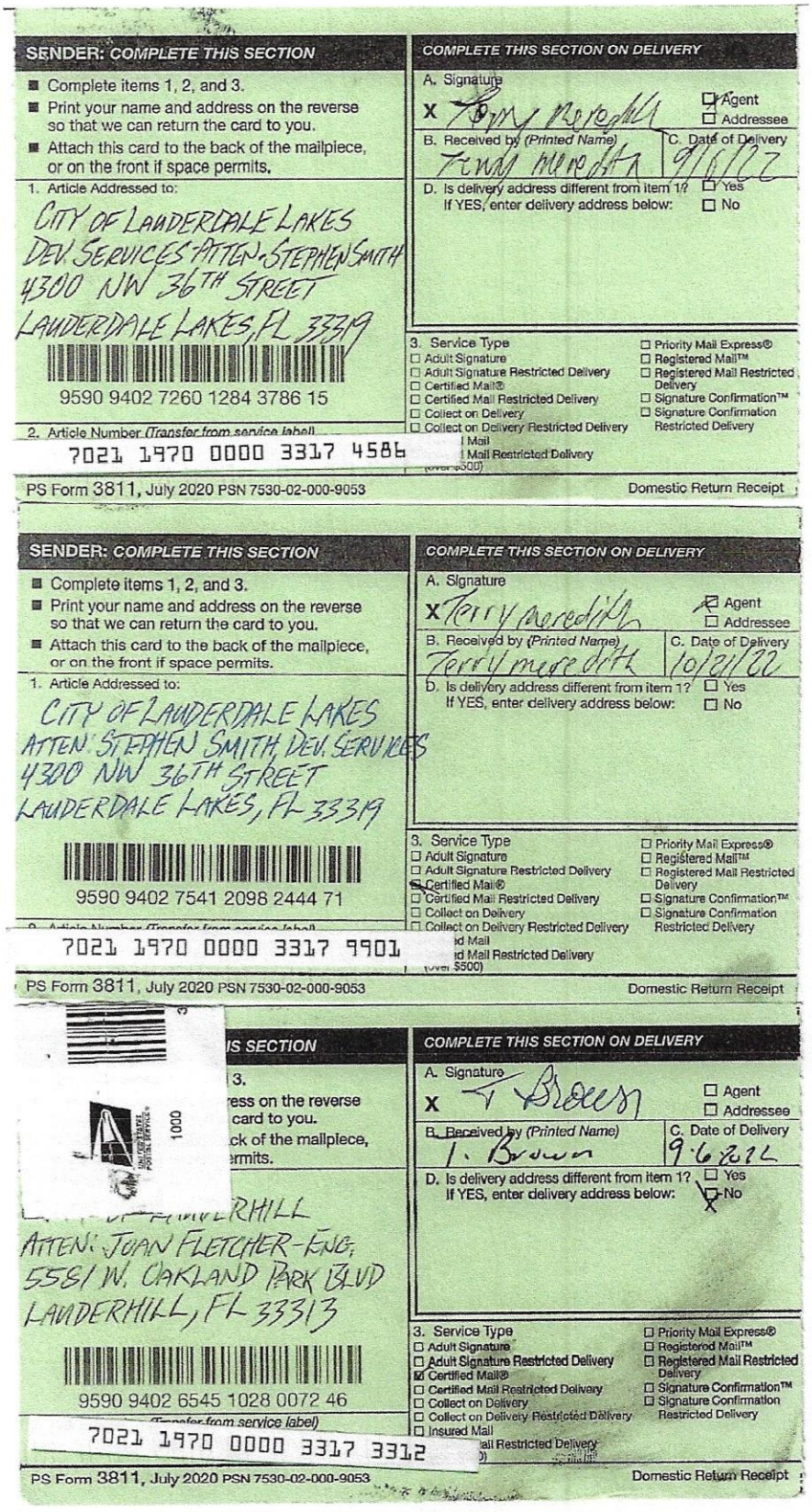

U.S. Postal Service™
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Fort Lauderdale, FL 33311
OFFICIAL USE
Certified Mail Fee $4.00 $3.25
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0681 01
Postmark Here
08/31/2022
Sent To CITY OF LAUDERDALE LAKES ATTEN: STEPHEN SMITH - DEV. SERVICES
Street and Apt. No., or PO Box No. 4300 N.W. 36TH STREET
City, State, ZIP+4® LAUDERDALE LAKES, FL 33319
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 1970 0000 3317 4586


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Fort Lauderdale, FL 33313
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Certified Mail Fee $4.00 $3.25
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0681 03
Postmark Here
08/30/2022
Sent To CITY OF LAUDERHILL, ATTEN JOAN FLETCHER
Street and Apt. No., or PO Box No. 5581 W OAKLAND PARK BLVD.
City, State, ZIP+4® LAUDERHILL, FL 33313
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 1970 0000 3317 3312


U.S. Postal Service™
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Fort Lauderdale, FL 33317
OFFICIAL USE
Certified Mail Fee $4.00 $3.25
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0681 03
Postmark Here
08/30/2022 (BECON)
Sent To BROWARD COUNTY, FL ATTEN CHUCK GRIFFIN
Street and Apt. No., or PO Box No. 6600 NOVA DRIVE
City, State, ZIP+4® DAVIE, FL 33317
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 1970 0000 3317 3329


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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Total Postage and Fees
$ 7.85
TAYLORSVILLE NC 28681 OCT 17 2022 USPS
Postmark Here
Sent To BROWARD COUNTY FL - ATTEN: CHUCK GRIFFIN
Street and Apt. No., or PO Box No. 6600 NOVA DRIVE
City, State, ZIP+4® DAVIE, FL 33317
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 1970 0000 3317 9895

Proof that the letters were received



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF LAUDERDALE LAKES
DEV. SERVICES ATTN: STEPHEN SMITH
4300 NW 36TH STREET
LAUDERDALE LAKES, FL 33319

9590 9402 7260 1284 3786 15

2. Article Number (Transfer from service label)
7021 1970 0000 3317 4586

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Terry Meredith ☐ Agent ☐ Addressee

B. Received by (Printed Name) Terry Meredith C. Date of Delivery 9/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF LAUDERDALE LAKES
ATTN: STEPHEN SMITH, DEV. SERVICES
4300 NW 36TH STREET
LAUDERDALE LAKES, FL 33319

9590 9402 7541 2098 2444 71

7021 1970 0000 3317 9901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Terry Meredith ☑ Agent ☐ Addressee

B. Received by (Printed Name) Terry Meredith C. Date of Delivery 10/21/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X T Brown ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Brown C. Date of Delivery 9.6.2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ATTN: JOAN FLETCHER-ENG;
5551 W. OAKLAND PARK BLVD
LAUDERHILL, FL 33313

9590 9402 6545 1028 0072 46

7021 1970 0000 3317 3312

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

THIS SECTION

and 3.

- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BROWARD COUNTY, FL
ATTEN: CHUCK GRIFFIN - BECON
6600 NOVA DRIVE
DAVIE, FL 33317

9590 9402 6545 1028 0072 53

2. Article Number (Transfer from service label)

7021 1970 0000 3317 3329

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery 9/2/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BROWARD COUNTY, FL
ATTEN: CHUCK GRIFFIN
6600 NOVA DRIVE
DAVIE, FL 33317

9590 9402 7541 2098 2444 64

2. Article Number (Transfer from service label)

7021 1970 0000 3317 9895

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 10/22/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

EXHIBIT G8

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

August 29/2022

Broward County, FL
Atten: Chuck Griffin -Broward Education Communications Network (BECON)
WBEC-TV/WKPX-FM
6600 Nova Drive
Davie, FL 33317

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower on Broward County School Property.

Dear Mr. Griffin,

This certified letter is a follow-up of our previous conversations on 8/3/2022 and 8/26/2022, as well as emails I sent on 8/23/22, on 8/25/22. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderdale Lakes and Lauderhill, FL. The ½ mile radius search area center is near the intersection of N State Rd 7 and NW 29th St.
- There is a hierarchy of site placement that prefers city, or county-owned properties over private properties in Lauderhill and in Lauderdale Lakes. There are 2 Broward County School Properties that were relayed to you. The first is close enough to work for Verizon's needs, at **2640 NW 46 Ave Lauderhill, FL – Castle Hill Elementary School**; the 2nd school appears to be too far away, at 3925 N State Rd Lauderdale Lakes, FL. There is a third school that is also too far away, at: 1901 NW 49 Ave Lauderhill, FL.
- SBA Communications would build a new tower for Verizon. The 2 existing towers in the area have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures that are tall enough for a collocate have been found nearby.

Per our conversation, you noted that towers are not allowed on Broward County School properties, mainly due to public resistance, but that the Legal Department will need to verify that. You relayed my questions to Legal and we are awaiting an official response, as to whether towers are allowed.

If the response you get from Legal says that towers *are* allowed on school properties and if there is interest in a ground lease with SBA Communications at Castle Hill Elementary School, please contact me at: bhager@tepgroup.net, or by phone at; M: 828-261-5582, or O: 828-635-5059

Sincerely, Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

August 30/2022

City of Lauderhill
ATTN: Joan Fletcher - Engineering
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower-Water treatment plant property- Certified letter

Dear Joan Fletcher,

This certified letter is a follow-up of our previous conversations on 8/3/2022, as well as emails I sent on 8/3/22 and 8/4/22 and a certified letter sent 8/30/2022. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderhill, FL. The center of the ½ mile radius search area (for a new tower site) is near the intersection of N State Rd 7 and NW 29th St.
- There is a hierarchy of site placement in Lauderhill that prefers city-owned properties over private properties, so I need try to use those properties, if possible, or rule them out. There is a water treatment plant property of interest at 2101 NW 49 Ave Lauderhill, FL.
- SBA Communications would build a new tower site for Verizon. The 2 closest existing towers (outside the search area) have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures have been found nearby, that are tall enough for a collocate of cell equipment.

Per our discussions, you noted that a new tower site could not be allowed on the above-mentioned water treatment property, as it is a wellfield protected zone and the property also has many underground pipes. Since the property is ruled out, we will pursue private properties, as well.

If the decision is made to allow the tower site, please let me know as soon as possible at: bhager@tepgroup.net, or by phone at; **M: 828-261-5582**, or O: 828-635-5059

Sincerely,

Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

August 30, 2022

City of Lauderdale Lakes
Atten: Stephen Smith - Development Services
4300 NW 36th Street Lauderdale Lakes, FL 33319

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower-Lauderdale Lakes parks and other properties - Certified letter

Dear Mr. Smith,

This certified letter is a follow-up of our previous emails I sent on 8/25/22 and 8/26/22. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderdale Lakes and Lauderhill, FL. The center of the ½ mile radius search area (for a new tower site, or collocate) is near the intersection of N State Rd 7 and NW 29th St, at the WalMart.
- There is a hierarchy of site placement in Lauderdale Lakes that prefers city-owned properties over private properties, so I need try to use a city-owned property, if possible, or receive verification that they could not be used. A list of the properties of interest is below.
- SBA Communications would build a new tower site for Verizon. The 2 closest existing towers (outside the search area) have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures have been found nearby, that are tall enough for a collocate of cell equipment.

Per our discussions, you noted that a new tower site could potentially be allowed, but would need to be verified with staff, to determine if it would be in the city's best interest.

The properties of interest that I have found so far, are as follows:

Vincent Torres Park – 2 parcels - ID 4941 24 00 0121 and 4941 24 00 0120
Broward County Habitat Connectivity Project Park – Parcel ID 4941 25 00 0084
Otis Gray Park – 2 parcels – ID and 4941 25 00 0057 and 4941 25 00 0090
City offices property – ID 4941 24 06 0010, at 4941 24 06 0010
Vacant parcel 4941 24 00 0119, on NW 34 STREET

If you find that any of these parcels could be allowed for a new tower site, or if you know of another city-owned property that could work within ½ mile of WalMart, please relay its location.

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Please feel free to contact me by email at: bhager@tepgroup.net,
or by phone at; M: 828-261-5582, or O: 828-635-5059

Sincerely,

Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

October 17/2022

Broward County, FL
Atten: Chuck Griffin -Broward Education Communications Network (BECON)
WBEC-TV/WKPX-FM
6600 Nova Drive
Davie, FL 33317

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower on Broward County School Property.

Dear Mr. Griffin,

This certified letter is a follow-up of our previous conversations on 8/3/2022 and 8/26/2022, as well as emails I sent on 8/23/22, on 8/25/22 and the certified letter sent 8/30/2022. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderdale Lakes and Lauderhill, FL. The ½ mile radius search area center is near the intersection of N State Rd 7 and NW 29th St.
- There is a hierarchy of site placement that prefers city, or county-owned properties over private properties in Lauderhill and in Lauderdale Lakes. There are 2 Broward County School Properties that were relayed to you. The first is close enough to work for Verizon's needs, at **2640 NW 46 Ave Lauderhill, FL – Castle Hill Elementary School**; the 2nd school appears to be too far away, at 3925 N State Rd Lauderdale Lakes, FL. There is a third school that is also too far away, at: 1901 NW 49 Ave Lauderhill, FL.
- SBA Communications would build a new tower for Verizon. The 2 existing towers in the area have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures that are tall enough for a collocate have been found nearby.

Per our conversation, you noted that towers are not allowed on Broward County School properties, mainly due to public resistance, but that the Legal Department will need to verify that. You relayed my questions to Legal and we were awaiting an official response, as to whether towers are allowed. Since I never heard back regarding Legal's response, I assume there is no interest. Please correct me if that is not the case, but we will pursue private properties as well, in the meantime.

If you do get a response from Legal saying that towers *are* allowed on school properties and if there is interest in a ground lease with SBA Communications at Castle Hill Elementary School, please contact me at: bhager@tepgroup.net, or by phone at; M: 828-261-5582, or O: 828-635-5059.

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Sincerely,

Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

October 17, 2022

City of Lauderdale Lakes
Atten: Stephen Smith - Development Services
4300 NW 36th Street Lauderdale Lakes, FL 33319

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower-Lauderdale Lakes parks and other properties - Certified letter

Dear Mr. Smith,

This certified letter is a follow-up of our previous emails I sent on 8/25/22 and 8/26/22 and the certified letter sent 8/30/2022. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderdale Lakes and Lauderhill, FL. The center of the ½ mile radius search area (for a new tower site, or collocate) is near the intersection of N State Rd 7 and NW 29th St, at the WalMart.
- There is a hierarchy of site placement in Lauderdale Lakes that prefers city-owned properties over private properties, so I need try to use a city-owned property, if possible, or receive verification that they could not be used. A list of the properties of interest is below.
- SBA Communications would build a new tower site for Verizon. The 2 closest existing towers (outside the search area) have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures have been found nearby, that are tall enough for a collocate of cell equipment.

Per our discussions, you noted that a new tower site could *potentially* be allowed, but would need to be verified with certain staff, to determine if it would be in the city's best interest. I have not received any follow-up on interest, so I assume there is no interest on the parks properties noted below. We are reaching out to private properties, as well, but please let me know if interest is determined on any of those parks properties.

The properties of interest that I have found so far, are as follows:

Vincent Torres Park – 2 parcels - ID 4941 24 00 0121 and 4941 24 00 0120
Broward County Habitat Connectivity Project Park – Parcel ID 4941 25 00 0084
Otis Gray Park – 2 parcels – ID and 4941 25 00 0057 and 4941 25 00 0090
City offices property – ID 4941 24 06 0010, at 4941 24 06 0010
Vacant parcel 4941 24 00 0119, on NW 34 STREET

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

If you find that any of these parcels could be allowed for a new tower site, or if you know of another city-owned property that could work within ½ mile of WalMart at 3001 N State Rd Lauderdale Lakes, FL, please relay its location.

Please feel free to contact me by email at: bhager@tepgroup.net,
or by phone at; **M: 828-261-5582**, or O: 828-635-5059

Sincerely,

Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

August 30/2022

City of Lauderhill
ATTN: Joan Fletcher - Engineering
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

RE: Site Name WM 3625 – Proposed new Verizon/SBA Communications cell tower-Water treatment plant property- Certified letter

Dear Joan Fletcher,

This certified letter is a follow-up of our previous conversations on 8/3/2022, as well as emails I sent on 8/3/22 and 8/4/22 and a certified letter sent 8/30/2022. A summary is below:

- Verizon Wireless would like to have better coverage in Lauderhill, FL. The center of the ½ mile radius search area (for a new tower site) is near the intersection of N State Rd 7 and NW 29th St.
- There is a hierarchy of site placement in Lauderhill that prefers city-owned properties over private properties, so I need try to use those properties, if possible, or rule them out. There is a water treatment plant property of interest at 2101 NW 49 Ave Lauderhill, FL.
- SBA Communications would build a new tower site for Verizon. The 2 closest existing towers (outside the search area) have been ruled out, as one cannot provide a reasonable height for the equipment and the other is strictly for Broward County Emergency Services.
- No structures have been found nearby, that are tall enough for a collocate of cell equipment.

Per our discussions, you noted that a new tower site could not be allowed on the above-mentioned water treatment property, as it is a wellfield protected zone and the property also has many underground pipes. Since the property is ruled out, we will pursue private properties, as well.

If the decision is made to allow the tower site, please let me know as soon as possible at: bhager@tepgroup.net, or by phone at; **M: 828-261-5582**, or O: 828-635-5059

Sincerely,

Brent Hager - Site Acquisition Specialist - Tower Engineering Professionals, Inc.



...IS SECTION

...3.
...ess on the reverse
... card to you.
...ck of the mailpiece,
...ermits.

...ERHILL
ATTEN: JOAN FLETCHER-ENG.
5581 W. OAKLAND PARK BLVD
LAUDERHILL, FL 33313

9590 9402 6545 1028 0072 46

...Transfer from service label)
7021 1970 0000 3317 3312

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

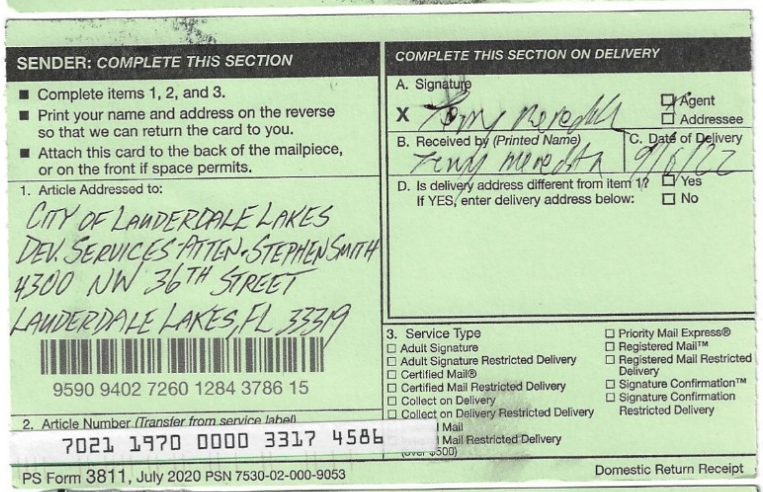
A. Signature
X T Brown ☐ Agent ☐ Addressee

B. Received by (Printed Name)
T. Brown
C. Date of Delivery
9.6.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No X

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
CITY OF LAUDERDALE LAKES
DEV. SERVICES ATTEN: STEPHEN SMITH
4300 NW 36TH STREET
LAUDERDALE LAKES, FL 33319

9590 9402 7260 1284 3786 15

2. Article Number (Transfer from service label)
7021 1970 0000 3317 4586

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

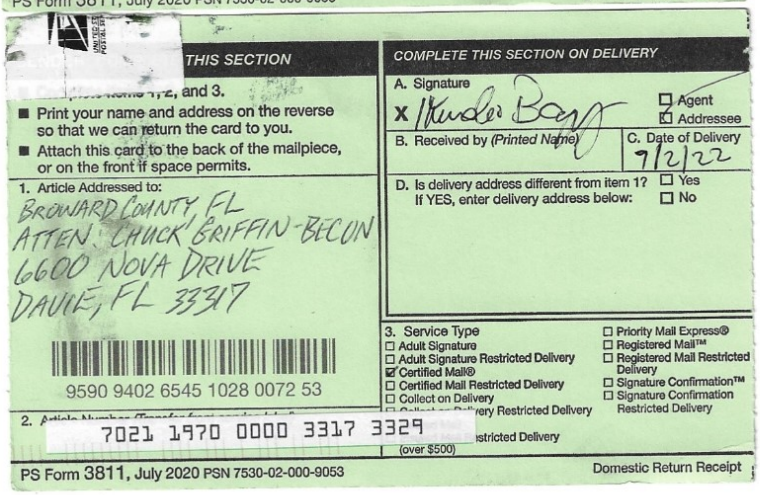
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
9/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ...Mail
☐ ...Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



...THIS SECTION

...and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
BROWARD COUNTY, FL
ATTEN: CHUCK GRIFFIN-BECON
6600 NOVA DRIVE
DAVIE, FL 33317

9590 9402 6545 1028 0072 53

2. ...
7021 1970 0000 3317 3329

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☑ Addressee

B. Received by (Printed Name)
C. Date of Delivery
9/2/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ ...very Restricted Delivery
...stricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561 995 7670
F + 561 995 7626

sbasite.com

Structural Capacity Letter

September 18, 2024

Site ID: FL22902-S
Site Name: WM 3625 Lauderdale Lakes
Site Address: 3001 State Road 7
City: Lauderdale Lakes
State & Zip Code: FL 33313

100' Proposed Tower

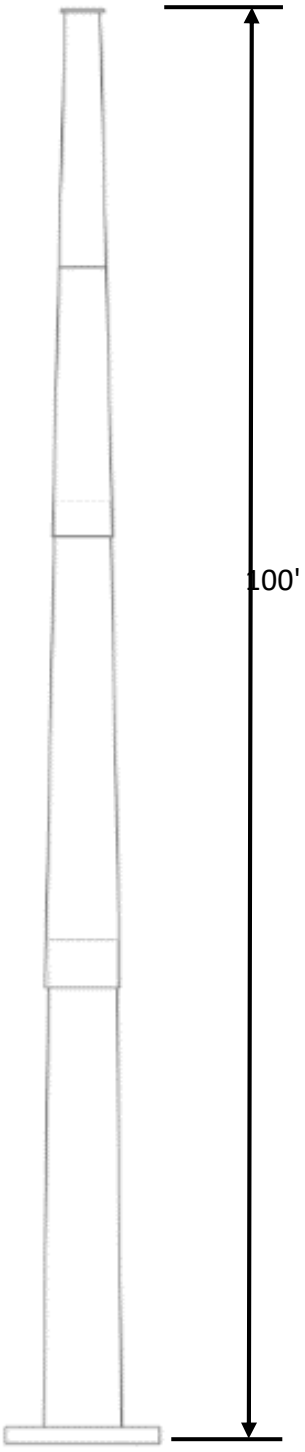
Dear Anthony Esquivel,

The proposed tower design for an Ultimate Wind Speed of 170 mph without ice, Risk Category II, Exposure Category C, and Topographic Category 1 will be per the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard For Antenna Supporting Structures and Antennas".

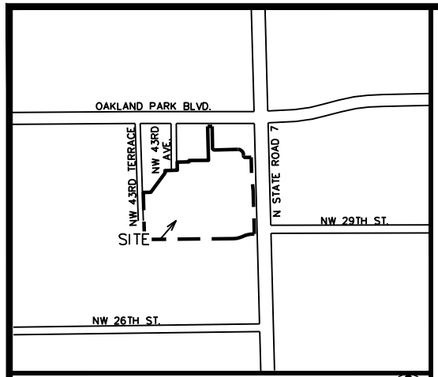
When appropriately designed and approved by an experienced Engineer of Record (EOR) per this standard, the above-said cell tower can support multiple tenants. Per the standards, the loads are factored in, and the tower materials include strength reduction factors. Therefore, it is highly unlikely that the tower will fall flat on the ground in a wind event higher than the designed wind speed.

Sincerely,

Jaffar Alqazzaz
Structural Engineer I



Note: The tower shown here is conceptual purpose only, not for construction. An EOR will review and approve the final design of the tower.



VICINITY MAP n.t.s.

NOTES:

1. BASIS OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON MARCH 22, 2023; TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK, (FPRN), USING REAL-TIME-KINEMATIC (RTK) GPS SYSTEM, INCORPORATING A SPECTRA SP85 GPS RECEIVER AND EXPRESSED IN US SURVEY FEET.

2. THIS SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED, EXCEPT AS PORTIONS SHOWN HEREON.

3. AREA COMPUTED BY COORDINATE GEOMETRY

4. DEED REFERENCE: OFFICIAL RECORDS BOOK 39708, PAGE 971

5. PLAT REFERENCE: PLAT BOOK 175, PAGE 50

6. PID # 49-41-25-43-0010

7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY.

8. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THE LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

9. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY

10. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", BASED UPON FEMA COMMUNITY PANEL# 12011C0362H, EFFECTIVE AUGUST 18, 2014.

11. LESSEE INFORMATION:
SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

12. PROPERTY OWNER INFORMATION:
WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

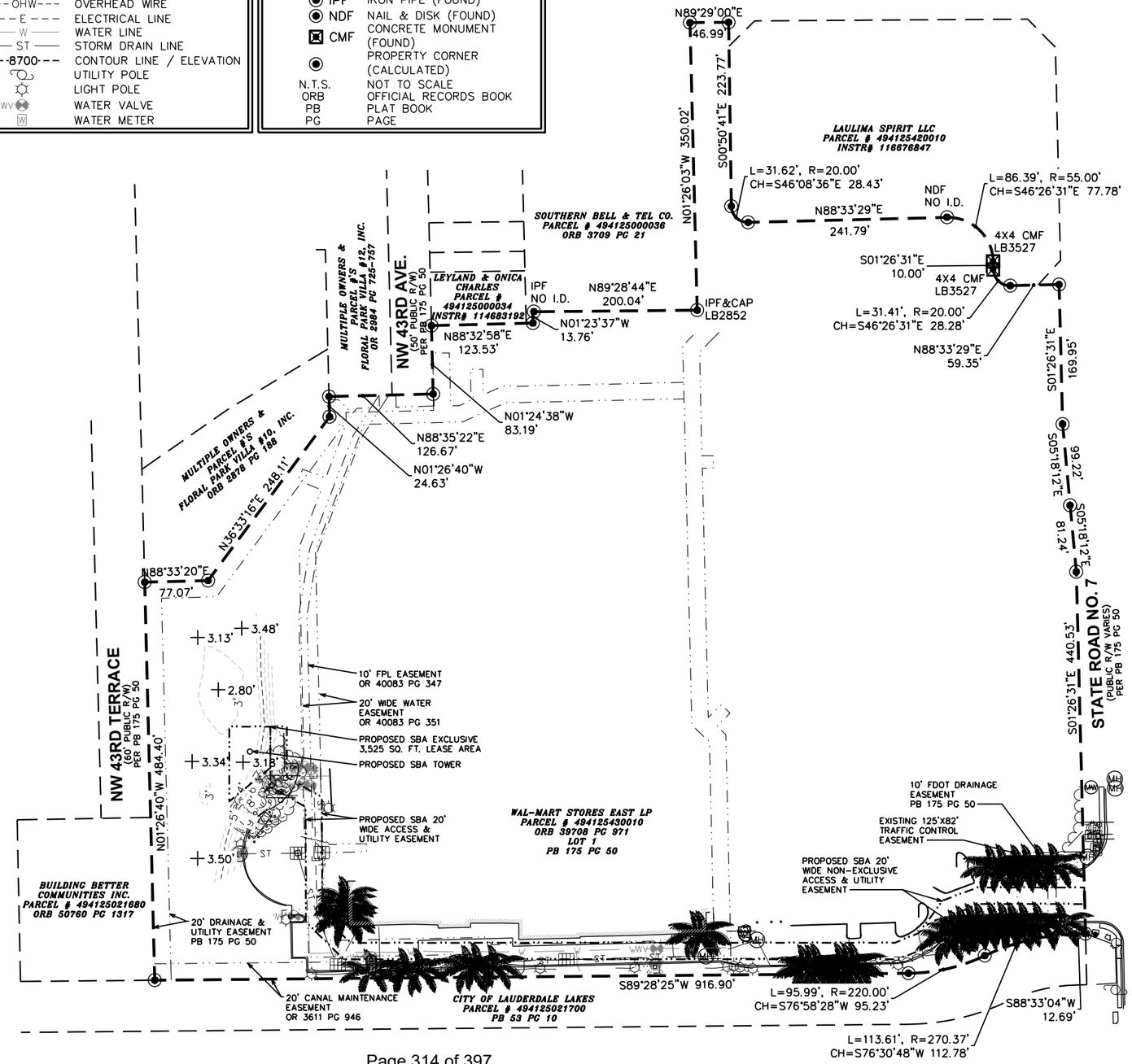
REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS

LEGEND

PROPERTY LINE	
PROPERTY LINE (NOT SURVEYED)	
---R/W---	RIGHT-OF-WAY
——X——	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---E---	ELECTRICAL LINE
——W——	WATER LINE
——ST——	STORM DRAIN LINE
---8700---	CONTOUR LINE / ELEVATION
	UTILITY POLE
	LIGHT POLE
WV	WATER VALVE
W	WATER METER

LEGEND

	FIRE HYDRANT
	DROP INLET
MH	MANHOLE
	SIGN
	PALM TREE
+100.00'	SPOT ELEVATION
IPF	IRON PIPE (FOUND)
NDF	NAIL & DISK (FOUND)
CMF	CONCRETE MONUMENT (FOUND)
	PROPERTY CORNER (CALCULATED)
N.T.S.	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE



TEP
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 1 OF 4 | TEP #: 275237

CERTIFICATION:
TO SBA TOWERS X, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE 01-22035431-01T, EFFECTIVE 07/27/2022:
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 1ST DAY OF OCTOBER, 2024.

TIMOTHY L FISH
LICENSE NUMBER
6819
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

TIMOTHY L. FISH, P.S.M
LIC. NO. LS6819

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON OCTOBER 1, 2024.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E

3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

SPECIFIC PURPOSE SURVEY PREPARED FOR:

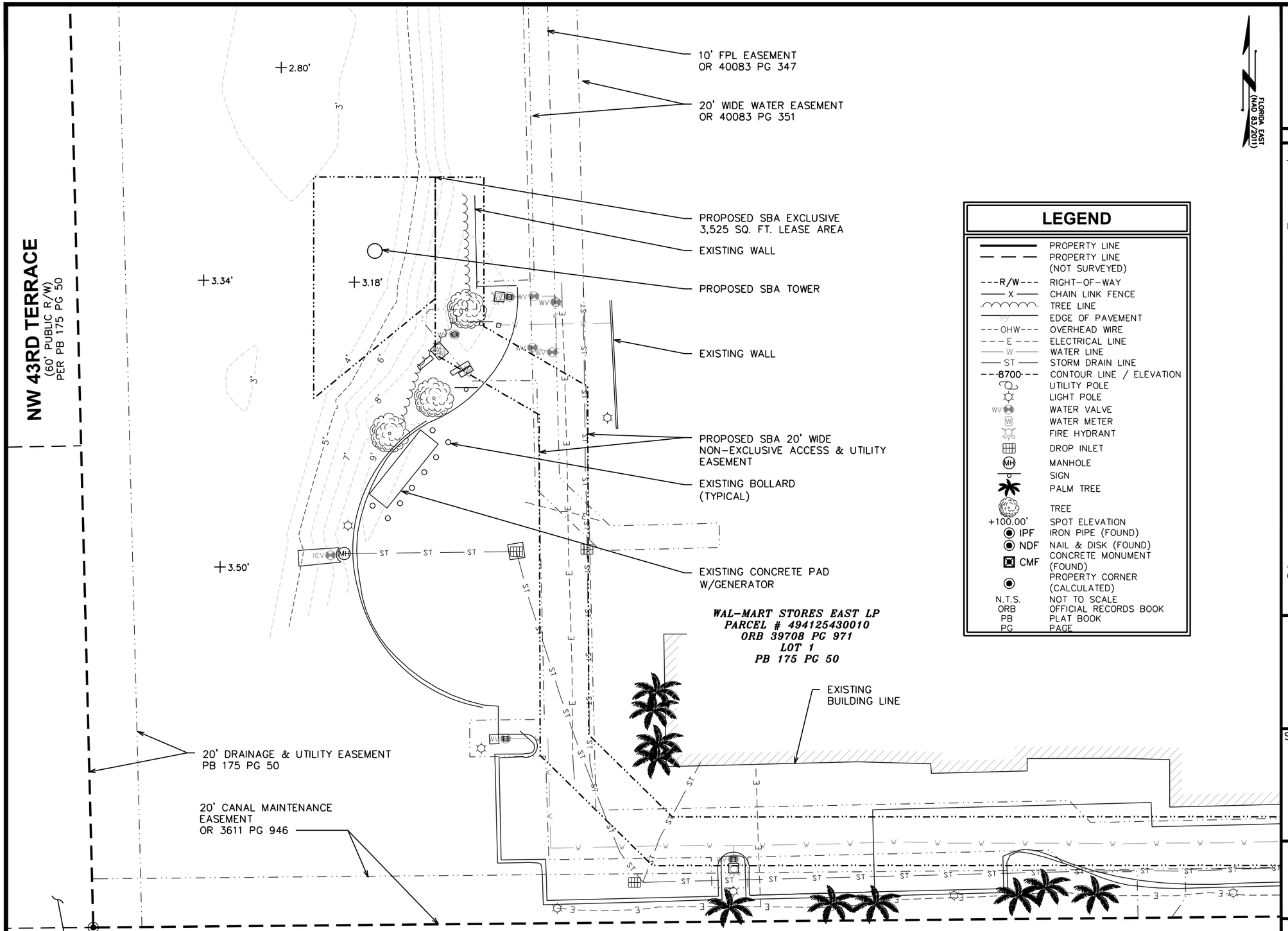
SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

FIELD WORK PERFORMED ON: 03/22/23

0' 150' 300'

SCALE: 1" =150'
ORIGINAL MAP SIZE 11.00" X 17.00"



FLORIDA EAST (NAD 83/2011)

LEGEND

	PROPERTY LINE
	PROPERTY LINE (NOT SURVEYED)
---R/W---	RIGHT-OF-WAY
—— X ——	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---E---	ELECTRICAL LINE
—— W ——	WATER LINE
—— ST ——	STORM DRAIN LINE
---8700---	CONTOUR LINE / ELEVATION
	UTILITY POLE
	LIGHT POLE
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
	DROP INLET
MH	MANHOLE
	SIGN
	PALM TREE
	TREE
+100.00'	SPOT ELEVATION
IPF	IRON PIPE (FOUND)
NDF	NAIL & DISK (FOUND)
CMF	CONCRETE MONUMENT (FOUND)
	PROPERTY CORNER (CALCULATED)
N.T.S.	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE

TEP
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
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SHEET #: 2 OF 4 | TEP #: 275237

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CERTIFIED THIS 1ST DAY OF OCTOBER, 2024.

