AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 10, 2016 - 7:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS ($100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Special Event request from Commissioner Grace to have a "Breast Cancer Awareness" event on October 27, 2016. The requested event will be held in the Dania Beach Atrium from 5:30 p.m. - 8:00 p.m. The applicant is also requesting the use of City chairs and tables to be setup according to the seating chart submitted.

2. Special Event request from the Dolphins Cycling Challenge, Inc. to have a "Dolphins Cycling Challenge" on February 11, 2017 from 9:15 a.m. - 12:00 p.m. This will be a bike ride through the City to raise money for cancer research.

4. PROCLAMATIONS

1. Domestic Violence Awareness Month - Women in Distress

2. National Friends of Libraries Week - Linda Wilson, Paul DeMaio Library Friends of the Library

5. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

   Approve Minutes of September 27, 2016 City Commission Meeting

2. Travel Requests: None

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2016-135

   A RESOLUTION OF THE CITY OF THE CITY OF DANIA BEACH, FLORIDA, AWARDING A BID AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT WITH WESTREC MARINA MANAGEMENT, INC. FOR MANAGEMENT OF THE DANIA BEACH MARINA; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

2. RESOLUTION NO. 2016-136

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDING A BID TO MIGUEL LOPEZ JR., INC. FOR THE SOUTHWEST 26TH TERRACE DRAINAGE PROJECT IN CONNECTION WITH INVITATION TO BID (ITB) NO. 16-005, IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS ($711,082.24) AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE RELATED AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2016-020

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

2. ORDINANCE NO. 2016-021

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, "EMERGENCY GENERATORS," TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, "PARKING AND LOADING REGULATIONS" TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, "SITE PLANS" TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, "PLATS" TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, "DEPARTMENT OF COMMUNITY DEVELOPMENT", TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, "TREE PRESERVATION" REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. ORDINANCE NO. 2016-022

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

4. RESOLUTION NO. 2016-137

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-03-15) AND ASSOCIATED DESIGN VARIATIONS AND DESIGN WAIVERS (OT-83-16/OT-84-16/OT-85-16/OT-86-16) SUBMITTED BY RAMESH ACQUISITIONS, LLC, FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF FEDERAL HIGHWAY AND DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2016-109

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-75-15) AND DESIGN VARIATIONS (OT-64-16) AND (OT-82-16) SUBMITTED BY DAVID L. WALLACE & ASSOCIATES, INC. ON BEHALF OF THE OWNER, ALEXEY SHCHETNIKOV, FOR PROPERTY LOCATED AT 321 NORTH FEDERAL HIGHWAY IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from August 23, 2016)***

6. RESOLUTION NO. 2016-132

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-77-16 AND VA-94-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from September 27, 2016)***

7. RESOLUTION NO. 2016-133

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-78-16 AND VA-95-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAYIN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from September 27, 2016)***

8. RESOLUTION NO. 2016-134

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-79-16 AND VA-96-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA AND DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from September 27, 2016)***

10. DISCUSSION AND POSSIBLE ACTION

11. COMMISSION COMMENTS

11.1. Commissioner Brandimarte

11.2. Commissioner Fetscher

11.3. Commissioner Grace

11.4. Vice-Mayor Jones

11.5. Mayor Salvino

12. APPOINTMENTS

13. ADMINISTRATIVE REPORTS

13.1. City Manager

13.2. City Attorney

13.3. City Clerk - Reminders

Tuesday, October 25, 2016 - 7:00 p.m.	City Commission Meeting
Monday, November 21, 2016 - 6:00 p.m.	Organization Meeting
Monday, November 21, 2016 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)
To approve a Special Event request from Commissioner Grace to have a "Breast Cancer Awareness" event. The requested event will be held on October 27, 2016 in the Dania Beach City Atrium from 5:30pm -8:00pm. The applicant is requesting the use of City chairs and tables according to the seating chart submitted.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
APPLICATION AND SEATING CHART, MEMO

City of Dania Beach

100 West Dania Beach Blvd., Dania Beach, FL 33004

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

NOTE: ALL APPLICATIONS MUST BE COMPLETED AND SUBMITTED TO THE CITY FOR APPROVAL 60 DAYS PRIOR TO THE EVENT INCLUDING PAYMENT OF ALL APPLICATION FEES (SEE ATTACHED).

Event Name, Date, and Time: Breast Cancer Awareness Month - Oct 27, 2016 5:30-7:00pm

*Brief Description of the Event: Networking with Cancer Survivors and support Groups.

Address/Location of Event: 100 W Dania Beach Blvd

Event Coordinator: Bobbie H. Grace

Telephone #1: 954-927-6838 E-mail Address: N/A

Telephone #2: 954-396-0946 Fax: N/A

Additional Contact Person for the Event: NA

Telephone #1: _____ E-mail Address: _____

Telephone #2: _____ Fax: _____

Organization or Sponsor of Event: Commissioner Bobbie H. Grace

Address: 110 NW 8th Ave

City, State, Zip Code: Dania Beach, Fla 33004

Telephone: 954-927-6838 Fax: _____ Cell: 954-396-0946

Is this a Non-Profit Organization? [ ] Yes [X] No Tax ID #: _____

Corporation Name **(As it appears in the Articles of Incorporation)**:

N/A

Date of Incorporation: _____ State of Incorporation: _____

Federal ID #: _____

Authorizing Official for the Organization: _____

Telephone #1: _____ E-mail Address: _____

Telephone #2: _____

Authorizing Official for the Organization: _____

Telephone #1: N/A E-mail Address: _____

Telephone #2: _____

***Property Owner:** _____

****Please Note – A letter of Consent is required from the property owner for the approval of this application.***

Is the letter attached? [ ] Yes [X] No

Will any portion of this event take place on Public or City Property? [X] Yes [ ] No

Will there be a charge for admission? [ ] Yes [X] No If yes, how much? _____

Has this event been held in the past? [X] Yes [ ] No

If so, Indicate the city location of last event: 100 W Dania Beach Blvd

Is the event to take place: [X] Indoors [ ] Outdoors [ ] Both

Number of Expected Daily Attendants: 80 **(BSO or Fire Details may be required - refer to page 6)**

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Thursday	Oct 27	5:30	8:00 Pm	2½

Anticipated Date and Time to Begin Set-Up: 4pm on Oct 27, 2016

Anticipated Date and Time for Completion of Break-Down: 7:30 Pm

***Do you have a site plan for the event to be submitted with this application? [X] Yes [ ] No**

****Please Note*** – A site plan indicating the following conditions must accompany the application or the application will be rejected, resulting in a significant time delay. The fire department must have easy access to the special event area. The site plan must include the following: entrances and exits, emergency vehicle access routes, parking, general vehicular drive paths, fire hydrant locations, fire department connections, street closure requests, fenced areas, grandstand, bleacher or other seating locations, tent and stage locations, cooking areas, and locations of any pyrotechnical material, fireworks, etc. In addition, the site plan must include the location of any rides (animal or mechanical), petting zoos, exhibits, DJ's, bands, performers, sanitary facilities, recreation vehicles for overnight housing, etc.

Is there a request for any road closures? [ ] Yes [X] No

Please identify the street name(s) and/or locations for closure requests: N/A

***Please Note* – These streets must also be identified on the site plan.**

***Are you requesting to fence the event area? [ ] Yes [X] No**
Please Note – You must identify any fencing area on the site plan.

***Will Canopies (tent structure with no sides) be used for this event? [ ] Yes [X] No**
****Please Note*** - All tent structures with canopies in excess of 400 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All canopies must be flame retardant. A certificate of flame retardency and a sample of the canopy fabric for field testing must be submitted for product approval with this application. This information can be obtained from the canopy manufacturer or the canopy rental company. Please apply for the permit at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

***Will Tents (With Sides) be used for this event? [ ] Yes [X] No**
****Please Note*** – All tents in excess of 200 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for field testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. If the tents have sides, they are treated as buildings. They must have two separate exits remotely located from each other with electrically illuminated exit signs that have a battery back-up. In addition, they must have emergency egress lighting and fire extinguishers. Provide a life safety plan for these tents indicating the location of all Exits, Exit Signs, Emergency Lighting, Aisle Spacing, Fire Extinguisher locations, etc. Permits must be obtained for all tents and electrical work. Please apply for all permits at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

***Will electricity be required for this event?**
(for lighting, sound, cooking, other power needs, etc.) [X] Yes [ ] No

***How will this electricity be supplied? [X] On-Site [ ] Generator [ ] Combination of Both**
Please Note – The use of generators, temporary wiring, temporary electrical connections, etc. require permits and inspections. Please apply for the permit(s) prior to setting up at the Building Department located at 100 W. Dania Beach Blvd. Events requiring electricity are the responsibility of the applicant and must have a master electrician on site. Please allow 8-10 working days for permit approvals. Any generator less than 5KW does not require a permit.

Will there be live entertainment at this event? [X] Yes [ ] No

Please indicate the type (Band, DJ, Live Performers, etc.): DJ Rupce

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Thursday	Oct 27	5:30	7:30	2 Hours

***Will a stage(s) be used in this event? [ ] Yes [X] No**
*Please note Fire Extinguisher Requirement in the next question.

***Do you have adequate fire extinguishers for this event? [X] Yes [ ] No**
****Please Note*** - Fire extinguishers must be supplied for each tent, canopy, cooking appliance and stage. They must be accessible from anywhere in the tent or on the stage without having to travel any further than 75 feet for access. Extinguishers must be easily accessible and not obscured from view. Fire extinguishers must be commercial "ABC Multi-Purpose" (minimum 5lbs.) fire extinguishers that are currently certified and tagged by a licensed company. You

need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the City fire prevention bureau to that effect.

***Will there be concessions or sales of food at this event? [ ] Yes [X] No**

Please specify: _____

****Please Note*** ***STATE HEALTH INSPECTIONS FOR FOOD: Pursuant to Florida law (Chapter 509, Florida Statutes) event sponsors are required to contact the State Health Inspector no less than 3 days prior to the event. Advance notification of 7 to 10 days is advisable. Please send a fax with your event plans and contact information to Fax Number (954) 956-5699. The Inspector's office will contact you to discuss food vendors and amounts and types of food you plan to make available to the public, whether it is being given away or sold.***

An original Certificate of Liability Insurance and Workers' Compensation Certificate is required from all vendors. You must ensure that the Liability Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

***Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors? [ ] Yes [ ] No**

***If so, indicate the type of appliance(s) to be used and the number of each appliance to be used:**
[X] N/A
[ ] Electric Grill(s); #____
[ ] Gas Grill(s); #____
[ ] Charcoal Grill(s); #____
[ ] Smoker Grills(s); #____
[ ] Grease Fryer(s); #____
[ ] Oven(s); #____
[ ] Electric Range Burner(s); #____
[ ] Gas Range Burner(s); #____

****Please Note*** – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

***Does each cooking appliance have its own dedicated Fire Extinguisher? [ ] Yes [X] No**
****Please Note*** - Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

***Does each cooking area have the proper clearances from all other event areas? [ ] Yes [X] No**
****Please Note*** - Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands or bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

***Will there be sales of alcohol at this event? [ ] Yes [X] No**
****Please Note*** – An original certificate of liquor liability insurance naming the City of Dania Beach as additional insured and a 1/2/3 Day Special Sales License is required to be submitted with this application. The license must be obtained from the State of Florida Department of Business and Professional Regulation.

If Yes, Please Specify Types of Alcohol to be Sold: [X] N/A [ ] Beer [ ] Wine [ ] Liquor
[ ] Mixed Drinks [ ] Other: _____

If alcohol is being served, please indicate how the beverages will be served: [X] N/A
[ ] Draft Truck [ ] Cold Plate [ ] Mini-Bar [ ] Beer Tub [ ] Table Service

Other: _____

Will there be alcohol given away at this event? [ ] Yes [X] No

Please Specify Types of Alcohol to be given away: [X] N/A [ ] Beer [ ] Wine [ ] Liquor [ ] Mixed Drinks [ ] Other: _____

Will there be retail sales at this event? [ ] Yes [X] No

Please Specify: _____

***Will there be any carnival rides, mechanical or vehicular rides, or animal rides at this event? [ ] Yes [X] No**

*If yes, please describe: _____

What is the name of the vendor or vendors providing the rides? [X] N/A

_____

Please Note - If carnival rides are to be present, the rides must be inspected by a state inspector, city electrical inspector, and fire inspector 48 hours prior to the rides opening.

Are you providing to us a copy of the ride vendor's Certificate of Liability and Workers' Compensation Insurance with this application? [ ] Yes [X] No
Please Note – An original Certificate of Liability and Workers' Compensation Insurance is required for any and all rides. Ensure that the Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

***Will recreational vehicles be used for temporary overnight housing? [ ] Yes [X] No**
Please Note – Indicate the locations of these on the site plan.

***Will there be any use of pyrotechnics or fireworks displays at this event? [ ] Yes [X] No**
Please Note - Pyrotechnics fireworks displays require special applications, permits and inspections as well as an original Certificate of Liability and Workers' Compensation Insurance. In addition, a Fire Inspector will be required to be present during set-up and displays. This expense will be passed on to the event. (BSO or Fire Details may be required - refer to page 6)

***Will there be use of any Grandstands or Bleachers for seating at this event? [ ] Yes [X] No**
Please Note - Bleachers and Grandstands may have to meet special safety code requirements. Locations must be indicated on the site plan. Plumbing permit is required for portable toilets.

***Are portable, ADA compliant sanitary facilities being provided for this event? [ ] Yes [X] No**

If so, How many? _____ [ ] N/A
Please Note – Provide the locations of all sanitary facilities on the site plan.

***Is there a request for any temporary signage for this event? [ ] Yes [X] No**
Please Note **– Any questions regarding temporary signage should be directed to City Code Compliance, (954)924-6810.**

Are there any services being requested from the City of Dania Beach? [X] Yes [ ] No

If yes, please explain: Setting up of Tables and Chairs

Please list any other conditions, terms or relevant information related to this event that may be of interest to the City:

BSO DETAIL REQUIREMENT
Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office Detail may be required.

FIRE WATCH REQUIREMENT
A Fire-Watch may be imposed depending on the type of event, number of persons present and hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail, fire inspector or both:

> Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 Hour Minimum). In addition, a City administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be $84.42 per hour, per person (3 hour minimum).
>
> The cost of apparatus is as follows:
> Rescue Truck - $32.00 per hour
> Engine (1500 gpm) - $71.00 per hour
> Ladder (1500 gpm) - $80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to The City of Dania Beach by means of *cash advance or a cashier's check*. Fees are based on individual employee's overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker's Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed upon before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the Fire Watch. The Event sponsor will be responsible to pay the actual service price incurred.

The information I have provided on this application is true and complete to the best of my knowledge. I understand that approval of this event is contingent upon review and approval of all City Disciplines, the City Attorney's Office and the City Commission.

Bobbie H. Grace
Signature of Applicant

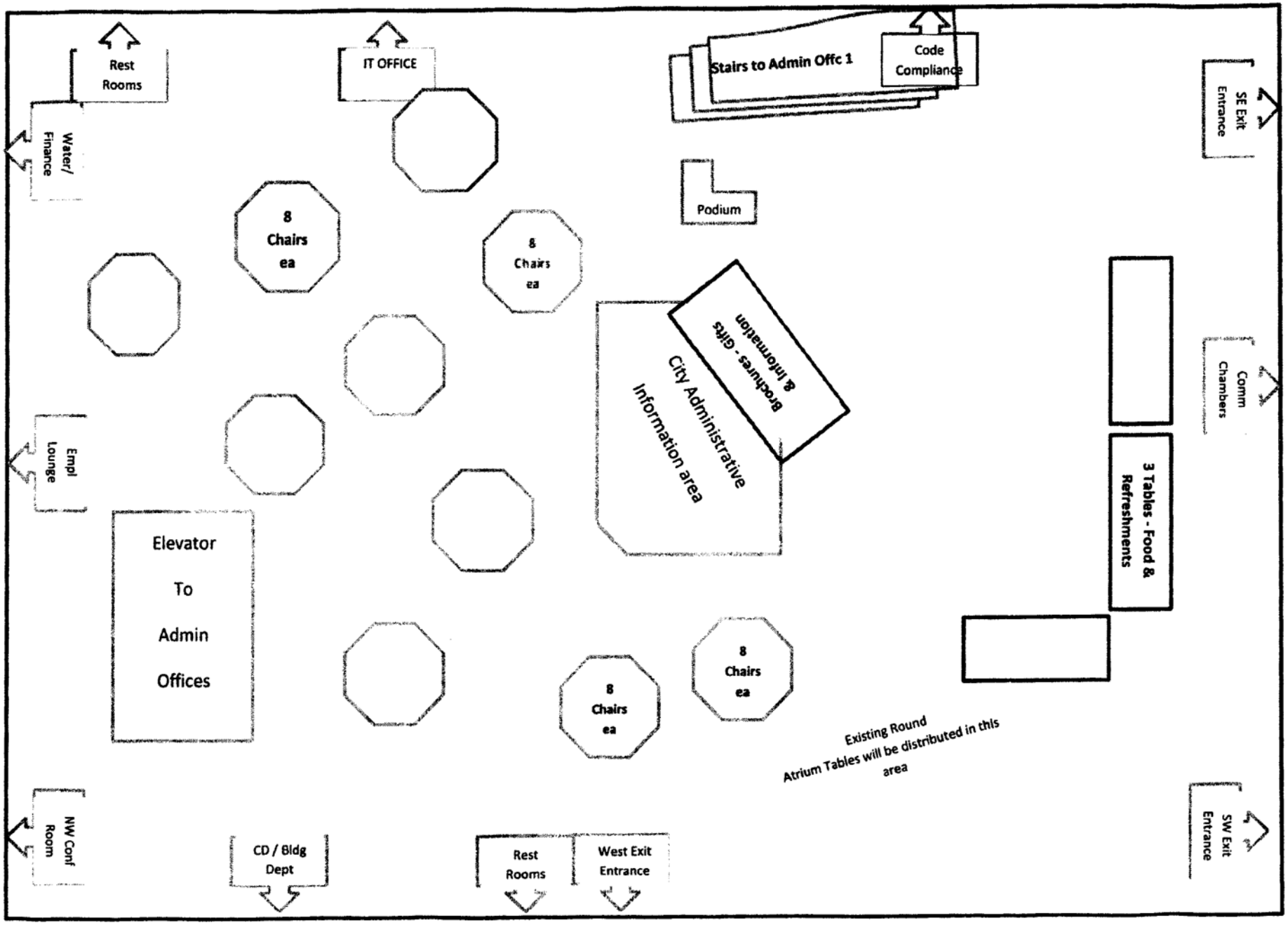
Commissioner
Title

Bobbie H Grace
Print name of Applicant

9/10/16
Date

STATE OF FLORIDA
COUNTY OF BROWARD

DANIA BEACH ATRIUM –



Date: September 15, 2016

To: Marco A. Salvino, Sr., Mayor
Albert C. Jones, Vice-Mayor
Chickie Brandimarte, Commissioner
Paul Fetscher, Commissioner
Bobbie H. Grace, Commissioner

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Antoine Johnson, Administrative Coordinator

Subject: "Breast Cancer Awareness Month"

Event Date(s): October 27, 2016

A special event is requested by Commissioner Bobbie Grace to have a "Breast Cancer Awareness Month" event on October 27, 2016. The requested event will be held in the City Hall Atrium from 5:30pm - 8:00pm. This will be a networking event with cancer survivors and support groups.