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FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E

3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

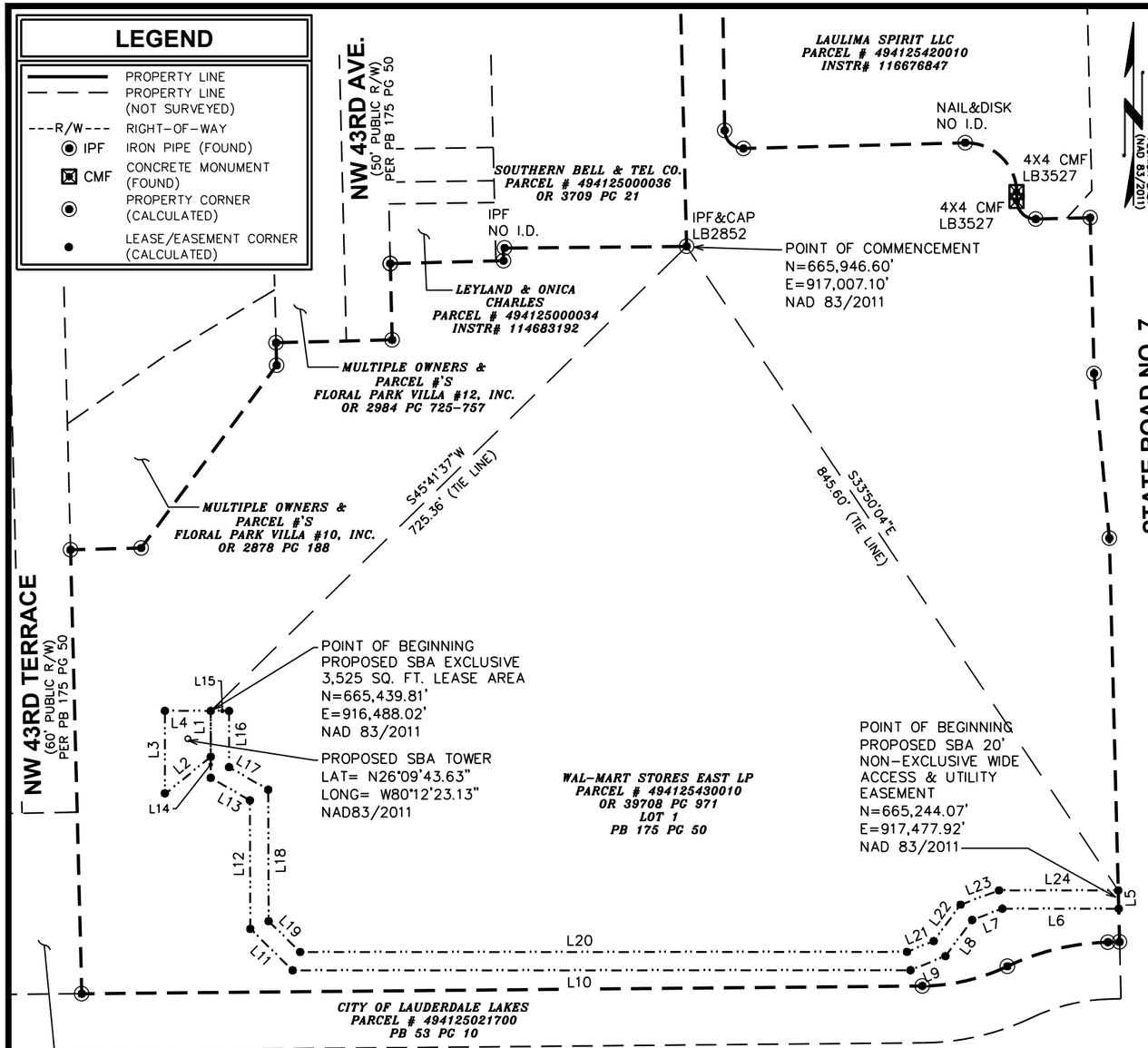
SPECIFIC PURPOSE SURVEY PREPARED FOR:

SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
FIELD WORK PERFORMED ON: 03/22/23

0' 40' 80'
SCALE: 1" = 40'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°00'22"W	50.00'	L9	S67°58'48"W	41.01'	L17	S59°59'33"E	49.30'
L2	S50°43'05"W	64.60'	L10	S89°59'13"W	674.02'	L18	S00°10'53"E	143.25'
L3	N00°00'22"E	91.00'	L11	N45°34'00"W	64.68'	L19	S45°34'00"E	48.14'
L4	S89°53'13"E	50.00'	L12	N00°10'53"W	140.11'	L20	N89°59'13"E	661.96'
L5	S01°26'31"E	20.01'	L13	N59°59'33"W	49.35'	L21	N67°58'48"E	31.48'
L6	N89°59'49"W	126.96'	L14	N00°00'22"E	72.96'	L22	N36°28'09"E	49.35'
L7	S69°29'46"W	35.12'	L15	S89°53'13"E	20.00'	L23	N69°29'46"E	44.67'
L8	S36°28'09"W	49.06'	L16	S00°00'22"W	61.37'	L24	S89°59'49"E	130.08'

LEGAL DESCRIPTION OF 3,525 SQ. FT. LEASE AREA (AS SURVEYED)

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 39708 AT PAGE 971 OF THE BROWARD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AND CAP, STAMPED, "LB2852", SAID IRON BEING A NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 39708, PAGE 971, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,946.60', AND EASTING = 917,007.10'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 45°41'37" WEST A DISTANCE OF 725.36 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 3,525 SQ. FT. LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,439.81', AND EASTING = 916,488.02'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 00°00'22" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 50°43'05" WEST A DISTANCE OF 64.60 FEET TO A POINT; THENCE NORTH 00°00'22" EAST A DISTANCE OF 91.00 FEET TO A POINT; THENCE NORTH 89°53'13" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA CONTAINING 3,525.00 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 20' ACCESS & UTILITY EASEMENT (AS SURVEYED)

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 39708 AT PAGE 971 OF THE BROWARD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AND CAP, STAMPED, "LB2852", SAID IRON BEING A NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 39708, PAGE 971, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,946.60', AND EASTING = 917,007.10'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 33°50'04" EAST A DISTANCE OF 845.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING FLORIDA STATE PLANE COORDINATES OF: NORTHING = 665,244.07'; AND EASTING = 917,477.92'; THENCE, FROM THE POINT OF BEGINNING AND ALONG SAID RIGHT OF WAY, SOUTH 01°26'31" EAST A DISTANCE OF 20.01 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, NORTH 89°59'49" WEST A DISTANCE OF 126.96 FEET TO A POINT; THENCE SOUTH 69°29'46" WEST A DISTANCE OF 35.12 FEET TO A POINT; THENCE SOUTH 36°28'09" WEST A DISTANCE OF 49.06 FEET TO A POINT; THENCE SOUTH 67°58'48" WEST A DISTANCE OF 41.01 FEET TO A POINT; THENCE SOUTH 89°59'13" WEST A DISTANCE OF 674.02 FEET TO A POINT; THENCE NORTH 45°34'00" WEST A DISTANCE OF 64.68 FEET TO A POINT; THENCE NORTH 00°10'53" WEST A DISTANCE OF 140.11 FEET TO A POINT; THENCE NORTH 59°59'33" WEST A DISTANCE OF 49.35 FEET TO A POINT; THENCE NORTH 00°00'22" EAST A DISTANCE OF 72.96 FEET TO A POINT; THENCE SOUTH 89°53'13" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00°00'22" WEST A DISTANCE OF 61.37 FEET TO A POINT; THENCE SOUTH 59°59'33" EAST A DISTANCE OF 49.30 FEET TO A POINT; THENCE SOUTH 00°10'53" EAST A DISTANCE OF 143.25 FEET TO A POINT; THENCE SOUTH 45°34'00" EAST A DISTANCE OF 48.14 FEET TO A POINT; THENCE NORTH 89°59'13" EAST A DISTANCE OF 661.96 FEET TO A POINT; THENCE NORTH 67°58'48" EAST A DISTANCE OF 31.48 FEET TO A POINT; THENCE NORTH 36°28'09" EAST A DISTANCE OF 49.35 FEET TO A POINT; THENCE NORTH 69°29'46" EAST A DISTANCE OF 44.67 FEET TO A POINT; THENCE SOUTH 89°59'49" EAST A DISTANCE OF 130.08 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINING 24,729.09 SQUARE FEET OR 0.568 ACRES MORE OR LESS.

TEP
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 3 OF 4 | TEP #: 275237

CERTIFICATION:
TO SBA TOWERS X, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE 01-22035431-01T, EFFECTIVE 07/27/2022:
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CERTIFIED THIS 1ST DAY OF OCTOBER, 2024.

TIMOTHY L FISH LICENSE NUMBER 6819 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

TIMOTHY L. FISH, P.S.M
LIC. NO. LS6819

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FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

SPECIFIC PURPOSE SURVEY PREPARED FOR:
SBA
SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
FIELD WORK PERFORMED ON: 03/22/23

0' 150' 300'
SCALE: 1" = 150'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS

SCHEDULE B - SECTION II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 01-22035431-01T
COMMITMENT EFFECTIVE DATE: JULY 27, 2022 AT 7:00 AM
SCHEDULE B - SECTION II

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 BE, PART I-REQUIREMENTS ARE MET. (AFFECT PARENT PARCEL. NONE OBSERVED.)

2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

4. MECHANICS, CONTRACTORS OR MATERIAL MENS LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENTS AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTER VIOLATE 42 USC 3604 (c). (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. (AFFECT PARENT PARCEL.)

8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

9. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF LAUDERDALE LAKES GATE-SECTION NO. 3, AS RECORDED IN PLAT BOOK 53, PAGE 10, RECORDED DATE 05/27/1960 IN BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

10. SUBJECT TO EASEMENT AS SET FORTH IN DEED RECORDED 03/01/1968, IN BOOK 3611, PAGE 946 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

11. ELECTRIC EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, RECORDED 08/30/1972, AS BOOK 5025, PAGE 287 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

12. SUBJECT TO RIGHT OF WAY EASEMENT AND RESTRICTIONS AS SET FORTH IN DEED RECORDED 07/05/1973 AS BOOK 5116, PAGE 532 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

13. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED 07/24/1973, AS BOOK 5375, PAGE 585 OF THE BROWARD COUNTY RECORDS. (DOES NOT AFFECT PARENT PARCEL.)

14. BILL OF SALE ABSOLUTE, BY AND BETWEEN J.C. PENNEY PROPERTIES, INC., AND BROWARD COUNTY, FLORIDA, RECORDED AS BOOK 5415, PAGE 587 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

15. WATER AND SANITARY SEWAGE EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, RECORDED 08/22/1973 AS BOOK 5415, PAGE 590 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

16. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED 11/08/1973 IN BOOK 5518, PAGE 219 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

17. UTILITY EASEMENT RECORDED 06/21/1974 AS BOOK 5817, PAGE 74 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

18. RECIPROCAL ACCESS EASEMENT AGREEMENT, BY AND BETWEEN J.C. PENNEY PROPERTIES, INC., AND KONRAD ULMER, RECORDED 08/24/1998, IN BOOK 28785, PAGE 1202 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

19. PROFESSIONAL SURVEYOR AND MAPPER'S AFFIDAVIT, RECORDED 05/24/2005, IN BOOK 39708, PAGE 984 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

20. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED 07/15/2005, AS BOOK 40083, PAGE 347 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

21. SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPOROVEMENTS, BY AND BETWEEN BROWARD COUNTY, AND WAL-MART STORES, L.P., RECORDED 10/12/2005, IN BOOK 40716, PAGE 967 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

22. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF WAL-MART AT LAUDERDALE LAKES, AS RECORDED IN PLAT BOOK 175, PAGE 50, RECORDED DATE 10/12/2005 IN BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

23. ORDINANCE, RECORDED 07/17/2006, IN BOOK 42408, PAGE 1 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

24. BILL OF SALE ABSOLUTE, BY AND BETWEEN WAL-MART STORES EAST, L.P., AND BROWARD COUNTY, RECORDED 07/27/2006, IN BOOK 42479, PAGE 952 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

25. AMENDMENT TO EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, INC., RECORDED 08/30/2007, AS BOOK 44555, PAGE 901 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

26. NOTICE OF COMMENCEMENT, RECORDED 10/21/2021, AS DOCUMENT NO. 117678088 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

27. NOTICE OF COMMENCEMENT, RECORDED 10/21/2021, AS DOCUMENT NO. 117678207 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

28. NOTICE OF COMMENCEMENT, RECORDED 02/01/2022, AS DOCUMENT NO. 117905759 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

TITLE PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS:

LOT 1 OF WAL-MART AT LAUDERDALE LAKES AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 50 THROUGH 52, INCLUSIVE, PUBLIC ROADS OF BROWARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY CONVEYED TO WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, FROM DARMAX PROPERTIES INC., A FLORIDA CORPORATION, GRANTOR, BY GENERAL WARRANTY DEED RECORDED 05/24/2005, AS BOOK 39708, PAGE 737 OF THE BROWARD COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, FROM HYPERNAP.COM ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 05/24/2005, AS BOOK 39708, PAGE 971 OF THE BROWARD COUNTY RECORDS.

TAX I.D. NUMBER: 49-41-25-43-0010

TEP
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 4 OF 4 | TEP #: 275237

CERTIFICATION:
TO SBA TOWERS X, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE 01-22035431-01T, EFFECTIVE 07/27/2022:
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 1ST DAY OF OCTOBER, 2024.

TIMOTHY L FISH
LICENSE NUMBER
6819
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

TIMOTHY L. FISH, P.S.M
LIC. NO. LS6819
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON OCTOBER 1, 2024.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

SPECIFIC PURPOSE SURVEY PREPARED FOR:

SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
FIELD WORK PERFORMED ON: 03/22/23

0' 150' 300'
SCALE: 1" = 150'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS

Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
jcarden@tepgroup.net

Date: **May 31, 2024**

Broward County Department of Planning and Environmental Protection
1 N University Dr Suite 203
Plantation, FL 33324
(954) 519-1260

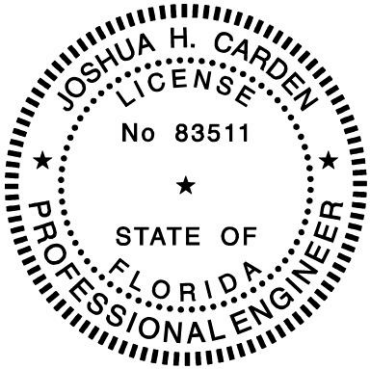
Subject:	**Dry Detention Pond Analysis Report**	
Tower Owner Designation:	***SBA Site Name:***	***WM 3625 Lauderdale Lakes***
Engineering Firm Designation:	**TEP Project Number:**	***275237***
Site Data:	**3001 N State Rd No.7, Lauderdale Lakes, Florida 33313**	

To whom it may concern,

Tower Engineering Professionals is pleased to submit this **"Detention Pond Analysis Report"** regarding the proposed wireless telecommunications facility.

The purpose of the report is to provide stormwater calculations for the existing detention pond and a narrative of the proposed development to display that the proposed wireless telecommunications facility will not alter the desired function of the existing detention pond. Based on our analysis we have determined that the development does result in a negligible net decrease in pond storage therefore the function of the existing pond will not be altered due to the construction of the proposed facility.

Respectfully submitted by



Digital Seal:
This document has been digitally signed and sealed by Joshua H. Carden using digital signature and date. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

May 31, 2024

Joshua H. Carden, P.E.
Tower Engineering Professionals, Inc.

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1) INTRODUCTION

The proposed telecommunication facility is located at 3001 N State Rd No.7, Lauderdale Lakes, Florida 33313. The 20.70-acre parent parcel currently contains 5.42 acres of rooftop, 11.10 acres of impervious surface, 2.66 acres of pervious surface and 1.52 acres of detention area. The site is in an area of minimal flooding, Zone "AE", according to FEMA panel #12011C0362H, dated August 18, 2014.

The proposed telecommunications facility will be located on the east edge of the existing detention pond. The facility will be built utilizing an elevated 40'x40' platform 2' above the edge of the pond. This site will be accessed utilizing a staircase from the edge of the pond to the platform. The tower will have a 10'x10' foundation from the bottom stage of the pond to the platform elevation. The platform will have 5' diameter footers spaced every 10' along the edge of the platform. Although the platform design is not yet complete and subject to change, the dimensions and quantities provided represent conservatives estimates that the final design will not exceed without a stormwater report revision subject to City review. These foundations will have a minimal impact on the existing storage of the pond and the existing function. The storage of the pond will be reduced by 0.0174 ac-ft. The existing site dimensions, stormwater requirements, and methodology provided in this report were taken from the original calculations for the existing development by Kimley-Horn and associates dated January 5th, 2005.

2) EXISITNG POND REQUIREMENTS

Required Treatment Volume:

Site area for water quality = total project - roof = 20.70 ac - 5.42 ac = **15.28 ac**

Impervious Area for Water Quality = 15.28 ac - (2.66 ac + 1.52 ac) = **11.10 ac**

Percent Impervious for Water Quality = (11.10 ac / 15.28 ac) x 100% = **72.5%**

Water Quality Treatment Required = 2.5" x 0.725 = **1.82 inches**

Volume Required for Water Quality Detention = 1.82" x (20.70 ac) / 12" x 0.75 = **2.35 ac-ft**

Required Pre-Treatment Volume = 0.5" x 20.70 ac / 12" = **0.86 ac-ft**

Required Total Treatment Required = 2.35 ac-ft - 0.86 ac-ft = **1.49 ac-ft**

Existing Dry Pond Stage-Storage:

Stage	Exisitng Total Volume (Acre-Ft)	Exisitng Total Volume (Cu. Ft.)	Exisitng Stage Volume (Cu. Ft.)	Exisitng Stage Volume (Cu. Ft.)
3	0.0000	0.0	0	0.0
4	1.5100	65775.6	1.51	65775.6
5	3.2100	139827.6	1.7	74052.0
6	5.1300	223462.8	1.92	83635.2
7	7.2500	315810.0	2.12	92347.2
8	9.5800	417304.8	2.33	101494.8

Required Storage = 1.49 ac-ft
Provided Storage = 1.51 ac-ft
1.51 ac-ft > 1.49 ac-ft

3) PROPOSED POND REQUIREMENTS

Required Treatment Volume:

Site area for water quality = total project - roof = 20.70 ac - 5.42 ac = **15.28 ac**

Impervious Area for Water Quality = 15.28 ac - (2.66 ac + 1.52 ac) = **11.10 ac**

Percent Impervious for Water Quality = (11.10 ac / 15.28 ac) x 100% = **72.5%**

Water Quality Treatment Required = 2.5" x 0.725 = **1.82 inches**

Volume Required for Water Quality Detention = 1.82" x (20.70 ac) / 12" x 0.75 = **2.35 ac-ft**

Required Pre-Treatment Volume = 0.5" x 20.70 ac / 12" = **0.86 ac-ft**

Required Total Treatment Required = 2.35 ac-ft - 0.86 ac-ft = **1.49 ac-ft**

Proposed Platform Foundation Size:

Stage	Proposed Total Foundation Volume (Acre-Ft)	Proposed Total Foundation Volume (Cu. Ft.)	Proposed Foundation Volume (Acre-Ft)	Proposed Foundation Volume (Cu. Ft.)
3	0.0000	0.0	0.0000	0.0
4	0.0067	291.7	0.0067	291.7
5	0.0136	593.8	0.0069	302.1
6	0.0148	645.0	0.0079	342.9
7	0.0162	705.8	0.0083	362.9
8	0.0174	755.8	0.0090	392.9

Adjusted Dry Pond Stage-Storage:

Stage	Proposed Total Volume (Acre-Ft)	Proposed Total Volume (Cu. Ft.)	Proposed Stage Volume (Cu. Ft.)	Proposed Stage Volume (Cu. Ft.)
3	0.0000	0.0	0.0000	0.0
4	1.5033	65483.9	1.5033	65483.9
5	3.1964	139233.8	1.6931	73749.9
6	5.1152	222817.8	1.9121	83292.3
7	7.2338	315104.2	2.1117	91984.3
8	9.5626	416549.0	2.3210	101101.9

Required Storage = 1.49 ac-ft

Provided Storage = 1.50 ac-ft

1.50 ac-ft > 1.49 ac-ft

APPENDIX A

EXISITNG AND PROPOSED POND OUTFLOWS

Summary for Pond 1P: Existing Dry Detention Pond

Inflow Area = 20.100 ac, 24.48% Impervious, Inflow Depth = 5.34"
Inflow = 148.78 cfs @ 12.01 hrs, Volume= 8.939 af
Outflow = 2.19 cfs @ 18.63 hrs, Volume= 7.415 af, Atten= 99%, Lag= 397.2 min
Primary = 2.19 cfs @ 18.63 hrs, Volume= 7.415 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 6.82' @ 18.63 hrs Storage= 6.872 af

Plug-Flow detention time= 1,386.4 min calculated for 7.415 af (83% of inflow)
Center-of-Mass det. time= 1,310.5 min (2,084.1 - 773.6)

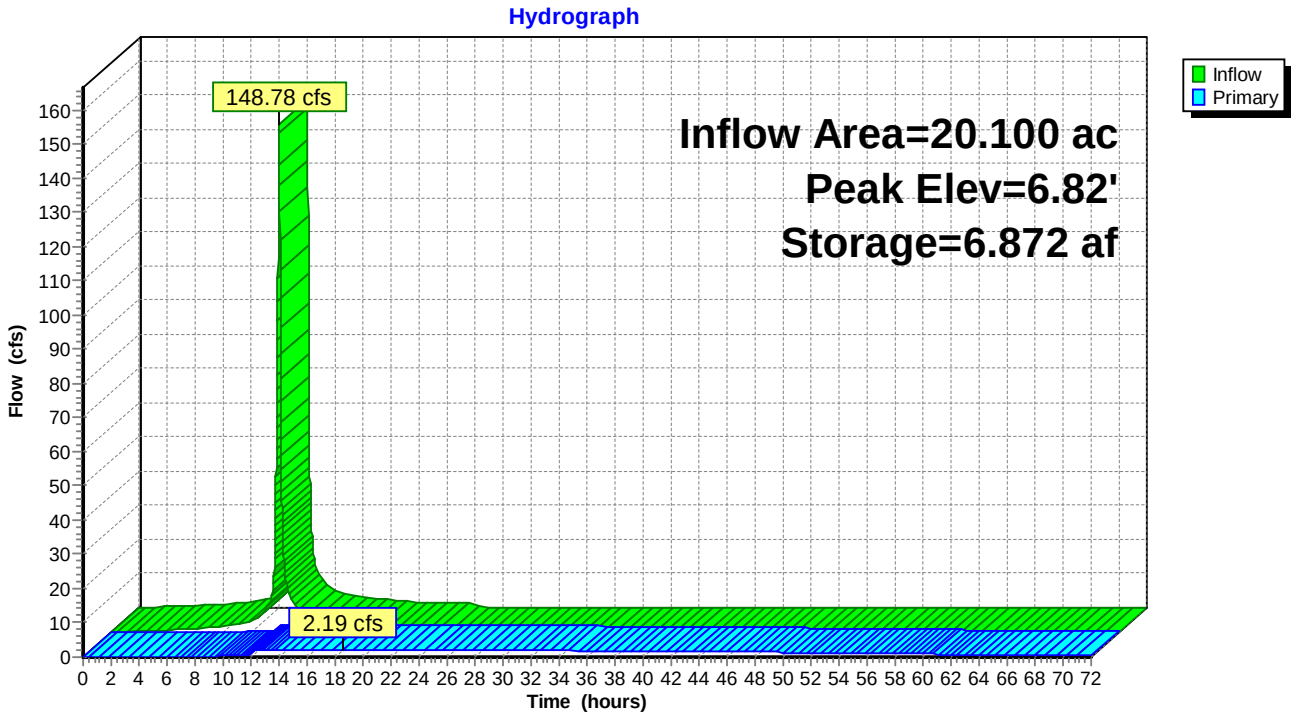
Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	9.580 af	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
3.00	0.000	0.000
4.00	1.510	1.510
5.00	1.700	3.210
6.00	1.920	5.130
7.00	2.120	7.250
8.00	2.330	9.580

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	**12.0" Round Culvert** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 3.00' / 2.50' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	7.35'	**36.0" x 36.0" Horiz. Weir 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	3.00'	**4.2" Vert. Weir 2** C= 0.600 Limited to weir flow at low heads
#4	Device 1	4.00'	**6.0" W x 4.0" H Vert. Weir 3** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.19 cfs @ 18.63 hrs HW=6.82' (Free Discharge)
└**1=Culvert** (Passes 2.19 cfs of 6.82 cfs potential flow)
  ├**2=Weir 1** (Controls 0.00 cfs)
  ├**3=Weir 2** (Orifice Controls 0.88 cfs @ 9.20 fps)
  └**4=Weir 3** (Orifice Controls 1.31 cfs @ 7.84 fps)

Pond 1P: Existing Dry Detention Pond



Hydrograph for Pond 1P: Existing Dry Detention Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	3.00	0.00
2.00	0.35	0.017	3.01	0.00
4.00	0.76	0.111	3.07	0.01
6.00	1.17	0.264	3.17	0.07
8.00	1.60	0.474	3.31	0.17
10.00	3.23	0.822	3.54	0.28
12.00	**147.38**	3.592	5.20	1.47
14.00	**5.14**	6.471	6.63	2.12
16.00	3.12	6.779	6.78	2.18
18.00	2.39	**6.867**	**6.82**	**2.19**
20.00	1.75	**6.848**	**6.81**	**2.19**
22.00	1.58	6.760	6.77	2.17
24.00	1.46	6.653	6.72	2.15
26.00	0.00	6.321	6.56	2.09
28.00	0.00	5.980	6.40	2.03
30.00	0.00	5.649	6.24	1.97
32.00	0.00	5.329	6.09	1.91
34.00	0.00	5.019	5.94	1.84
36.00	0.00	4.721	5.79	1.77
38.00	0.00	4.434	5.64	1.70
40.00	0.00	4.159	5.49	1.63
42.00	0.00	3.896	5.36	1.56
44.00	0.00	3.644	5.23	1.49
46.00	0.00	3.404	5.10	1.42
48.00	0.00	3.175	4.98	1.34
50.00	0.00	2.960	4.85	1.26
52.00	0.00	2.758	4.73	1.18
54.00	0.00	2.570	4.62	1.10
56.00	0.00	2.395	4.52	1.01
58.00	0.00	2.236	4.43	0.92
60.00	0.00	2.092	4.34	0.82
62.00	0.00	1.966	4.27	0.71
64.00	0.00	1.857	4.20	0.62
66.00	0.00	1.761	4.15	0.55
68.00	0.00	1.675	4.10	0.49
70.00	0.00	1.597	4.05	0.45
72.00	0.00	1.524	4.01	0.43

Summary for Pond 1P: Proposed Dry Detention Pond

Inflow Area = 20.100 ac, 24.48% Impervious, Inflow Depth = 5.34"
Inflow = 148.78 cfs @ 12.01 hrs, Volume= 8.939 af
Outflow = 2.20 cfs @ 18.62 hrs, Volume= 7.425 af, Atten= 99%, Lag= 396.4 min
Primary = 2.20 cfs @ 18.62 hrs, Volume= 7.425 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 6.83' @ 18.62 hrs Storage= 6.869 af

Plug-Flow detention time= 1,384.8 min calculated for 7.424 af (83% of inflow)
Center-of-Mass det. time= 1,309.5 min (2,083.1 - 773.6)

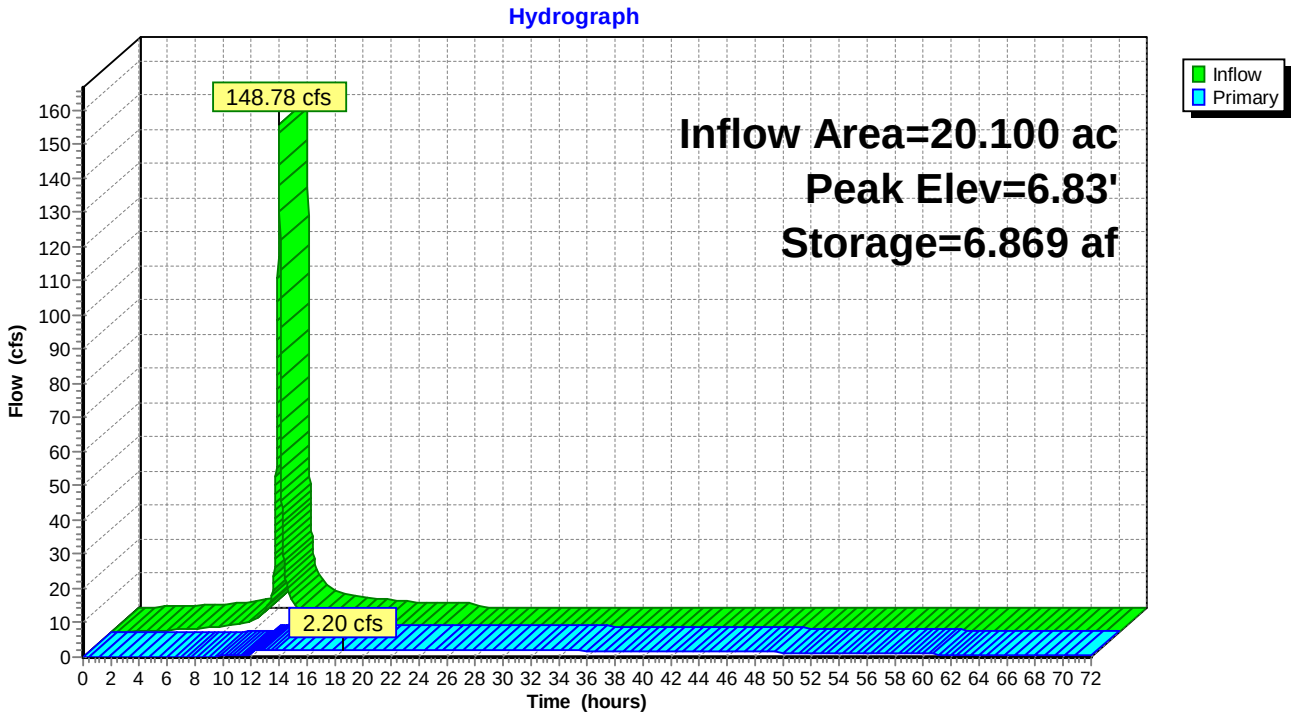
Volume	Invert	Avail.Storage	Storage Description
#1	3.00'	9.541 af	**Custom Stage Data** Listed below

Elevation (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
3.00	0.000	0.000
4.00	1.503	1.503
5.00	1.693	3.196
6.00	1.912	5.108
7.00	2.112	7.220
8.00	2.321	9.541

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	**12.0" Round Culvert** L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 3.00' / 2.50' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	7.35'	**36.0" x 36.0" Horiz. Weir 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	3.00'	**4.2" Vert. Weir 2** C= 0.600 Limited to weir flow at low heads
#4	Device 1	4.00'	**6.0" W x 4.0" H Vert. Weir 3** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.20 cfs @ 18.62 hrs HW=6.83' (Free Discharge)
└**1=Culvert** (Passes 2.20 cfs of 6.83 cfs potential flow)
  ├**2=Weir 1** (Controls 0.00 cfs)
  ├**3=Weir 2** (Orifice Controls 0.89 cfs @ 9.21 fps)
  └**4=Weir 3** (Orifice Controls 1.31 cfs @ 7.86 fps)

Pond 1P: Proposed Dry Detention Pond



Hydrograph for Pond 1P: Proposed Dry Detention Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	3.00	0.00
2.00	0.35	0.017	3.01	0.00
4.00	0.76	0.111	3.07	0.01
6.00	1.17	0.264	3.18	0.07
8.00	1.60	0.474	3.32	0.17
10.00	3.23	0.822	3.55	0.28
12.00	**147.38**	3.592	5.21	1.48
14.00	**5.14**	6.469	6.64	2.13
16.00	3.12	6.777	6.79	2.18
18.00	2.39	**6.864**	**6.83**	**2.20**
20.00	1.75	**6.844**	**6.82**	**2.19**
22.00	1.58	6.755	6.78	2.18
24.00	1.46	6.648	6.73	2.16
26.00	0.00	6.315	6.57	2.10
28.00	0.00	5.973	6.41	2.03
30.00	0.00	5.642	6.25	1.97
32.00	0.00	5.322	6.10	1.91
34.00	0.00	5.012	5.95	1.84
36.00	0.00	4.713	5.79	1.77
38.00	0.00	4.426	5.64	1.70
40.00	0.00	4.150	5.50	1.63
42.00	0.00	3.886	5.36	1.56
44.00	0.00	3.634	5.23	1.49
46.00	0.00	3.394	5.10	1.42
48.00	0.00	3.165	4.98	1.35
50.00	0.00	2.949	4.85	1.26
52.00	0.00	2.747	4.73	1.18
54.00	0.00	2.559	4.62	1.10
56.00	0.00	2.385	4.52	1.01
58.00	0.00	2.225	4.43	0.92
60.00	0.00	2.081	4.34	0.82
62.00	0.00	1.956	4.27	0.71
64.00	0.00	1.847	4.20	0.62
66.00	0.00	1.751	4.15	0.55
68.00	0.00	1.665	4.10	0.49
70.00	0.00	1.587	4.05	0.45
72.00	0.00	1.515	4.01	0.42

PROJECT SUMMARY

SITE NAME:	LAUDERDALE LAKES
SITE ADDRESS:	3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313
JURISDICTION:	CITY OF LAUDERDALE LAKES
COUNTY:	BROWARD COUNTY
ZONING:	B-3 (GENERAL BUSINESS)
PROPERTY OWNER:	WAL-MART STORES EAST LP
ADDRESS:	POX BOX 8050 BENTONVILLE, AR 72712
APPLICANT:	SBA TOWERS X LLC, 8051 CONGRESS AVENUE BOCA RATON, FL 33487 OFFICE: (800) 487-7483 FAX: (561) 226-3572
SBA CONTACT:	JULIANA MAHLMEISTER / (786) 716-1212
SITE COORDINATES:	1A
LATITUDE: LONGITUDE: ELEVATION:	26° 09' 43.63" N (NAD 83/2011) 80° 12' 23.13" W (NAD 83/2011) 3.16'± AMSL (NAVD 88)
PARCEL NUMBER:	4941-25-43-0010

ADA REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
ADA ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.

CONSULTING TEAM

ENGINEERING FIRM:
KIMLEY-HORN AND ASSOCIATES
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
CONTACT: SHAHZAD MAHMOOD
PHONE: (561) 404-9857

SURVEYING FIRM:
TEP ENGINEERING, PLLC
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FL 33610
CONTACT: CAMERON NICHOLSON, E.I.
PHONE: (704) 560-3117

UTILITIES INFORMATION

POWER COMPANY:	FIBER COMPANY:
TBD CONTACT: TBD PHONE: TBD	TBD CONTACT: TBD PHONE: TBD

SBA

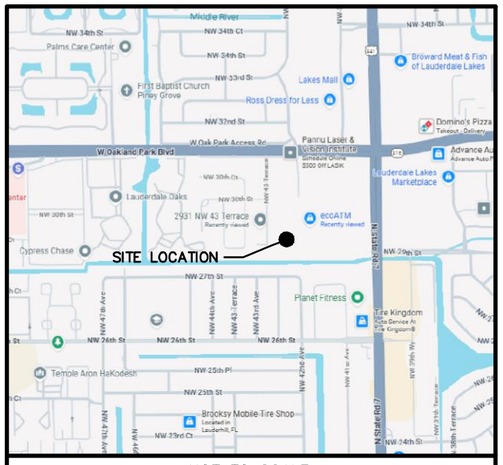
SITE NAME
LAUDERDALE LAKES

SITE I.D.
FL22902-S

E911 ADDRESS
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

PROJECT TYPE
105' MONOPINE ZONING DRAWINGS

VICINITY MAP



NOT TO SCALE

REGIONAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT:

DIRECTIONS: HEAD NORTHWEST ON TERMINAL DRIVE AND TAKE THE RAMP TO I-595 WEST. AFTER ABOUT 2.5 MILES, MERGE ONTO I-95 NORTH AND CONTINUE FOR 4.3 MILES, THEN TAKE EXIT 29A FOR CYPRESS CREEK ROAD WEST. DRIVE WEST FOR 1.5 MILES, THEN TURN RIGHT ONTO US-441/N STATE RD 7 AND CONTINUE NORTH FOR ABOUT 3.5 MILES-WALMART WILL BE ON YOUR RIGHT, JUST PAST NW 30TH STREET.

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
22"x34": 2X SCALE AS NOTED

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's Smart. It's Green. It's the law.
www.sunshine811.com

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	ABBREVIATIONS & SYMBOLS LEGEND
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
LS-1	LAND SURVEY / LEGAL DESCRIPTION
LS-2	LAND SURVEY
LS-3	LAND SURVEY
LS-4	LAND SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	SITE ELEVATIONS
C-4	SITE DETAILS
C-5	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
L-2	LANDSCAPING DETAILS

APPROVALS		DATE
TITLE	SIGNATURE	
SBA CONST. MGR:		
PROPERTY OWNER:		
PLANNING:		

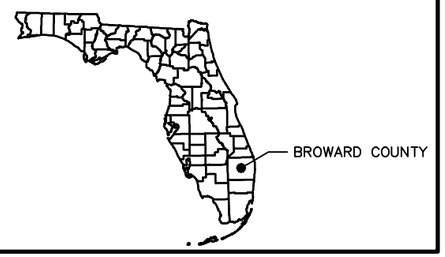
THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE:	FBC 2023, 8TH EDITION
STRUCTURAL CODE:	FBC 2023, 8TH EDITION
PLUMBING CODE:	FBC 2023-PLUMBING, 8TH EDITION
MECHANICAL CODE:	FBC 2023-MECHANICAL, 8TH EDITION
ELECTRIC CODE:	2020 NEC
FIRE/LIFE SAFETY CODE:	FFPC 2023-FIRE, 8TH EDITION
DESIGN WIND SPEED:	170 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

STATE COUNTY MAP

FLORIDA



SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

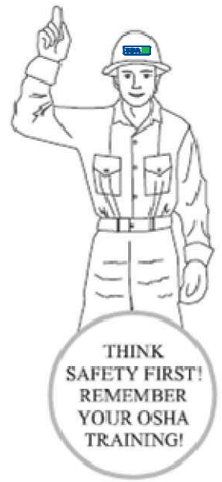
DESIGN TYPE:
RAWLAND

SHEET TITLE:
TITLE SHEET

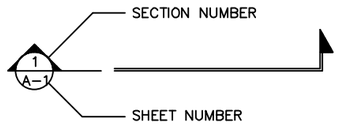
SHEET NUMBER: T-1
REVISION: 0

ABBREVIATIONS

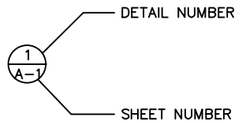
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ARCH	ARCHITECTURAL
APPROX	APPROXIMATELY
A.G.L.	ABOVE GRADE LEVEL
A.M.S.L.	ABOVE MEAN SEA LEVEL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BSMT	BASEMENT
BTS	BASE TRANSCEIVER STATION
C	COURSE(S)
CEM	CEMENT
CL	CHAIN LINK
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CO	CONDUIT ONLY
DIA	DIAMETER
DBL	DOUBLE
DEPT	DEPARTMENT
DEMO	DEMOLITION
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FF	FINISH FLOOR
FH	FLAT HEAD
FIN	FINISH(ED)
FLR	FLOOR
FOS	FACE OF STUDS
FS	FINISH SURFACE
FT	FOOT, FEET
FTG	FOOTING
FW	FINISH WALL
F.G.	FINISH GRADE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GND	GROUND
HC	HOLLOW CORE
HDW	HARDWARE
HTR	HEATER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INS	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LBS	POUNDS
LT	LIGHT
LA	LIGHTNING ARRESTOR
LNA	LOW NOISE AMPLIFIER
MFR	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
MS	MACHINE SCREW
MTD	MOUNTED
MTL	METAL
(N)	PROPOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	OVERHEAD
OA	OVERALL
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
PARTN	PARTITION
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PROP	PROPERTY
PT	PRESSURE TREATED
R	RISER
REQD	REQUIRED
RD	ROOF DRAIN
RM	ROOM
RMS	ROOMS
RO	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
SWBO	SWITCHBOARD
THK	THICK
TI	TENANT IMPROVEMENT
TMA	TOWER MOUNTED AMPLIFIER
TOS	TOP OF SURFACE
TS	TUBE STEEL
TYP	TYPICAL
U	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VG	VERTICAL GRAIN
W/	WITH
WD	WOOD
WR	WATER RESISTANT
WT	WEIGHT
XFMR	TRANSFORMER
@	AT
[	CHANNEL
℄	CENTERLINE
∠	ANGLE
ℙL	PROPERTY LINE



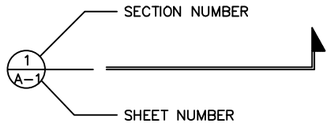
SYMBOLS:



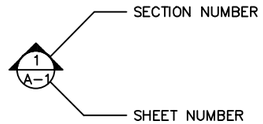
BUILDING SECTION REFERENCE



DETAIL REFERENCE



DETAIL SECTION REFERENCE



ELEVATION VIEW REFERENCE

- KEY NOTE REFERENCE
- 101 DOOR NUMBER
- 101 AREA AND/OR ROOM NUMBER
- A/2 MECHANICAL UNIT
- UTILITY POLE
- WORK POINT
- # REVISION OR CONTROL POINT
- (REFERENCE POINT) (ELEVATION)

- MASONRY
- BRICK
- CONCRETE
- EARTH
- STEEL
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- UE — BELOW GRADE ELECTRIC
- UT — BELOW GRADE TELEPHONE
- OE/OT — OVERHEAD ELECTRIC/TELEPHONE
- UT — OVERHEAD TELEPHONE
- UE — OVERHEAD ELECTRIC
- 276 — CONTOUR
- TREE PROTECTION FENCE
- TREE LINE
- TREES, SHRUBS, BUSHES
- SAN — SANITARY SEWER LINE
- WL — WATER LINE
- NG — NATURAL GAS LINE

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
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Kimley»Horn
1920 WEKIVA WAY
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(561) 845-0665
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FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME: LAUDERDALE LAKES

SITE NUMBER: FL22902-S

SITE ADDRESS: 3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313

DESIGN TYPE: RAWLAND

SHEET TITLE: ABBREVIATIONS & SYMBOLS LEGEND

SHEET NUMBER: T-2

REVISION: 0

GENERAL NOTES

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE PROPOSED AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES

1. DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE E1A/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNAS TOWERS AND SUPPORTING STRUCTURES.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE 8. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRACE 8. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
5. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
6. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
7. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND AC1 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 80, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
9. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
10. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
11. HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED. AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
12. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT' CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
13. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

UTILITIES

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION DR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS, SEED AND MULCH SHALL BE ACCEPTABLE..
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF PROPOSED UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

GRADING

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

SBA CONSTRUCTION REQUIREMENTS

1. AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
3. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
4. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE COMPRESSIVE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
5. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
6. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION, AS WELL AS TELCO SERVICE BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC....).
7. CONTRACTOR WILL HAVE A REPRESENTATIVE ON A WEEKLY CONFERENCE CALL TO PROVIDE SBA WITH SITE SPECIFIC UPDATES. CURRENTLY, THIS CONFERENCE CALL IS HELD EACH AND EVERY THURSDAY AT 4 PM (EASTERN TIME).
8. CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
9. CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER OSHA STANDARDS AT ALL TIMES.
10. CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
11. CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
12. CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
13. CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
14. CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
15. CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING.
16. CONTRACTOR IS RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY OWNER.

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME: LAUDERDALE LAKES

SITE NUMBER: FL22902-S

SITE ADDRESS: 3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313

DESIGN TYPE: RAWLAND

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GN-1

REVISION: 0

GEOTECHNICAL NOTES

1. THE SITE SHALL BE CLEARED BY MEANS OF REMOVING TREES, TREE STUMPS, SURFACE VEGETATION AND TOPSOIL MATERIALS. IT'S RECOMMENDED THAT CLEARING EXTEND AT LEAST 5 FEET BEYOND PLANNED BUILDING AREAS AND AREAS TO RECEIVE COMPACTED FILL. IN PREPARATION FOR FILL PLACEMENT, AREAS SHALL BE LEVELED OUT TO FACILITATE THE PLACEMENT OF FILL IN HORIZONTAL LIFTS. THIS SHALL BE ACHIEVED BY CUTTING INTO THE UPHILL SIDE OF AREAS TO RECEIVE FILL. AREAS TO RECEIVE FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THEY ARE IN FIRM, RELATIVELY DRY AND SUITABLE FOR FILL PLACEMENT.

2. WITH THE EXCEPTION OF THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS, FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). FILL WITHIN THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).

3. TO ACCOMPLISH THIS, IT IS RECOMMENDED THAT FILL SOIL MOISTURE CONTENTS BE MAINTAINED WITHIN 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D698). SOILS WITH EXCESSIVE MOISTURE SHALL BE SCARIFIED, DISCED, AND DRIED DURING THE WARMER DRYER MONTHS TO REDUCE THE MOISTURE CONTENT, AND MOISTURE SHALL BE ADDED TO INCREASE THE MOISTURE CONTENT.

4. TO ACHIEVE PROPER COMPACTION, SUITABLE MOISTURE CONDITIONED FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LOOSE LIFTS (8 INCHES LOOSE IF LARGE COMPACTION EQUIPMENT IS USED, 4 INCHES IF SMALLER WALK-BEHIND EQUIPMENT IS TO BE USED). IF SANDY SOILS ARE ENCOUNTERED COMPACTION WITH A HEAVY SMOOTH DRUM SHALL BE USED. IF CLAY OR SILT SOILS ARE ENCOUNTERED A SHEEPSFOOT ROLLER SHALL BE MORE EFFECTIVE ACHIEVING COMPACTION.

5. IN-PLACE DENSITY TESTS SHALL BE PERFORMED TO VERIFY COMPACTION OF THE FILL MATERIALS. THESE TESTS ARE GENERALLY PERFORMED AT A FREQUENCY OF ONE TEST PER 2,500 SQUARE FEET AND ON EACH FOOT OF FILL BEING PLACED.

6. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES (IE. GENERATORS AND EQUIPMENT SHELTERS) SHALL BE DESIGNED TO BEAR IN THE PROPOSEDLY PLACED, COMPACTED FILL. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES SET IN FILL SHALL BE DESIGNED TO BEAR AT LEAST 2 FEET BELOW THE FINISHED GROUND SURFACE, TO HAVE A MINIMUM FOOTING WIDTH OF 18 INCHES, AND WITH A GROSS ULTIMATE BEARING PRESSURE OF 6000 PSF, PROVIDED THAT FILL MATERIALS ARE VERIFIED AS BEING SUITABLE, AND COMPACTED AS RECOMMENDED IN THESE NOTES.

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

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1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
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FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

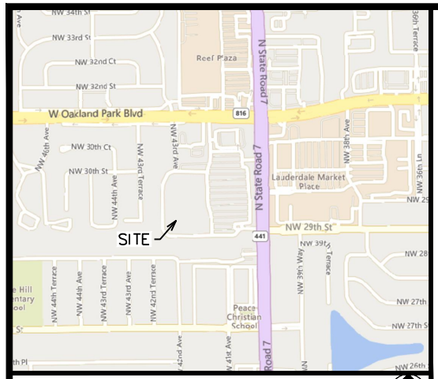
SITE ADDRESS:
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN-2

REVISION: 0



VICINITY MAP n.t.s.

NOTES:

1. BASIS OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON MARCH 22, 2023; TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK, (FPRN), USING REAL-TIME-KINEMATIC (RTK) GPS SYSTEM, INCORPORATING A SPECTRA SP85 GPS RECEIVER AND EXPRESSED IN US SURVEY FEET.

2. THIS SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED, EXCEPT AS PORTIONS SHOWN HEREON.

3. AREA COMPUTED BY COORDINATE GEOMETRY

4. DEED REFERENCE: OFFICIAL RECORDS BOOK 39708, PAGE 971

5. PLAT REFERENCE: PLAT BOOK 175, PAGE 50

6. PID # 49-41-25-43-0010

7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY.

8. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THE LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

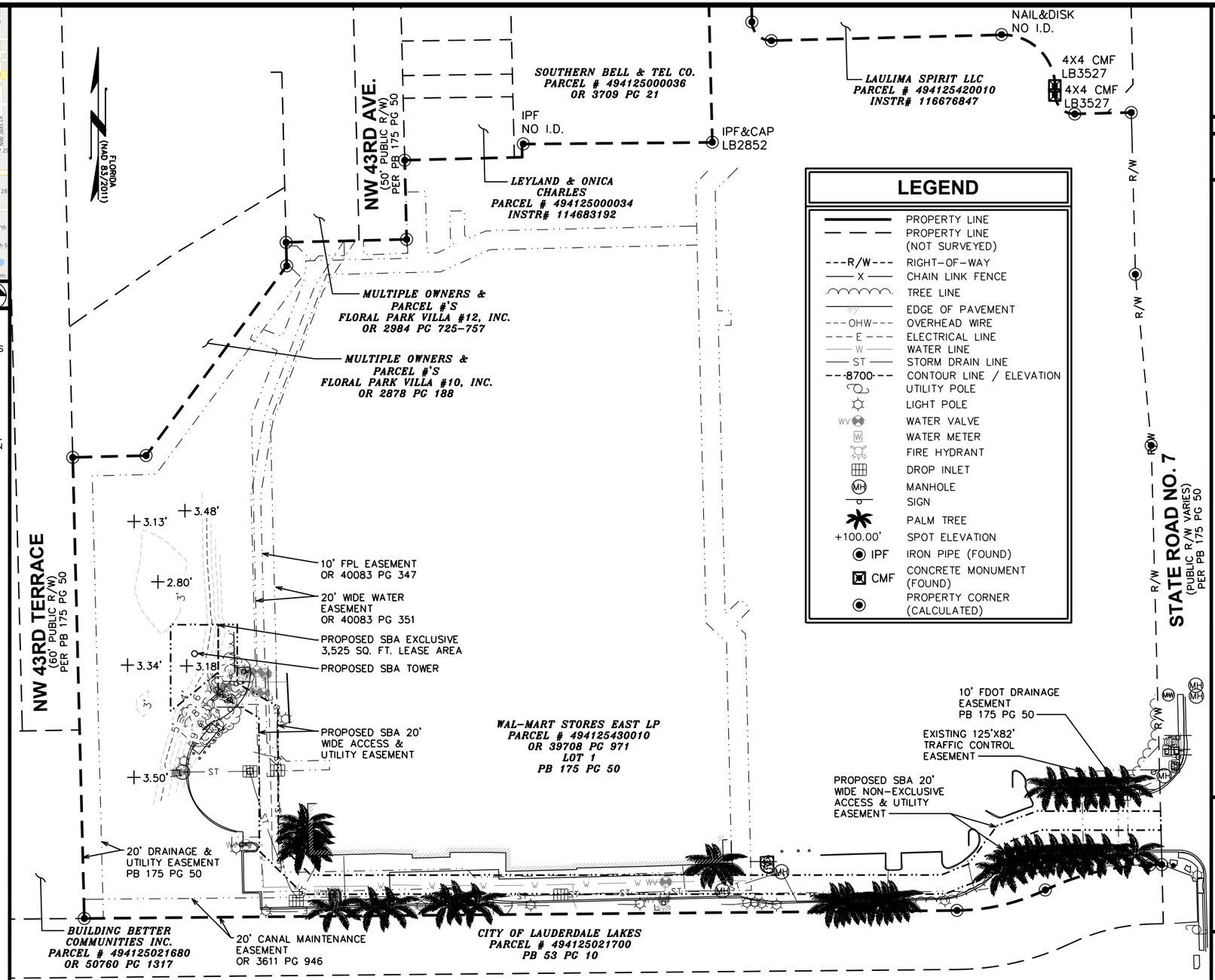
9. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY

10. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", BASED UPON FEMA COMMUNITY PANEL# 12011C0362H, EFFECTIVE AUGUST 18, 2014.

11. LESSEE INFORMATION:
SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

12. PROPERTY OWNER INFORMATION:
WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS



LEGEND

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- R/W — RIGHT-OF-WAY
- X — CHAIN LINK FENCE
- TREE LINE
- EDGE OF PAVEMENT
- OHW — OVERHEAD WIRE
- E — ELECTRICAL LINE
- W — WATER LINE
- ST — STORM DRAIN LINE
- 8700 — CONTOUR LINE / ELEVATION
- UTILITY POLE
- LIGHT POLE
- WV — WATER VALVE
- W — WATER METER
- FIRE HYDRANT
- DROP INLET
- MH — MANHOLE
- SIGN
- PALM TREE
- +100.00' — SPOT ELEVATION
- IPF — IRON PIPE (FOUND)
- CMF — CONCRETE MONUMENT (FOUND)
- PROPERTY CORNER (CALCULATED)

TEP ENGINEERING, PLLC
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FL 33610
COA # LB8217

SHEET #: 1 OF 4 | TEP #: 275237

PRELIMINARY SURVEY

CERTIFICATION:
TO SBA TOWERS X, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE 01-22035431-01T, EFFECTIVE 07/27/2022:
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 31ST DAY OF MAY, 2023.

"PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES"

FOR REVIEW PURPOSES ONLY

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E

3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

PROPOSED/PRELIMINARY TELECOMMUNICATIONS SITE SURVEY PREPARED FOR:

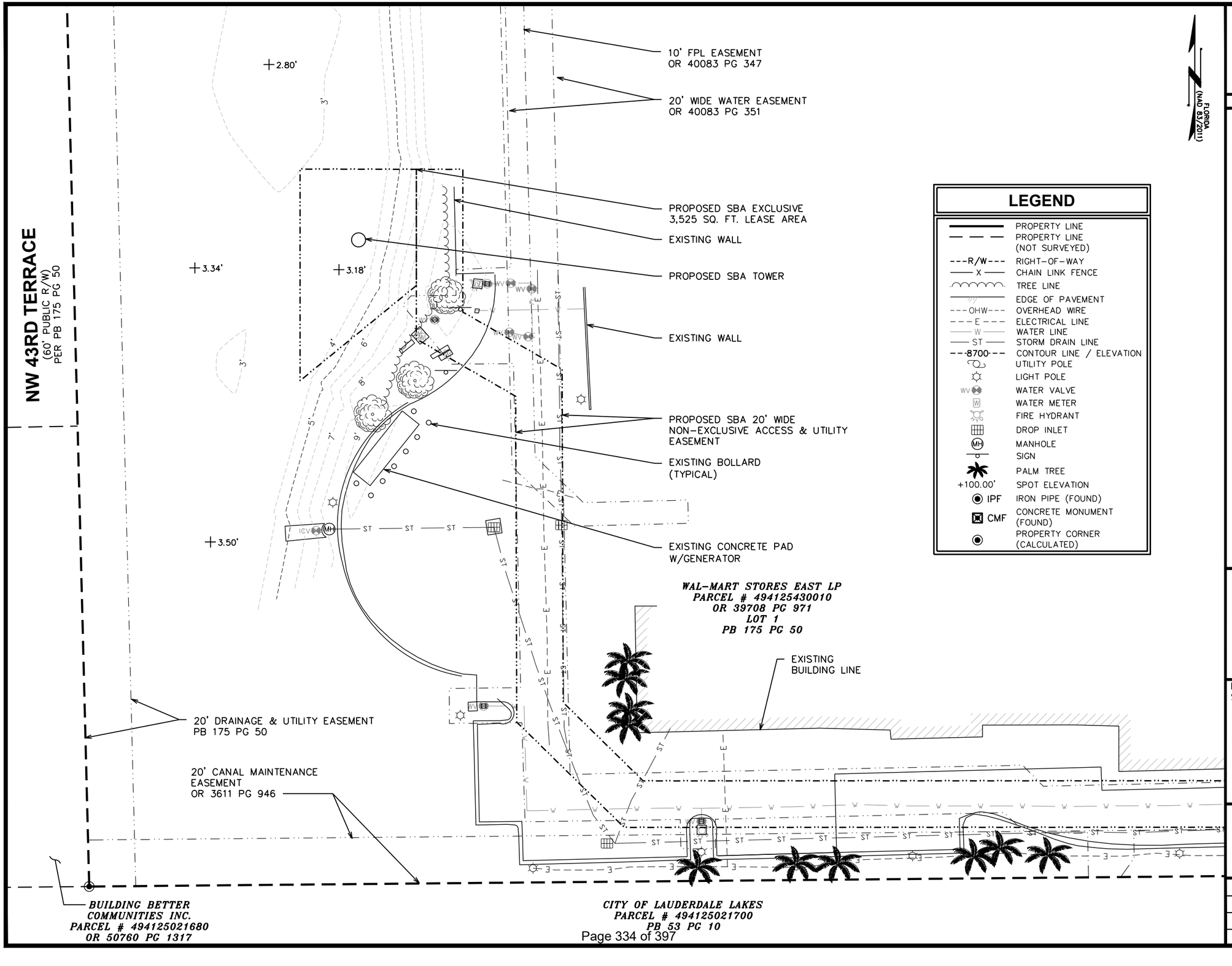
SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

FIELD WORK PERFORMED ON: 03/22/23

0' 120' 240'

SCALE: 1" =120'
ORIGINAL MAP SIZE 11.00" X 17.00"



LEGEND

	PROPERTY LINE
	PROPERTY LINE (NOT SURVEYED)
---R/W---	RIGHT-OF-WAY
—— X ——	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---E---	ELECTRICAL LINE
—— W ——	WATER LINE
—— ST ——	STORM DRAIN LINE
---8700---	CONTOUR LINE / ELEVATION
	UTILITY POLE
	LIGHT POLE
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
	DROP INLET
MH	MANHOLE
	SIGN
	PALM TREE
+100.00'	SPOT ELEVATION
IPF	IRON PIPE (FOUND)
CMF	CONCRETE MONUMENT (FOUND)
	PROPERTY CORNER (CALCULATED)

TEP ENGINEERING, PLLC
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FL 33610
COA # LB8217

SHEET #: 2 OF 4 | TEP #: 275237

"PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES"

FOR REVIEW PURPOSES ONLY

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E

3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

PROPOSED/PRELIMINARY TELECOMMUNICATIONS SITE SURVEY PREPARED FOR:

SBA

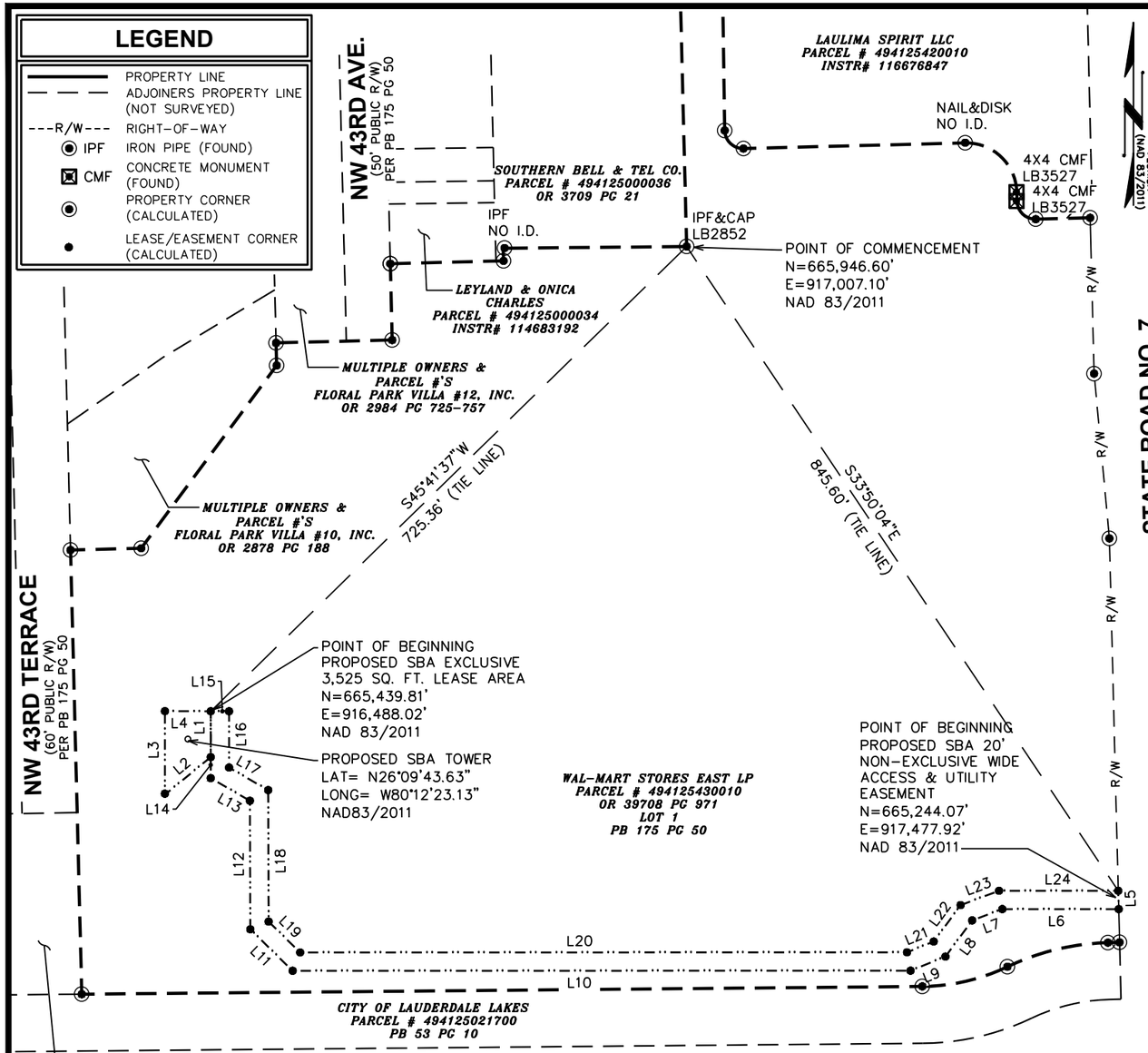
SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

FIELD WORK PERFORMED ON: 03/22/23

0' 40' 80'

SCALE: 1" = 40'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°00'22"W	50.00'	L9	S67°58'48"W	41.01'	L17	S59°59'33"E	49.30'
L2	S50°43'05"W	64.60'	L10	S89°59'13"W	674.02'	L18	S00°10'53"E	143.25'
L3	N00°00'22"E	91.00'	L11	N45°34'00"W	64.68'	L19	S45°34'00"E	48.14'
L4	S89°53'13"E	50.00'	L12	N00°10'53"W	140.11'	L20	N89°59'13"E	661.96'
L5	S01°26'31"E	20.01'	L13	N59°59'33"W	49.35'	L21	N67°58'48"E	31.48'
L6	N89°59'49"W	126.96'	L14	N00°00'22"E	72.96'	L22	N36°28'09"E	49.35'
L7	S69°29'46"W	35.12'	L15	S89°53'13"E	20.00'	L23	N69°29'46"E	44.67'
L8	S36°28'09"W	49.06'	L16	S00°00'22"W	61.37'	L24	S89°59'49"E	130.08'

LEGAL DESCRIPTION OF 3,525 SQ. FT. LEASE AREA (AS SURVEYED)

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 39708 AT PAGE 971 OF THE BROWARD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AND CAP, STAMPED, "LB2852", SAID IRON BEING A NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 39708, PAGE 971, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,946.60', AND EASTING = 917,007.10'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 45°41'37" WEST A DISTANCE OF 725.36 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 3,525 SQ. FT. LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,439.81', AND EASTING = 916,488.02'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 00°00'22" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 50°43'05" WEST A DISTANCE OF 64.60 FEET TO A POINT; THENCE NORTH 00°00'22" EAST A DISTANCE OF 91.00 FEET TO A POINT; THENCE NORTH 89°53'13" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA CONTAINING 3,525.00 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 20' ACCESS & UTILITY EASEMENT (AS SURVEYED)

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 39708 AT PAGE 971 OF THE BROWARD COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AND CAP, STAMPED, "LB2852", SAID IRON BEING A NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 39708, PAGE 971, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 665,946.60', AND EASTING = 917,007.10'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 33°50'04" EAST A DISTANCE OF 845.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING FLORIDA STATE PLANE COORDINATES OF: NORTHING = 665,244.07'; AND EASTING = 917,477.92'; THENCE, FROM THE POINT OF BEGINNING AND ALONG SAID RIGHT OF WAY, SOUTH 01°26'31" EAST A DISTANCE OF 20.01 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, NORTH 89°59'49" WEST A DISTANCE OF 126.96 FEET TO A POINT; THENCE SOUTH 69°29'46" WEST A DISTANCE OF 35.12 FEET TO A POINT; THENCE SOUTH 36°28'09" WEST A DISTANCE OF 49.06 FEET TO A POINT; THENCE SOUTH 67°58'48" WEST A DISTANCE OF 41.01 FEET TO A POINT; THENCE SOUTH 89°59'13" WEST A DISTANCE OF 674.02 FEET TO A POINT; THENCE NORTH 45°34'00" WEST A DISTANCE OF 64.68 FEET TO A POINT; THENCE NORTH 00°10'53" WEST A DISTANCE OF 140.11 FEET TO A POINT; THENCE NORTH 59°59'33" WEST A DISTANCE OF 49.35 FEET TO A POINT; THENCE NORTH 00°00'22" EAST A DISTANCE OF 72.96 FEET TO A POINT; THENCE SOUTH 89°53'13" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00°00'22" WEST A DISTANCE OF 61.37 FEET TO A POINT; THENCE SOUTH 59°59'33" EAST A DISTANCE OF 49.30 FEET TO A POINT; THENCE SOUTH 00°10'53" EAST A DISTANCE OF 143.25 FEET TO A POINT; THENCE SOUTH 45°34'00" EAST A DISTANCE OF 48.14 FEET TO A POINT; THENCE NORTH 89°59'13" EAST A DISTANCE OF 661.96 FEET TO A POINT; THENCE NORTH 67°58'48" EAST A DISTANCE OF 31.48 FEET TO A POINT; THENCE NORTH 36°28'09" EAST A DISTANCE OF 49.35 FEET TO A POINT; THENCE NORTH 69°29'46" EAST A DISTANCE OF 44.67 FEET TO A POINT; THENCE SOUTH 89°59'49" EAST A DISTANCE OF 130.08 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINING 24,729.09 SQUARE FEET OR 0.568 ACRES MORE OR LESS.

TEP ENGINEERING, PLLC
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FL 33610
COA # LB8217

SHEET #: 3 OF 4 | TEP #: 275237

"PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES"

FOR REVIEW PURPOSES ONLY

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

PROPOSED/PRELIMINARY TELECOMMUNICATIONS SITE SURVEY PREPARED FOR:

SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

FIELD WORK PERFORMED ON: 03/22/23

0' 150' 300'

SCALE: 1" = 150'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS

SCHEDULE B - SECTION II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 01-22035431-01T
COMMITMENT EFFECTIVE DATE: JULY 27, 2022 AT 7:00 AM
SCHEDULE B - SECTION II

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 BE, PART I-REQUIREMENTS ARE MET. (AFFECT PARENT PARCEL. NONE OBSERVED.)

2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

4. MECHANICS, CONTRACTORS OR MATERIAL MENS LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENTS AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (AFFECT PARENT PARENT PARCEL. NONE OBSERVED.)

6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTER VIOLATE 42 USC 3604 (c). (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. (AFFECT PARENT PARCEL.)

8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. (AFFECT PARENT PARENT PARCEL. NOT SURVEY RELATED.)

9. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF LAUDERDALE LAKES GATE-SECTION NO. 3, AS RECORDED IN PLAT BOOK 53, PAGE 10, RECORDED DATE 05/27/1960 IN BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

10. SUBJECT TO EASEMENT AS SET FORTH IN DEED RECORDED 03/01/1968, IN BOOK 3611, PAGE 946 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

11. ELECTRIC EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, RECORDED 08/30/1972, AS BOOK 5025, PAGE 287 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

12. SUBJECT TO RIGHT OF WAY EASEMENT AND RESTRICTIONS AS SET FORTH IN DEED RECORDED 07/05/1973 AS BOOK 5116, PAGE 532 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

13. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED 07/24/1973, AS BOOK 5375, PAGE 585 OF THE BROWARD COUNTY RECORDS. (DOES NOT AFFECT PARENT PARCEL.)

14. BILL OF SALE ABSOLUTE, BY AND BETWEEN J.C. PENNEY PROPERTIES, INC., AND BROWARD COUNTY, FLORIDA, RECORDED AS BOOK 5415, PAGE 587 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

15. WATER AND SANITARY SEWAGE EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, RECORDED 08/22/1973 AS BOOK 5415, PAGE 590 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

16. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED 11/08/1973 IN BOOK 5518, PAGE 219 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

17. UTILITY EASEMENT RECORDED 06/21/1974 AS BOOK 5817, PAGE 74 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

18. RECIPROCAL ACCESS EASEMENT AGREEMENT, BY AND BETWEEN J.C. PENNEY PROPERTIES, INC., AND KONRAD ULMER, RECORDED 08/24/1998, IN BOOK 28785, PAGE 1202 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

19. PROFESSIONAL SURVEYOR AND MAPPER'S AFFIDAVIT, RECORDED 05/24/2005, IN BOOK 39708, PAGE 984 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

20. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED 07/15/2005, AS BOOK 40083, PAGE 347 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

21. SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPOROVEMENTS, BY AND BETWEEN BROWARD COUNTY, AND WAL-MART STORES, L.P., RECORDED 10/12/2005, IN BOOK 40716, PAGE 967 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

22. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF WAL-MART AT LAUDERDALE LAKES, AS RECORDED IN PLAT BOOK 175, PAGE 50, RECORDED DATE 10/12/2005 IN BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL.)