The applicant is requesting the following:

1. The City to setup chairs and tables in the Atrium according to the event chart.

Recommendation: Approval with the compliance of the conditions noted below.

Staff	Comments/Conditions	
Lt. Suarez/ BSO Fire Dept.	Fire extinguisher required at the DJ booth.	
Ronnie Navarro & Brad Kane/P.S.	Pending comment	
Corinne Lajoie/Community Dev.	No objection	
Julio Briceno/Community Dev.	No building permits required	
Tom Ansbro/City Attorney	No comments	

Jackie Beauzil HR/Risk Mgmt.	Hold Harmless Agreement	
Mark Felicetty/Parks & Recreation	Parks & Recreation will prepare work order for the delivery of 10 round tables, 3 long tables and 80 chairs as requested.	
Eric Walton/Code Enforcement	No comments	
Lt. Manfre /BSO Police Dept.	Approved as requested	

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)
To approve a Special Event request from the Dolphins Cycling Challenge, Inc. to have a "Dolphins Cycling Challenge" on February 11, 2017 from 9:15am -12:00pm.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Special Event Application, special event dolphin challenge

City of Dania Beach

100 West Dania Beach Blvd., Dania Beach, FL 33004

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

NOTE: ALL APPLICATIONS MUST BE COMPLETED AND SUBMITTED TO THE CITY FOR APPROVAL 60 DAYS PRIOR TO THE EVENT INCLUDING PAYMENT OF ALL APPLICATION FEES (SEE ATTACHED).

Event Name, Date, and Time: DCC VII, 2/11/17, 9:15 AM-12:00 PM

*Brief Description of the Event: Charity bike ride to raise money for cancer research.

Address/Location of Event: Starts and ends at 347 Donshula Drive, Miami Gardens, FL 33056

Event Coordinator: Anthony Karpinski

Telephone #1: (305) 943-6577 E-mail Address: akarpinski@dolphins.com

Telephone #2: Fax:

Additional Contact Person for the Event: Will Leahy

Telephone #1: (305) 943-6315 E-mail Address: wleahy@dolphins.com

Telephone #2: Fax:

Organization or Sponsor of Event: Dolphins Cycling Challenge, Inc.

Address: 347 Don shula Drive

City, State, Zip Code: Miami Gardens, FL, 33056

Telephone: (305) 943-6799 Fax: Cell:

Is this a Non-Profit Organization? [X] Yes [ ] No Tax ID #: 45-4808311

Corporation Name **(As it appears in the Articles of Incorporation)**:

Dolphins Cycling Challenge, Inc.

Date of Incorporation: 7/20/12 State of Incorporation: Florida

Federal ID #: 45-4808311

Authorizing Official for the Organization: Michael Mandich

Telephone #1: (305) 943-6789 E-mail Address: mmandich@dolphins.com

Telephone #2:

Authorizing Official for the Organization: Amanda Chase

Telephone #1: (305) 943-6658 E-mail Address: achase@dolphins.com

Telephone #2: _____

***Property Owner:** N/A

****Please Note – A letter of Consent is required from the property owner for the approval of this application.***

Is the letter attached? [ ] Yes [X] No

Will any portion of this event take place on Public or City Property? [X] Yes [ ] No

Will there be a charge for admission? [X] Yes [ ] No If yes, how much? $15D at registration

Has this event been held in the past? [X] Yes [ ] No

If so, Indicate the city location of last event: same cycling route every year

Is the event to take place: [ ] Indoors [X] Outdoors [ ] Both

Number of Expected Daily Attendants: 400 **(BSO or Fire Details may be required - refer to page 6)**

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	2/11/17	9:15 AM	12:00 PM	2.75

Anticipated Date and Time to Begin Set-Up: None

Anticipated Date and Time for Completion of Break-Down: None

***Do you have a site plan for the event to be submitted with this application? [X] Yes [ ] No**

****Please Note*** – A site plan indicating the following conditions must accompany the application or the application will be rejected, resulting in a significant time delay. The fire department must have easy access to the special event area. The site plan must include the following: entrances and exits, emergency vehicle access routes, parking, general vehicular drive paths, fire hydrant locations, fire department connections, street closure requests, fenced areas, grandstand, bleacher or other seating locations, tent and stage locations, cooking areas, and locations of any pyrotechnical material, fireworks, etc. In addition, the site plan must include the location of any rides (animal or mechanical), petting zoos, exhibits, DJ's, bands, performers, sanitary facilities, recreation vehicles for overnight housing, etc.

Is there a request for any road closures? [ ] Yes [X] No

Please identify the street name(s) and/or locations for closure requests: _____

***Please Note* – These streets must also be identified on the site plan.**

***Are you requesting to fence the event area? [ ] Yes [X] No**
Please Note – You must identify any fencing area on the site plan.

***Will Canopies (tent structure with no sides) be used for this event? [ ] Yes [X] No**
****Please Note*** - All tent structures with canopies in excess of 400 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All canopies must be flame retardant. A certificate of flame retardency and a sample of the canopy fabric for field testing must be submitted for product approval with this application. This information can be obtained from the canopy manufacturer or the canopy rental company. Please apply for the permit at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

***Will Tents (With Sides) be used for this event? [ ] Yes [X] No**
****Please Note*** – All tents in excess of 200 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for field testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. If the tents have sides, they are treated as buildings. They must have two separate exits remotely located from each other with electrically illuminated exit signs that have a battery back-up. In addition, they must have emergency egress lighting and fire extinguishers. Provide a life safety plan for these tents indicating the location of all Exits, Exit Signs, Emergency Lighting, Aisle Spacing, Fire Extinguisher locations, etc. Permits must be obtained for all tents and electrical work. Please apply for all permits at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

***Will electricity be required for this event?**
(for lighting, sound, cooking, other power needs, etc.) [ ] Yes [X] No

***How will this electricity be supplied? [ ] On-Site [ ] Generator [ ] Combination of Both**
Please Note – The use of generators, temporary wiring, temporary electrical connections, etc. require permits and inspections. Please apply for the permit(s) prior to setting up at the Building Department located at 100 W. Dania Beach Blvd. Events requiring electricity are the responsibility of the applicant and must have a master electrician on site. Please allow 8-10 working days for permit approvals. Any generator less than 5KW does not require a permit.

Will there be live entertainment at this event? [ ] Yes [X] No

Please indicate the type (Band, DJ, Live Performers, etc.): _____

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS

***Will a stage(s) be used in this event? [ ] Yes [X] No**
*Please note Fire Extinguisher Requirement in the next question.

***Do you have adequate fire extinguishers for this event? [ ] Yes [X] No**
****Please Note*** - Fire extinguishers must be supplied for each tent, canopy, cooking appliance and stage. They must be accessible from anywhere in the tent or on the stage without having to travel any further than 75 feet for access. Extinguishers must be easily accessible and not obscured from view. Fire extinguishers must be commercial "ABC Multi-Purpose" (minimum 5lbs.) fire extinguishers that are currently certified and tagged by a licensed company. You

need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the City fire prevention bureau to that effect.

***Will there be concessions or sales of food at this event? [ ] Yes [X] No**

Please specify: _____

****Please Note** STATE HEALTH INSPECTIONS FOR FOOD: Pursuant to Florida law (Chapter 509, Florida Statutes) event sponsors are required to contact the State Health Inspector no less than 3 days prior to the event. Advance notification of 7 to 10 days is advisable. Please send a fax with your event plans and contact information to Fax Number (954) 956-5699. The Inspector's office will contact you to discuss food vendors and amounts and types of food you plan to make available to the public, whether it is being given away or sold.***

An original Certificate of Liability Insurance and Workers' Compensation Certificate is required from all vendors. You must ensure that the Liability Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

***Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors? [ ] Yes [X] No**

***If so, indicate the type of appliance(s) to be used and the number of each appliance to be used:**
[X] N/A
[ ] Electric Grill(s); #____
[ ] Gas Grill(s); #____
[ ] Charcoal Grill(s); #____
[ ] Smoker Grills(s); #____
[ ] Grease Fryer(s); #____
[ ] Oven(s); #____
[ ] Electric Range Burner(s); #____
[ ] Gas Range Burner(s); #____

****Please Note*** – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

***Does each cooking appliance have its own dedicated Fire Extinguisher? [ ] Yes [X] No**
****Please Note*** - Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

***Does each cooking area have the proper clearances from all other event areas? [ ] Yes [X] No**
****Please Note*** - Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands or bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

***Will there be sales of alcohol at this event? [ ] Yes [X] No**
****Please Note*** – An original certificate of liquor liability insurance naming the City of Dania Beach as additional insured and a 1/2/3 Day Special Sales License is required to be submitted with this application. The license must be obtained from the State of Florida Department of Business and Professional Regulation.

If Yes, Please Specify Types of Alcohol to be Sold: [X] N/A [ ] Beer [ ] Wine [ ] Liquor
[ ] Mixed Drinks [ ] Other: _____

If alcohol is being served, please indicate how the beverages will be served: [X] N/A
[ ] Draft Truck [ ] Cold Plate [ ] Mini-Bar [ ] Beer Tub [ ] Table Service

Other: _____

Will there be alcohol given away at this event? [ ] Yes [X] No

Please Specify Types of Alcohol to be given away: [X] N/A [ ] Beer [ ] Wine [ ] Liquor [ ] Mixed Drinks [ ] Other: _____

Will there be retail sales at this event? [ ] Yes [X] No

Please Specify: _____

***Will there be any carnival rides, mechanical or vehicular rides, or animal rides at this event? [ ] Yes [X] No**

*If yes, please describe: _____

What is the name of the vendor or vendors providing the rides? [X] N/A

_____

****Please Note*** - If carnival rides are to be present, the rides must be inspected by a state inspector, city electrical inspector, and fire inspector 48 hours prior to the rides opening.

Are you providing to us a copy of the ride vendor's Certificate of Liability and Workers' Compensation Insurance with this application? [ ] Yes [X] No
****Please Note*** – An original Certificate of Liability and Workers' Compensation Insurance is required for any and all rides. Ensure that the Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

***Will recreational vehicles be used for temporary overnight housing? [ ] Yes [X] No**
****Please Note*** – Indicate the locations of these on the site plan.

***Will there be any use of pyrotechnics or fireworks displays at this event? [ ] Yes [X] No**
****Please Note*** - Pyrotechnics fireworks displays require special applications, permits and inspections as well as an original Certificate of Liability and Workers' Compensation Insurance. In addition, a Fire Inspector will be required to be present during set-up and displays. This expense will be passed on to the event. (BSO or Fire Details may be required - refer to page 6)

***Will there be use of any Grandstands or Bleachers for seating at this event? [ ] Yes [X] No**
****Please Note*** - Bleachers and Grandstands may have to meet special safety code requirements. Locations must be indicated on the site plan. Plumbing permit is required for portable toilets.

***Are portable, ADA compliant sanitary facilities being provided for this event? [ ] Yes [X] No**

If so, How many? _____ [X] N/A
****Please Note*** – Provide the locations of all sanitary facilities on the site plan.

***Is there a request for any temporary signage for this event? [X] Yes [ ] No**
****Please Note*** **– Any questions regarding temporary signage should be directed to City Code Compliance, (954)924-6810.**

Are there any services being requested from the City of Dania Beach? [ ] Yes [X] No

If yes, please explain: _____

Please list any other conditions, terms or relevant information related to this event that may be of interest to the City:

The foregoing instrument was acknowledged before me on 8-1, 2016.

by Anthony Karpinski, who is personally known to me, or, if not, such person produced the following form of identification:_____.

HEIDI B. ALFASSA
MY COMMISSION EXPIRES
February 1, 2017
#EE 839432
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC Heidi B. Alfassa

My Commission expires: 2-1-17

My Commission number: EE 839432

BSO DETAIL REQUIREMENT
Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office Detail may be required.

FIRE WATCH REQUIREMENT
A Fire-Watch may be imposed depending on the type of event, number of persons present and hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail, fire inspector or both:

> Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 Hour Minimum). In addition, a City administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be $84.42 per hour, per person (3 hour minimum).
>
> The cost of apparatus is as follows:
> Rescue Truck - $32.00 per hour
> Engine (1500 gpm) - $71.00 per hour
> Ladder (1500 gpm) - $80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to The City of Dania Beach by means of *cash advance or a cashier's check*. Fees are based on individual employee's overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker's Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed upon before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the Fire Watch. The Event sponsor will be responsible to pay the actual service price incurred.

The information I have provided on this application is true and complete to the best of my knowledge. I understand that approval of this event is contingent upon review and approval of all City Disciplines, the City Attorney's Office and the City Commission.

Anthony J. Karpinski Jr.
Signature of Applicant

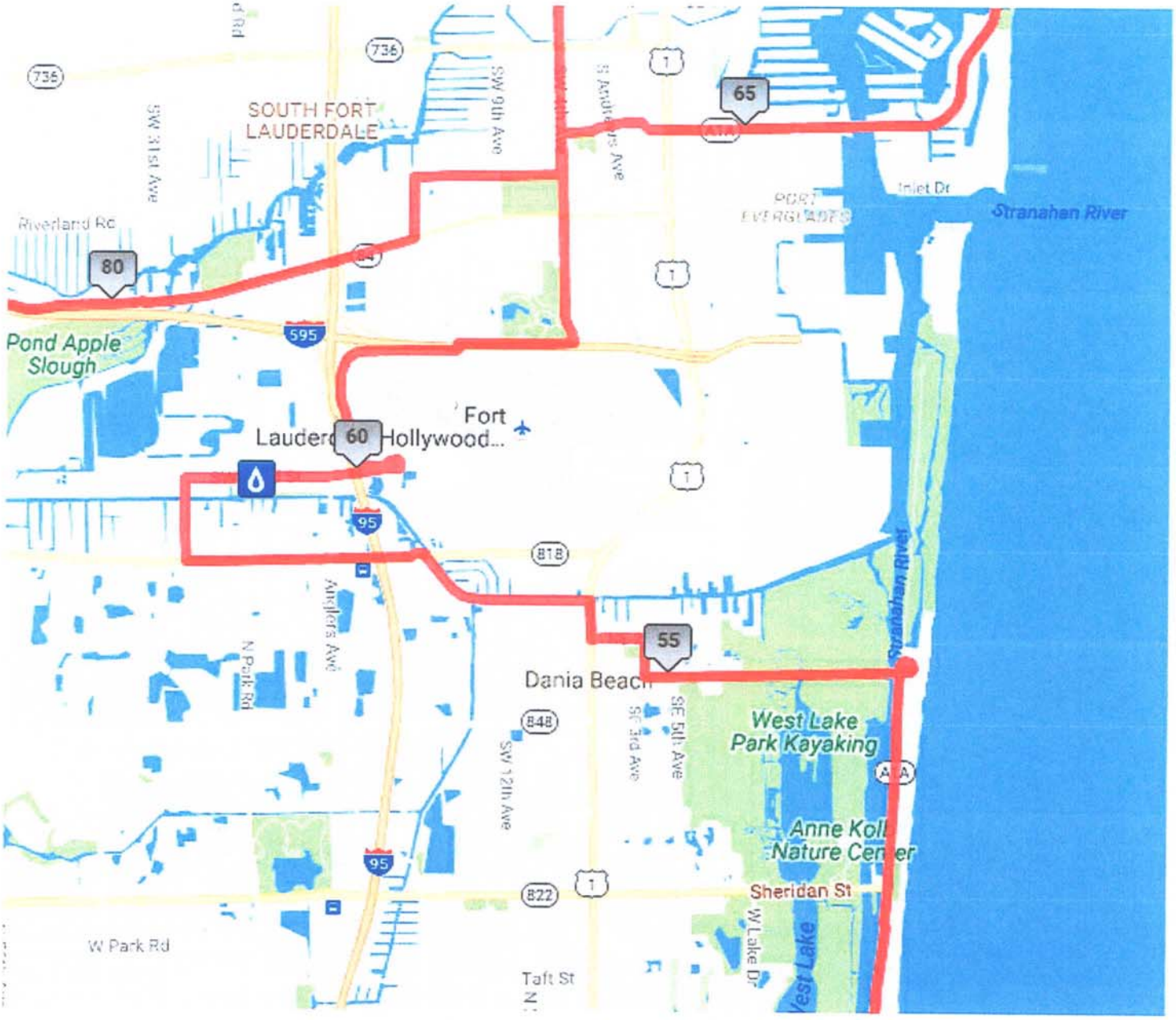
Operations Coordinator
Title

Anthony Karpinski
Print name of Applicant

8/1/16
Date

STATE OF FLORIDA
COUNTY OF BROWARD

Dolphins
CANCER CHALLENGE



Date: September 27, 2016

To: Marco A. Salvino, Sr., Mayor
Albert C. Jones, Vice-Mayor
Chickie Brandimarte, Commissioner
Paul Fetscher, Commissioner
Bobbie H. Grace, Commissioner

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Antoine Johnson, Administrative Coordinator

Subject: "Dolphins Cancer Challenge"

Event Date(s): February 11, 2017

A special event is requested by Dolphins Cycling Challenge, Inc. to have a "Dolphins Cycling Challenge" on February 11, 2017. This will be a bike ride through the City of Dania Beach to raise money for cancer research.

Recommendation: Approval with the compliance of the conditions noted below.

Staff	Comments/Conditions	
Lt. Suarez/ BSO Fire Dept.	Traffic control concerns. ****FHP will escort the event**	
Ronnie Navarro & Brad Kane/P.S.	No objections	
Corinne Lajoie/Community Dev.	No objections	
Julio Briceno/Community Dev.	No building permits required.	
Tom Ansbro/City Attorney	No comments	
Jackie Beauzil HR/Risk Mgmt.	COI or Hold Harmless	
Mark Felicetty/Parks & Recreation	No issues from Parks & Recreation.	

Eric Walton/Code Enforcement	No comments	
Lt. Manfre /BSO Police Dept.	Didn't they have FHP or BSO Motorcycle Unit doing traffic escort? *****Applicant stated that FHP will escort the event**	

OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA

PROCLAMATION

WHEREAS, domestic violence is one of the most wide-spread problems in our society which affects women, men, and children of all racial, social, religious, ethnic and economic groups and can have a huge range of consequences if it is not dealt with, and in some cases has even led to death; and

WHEREAS, ramifications of domestic violence are staggering and the tragedy of domestic violence touches all our lives by weakening families, leaving emotional scars as devastating as physical ones and creating a destructive cycle of violence where those who were abused as children may become abusers themselves; and

WHEREAS, although great strides have been taken to educate people about domestic violence, an average of three women die each day in America; one in four women and one in thirteen men will experience domestic violence in their lifetime; and domestic violence still often goes unreported; and

WHEREAS, we are asking everyone to play an active role in preventing and ending domestic violence by stepping up to stop or report violence when they see it and to commit to making sure that no one suffers alone; and

WHEREAS, Women In Distress of Broward County, Inc. is the only nationally accredited, state-certified, full service domestic violence center, serving Broward County, through a 24-hour Crisis Intervention Hotline and emergency shelter, as well as offering counseling and support for victims and their children; and

WHEREAS, we call on the residents of the City of Dania Beach to speak out against domestic violence and support local efforts to assist victims of these crimes in finding the help and healing they need;

NOW, THEREFORE, on behalf of the City Commission, I, Marco Salvino, Sr., Mayor of the City of Dania Beach, Florida, do hereby proclaim the month of October as:

DOMESTIC VIOLENCE AWARENESS MONTH

In the City of Dania Beach, and encourage victims, their loved ones and concerned citizens to help raise awareness of this serious issue.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA

PROCLAMATION

WHEREAS, Friends of the Dania Beach Paul DeMaio Library raise money that enables our library to move from good to great -- providing the resources for additional programming, much needed equipment, support for children's summer reading, and special events throughout the year; and

WHEREAS, the work of the Friends highlights on an on-going basis the fact that our library is the cornerstone of the community, providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of others from ages past to the present; and

WHEREAS, the Friends understand the critical importance of well funded libraries and advocate to ensure that our library gets the resources it needs to provide a wide variety of services to all ages including access to print and electronic materials, along with expert assistance in research, readers' advisory, and children's services; and

WHEREAS, the Friends' gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Marco Salvino, Sr., Mayor of the City of Dania Beach, Florida, do hereby proclaim October 16-22, 2016, as:

FRIENDS OF LIBRARIES WEEK

in Dania Beach, Broward County, Florida and urge everyone to join the Friends of the Library and thank them for all they do to make our library and community so much better.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, SEPTEMBER 27, 2016 – 7:00 P.M.

1. Call to Order/Roll Call

Mayor Salvino called the meeting to order at 7:00 p.m.

Present:

Mayor:	Marco A. Salvino, Sr.
Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Moment of Silence and Pledge of Allegiance

Mayor Salvino called for a moment of silence followed by the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

Mayor Salvino noted this item would be delayed until Broward County Commissioner Tim Ryan arrives.

3.1 Presentation by the Broward County Marine Advisory Committee of a check from Broward County for reimbursement for the marina project grant

Broward County Commissioner Tim Ryan arrived at 7:30 p.m.

Tim Ryan, Broward County Commissioner, John Fiore, Liaison, Broward County Marine Advisory Committee, Clive Taylor and Chris Barile, Members of the Dania Beach Marine Advisory Board and Broward County Marine Advisory Committee, presented a check for $1.3 million dollars to Mayor Salvino. The check is a reimbursement from the Broward Boating Improvement Program for the Marina Grant.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Chris Barile, 5099 SW 28th Avenue, addressed establishing a BSO Marine Patrol Unit in the City of Dania Beach.

City Manager Baldwin noted we gave a dedicated boat slip at the Marina to BSO, and a second one if it is available. The patrol unit is county-wide, not just in Dania Beach.

Clive Taylor, 642 NE 3rd Street, spoke in favor of a BSO Marine Patrol Unit for the City of Dania Beach. He noted he is Chairman of the Dania Beach Marine Advisory Board, and they voted unanimously to support this request.

Leslie Kevles, 3011 W Marina Drive, spoke of traffic concerns at the Estates of Ft. Lauderdale.

Linda Barber, 75 Gulfstream Road, #305, spoke in opposition to high rise development in her East Dania Beach neighborhood.

Peter Parella, 85 Gulfstream Road, spoke of the Calm Plat egress/ingress.

Tom Smitha, 85 Gulfstream Road, #212A, spoke against development on East Dania Beach Boulevard.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, addressed the BSO Marine Unit. We currently have a boat at the marina and it does service all of Broward County, however, it is a Dania Beach Marine Unit. He has a meeting tomorrow with command staff and might be able to come up with a no cost plan for the City; the only cost would be personnel.

Broward County Commissioner Tim Ryan arrived at 7:30 p.m. and presented the check for $1,367,000.00 to Mayor Salvino (Item #3.1).

Captain Daniel Marks, BSO Chief of Police, reported on recent criminal activity in the City.

Lieutenant Dan Suarez, BSO Fire Rescue, reported on the effects of heroin use. Also, there is another tropical storm that needs to be watched.

7. Consent Agenda

7.1 Minutes:
Approve Minutes of September 7, 2016 Budget Workshop
Approve Minutes of September 7, 2016 Abatement Hearing

Approve Minutes of September 13, 2016 City Commission Meeting
Approve Minutes of September 14, 2016 First Budget Public Hearing
Approve Minutes of September 20, 2016 Second Budget Public Hearing

7.2 Travel Requests:

Request from Brad Kaine, Public Services Director, to attend the American Public Works Association Florida Chapter Executive Committee Quarterly Meeting, in Sebastian, Florida on October 21-22, 2016 (Estimated cost $223.50)

Resolutions

7.3 RESOLUTION #2016-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SERVICES FROM PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC. (PUMPS), AND WAIVING THE COMPETITIVE BID PROCESS AS ESTABLISHED BY THE CITY'S PURCHASING POLICY FOR AMOUNTS IN EXCESS OF FIVE THOUSAND DOLLARS ($5,000.00) FOR CONSTRUCTION SUPERVISION OF LIME SOFTENING UPGRADES FOR CHLORINE CONVERSION AND FILTER REPAIRS OF THE CITY WATER PLANTS IN THE AMOUNT OF FOURTEEN THOUSAND DOLLARS ($14,000.00); TO BE PAID FROM ANNUAL BUDGETED APPROPRIATIONS IN THE WATER FUND; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.4 RESOLUTION #2016-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO INCREASE FUNDING APPROPRIATIONS FOR FISCAL YEAR 2015-2016 TO FUND REQUIRED "BUILDING CODE SERVICES" WITH BROWARD COUNTY TO BE PERFORMED BY THE BROWARD COUNTY PERMITTING, LICENSING AND CONSUMER PROTECTION DIVISION OF THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

7.5 RESOLUTION #2016-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A RIGHT-OF-WAY DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM DANIA ENTERTAINMENT CENTER, LLC FOR THE RE-DEDICATION OF A PORTION OF NORTHEAST 2ND STREET AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

7.6 RESOLUTION #2016-129

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR PARTS AND SERVICES FOR THE CITY'S WILO LIFT STATION PUMPS, WHICH PARTS AND SERVICES WERE AND ARE PURCHASED FROM KAMAN INDUSTRIAL TECHNOLOGIES FOR FISCAL YEAR 2015-2016 ENDING SEPTEMBER 30, 2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS'

APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.7 RESOLUTION #2016-130

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS FOR ENGINEERING SERVICES PROVIDED BY PREMIERE DESIGN SOLUTIONS, INC. RELATING TO ENGINEERING SERVICES FOR STORMWATER DRAINAGE IMPROVEMENTS FOR NORTHEAST 7TH AVENUE AND TAYLOR LANE, FOR FISCAL YEAR 2015-2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH PURCHASES WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND SIX HUNDRED DOLLARS ($15,600.00); PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Grace motioned to adopt the Consent Agenda; seconded by Vice-Mayor Jones. The motion carried unanimously.

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

City Attorney Ansbro advised the remaining items, except Item #9.6, were quasi-judicial hearings and swore-in those who would speak. He asked the Commission to disclose any communication they had on these matters.

9.1 ORDINANCE #2016-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DAVID OPTEKAR, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED ON THE SOUTH SIDE OF DANIA BEACH BOULEVARD AT 850 W. DANIA BEACH BOULEVARD LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL (C-1) DISTRICT TO NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT (RZ-60-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

City Attorney Ansbro read the title of Ordinance #2016-018.

Vice-Mayor Jones noted he had been contacted by the applicant.

Corinne Lajoie, Principal City Planner, was present to answer questions.

Mayor Salvino opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, he closed the Public Hearing.

Commissioner Grace motioned to adopt Ordinance #2016-018, on second reading; seconded by Vice-Mayor Jones. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**Yes**		

9.2 ORDINANCE #2016-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DANIA BEACH MARINA, CORP, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED TO THE NORTH OF DANIA BEACH BOULEVARD, AT 90 N. BRYAN ROAD, LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) DISTRICT TO GENERAL BUSINESS (C-3) DISTRICT (RZ-71-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

City Attorney Ansbro noted the next 3 items pertain to the same property. He read the title of Ordinance #2016-019, Resolution #2016-103 and Resolution #2016-118.

Vice-Mayor Jones noted he had been contacted by the applicant.

Corinne Lajoie, Principal City Planner, explained the rezoning request, delegation request, site plan and special exception.

Commissioner Grace spoke of construction following the proper order, and asked if there were any fines levied. Principal City Planner Lajoie said no, there were no code violations issued.

Mayor Salvino opened the Public Hearings. Seeing as there was no one to speak in favor or opposition, he closed the Public Hearings.

Vice-Mayor Jones motioned to adopt Ordinance #2016-019, on second reading; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**No**		

9.3 RESOLUTION #2016-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE BRYAN ROAD WAREHOUSES PLAT (DR-61-16) SUBMITTED BY DANIA BEACH MARINA CORP., ON BEHALF OF THE PROPERTY OWNER FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR

CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from July 26, 2016 and September 10, 2016)***

Vice-Mayor Jones motioned to adopt Resolution #2016-103; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**No**		

9.4 RESOLUTION #2016-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-60-00MOD) AND APPROVING A SPECIAL EXCEPTION (SE-72-16) SUBMITTED BY MICHAEL LALLY, ON BEHALF OF THE PROPERTY OWNER DANIA BEACH MARINA CORPORATION, FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Vice-Mayor Jones motioned to adopt Resolution #2016-118; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**No**		

9.5 ORDINANCE #2016-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2016-020.

Corinne Lajoie, Principal City Planner, explained the rezoning request.

Mayor Salvino opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, he closed the Public Hearing.

Commissioner Grace motioned to adopt Ordinance #2016-020, on first reading; seconded by Vice-Mayor Jones. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**Yes**		

9.6 ORDINANCE #2016-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, "EMERGENCY GENERATORS," TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, "PARKING AND LOADING REGULATIONS" TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, "SITE PLANS" TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, "PLATS" TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, "DEPARTMENT OF COMMUNITY DEVELOPMENT", TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, "TREE PRESERVATION" REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2016-021.

Corinne Lajoie, Principal City Planner, provided an overview of the text amendments.

Mayor Salvino opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, he closed the Public Hearing.

Commissioner Grace motioned to adopt Ordinance #2016-021, on first reading; seconded by Vice-Mayor Jones. The motion carried unanimously.

9.7 ORDINANCE #2016-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2016-022.

Corinne Lajoie, Principal City Planner, described the Right-of-Way and Easement Vacation requests.

Robert Lochrie, representing the applicant, confirmed that his client is moving forward with this project.

Mayor Salvino opened the Public Hearing.

Clive Taylor, 642 NE 3rd Street, questioned where the driveways would be located and if they should go to FDOT now about FDOT possibly increasing the radius of the corner.

Patricia Favor, 200 SE 5th Avenue, questioned what the project is going to be.

Attorney Lochrie noted the project entrance will be the existing roadway, and there is currently one entrance on US 1. It is a mixed use project with ground floor retail, 286 residential units above, and it will have 8 floors.

Seeing as there was no one else to speak in favor or opposition, Mayor Salvino closed the Public Hearing.

The members of the Commission noted they had been contacted by the applicant.

Commissioner Grace motioned to adopt Ordinance #2016-022, on first reading; seconded by Vice-Mayor Jones. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**Yes**		

9.8 RESOLUTION #2016-131

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-73-16) AND VARIANCE (VA-80-16) SUBMITTED BY SCHWEBKE-SHISKIN AND ASSOCIATES ON BEHALF OF THE PROPERTY OWNER, ROCKLYN HOMES, FOR PROPERTY LOCATED AT 4430 SOUTHWEST 32 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-131.

Corinne Lajoie, Principal City Planner, explained the Site Plan and Variance requests for the 55 townhomes and 29 boat slips.

Mayor Salvino, Vice-Mayor Jones and Commissioner Brandimarte noted they had been contacted by the applicant.

Mayor Salvino opened the Public Hearing.

Ed Nader III, 3065 SW 45th Street, spoke against the development.

William Buckner, 4601 SW 30th Way, said he also requested a meeting with the developer prior to approval.

Seeing as there was no one else to speak in favor or opposition, Mayor Salvino closed the Public Hearing.

Ellie Zacharias, representing the applicant, noted they are meeting code on landscaping and there will be lots of foliage. The 29 boat slips were previously approved and no additional slips are being requested. A community meeting was held.

Commissioner Grace motioned to adopt Resolution #2016-131; seconded by Vice-Mayor Jones. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**Yes**		

9.9 RESOLUTION #2016-132 ***Continued until October 10, 2016***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-77-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9.10 RESOLUTION #2016-133 ***Continued until October 10, 2016***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-78-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9.11 RESOLUTION #2016-134 ***Continued until October 10, 2016***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-79-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolutions #2016-132, #2016-133, and #2016-134. He noted the applicant requested a continuance until the October 10, 2016 City Commission meeting.

Mayor Salvino opened the Public Hearings. Seeing as there was no one to speak in favor or opposition, he closed the Public Hearings.

Commissioner Grace motioned to continue Resolutions #2016-132, #2016-133, and #2016-134, until the October 10, 2016 City Commission meeting at 7:00 p.m.; seconded by Vice-Mayor Jones. The motion carried unanimously.

10. Discussion and Possible Action

There were no discussion items on this agenda.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Fetscher

Commissioner Fetscher had no comments.

11.3 Commissioner Grace

Commissioner Grace expressed sympathy in the death of Tuskegee airman Lt. Col. Leo Gray, a Dania Beach resident. She congratulated Jean Cook for being honored as Realtor of the Year for the South Broward Realtors Association. She spoke of Breast Cancer Awareness Month activities to be held in October.

Commissioner Grace talked about her no votes on three items at this meeting, and noted she will bring this to the Attorney General because there are certain things public servants are not supposed to be doing.

11.4 Vice-Mayor Jones

Vice-Mayor Jones asked what the County is doing regarding the Zika virus. City Manager Baldwin will look into it and provide information to the Commission. We are currently spraying in Dania Beach.

Vice-Mayor Jones questioned when the Sabal palms will be trimmed in College Gardens.

Vice-Mayor Jones spoke of the breast cancer program that St. Ruth's Missionary Baptist Church will run throughout October.

11.5 Mayor Salvino

Mayor Salvino noted South Broward High School is looking for jobs for 16-17 year olds. Additionally, the sports program is up and running at Frost Park.

12. Appointments

Commissioner Grace appointed Charlene Alvarez to the Green Advisory Board to replace Terry Hale-Hicks, who resigned today.

Dania Beach Housing Authority

Mayor Salvino reappointed Ruth White and Gloria Black to 4-year terms ending October 31, 2020; and appointed Tiffany Carlisle to the remainder of the term previously occupied by Brenda Lowary.

Vice-Mayor Jones motioned to approve the appointments; seconded by Commissioner Brandimarte. The motion carried:

Commissioner Brandimarte	**Yes**	**Vice-Mayor Jones**	**Yes**
Commissioner Fetscher	**Yes**	**Mayor Salvino**	**Yes**
Commissioner Grace	**Yes, but only for Charlene Alvarez**		

13. Administrative Reports

13.1 City Manager

City Manager Baldwin provided the Commission with a copy of the 2014 City of Hollywood Southern Regional Wastewater Treatment Plant Ocean Outfall Compliance Report Update, in response to Vice-Mayor Jones' request at the last Commission meeting. The report is attached to and incorporated into these minutes.

City Manager Baldwin distributed a memo to the Commission on the Penny at Work Public Campaign, which is attached to and incorporated into these minutes.

City Manager Baldwin will send a link to the Commissioners for the Oasis video.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Monday, October 10, 2016 - 6:00 p.m.	CRA Board Meeting
Monday, October 10, 2016 - 7:00 p.m.	City Commission Meeting
Tuesday, October 25, 2016 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor Salvino adjourned the meeting at 8:35 p.m.

ATTEST:

CITY OF DANIA BEACH

_____
LOUISE STILSON, CMC
CITY CLERK

_____
MARCO A. SALVINO, SR.
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO ADOPT A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA AWARDING A BID AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH WESTREC MARINA MANAGEMENT, INC. FOR MANAGEMENT OF THE DANIA BEACH MARINA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary
THIS AGREEMENT WILL REFLECT AN ANNUAL MANAGEMENT FEE OF $187,900.00.

Exhibits Attached
RESOLUTION, MEMO

RESOLUTION NO. 2016-135

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDING A BID AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH WESTREC MARINA MANAGEMENT, INC. FOR MANAGEMENT OF THE DANIA BEACH MARINA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City advertised for bids for the management of the Dania Beach Marina and one (1) bid was received on August 30, 2016; and

WHEREAS, City Administration is recommending that an Agreement with Westrec Marina Management, Inc. be executed for a period of five (5) years and provide for an option of continuation of service for five (5) years, subject to approval of both Westrec Marina Management, Inc. and the City; and

WHEREAS, the general terms of the Agreement reflect an annual management fee of One Hundred Eighty Seven Thousand Nine Hundred Dollars ($187,900.00) that provides for all staffing and security costs;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above "Whereas" clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City of Dania Beach awards the bid to Westrec Marina Management, Inc. and that the proper City officials are authorized to execute an Agreement with Westrec Marina Management, Inc., for management of the Dania Beach Marina as outlined above, including the length of the term of the Agreement as noted above.

Section 3. That funding appropriations were planned for and are available in the City Marina Fund Contractual Services Account No. 406-72-09-575-34-10.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Department of Parks and Recreation

To: Honorable Mayor, and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Director Parks & Recreation

Date: September 16, 2016

Subject: Dania Beach Marina Management Contract Award

The current Marina contract with Westrec Marinas Inc. expires on September 30, 2016.The city advertised for bids for the management of the Dania Beach Marina on August 30, 2016 and one bid was received.

The City Administration is recommending that an agreement with Westrec Marina Inc. be executed for a five year term and provide and option to renew for an additional five year term. The terms of the agreement reflect an annual management fee of $187,900.00 annually that provides for all staffing and security costs.

To conclude, Westrec Marina Management, Inc. has been a solid partner and Administration is recommending awarding bid and continuing the existing Marina services for the City for the following reasons:

- Westrec's professionalism and experience with managing public marinas is important to continue a good reputation for the marina.
- Westrec is familiar with the mechanics of the marina and knows how the new docks and equipment should function.
- Westrec has establishment proper maintenance and security protocols
- Westrec has established a proper staffing model.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO ADOPT A RESOLUTION TO AWARD A BID TO MIGUEL LOPZ JR., INC. FOR THE SOUTHWEST 26TH TERRACE DRAINAGE PROJECT IN CONNECTION WITH INVITATION TO BID (ITB) NO. 16-005, IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS ($711,082.24) AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE RELATED AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary
THE RESOLUTION AWARD BID TO MIGUEL LOPEZ JR., INC WILL NOT EXCEED $711,082.24.

Exhibits Attached
Resolution, EXHIBIT A-AGREEMENT, MEMO

RESOLUTION NO. 2016-136

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDING A BID TO MIGUEL LOPEZ JR., INC. FOR THE SOUTHWEST 26TH TERRACE DRAINAGE PROJECT IN CONNECTION WITH INVITATION TO BID (ITB) NO. 16-005, IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS ($711,082.24) AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE RELATED AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, advertisements for bids were placed in local newspapers on July 21, 2016 for the Southwest 26th Terrace Drainage Project under ITB No. 16-005; and

WHEREAS, the City opened bids on Friday, August 26, 2016 at 10:30 a.m. and received bids from five responsive bidders as follows:

1) Miguel Lopez Jr. – Bid Result - $711,082.24
2) Sun Up Enterprises – Bid Result - $779,996.22
3) Everglades Contracting, LLC – Bid Result - $790,632.10
4) Roadway Construction – Bid Result - $804,596.08
5) Southeastern Engineering Contractors – Bid Result - $906,273.00; and

WHEREAS, the City Bid review committee met on September 15, 2016 at 3:00 p.m. to review all proposals and recommends that the City Commission approve the award of ITB No. 16-005 to the most responsive and the lowest bidder, Miguel Lopez Jr., Inc.;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission of the City of Dania Beach awards the bid for the Southwest 26th Terrace Drainage Project in an amount not to exceed Seven Hundred Eleven Thousand Eighty Two Dollars and Twenty Four Cents ($711,082.24) and authorizes the City Manager to execute the necessary agreement, a copy of which is attached as Exhibit "A" and is made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions as are deemed necessary and proper for the best interests of the City.