23. ORDINANCE, RECORDED 07/17/2006, IN BOOK 42408, PAGE 1 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

24. BILL OF SALE ABSOLUTE, BY AND BETWEEN WAL-MART STORES EAST, L.P., AND BROWARD COUNTY, RECORDED 07/27/2006, IN BOOK 42479, PAGE 952 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

25. AMENDMENT TO EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, INC., RECORDED 08/30/2007, AS BOOK 44555, PAGE 901 OF THE BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)

26. NOTICE OF COMMENCEMENT, RECORDED 10/21/2021, AS DOCUMENT NO. 117678088 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

27. NOTICE OF COMMENCEMENT, RECORDED 10/21/2021, AS DOCUMENT NO. 117678207 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

28. NOTICE OF COMMENCEMENT, RECORDED 02/01/2022, AS DOCUMENT NO. 117905759 OF BROWARD COUNTY RECORDS. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)

TITLE PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS:

LOT 1 OF WAL-MART AT LAUDERDALE LAKES AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 50 THROUGH 52, INCLUSIVE, PUBLIC ROADS OF BROWARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY CONVEYED TO WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, FROM DARMAX PROPERTIES INC., A FLORIDA CORPORATION, GRANTOR, BY GENERAL WARRANTY DEED RECORDED 05/24/2005, AS BOOK 39708, PAGE 737 OF THE BROWARD COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, FROM HYPERNAP.COM ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 05/24/2005, AS BOOK 39708, PAGE 971 OF THE BROWARD COUNTY RECORDS.

TAX I.D. NUMBER: 49-41-25-43-0010

TEP ENGINEERING, PLLC
5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FL 33610
COA # LB8217

SHEET #: 4 OF 4 | TEP #: 275237

"PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES"

FOR REVIEW PURPOSES ONLY

FL22902-S
WM 3625 LAUDERDALE LAKES
SEC. 25 - T49S - R41E
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313
BROWARD COUNTY

PROPOSED/PRELIMINARY TELECOMMUNICATIONS SITE SURVEY PREPARED FOR:

SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

FIELD WORK PERFORMED ON: 03/22/23

0' 150' 300'

SCALE: 1" = 150'
ORIGINAL MAP SIZE 11.00" X 17.00"

REV	DATE	ISSUED FOR	INITIALS
0	04/10/2023	PRELIMINARY	TJK
1	05/31/2023	REVISIONS	DDS

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

JURISDICTION	CITY OF LAUDERDALE LAKES	
ZONING	EXISTING	PROPOSED
	GENERAL BUSINESS DISTRICT (B-3)	GENERAL BUSINESS DISTRICT (B-3) – NO CHANGE
SITE AREA	EXISTING	PROPOSED
	10.5 ACRES/ 886,683 SF	10.5 ACRES/ 886,683 SF – NO CHANGE
LAND USE	EXISTING	PROPOSED
	SHOPPING CENTER	SHOPPING CENTER +WIRELESS 105'* TELECOMMUNICATIONS TOWER
TOWER SETBACKS	REQUIRED	PROPOSED
NORTH	115.5'	214'
SOUTH	115.5'	277'
EAST	115.5'	1,010'
WEST	115.5'	123'
TOWER HEIGHT	MAXIMUM**	PROPOSED
	150'	105'*
GROUND EQUIPMENT HEIGHT	MAXIMUM	PROPOSED
	10'	6'
PARKING	REQUIRED	PROPOSED
	0	0***
PLOT COVERAGE	REQUIRED	PROPOSED
	40%	NO CHANGE****
LANDSCAPED OPEN SPACE	REQUIRED	PROPOSED
	35%	NO CHANGE****

*PROPOSED WIRELESS TELECOMMUNICATIONS TOWER 100-FEET IN HEIGHT WITH ADDITIONAL 5-FEET IN HEIGHT FOR FAUX STEALTH BRANCHES FOR A TOTAL 105-FEET IN HEIGHT.

**PURSUANT TO LAUDERDALE LAKES LAND DEVELOPMENT REGULATIONS SECTION 1111.5, A TELECOMMUNICATIONS TOWER MAY BE CONSTRUCTED UP TO 150-FEET IN HEIGHT FOR THREE OR MORE WIRELESS CARRIERS. THE PROPOSED WIRELESS TELECOMMUNICATIONS TOWER IS DESIGNED FOR FOUR (4) WIRELESS CARRIERS (VERIZON, T-MOBILE, AT&T, AND DISH).

***EXISTING UNASSIGNED, PAVED WALMART PARKING TO BE UTILIZED FOR INFREQUENT TOWER AND EQUIPMENT MAINTENANCE.

****REFER TO "IMPERVIOUS SURFACE NARRATIVE" DOCUMENT DATE 04/02/2025 (BY TEP OPCO)

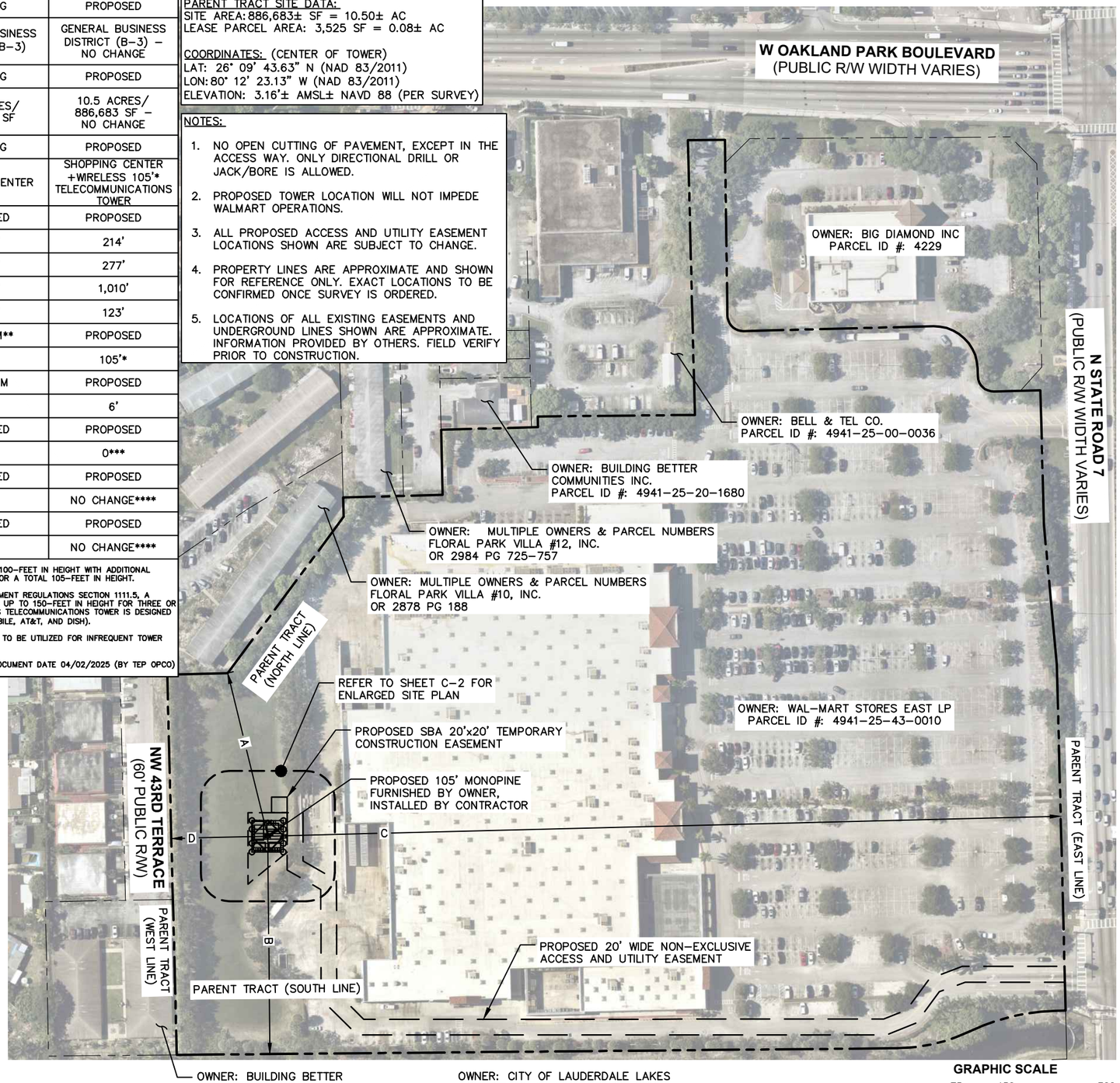
PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 886,683± SF = 10.50± AC
LEASE PARCEL AREA: 3,525 SF = 0.08± AC

COORDINATES: (CENTER OF TOWER)
LAT: 26° 09' 43.63" N (NAD 83/2011)
LON: 80° 12' 23.13" W (NAD 83/2011)
ELEVATION: 3.16'± AMSL± NAVD 88 (PER SURVEY)

NOTES:

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.



GRAPHIC SCALE
0 75 150 300
(IN FEET)

FLOOD ZONE INFORMATION:

FLOOD ZONE:	X 0.2% ANNUAL CHANCE FLOOD HAZARD
PANEL NUMBER:	12011C0362J
EFFECTIVE DATE:	07/31/2024
FLOOD ELEV.	N/A

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
1	07/14/25	ISSUED FOR REVIEW

SITE NAME:
LAUDERDALE LAKES

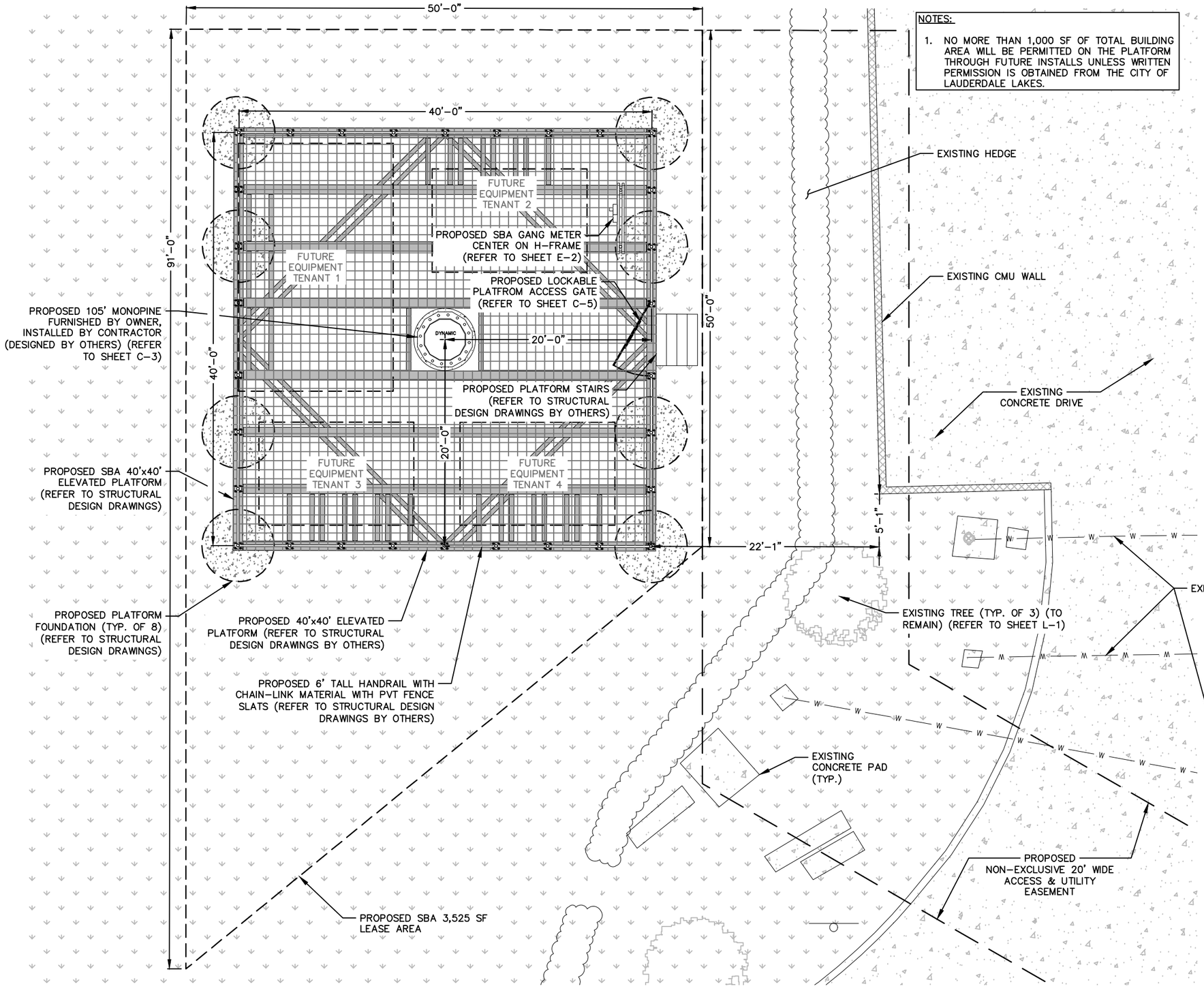
SITE NUMBER:
FL22902-S

SITE ADDRESS:
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

DESIGN TYPE:
RAWLAND

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: C-1
REVISION: 0



NOTES:

1. NO MORE THAN 1,000 SF OF TOTAL BUILDING AREA WILL BE PERMITTED ON THE PLATFORM THROUGH FUTURE INSTALLS UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE CITY OF LAUDERDALE LAKES.

GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 ENLARGED SITE PLAN

SCALE: 1" = 10'

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

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DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME: LAUDERDALE LAKES

SITE NUMBER: FL22902-S

SITE ADDRESS: 3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313

DESIGN TYPE: RAWLAND

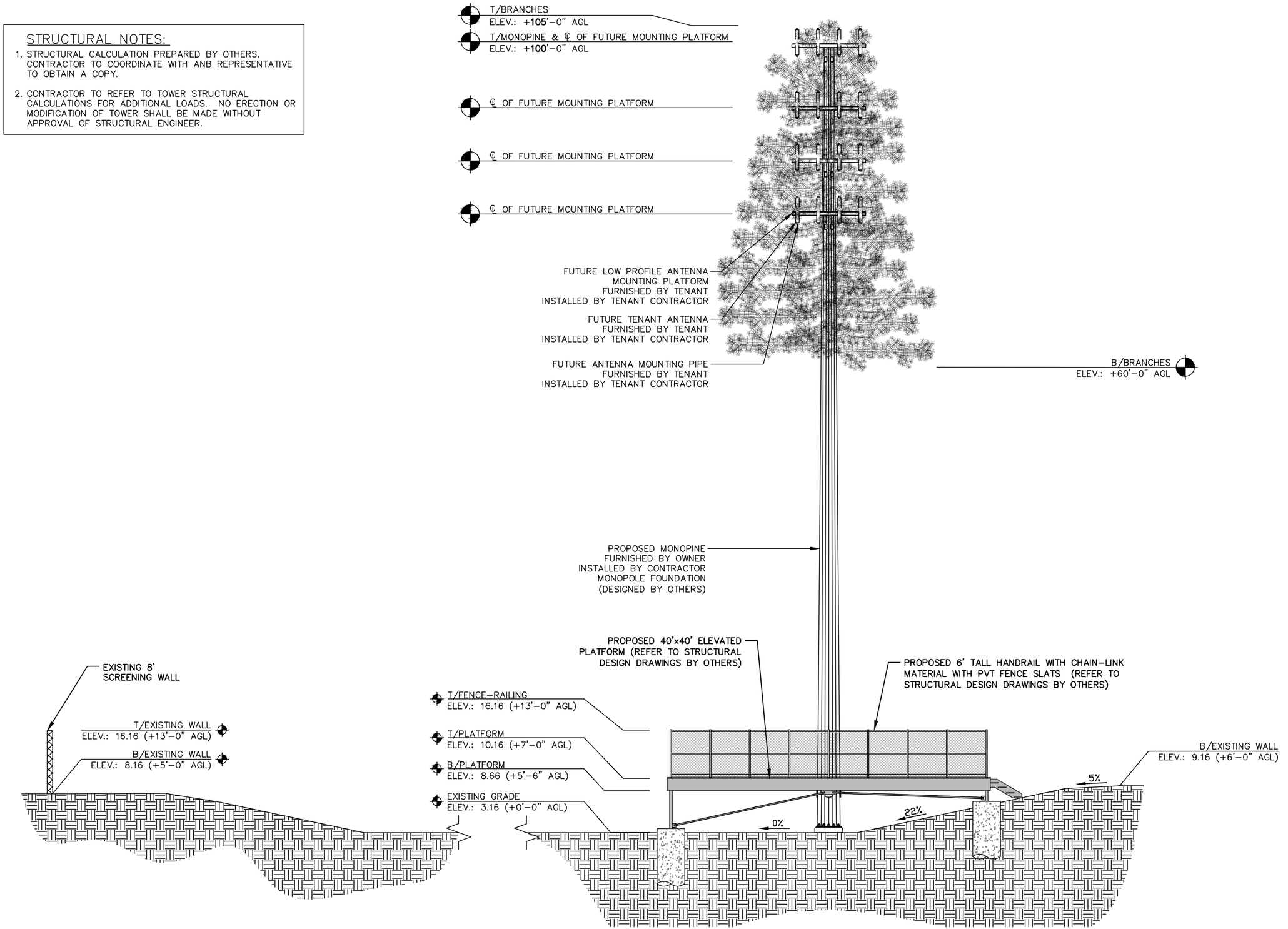
SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: C-2

REVISION: 0

STRUCTURAL NOTES:

1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



1 ELEVATION VIEW (FACING NORTH)

SCALE: N.T.S.

SBA TOWERS X, LLC.
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BOCA RATON, FL 33487
TEL: (800) 487-7483

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REVISIONS

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SITE NUMBER:
FL22902-S

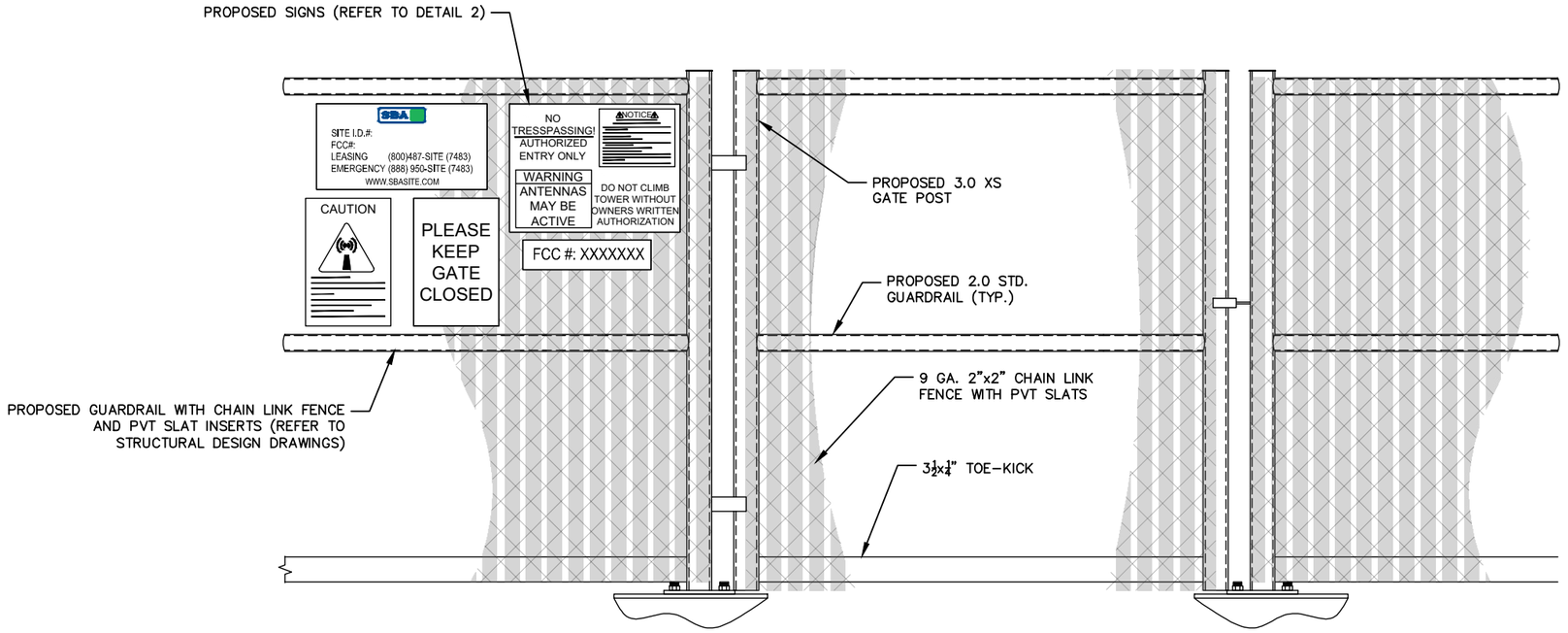
SITE ADDRESS:
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

DESIGN TYPE:
RAWLAND

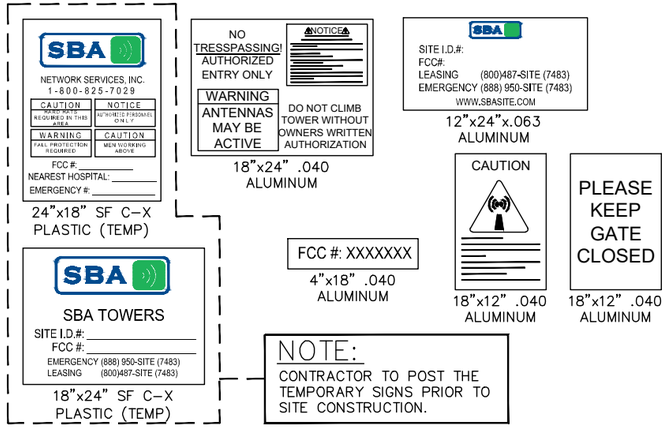
SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER: C-3

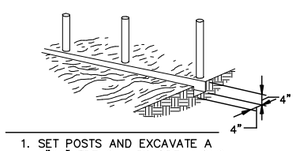
REVISION: 0



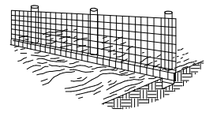
1 FENCE GATE DETAIL



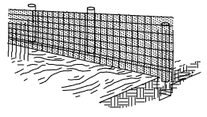
2 SIGNS DETAIL



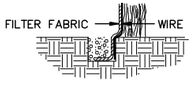
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG POSTS.



2. STAPLE WIRE FENCING TO THE LINE OF POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. EXTENSION OF FABRIC AND WIRE INTO THE TRENCH

SILT FENCE

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMPS THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMPS TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.

3 EROSION CONTROL DETAIL

SCALE: N.T.S.

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1920 WEKIVA WAY
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WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME: LAUDERDALE LAKES

SITE NUMBER: FL22902-S

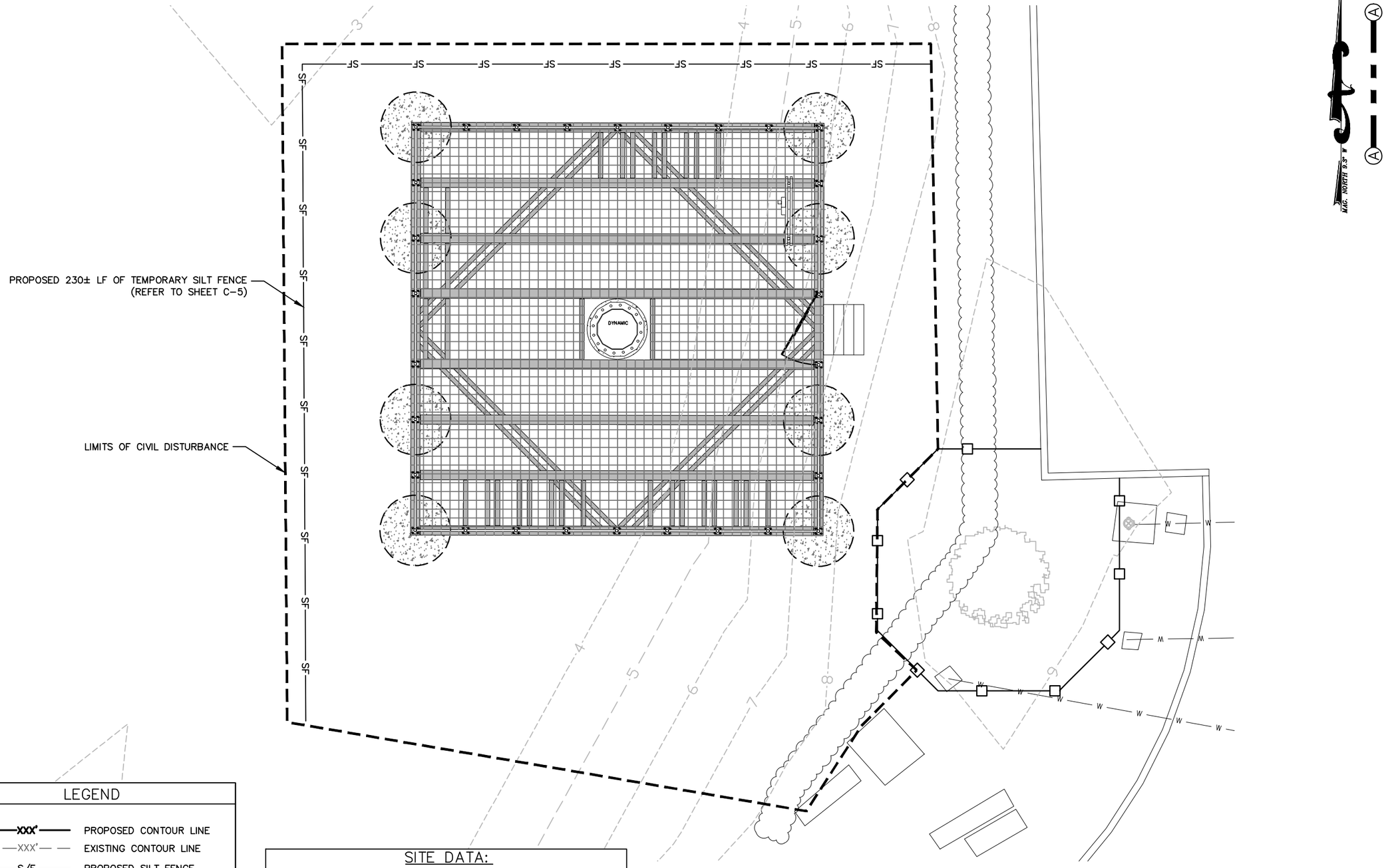
SITE ADDRESS: 3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313

DESIGN TYPE: RAWLAND

SHEET TITLE: SITE DETAILS

SHEET NUMBER: C-4

REVISION: 0



LEGEND

XXX'	PROPOSED CONTOUR LINE
XXX'	EXISTING CONTOUR LINE
S/F	PROPOSED SILT FENCE
125	SPOT ELEVATION
ME 125	MATCH EXISTING
2.00%	SLOPE ARROW
	LIMITS OF CIVIL DISTURBANCE

SITE DATA:

TOTAL PARCEL AREA:	20.35 ACRES± – 886,557 SF
REMOVED IMPERVIOUS:	0 ACRES ± – 0 SF
PROPOSED IMPERVIOUS:	0.002 ACRES± – 105 SF
TOTAL PROPOSED DISTURBED AREA:	.102 ACRES± – 4,467 SF
SOIL TYPES:	CECIL SANDY CLAY LOAM, URBAN LAND

GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 SITE GRADING PLAN

SCALE: 1" = 10'

SBA TOWERS X, LLC.
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REV. 0 BY:	-

REVISIONS

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SITE NUMBER: FL22902-S

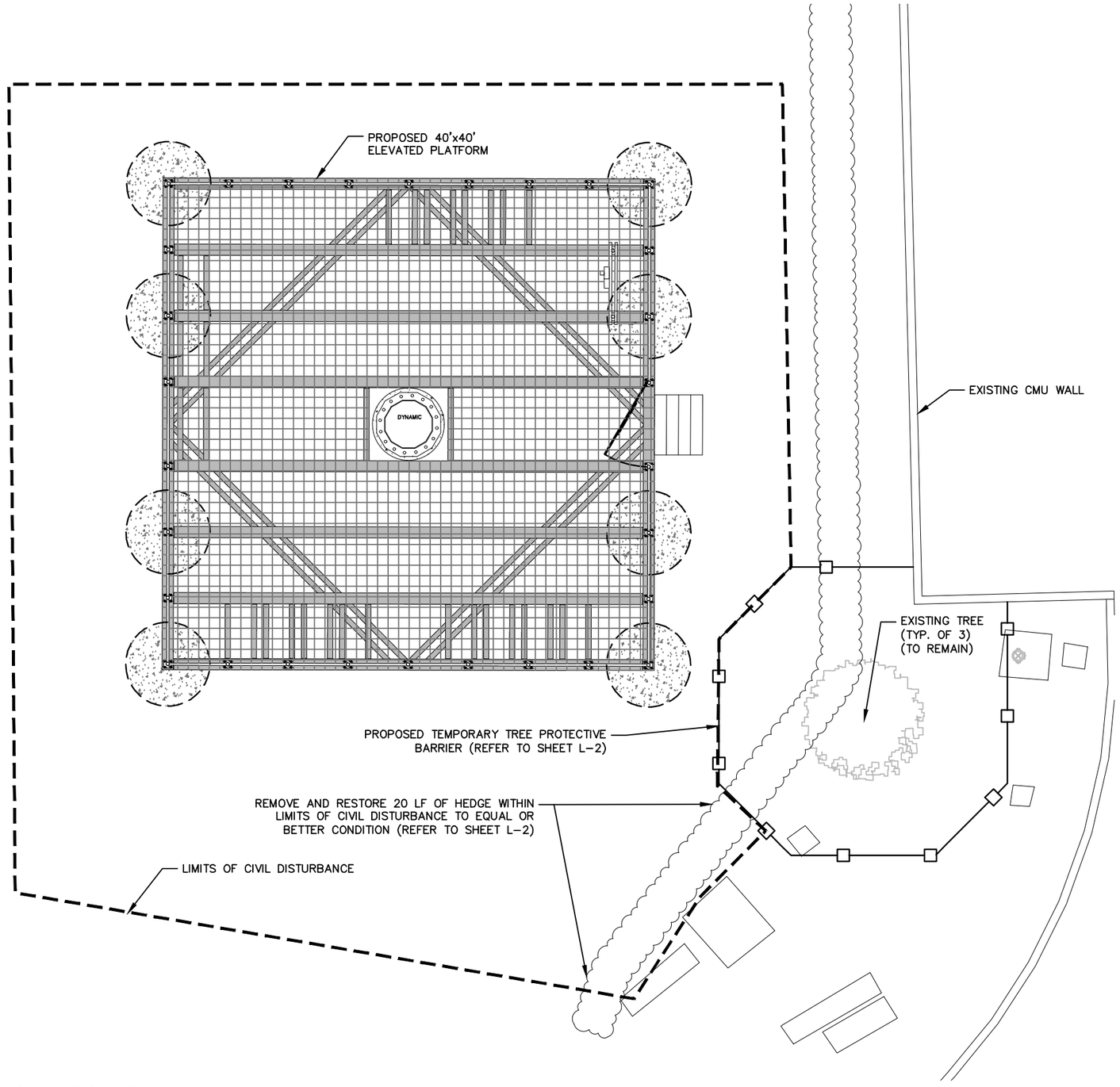
SITE ADDRESS: 3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

DESIGN TYPE: RAWLAND

SHEET TITLE: EROSION CONTROL PLAN

SHEET NUMBER: C-5

REVISION: 0



GRAPHIC SCALE

0 5 10 20

(IN FEET)

NOTES:

1. RESTORE ALL MISSING,DEAD, AND DYING LANDSCAPING (INCLUDING SOD) WITHIN SCOPE OF WORK AND LANDSCAPE BUFFERS THAT ARE ADJACENT TO RESIDENTIAL ZONING.

2. ANY PRESERVED OR RELOCATED TREE MUST BE PROTECTED BY A BARRICADE/BARRIER PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

LANDSCAPE INSTALLATION NOTES:

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

2. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.

3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.

4. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.

5. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.

7. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL PROPOSED TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL PROPOSED TREES AND PALMS SHALL BE STAKED.

8. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.

9. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" – 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.

10. THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETION. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY. LANDSCAPED AREAS MUST BE 100% IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.

11. CONTRACTOR MUST CONFIRM LANDSCAPE REQUIREMENTS AND SPECIFICATIONS WITH LOCAL JURISDICTION.

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

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WEST PALM BEACH, FL 33411
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WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME:
LAUDERDALE LAKES

SITE NUMBER:
FL22902-S

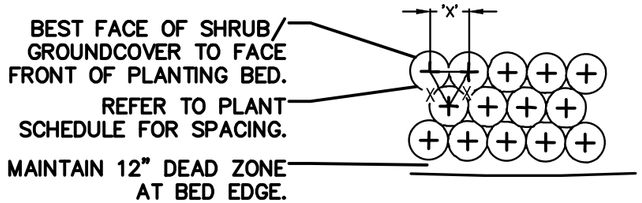
SITE ADDRESS:
3001 NORTH STATE ROAD #7
LAUDERDALE LAKES, FL 33313

DESIGN TYPE:
RAWLAND

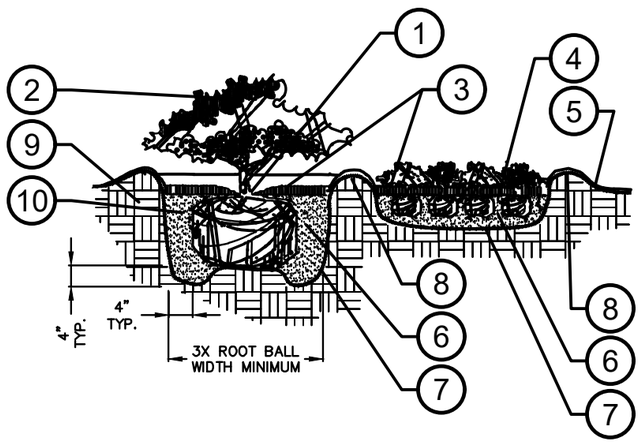
SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER: L-1

REVISION: 0



PLAN



SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" – 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND–COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

1 TYPICAL SHRUB SCALE: N.T.S.

Protective Barrier Requirements and Specifications for Existing Trees to Remain

Protective Barriers are used during land alteration and construction activities to protect trees and natural areas to be retained on a site. Protective barriers must be erected around trees to be retained within an area where land alteration and construction activities will occur as well as along natural areas where such areas are adjacent to permitted land alteration or construction activities. A protective barrier must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area. The following represents the County's minimum protective barrier specifications.

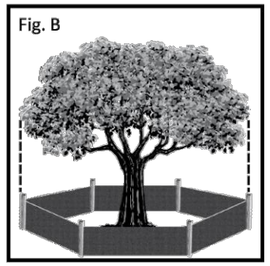
Fig. A



1. **Trees** – To restrict access into the area within the canopy dripline of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the canopy dripline, except where land alteration or construction activities are approved within the canopy dripline. The canopy dripline of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground, as shown in Figure A.

Barrier Specifications for Trees: Four corner upright stakes of no less than 2"x 2" lumber connected by horizontal members of no less than 1"x 4" lumber; or upright stakes spaced at 5' intervals of no less than 2"x 2" lumber connected by silt screen fabric or material of comparable durability, as shown in Figure B.