Section 4. That funding for this project was planned and appropriated and is available in the Southwest 26 Terrace Stormwater Capital Projects Account Number 408-38-28-538-31-10 in the amount of Seven Hundred Nineteen Thousand Four Hundred Seventy Two Dollars ($719,472.00).

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, JR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS IS AN AGREEMENT, entered into on **_____,** 2016

BETWEEN the Owner:	City of Dania Beach, Florida 100 West Dania Beach Blvd. Dania Beach, Florida 33004
and the Contractor: (Name and address)	Miguel Lopez, Jr., Inc. 7711 Northwest 74th Avenue, Suite 3 Medley, Florida 33166
The Project is:	**Southwest 26th Terrace Drainage Improvements**
City Bid No.:	**16-005**
The Project's locations:	**SW 26th Terrace between SW 31st Street and SW 34th Court**

The Project consists of the following: **Drainage Improvements for SW 26 Terrace**

The Owner and Contractor agree as follows:

ARTICLE 1.0
THE CONTRACT DOCUMENTS

1.1 The Contract Documents consist of this Agreement, any Exhibits to it; Amendments, any Exhibits to any Amendments; other documents referenced or listed in this Agreement; including but not limited to those identified in Section 10.1.8 below, Conditions of the Contract (General, Supplementary, and other Conditions); Drawings; Specifications; Addendum or Addenda issued prior to the execution of this Agreement; modifications issued after execution of this Agreement, all bid documents and Contractor's response to them. All of the documents form the Agreement, and are as fully a part of the Agreement as if attached to it, or repeated in it. The Contract represents the entire and integrated Agreement between the parties to it and supersedes prior negotiations, representations or agreements, either written or oral. The Contract Documents shall not be changed and are not subject to negotiation.

ARTICLE 2.0
THE WORK OF THIS CONTRACT

2.1 The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3.0
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The Date of Commencement is the date from which the Contract Time is measured, and shall be the date set forth in the NOTICE TO PROCEED as issued by the Owner. Should the Contractor incur costs prior to the issuance of the NOTICE TO PROCEED, any such costs shall be incurred at the Contractor's risk, and the Owner shall not reimburse the Contractor for any such costs under any circumstances. Notwithstanding the foregoing, Owner may reimburse Contractor for actual costs incurred relating to performance and payment bonds and insurance, with submittal of invoices, in the event that Owner terminates this Contract for convenience, as provided in the General Conditions. If Contractor fails to commence the Work within one (1) week of the date set forth in the NOTICE TO PROCEED, Owner may terminate the Contract immediately, without providing an opportunity to cure.

3.2 The Contractor shall achieve Substantial Completion not later than Ninety (90) calendar days and Final Completion of the entire Work not later than One Hundred Twenty (120) calendar days, each commencing with the date set forth in the NOTICE TO PROCEED as issued by the Owner, subject to adjustments of this Contract Time as provided in the Contract Documents.

3.3 The parties have agreed that since they are unable to ascertain the amount of damages which would be suffered by Owner as a result of Contractor's failure to timely complete all Work required by the date set forth above, the amount of one-tenth (0.01) of one percent (1%) of the contract value, inclusive of adjustments, per day, but not less than Five Hundred Dollars ($500.00) per day, which amount has been agreed to by the parties, is considered to be Owner's liquidated damages, and it is not a penalty. It shall be assessed against the Contractor until substantial and final completion, respectively, are achieved.

ARTICLE 4.0
CONTRACT SUM

4.1 The Owner shall pay the Contractor, for the Contractor's performance of the Work the Contract Sum of Seven Hundred Eleven Thousand Eighty Two Dollars and Twenty Four Cents ($711,082.24), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the cost agreed upon by the parties, for the satisfactory performance of the Work in accordance with the Contract Documents.

4.3 The value of any construction Work covered by a Change Order or of any claim for an increase or decrease in the Contract Sum shall be determined in one of the following ways at the Owner's option:

a. Where the Work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of items involved without additional fees.

b. By mutual acceptance of a lump sum price.

4.4 Contractor may expend funds only for allowable costs resulting from obligations incurred during the specified Agreement period.

4.5 Any balance of unobligated funds which have been advanced or paid must be refunded to the City.

4.6 Any funds paid in excess of the amount to which the Contractor or sub-conntractor is entitled under the terms of the Agreement must be refunded to the City.

4.7 Any additional information as required in Section 215.97, Florida Statutes.

ARTICLE 5.0
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted to the Consultant by the Contractor and Certifications of Payment issued by the Consultant, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below, elsewhere in the Contract Documents and in accordance with Part VII of Chapter 218, Florida Statutes, as it may be amended from time to time, entitled the "Local Government Prompt Payment Act."

5.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

5.3 Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Consultant may require. This Schedule, unless objected to by the Consultant, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.4 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.5 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

(A) Payment for services performed may be made on a monthly basis upon approval of the Application for Payment by the designated official of the Owner. The Contract may include phases of performance to be negotiated. There will be separate phases for design responsibilities and for construction responsibilities. Retainage will be withheld on all payments as authorized by state law until Owner acceptance of the Project and Owner has received evidence of satisfactory completion of the Contract.

(B) Ten percent (10%) of monies earned by the Contractor shall be retained by Owner until Final Completion and acceptance by Owner, except for the following items: General Conditions and self-performed work performed on a cost reimbursement basis, if any. After fifty percent (50%) of the Work has been completed, Contractor may request that the Contract Administrator reduce the retainage to five (5%) percent of all monies previously earned and all monies earned thereafter, and Owner shall grant such request, provided that there are no pending claims by the Owner for delay or otherwise, and provided further that there are no pending third party claims against the Owner as a result of the Work, including claims for non-payment by Contractor's lower-tiered subcontractors and suppliers ("Claims"). At any time thereafter, Contract Administrator may increase retainage back to ten percent (10%) of all monies previously earned and all monies earned thereafter, if in the sole discretion of thr Contract Administrator, such increase is necessary to protect the Owner from any Claims, and such retainage may be deducted from any monies then due or that is to become due the Contractor. After ninety (90%) percent of the Work has been completed, and provided that there are no pending Claims, the Contract Administrator may reduce the retainage to two and one-half (2-1/2%) percent of all monies previously earned and all monies earned thereafter. Subsequent to Final Completion and prior to Final Payment, Contract Administrator may reduce retainage to a nominal amount at the sole discretion of the Contract Administrator. Any reduction in retainage shall be in the sole discretion of the Contract Administrator, and Contractor shall have no entitlement to a reduction. Owner shall hold retainage in the amount of two and one-half percent (2-1/2%) or such reduced amount as applicable, until the expiration of any applicable warranty period(s) to ensure completion of Contractor's warranty obligations and maintenance of all required insurance Coveraage during the warranty period(s). Any interest earned on retainage shall accrue solely to the benefit of Owner.

(C) Owner may withhold, in whole or in part, payment to such extent as may be necessary to protect itself from loss on account of:

1. Defective Contractor or Subcontractor Work not remedied.

2. Claims filed or reasonable evidence indicating probable filing of claims by other parties against Contractor

3. Failure of Contractor to make payments properly to subcontractors or for material or labor.

4. Damage to another subcontractor not remedied.

5. Failure of Contractor to provide any and all documents required by the Contract Documents.

5.6 Each Application for Payment after the first Application shall be accompanied by a Certification of Payment form, provided by the Owner, from the Contractor and each Supplier and Subcontractor, in amounts equal to those stated in the PRIOR Application for the Contractor and each Subcontractor and each Subcontractor, Material/Labor Supplier so due payment. The Application for Payment for Retainage shall be accompanied by a final Certification of Payment and Release of Claim form from the Contractor, each Supplier and Subcontractor in amounts equal to those stated in the Schedule of Values.

ARTICLE 6.0
FINAL PAYMENT

6.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when:

1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work, if any, which obligation survives final payment and continues thereafter;

2) a final Certification of Payment has been issued by the Consultant; such final payment shall be made by the Owner not more than thirty (30) days after the issuance of the Consultant's final Certification of Payment;

3) final Certification of Payment has been furnished from the Contractor, Suppliers and Subcontractors; and

4) a Consent of Surety, if any, for final payment.

ARTICLE 7.0
TERMINATION OR SUSPENSION OF AGREEMENT

7.1 TERMINATION BY THE CONTRACTOR:

A. The Contractor may terminate the Agreement if the Work is stopped for a period of twenty (20) days through no act or fault of the Contractor, Subcontractor, Sub-subcontractor, their agents or employees, or any other persons performing portions of the Work under the Agreement with the Contractor, for any of the following reasons:

1. issuance of an order of a court or other public authority having jurisdiction, and

2. an act of government, such as a declaration of national emergency, making material unavailable.

B. If one of the above reasons exists, the Contractor may, upon five (5) additional days' written notice to the Owner, terminate the Agreement and recover from the Owner payment for Work performed.

7.2 TERMINATION BY THE OWNER FOR CAUSE:

1. The Owner may terminate the Agreement if the Contractor:

   a. persistently or repeatedly refuses or fails to supply enough properly skilled workers, proper equipment, materials, or fails to adhere to the schedule established as adjusted from time to time pursuant to the terms of the Agreement;

   b. fails to comply with laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction, including Owner;

   c. commits any act or omission that evidences a lack of integrity or honesty or which reflects negatively on the Owner, including but not limited to the company of its owners, officers and agents being charged with any act of moral turpitude or any environmental violation;

   d. fails to obtain or maintain all insurance Coverage required by the Contract Documents; or

   e. otherwise is guilty of substantial breach of a provision of the Agreement or Contract Documents.

2. When the Owner terminates the Agreement, the Contractor shall not be entitled to receive any further payment until the Work is completed and approved by the Engineer of Record.

3. All damages, costs and charges incurred by Owner, shall be deducted from any monies due or which may become due to Contractor. In case the damages and expenses so incurred by Owner shall exceed the unpaid balance, then Contractor shall be liable and shall pay to Owner the amount of such excess.

4. If, after Notice of Termination or Suspension of Contractor's right to proceed, it is determined for any reason that Contractor was not in default, the rights and obligations of Owner and Contractor shall be the same as if the Notice of Termination had not been issued, pursuant to the Termination for Convenience clause as set forth below.

7.3 TERMINATION BY THE OWNER FOR CONVENIENCE:

The Agreement may be terminated for convenience by Owner upon fifteen (15) days' advance written notice to Contractor and the Contractor's surety, if any (delivered by certified mail, return receipt requested) of intent to terminate and the date on which such termination becomes effective. In such case, Contractor shall be paid for all acceptable Work performed prior to termination and shall not be entitled to any other costs, fees or payments.

7.4 SUSPENSION BY THE OWNER FOR CAUSE

The Owner may order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as deemed necessary by the Owner, if the Contractor fails to maintain all insurance Coverage required by the Contract Documents. Any delay in the Work caused by a lapse in Coverage shall be deemed non-excusable, shall not be grounds for a time extension, and shall be subject to any other applicable provisions in the Agreement and Contract Documents concerning Contractor delay.

7.5 SUSPENSION BY THE OWNER FOR CONVENIENCE

1. The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part, for such period of time as the Owner may determine, and the Contractor shall be entitled to an appropriate time extension, provided the suspension delays the critical path of the Work.

2. If such suspension exceeds thirty (30) consecutive days, Contractor may also be entitled to an adjustment in the Contract Sum for increases in the cost of performance of the Contract resulting directly from the suspension, delay, or interruption, including reasonable profit on such increased cost; provided however, that no adjustment will be made to the extent:

a. that performance is, was, or would have been so suspended, delayed, or interrupted by another cause for which Contractor is responsible;

b. that Contractor fails to adequately document the cost increase;

c. that the Contractor would have incurred the cost increase regardless of the suspension, delay, or interruption, or

d. that an equitable adjustment is made or denied under another provision of the Agreement or Contract Documents.

7.6 RECEIPT OF NOTICE OF TERMINATION OR SUSPENSION

Upon receipt of Notice of Termination or suspension, Contractor shall deliver or otherwise make available to Owner all data, drawings, specifications, reports, estimates, summaries and such other information as may have been required by the Agreement or Contract Documents, whether completed or in process.

ARTICLE 8.0
INSURANCE COVERAGE

8.1 The Contractor shall not commence Work under the Agreement until Contractor has obtained all insurance required under this Article, and not until such time that the coverages are approved by the Risk Manager of the City. The Contractor shall not allow any employee of Contractor or any Subcontractor to commence Work on any subcontract until the Subcontractor and all Coverages required of any Subcontractor have been obtained and approved by the Risk Manager of the City. In addition, Contractor shall be responsible for any and all policy deductibles and self-insured retentions.

The following are requirements that must be met regarding the Bidder's delivery of Certificates of Insurance for all coverages required in the Agreement and Bid Documents:

8.1.1 "Preliminary" certificate means that certificates of insurance verifying all general insurance requirements (as noted below) <u>must</u> be included with your Bid submittal on the date and time of the Bid opening.

If the "preliminary" certificates are not included with your Bid submittal, then the City has the right to consider the submitted Bid as non-responsive on the date and time of the Bid opening. "Preliminary" Certificates may be issued without documentation of all "Special Provisions". However, Contractor does understand that all provisions, including "Special Provisions" noted below are expected to be fully documented on or attached to the "Official" Certificates of Insurance as described below.

8.1.2 "Official" Certificates of Insurance must be delivered to the City Clerk's office and Risk Manager of the City. If the "Official" certificates are not delivered before or on the fourteenth (14th) Business Day after the issuance by the City of the "Notice of Apparent Low Bidder", then the City has the right to consider the awarded Agreement to the successful Bidder as void and to negotiate a contract with the next lowest Bidder. "Special Provisions", as referenced below under each type of insurance requirement shall be fully confirmed on or attached to the "Official" certificates.

8.1.3 All Certificates of Insurance must clearly identify the contract to which they pertain, including a brief description of the subject matter of the contract. The certificates shall contain a provision that coverage afforded under the policies will not be

canceled until at least thirty (30) days' prior written notice has been given to City. If this coverage is not provided, then Contractor is responsible for such notice to City. Insurance policies for required coverages shall be issued by companies authorized to do business under the laws of the State of Florida and any such companies' financial ratings must be no less than A-VII in the latest edition of the "BEST'S KEY RATING GUIDE", published by A.M. Best Guide. In the event that the insurance carrier's rating shall drop, the insurance carrier shall immediately notify the City in writing.

8.1.4 Coverages shall be in force until all Work required to be performed under the terms of the Agreement, including any applicable warranty period, is satisfactorily completed as evidenced by the formal written acceptance by the City. In the event insurance certificates provided to City indicate that the insurance shall terminate and lapse during the period of the Agreement, including any applicable warranty period, then in that event, the Contractor shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverages for the balance of the period of the Agreement, including any extension of it, and including any applicable warranty period, is in effect. **THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT PERFORM OR CONTINUE WORK PURSUANT TO THE AGREEMENT, UNLESS ALL COVERAGES REMAIN IN FULL FORCE AND EFFECT. ANY DELAY IN THE WORK CAUSED BY A LAPSE IN COVERAGE SHALL BE NON-EXCUSABLE, SHALL NOT BE GROUNDS FOR A TIME EXTENSION, AND WILL BE SUBJECT TO ANY OTHER APPLICABLE PROVISIONS DESCRIBED IN THE AGREEMENT OR ELSEWHERE IN THE BID DOCUMENTS CONCERNING CONTRACTOR DELAY.**

INSURANCE REQUIREMENTS

8.1.5 The below coverages are minimum limit requirements. Umbrella or Excess Liability policies are acceptable to provide the total required liability limits, as long as the Risk Manager of the City and reviews and approves in writing the insurance limits on each of the policies. The City must approve any changes to these specifications and has the right to review and amend coverage requirements. The CONTRACTOR shall be held responsible for any modifications, deviations, or omissions in these insurance requirements. CONTRACTOR shall be responsible for any deductible amounts.

8.1.6 GENERAL LIABILITY INSURANCE is to include bodily injury, broad form property damage, products/completed operations, blanket contractual liability, and personal injury with limits of no less than One Million Dollars ($1,000,000.00) per occurrence, and Two Million Dollars ($2,000,000.00) annual aggregate.

SPECIAL PROVISIONS AS TO GENERAL LIABILITY INSURANCE:
(to be confirmed on or attached to the Official Certificate of Insurance)

- Annual Aggregate shall apply "Per Job";
- "The City of Dania Beach, Florida" is added as "Additional Insured";

- Additional Insured status is included for Products completed operations coverage for a period of no less than five (5) years following the completion of the Work or Project;
- Additional insured coverage shall be no more restrictive than Insurance Services Office (ISO) form CG 2037 (07 04);
- Contractor's insurance shall be primary and non-contributory;
- Waiver of Subrogation in favor of the City;
- 30 Days' Notice of Cancellation or modification to City (if not available on the insurance policies, then Contractor has responsibility for notification); and
- Copy of Additional Insured Endorsement or other endorsements may be attached to the Certificate.

8.1.7 WORKERS' COMPENSATION INSURANCE shall be maintained by Contractor and any subcontractors during the life of the Agreement, including any applicable warranty period(s), and it is to apply to all "statutory employees" of Contractor (as that phrase is defined by Chapter 440, Florida Statutes), in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws, for the benefit of the Contractor, its employees, and Subcontractors.

In the case any work is sublet as otherwise addressed in the Agreement or Bid Documents, the Contractor shall require any Subcontractors similarly to provide Workers' Compensation Insurance for all of the latter's employees, in addition to any coverage afforded by the Contractor, by furnishing statutory limits Part A, and no less than and One Million Dollars ($1,000,000.00) employers' liability limits Part B.

IN NO EVENT SHALL THE CONTRACTOR BE PERMITTED TO UTILIZE IN THE PROSECUTION OF THE WORK, THE FOLLOWING: I) ANY EMPLOYEE, SUBCONTRACTOR OR SUBCONTRACTOR EMPLOYEE WHO IS EXEMPTED OR PURPORTED TO BE EXEMPT FROM WORKERS' COMPENSATION INSURANCE COVERAGE; OR II) ANY EMPLOYEE, SUBCONTRACTOR OR SUBCONTRACTOR EMPLOYEES WHO WILL BE COVERED BY AN EMPLOYEE LEASING ARRANGEMENT.

SPECIAL PROVISIONS AS TO WORKERS' COMPENSATION INSURANCE:
(to be confirmed on or attached to the Official Certificate of Insurance)

- 30 Days' Notice of Cancellation or modification to City (if not available on the
insurance policies, then Contractor has responsibility for notification); and
- Waiver of Subrogation.

8.1.8 AUTOMOBILE LIABILITY INSURANCE shall be maintained with combined single limits of no less than One Million Dollars ($1,000,000.00), to include coverage for owned, hired, and non-owned vehicles.

SPECIAL PROVISIONS AS TO AUTOMOBILE LIABILITY INSURANCE:

(to be confirmed on or attached to the Official Certificate of Insurance)

- "The City of Dania Beach" is added as "Additional Insured";
- 30 Days' Notice of Cancellation or modification to City (if not available on the insurance policies, then Contractor has responsibility for notification); and Waiver of Subrogation.

8.1.9. During the performance of the Contract, there may be times when the Contractor will be required to obtain an Owner permit for such Work, or in connection with the items or services. It is the responsibility of the Contractor to insure that it has the appropriate Owner permits as may become necessary during the performance of the Contract. Any fees related to the Owner required permits in connection with the Contract will be the sole responsibility of the Contractor.

8.1.10 Licenses, permits, and fees that may be required by Broward County, state or federal entities are not included in the above list.

ARTICLE 9.0
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

9.1.1 The Agreement is this executed Agreement between Owner and Contractor.

9.1.2 The General Conditions are the General Conditions of the Contract for Construction.

9.1.3 The Supplemental and other conditions of the Contract are those contained in the Contract Documents dated _____ , 2016.

9.1.4 The Specifications are those contained in the Contract Documents listed in the Table of Contents.

9.1.5 The Drawings are dated N/A.

9.1.6 The Addendum, if any, is in Section 00900 and summarized below:

Number	**Date**
_____	_____

9.1.7 The Certification of Payment forms and Project Closeout Forms are those contained in the Contract Documents.

9.1.8 Other documents forming part of the Contract Documents are as follows:

00001	TITLE PAGE
00002	PROJECT DATA
00003	TABLE OF CONTENTS
00004	LIST OF DRAWINGS
00010	NOTICE TO BIDDERS
00020	NOTICE OF APPARENT LOW BIDDER
00100	INSTRUCTIONS TO BIDDERS
00200	GEOTECHNICAL REPORT – when applicable
00300	BID FORM
00400	INSURANCE AGENT STATEMENT
00410	BID SECURITY FORM
00420	CONTRACTOR'S SWORN QUALIFICATION STATEMENT
00430	ACKNOWLEDGMENT OF INSPECTION
00440	PUBLIC ENTITY CRIMES STATEMENT
00450	NON-COLLUSION AFFIDAVIT
00460	CONFORMANCE WITH FLORIDA TRENCH SAFETY ACT
00470	INDEPENDENCE AFFIDAVIT
00500	AGREEMENT BETWEEN OWNER & CONTRACTOR
00510	ACKNOWLEDGMENT IF INDIVIDUAL
00520	ACKNOWLEDGMENT IF PARTNERSHIP
00530	ACKNOWLEDGMENT IF CORPORATION
00600	PERFORMANCE BOND
00610	PAYMENT BOND
00620	CERTIFICATE(S) OF INSURANCE
00630	CONFORMANCE WITH OSHA STANDARDS
00640	HAZCOM TRAINING/INFORMATION
00700	GENERAL CONDITIONS
00800	SUPPLEMENTAL CONDITIONS
00900	ADDENDUM
00910	WARRANTY BOND
00920	CERTIFICATION OF PAYMENT AND PAY ESTIMATE APPROVAL FORM
00930	CERTIFICATION OF PAYMENT AND PARTIAL RELEASE OF CLAIM
00940	CERTIFICATION OF PAYMENT AND FINAL RELEASE OF CLAIM
00950	CONSENT OF SURETY
00960	PROJECT CLOSEOUT
00970	CLOSEOUT PACKAGE CHECKLIST

ARTICLE 10.0
MISCELLANEOUS PROVISIONS

10.1 Where reference is made in this Agreement to a provision of the General Conditions or other Contract Documents, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

10.2 Other governmental entities may elect to purchase the goods and services specified in this Agreement, which shall be made available upon the same terms and conditions as those specified in this Agreement.

ARTICLE 11.0
GOVERNING LAW; CONSENT TO JURISDICTION

11.1 The law of the State of Florida shall govern this Contract. This Contract is not subject to arbitration. The parties submit to the jurisdiction of any Florida state or federal court in any action or proceeding arising out of, or relating to this Agreement. Venue of any action to enforce this Agreement shall be in Broward County, Florida. The parties expressly waive all rights to trial by jury for any disputes arising from, or in any way connected with this Agreement. The parties understand and agree that this waiver is a material contract term.

ARTICLE 12.0
SUCCESSORS AND ASSIGNS

12.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Contract. Neither party to the Contract shall assign the Contract or any portion of it without advance written consent of the other.

ARTICLE 13.0
WRITTEN NOTICE

13.1 Whenever any party desires to give notice to the other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended. The places for giving of notice shall remain as set forth below until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the Contractor and the Owner designate the following as the respective persons and places for the giving of notice:

Owner's Representative: Robert Baldwin, City Manager
City of Dania Beach, Florida
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

As to City:	Thomas Ansbro, City Attorney City of Dania Beach, Florida 100 West Dania Beach Boulevard Dania Beach, Florida 33004
Project Manager:	Ronnie S. Navarro, P.E., Deputy Director/City Engineer 1201 Stirling Road Dania Beach, Florida 33004 Telephone: 954-924-3615 Facsimile: 954-923-1109
Project Consultant:	Jennifer Smith, P.E., Project Manager Chen Moore and Associates, Inc. 500 West Cypress Creek Road, Suite 630 Fort Lauderdale, Florida 33009 Telephone: 954-730-0707 Facsimile: 954-730-2030

ARTICLE 14.0
RIGHTS AND REMEDIES

14.1 Duties and obligations imposed by the Contract Documents and rights and remedies available under them shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

14.2 No action or failure to act by the Owner, Consultant or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach under it, except as may be specifically agreed in writing.

ARTICLE 15.0
DISPUTE RESOLUTION

15.1 CLAIMS AND DISPUTES

A. The responsibility to substantiate a Claim shall rest with the party making the Claim. All Claims must be made in writing and addressed to the Owner and the Consultant.

B. **Process for Resolving a Claim.** The Consultant shall review the Claim and make a recommendation to the Owner. The Owner shall render a final decision regarding the Claim. A decision by the Owner shall be required as a condition precedent to litigation of a Claim between the Contractor and Owner as to all such matters arising prior to the date final payment is due, regardless of: 1) whether such matters relate to execution and progress of the Work; or 2) the extent to which the Work has been completed.

C. **Time Limits on Claims.** Claims by the Contractor must be made within thirty (30) days after occurrence of the event giving rise to such Claim or within thirty (30) days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Claims by the Consultant, Contractor or their respective subcontractors must be made by written notice to the Owner. An additional Claim made after the initial Claim has been implemented by Change Order will not be considered unless submitted in a timely manner.

D. **Continuing Contract Performance.** Pending final resolution of a Claim, unless otherwise agreed in writing, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

E. **Claims for Concealed or Unknown Conditions.** If conditions are encountered at the Project site which are: 1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents; or 2) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist in the locale of the Project site and generally not recognized as inherent in construction activities of the character provided for in the Contract Documents, then notice by the observing party shall be given to the other party promptly before conditions are disturbed and in no event later than twenty-one (21) days after first observance of the conditions. The Consultant shall promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, Consultant shall recommend to the Contractor, with the Owner’s approval, an equitable adjustment in the Contract Sum, Contract Time, or both. If the Consultant determines that the conditions at the Project site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Consultant shall so notify the Owner and Contractor in writing, stating the reasons. Claims by either party in opposition to such determination must be made within twenty-one (21) days after the Consultant has given notice of the decision. If the Consultant and Contractor cannot agree on an adjustment in the Contract Sum or Contract Time, the adjustment shall be referred to the Owner for final determination.

B. **Claims for Additional Cost.** If the Contractor wishes to make Claim for an increase in the Contract Sum, written notice as provided in these Conditions shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Paragraph 10.3. If the Contractor believes additional cost is involved for reasons including but not limited to: 1) a written interpretation from the Consultant; 2) an order by the Owner to stop the Work where the Contractor was not at fault; 3) a written order for a minor change in the Work issued by the Consultant; 4) failure of payment by the Owner; 5) termination of the Contract by the Owner; or 6) Owner's suspension of Work, then the Claim shall be filed in accordance with the procedure established in this Contract.

G. **Claims for Additional Time.**

1. If the Contractor wishes to make Claim for an increase in the Contract Time, written notice as provided in these Conditions shall be given. The Contractor's Claim shall include an estimate of cost and a probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

2. If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time and could not have been reasonably anticipated, and that weather conditions had an adverse effect on the scheduled construction.

H. **Injury or Damage to Person or Property.** If either party to the Contract suffers injury or damage to person or property because of an act or omission of the other party, or any of the other party's employees or agents, or of others for whose acts such party is legally liable, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding twenty-one (21) days after first observance of the injury or damage. The notice shall provide sufficient detail to enable the other party to investigate the matter. If a Claim for additional cost or time related to this Claim is to be asserted, it shall be filed as provided in Paragraphs 4.3 (F) or

15.2 RESOLUTION OF CLAIMS AND DISPUTES

A. The Consultant shall review Claims and take one or more of the following preliminary actions within ten days of receipt of a Claim: 1) request additional supporting data from the claimant: 2) submit a schedule to the parties indicating when the Consultant expects to take action; or 3) suggest a compromise. The Consultant may, at the Owner’s direction, notify the surety, if any, of the nature and amount of the Claim. The Consultant shall notify the Owner or the Claimant. The Owner shall make the final determination of whether to pay or dispute the Contractor’s Claim.

B. If a Claim has been resolved, the Consultant shall prepare or obtain appropriate documentation.

C. If a Claim has not been resolved, the party making the Claim shall, within ten days (10) after the Consultant's preliminary response, take one or more of the following actions: 1) submit additional supporting data requested by the Consultant; 2) modify the initial Claim; or 3) notify the Consultant that the initial Claim remains valid.

D. The Consultant shall notify the parties in writing of the Owner's decision within seven days of receipt of: 1) additional supporting data; 2) a request to modify the initial Claim; or 3) that the initial Claim stands and the Owner’s decision shall be final and binding on the parties but subject to review by a court of competent jurisdiction. The

Consultant shall prepare or obtain appropriate documentation regarding the Claim. If there is a surety and there appears to be a possibility of a Contractor's default, the Consultant may, at the Owner's direction, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

15.3 All claims, counterclaims, disputes and other matters in question between Owner and Contractor arising out of, relating to or pertaining to this Agreement, the breach of it, the services of it, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to mediation. If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction in Broward County, Florida, or the Federal District Court of the Southern District of Florida and appropriate appellate courts for such venue and jurisdiction.

ARTICLE 16.0
BINDING AUTHORITY

16.1 Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and is authorized to bind and obligate such party with respect to all provisions contained in this Agreement.

ARTICLE 17.0
HEADINGS

17.1 Headings in this Agreement are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.

ARTICLE 18.0
EXHIBITS

18.1 Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits, if not physically attached, are treated as parts of this Agreement and are incorporated in it by this reference.

ARTICLE 19.0
SEVERABILITY

19.1 If any provision of this Agreement or application of it to any person or situation shall to any extent be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected, and shall continue in full force and effect, and shall be enforced to the fullest extent permitted by law.

ARTICLE 20.0
ATTORNEY FEES

20.1 Each party shall bear its own attorney fees for any litigation related to the Agreement.

ARTICLE 212.0
EXTENT OF AGREEMENT

21.1 This Agreement represents the entire and integrated agreement between the Owner and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

ARTICLE 22.0
WAIVER

22.1 Failure of the Owner to insist upon strict performance of any provision or condition of this Agreement, or to enforce any right contained in it, shall not be construed as a waiver or relinquishment for the future of any such provision, condition or right, but the same shall remain in full force and effect.

ARTICLE 23.0
CONFLICT

23.1 In the event there is a conflict between any of the terms in any of the documents contained in any Exhibit to this Agreement and any terms of this Agreement, the terms of this Agreement shall prevail.

ARTICLE 24.0
PUBLIC RECORDS LAW

24.1 Contractor agrees to keep and maintain public records in Contractor's possession or control in connection with Contractor's performance under this Agreement. Contractor additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the Owner.

24.2 Upon request from the Owner custodian of public records, Contractor shall provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

24.3 Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the Owner.

24.4 Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of the Contractor shall be delivered by the Contractor to the City Manager, at no cost to the Owner, within seven (7) days. All such records stored electronically by Owner shall be delivered to the Owner in a format that is compatible with the Owner's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the Contractor shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

24.5 Any compensation due to Contractor shall be withheld until all records are received as provided in this Article.

24.6 Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the Owner.

Section 119.0701(2)(a), Florida Statutes

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records:	**LOUISE STILSON, CITY CLERK**
Mailing Address:	**100 W. Dania Beach Boulevard** **Dania Beach, Florida 33004**
Telephone number:	**954-924-9800, Ext. 3623**
Email:	**lstilson@ci.dania-beach.fl.us**

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals effective the day and year written above.

OWNER:

ATTEST:

CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

_____

Louise Stilson, CMC
City Clerk

_____

Marco A. Salvino, Sr.
Mayor

Approved as to Legal
Form and Correctness

_____

Robert Baldwin, City Manager

_____, 2016.

_____

Thomas J. Ansbro
City Attorney
_____, 2016.

WITNESSES:

_____
Signature

_____
PRINT Name

_____
Signature

_____
PRINT Name

CONTRACTOR:

Miguel Lopez, Jr., Inc.
a Florida corporation

_____
Signature

_____
PRINT Name/Title

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2016 _____, as _____, respectively, of Miguel Lopez, Jr., Inc., a Florida corporation, on behalf of the corporation. He/she/they is/are personally known to me or have produced _____ as identification and did (did not) take an oath.

_____
Notary Public

_____
PRINT Name of Notary Public

My Commission Expires:

ACKNOWLEDGMENT OF CONTRACTOR, IF A CORPORATION

STATE OF FLORIDA)
COUNTY OF _____)

On _____, 2016, before me personally appeared _____ to me known and who, being duly sworn, did depose and say that (s)he is the_____ of _____ , the corporation described in and which executed the foregoing Agreement; that (s)he knows the seal of the corporation; that one of the impressions affixed to the Agreement is an impression of the seal of the corporation; that (s)he is a proper official of the corporation designated to execute such Agreement; that (s)he has the authority to do so; that (s)he has executed the same for and on behalf of the corporation; and that her/his act is the act and deed of the corporation.

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to and subscribed before me on _____, 2016, by _____ who (check one) [ ] is personally known to me or [ ] has produced _____as identification.

_____
Notary Public

_____
PRINT Name of Notary Public

My commission expires:

City of Dania Beach

Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6808 · (954) - 923-1109 (fax)

MEMORANDUM

TO: Mayor Marco Salvino, Sr.
Vice Mayor Albert Jones
Commissioner Chickie Brandimarte
Commissioner Paul Fetscher, Sr.
Commissioner Bobbie Grace

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services
Ronnie S. Navarro, P.E., Deputy Director/City Engineer

DATE: September 30, 2016

SUBJECT: SW 26th Terrace Drainage Project - Award ITB No. 16-0005

Introduction and Background

The SW 26th Terrace area adjacent to I-595 has been a subject of complaints due to frequent flooding issues after a rain event. The City had elevated this issue with the Florida Department of Transportation (FDOT) because stormwater would need to pass through the Department's jurisdiction. As a result, in 2008, the FDOT funded a drainage study to determine the causes of the flooding and to develop solution alternatives for alleviating flooding problems.

In March 2009, the City Commission approved the contracting of professional engineering services to Chen Moore and Associates (CMA), for a stormwater capital improvements project entitled SW 26th Terrace Drainage under Resolution #2009-039 in the amount not to exceed $114,198.00. Three years thereafter, in July 2012, the City Commission approved an additional services agreement with CMA in the amount not to exceed $36,400.00, to complete the design project.

Implementation of this project had been delayed pending implementation and completion of the FDOT drainage outfall connection to the FPL cooling ponds and eventually into the North New River Canal (FDOT Project ID No. 432797-1-52-01)

On April 22, 2016, the City Commission approved the advertising of this project. On July 21, 2016 the project was advertised. the City opened bids on Friday, August 26, 2016 at 10:30 a.m. and received five responsive bidders as follows:

1) Miguel Lopez Jr. – Bid Result $711,082.24
2) Sun Up Enterprises – Bid Result $779,996.22
3) Everglades Contracting, LLC – Bid Result $790,632.10
3) Roadway Construction – Bid Result $804,596.08
4) Southeastern Engineering Contractors – Bid Result $906,273.00

The City Bid review committee met on September 15, 2016 at 3:00 p.m. to review all proposals and recommends the City Commission approve an award ITB No. 16-005 to most responsive and lowest bidder, Miguel Lopez Jr.

The City of Dania Beach has provided funding for the SW 26th Terrace Drainage Project in the amount of Seven Hundred Nineteen Thousand Four Hundred Seventy Two ($719,472.00) under the Stormwater Enterprise Fund.

Recommendation

It is recommended that the City Commission award the project to Miguel Lopez Jr in the amount not to excedd $711,082.24 and direct the City Manager to execute the necessary contracts.

Staff requests approval

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1)TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Staff Report, Application and Backup, Ordinance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager CM Lajoie

SUBJECT: **RZ-70-16:** The applicant, Stephanie J. Toothaker, on behalf of the property owner, Arthur B. Choate, is requesting to rezone a property located at 3100 State Road 84 (SECOND READING).

REZONING

To rezone approximately property from Neighborhood Office and Banking District (C-1) to Industrial, Research, Office, Marine – Airport Approach (IROM-AA) zoning.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Office and Banking District (C-1)
LAND USE DESIGNATION:	Industrial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The property is the current location of Art Marine where there are ten (10) licensed businesses on record with the City. The property was annexed into the city in 2001, shortly thereafter it appears the zoning classification of the property was identified as C-1.

The applicant is requesting to rezone the property to IROM-AA zoning, which is compatible to the underlying Industrial land use designation. The current zoning designation of C-1 does not allow industrial and marine related activities, such as those existing today. However, the proposed zoning of IROM-AA does allow industrial and marine use.

REZONING

The request satisfies the rezoning criteria identified in Section 645-40 of the City's LDC as indicated in the applicant's justification statement. The criteria are identified blow.

(1) "That the request is consistent with the city's comprehensive plan; and"

(2) "The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and"

(3) "The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

a. the request furthers the city's adopted community redevelopment plan, if applicable; or

b. An error or ambiguity must be corrected; or
c. There exists changed or changing conditions which make approval of the request appropriate; or
d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses".

The Planning and Zoning Board, sitting as the Local Planning Agency, must make a recommendation to the City Commission. The rezoning application requires two (2) readings by the City Commission for approval.

CITY COMMISSION PREVOUS ACTION
September 27, 2016 the City Commission will hear this item on first reading.

LOCAL PLANNING AGENCY PREVIOUS ACTION
On August 17, 2016, the Local Planning Agency, sitting as the Planning and Zoning Board recommended approval of the rezoning application.