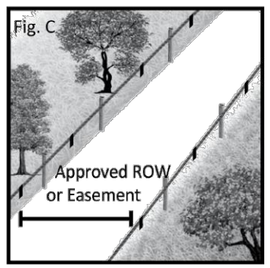
Fig. B



2. **Natural Areas** – To restrict access into areas where land alteration and construction activities are not authorized a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

Barrier Specifications for Natural Areas: Upright stakes of no less than 2"x 2" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5-10', as shown in Figure C. Other methods of demarcation will be considered depending upon the characteristics of the site.

Fig. C



Why a Barrier?

1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
2. To protect root systems from compaction.
3. To provide awareness of protected areas to equipment operators.

1 TREE PROTECTIVE BARRIER SCALE: N.T.S.

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
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FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149179
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	07/14/25	ISSUED FOR REVIEW

SITE NAME: LAUDERDALE LAKES
SITE NUMBER: FL22902-S
SITE ADDRESS: 3001 NORTH STATE ROAD #7 LAUDERDALE LAKES, FL 33313
DESIGN TYPE: RAWLAND
SHEET TITLE: LANDSCAPING DETAILS
SHEET NUMBER: L-2
REVISION: 0

TEP OpCo, LLC.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
thdameron@tepgroup.net

Date: **April 2, 2025**

City of Lauderdale Development Services
4300 NW 36th Street
Lauderdale Lakes, FL 33319
(954) 304-9214

Subject:	**Impervious Surface Narrative**	
Tower Owner Designation:	***SBA Site Name:***	***WM 3625 Lauderdale Lakes***
Engineering Firm Designation:	**TEP Project Number:**	***275237***
Site Data:	**3001 N State Rd No.7, Lauderdale Lakes, Florida 33313**	

To whom it may concern,

The proposed telecommunication facility is located at 3001 N State Rd No.7, Lauderdale Lakes, Florida 33313. The 20.70-acre parent parcel currently contains 5.42 acres of rooftop, 11.10 acres of impervious surface, 2.66 acres of pervious surface and 1.52 acres of detention area. The site is in an area of minimal flooding, Zone “AE”, according to FEMA panel #12011C0362H, dated August 18, 2014. The proposed telecommunications facility will be located on the east edge of the existing detention pond. The facility will be built utilizing an elevated 40’x40’ platform 2’ above the edge of the pond. This site will be accessed utilizing a staircase from the edge of the pond to the platform. The tower will have a 10’x10’ foundation from the bottom stage of the pond to the platform elevation. The platform will have 5’ diameter footers spaced every 10’ along the edge of the platform. Although the platform design is not yet complete and subject to change, the dimensions and quantities provided represent conservatives estimates that the final design will not exceed without a stormwater report revision subject to City review. These foundations will have minimal to no impact on the existing storage of the pond and the existing function of the pond. The proposed impervious surface of these foundations will only increase the 20.70-acre parcel’s impervious cover by 105 square feet (0.0001% of the total parcel area). This increase in imperious surface will lead to an infinitesimal change in the total site’s imperious surface and total runoff.

If there is anything further that TEP or I can do to help expedite the review for this resubmittal, please let us know.

Respectfully,

Trent H. Dameron, EIT
Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
thdameron@tepgroup.net

SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561.995.7670
F + 561.995.7626

sbasite.com

Site Specific Obstruction Evaluation Report

Date: April 14, 2023

Study Site Name: FL 22902-S WM 3625 Lauderdale Lakes

Study Site Latitude: 26° 09’ 43.63” North

Study Site Longitude: 080° 12’ 12.13” West

Surface Elevation: 3’ AMSL (Above Mean Sea Level)

Structure Height: 109’ AGL (Above Ground Level)

Total Height: 112’ AMSL

This study is conducted in accordance with Federal Aviation Regulations (FAR) Part 77 and the Federal Communications Commission (FCC) Rules Part 17.

This report is intended for the exclusive use of SBA Network Services, Inc and their clients in making appropriate regulatory filings and may not be reproduced in any form or manner.

IMPACT

The study site is located 16,691' or 2.75 NM Southwest from the airport reference point (ARP) of the Ft. Lauderdale Executive Airport a public use, instrumented airport. The proposed structure **would not** affect VFR flight operations at this airport.

Private use airports or heliports do not meet FAR PART 77 criteria and the FAA would not consider them in its study of the proposed structure. In the interest of flight safety SBA considers private use airports in every study. SBA found no evidence of private use airports, which affect this study site.

FAA Notice (FAR PART 77.9 (a)): The proposed 109' AGL structure **would not exceed** this 200' AGL surface. FAA notice of proposed construction **is not required.**

FAR PART 77.9 (b) (1) (2) (3): The proposed 109' AGL structure **would not exceed** the imaginary 100:1 slope surface or fail the FCC imaginary slope surface for the Ft. Lauderdale Executive Airport. FAA notice of proposed construction **is not required.**

Obstructions Standards of FAR PART 77.19, and FAR 77.17 (Ref: FAR PART 77.19 (a) (1), (2), (3), and FAR PART 77.17): The proposed 109' AGL structure **would not exceed** obstruction standards for the Ft. Lauderdale Executive Airport.

AM Broadcast Station Affect: SBA found one AM Broadcast station, which would affect the study site. Radio station WTPA is located 8,622' Northwest of the study site. FCC regulations require the responsible party to show that a new or significantly modified tower would not negatively affect an AM station (FCC13-115).

Conclusion/Recommendations:

The proposed 109' AGL/112' AMSL structure on this study site is not considered to be an obstruction to air navigation by the FAA. FAA notice of proposed construction **is not required.** If filed, the FAA would likely approve such a proposal without an extended study**.**

- **FAA notice of proposed construction is not required. Maximum no notice height is 157' AGL/160'AMSL.**
- **Marking and Lighting is not required. Maximum no lighting height is 200' AGL.**
- **Extended study is not required.**
- **The proposed structure is not considered to be a hazard to IFR flight operations.**
- **The proposed structure <u>is within</u> AM Broadcast Station interference radius. FCC regulations require the responsible party to show that a new or significantly modified tower would not negatively impact an AM station (FCC13-115).**
- **The proposed structure would not impact flight operations at private use airports or heliports.**

For questions or concerns contact Clint Papenfuss at (561) 226-94109.

Clinton T. Papenfuss
SBA Airspace Analyst


N
W
E
S
WTPA AM
FL 22902-S WM 3625 Lauderdale Lakes
Name: FL 22902-S WM 3625 Lauderdale Lakes
Study Site: 26-09-43.63 N/080-12-12.13 W NAD 83
Scale: 24,000:1 1 inch = 2,000 feet
Feet
0 1,000 2,000 4,000 6,000 8,000
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Copyright© 2013 National Geographic Society, i-cubed

Planning and Zoning Board

September 2, 2025

TO:	Tanja McCoy, AICP, CGC, CFM Development Services Director	REVIEW TIMELINE:	
		Dates	Boards
FROM:	Lauren Pruss, AICP Assistant Director	September 02, 2025	Planning and Zoning Board
		September 8, 2025	City Commission Workshop (Pending)
		September 23, 2025	City Commission Regular Meeting (Pending)
RE:	Application No. 01-CU-24	Request for Conditional Use Approval for a Wireless Communications Tower, with Exceptions to the one-mile distance separation, concrete wall, and landscape requirements for wireless communications towers	
	Application No. 01-WC-24 (Companion Application)	Request for Wireless Communications Tower	
	Applicant/Representative	SBA Wireless Communications Tower/SBA Towers X, LLC, c/o Katie O. Berkey, Esq., AICP, Becker & Poliakoff	
	Property Owner	Walmart Stores East, LP	
SITE DATA	Project Location	3001 N State Road 7, Lauderdale Lakes, FL 33313 FOLIO # 494125430010 Southwest corner of N SR 7 and W Oakland Park Blvd. Wireless communication tower location proposed west of (behind) existing Walmart building.	
	Existing Zoning	B-3 General Business District	
	Proposed Zoning	No Change	
	Total Site Area	20.3 Acres	
	Existing City Land Use	Commercial	
	Proposed City Land Use	No Change	
SURROUNDING LAND USE AND ZONING			
	North	Commercial and Residential, B-2, B-3, Utility, and RM-16	
	South	Canal, Community Facility and Residential, CF and RS-4 (Lauderhill)	
	East	Commercial, B-3 and TC Town Center	
	West	Residential, RM-10, RM-16	

Aerial Photograph:



I. EXISTING CONDITIONS

The subject property is an approximately 20 acre site situated near the southwest corner of West Oakland Park Boulevard and North State Road 7. It is a commercial shopping center developed with a single retail big-box tenant containing 227,359 square feet of floor area along with related accessory parking and vehicle use areas. The site is surrounded on the north, west and south sides by an eight (8) foot masonry wall providing a significant visual buffer of the site from the surrounding area. The proposed wireless communications tower will be located to the west, and rear of the existing commercial building,

II. PROJECT OVERVIEW

The applicant, SBA Wireless Communications Tower/SBA Towers X, LLC, c/o Katie O. Berkey, Esq., AICP, Becker & Poliakoff, on behalf of the "Property Owner", Walmart Stores East LP, submitted an application dated October 9, 2024, requesting approval pursuant to Chapter 5 Section 503 of the Land Development Regulations (LDRs) to allow for the construction of a 105-foot wireless communications tower in the B-3 General Business District. Accompanied with this application were requested exceptions to the following Land Development Regulations pursuant to Section 1111.7 "Exceptions" which states:

"Nothing in this chapter may prohibit or have the effect of prohibiting the ability of a service provider to provide personal wireless services in violation of the Telecommunications Act. The provisions listed in this section apply only where an application for the placement of a telecommunications tower, telecommunications facility or antenna does not meet the criteria for approval as provided in subsections 1111.5 and 1111.6. An applicant for an exception shall submit information described in subsection 1111.3 and any other reasonable information the city may require. The city may deny the application if it does not comply with the requirements of this section. In the event of any conflict between the review provisions of section 503 of the city's LDRs and this ordinance, the provisions of section 503 shall control. The following provisions shall govern the issuance of permits as exceptions.

In the event that the applicant files for an exception, the applicant must comply with the procedures and requirements of conditional uses as stated in this Code, specifically section 503, and as required in this section."

<u>Requested Exceptions:</u>

The applicant is requesting exceptions from the following sections of Section 1111.5. *Development standards:*

"<u>Aesthetics:</u> It is the intent of this section to provide for appropriate screening to minimize the visual

impact of all telecommunications facilities located within the city…

…Towers and antennas shall meet the following requirements:

At a telecommunications tower site, the design of the equipment facilities and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings to minimize the visual impact yet maintaining standards as set forth by the City Code.

The equipment facilities shall be completely surrounded by a decorative concrete block and stucco or pre-cast concrete wall, designed in a "Mediterranean Revival" architectural style. This decorative wall shall be designed at the minimum height necessary to completely screen the equipment facilities so as not to be visible from abutting public streets.

Architectural embellishment to the decorative wall shall be integrated into the design. Adequate access shall be provided by opaque gates, such as finished solid aluminum or corrugated metal panels. Gates composed of wood or galvanized or vinyl-coated chain link material with or without slats are not permitted. The colors of the wall, gates and accessory structures shall meet the standards provided for in the community appearance board approved color palette in subsection 813.3.3.3.6. The wall shall be designed by an architect registered in the state that is familiar with local building codes.

This decorative wall must be surrounded by a ten-foot wide landscape buffer to include three tiers of plant material, designed by a landscape architect registered in the state. The three tiers shall include, at a minimum, native shade trees planted one tree per 30 feet on center with 14-foot minimum heights; a continuous hedge broken only where access gates are required; and groundcover including annuals. Palm trees are to be used as accent plant material. Proper irrigation must be provided and maintained for long-term maintenance of the site or parcel.

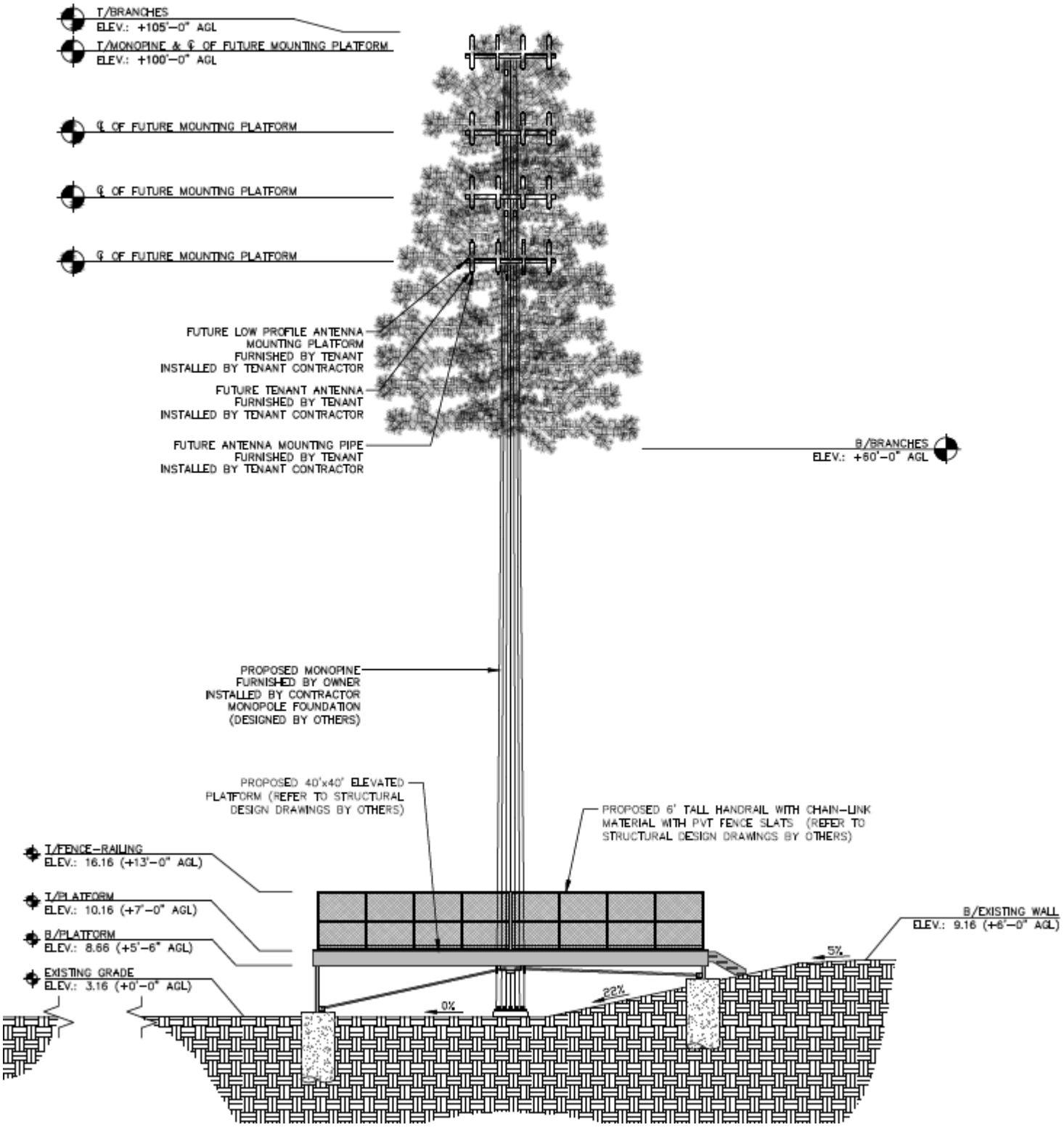
Separation. Any telecommunications tower shall be separated from any other telecommunications tower by a distance of no less than one mile as measured by a straight line between the bases of the towers. For purposes of measurement, telecommunications tower separation distances shall be calculated and applied to facilities located in the city irrespective of municipal and county jurisdictional boundaries."

As more specifically described below, the proposed application does not comply with the strict requirements of Sections 1111.5 regarding the decorative masonry wall, ten (10) foot landscape buffer, and one mile distance separation requirements. Accordingly, the applicant has filed an application for approval of exceptions to these Standards pursuant to Sections 1111.7, Exceptions, and Section 503, Conditional Uses, of the Land Development Regulations.

Project Design:

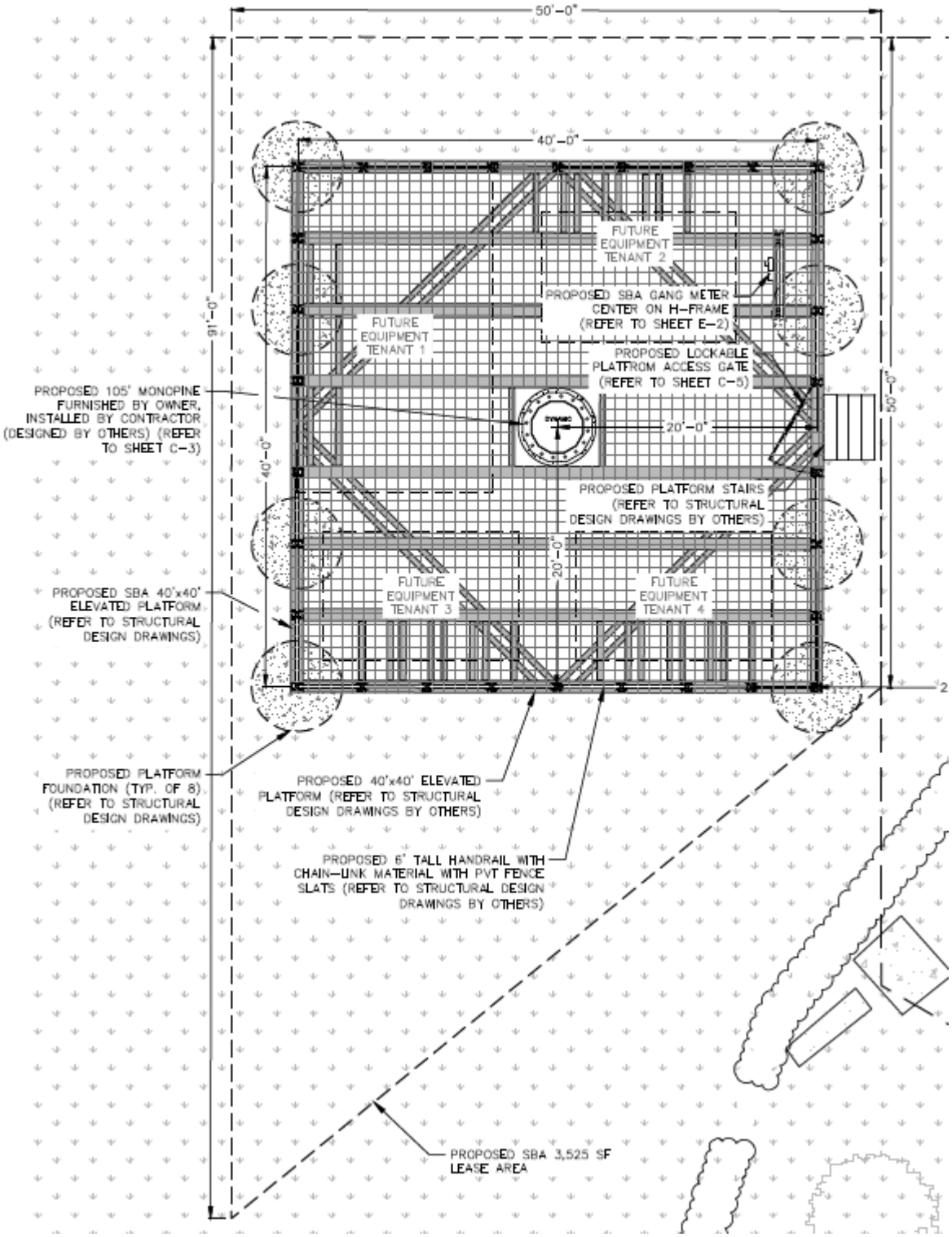
The proposed wireless communications tower will be located to the west (or behind) the existing Walmart store located at the southwest corner of West Oakland Park Boulevard and North State Road 7. The proposed location is approximately as depicted in the above aerial photograph with the red star. The proposed 105-foot tower is designed to allow up to four carriers to co-locate on the tower. The applicant proposes to locate the tower within an existing stormwater management retention basin. For this reason, the associated equipment compound will be located on a 40' x 40' platform surrounding the monopole at a height above the high-water line (see sheets C-2 and C-3 of the Monopine Zoning Drawings).

Section 1111.5 requires telecommunications facilities and towers that are located within 300 feet of a residential district shall be of stealth design. As the proposed tower is located within 300 feet of a residential district, the proposed tower is designed to conform with these requirements. A stealth wireless antenna tower, also known as a concealed or camouflaged tower, is designed to minimize its visual impact on the surrounding environment. Instead of a traditional tower structure, it's disguised to blend in with its surroundings, often appearing as a tree, flagpole, or other common structure. The proposed stealth design features a "monopine" steel pole structure with faux pine branches located at the upper portion of the tower intended to conceal the wireless communication antennae arrays.

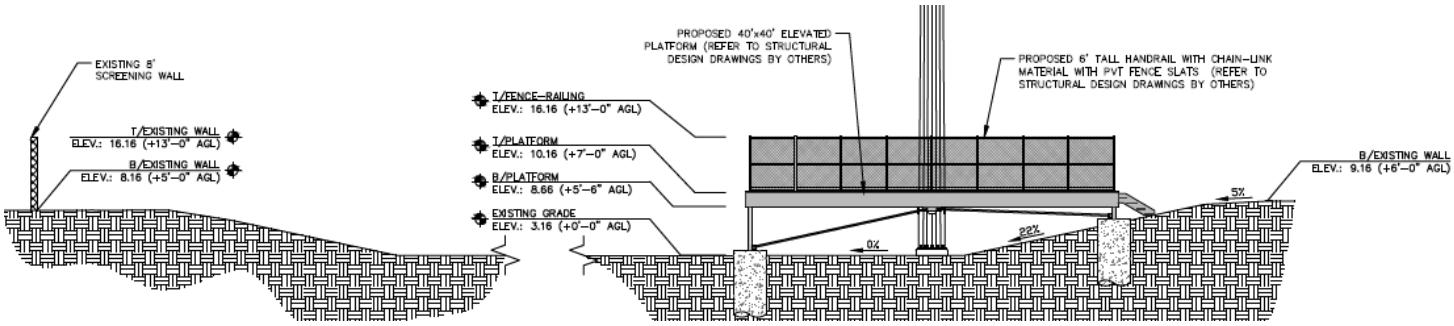


Due to the tower's location in a stormwater management pond, a 40 foot x 40 foot equipment platform will be elevated 5.5 feet above the existing grade of the pond, with a six-foot chain-link fence with PVT fence slats surrounding the platform to conceal the equipment compound required for operation of the various antennae arrays. The applicant has agreed to a condition for approval that any equipment housed within the compound shall not exceed six (6) feet in height to ensure that the equipment remains concealed by the fence at all times.

The pervious equipment platform will provide sufficient room to house the ground equipment for up to four tenants in support of the cellular antennae. Three of the lease areas would measure 10 feet x 15 feet, and one will measure 15 feet x 24 feet, for a total equipment lease area of 810 square feet on the elevated platform.



If measured from the nearby east and west normal grade line outside of the retention pond basin, the total height of the equipment enclosure would be seven (7) feet from the normal east grade line, and eight (8) feet from the normal west grade line. When measured from the grade line at the bottom of the retention basin, the elevation of the equipment compound is 13 feet above the base of the retention pond.



III. ANALYSIS

Pursuant to Section 1111.7, exceptions to the provisions of Section 1111.5 may be granted if the proposed design complies with the procedures and requirements of conditional uses set forth in Chapter 5, Section 503 – Conditional Uses, of the LDRs. Conditional uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the city as a whole, require individual review as to location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location. Exceptions permitted under Section 1111.7 must comply with the procedures and requirements of both Section 1111.7 and Section 503 of the LDRs. Section 1111.7 provides that, in the event of any conflict between the review provisions of section 503 and Section 1111.7, the provisions of section 503 shall control.

In granting a permit for an exception, the city may impose conditions to the extent the city concludes such conditions are necessary to minimize any adverse effects of the proposed telecommunications tower, telecommunications facility, or antenna on adjoining properties or to protect the health, safety and welfare of the city and the residents.

STANDARDS OF REVIEW:

1. **Section 1111.7: The city may consider the following factors in determining whether to grant an exception:**

   a) Availability of suitable existing telecommunications towers, other structures, or state of the art technologies not requiring the use of towers or structures;

   Section 1111.5 *States "Hierarchy of siting alternatives.* Development of a telecommunications facility shall be in accordance with the following siting alternatives hierarchy:

   (1) The order of ranking is from highest (a) to lowest (j). Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that higher ranked options are not available in the manner described in subsection 1111.3. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alterative is otherwise available.

   (a) Co-location on existing stealth tower on city-owned property.
   (b) Co-location on existing telecommunications tower on city-owned property.
   (c) Attached telecommunications facility on city-owned property.
   (d) Co-location on existing structures on city-owned property.
   (e) Co-location on existing stealth tower on privately owned property.
   (f) Attached telecommunications facility on privately owned property.
   (g) New stealth tower on city-owned property.
   (h) New stealth tower on privately owned property.
   (i) New telecommunications tower on city-owned property.
   (j) New telecommunications tower on privately owned property.

   (2) For siting of new telecommunications towers on privately owned property, the following secondary hierarchy of zoning districts from highest (i) to lowest (viii) is applicable. Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that the higher ranked zoning alternative is not available pursuant to subsection 1111.3. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alterative is otherwise available.

   (i) M-1 or PID Industrial districts.
   (ii) U Utilities districts.
   (iii) CF Community Facilities district.
   (iv) B-1, B-2, or B-3 Business districts.
   (v) OP Office Park district.
   (vi) OS Recreation/Open Space district.
   (vii) All other districts are least favored."

   Applicant's Response: The applicant has provided Exhibit G within their Justification Statement (page 43, Exhibit C) analyzing the suitability of existing towers within the surrounding area an accordance with the above requirements, finding that a new stealth tower on privately owned property in the B-3 District is the best option available.

   Staff Findings: The City has reviewed the applicant's submittal regarding the referenced Exhibit G of Exhibit C site selection hierarchy and has found that the applicant has exhausted its search for a suitable existing telecommunications tower, including government-owned property, and Market Place Plaza for

locating a new tower. As such, the proposed site is the only available site.

b) Height of the proposed telecommunications tower or facility;

Applicant's Response: The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1.

Staff Findings: Telecommunications towers in excess of 90 feet shall have an alternative tower structure or stealth tower design and shall not be constructed at any heights in excess of those provided below:

a. For a single user, up to 90 feet in height;

b. For two users, up to 120 feet in height;

c. For three or more users, up to 150 feet in height;

The proposed height of the monopole is 105 feet measured from the bottom of the retention basin. The proposed tower can support four tenants, and is lower in height than the 150 feet permitted for four tenants co-locating on the tower. The proposed tower is designed as a stealth "monopine" tower designed with faux pine branches intended to camouflage the antenna arrays.

Equipment facilities for a telecommunications tower and antennas mounted on a tower shall not exceed 1,000 square feet of gross floor area not including the surrounding concrete pad, or be more than ten feet in height and shall be located in accordance with the minimum yard requirements of the zoning district in which located. The proposed equipment platform can support up to four tenants, with a total lease area of 810 square feet. If measured from the nearby east and west normal grade line outside of the retention pond basin, the total height of the equipment enclosure would be seven (7) feet from the normal east grade line, and eight (8) feet from the normal west grade line, conforming with the height requirements of this section.

c) The setback and separation distances between the proposed telecommunications tower or facility and the nearest residential units or residentially zoned properties;

Applicant's Response: The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1.

Staff Findings: Telecommunications towers must be set back from the property line a minimum distance of 110 percent of the height of the telecommunications tower or as otherwise approved by the city. For purposes of measurement, telecommunications tower setback distances shall be calculated and applied to facilities located in the city irrespective of municipal and county jurisdictional boundaries. Staff has analyzed the proposed tower and finds that it is in conformance with the required setbacks as noted below.

- North Setback (residential zone RM-16): 214 feet proposed, 115.5 required
- West Setback (residential zone RM-16): 123' proposed, 115.5 feet required

- South Setback (to property line, RS-4 Lauderhill residential zone across canal right of way): 277 feet proposed, 115.5 feet required

d) Proximity of the telecommunications tower or facility to residential structures and residential district boundaries;

Applicant's Response: The applicant has provided a site plan with a Site Data Table demonstrating how the proposed tower complies with the LDRs in Exhibit D on Sheet C-1. However, this information is not included in the analysis.

Staff Findings: The site of the proposed tower is located adjacent to residential uses and districts on the north, west and south side of the site. To the north, townhomes are located within approximately 15 feet from the common property line. To the west and south, residential uses are partially separated from the subject property by an approximately 60-foot right of way, public road and canal, respectively. A portion of the west property line has residential uses within feet of the shared property line. No survey is available for that property, as such the exact setback of that building is unknown.

Ideally, wireless telecommunications towers would be located well within a commercial or industrial area. However, the applicant has submitted an Affidavit Regarding Hierarchy of Site Placement (page 43, Exhibit C) indicating that they have analyzed all available site location options, including government-owned property and the Market Place Plaza, and that the proposed location is the only available suitable location within their ½ mile search radius.

e) Nature of uses on adjacent and nearby properties;

Applicant's Response: The applicant discusses compatibility with adjacent uses within their Justification Statement (Exhibit C), where a detailed response is provided. The following is a partial excerpt of this response: "The proposed WCF is strategically located on an existing commercial property housing a Wal- Mart retail establishment, which presents several advantages in terms of compatibility of land use, community functionality, and overall zoning alignment. First, there is compatibility with the existing land use. The property is zoned for commercial use, which directly aligns with the objectives of the City of Lauderdale Lakes' zoning regulations. This zoning designation allows for the installation of communication facilities, ensuring that the proposed WCF is compliant with local land use policies.

There is also adjacent commercial development in the area. The surrounding properties are also zoned commercial, which establishes a consistent character in the area. This compatibility ensures that the WCF will not disrupt the existing land use patterns but rather will complement them by enhancing communication capabilities for businesses and consumers alike. There will also be a reduced impact compared to existing use. The operational intensity of a Wal-Mart retail facility far exceeds any potential impact the WCF could have on the area. Given the high levels of foot traffic, vehicle movement, and operational demands associated with a large retail store, the WCF will have minimal additional impact on local conditions."

Staff Findings: The site of the proposed cellular tower is adjacent to residential uses on the north, west, and south. These residential uses to the north and west are of higher density multi-family structures zoned RM-10 and RM-16. To the south, located within Lauderhill, are single family residential uses. The distance to these areas is as noted within the setback analysis, above. Commercial uses are located to the east and north.

f) Surrounding topography;

Applicant's Response: The applicant has provided a site plan with a "Site Elevations" sheet (C-3, Exhibit D) demonstrating how the proposed tower relates to the surrounding topography. However, this information is not included in the Justification Statement.

Staff Findings: The proposed tower is located within a retention pond. The grade at the bottom of the basin is 3.16 feet above sea level, while the surrounding average grade levels are 8.16 feet to the west and 9.16 feet to the east. This results in a minimization of the overall impact of the elevated platform as it will appear nearly at grade from the surrounding area. Additionally, the measured 105-foot height of the monopole is measured from the base of the retention basin, resulting in a lower height if it were measured from the surrounding grade.

g) Surrounding tree coverage and foliage;

Applicant's Response: "To avoid disrupting the flow of water in the basin, the related ground equipment for the facility will be placed on an elevated platform. The steel platform will be elevated to a height above the high water line of the basin. Further, our request for an exception to the use of a wall to provide screening is adjoined with a request to be exempted from the landscaping standards required in Section 1111.5 of the LDR for the same reason (page 2, Exhibit C)."

Staff Findings: A modest shrub line exists along the east edge of the retention pond, which the applicant proposes to preserve. The applicant has requested relief from the decorative wall and landscaping standards for the equipment due to the tower's location within a retention pond, as more particularly described within subsection "h," below. Staff finds that due to the proposed tower's location behind, or to the rear, of the existing 227, 359 square foot commercial building, the visibility of the equipment compound is greatly diminished from the east providing mitigation for the requested landscaping and masonry wall exceptions. Further, staff finds that the existing eight (8) foot masonry wall on the north, west and south property lines provides adequate visual screening of the equipment compound and platform from the surrounding residential areas.

h) Design of the telecommunications tower or facility, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

Applicant's Response: The applicant states that the request for the exception to the landscape wall requirement is "based on the construction of a concrete block or masonry constructed wall of any type within the detention basin would not be sustainable and would require constant maintenance and repair

of various aspects due to the effects on constant water inundation/flooding on the wall structure. The wall would also have a negative impact in its restriction of the flow of water in the basin therefore diminishing its ability to serve its primary function of stormwater run-off management…To avoid disrupting the flow of water in the basin, the related ground equipment for the facility will be placed on an elevated platform… Further, our request for an exception to the use of a wall to provide screening is adjoined with a request to be exempted from the landscaping standards required in Section 1111.5 of the LDR for the same reason. However, our Land Development Application does include enhanced landscaping features, as demonstrated on the plan shown on Exhibit E2 and Exhibits E4 and E5 of the photo simulations included in the application package.

Lastly, the wall provision states that the design of the wall shall be such that the equipment facilities are not visible from abutting public streets. Our location on the property is such that visibility from public streets does not currently exist. Our project does not propose changes that would allow the ground facilities to become visible from any public street, as well. Our proposal of landscaping will provide screening in a manner that achieves the same objective and is in keeping with the spirit and intent of the original ordinance provision. The ground equipment proposed for the platform will not be visible from any public streets as the ordinance requires. Direct visibility of the facility is only available if required to venture to the rear of the Wal-Mart building (reference the Letter of Intent, Exhibit X)."

Staff Findings: Staff finds that the proposed equipment facilities will not be visible from the surrounding residential areas due to the existing eight (8) foot tall masonry wall that surrounds the Walmart property along the south, west, and north property lines. The applicant has submitted a photo simulation exhibit (page 36, Exhibit C) indicating how the proposed tower will appear from the closest residential area to the west, in which the ground equipment is not visible. The monopine tower will still be visible due to its height; however this is unavoidable due to the proximity of the tower to this neighborhood.

i) Proposed ingress and egress; and

Applicant's Response: "The amount of traffic the WCF produces will have little to no impact on current traffic levels within the area. Tower tenants send maintenance technicians to sites anywhere from once a month, to once a quarter to once every 6 months. Technicians used passenger vans or SUV's when they conduct site visits. The most traffic occurs during the construction process and drops off drastically as construction slows to completion. Ingress and egress to the facility will be via currently developed points of access into the property from the public right-of-way. A new access point is not necessary to serve the proposed use (page 9, Exhibit C)."

Staff Findings: The site will be accessed from an existing vehicle use area within the rear of the existing Walmart building. Staff finds the proposed ingress and egress appropriate due to the existing conditions and limited traffic this site will receive.

j) Any other factors the city determines to be relevant.

Applicant's Response: The applicant has provided visual "mockup" studies of the proposed appearance of the tower from the 43rd Terrace right-of-way which is directly adjacent to west of the site (pages 34-38 , Exhibit C).