RECOMMENDATION
The rezoning request meets the criteria identified in the Land Development Code (LDC). Approve the ordinance to rezone the property.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUL 07 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☒ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: R2-70-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 3100 State Road 84, Dania Beach

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: ARTMARINE TRACT 140-3 B

Folio Number(s): 5042 19 22 0010 Legal Description: Tract "A" & PT of Tract "B" lying within Sec. 20-50-42

~~Applicant/Consultant~~/(Legal Representative) **(circle one)** Stephanie J. Toothaker / Tripp Scott

Address of Applicant: 110 SE 6th Street, 15th Floor, Fort Lauderdale, FL 33301

Business Telephone: 954-765-2905 Home: _____ Fax: 954-761-8475

E-mail address: sjt@trippscott.com

Name of Property Owner: Arthur B. Choate

Address of Property Owner: 3100 State Road 84, Fort Lauderdale, FL 33312

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Rezone to an appropriate marina use category (from C-1 to IROM-AA)
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: 2.36 Prop. Square Footage: 103,036

Existing Use: Marina/storage/repair Proposed Use: Marina/storage/repair

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 21st **DAY OF** June**, 20**16

By:

Enrique D. Zamora
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FL**)**

Enrique D. Zamora
Commission # FF970275
Expires: March 10, 2020
Bonded thru Aaron Notary

Personally known _____ **or Produced Identification** X

Type of identification produced: _____ **or Drivers License** X Florida

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

STEPHANIE J. TOOTHAKER, MATTHEW H. SCOTT
(954) 525-7500
sjt@trippscott.com, mhs@trippscott.com

TRIPP SCOTT
EXPERIENCE YOU CAN TRUST

JUNE 8, 2016

RECEIVED
JUL 07 2016
Planning Department

VIA HAND DELIVERY
MARC LAFERRIER, DIRECTOR
PLANNING AND ZONING DIVISION
CITY OF DANIA BEACH
100 W. DANIA BEACH BLVD.
DANIA BEACH, FL 33004

Re: ARTMARINE, INC.
Rezoning Justification Narrative and Criteria Response

Dear Marc:

This firm represents ArtMarine, LLC ("Applicant"), which owns real property located at 3100 State Road 84 in Dania Beach, Florida ("property"). The property is located on the south side of State Road 84 and north of the I-595 overpass. On behalf of the applicant we are submitting an application to rezone the property from Neighborhood Office and Banking District (C-1) to the more appropriate Industrial-Research Office-Marine Airport Approach District (IROM-AA).

Included in the application package is the signed and notarized application, a check made out to the City of Dania Beach, the signed/sealed survey of the property, and our written responses to the criteria required per LDR, Section 645-40.

Please feel free to contact us at 954-525-7500, if you have any questions or require any additional information.

Sincerely,

STEPHANIE TOOTHAKER MATTHEW H. SCOTT

Enclosures

ARTMARINE, LLC
REZONING JUSTIFICATION STATEMENT AND CRITERIA RESPONSE

In accordance with Land Development Code, Section 645-40, Review criteria;

1. The request is consistent with the City's Comprehensive Plan.

   Response: The subject property currently has an Industrial future land use designation on the City of Dania Beach's Future Land Use Map. The uses permitted in the proposed IROM-AA zoning district are consistent with the Industrial land use designation. Therefore, the proposed application is consistent with the City's Comprehensive Plan.

2. The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the City Commission.

   Response: As verified with the City of Dania Beach's Planning and Zoning staff, there are currently no neighborhood plans, master plans or redevelopment plans under consideration for this area.

3. The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
   a. The request furthers the city's adopted community redevelopment plan, if applicable; or
   b. An error or ambiguity must be corrected; or
   c. There exists changes or changing conditions which make approval of the request appropriate; or
   d. Substantial reason exist why the property cannot be used in accordance with the existing zoning; or
   e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

   Response: The parcel is currently zoned Neighborhood Office and Banking District (C-1), which provides for a limited range of neighborhood-serving commercial uses. C-1 is intended to implement the Commercial category of the comprehensive plan The C-1 zoning district is more suited for parcels located along a light commercial corridor and/or inland area, where residents and tourists would have access to office uses and banking facilities. The current project location is located along State Road 84 adjacent to other marine uses with marine storage, repair and parking as their main uses Although the Applicant was unable to confirm this, it seems the C-1 zoning of this property may have arose from an error. The property clearly should have been zoned IROM-AA when Dania Beach annexed it. No special advantage would be provided to the Applicant by this rezoning. In fact, approving the rezoning request would create more continuity of the IROM-AA zoning district in this area.

As alluded to above, it is not known if the current C-1 zoning of the parcel is in fact a scrivener's error or if a mistake was made when the property was annexed from the County. Other existing properties with similar marina uses along the same State Road 84 corridor were annexed from Broward County and zoned into either the Industrial-Research Office-Marine Airport Approach (IROM-AA) district or General Industrial (IG) district.

The Applicant requests to be rezoned to the IROM-AA district, which provides for marine, office, light industrial, limited commercial uses, research uses and outdoor uses including storage, parking, display and similar uses located outside of completely enclosed buildings. This zoning district will allow for the marina to operate as it does currently and would not create a non-conforming use and will remain aligned with adjacent land uses and businesses.

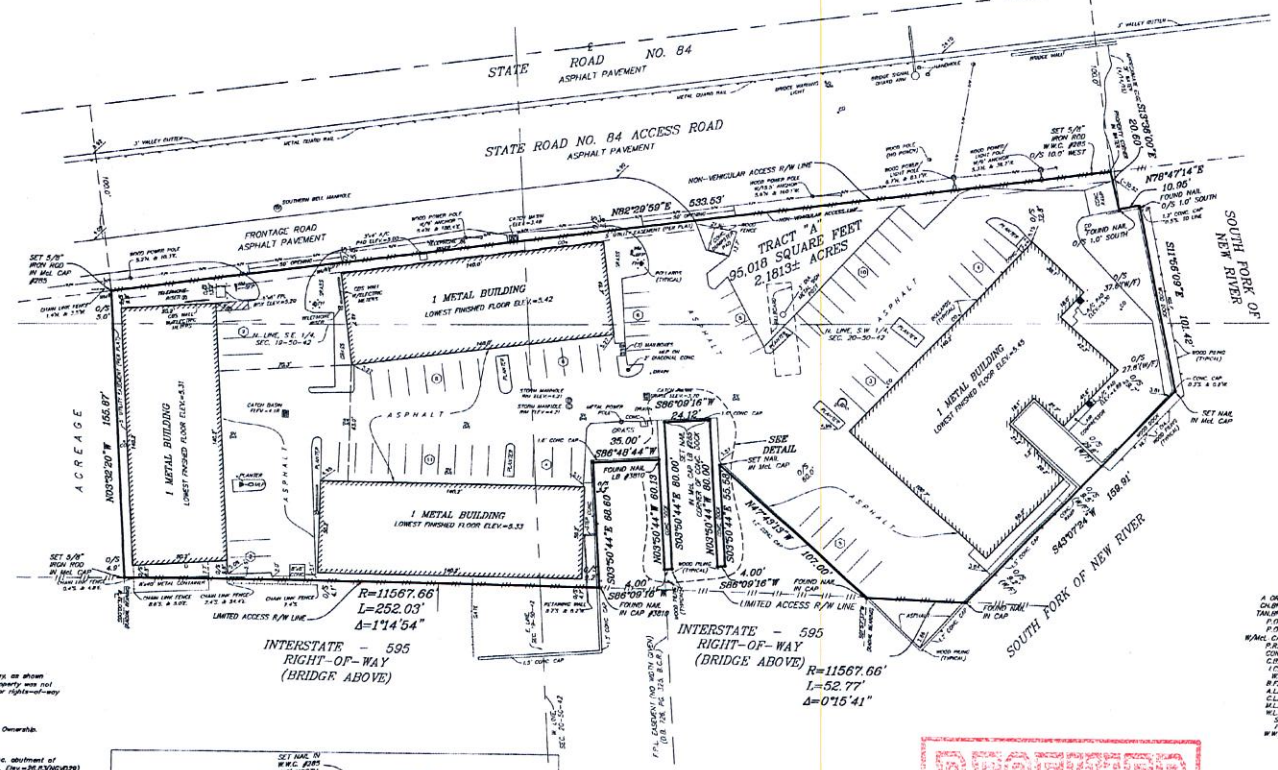
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400,
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

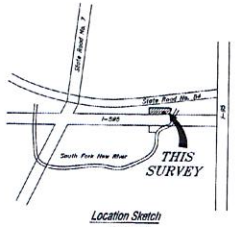
RECORD LAND SURVEY

TRACT "A"
ARTMARINE TRACT
PLAT BOOK 140, PAG 3, B.C.R.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





Location Sketch
Not To Scale

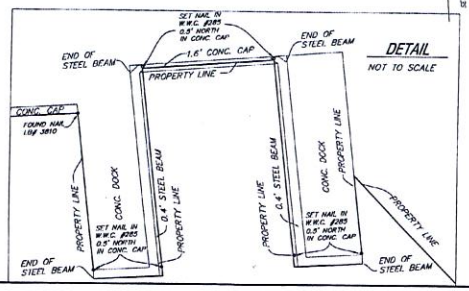
Legal Description

Tract "A" ARTMARINE TRACT, according to the plat thereof, as recorded in Plat Book 140, Page 3, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 95,019 square feet or 2.181.3 acres, more or less.

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) Boundary survey information does not infer Title or Ownership.
4) All iron rods 5/8", unless otherwise noted.
5) Reference Bench Mark: D.O.T. brass disc on S.W. conc. abutment of bridge, South Fork New River & State Road No. 84, Elev.=26.53(NGVD29) or 24.79(NAVD88).
6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 5.0; Elev. = 4.90
7) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0508H Dated: August 18, 2014, Community Panel No. 125105.
8) Bearings shown hereon refer to F.D.O.T. Right-Of-Way map of I-595 (Section 86065-2404, Sheet 3 of 6), as North 00°00'00" East.



LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	℄ = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/McL. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE
A.L.P. = ALUMINUM LIGHT POLE	P.C.D. = POLLUTION CONTROL DEVICE
C.L.P. = CONCRETE LIGHT POLE	H.H. = HAND HOLE
M.L.P. = METAL LIGHT POLE	L.P. = LIGHT POLE
W.L.P. = WOOD LIGHT POLE	W.P.P. = WOOD POWER POLE
S.V. = SEWER VALVE	W.V. = WATER VALVE
F.H. = FIRE HYDRANT	W/F = WITH CAP OF CAP
W.W.C. = WITH WITNESS CORNER	

OFFICE NOTES

FIELD BOOK NO. TDS. LB# 347/74
JOB ORDER NO. V-1239
CHECKED BY:
DRAWN BY: RT
C:\Ray\2016\V1239\V1239.dwg 4/21/2016 2:32:27 PM EDT

FILE NO.: 16-3-022

RECEIVED
JUL 07 2016
Planning Department

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Dated at Fort Lauderdale, Florida, this 14th day of April, 2016.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

Prepared By and Return to:

NICHOLAS E. CHRISTIN, ESQUIRE
Wicker, Smith, O'Hara, McCoy
& Ford, P.A.
2800 Ponce de Leon Boulevard, Suite 800
Coral Gables, FL 33134

Property ID #5042 19 22 0010

THIS QUIT CLAIM DEED, executed this 15 day of December, 2011, by ARTHUR B. CHOATE, first party, to ARTMARINE, LLC, a Florida limited liability company, whose post office address is 1390 South Dixie Highway, Suite 2221, Miami, FL 33146, second party. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

> ARTMARINE TRACT, ACCORDING TO THE Plat thereof, as recorded in Plat Book 140, Page 3 of the Public Records of Broward County Florida; Less; that portion of Tract B of ARTMARINE TRACT lying within the East 220 feet of Section 19, Township 50 South, Range 42 East.

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

SUBJECT TO: real property taxes for the current year and subsequent years; conditions, restrictions and limitations of record, however, this provision shall not serve to reimpose conditions, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

2

The second party is hereby vested with full power and authority to either protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property hereby conveyed.

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

Signed, sealed and delivered in the presence of:

Witness Signature

NICHOLAS E CHRISTIN
Printed Name

Witness Signature

KIMBERLY PLACA
Printed Name

ARTHUR B. CHOATE
Printed Name

1390 South Dixie Highway, Suite 2221
Miami, FL 33146
Post Office Address

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **ARTHUR B. CHOATE,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) _____ Said persons are personally known to me. _____ Said person provided the following type of identification: _____.

Witness my hand and official seal in the State and County last aforesaid this 15th day of December, 2011.

Notary Signature

LISA R DASHER
Printed Name

EXPIRES 7/14/2013

LISA R DASHER
DD 903757
2013
Underwriters

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation

ARTMARINE, INC.

Filing Information

Document Number	F99853
FEI/EIN Number	59-2218844
Date Filed	09/20/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/21/1985

Principal Address

3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Mailing Address

3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Registered Agent Name & Address

CHOATE, ARTHUR B.
3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Officer/Director Detail

Name & Address

Title PSD

CHOATE, ARTHUR B
3100 STATE ROAD 84
FT LAUDERDALE, FL

Title VTS

CHOATE, ARTHUR B
3100 ST RD 84
FT. LAUDERDALE, FL

Annual Reports

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	3100 STATE ROAD 84, DANIA BEACH	ID #	5042 19 22 0010
Property Owner	ARTMARINE LLC	Millage	0412
Mailing Address	1390 S DIXIE HWY STE 2221 MIAMI FL 33146	Use	20

Abbreviated Legal Description	ARTMARINE TRACT 140-3 B TRACT "A" & PT OF TRACT "B" LYING WITHIN SEC 20-50-42

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$1,034,360	$1,037,670	$2,072,030	$2,072,030	
2015	$1,034,360	$989,460	$2,023,820	$2,023,820	$60,819.54
2014	$1,034,360	$989,000	$2,023,360	$1,995,770	$59,294.46

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,072,030	$2,072,030	$2,072,030	$2,072,030
Portability	0	0	0	0
Assessed/SOH	$2,072,030	$2,072,030	$2,072,030	$2,072,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,072,030	$2,072,030	$2,072,030	$2,072,030

Sales History

Date	Type	Price	Book/Page or CIN
12/15/2011	QCD-T	$100	48423 / 1446

Land Calculations

Price	Factor	Type
$10.00	103,036	SF
$10.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		32691

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
W								

ORDINANCE NO. 2016-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 645, "Rezoning" of the City Code of Ordinances (the "City Code"), Stephanie Toothaker, Esq., agent for the property owner, Artmarine, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City") for approval of a rezoning (Application RZ-70-16) for property legally described in Exhibit "A"; and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on August 17, 2016 and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the "Comprehensive Plan"), and therefore, recommended approval of the proposed rezoning; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed rezoning will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The foregoing **"WHEREAS"** clauses are ratified and confirmed as being true and correct and they are made a specific part of this Ordinance.

Section 2. That the rezoning request (RZ-70-16) filed by Stephanie Toothaker, Esq., agent for the property owner Artmarine, LLC, for property located at 3100 State Road 84, in the

City of Dania Beach, Florida, is granted and the parcel legally described in Exhibit "A" is rezoned from Neighborhood Office and Banking District (C-1) to the Industrial-Research Office-Marine Airport Approach (IROM-AA) zoning classification, a copy of which request is attached to this Ordinance.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on September 27, 2016.

PASSED AND ADOPTED on second reading on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, "EMERGENCY GENERATORS," TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, "PARKING AND LOADING REGULATIONS" TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, "SITE PLANS" TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, "PLATS" TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, "DEPARTMENT OF COMMUNITY DEVELOPMENT", TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, "TREE PRESERVATION" REGARDING GENERAL LICENSES AND TREE REPLACEMENT

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Staff Report, Application, Ordinance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager CALajoie

SUBJECT: **TX-75-16/TX-89-16:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (SECOND READING).

REQUEST

TEXT AMENDMENT

1. To correct typographical error to properly identify the abbreviation for South Federal Highway – Mixed Use zoning district; Section 100-60.

2. To amend the sustainable building practices requiring performance bond prior to issuance of a Certificate of Occupancy; Section 305-50.

3. To include reference to the City's Land Use Plan; Figure 303-30.

4. To amend canopy requirement from a required clearance to a minimum clearance height; Section 510-30.

5. To amend the Table of public notice requirements to match the procedures identified for plat and vacation of right-of-way; Section 610-20.

6. To correct typographical error; Section 285-20.

7. To add a provision regarding access hierarchy for the CRA; Section 306-10.

8. To include reference to the City's Development Review Committee in the site plan processing regulations; Section 635-70.

9. To include reference to the City's Development Review Committee in the plat processing regulations; Section 640-40.

10. To add a section identifying the Development Review Committee (DRC); Section 715-60.

11. To add language exempting general license application fee for single family and duplex home owners; Section 825-60.

12. To add language exempting tree replacement for single family and duplex home owners when minimum requirements are met; Section 825-100.

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continues to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

The following amendments to the Unified LDC are proposed:

1. SFED-MU

This proposed amendment will correct a typographical error and properly identify the abbreviation for South Federal Highway – Mixed Use zoning district as SFED-MU.

2. SUSTAINABLE BUILDING PRACTICES

This amendment will require a performance bond prior to issuance of a Certificate of Occupancy. Today the LDC requires the performance bond prior to issuance of a building permit. In addition, the amendment will require a descending percentage of the total cost of construction based on size of the building, currently the percentage in ascending. These changes are typical practices in the industry.

3. CITY'S LAND USE PLAN

This change will include reference to the City's Land Use Plan. Currently only the Broward County Land Use Plan is referenced.

4. CANOPY REQUIREMENTS

This code amendment will identify minimum height clearances. Today the LDC identified the heights as requirements.

5. PUBLIC NOTICE REQUIREMENTS

The proposed change will identify pubic notice requirements to match the procedures identified for plat and vacation of right-of-way.

6. TYPOGRAPHICAL ERROR

This amendment will change the word "of" to "or".

7. ACCESS

This change will allow properties located in the CRA with more than 400 feet of street frontage to have access from the street frontage. Today the LDC prohibits access from street frontage when adjacent to side streets or alleys.

8. SITE PLAN PROCESSING

This amendment will include the DRC review in the Site Plan processing requirements.

9. PLAT PROCESSING

This change will include the DRC review in the Plat processing requirements.

10. DEVELOPMENT REVIEW COMMITTEE

This amendment will formally identify the Development Review Committee and identity the review process.

11. GENERAL LICENSE

The change will add language exempting general license application fee for tree removal for single family and duplex home owners.

12. TREE REPLACEMENT

This amendment will add language exempting tree replacement for single family and duplex home owners when the minimum tree counts are met on the property.

CITY COMMISSION PREVIOUS ACTION

On September 27, 2016 the City Commission will hear this item on first reading.

PLANNING AND ZONING BOARD PREVIOUS ACTION

The Planning and Zoning Board recommendation will be presented at the City Commission meeting.

RECOMMEDATION

Approve the proposed text amendments.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUL 21 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Text Amendment *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: TX-75-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: _____

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** City of Dania Beach

Address of Applicant: 100 W Dania Beach Blvd

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: See Attached Ordinance

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 29th **DAY OF** August **, 20** 16

By:

Marc LaFerrier
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Jani Saunders.
(Signature of Notary Public – State of FL **)**

JANICE L. SAUNDERS
Notary Public - State of Florida
My Comm. Expires Jul 24, 2018
Commission # FF 144764
Bonded Through National Notary Assn.

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
SEP 05 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Text Amendment ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: TX-89-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: _____

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** _____

Address of Applicant: 100 W Dania Bch Blvd

Business Telephone: 954-924-6805 X3704 Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Various Zoning Text Amendments
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 31st **DAY OF** August **, 20** 16.