Section 1111.5 requires any telecommunications tower to be separated from any other telecommunications tower by a distance of no less than one mile as measured by a straight line between the bases of the towers. For purposes of measurement, telecommunications tower separation distances shall be calculated and applied to facilities located in the city irrespective of municipal and county jurisdictional boundaries.

Within pages 44-46 of the applicant's Justification Statement (Exhibit C), the applicant identifies two towers within one mile of the proposed site as part of a notarized affidavit. This applicant states "The closest existing tower is 0.67 miles from the proposed site and is owned by Broward County. Broward County only allows for government agencies to place antennas on their tower for security reasons. See the statement on page 2 from Broward County showing confirmation of the statement above. This is "A" on page 2.

The Second closest tower is 0.89 miles from the proposed site and is owned by Crown Castle. It is too far away and also too short to provide the coverage needed for this project. It is only 100' tall, with 3 existing carriers already. This is "B" on page 2.

Any other towers are > one mile from the proposed site and are also considered by RF Engineering to be of no use to collocate upon for this project.

No other suitable structure that is tall enough and close enough to collocate up was found, as well. Of the alternative options listed in the Land Development Code, Item (h), New stealth tower on privately owned property is the option that became available. Our search determined that higher ranked alterative options were not available."

In addition to the above, the applicant has submitted an RF Facility Justification (pages 28-33, Exhibit C) which analyzes the existing network coverage and the "Coverage Area of Proposed Network" which identifies improvements in the network coverage with the installation of the proposed tower.

2. Section 503.3. General standards of review for Conditional Uses. In addition to the standards set forth in these LDRs for the particular use, all proposed conditional uses shall meet each of the following standards:

In addition to the standards set forth in the LDRs for the particular use, the Applicant has submitted a more detailed response to each of the below Conditional Use standards for review within their Letter of Intent starting on page 3 (Exhibit C) to substantiate the required criteria. Staff has provided the following abbreviated applicant responses, and staff findings for each standard below:

a) The proposed use shall be consistent with the Comprehensive Plan;

Applicant Response: The proposed wireless communications facility is a strategic development that aligns with Lauderdale Lakes' comprehensive goals for land use. It supports public health, safety, and welfare while ensuring compliance with the city's zoning and planning regulations. The project represents a thoughtful integration of necessary infrastructure within an established commercial zone.

Staff Response: The City's Comprehensive Plan Economic Development Element (approved on 1st reading by City Commission) states the following objective and policy:

OBJECTIVE X.1.9: Pursue the advancement of wireless services and digitizing technology to produce a technologically advanced working atmosphere.

Policy X.1.9.1: Coordinate with state, local, and private broadband initiatives to build out and maintain a City-wide fiber optic network and broadband wireless internet services.

As such, City Staff finds the proposed tower consistent with the Comprehensive Plan.

b) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

Applicant Response: The proposed wireless communications facility (WCF) stands to significantly enhance the communication landscape within the Lauderdale Lakes community, fostering numerous benefits for both residents and emergency services. The proposed WCF contributes to the community as follows:
Improved Public Connectivity: The installation of the WCF will enhance overall wireless communication capabilities for residents and businesses. This improvement not only supports day-to-day communication but also promotes community engagement.

- Advancements in Emergency Communications: The facility will bolster emergency communications for local, state, and federal emergency management services (EMS). Enhanced E911 capabilities will assist with quicker response times during emergencies, particularly on roadways, highways, and interstates.
- Integration with the FirstNet dedicated public safety network provides public safety agencies with reliable and prioritized communication channels, ensuring that they can respond effectively to emergencies.
- Smart Infrastructure: With advancements in LTE technology made possible by enhanced wireless infrastructure, innovative solutions such as smart ambulances and telemedicine can be realized.
- Automatic Vehicle Location (AVL) and telematics technologies can improve the efficiency of EMS teams, allowing for real-time data sharing and decision-making that leads to improved patient outcomes.

- Community Benefits: As connectivity improves, so do the opportunities for local businesses and service providers to leverage technology to enhance their offerings. This can lead to economic benefits and an improved quality of life for residents.
- Network Safety Standards: The facility's operations will adhere to the Federal Communications Commission (FCC) regulations concerning radio frequency emissions. This compliance ensures that the facility will not pose public health risks, as these regulations have been established to protect community welfare.

In addition to the above responses, the applicant has provided the following: "Federal Code Section 47 USC 332, Mobile Services(C)(7)(B)(iv) places limitations regarding the health and safety aspects of such facilities. The aforementioned section states that "*No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*""

Staff Response: Section 1111.5 requires all telecommunication towers and antennas to meet current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), including emissions standards, and any other agency of the local, state or federal government with the authority to regulate towers and antennas. In addition, a telecommunications tower shall not cause interference with the operations of public safety telecommunications services. The FCC regulates the construction and operation of cell phone towers to ensure adequate service public safety and environmental protection. The FCC has preempted some local zoning regulations; however, municipalities have a role in appropriate site selection regarding aesthetics and community impact. The federal preemption gives the FCC the power to overturn a municipalities decision to prohibit wireless services or discriminate against service providers for reasons that are within the FCC's purview, including environmental, public safety, and similar considerations.

c) The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use;

Applicant Response: The proposed WCF is strategically located on an existing commercial property housing a Wal- Mart retail establishment, which presents several advantages in terms of compatibility of land use, community functionality, and overall zoning alignment. First, there is compatibility with the existing land use. The property is zoned for commercial use, which directly aligns with the objectives of the City of Lauderdale Lakes' zoning regulations. This zoning designation allows for the installation of communication facilities, ensuring that the proposed WCF is compliant with local land use policies.

There is also adjacent commercial development in the area. The surrounding properties are also zoned commercial, which establishes a consistent character in the area. This compatibility ensures that the WCF will not disrupt the existing land use patterns but rather will complement them by enhancing

communication capabilities for businesses and consumers alike. There will also be a reduced impact compared to existing use. The operational intensity of a Wal-Mart retail facility far exceeds any potential impact the WCF could have on the area. Given the high levels of foot traffic, vehicle movement, and operational demands associated with a large retail store, the WCF will have minimal additional impact on local conditions.

Staff Findings: The applicant has submitted a full analysis of available sites and towers, and has submitted an affidavit to support the finding that this location is the only suitable and available location. Additionally, the submitted radio frequency study supports the need for a tower at this location (page 28, Exhibit C). However, the proposed site of the wireless telecommunications tower is directly adjacent to residential neighborhoods. Ideally, these facilities would be located well within a commercial area to minimize it's visual impact on the surrounding area. The below exhibit is a mock-up of what the tower would look like from the residential area to the west (page 38, exhibit C).



d) The Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the City's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of theses LDRs;

Applicant Response: The proposed wireless communication facility (WCF) will benefit the area without placing any undue burdens on the existing infrastructure. In our view the impact on the community is positive in nature. Key points include enhanced wireless communication services through improved communication services to existing residents, businesses, and vehicular traffic within the area.
This enhancement will ensure robust and reliable connectivity, supporting the daily operations and convenience of the community. Improved communications will prevent overwhelmed systems, reducing the likelihood of busy signals and dropped calls, especially during periods of high usage in heavily commercial areas.

Staff Findings: Staff finds that all necessary public facilities exist at the City's adopted levels of service or will be available concurrent with demand as provided for in the LDRs for the proposed use. Wireless communications towers, while typically privately owned, have increasingly become viewed as an essential component of utility infrastructure.

e) Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

Applicant Response: The amount of traffic the WCF produces will have little to no impact on current traffic levels within the area. Tower tenants send maintenance technicians to sites anywhere from once a month, to once a quarter to once every 6 months. Technicians used passenger vans or SUV's when they conduct site visits. The most traffic occurs during the construction process and drops off drastically as construction slows to completion. Ingress and egress to the facility will be via currently developed points of access into the property from the public right-of-way. A new access point is not necessary to serve the proposed use.

Staff Findings: Staff finds the site to have adequate proposed ingress and egress points.

f) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district;

Applicant Response: The development of the proposed WCF is located in the rear of the Wal-Mart property and contained within the site. There is no aspect of the development of this use that would impede the development of any of the surrounding properties no matter what the use would be or how it functioned.

Staff Findings: The surrounding area is fully developed with a mix of commercial and residential uses. No

evidence has been found that the proposed wireless communications tower would impede the development of the surrounding properties for uses permitted in the zoning district. The proposed tower would be located within a stormwater management pond with a diminimus impact on the overall site.

g) The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.

Applicant Response: "Our proposal does not utilize the entire parcel of land thus minimizing the amount of land disturbance. It seeks to locate in a portion of the property that the current operation on the property does not use. The proposed use does not attract users or customers, nor does it promote the need for people to visit the location like that of a residential, office, industrial or commercial operation…

Visually, the 105 foot-tall, monopine tower is designed to minimize the visual aspects of such a structure. All setbacks as prescribed by the Ordinance have been considered and complied with. There is an existing wall along the property line in this area that also adds to the screening of the ground equipment and portions of the tower structure. Given the commercial nature of the area and the existence of the Wal-Mart use and the amount of traffic and customers it generates, the proposed use will not have a negative impact on the surrounding area."

Staff Findings: City Staff finds that the proposed wireless communications tower and equipment platform meets all setback and height requirements. The proposed equipment facilities will not be visible from the surrounding residential areas due to an existing eight (8) foot tall masonry wall that surrounds the Walmart property along the south, west, and north property lines. The applicant has submitted a photo simulation exhibit (pages 34-38, Exhibit C) indicating how the proposed tower will appear from the closest residential area to the west, in which the ground equipment is not visible. The monopine tower will still be visible due to its height; however this is unavoidable due to the proximity of the tower to this neighborhood.

h) The City Commission finds that the granting of the application will be in the best interest of the City.

Applicant Response: (Summarized, reference pages 9 and 10 of Exhibit C for more detail) The proposed wireless communication facility (WCF) is in the city's best interest as it will improve quality of life, support business operations, enhance community safety, and strengthen the local economy. By providing more reliable connectivity, the WCF will help residents stay informed and connected, enable businesses to operate more efficiently, and support emergency services in protecting public health and safety. Overall, the project is expected to foster economic growth, community well-being, and long-term competitiveness.

Staff Findings: Staff finds that the applicant has conducted a thorough analysis of the surrounding area within a one-half mile radius to provide improved network coverage in an area currently underserved by reliable coverage radio frequency study. The applicant has demonstrated the need for the tower, and has eliminated all other viable locations in the City through the required hierarchy analysis. The equipment compound will only be visible within the confines of the rear loading area of the commercial property, and will not be visible from any of the surrounding residential uses due to the existing eight (8) foot masonry wall on the north, west and south sides of the site. However, the tower will be visible from the surrounding residential area due to it's height. Ideally, these facilities would be located well within a commercial area to minimize the visual impact of the tower on residential areas.

IV. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, City Staff recommend that the Planning and Zoning Board make findings and provide a recommendation for approval or denial of the requested Conditional Use in this application, along with the requested exceptions for the masonry wall, landscape buffer and distance separation requirements. Should the Board recommend approval, staff recommends such recommendation be subject to conformance with the following conditions:

1) Substantial conformance to the Plans for SBA Towers X, LLC, prepared by Kimley Horn, dated July 14, 2025, consisting of 15 pages.
2) Substantial conformance to the correspondence from Becker & Poliakoff, with a Revised date of July 15, 2025 encompassing 77 pages (the "Justification Statement").
3) All equipment housed on the equipment platform shall not exceed six (6) feet in height as measured from the base of the platform.
4) No signs, including commercial advertising, logo, political signs, flyers, flags, or banners, whether or not posted temporarily, shall be allowed on any part of an antenna telecommunications facility, or telecommunications tower unless required by applicable law.
5) All required licenses will be required and provided at the time of issuance of a building permit, final certificate of use, and/or business tax receipt.

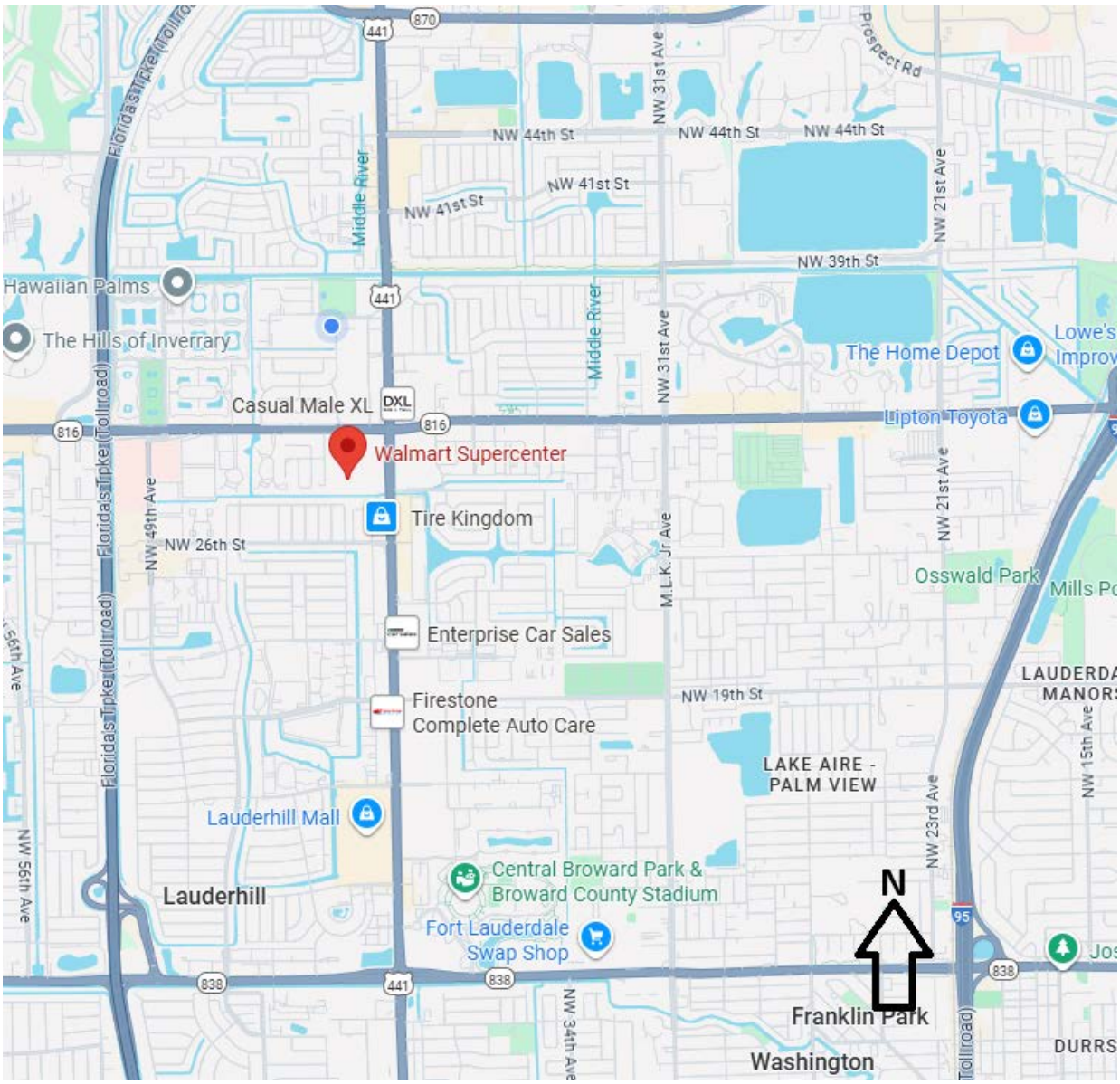
V. EXHIBITS

A. Location Map
B. Development Review Committee Final Report dated August 1, 2025
C. Correspondence from Becker & Poliakoff, with a Revised date of July 15, 2025 encompassing 77 pages (the "Justification Statement")
D. Site Plan for SBA Towers X, LLC, prepared by Kimley Horn, dated July 14, 2025, consisting of 15 pages.

E. Impervious Surface Narrative dated April 2, 2025 and prepared by TEP OpCo, LLC.

F. Site Specific Obstruction Evaluation Report, dated April 14, 2023.

LOCATION MAP



CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING RAM'S CAR CARE CONDITIONAL USE APPLICATION WHICH SEEKS APPROVAL TO RELOCATE ITS OPERATIONS DUE TO REDEVELOPMENT OF REEF PLAZA, WHICH WILL DEMOLISH THE BUSINESS'S CURRENT SITE

Summary

This is a discussion regarding Ram's Car Care Center which is a long-standing family-owned business in Lauderdale Lakes since 2004. The Conditional Use seeks approval to relocate its operations to 3551–3559 NW 19th Street. This move is necessary due to redevelopment of Reef Plaza, which will demolish the business's current site.

Staff Recommendation

Background:

Project Overview:

The proposed location is a 10,750 square-foot space within an existing industrial building in the B-4 Intense Business District. The business specializes in preventative maintenance and light repair services for fleet accounts, with only limited retail activity. Fleet operations mean that vehicles are not stored on-site for extended periods, minimizing impacts on surrounding properties. All repair activity will be conducted indoors, supported by six automotive lifts and two diagnostic racks.

Findings:

Staff has determined that the request is consistent with the Comprehensive Plan and the City's economic development goals by supporting a long-standing local business. The proposed use is compatible with the surrounding industrial and commercial area and meets all parking, ingress/egress, and service level requirements. The relocation will allow the business to remain in Lauderdale Lakes without disruption of services.

Recommendation:

Staff recommends approval with conditions requiring conformance to submitted site and floor plans, prohibition of overnight outdoor parking, and submission of signed and sealed plans prior to permitting.

Next Steps:

- September 2, 2025 – Planning & Zoning Board (recommendation)
- September 8, 2025 – City Commission Workshop
- September 23, 2025 – City Commission Regular Meeting

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM, Development Services Director

Meeting Date: 9/8/2025

ATTACHMENTS:

	Description	Type
🗋	Staff Report	Cover Memo
🗋	DRC Report	Backup Material
🗋	Letter of Intent	Backup Material
🗋	Building Plans	Backup Material

Planning and Zoning Board

September 2, 2025

TO:	Tanja McCoy, AICP, CGC, CFM Development Services Director	REVIEW TIMELINE:	
		Dates	Boards
FROM:	Lauren Pruss, AICP Assistant Director	September 02, 2025	Planning and Zoning Board
		September 8, 2025	City Commission Workshop (Pending)
		September 23, 2025	City Commission Regular Meeting (Pending)
RE:	Application No. 01-CU-24	Request for Conditional Use Approval for An Automobile Repair Garage	
	Applicant/Representative	Ram's Car Care/Ram's Car Care Center, Inc.	
	Property Owner	Last Mile BCC BH I, LLC c/o Morell Management LLC	
SITE DATA	Project Location	3551-3559 NW 19th Street, Lauderdale Lakes, FL 33313 FOLIO # 494230000270 North of NW 19th Street and East of North State Road 7	
	Existing Zoning	B-4 Intense Business District	
	Proposed Zoning	No Change	
	Total Site Area	12.69 Acres (552,922 square feet)	
	Existing City Land Use	Commercial	
	Proposed City Land Use	No Change	
SURROUNDING LAND USE AND ZONING			
	North	Commercial and Residential, RM-25, RM-20, B-4	
	South	Residential, RS-5A (Lauderhill)	
	East	Cemetery, CF	
	West	Commercial, B-4	

Aerial Photograph:



I. EXISTING CONDITIONS

The subject property is an approximately 12.69 acre site situated east of the corner of North State Road 7 and NW 19 Street developed with either (8) industrial buildings located at 3435-3699 NW 19th Street within the B-4 Intense Business District. The specific tenant space for this application is located at 3551-3559 NW 19 Street, Building #5 containing 10,750 square feet within a 34,880 square foot building. The site is located north of NW 19th Street

II. PROJECT OVERVIEW

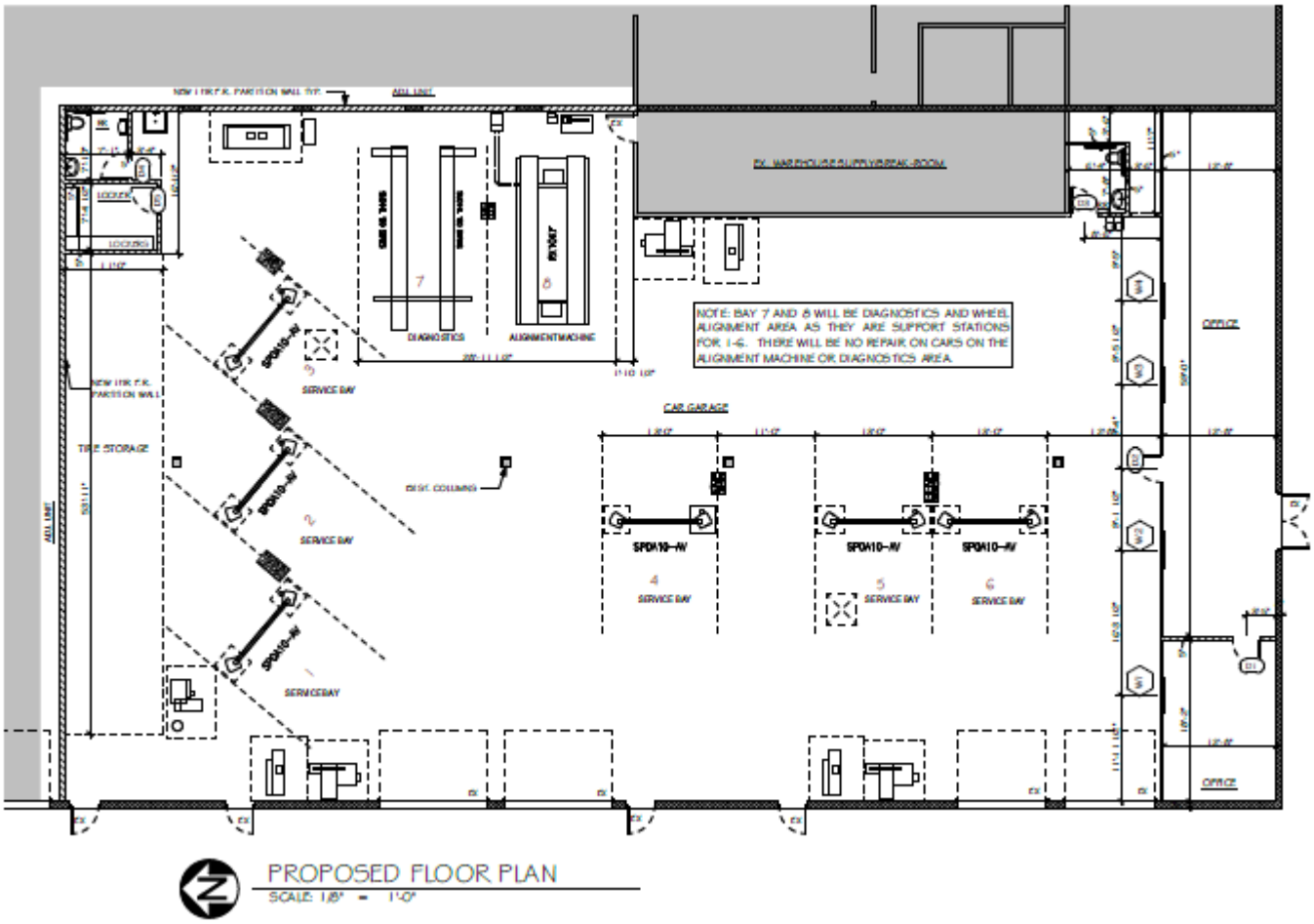
The "Petitioner", Ram's Car Care, submitted an application dated March 31. 2025, requesting Conditional Use approval pursuant to Chapter 5 Section 503 of the Land Development Regulations (LDRs) to permit operation of an automobile repair garage in the B-4 Intense Business District. In the B-4 District, automobile repair and service shops, including paint and body shops, are permitted if first approved as a conditional use in accordance with Section 704.5.2 of the LDRs.

Proposed Request:

The proposed automobile repair garage would occupy 10,750 square feet of an existing 34,870 square foot industrial building. According to the petitioner's Letter of Intent, this is a family owned and operated auto repair shop has served the Lauderdale Lakes community since 2004, supporting local residents and several major fleet accounts. The City recently approved the redevelopment of the Reef Plaza, which proposes demolition of the businesses current location at 3330 North State Road 7 in Lauderdale Lakes.

Over time, the petitioner submits that their business operation has evolved to focus primarily on fleet vehicle rental and maintenance services, specializing in preventative maintenance and light repair work to ensure the ongoing safety and roadworthiness of fleet vehicles. Their core services include oil changes, tire and brake services, filter replacements, spark plug replacements, and minor repairs such as belts and hoses. According to the petitioner, relocation to the proposed site is the only option for this business to stay within the city. Unlike traditional auto repair facilities, retail work represents only 5–10% of their total business. The overwhelming majority of their business comes from established fleet accounts, most of which are located approximately half a mile from the proposed facility. These fleet vehicles are transported to and from their location for service. As a result, vehicles are not stored on-site during repairs, which helps maintain a clean and efficient operational environment.

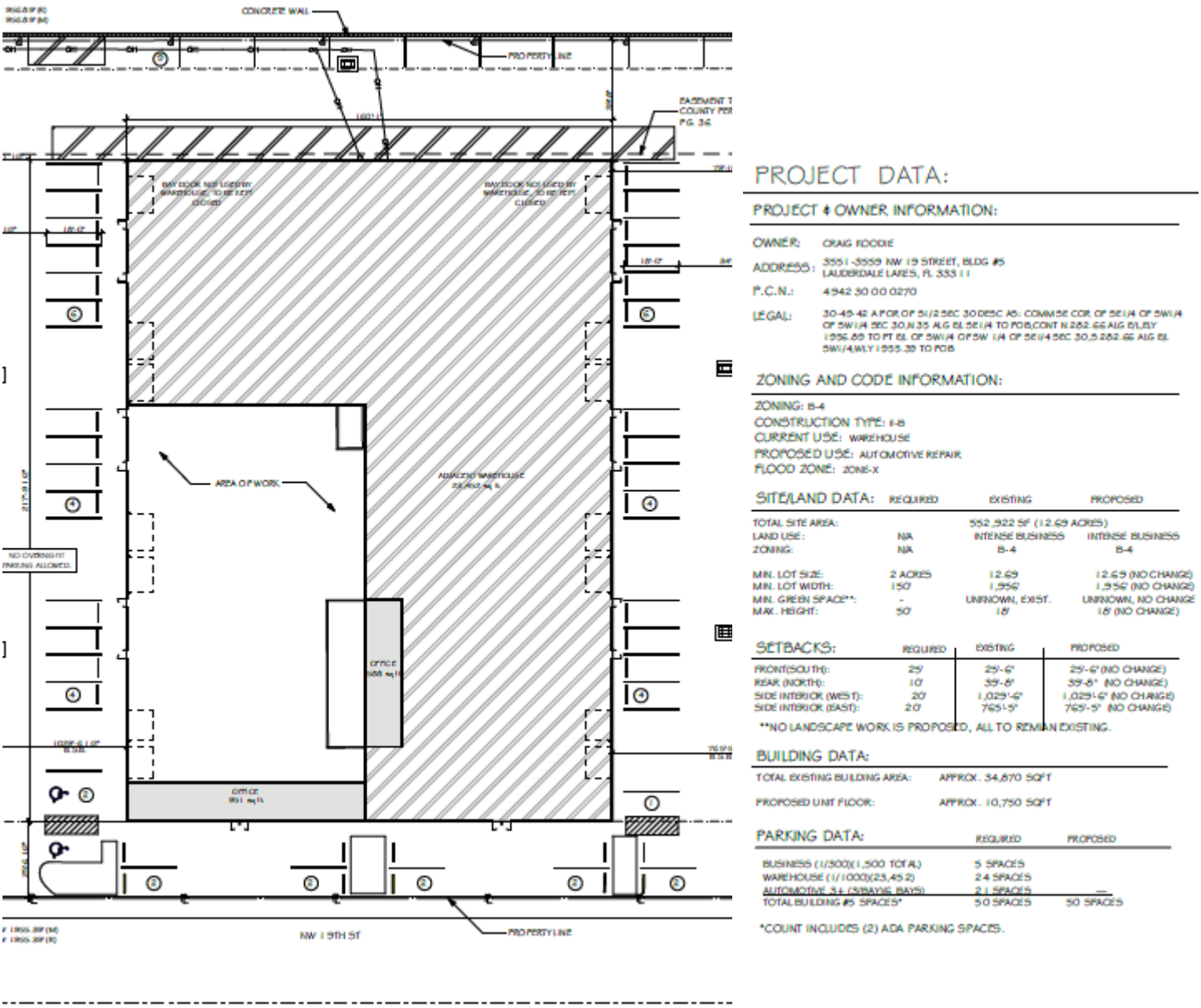
The proposed facility design includes six automotive lifts and two diagnostic racks to accommodate service volume.



Floor Plan, Exhibit D

The parking allocation for Building Five includes a total of 50 spaces, which fully complies with the city's parking requirements for automotive repair operations. Parking requirements for the proposed use are as follows:

Use	Parking Requirement		Required	Provided
Office Use	1 space/300 sq. ft.	1,500 sq. ft.	5	5
Warehouse Use	1 space/1,000 sq. ft/	24,452 sq. ft.	24	24
Automotive Repair Garage	3 spaces plus 3/service bay	6 service bays (diagnosic not included)	21	21
Total			50	50



Site Plan, Exhibit D

III. **ANALYSIS**

Pursuant to Chapter 5 Section 503.1 of the LDRs, Conditional uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the city as a whole, require individual review as to location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

STANDARDS OF REVIEW:

Section 503.3. General standards of review for Conditional Uses. In addition to the standards set forth in the LDRs for the particular use, all proposed conditional uses shall meet each of the following standards:

In addition to the standards set forth in the LDRs for the particular use, the Applicant has submitted a more detailed response to each of the below Conditional Use standards for review within their Justification Statement (Exhibit C) to substantiate the required criteria. Staff has provided the following abbreviated applicant responses, and staff findings for each standard below:

a) The proposed use shall be consistent with the Comprehensive Plan;

Applicant Response: Land Use Regulation Objective 1.1 To regulate the permitted use of land in a manner that will ensure that development and redevelopment is coordinated with the appropriate topography and soil conditions and the availability of facilities and services. Policy 1.2.7 The compatibility of proposed land use plan amendments and rezoning applications with adjacent land use plan and zoning designations shall be a primary consideration in the review and approval of such applications.

Goal 1 of the Future Land Use Element seeks to ensure a balanced distribution of land uses, building forms, and intensities that promote safe, engaging street corridors. This goal fosters community identity, interaction, and pride, while prioritizing public health, safety, welfare, and convenience. Ram's Car Care Center contributes to this goal by providing a valuable service to the community, contributing to the economic vitality and functionality of the area, and enhancing the local streetscape with an engaging, well-maintained business.

Land Use Regulation Objective 1.1 stresses the importance of coordinating development with appropriate topography, soil conditions, and the availability of services and facilities. Ram's Car Care Center operates in a manner that is consistent with this objective by being situated in an area where automotive services are needed and are accessible to local residents. The business ensures that its operations and infrastructure are appropriately aligned with the surrounding environment, providing services to the community without overburdening local resources.

The continued operation of Ram's Car Care Center is in direct alignment with the goals, objectives, and policies established in the City of Lauderdale Lakes Comprehensive Plan, specifically under the Future Land Use Element, which emphasizes sustainable development and the creation of vibrant, safe, and attractive communities.

Staff Response: Staff finds that the City's Comprehensive Plan Economic Development Element (approved on 1st reading by City Commission) states the following objective and policy:

Goal 1 Strive to create a diversified economic environment that will sustain existing businesses, attract new businesses, increase the economic tax base of the City, and improve the quality of life for its residents.

The approval of the proposed conditional use application supports this goal to sustain an existing long-standing business within the City.

b) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

Applicant Response: As a longstanding general automotive repair shop, Ram's Car Care Center has been a valuable asset to the City of Lauderdale Lakes, contributing to its growth and general welfare. Our services are essential to the community and are designed to maintain public health and safety. We ensure our operations have no negative impact on the surrounding area, adhering to all zoning and land development regulations that promote clear, consistent, and accessible guidelines (Policy 1.2.4). Additionally, we are committed to supporting the City's efforts to streamline the development review process, ensuring efficiency and uniform application of standards (Policy 1.7.1). By encouraging proper vehicle maintenance for both businesses and consumers within the city, Ram's Car Care Center plays a key role in keeping vehicles safe and roadworthy. This helps ensure the community remains well-served and secure, without posing any threat to the public's well-being.

Staff Response: The proposed automotive repair garage will not be detrimental to, or endanger the public health, safety, or general welfare. It is located well within the B-4 zone. The purpose of the B-4 zone is to provide locations for intensive retail, service, wholesale and light industrial uses which generally play a distributive or supporting role to the overall business community and do not require immediate access to the consumer public. While residential uses are located nearby, the operation of the proposed repair business will occur within a fully enclosed building, limiting any potential for noise to impact the surrounding area. Further, parking of damaged or inoperable vehicles is minimized due to the business's primary operation in support of fleet maintenance. The applicant submits that few vehicles will need required parking as the majority of vehicles serviced are transported to the site in time for service and are parked off site while waiting for service.

c) The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use.

Applicant Response: The requested conditional use is consistent with similar operations within the same warehouse complex. Located in the B4 District, the use aligns with the intended purpose of the zoning designation and will not alter the character or vision of the surrounding community.

Staff Findings: The proposed auto repair garage is consistent with other similar uses already operating in the same industrial park. There is sufficient parking on site to ensure efficient circulation of traffic on site, and no modifications to the existing building or site are required for the proposed use. The B-4 District is intended for intensive retail, service, wholesale and light industrial uses which generally play a distributive or supporting role to the overall business community and do not require immediate access to the consumer public. The proposed auto repair garage is consistent with the intent of the B-4 zone, particularly due to the petitioner's business model focusing on fleet maintenance minimizing the need for parking on site.

d) The Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the City's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of theses LDRs;

Applicant Response: No modifications will be made to utilities, roadway capacity, or drainage systems. The existing structure complies fully with current fire and safety regulations. Additionally, the operation will not impact the City's adopted levels of service for police, fire, or emergency services.

Staff Findings: Staff finds that all necessary public facilities exist at the City's adopted levels of service or will be available concurrent with demand as provided for in the LDRs for the proposed use.

e) Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

Applicant Response: The facility includes ten designated parking spaces, including ADA-compliant spots for customer use. No additional parking or space alterations are necessary. The existing ingress and egress provide sufficient access without contributing to traffic congestion or disruption within the development.

Staff Findings: Staff finds the site to have adequate proposed ingress and egress points and the proposed site has sufficient parking to support the needs for the proposed use ensuring that traffic will be able to circulate appropriately on site.

f) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district;

Applicant Response: Ram's Car Care Center does not conflict with nearby businesses or properties. Other tenants within the warehouse park have similar uses, and the property's B4 zoning district supports our type of service. As defined, the B4 District accommodates intensive retail, service, wholesale, and light industrial

uses that serve a distributive or supportive role to the broader business community, without requiring immediate access to the general public.

Staff Findings: The surrounding area is fully developed with a mix of commercial, industrial and residential uses. There is no evidence that the proposed use will have any negative impact on the development or redevelopment of any of the surrounding properties. The proposed auto repair garage is consistent with other tenants within the same industrial park.

g) The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.