By:

Marc Laferrier
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Jani Saunders.
(Signature of Notary Public – State of FL **)**

JANICE L. SAUNDERS
Notary Public - State of Florida
My Comm. Expires Jul 24, 2018
Commission # FF 144764
Bonded Through National Notary Assn.

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

ORDINANCE NO. 2016-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, "EMERGENCY GENERATORS," TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, "PARKING AND LOADING REGULATIONS" TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, "SITE PLANS" TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, "PLATS" TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, "DEPARTMENT OF COMMUNITY DEVELOPMENT", TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, "TREE PRESERVATION" REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, Objective V of the Future Land Use Element of the City of Dania Beach Comprehensive Plan provides that the City of Dania Beach will maintain land development regulations and zoning regulations to implement the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Dania Beach ("City Commission") finds it periodically necessary to amend its Code of Ordinances and Land Development Code ("Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, City staff recommends approval of the proposed changes; and

WHEREAS, the Planning and Zoning Board, sitting as the City's Local Planning Agency, has reviewed this Ordinance, and has determined that it is consistent with the City's Comprehensive Plan; and

WHEREAS, pursuant to Section 166.041 (c)(2), Florida Statutes, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Ordinance and of the time and dates of the public hearings; and

WHEREAS, two (2) public hearings were held before the City Commission pursuant to the published notice described above; and

WHEREAS, the City Commission finds that adoption of this Ordinance through its police powers will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA[1]:

Section 1. That the preceding "Whereas" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Article 100 "General Use Regulations Applying To All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 100-60. - Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
RO	Residential Office District	Provides for small-scale professional offices on lots fronting major arterial roadways while still permitting a principal dwelling unit in the same building, and maintaining the residential character of the adjacent neighborhood. These are often single-family homes that are no longer viable due to road widenings and related noise. Implements the Commercial and Residential categories of the

[1] Additions to the text are shown in underline. Deletions to the text are shown in ~~strikethrough~~.

District map designation	Full district title	Intent and purpose of district
		comprehensive plan. Use of the commercial or residential flexibility rules of the Broward County Land Use Plan Administrative Rules Document may be required.
NBHD-MU	Neighborhood Mixed-Use District	Provides for neighborhood-serving commercial uses, townhouses, apartments and limited assembly, repair and fabrication that are compatible with residential and commercial uses. The district is applied in a linear fashion, typically to frontage properties along certain collector streets that border or traverse neighborhoods. Front yards are minimized, with buildings close to the street, and rear yard and on-street parking facilities. Implements the Regional Activity Center category of the comprehensive plan.
~~SFH-MU~~ SFED-MU	South Federal Highway Corridor Mixed-Use District	Encourages medium-intensity redevelopment of the corridor with a mix of retail, office, residential, and lodging uses with a design emphasis on pedestrian street life in a manner that supports public transit, while creating interest and fostering investment in the immediate neighborhood. This will be accomplished through a mix of residential and commercial uses along the corridor, built close to the street, with parking facilities behind buildings. Implements the Regional Activity Center category of the comprehensive plan.
GTWY-MU	Beach Gateway Mixed-Use District	Capitalizes on the proximity of conservation areas, waterways and the beach by preserving additional land, thus enhancing the area's assets. This will be accomplished by allowing relatively tall buildings built near the street, in order to allow for a reduction in building footprint and consolidation of the developed area, while providing a landscaped yard between the building and street to differentiate this zone from the more urban EDBB-MU zone. Implements the Regional Activity Center category of the comprehensive plan.

* * *

Section 3. That Article 285 "Emergency Generators" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 285. - EMERGENCY GENERATORS.

* * *

Sec. 285-20. - Emergency generators in nonresidential districts.

* * *

(D) Generators and above-ground fuel tanks must be screened from view from all streets and residentially zoned lots using landscaping, fencing ~~of~~ or masonry walls, to a height of at least six (6) inches higher than the top of any portion of the generator and tank.

* * *

Section 4. That Article 305 "Incentives" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 305-50. - Sustainable building practices; voluntary green building/development program.

* * *

(H) *Performance bond.* Participants in the voluntary green building program, ~~at the time of building permit application~~ prior to issuance of a Certificate of Occupancy, shall post a performance bond, letter of credit or other form of surety approved by the city attorney.

(1) The amount of the required performance bond, letter of credit or other approved form of surety shall be calculated as follows for projects seeking the incentive bonus for meeting third-party certification requirements:

(a) ~~Two (2)~~ Four (4) percent of the total cost of construction for a development of less than one hundred thousand (100,000) square feet of building area.

(b) Three (3) percent of the total cost of construction for a development of up to two hundred thousand (200,000) square feet of building.

(c) ~~Four (4)~~ Two (2) percent of the total cost of construction for any building greater than two hundred thousand (200,000) square feet.

* * *

Section 5. That Article 306 "Parking and Loading Regulations" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 306. - PARKING AND LOADING REGULATIONS.

Sec. 306-10. - Off-street parking requirements.

Article 265, "Off-Street Parking Regulations" establishes the off-street parking and loading requirements for the CRA form-based districts. This article supplements article 265 and shall prevail in case of conflict.

(A) *Access hierarchy for the CRA form-based districts for rear yard parking.*

* * *

(5) For properties with more than 400 linear feet of street frontage, access may be provided from the street front of the property.

* * *

Section 6. That Article 330 "Community Facilities District (CF)" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 330-30. - Special exception uses.

(e) Residential care facilities and adult residential care facilities (pursuant to special residential facilities provisions of the Broward County Land Use Plan and City of Dania Beach) [see subsection 330-40(c)].

* * *

Section 7. That Article 510 "Principal Arterial Commercial Design Standards" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

(J) Canopies, if utilized, shall ~~be restricted to a~~ provide a minimum clearance of fourteen (14) feet in height for areas accommodating vehicles and a ~~maximum~~ minimum clearance of ten (10) feet in height for non-vehicular areas, and shall be consistent with the main building design. The canopy columns shall be architecturally finished to match the building.

* * *

Section 8. That Article 610 "Public Hearing Notices" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 610. - PUBLIC HEARING NOTICES

* * *

Sec. 610-20. - Table of public notice requirements.

APPLICATION TYPE	REQUIRED PUBLIC HEARINGS	TIMING OF NOTICE (minimum number of days prior to public hearing that notice must be given)	NEWSPAPER NOTICE FORMAT (see section 610-30 for requirements)	MAIL NOTICE RADIUS	SIGN POSTING REQUIRED?	OTHER NOTICE
* * *						
Plat	~~Planning &~~	~~10 days~~	~~Standard Ad~~	~~Not Required~~	~~No~~	~~Posting at City~~

	~~Zoning Board~~					~~Hall~~
	City Commission	10 days	Standard Ad	Within 300 feet	No	Posting at City Hall
* * *						
Vacation of right-of-way	Planning and Zoning Board	10 days	Standard Ad	Properties fronting the street segment proposed for vacation	Yes	Posting at City Hall
	City Commission	10 days	Standard Ad	Properties fronting the street segment proposed for vacation	Yes	Posting at City Hall
* * *						

* * *

Section 9. That Article 635 "Site Plans" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 635. - SITE PLANS

* * *

Sec. 635-70. - Site plan processing.

(A) *[Review for completeness.]* The community development department shall review the site plan application and all support documents for completeness. The department shall notify the applicant of any deficiencies in the application or support documents and specify what additional requirements are to be met. Once the department has determined that the application and support documents are complete, the application and support documents shall be distributed ~~for staff review~~ pursuant to the DRC procedures identified in Section 715-60.

* * *

Section 10. That Article 640 "Plats" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

ARTICLE 640-40. – PLAT PROCESSING.

(A) Any person seeking plat approval must submit the appropriate application, copies, and fee to the community development department.

(B) The community development director shall coordinate staff review of the plat, pursuant to the DRC procedures identified in Section 715-60, and issuance of review findings to the applicant. When the community development director determines that the plat application satisfies all requirements of this article, the director shall schedule the plat for the next available city commission meeting.

* * *

Section 11. That Article 715 "Department of Community Development" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 715. - DEPARTMENT OF COMMUNITY DEVELOPMENT

* * *

Sec. 715-60. – Development Review Committee.

* * *

The Community Development Department is hereby assigned the responsibility to coordinate the duties of the Development Review Committee (DRC). The membership of the DRC shall include representatives from the fire-rescue, Community Development, and public services departments. When the circumstances of a proposed development necessitates review by additional city staff members or city consultants, the Community Development Director or his/her designee, may add such members to the committee as deemed necessary for the implementation of this section, in accordance with their respective areas of concern and expertise. In addition, if the proposed development is located within the CRA area, the Executive Director of the CRA or designee shall also participate in the review process. The Planning and Zoning Manager or designee shall chair, coordinate and administer the DRC. The duties of the DRC are to review small scale and large scale site plans, site plan modifications, plats and plat amendments, except for plat note amendments, for technical compliance and conformance with all applicable regulations, as it relates to each discipline and any other related issues as may be assigned by the Community Development Director. All meetings of the DRC shall be open to the public at all times and noticed in accordance with state law.

* * *

Section 12. That Article 825 "Tree Preservation" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 825. – TREE PRESERVATION.

* * *

Sec. 825-60. – General Licenses.

* * *

(F) *Removal of any tree in owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage.* A general license use notice is required to be submitted to the community development department fifteen (15) days prior to proposed tree removal activities. The issuance of a general license can allow the removal of a tree in excess of current code requirements at no cost, provided the trees is not a historic, specimen or protected. The following activities are not authorized by this general license:

* * *

Sec. 825-100. – General Licenses.

* * *

(A) *Replacement criteria.* Trees that are removed and not relocated shall be replaced so that there is, at a minimum, no loss of tree canopy coverage upon maturity of the replacement trees. For owner-occupied single-family and duplex use the current code requirements must be maintained. If, after removal, the existing tree count meets the current code requirements of Section 275-160, then no additional tree replacement is required.

Performance bonds may be required to be posted. The following procedures shall be used to determine the tree replacement requirements:

* * *

Section 13. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 14. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 15. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 16. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 27, 2016.

PASSED AND ADOPTED on second reading on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Staff Report, Vacation map, Application and backup, Ordinance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director
Ronnie Navarro, PE, Deputy Public Services Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager

SUBJECT: **VC-05-15/VC-06-15/VC-07-15:** The applicant, Craven Thompson and Associates, Inc., is requesting vacation of a section of NE 1 Avenue, vacation of a utility easement, and alley for properties located at the north east corner of Federal Highway and East Dania Beach Boulevard (SECOND READING).

VACATION REQUEST

1. To vacate approximately 220 linear feet of the southern portion of NE 1 Avenue.
2. To vacate a one and a half (1.5) foot utility easement.
3. To vacate 150 linear feet of an alley.

PROPERTY INFORMATION

ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant has assembled twenty-four (24) lots of record generally located at the north east corner of Federal Highway and East Dania Beach Boulevard. The property is currently vacant. In an effort to unify the properties for development, the applicant is requested to vacate approximately 220 linear feet of the southern portion of NE 1 Avenue, a one and a half (1.5) foot utility easement and 150 linear feet of an alley. Property on both sides of each of the requested vacations is currently owned by the applicant's client.

VACATION EASEMENT

The vacation of right-of-way process is identified in the City's Land Development Code (LDC) in Section 655-20. This code provision requires the applicant to provide evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated. Below is a list of all public utilities and the action taken by the applicant.

- Comcast – no objection letter received on 8/20/14.
- Teco Peoples Gas – no objection letter received on 7/21/14.
- Florida Power & Light – no objection letter received on 10/16/14.
- Broward Sheriff's Office: Fire Marshal – no objection letter received on 9/12/14.
- Dania Beach Public Services – no objection letter received on 8/29/14.
- AT&T – no objection letter received on 7/2314.

VACATION CRITERIA
Section 655 of the Land Development Code states, the city commission shall hold its public hearing and, after consideration of the application, staff findings, and information presentation at the public hearing. The City Commission may deny, approve or approve with conditions the application for vacation, based upon its determination that the request meets the criteria identified in Section 655-40, which are identified below.

1. "Whether the vacation will adversely affect access to neighboring properties."

2. "Whether the subject right-of-way or easement is needed for any public purpose."

The applicant has provided written justification indicating the request is consistent with the criteria.

DEVELOPMENT REVIEW COMMITTEE (DRC)
The vacation request was reviewed by the Development Review Committee, which is includes representatives from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. Each discipline reviewed the plans for consistency with regulatory requirements and the following outstanding comments remain.

1. Maintain utility easement for water and sewer per BCWWS Minimum Easement Requirements, within road to be vacated (Engineering).

2. Provide/Maintain public access to NE 1st Avenue as part of the City's roadway network (ENGINEERING).

3. Reline existing 8" gravity clay pipe or replace with 8" PVC sewer pipe (ENGINEERING).

4. Upsize existing 6" watermain to 8" PVC watermain (ENGINEERING).

5. Subject to the 40' vacated Right-of-Way to be retained by the City as a vehicular and pedestrian access and utility easement restricted to a height of fourteen feet three inches (14'- 3") above finished grade.

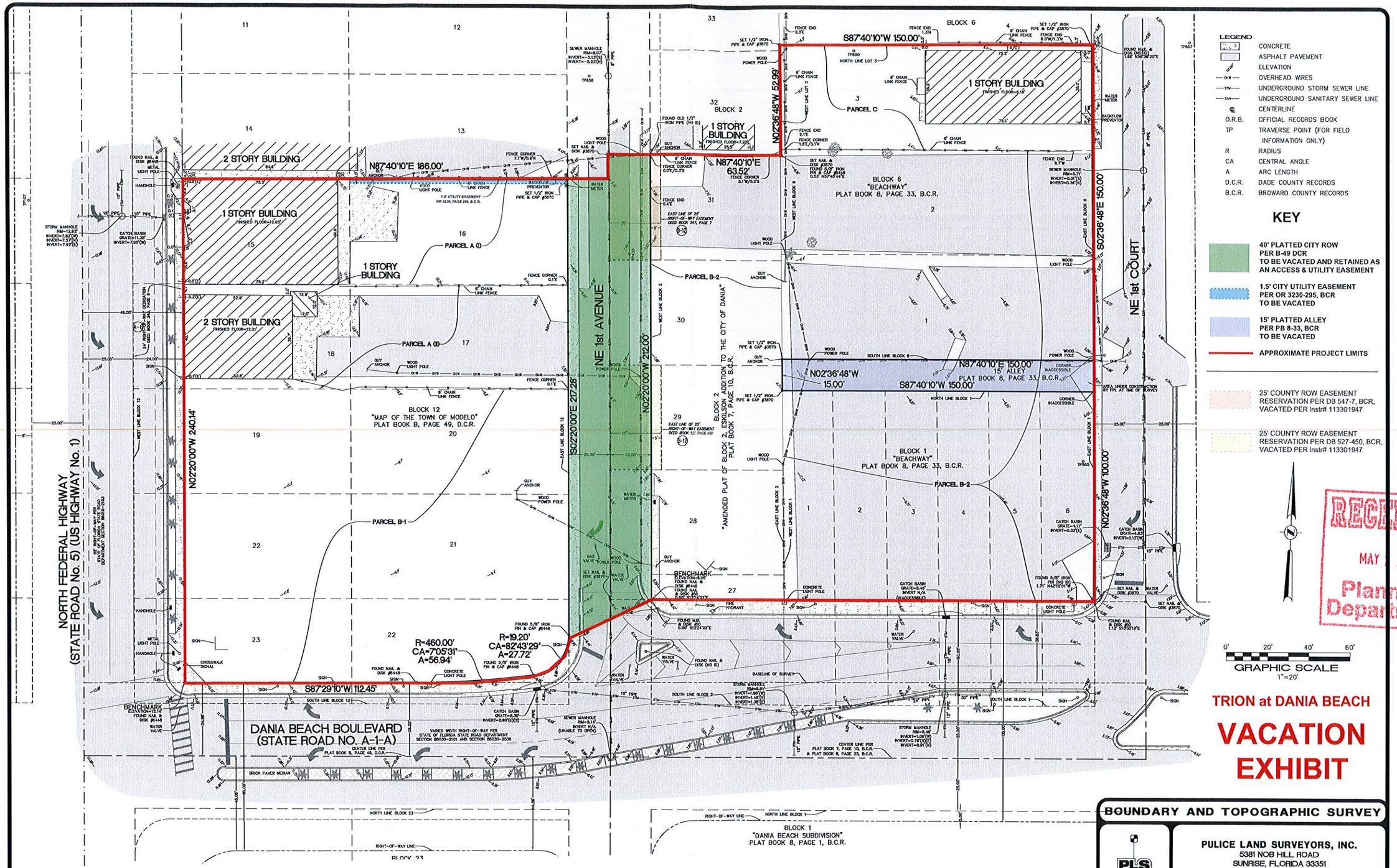
This vacation request will require two (2) public hearings at the City Commission.

CITY COMMISSION PREVIOUS ACTION
On September 27, 2016 the City Commission will hear this item for first reading.

On August 23, 2016 the City Commission approved a waiver of replat for this application.

PLANNING AND ZONING BOARD PREVIOUS ACTION
On September 21, 2016 the Planning and Zoning Board recommended approval of the request.

RECOMMENDATION
The Vacation request meets the criteria identified in the Land Development Code (LDC). Recommend approval of the ordinance.



COPYRIGHT 2013 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, September 01, 2016 1:12 PM
To: Lajoie, Corinne
Cc: Urtecho, Jose; Dunleavy, Sherie; Kaine, Brad; LaFerrier, Marc; Donnelly, Colin; Ansbro, Tom; Wygladalski, Lori
Subject: RE: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan
Attachments: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan; WWSMinimumEasementRequirements.pdf; Trion Hotel_markup.pdf

Hi Corinne,

Below are my recommended conditions to the Planning and Zoning Board for the proposed vacation of NE 1st Avenue. Recommendations are based on my email dated July 27, 2016 to Chad E. Edwards, P.E., Senior Supervising Engineer, Craven Thompson and Associates (copy attached) as part of the site plan approval process. This supersedes the "no objection" letter generated by this Department on August 29, 2014.

1. Maintain utility easement for water and sewer per BCWWS Minimum Easement Requirements, within road to be vacated
2. Provide/Maintain public access to NE 1st Avenue as part of the City's roadway network
3. Reline existing 8" gravity clay pipe or replace with 8" PVC sewer pipe
4. Upsize existing 6" watermain to 8" PVC watermain

Thank you

Ronnie S. Navarro, PE
Deputy Director | City Engineer

Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-6808 ext 3615 | Fax 954-923-1109
rnavarro@daniabeachfl.gov

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure

---

From: Navarro, Ronnie
Sent: Wednesday, July 27, 2016 3:13 PM
To: 'Chad Edwards'; Mary Kusper
Cc: Urtecho, Jose; Dunleavy, Sherie; Kaine, Brad; Lajoie, Corinne; Carrie, Anne-Christine; LaFerrier, Marc
Subject: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan

Hi Chad.

Attached is my markup on your proposed water and sewer lines for the above cited subject project.

Ronnie S. Navarro, PE
Deputy Director | City Engineer

Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chad Edwards [mailto:cedwards@craventhompson.com]
Sent: Wednesday, July 27, 2016 12:47 PM
To: Navarro, Ronnie
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Thanks

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
Phone: (954)-739-6400 Ext. 307
Cell: (954)-804-0425

From: Navarro, Ronnie [mailto:rnavarro@ci.dania-beach.fl.us]
Sent: Wednesday, July 27, 2016 11:56 AM
To: Chad Edwards
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Per your request.