Applicant Response: All operations will be conducted entirely indoors, ensuring that there will be no adverse visual or physical impacts to the property and surrounding environmental areas.

Staff Findings: Staff finds that the proposed automotive meets all parking requirements and is a permitted conditional use within the B-4 zone.

h) The City Commission finds that the granting of the application will be in the best interest of the City.

Applicant Response: Ram's Car Care Center has served the Lauderdale Lakes community with dedication, integrity, and efficiency for over 21 years. Our strong relationships with the City's maintenance department, local businesses, and residents make us a valuable asset to the area. This request is prompted by the Commission's recent decision to approve the demolition of the building located at 3330 N SR 7, which currently houses our shop, to accommodate a new grocery store. As a result, our lease has transitioned to a month-to-month agreement, jeopardizing the stability of our operations. This conditional use request is critical to relocating within the City to ensure continuity of services, particularly for municipal needs. Remaining in Lauderdale Lakes will allow us to minimize disruption and continue serving our community without interruption.

Staff Findings: Staff finds that approval of the requested conditional use will permit the relocation of a long-standing City business currently located within the site of an approved redevelopment project, to a new location within the City of Lauderdale Lakes. The proposed site is suitably located within an existing B-4 zone where automobile repair garages are a conditional use, and other automobile related land uses already exist. The proposed site will meet all required parking and the site provides appropriate circulation for movement of traffic. Further, the applicant indicates that their operation is focused on fleet maintenance where most vehicles waiting for service are parked off site at the owner's location until such time as service is scheduled.

IV. STAFF RECOMMENDATION

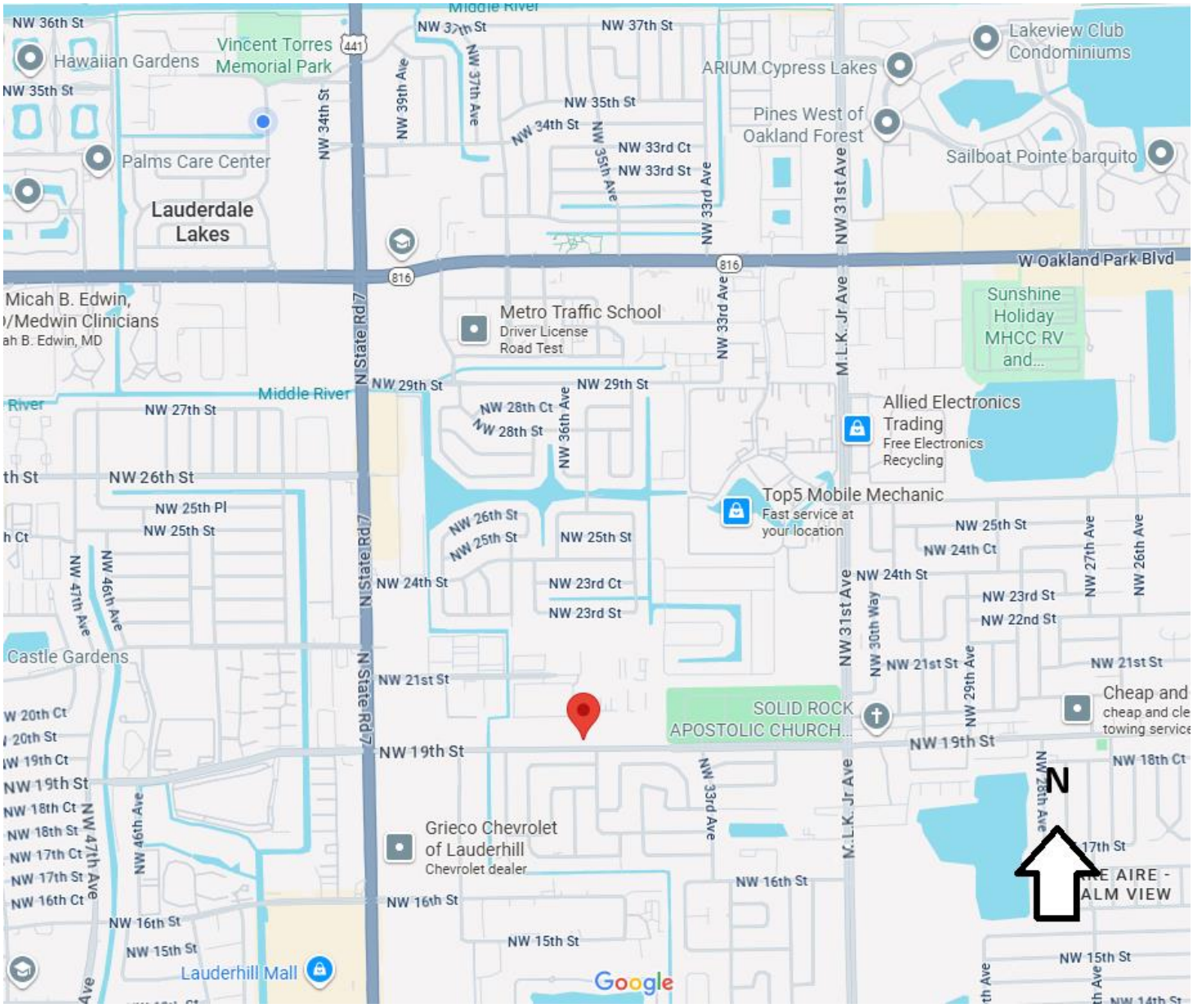
Based upon the assessment and findings contained within this report, Staff recommends that the Planning and Zoning Board recommend approval of this application to City Commission with the following conditions:

1) Substantial conformance to the Site Plan dated August 2, 2025, prepared by Steve Siebert Architecture, subject to submission signed and sealed site plan within a complete application for parking lot striping improvements.
2) Substantial conformance to the floor plan dated August 2, 2025, prepared by Steve Siebert Architecture, subject to submission signed and sealed site plan within a complete application for building permit.
3) Substantial conformance to the Letter of Intent dated August 21, 2025.
4) No vehicles shall be parked outdoors overnight.
5) All plans shall be signed and sealed prior to building permit approval.

V. EXHIBITS

A. Location Map
B. Development Review Committee Report
C. Justification Statement
D. Proposed Site Plan, Floor Plan and Life Safety Plan

LOCATION MAP



City of Lauderdale Lakes

Development Review Committee (DRC)

Staff Comments – 3rd Review – 08/25/2025

Project Name			
Ram's Car Care Center			
Meeting Date	**App No.**	**Project Applicant**	**Project Planner**
9/2/2025	01-CU-25	Ram's Car Care Center Inc 5140 NW 81st Terrace Lauderhill, FL 33351	Lauren Pruss, Assistant Director, Development Services
Project Address	**Land Use Designation**	**Existing Use**	**Proposed Use**
3551 NW 19th Street	Commercial	Industrial/Commercial	Auto Repair
Site Area	**Site Location**	**Parcel ID**	**Property Owner**
+/- 10.5 acres; 886,683 sq. ft.	Southwest corner of N. State Rd 7. and W. Oakland Park Blvd	4941 25 43 0010	Last Mile BCC BH I, LLC c/o Morell Management LLC 3451 NW 19 Street Lauderdale Lakes, FL 33311

REVIEW WORKFLOW:

REVIEW	**STATUS**
Planning and Zoning	Approved
Landscaping	N/A
Fire	Approved
Engineering	No Outstanding Comments
Public Works	No Outstanding Comments

Planning and Zoning Comments

Lauren Pruss, AICP, Assist. Director | Development Services / laurenpr@lauderdalelakes.org / 954-535-2496

- Approved, subject to submission of a signed and sealed site plan within a complete application for parking lot striping improvements.

Landscaping Comments

Bill Tesauro, Landscape Plan Reviewer (CGA)/ BTesauro@cgasolutions.com / 954-921-7781

- Previous comments to be addressed through zoning review. No landscape modifications will be required for this application.

Fire Department Comments

Adam Bloch, Fire Plans Reviewer / adam_bloch@sheriff.org / 954-535-2493

Per NFPA 1, Chapter 1.14.4, review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. Address all comments on the plans. Provide a response letter, noting the sheet in the plans where the comment was addressed.

More comments/code requirements may be added based on replies/corrections and/or other information, per 1.7.12, 1.12, and 1.14.

All codes referenced are from NFPA 1 - 2021 Florida edition unless otherwise specified.

Engineering Comments

Syed Zaman, Project Engineer- Engineering Inspector/ syedz@lauderdalelakes.org / 954-535-2735

1) No Outstanding Comments

Public Works Review Comments

Ronald Desbrunes, Director of Public Works / Ronaldd@lauderdalelakes.org / 954-535-2778

1) No Outstanding Comments

Ram's Car Care Center
3330 N SR 7
Lauderdale Lakes, FL 33319
954-733-0900

August 21, 2025

City of Lauderdale Lakes
4300 NW 36th St
Lauderdale Lakes, FL 33319

Planning and Zoning Representatives,

Request to Expedite Conditional Use Approval

We respectfully request the expedited review and approval of conditional use for the continued operation of Ram's Car Care Center at 3551-3559 NW 19th Street, Building 5. This family owned and operated auto repair shop has proudly served the Lauderdale Lakes community since 2004, supporting local residents and several major fleet accounts. This relocation is the only option to stay in business within the city.

Recently, the city approved the demolition of our current location, and while we do not yet have a confirmed date, it could happen at any time. This uncertainty puts our business, employees, and customers in jeopardy. Without timely approval, both we and our clients, including essential fleet services and city vehicle repair, will be left without a reliable service provider.

Business Operations and Facility Overview

Our business has strategically evolved to focus primarily on fleet vehicle rental and maintenance services. We specialize in preventative maintenance and light repair work to ensure the ongoing safety and roadworthiness of fleet vehicles. Our core services include oil changes, tire and brake services, filter replacements, spark plug replacements, and minor repairs such as belts and hoses.

Unlike traditional auto repair facilities, retail work represents only 5–10% of our total business. The overwhelming majority of our workload comes from established fleet accounts, most of which are located approximately half a mile from our facility. These fleet vehicles are transported to and from our location for service. As a result, they are not stored on-site during repairs, which helps maintain a clean and efficient operational environment.

Facility Design and Parking Information

The proposed facility design includes six automotive lifts and two diagnostic racks to accommodate our service volume efficiently. The parking allocation for Building Five includes a total of 50 spaces, which fully complies with the city's parking requirements for automotive repair operations. Parking requirements are as follows:

Business Use (1 space per 300 sq. ft. — 1,500 sq. ft. total): 5 spaces
Warehouse Use (1 space per 1,000 sq. ft. — 23,452 sq. ft. total): 24 spaces
Automotive Service (3 spaces per bay — 6 bays total): 21 spaces

Total Required Parking: 50 spaces
Total Provided for Building Five: 50 spaces

This parking plan ensures we meet all zoning and operational requirements without overcrowding or negatively impacting surrounding areas.

General Standards for Conditional Use Request – Ram's Car Care Center
503.3. General standards of review. In addition to the standards set forth in these LDRs for the particular use, all proposed conditional uses shall meet each of the following standards:

(a) The proposed use shall be consistent with the comprehensive plan:

I. Future Land Use Element Goal 1 To achieve and maintain a sustainable distribution of land uses, intensities, and building forms with engaging architecture that line safe and attractive street corridors, all of which elements combine to foster community identity, citizen interaction and community pride, and to protect and enhance the public health, safety, welfare, and convenience.

Land Use Regulation Objective 1.1 To regulate the permitted use of land in a manner that will ensure that development and redevelopment is coordinated with the appropriate topography and soil conditions and the availability of facilities and services.

Policy 1.2.7 The compatibility of proposed land use plan amendments and rezoning applications with adjacent land use plan and zoning designations shall be a primary consideration in the review and approval of such applications.

The continued operation of Ram's Car Care Center is in direct alignment with the goals, objectives, and policies established in the City of Lauderdale Lakes Comprehensive Plan,

specifically under the Future Land Use Element, which emphasizes sustainable development and the creation of vibrant, safe, and attractive communities.

Goal 1 of the Future Land Use Element seeks to ensure a balanced distribution of land uses, building forms, and intensities that promote safe, engaging street corridors. This goal fosters community identity, interaction, and pride, while prioritizing public health, safety, welfare, and convenience. Ram's Car Care Center contributes to this goal by providing a valuable service to the community, contributing to the economic vitality and functionality of the area, and enhancing the local streetscape with an engaging, well-maintained business.

Land Use Regulation Objective 1.1 stresses the importance of coordinating development with appropriate topography, soil conditions, and the availability of services and facilities. Ram's Car Care Center operates in a manner that is consistent with this objective by being situated in an area where automotive services are needed and are accessible to local residents. The business ensures that its operations and infrastructure are appropriately aligned with the surrounding environment, providing services to the community without overburdening local resources.

Further reinforcing this alignment, **Policy 1.2.7** highlights the importance of the compatibility of proposed land use amendments and rezoning applications with adjacent land uses and zoning designations. In this context, the operation of Ram's Car Care Center does not conflict with the surrounding land uses but rather complements them by meeting the needs of the community. The business serves an essential function within the local economy while maintaining the character and integrity of the neighborhood.
The continued operation of Ram's Car Care Center is fully consistent with the City of Lauderdale Lakes' Comprehensive Plan. The business contributes to the fulfillment of the City's land use vision by offering essential automotive repair services, supporting community engagement, and helping foster a sense of pride and safety within the local environment. Moreover, it aligns with the state's growth management system, ensuring that development is balanced with the community's needs and regional planning goals.

(b) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

Policy 1.2.4 Lauderdale Lakes shall encourage redevelopment by ensuring that its zoning and land development regulations are clear, internally consistent, intuitively organized, realistic and easily accessible by the public.

Policy 1.7.1 Lauderdale Lakes shall continuously improve its development review process by

making gains in efficiency, applying standards and regulations uniformly, and providing mechanisms to improve the project proposal early in the development review process.

As a longstanding general automotive repair shop, Ram's Car Care Center has been a valuable asset to the City of Lauderdale Lakes, contributing to its growth and general welfare. Our services are essential to the community and are designed to maintain public health and safety. We ensure our operations have no negative impact on the surrounding area, adhering to all zoning and land development regulations that promote clear, consistent, and accessible guidelines (Policy 1.2.4). Additionally, we are committed to supporting the City's efforts to streamline the development review process, ensuring efficiency and uniform application of standards (Policy 1.7.1). By encouraging proper vehicle maintenance for both businesses and consumers within the city, Ram's Car Care Center plays a key role in keeping vehicles safe and roadworthy. This helps ensure the community remains well-served and secure, without posing any threat to the public's well-being.

(c) The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use;

The requested conditional use is consistent with similar operations within the same warehouse complex. Located in the B4 District, the use aligns with the intended purpose of the zoning designation and will not alter the character or vision of the surrounding community.

(d) Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of theses LDRs;

No modifications will be made to utilities, roadway capacity, or drainage systems. The existing structure complies fully with current fire and safety regulations. Additionally, the operation will not impact the City's adopted levels of service for police, fire, or emergency services.

(e) Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

The facility includes ten designated parking spaces, including ADA-compliant spots for customer

use. No additional parking or space alterations are necessary. The existing ingress and egress provide sufficient access without contributing to traffic congestion or disruption within the development.

(f) The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district;

Ram's Car Care Center does not conflict with nearby businesses or properties. Other tenants within the warehouse park have similar uses, and the property's B4 zoning district supports our type of service. As defined, the B4 District accommodates intensive retail, service, wholesale, and light industrial uses that serve a distributive or supportive role to the broader business community, without requiring immediate access to the general public.

(g)The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.

All operations will be conducted entirely indoors, ensuring that there will be no adverse visual or physical impacts to the property and surrounding environmental areas.

(h)The city commission finds that the granting of the application will be in the best interest of the city. Granting this conditional use is in the City Commission's best interest.

Ram's Car Care Center has served the Lauderdale Lakes community with dedication, integrity, and efficiency for over 21 years. Our strong relationships with the City's maintenance department, local businesses, and residents make us a valuable asset to the area.
This request is prompted by the Commission's recent decision to approve the demolition of the building located at 3330 N SR 7, which currently houses our shop, to accommodate a new grocery store. As a result, our lease has transitioned to a month-to-month agreement, jeopardizing the stability of our operations. This conditional use request is critical to relocating within the City to ensure continuity of services, particularly for municipal needs. Remaining in Lauderdale Lakes will allow us to minimize disruption and continue serving our community without interruption.

Given the pressing nature of this situation, we kindly ask for your urgent consideration to expedite this approval and allow us to continue serving our community without disruption.

Thank you for your time and prompt attention to this matter.

Kindest Regards,

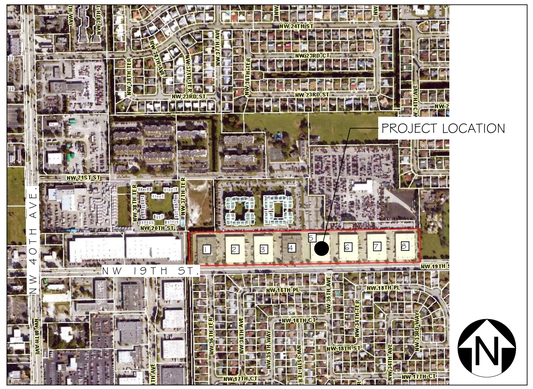
Craig Koodie

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LAST SAVED BY: Simeon Kirilov
\Volumes\SSA Projects\Active Projects\25-679 3535 NW 19th St. BLDG #5 - Levy\25-679 3535 NW 19TH ST BLDG#5 - LEVY.pln

RAMS CAR CARE CENTER

3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES, FL 33311

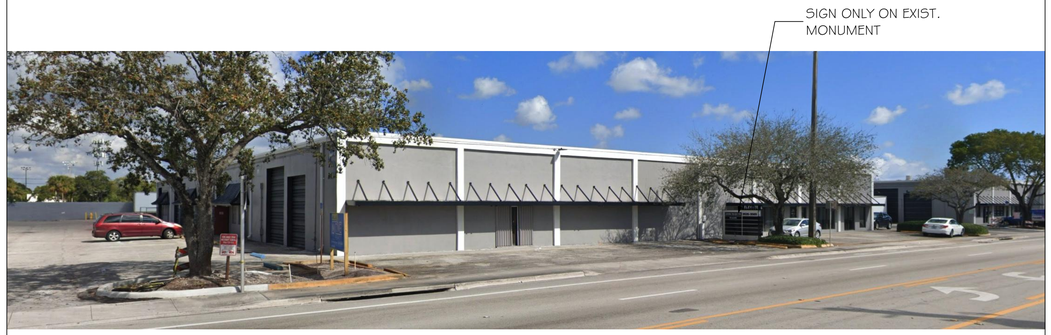
LOCATION MAP:



LIST OF DRAWINGS:

CS.1	COVER SHEET
SP1.1	SITE PLAN
A1.1	FIRST FLOOR ...
LS1.1	LIFE SAFTEY P...

ELEVATION:



GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. ONLY REQUESTED SHOP DRAWINGS AND SUBMITTALS TO BE PROVIDED TO ARCHITECT FOR REVIEW, ALL OTHERS TO BE APPROVED AND REVIEWED BY G.C.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.
4. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY LOCAL MUNICIPALITY OR A LICENSED CIVIL ENGINEER OR LICENSED SURVEYOR.
5. PRIOR TO START OF CONSTRUCTION, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT AND ENGINEER OF RECORD BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK. THE CIVIL ENGINEER OF RECORD SHALL ESTABLISH THE +0'-0" FINISHED FLOOR BASE ELEVATION - REFERENCE CIVIL ENGINEERING PLANS FOR THE HEIGHT.

ABBREVIATIONS:

@	AT	H.C.	HOLLOE CORE
ACT	ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJ.	ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION. & AIR CONDITIONING
A.B.	ANCHOR BOLT		
A.C.	AIR CONDITIONING	INSUL.	INSULATION
AFF	ABOVE FINISH FLOOR	INV.	INVERT
ALUM.	ALUMINUM	LAM.	LAMINATED
ALT.	ALTERNATE	MAT.	MATERIAL
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR
BLDG.	BUILDING	M.H.	MAN HOLE
B.M.	BENCH MARK	MLDG.	MOLDING
B.O.	BOTTOM OF	MTL. MET.	METAL
BRG.	BRIDGING OR BEARING	MIN.	MINIMUM
C/C	CENTER TO CENTER	M.T.	METAL THRESHOLD
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO.	NUMBER
C.B.	CATCH BASIN	NOM.	NOMINAL
C.I.	CAST IRON	O.C.	ON CENTER
CER.	CERAMIC	OPG.	OPENING
CLG.	CEILING	O.W.	OPEN WEB
C.O.	CLEAN OUT	P.C.	PLUMBING CONTRACTOR
CONC.	CONCRETE	PL	PLATE
COORD.	COORDINATE	PT.	PRESSURE TREADED
COL.	COLUMN	P.S.I.	POUNDS PER SQARE INCH
CONT.	CONTINUOUS	R.A.	RETURN AIR
DET.	DETAIL	RM.	ROOM
DN.	DOWN	REQ'D	REQUIRED
DK.	DECK	REIN.	REINFORCING
D.S.	DOWN SPOUT	S.B.	SPALSH BLOCK
D.W.	DRY WALL	SCH.	SCHEDULE
DWG.	DRAWING	SEC.	SECTION
E.C.	ELECTRICAL CONTRACTOR	S.C.	SOLID CORE
EL. ELEV.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
EX./EXIST	EXISTING	S.V.B.	STRAIGHT VINYL BASE
EXP.	EXPOSED OR EXPANSION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	T.O.	TOP OF
F.F.	FINISHED FLOOR	T.O.F.	TOP OF FOOTING
FIN.	FINISH	T.O.P.	TOP OF PLATE
FLR.	FLOOR	T.O.S.	TOP OF STEEL
F.S.	FULL SIZE	TYP.	TYPICAL
F.T	FOOT OR FEET	THK.	THICK OR THICKNESS
FTG.	FOOTING	T&G	TOUNGUE AND GROOVE
G.C.	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GL.	GLASS OR GLAZING	V.C.T.	VINYL COMPOSITION TILE
G.PT.	GLAZED PAINT	V.C.B.	VINYL COVE BASE
GYP.	GYPSUM	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	W/	WITH
H.B.	HOSE BIB	W.I.	WROUGHT IRON
HGT.	HEIGHT	WD.	WOOD
HRD'R	HARDENER	W.W.F.	WELDED WIRE FABRIC

WALL LEGEND:

- EXISTING CMU WALL
- EXISTING INTERIOR WALL
- EXISTING FIRE RATED PARTITION WALL
- CMU WALL
- CMU WALL, W/ ONE SIDE 1x PT FURRING & GYPSUM BOARD
- CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
- CMU WALL, W/ ONE SIDE 1-5/8" MTL. STUD & GYPSUM BOARD
- PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 1-5/8" MTL. STUD, (5FAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
- PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 2x PT FURRING, (5FAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
- INTERIOR WALL
- INTERIOR FIRE RATED PARTITION WALL

ARCHITECTURAL SYMBOLS:

- 1 — REVISION MARKER
- ELEVATION MARK
- 101 — ROOM NUMBER
- D101 — DOOR TAG- REFER TO DOOR SCHEDULE
- W101 — WINDOW TAG- REFER TO WINDOW SCHEDULE
- P1 — WALL DETAIL, REFER TO PARTITION DETAILS
- 1 — FIXTURE TAG
- SECTION LETTER / SHEET NUMBER — WALL SECTION
- SECTION LETTER / SHEET NUMBER — BUILDING SECTION
- DETAIL NUMBER / SHEET NUMBER — DETAIL

PROJECT DATA:

PROJECT DESCRIPTION:

SCOPE INCLUDE AN INTERIOR TENANT IMPROVEMENT WHICH INCLUDE NEW BATHROOMS, OFFICE AREA AND EQUIPMENT.

PROJECT INFORMATION:

OWNER: LAST MILE BCC BH 1 LLC

ADDRESS: 3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES, 33311

FOLIO: 4942 30 00 0270

LEGAL: 30-49-42 A POR OF S1/2 SEC 30 DESC AS: COMM SE COR OF SE1/4 OF SW1/4 OF SW1/4 SEC 30,N 35 ALG E/L SE1/4 TO POB,CONT N 282.66 ALG E/L,ELY 1956.89 TO PT E/L OF SW1/4 OF SW 1/4 OF SE1/4 SEC 30,S 282.66 ALG E/L SW1/4,WLY 1955.39 TO POB

ZONING AND CODE INFORMATION:

ZONING: B-4
OCCUPANCY: INDUSTRIAL-F1
CONSTRUCTION TYPE: II-B
ALTERATION LEVEL: II
CURRENT USE: WAREHOUSE
PROPOSED USE: AUTOMOTIVE REPAIR
FLOOD ZONE: ZONE-X, REFER TO SURVEYORS DWG'S.

FLORIDA BUILDING CODE:

FBC-2023 8th EDITION BUILDING CODE & FBC-2023, 8TH EDITION BUILDING CODE EXISTING
FBC EC= FLORIDA BUILDING CODE ENERGY CONSERVATION 2023
NEC= NFPA 70 2020 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES
FLORIDA FIRE PREVENTION CODE, 8TH EDITION
NFPA 101: LIFE SAFETY CODE 2021 EDITION
ACCESSIBILITY CODE: 2023 FLORIDA ACCESSIBILITY CODE
NFPA 13

BUILDING DATA:

TOTAL BUILDING AREA:	34,880 SF
WORK AREA ONLY:	10,750 SF

DESIGN TEAM:

OWNER:
CRAIG KOODIE
3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES FL 33311

ARCHITECT:
STEVE SIEBERT ARCHITECTURE
1010 GATEWAY BLVD, SUIT 103
BOYNTON BEACH, FL 33426
(561) 880-7894
STEVE@STEVESIEBERT.COM

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BOYNTON BEACH, FL 33426
PH. 561.880.7894
Steve@stevesiebert.com
www.stevesiebert.com

STEVEN W. SIEBERT
FLORIDA AR0017834

RAMS CAR CARE CENTER
3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES, FL 33311

SPA

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED REPRODUCTION OR ANY OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO: 25-679
DATE: 8/2/2025
DRAWN BY: M.H.
CHECKED BY: S.S.

DELTA	REV. #	REVISION	DATE

COVER SHEET

CS.1

ALTA/NSPS LAND TITLE SURVEY

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, LAST MILE BCC BH I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PINNACLE BANK, A TENNESSEE BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; ALAN J. MARCUS, ATTORNEY AT LAW; AND EBI CONSULTING:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/10/2022.

DATE OF PLAT OR MAP: 11/17/2022

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

SURVEYOR'S NOTES

- TITLE COMMITMENT BY: FIRST AMERICAN TITLE INSURANCE COMPANY
- COMMITMENT NUMBER: 1062-6085265, EFFECTIVE: NOVEMBER 29, 2022 AT 8:00 AM
- DATE OF FIELD SURVEY: 5/10/2022
- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF PARCEL 2. THE BEARING IS DENOTED AS S 89°00'25" E PER GPS COORDINATE OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011.
  LATITUDE = N26°09'05.4468"
  LONGITUDE = W80°11'55.4917"
  CONVERGENCE ANGLE = N 00°21'11.4044" W
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NW 38TH AVENUE AND NW 19TH STREET, ALL BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
- THERE WERE NOT ANY CEMETERIES OBSERVED ON THE DEPICTED PROPERTY AT THE TIME OF SURVEY.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND PROVIDED BY THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NW 38TH AVENUE AND NW 19TH STREET, WHICH ABUTS THE NW CORNER OF PARCEL 3.
- WITH REGARD TO TABLE A ITEM 20, NO WETLAND DELINEATIONS WERE OBSERVED OR LOCATED AT TIME OF FIELD SURVEY, MAY 10, 2022.

3435-3699 NW 19TH STREET

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
B-4, INTENSE BUSINESS DISTRICT

ITEM	REQUIRED	NOTES:
PERMITTED USE	LIGHT INDUSTRIAL & STORAGE	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO BROWARD COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	2 ACRES	
MIN. LOT WIDTH	150'	ZONING PROVIDED BY: GLOBAL ZONING LLC GLOBAL JOB #GZ 18910 CLIENT REF. #1122003258 DATED: JUNE 30, 2022 LAURA LYNCH LAURA.LYNCH@GLOBALZONING.COM 405-421-5377
MAX. BLDG COVERAGE	40%	
MIN. SETBACKS FRONT	25', 50' FROM R/W OF ANY TRAFFICWAY	
MIN. SETBACKS SIDE	20' STREET, NONE INTERIOR	
MIN. SETBACKS INTERIOR SIDE	NONE REQUIRED	
MIN. SETBACKS REAR	10'	PARKING INFORMATION: WAREHOUSES: 1 PARKING SPACE PER 1,000 SQUARE FEET GROSS FLOOR AREA OFFICES: 1 PARKING SPACE PER 300 SQUARE FEET GROSS FLOOR AREA (SECTION 801.4.7)
MAX. BUILDING HEIGHT	SEE NOTE	
PARKING REGULAR	N/A	MAX. BUILDING HEIGHT: 50 FEET; 1 FOOT IN HEIGHT FOR EVERY 2 FEET IN DISTANCE WHEN 100 FEET FROM A RESIDENTIAL ZONE (SECTION 704.5.5)
PARKING HANDICAP	N/A	
PARKING TOTAL	N/A	

1814-1838 & 1842-1896 NW 38TH AVENUE

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
CW, WITHIN TRANSECT AND COMMERCE PARK OVERLAY

ITEM	REQUIRED	NOTES:
PERMITTED USE	SEE NOTE	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO BROWARD COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	NONE REQUIRED	
MIN. LOT WIDTH	NONE REQUIRED	ZONING PROVIDED BY: GLOBAL ZONING LLC GLOBAL JOB #GZ 18909 CLIENT REF. #1122003257 DATED: AUGUST 15, 2022 SHELLY LABUS SHELLY.LABUS@GLOBALZONING.COM 405-286-2470
MAX. BLDG COVERAGE	NONE REQUIRED	
MIN. SETBACKS FRONT	10'	
MIN. SETBACKS SIDE	10'	
MIN. SETBACKS INTERIOR SIDE	NONE REQUIRED	
MIN. SETBACKS REAR	10'	PARKING INFORMATION: CHURCH: 1 PARKING SPACE FOR EACH 50 SQUARE FEET OF AUDITORIUM OR CHAPEL AREA, NOT INCLUDING SUNDAY SCHOOL CLASSROOMS (6,625 SQUARE FEET ÷ 50 SQUARE FEET = 133 PARKING SPACES)
MAX. BUILDING HEIGHT	50'	
PARKING REGULAR	449	DENTAL OFFICE: 1 PARKING SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA; (1,875 ÷ 200 SQUARE FEET = 9 PARKING SPACES)
PARKING HANDICAP	N/A	OFFICE: 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA INCLUDING COVERED WALKWAYS; (3,292 ÷ 250 SQUARE FEET = 13 PARKING SPACES)
PARKING TOTAL	449	RESTAURANT: 1 PARKING SPACE FOR EACH 50 SQUARE FEET OF CUSTOMER SERVICE FLOOR AREA, AND 1 PARKING SPACE FOR EACH OTHER 200 SQUARE FEET OF OTHER AREA; (5,950 ÷ 500 SQUARE FEET = 119 PARKING SPACES)
		RETAIL AND PERSONAL SERVICE: 1 PARKING SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA; (20,375 ÷ 200 SQUARE FEET = 102 PARKING SPACES)
		WAREHOUSE: 1 PARKING SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA (TABLE 6.5-2) (35,504 ÷ 200 SQUARE FEET = 73 PARKING SPACES)
		449 TOTAL PARKING SPACES REQUIRED
		PERMITTED USE: WAREHOUSE, OFFICE, RESTAURANT, SMOKE SHOP, DENTAL OFFICE, CHURCH, SERVICE SALON, OFFICE, AND RETAIL, TATTOO SHOP.

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON ASSUMED HEARING OF S.0°51'22"E., ALONG THE EAST LINE OF SAID TRACT B FOR 487.33 FEET TO THE POINT OF THE BEGINNING; THENCE RUN S.89°01'55"W., FOR 262.43 FEET; THENCE RUN S.0°58'05"E., ALONG A LINE PARALLEL TO AND 355 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO WEST LINE OF AFORESAID TRACT B FOR 255.00 FEET; THENCE RUN N.89°01'55"E., FOR 261.93 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF TRACT B; THENCE RUN N.0°51'22"W., ALONG THE AFORESAID EAST LINE OF TRACT B FOR 255.00 FEET TO THE POINT OF THE BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN N.0°02'42"E., ALONG THE EAST BOUNDARY OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°02'42"E., ALONG THE PRECEDING COURSE A DISTANCE OF 282.66 FEET; THENCE S.89°36'41"E., ALONG A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE S.0°20'55"W., ALONG SAID EAST BOUNDARY A DISTANCE OF 282.66 FEET TO A POINT ON A LINE THAT IS 35 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE N.89°36'41"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 1955.39 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND RUN ON AN ASSUMED BEARING OF S.89°21'10"W., ALONG THE NORTH LINE OF SAID TRACT B FOR 218.25 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°19'15" FOR AN ARC DISTANCE OF 39.41 FEET TO A POINT OF TANGENCY; THENCE RUN S.0°58'05"E., ALONG A LINE PARALLEL TO AND 375.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT B FOR 228.55 FEET; THENCE RUN N.89°01'55"E., FOR 242.89 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID TRACT B; THENCE RUN N.0°51'22"W., ALONG THE EAST LINE OF SAID TRACT B FOR 252.33 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT B, INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF S.0°51'22"E., ALONG THE EAST LINE OF SAID TRACT B FOR 252.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S.89°01'55"W., FOR 242.89 FEET; THENCE RUN S.0°58'05"E., ALONG A LINE PARALLEL TO AND 375.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLE, TO THE WEST LINE OF AFORESAID TRACT B FOR 25.67 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF 21°02'22" FOR AN ARC DISTANCE OF 55.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF 21°02'22" FOR AN ARC DISTANCE OF 55.08 FEET TO A POINT OF TANGENCY; THENCE RUN S.0°58'05"E., ALONG A LINE PARALLEL TO AND 355 FEET EAST OF AS MEASURED AT RIGHT ANGLES, TO THE AFORESAID WEST LINE OF TRACT B FOR 101.63 FEET; THENCE RUN N.89°01'55"E., FOR 262.43 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF TRACT B; THENCE RUN N.0°51'22"W., ALONG THE AFORESAID EAST LINE OF TRACT B FOR 235.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

NONEXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN THAT CERTAIN NONEXCLUSIVE ACCESS EASEMENT DEED RECORDED MARCH 30, 1988, IN BOOK 15309, PAGE 605 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH ½ OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUN S.89°38'21" W. ALONG THE SOUTHERLY LINE OF SAID SECTION 30 FOR 1955.23 FEET; THENCE RUN N.0°23'29" W. ALONG THE WESTERLY LINE AND THE SOUTHERLY PROLONGATION THEREOF OF "SUNSET MEMORIAL GARDENS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 317.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S.89°38'21" W. ALONG A LINE 317.66 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 30 FOR 44.00 FEET; THENCE RUN N.0°23'29" W. ALONG A LINE PARALLEL WITH AND 44.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE WESTERLY BOUNDARY LINE OF SAID PLAT OF "SUNSET MEMORIAL GARDENS" FOR 69.00 FEET; THENCE RUN N.89°38'21" E. ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 30 FOR 44.00 FEET; THENCE RUN S.0°23'29" E. ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT OF "SUNSET MEMORIAL GARDENS" FOR 69.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

NONEXCLUSIVE EASEMENT AS DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT FOR INGRESS, EGRESS, TRAFFIC FLOW AND PARKING RECORDED NOVEMBER 21, 2002, IN BOOK 34145, PAGE 393 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "B", INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", INDUSTRIAL "100" UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF S.0°51'22" E. ALONG THE EAST LINE OF SAID TRACT "B" FOR 742.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S.89°01 '55" W. FOR 261.93 FEET; THENCE RUN S.0°58'05" E. ALONG A LINE PARALLEL TO AND 355 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF AFORESAID TRACT "B" FOR 215.00 FEET; THENCE RUN N.89°01'55" E. FOR 261.47 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF TRACT "B"; THENCE RUN N.0°51'22" W. ALONG THE AFORESAID EAST LINE OF TRACT 'B" FOR 235.00 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 1062-6085265, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 8:00 AM.

NOTES CORRESPONDING TO SCHEDULE B

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF INDUSTRIAL "100" UNIT ONE, AS RECORDED IN PLAT BOOK 85, PAGE(S) 3, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AS TO PARCELS 1, 3, AND 4)
(AFFECTS, PLOTTED AND SHOWN)
10. DEVELOPER'S AGREEMENT RECORDED IN BOOK 3301, PAGE 149. (AS TO PARCEL 2)
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
11. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 4949, PAGE 156. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
12. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5139, PAGE 965. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
13. DEVELOPER'S AGREEMENT RECORDED IN BOOK 5267, PAGE 14; BILL OF SALE ABSOLUTE RECORDED IN BOOK 6083, PAGE 641. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
14. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, RECORDED IN BOOK 5305, PAGE 976. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
15. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5305, PAGE 978. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
16. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5507, PAGE 484. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
17. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5686, PAGE 87. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
18. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5507, PAGE 486. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
19. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 5686, PAGE 89. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
20. EASEMENT RECORDED IN BOOK 6778, PAGE 502. (AS TO PARCEL 2)
(UNABLE TO DETERMINE, DOCUMENT IS ILLEGIBLE)
21. INTENTIONALLY DELETED
22. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 7052, PAGE 809. (AS TO PARCELS 1, 3, AND 4)(AFFECTS, PLOTTED AND SHOWN)
23. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 7387, PAGE 550. (AS TO PARCELS 1, 3, AND 4)
(AFFECTS, PLOTTED AND SHOWN)
24. EASEMENT AGREEMENT WITH THE CITY OF LAUDERHILL RECORDED IN BOOK 7387, PAGE 552. (AS TO PARCELS 3 AND 4)
(AFFECTS, PLOTTED AND SHOWN)
25. EASEMENT IN FAVOR OF BROWARD COUNTY RECORDED IN BOOK 7732, PAGE 36. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
26. INTENTIONALLY DELETED
27. OWNER'S AGREEMENT RECORDED IN BOOK 11069, PAGE 918; BILL OF SALE ABSOLUTE RECORDED IN BOOK 11402, PAGE 100. (AS TO PARCEL 2)
(AFFECTS PARCEL 2, BLANKET IN NATURE)
28. OWNER'S AGREEMENT RECORDED IN BOOK 11732, PAGE 864. (AS TO PARCEL 2)
(AFFECTS PARCEL 2, BLANKET IN NATURE)
29. EASEMENT IN FAVOR OF FAIRFIELD COMMUNITIES, INC., RECORDED IN BOOK 15309, PAGE 580. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
30. TERMS AND PROVISIONS CONTAINED IN THE NONEXCLUSIVE ACCESS EASEMENT DEED IN FAVOR OF EVERDEN INVESTMENTS CO., LIMITED, RECORDED IN BOOK 15309, PAGE 605. (AS TO PARCEL 2)
(AFFECTS, PLOTTED AND SHOWN)
31. RESOLUTION NO. 94-13 RECORDED IN BOOK 21747, PAGE 805. (AS TO PARCELS 1, 3, AND 4)
(AFFECTS, PLOTTED AND SHOWN)
32. TERMS AND PROVISIONS CONTAINED IN THE RECIPROCAL EASEMENT FOR INGRESS EGRESS, TRAFFIC FLOW AND PARKING, BY AND BETWEEN, LINCOLN TWO INDUSTRIAL, LTD., AND STEVEN J. COOPERMAN, AS TRUSTEE, RECORDED IN BOOK 34145, PAGE 393. (AS TO PARCEL 1)
(AFFECTS PARCEL 1, BLANKET IN NATURE)
33. GRANT OF NON-EXCLUSIVE EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE IN FAVOR OF CITY OF LAUDERHILL, RECORDED IN INSTRUMENT NO. 117066184. (AS TO PARCEL 3)
(AFFECTS, PLOTTED AND SHOWN)

FEMA FLOOD NOTE

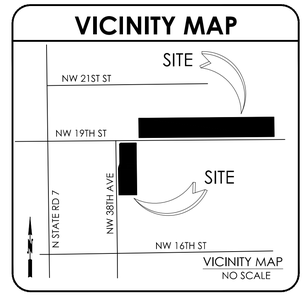
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "AE", AND "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0364H, WHICH BEARS AN EFFECTIVE DATE OF 8/18/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. AE ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

ZONE "AH" - AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

VICINITY MAP



BUILDINGS

(1) BUILDING A
26,958 SQUARE FEET
HEIGHT 16.3'

(1) BUILDING B
25,423 SQUARE FEET
HEIGHT 16.3'

(1) BUILDING C
23,917 SQUARE FEET
HEIGHT 16.0'

(5) BUILDING D
34,868 SQUARE FEET
HEIGHT 17.4'

(3) BUILDING E
34,858 SQUARE FEET
HEIGHT 17.4'

PARKING

STANDARD
620 SPACES

HANDICAPPED
22 SPACES

PARALLEL
39 SPACES

OTHER
681 SPACES

PARCEL INFO

PARCEL 1
66,856 SQUARE FEET
1.534 ACRES

PARCEL 2
552,923 SQUARE FEET
12.693 ACRES

PARCEL 3
61,380 SQUARE FEET
1,409 ACRES

PARCEL 4
60,135 SQUARE FEET
1.380 ACRES

TOTAL PARCELS
741,294 SQUARE FEET
17.016 ACRES

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

EBI Consulting
ENVIRO BUSINESS, INC.
21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | www.ebiconsulting.com

COORDINATED BY:

SIGNED BY:

PETER G. JOHNSON
LICENSE NUMBER
5913
STATE OF FLORIDA
Professional Surveyor and Mapper

DATE: 01-04-2023

NAME: PETER G. JOHNSON

LICENSE NO: 5913

Surveying Engineering Mapping

SURVEYED BY:

BLEW & ASSOCIATES, P.A.

NO	DESCRIPTION	DATE	BY
1	CLIENT COMMENTS	12/9/2022	RM
2	UPDATED CERTIFICATE	01/06/2024	AJ
3			
4			
5			
6			
7			
8			

SUBMITTAL

DRAWN BY: RM

REVIEWED BY: KAF

BLEW PROJECT NO.: 22-3524.01

DATE OF FIELD SURVEY: 11/17/2022

PROJECT TITLE: LAUDERDALE LAKES, FL

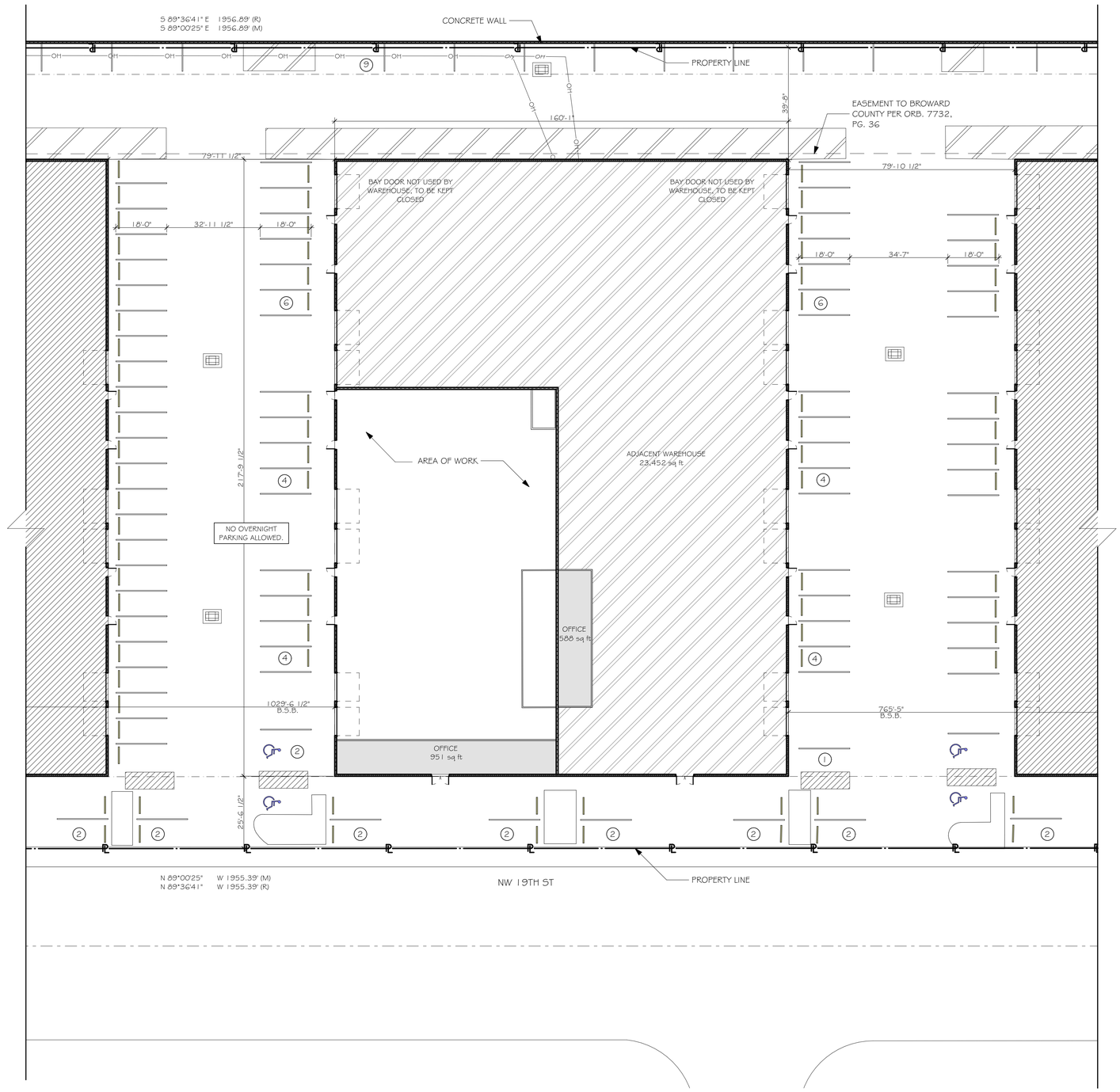
SHEET TITLE: TITLE COMMITMENT BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1062-6085265 EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 AM DATE OF FIELD SURVEY: 5/10/2022

SITE ADDRESS: 1814 NW 38TH AVENUE LAUDERDALE LAKES, FLORIDA 33311

PROJECT NO. 1122007984

SHEET NO. 1 OF 2

LAST SAVED::8/20/25 @ 2:30 PM
LAST SAVED BY: Simeon Kirilov
\Volumes\SSA Projects\Active Projects\25-679 3535 NW 19th St. BLDG #5 - Levy\25-679 3535 NW 19TH ST BLDG#5 - LEVY.pln



SITE PLAN
SCALE: 1" = 20'

PROJECT DATA:

PROJECT & OWNER INFORMATION:

OWNER: CRAIG KOODIE

ADDRESS: 3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES, FL 33311

P.C.N.: 4942 30 00 0270

LEGAL: 30-49-42 A POR OF S1/2 SEC 30 DESC AS: COMM SE COR OF SE1/4 OF SW1/4 OF SW1/4 SEC 30,N 35 ALG E/L SE1/4 TO POB,CONT N 282.66 ALG E/L,ELY 1956.89 TO PT E/L OF SW1/4 OF SW 1/4 OF SE1/4 SEC 30,S 282.66 ALG E/L SW1/4,WLY 1955.39 TO POB

ZONING AND CODE INFORMATION:

ZONING: B-4
CONSTRUCTION TYPE: II-B
CURRENT USE: WAREHOUSE
PROPOSED USE: AUTOMOTIVE REPAIR
FLOOD ZONE: ZONE-X

SITE/LAND DATA:

	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA:		552,922 SF (12.69 ACRES)	
LAND USE:	N/A	INTENSE BUSINESS	INTENSE BUSINESS
ZONING:	N/A	B-4	B-4
MIN. LOT SIZE:	2 ACRES	12.69	12.69 (NO CHANGE)
MIN. LOT WIDTH:	150'	1,956'	1,956' (NO CHANGE)
MIN. GREEN SPACE**:	-	UNKNOWN, EXIST.	UNKNOWN, NO CHANGE
MAX. HEIGHT:	50'	18'	18' (NO CHANGE)

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT(SOUTH):	25'	25'-6"	25'-6" (NO CHANGE)
REAR (NORTH):	10'	39'-8"	39'-8" (NO CHANGE)
SIDE INTERIOR (WEST):	20'	1,029'-6"	1,029'-6" (NO CHANGE)
SIDE INTERIOR (EAST):	20'	765'-5"	765'-5" (NO CHANGE)

**NO LANDSCAPE WORK IS PROPOSED, ALL TO REMIAN EXISTING.

BUILDING DATA:

TOTAL EXISTING BUILDING AREA: APPROX. 34,870 SQFT

PROPOSED UNIT FLOOR: APPROX. 10,750 SQFT

PARKING DATA:

	REQUIRED	PROPOSED
BUSINESS (1/300)(1,500 TOTAL)	5 SPACES	
WAREHOUSE (1/1000)(23,452)	24 SPACES	
AUTOMOTIVE 3+ (3/BAY)(6 BAYS)	21 SPACES	—
TOTAL BUILDING #5 SPACES*	50 SPACES	50 SPACES

*COUNT INCLUDES (2) ADA PARKING SPACES.

DRAWING ABBREVIATIONS

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
S.B.	SETBACK
B.S.B	BUILDING SETBACK
PROP. B.S.B.	PROPOSED BUILDING SET BACK
E.O.W.	EDGE OF WATER
L.B.E.	LANDSCAPE BUFFER EASEMENT
R.O.W	RIGHT OF WAY
CB.	CATCH BASIN

NOTE: ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY/CIVIL WORK AND/OR ANY SUCH DRAWINGS THAT ARE INSERTED INTO THIS SET AND/OR LACK THERE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY THE ADJUDICATING CITY OR A LICENSED CIVIL ENGINEER.

Sunshine State One Call 811 OF FLORIDA, INC.

STEVE SIEBERT ARCHITECTURE
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RAMS CAR CARE CENTER
3551-3559 NW 19 STREET, BLDG #5
LAUDERDALE LAKES, FL 33311

SPA

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
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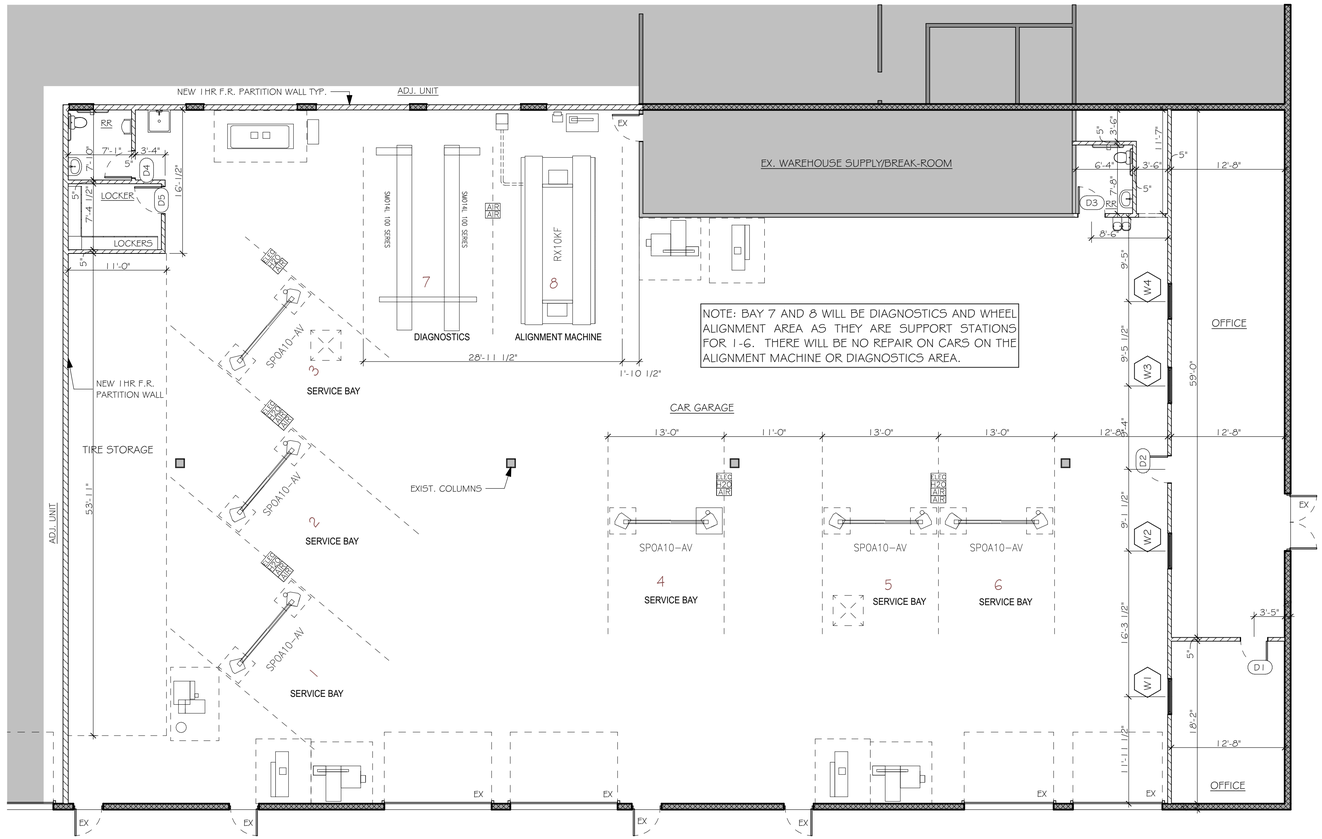
PROJECT NO: 25-679
DATE: 8/2/2025
DRAWN BY: M.H.
CHECKED BY: S.S.

DELTA	REV. #	REVISION	DATE

SITE PLAN

SP1.1

/Volumes/SSA Projects/Active Projects/25-679 3535 NW 19th St. BLDG #5 - Levy/25-679 3535 NW 19TH ST BLDG#5 - LEVY.pln LAST SAVED BY: Simeon Krilov LAST SAVED::8/20/25 @ 2:30 PM



PROPOSED FLOOR PLAN

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

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PROJECT NO: 25-679
DATE: 8/2/2025
DRAWN BY: M.H.
CHECKED BY: S.S.

DELTA	REV. #	REVISION	DATE

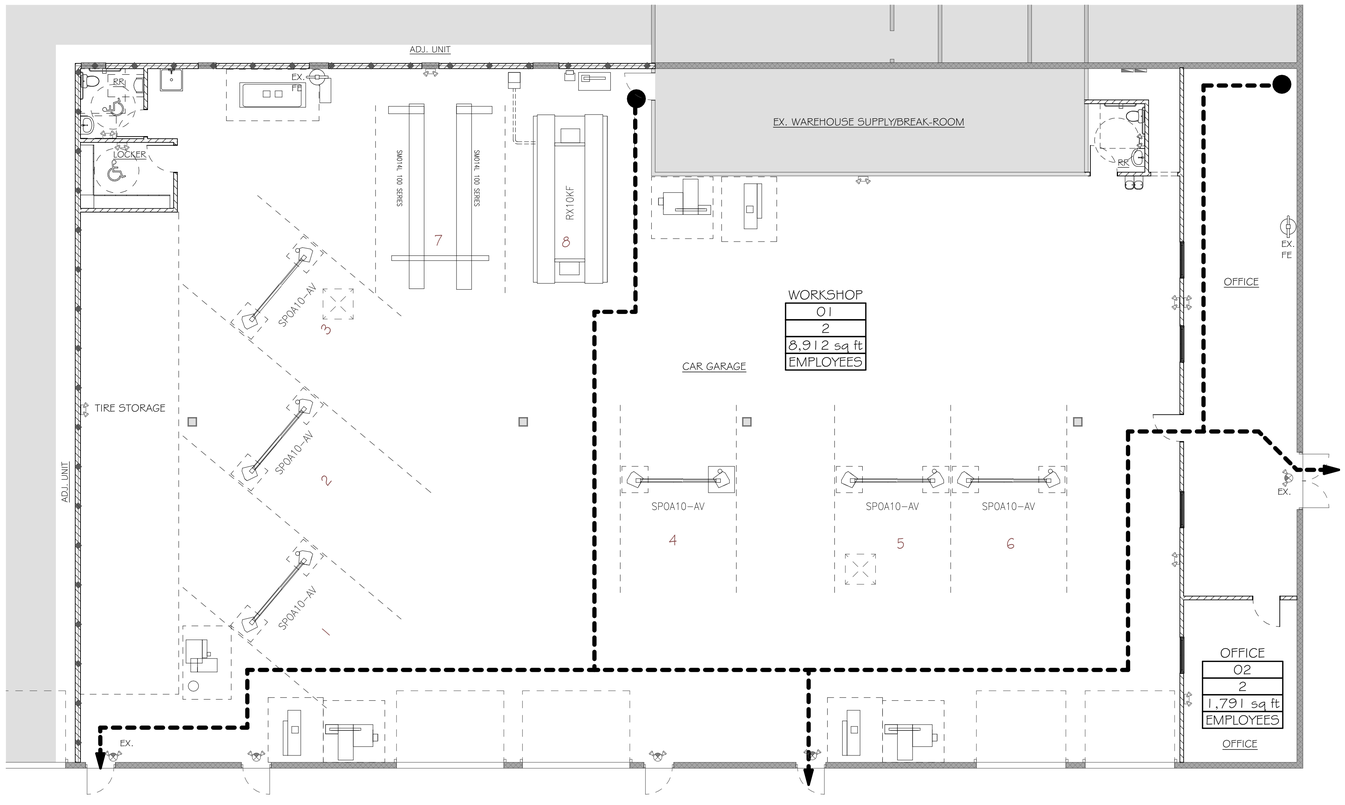
FIRST FLOOR PLAN

A1.1

/Volumes/SSA Projects/Active Projects/25-679 3535 NW 19th St. BLDG #5 - Levy /25-679 3535 NW 19TH ST BLDG#5 - LEVY.pln LAST SAVED BY: Simeon Krilov LAST SAVED::8/20/25 @ 2:30 PM

GENERAL LIFE SAFETY NOTES:

1. ANY DOOR IN THE MEANS OF EGRESS SHALL MEET THE REQUIREMENTS UNDER NFPA 101(SECTION 7.2.1). DOOR LEAVES SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED PER NFPA 101 (7.2.1.5.1). LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. PER NFPA 101 7.2.1.5.3
2. ALL INTERIOR WALLS AND CEILINGS FINISHES SHALL COMPLY W/ NFPA 101 & FBC TABLE 803.11 PER APPROPRIATE OCCUPANCY
3. 7.10.1.2.2* HORIZONTAL COMPONENTS OF THE EGRESS PATH WITHIN AN EXIT ENCLOSURE SHALL BE MARKED BY APPROVED EXIT OR DIRECTIONAL EXIT SIGNS WHERE THE CONTINUATION OF THE EGRESS PATH IS NOT OBVIOUS.
4. 7.10.1.3 EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL OF THE FOLLOWING CRITERIA, UNLESS OTHERWISE PROVIDED IN 7.10.1.4: (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT. (3) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
5. PROVIDE KNOX BOX AS REQUIRED, COORDINATE FINAL LOCATION W/ LOCAL FIRE MARSHALL. IF REQ. BY LOCAL BY FIRE MARSHALL CONNECT ALARM CABLE TO ALARM SYSTEM
6. ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE LEVELED 1 TO 2
7. GC SHALL WALK ALONG ANY AGRESS TO VERIFY ALL EGRESS DOORS HAVE A PANIC HARDWARE SET OR NON-LUCK ABLE LATCHES.
8. ANY LIFE SAFETY ELECTRICAL TO BE WIRED AHEAD OF ANY SWITCHES - TYPICAL
9. ALL SMOKE DETECTOR SHALL BE HARD WIRE PER CODE
10. (IF APPLICABLE) ALL EMERGENCY INCLOSED STAIR CASE SHALL BE AUTOMATIC VENTED, REFER TO MEP DWGS.
11. REFER TO ELECTRICAL ENGINEER'S DWGS. FOR EXIT SIGNAGE AND EMERGENCY LIGHTING INFORMATION
12. (IF APPLICABLE) ALL SOUND SYSTEMS SHALL TIE INTO THE FIRE ALARM AS-REQUIRED PER CODE
13. (IF APPLICABLE) FOR ANY FIRE RATED SOLID CONCRETE SLAB AND/OR WALL. REFER TO FBC TABLE 721.1(2) 4-1.1 SOLID CONCRETE. GC SHALL COORDINATE CONSTRUCTION MATERIAL SELECTION TO MEET THE REQUIRED FIRE RATING PER FBC, PRIOR TO ANY CONCRETE WORK.
14. (IF APPLICABLE) FOR ANY FIRE RATED CMU WALL. REFER TO FBC TABLE 721.1(2) #3 SOLID CONCRETE MASONRY UNITS. GC SHALL COORDINATE CONSTRUCTION MATERIAL SELECTION TO MEET THE REQUIRED FIRE RATING PER FBC, PRIOR TO ANY MASONRY WORK.
15. (ONLY FOR GROUP-A) EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. PER FBC 1004.9
16. 17. (IF APPLICABLE)EACH NEW FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION, OR ANY OTHER NEW WALL REQUIRED TO HAVE PROTECTED OPENING SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH THE WORDING, FIRE AND SMOKE BARRIER PROTECT ALL OPENING, OR SIMILAR LANGUAGE. SUCH SIGNS OR STENCILING SHALL BE IN 4-INCH-HIGH LETTER, ½" INCH STROKE, AND NOT MORE THAN 15 FEET ON CENTER. (NFPA 101 CHAPTER 8 SECTION 8.3.2.4)
17. ANY LOCKS AND LATCHES SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. REFER TO NFPA 101 7.2.1.5
18. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH 902. PER FBC 226.1
19. FOR ANY STORAGE ROOMS W/ SPRINKLERS. PLEASE PROVIDE A MIN. 1" RED LINE ON STORAGE ROOM AREA WALLS 18" BELOW FIRE SPRINKLER HEAD LEVEL
20. EGRESS ILLUMINATION MIN. IFC PER FBC 1008. LIGHTING SYSTEM CONTROL COMPLY W/ FBC EC 405



LIFE SAFETY PLAN

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

BUILDING INFORMATION

OFFICES.....1,791 SF
AUTOMOTIVE.....8,912 SF
TOTAL AREA: +/-10,703 SF

OCCUPANCY CLASSIFICATION : INDUSTRIAL-F1 (MODERATE)
CHAPTER 3; SECTION 302:

CONSTRUCTION TYPE : II-B
CHAPTER 6; TABLE 601

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903.2.1.2 — PREQUIRED / EXIST. PROVIDED

AUTOMATIC FIRE-ALARM SYSTEM: PER SECTION 907.2 — NOT REQUIRED / NOT PROVIDED

TYPE OF ADJACENT OCCUPANCY: (INCLUDING FLOORS ABOVE AND BELOW) INDUSTRIAL-F1 (MODERATE)

SEPARATION NOTES:
PER TABLE 6.1.14.4.1 (a & b).
REQUIRED SEPARATION BETWEEN INDUSTRIAL & STORAGE 1HR
REQUIRED SEPARATION BETWEEN INDUSTRIAL & INDUSTRIAL 1HR

NOTE: (IF APPLICABLE)
FIRE SEPARATION PERMITTED TO BE REDUCED BY 1-HR WHERE THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. HOWEVER, THE SEPARATION CAN NOT BE LESS THEN 1-HR RATED ASSEMBLY, PER NFPA 101 CH. 6.1.14.4.3

NUMBER OF EXITS: PER. FBC 1006.2.1 — 2 EXIT REQUIRED / 5 EXITS PROVIDED

TOTAL EGRESS WIDTH: PER. FBC 1005.1 IS .2" PER OCCUP. 121 OCCUP. x .2= — XX REQUIRED / 204 PROVIDED

EXIT ACCESS TRAVEL DISTANCE: CHAPTER 10; TABLE 1017.2: — MAX ALLOWED 200' / MAX DISTANCE = XX

MAX. COMMON PATH TRAVEL LENGTH: CHAPTER 10; TABLE 1006.2.1: — MAX ALLOWED 75' / MAX DISTANCE = XX

DEAD END TRAVEL DISTANCE: FBC1020.5 — MAX ALLOWED 20' / MAX DISTANCE = 15'

MINIMUM CORRIDOR WIDTH: PER FBC SECTION 1020.2, TABLE 1020.3

OCCUPANCY LOAD CHART CHAPTER 10:

WAREHOUSE (1/500 NET) ..... 8,912 SF / 500	17 OCCUPANTS
BUSINESS (1/150 NET) ..... 1,791 SF / 200	8 OCCUPANTS
TOTAL:	25 OCCUPANTS

OCCUPANCY LOAD CHART (PER NFPA 101 TABLE 7.3.1.2

GEN. INDUSTRIAL (MP) ..... 8,912 SF / 500	8 OCCUPANTS
BUSINESS (1/150 NET) ..... 1,791 SF / 200	8 OCCUPANTS
TOTAL:	16 OCCUPANTS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN	SLOP SINK
	MALE	FEMALE	MALE	FEMALE		
FACTORY	1/100 = 1 REQ.		1/100 = 1 REQ.		1 PER 400	1
PROVIDED:	2		2		1	1

LEGEND

- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS (MIN. 90 MINUTES BATTER LIFE)
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- EXIT LIGHT FIXTURE AND EMERGENCY LIGHT COMBO (MIN. 90 MINUTES BATTER LIFE)
- FE — FIRE EXTINGUISHER (3-PROVIDED) FEC WITH 5LB ABC. (10LB IN KITCHENS) LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION. REFER TO NFPA 10
- DIRECTION OF EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- ROOM / 04 / 1 / XX SF / XXX GSF/P — = ROOM NAME, = ROOM NUMBER, = OCCUPANT LOAD, = ROOM AREA, = OCCUPANT LOAD FACTOR
- EO# / MAX / OC — = EXIT I.D. NUMBER, = MAX. OCCUPANT LOAD OF EXIT, = OCCUPANTS SERVED BY EXIT
- XX>EO1, XX>EO2, XX>CP — = MAX. DISTANCE TO EXIT 1, = MAX. DISTANCE TO EXIT 2, = COMMON PATH OF TRAVEL
- H / S — FIRE ALARM (HORN & STROBE)
- P — FIRE ALARM (PULL-STATION)
- FIRE ALARM (HORN)
- FS — FIRE ALARM (STROBE)
- FIRE SPRINKLER HEAD
- SDD — SMOKE DUCT DETECTOR
- 1-HR FIRE RATED PARTITION
- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- 4-HR FIRE RATED PARTITION

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SPA

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PROJECT NO: 25-679
DATE: 8/2/2025
DRAWN BY: M.H.
CHECKED BY: S.S.

DELTA	REV. #	REVISION	DATE

LIFE SAFTEY PLAN

LS1.1

SCALE : 1" = 60'

0 30 60 120

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	55.08'	150.00'	S 09°11'31" W	54.77'	21°02'20"
C2(M)	55.08'	150.00'	S 09°11'31" W	54.77'	21°02'20"
C3(M)	39.41'	25.00'	S 43°49'58" W	35.45'	90°19'16"
C1(R)	55.08'	150.00'	=====	=====	21°02'22"
C2(R)	55.08'	150.00'	=====	=====	21°02'22"
C3(R)	39.41'	25.00'	S 43°49'58" W	35.45'	90°19'15"

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 01°19'39" E	25.67'
L1(R)	S 00°58'05" E	25.67'
L2(M)	N 01°20'04" E	34.97'
L2(R)	N 00°02'42" E	35.00'

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- BOLLARD
- POWER POLE
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- FIBER OPTIC VAULT
- CLEANOUT
- PULLBOX
- FIRE DEPARTMENT CONNECTION
- MANHOLE
- TRAFFIC SIGNAL POLE
- FIBER OPTIC MARKER

(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
OVH OVERHANG
R/W RIGHT-OF-WAY
C/L CENTERLINE
BHL BUILDING HEIGHT LOCATION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PS PARKING SPACE
PPS PARALLEL PARKING SPACE
DP DUMPSTER PAD
UP UNSTRIPED PARKING
CONC CONCRETE
NG NATURAL GROUND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- ADJOINER LINE
- GUARDRAIL
- RETAINING WALL
- NO PARKING

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ENVIRO BUSINESS, INC.
21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | www.ebiconsulting.com

COORDINATED BY:

SIGNED BY:

DATE: STAMP_DATE

NAME: PETER G. JOHNSON

LICENSE NO: 5913

Surveying Engineering Mapping

BLEW & ASSOCIATES, P.A.

SURVEYED BY:

NO	DESCRIPTION	DATE
1	CLIENT COMMENTS	12/9/2022
2		
3		
4		
5		
6		
7		
8		

SUBMITTAL

DRAWN BY: RM

REVIEWED BY: KAF

BLEW PROJECT NO.: 22-3524.01

DATE OF PLAT OR MAP: 11/17/2022

PROJECT TITLE: LAUDERDALE LAKES, FL

SHEET TITLE: TITLE COMMITMENT BY: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1082-6085265 EFFECTIVE DATE: OCTOBER 31, 2022 AT 8:00 AM DATE OF FIELD SURVEY: 5/10/2022

SITE ADDRESS: 1814 NW 38TH AVENUE LAUDERDALE LAKES, FLORIDA 33311

PROJECT NO. 1122007984

2 OF 2

SHEET NO.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

FUTURE MEETINGS

Summary

The next scheduled City Commission Workshop will take place September 22, 2025 at 5 p.m.
The next scheduled City Commission Meeting will take place on September 23, 2025 at 7 p.m.

Staff Recommendation

Background:
Funding Source:

Fiscal Impact:
Sponsor Name/Department:
Meeting Date: 9/8/2025