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chad Edwards [mailto:cedwards@craventhompson.com]
Sent: Wednesday, July 27, 2016 11:31 AM
To: Navarro, Ronnie
Cc: Mary Kusper
Subject: Trion Water and Sewer Plan

Ronnie,
Good speaking with you. Attached is the latest water and sewer plan.

As discussed please send me a copy of the as-built of the force main within NE 1st Court.

Thanks again Ronnie.

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954)-739-6400 Ext. 307
Fax: (954)-739-6409
Cell: (954)-804-0425
Email: cedwards@craventhompson.com

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Wednesday, July 27, 2016 3:13 PM
To: Chad Edwards; Mary Kusper
Cc: Urtecho, Jose; Dunleavy, Sherie; Kaine, Brad; Lajoie, Corinne; Carrie, Anne-Christine; LaFerrier, Marc
Subject: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan
Attachments: Trion Hotel_markup.pdf

Hi Chad.

Attached is my markup on your proposed water and sewer lines for the above cited subject project.

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chad Edwards [mailto:cedwards@craventhompson.com]
Sent: Wednesday, July 27, 2016 12:47 PM
To: Navarro, Ronnie
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Thanks

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
Phone: (954)-739-6400 Ext. 307
Cell: (954)-804-0425

From: Navarro, Ronnie [mailto:rnavarro@ci.dania-beach.fl.us]
Sent: Wednesday, July 27, 2016 11:56 AM
To: Chad Edwards
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Per your request.

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chad Edwards [mailto:cedwards@craventhompson.com]
Sent: Wednesday, July 27, 2016 11:31 AM
To: Navarro, Ronnie

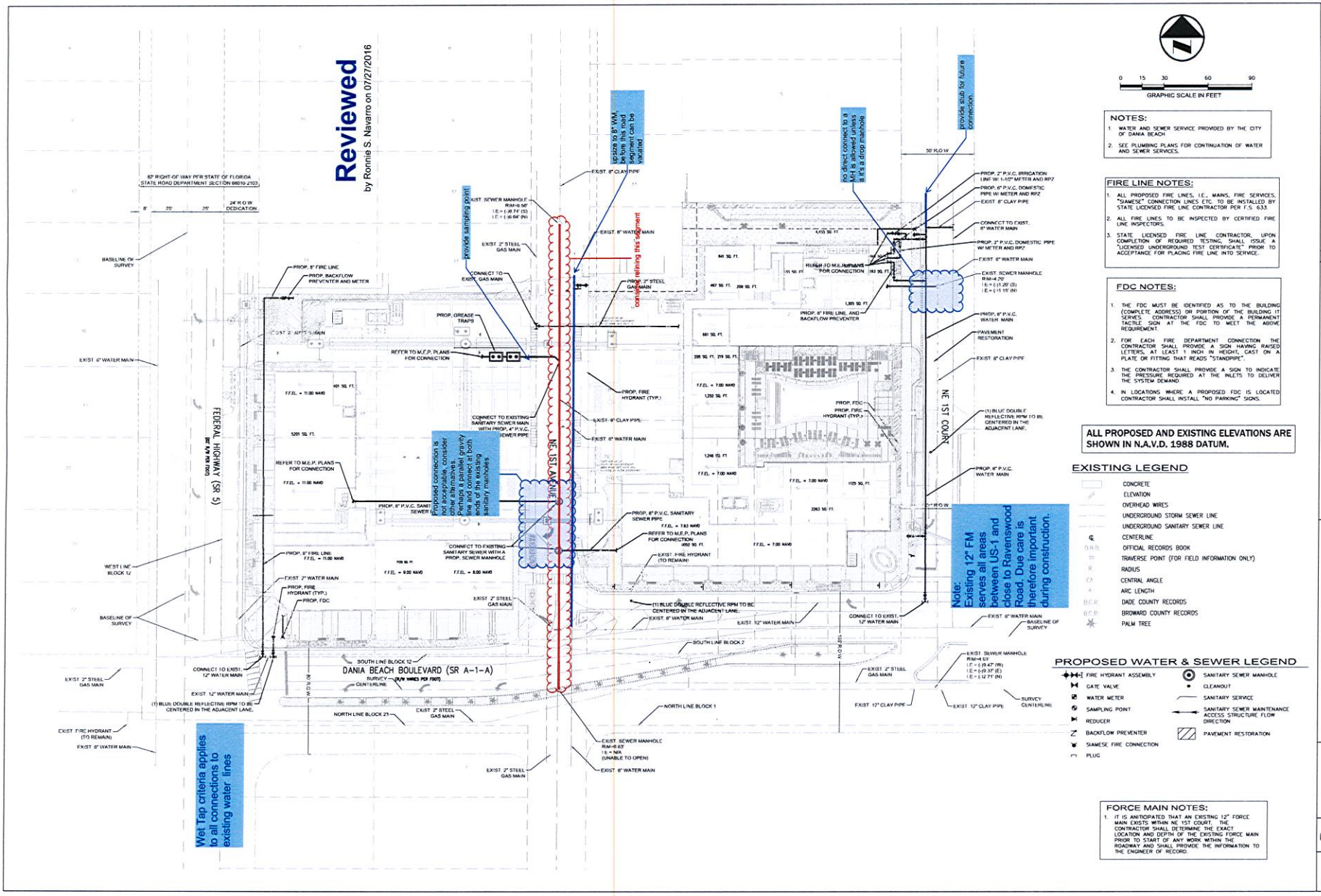
Cc: Mary Kusper
Subject: Trion Water and Sewer Plan

Ronnie,
Good speaking with you. Attached is the latest water and sewer plan.

As discussed please send me a copy of the as-built of the force main within NE 1st Court.

Thanks again Ronnie.

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954)-739-6400 Ext. 307
Fax: (954)-739-6409
Cell: (954)-804-0425
Email: cedwards@craventhompson.com



0 15 30 60 90
GRAPHIC SCALE IN FEET

NOTES:

1. WATER AND SEWER SERVICE PROVIDED BY THE CITY OF DANIA BEACH.
2. SEE PLUMBING PLANS FOR CONTINUATION OF WATER AND SEWER SERVICES.

FIRE LINE NOTES:

1. ALL PROPOSED FIRE LINES, I.E., MAINS, FIRE SERVICES, "SIAMESE" CONNECTION LINES ETC. TO BE INSTALLED BY STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
2. ALL FIRE LINES TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS.
3. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

FDC NOTES:

1. THE FDC MUST BE IDENTIFIED AS TO THE BUILDING (COMPLETE ADDRESS) OR PORTION OF THE BUILDING IT SERVES. CONTRACTOR SHALL PROVIDE A PERMANENT TACTILE SIGN AT THE FDC TO MEET THE ABOVE REQUIREMENT.
2. FOR EACH FIRE DEPARTMENT CONNECTION THE CONTRACTOR SHALL PROVIDE A SIGN HAVING RAISED LETTERS, AT LEAST 1 INCH IN HEIGHT, CAST ON A PLATE OR FITTING THAT READS "STANDPIPE".
3. THE CONTRACTOR SHALL PROVIDE A SIGN TO INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND.
4. IN LOCATIONS WHERE A PROPOSED FDC IS LOCATED CONTRACTOR SHALL INSTALL "NO PARKING" SIGNS.

ALL PROPOSED AND EXISTING ELEVATIONS ARE SHOWN IN N.A.V.D. 1988 DATUM.

EXISTING LEGEND

- CONCRETE
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- ℄ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- D.C.R. DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS
- PALM TREE

PROPOSED WATER & SEWER LEGEND

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SERVICE
- SANITARY SEWER MAINTENANCE ACCESS STRUCTURE FLOW DIRECTION
- PAVEMENT RESTORATION

FORCE MAIN NOTES:

1. IT IS ANTICIPATED THAT AN EXISTING 12" FORCE MAIN EXISTS WITHIN NE 1ST COURT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF THE EXISTING FORCE MAIN PRIOR TO START OF ANY WORK WITHIN THE ROADWAY AND SHALL PROVIDE THE INFORMATION TO THE ENGINEER OF RECORD.

BY:	DATE:	DESCRIPTION:

DATE:	09.11.14
SCALE:	AS SHOWN
DESIGN BY:	D.E.
DRAWN BY:	S.C.
CHECKED BY:	D.E.
APPROVED BY:	D.E.

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

© 2014, 2015, 2016 C.T.A. PROPERTY OF CRAVEN · THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF C.T.A. INC. 53RD STREET & 35TH AVENUE

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

WATER AND SEWER PLAN

Chad Everett Edwards
Florida P.E. No. 59306
July 27, 2016

PROJECT NO.
05-0136-003-02

C-4

SHEET 4 OF 10

BROWARD COUNTY
FLORIDA
Public Works Department • Water & Wastewater Services
WATER & WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33369 • 954-831-0745 • FAX 954-831-0798/0925

MINIMUM EASEMENT REQUIREMENTS

Date: October 1, 2012
Date Last Issued: June 28, 2011
Date First Issued: 1986

This document approved by the Broward County Water & Wastewater Services Technical Standards Committee.

Steven W. Uhrick, P.E, Chair

No technical changes were made to this document since its last issuance. Only the letterhead and format were updated.

ITEM	EASEMENT REQUIREMENT
Water Mains and Wastewater Force Mains	20 foot minimum width with no less than 7.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 7.5 feet beyond the terminus of the main.
Wastewater Gravity Mains	25 foot minimum width with no less than 12.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 12.5 feet beyond the terminus of the main.
Water Main and Wastewater Gravity Main In Same Easement	30 foot minimum width based on 7.5 feet for the water main, 12.5 feet for the wastewater gravity main and 10.0 feet separation between the two mains. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend the greater of 12.5 feet beyond the terminus of the wastewater gravity main or 7.5 feet beyond the terminus of the water main.
Hydrant	7.5 feet on each side of the hydrant.
Detector Check	See standard detail.

ITEM	EASEMENT REQUIREMENT
Lift Stations, Meter Vaults, Pump Stations	30 feet by 30 feet for 6 foot and 8 foot diameter wet well. 32 feet by 32 feet for 10 foot diameter wet well. Under some circumstances WWS (Water and Wastewater Services) may approve a smaller easement but it is unusual for the easement to be less than 25 feet by 25 feet.
All Others	Check with WWS.

Easement descriptions are to be written clearly on 8 ½ "x 11" paper with a point of beginning and a point of termination. A sketch drawn to scale and on 8 ½ "x 11" paper shall accompany the description. The sketch is to reflect the description and shall carry additional information to facilitate construction of the worded description. Street corners are to be shown and the description/sketch should relate the property being described to the streets. The scale shall be such to enable the direction of lines to be clearly observed. Where warranted, the sketch is to be on more than one sheet with the proper match lines shown for each sheet. WWS reserves the right to approve the description and sketch.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-06-15 for NE 1 Avenue ROW

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.
The NE 1 Avenue right-of-way vacation requested will not adversely affect access to neighboring properties, as the roadway will be retained by the city as a vehicular and pedestrian access and utility easement, thereby not affecting access to any neighboring properties.

(2) Whether the subject right-of-way or easement is needed for any public purpose.
The NE 1 Avenue right-of-way is no longer needed for public purposes as a right-of-way, since it will be retained as an easement for both pedestrian and vehicular access, and the public can still use the street. City utilities will remain, or be relocated, therefore the use of the street for utilities is not affected.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-05-15 for Utility Easement

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.
The utility easement vacation requested will not adversely affect access to neighboring properties, as it did not serve as access.

(2) Whether the subject right-of-way or easement is needed for any public purpose.
The utility easement is not needed for public purposes as it no longer used as a sanitary sewer system nor a sewer disposal system by the city.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-07-15 for Alley ROW

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.
The alley right-of-way vacation requested will not adversely affect access to neighboring properties, as the alley was never a through street, as it dead ends into an adjacent lot. It was only used for private parking or as an access way to private parking.

(2) Whether the subject right-of-way or easement is needed for any public purpose.
The alley right-of-way is not needed for public purposes as a right-of-way, as it only served as a private parking lot, or access to a private parking lot. The paved parking area is no longer needed, as no buildings or businesses remain adjacent to the alley.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
MAY 27 2016
Planning Department

Standard Development Application

TRION AT DANIA BEACH

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ■ Other: Vacation - ROW *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: VC-007-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4 N FEDERAL HWY - address for lot on NE corner of US 1 & Dania Beach Blvd.

Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant/Consultant/Legal Representative **(circle one)** Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of NE 1st Ave per PB B-49 DCR, retained as access & UE
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Robert Lochrie / Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

CTKO DANIA VENTURE, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____ Manager
(Owner / Agent signature*)

BEFORE ME THIS 5th **DAY OF** January, **20** 15

By:

KENNETH P. WURTENBERGER
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida **)**

NOTARY PUBLIC STATE OF FLORIDA
BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
MAY 27 2016
Planning Department

Standard Development Application

TRION AT DANIA BEACH

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ■ Other: Vacation - UE (utility esmt) *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: VC-005-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4 N FEDERAL HWY - address for lot on NE corner of US 1 & Dania Beach Blvd.

Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant/Consultant/Legal Representative **(circle one)** Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of 1.5' utility easement per OR 3230-295, BCR

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Robert Lochrie / Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

CTKO DANIA VENTURE, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____ Manager
(Owner / Agent signature*)

BEFORE ME THIS 5th **DAY OF** January, **20**15

By:

KENNETH P. WURTENBERGER
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of Florida**)**

BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
MAY 27 2016
Planning Department

Standard Development Application

TRION AT DANIA BEACH

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ■ Other: Vacation - Alley *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: VC-006-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4 N FEDERAL HWY - address for lot on NE corner of US 1 & Dania Beach Blvd.

Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant/Consultant/Legal Representative **(circle one)** Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of 15' alley per PB 8-33, BCR

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Robert Lochrie / Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

CTKO DANIA VENTURE, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____ Manager
(Owner / Agent signature*)

BEFORE ME THIS 5th **DAY OF** January, **20** 15

By:

KENNETH P. WURTENBERGER
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of Florida **)**

NOTARY PUBLIC STATE OF FLORIDA
BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

TRION at DANIA BEACH

Town of Modelo, PB B-49 DCR:

504234011860 - Lot 21, 22, 23, 24, Blk 12	OR 50437-918 SWD
504234011850 - Lot 19, 20, Blk 12	OR 50437-918 SWD
504234011840 - Lot 17, 18, Blk 12	OR 50427-1888 SWD
504234011820 - Lot 15, 16, Blk 12	OR 50427-1888 SWD

Eskilson Add to Dania Amended, PB 7-10, BCR:

504234040010 - Lot 27, 28, 29, Blk 2	OR 50437-918 SWD
504234040030 - Lot 30, Blk 2	OR 50437-918 SWD
504234040040 - Lot 31, Blk 2	OR 50437-918 SWD

Beachway, PB 8-33, BCR

504234120010 - Lot 1, 2, 3, Blk 1	OR 50437-918 SWD
504234120020 - Lot 4, 5, 6, Blk 1	OR 50437-918 SWD
504234120240 - Lot 1, Blk 6	OR 50437-918 SWD
504234120250 - Lot 2, Blk 6	OR 50437-918 SWD
504234120260 - Lot 3, Blk 6	Instr # 112727627

504234011860, 504234011850, 504234011840, 504234011820, 504234040010, 504234040030, 504234040040, 504234120010, 504234120020, 504234120240, 504234120250, 504234120260

LEGAL DESCRIPTION:

PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Otis T. Keeve
Utility Coordinator
Broward Engineering

AT&T Florida
8601 West Sunrise Boulevard
Plantation, FL 33322

T: 954.723.2540
F: 954.476.7841
Otis.keeve@att.com

DISTRIBUTION
TMC ____ RDC ____
ACCT ____ WPB ____
ENG ____ CBWCD ____
SURVEY ____ PLAN CITY
SHOPS ____ INSP ____
PERMIT ____ ASBLTS ____
FILE 05-0136.001.01 1

July 23, 2014

Catherine A. Donn
Craven Thompson & Associates, Inc.
3563 N.W. 53rd Street
Fort Lauderdale, Fl. 33309-6311

RECEIVED
JUL 28 2014
BY: ____

RE: Trion Ventures- Dania Beach Project
N.E. corner of Dania Beach Blvd. and Federal Hwy/U.S. 1
ROW/ Alley/ Easement Vacation Release Request
CT&A Project No. 05-0136-001-002-01

Ms. Donn:

This letter shall serve as notice that AT&T Florida has no objection to the above mentioned plat. However, the owner/ developer must assume any cost associated with the relocation or removal of the existing utilities if required, and a recorded easement may need to be dedicated to allow AT&T to provide service to the proposed and/or existing properties.

Please contact me for any additional information you may require in this regard.

Otis Keeve
MGR OPS Planning/Design
Utility Coordinator

USA Proud Sponsor of the U.S. Olympic Team

Sheriff Scott Israel

Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

September 12, 2014
Attention: Catherine A. Donn, Planner

CRAVEN THOMPSON & ASSOC., INC.
3563 NW 53 ST
FT LAUDERDALE, FL 33309-6311

Dear Ms. Donn:

I have reviewed the survey and as related to Fire Department issues, the Fire Marshal's Bureau has no objections for your request to vacate the following items:

1. 40 ft. ROW for NE 1st Avenue per PB B-49, DCR, to be retained as a utility easement with overhead clearance.
2. 25 ft. ROW easement reservation for NE 1st Avenue per DB 547-7, BCR.
3. 25 ft. ROW easement reservation for NE 1st Avenue per DB 527-450, BCR.
4. 15 ft. platted alley per PB 8-33, BCR.
5. 1.5 ft. utility easement per OR 3230-295, BCR.

If I can be of further assistance, feel free to contact me at your convenience with the information provided above in the letterhead.

Sincerely,

Robert J. Nance, Captain

Engineering – Design Department
2601 SW 145th Ave Miramar, Fl 33027

Wednesday, August 20, 2014

Catherine Donn
Craven Thompson & ASSOC., INC.
Ft. Lauderdale, FL

RE: **Trion Ventures-Dania Beach Project**
NE Corner of Dania Beach Blvd and Federal Hwy/US 1
ROW/Alley/Easement Vacation Release Request
CT&A PROJECT NO. 05-0136-001-002-01
Comcast ID # - CWSI-M14-1911

Dear Ms. Donn:

Please Be Advised …in reference to the **proposed ROW/Alley/Easement Vacation release requests…**

Comcast has existing aerial plant attached to utility poles within the alleyway.

Comcast will coordinate an on-site meeting to discuss new routing, cost and other easements. Please contact the area construction coordinator.

Cordially,

Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-893-0501 Ext. 214 (Office)
954-554-5296 (Mobile)
www.Cable-Wiring.com

cc: Leonard Maxwell Newbold
cc: Ric Davidson
cc: Chuck Huston

Florida Power & Light Company

FPL

DATE: October 16, 2014

Re: Letter of No Objection

ADDRESS OF CUSTOMER OR BUILDING: **Dania Beach Blvd and NE 1 Ave, Dania Beach, FL**

NAME OF Development: Trion Development aka CTKO Diana Venture LLC.

Bill Garfinkle
EnergyWise Services, Inc.

Dear Bill,

This is to advise you that FPL has no objections to vacation of the right-of way according to the plans submitted for the above mentioned project, with the applicant knowledge and agreement to the following stipulations:

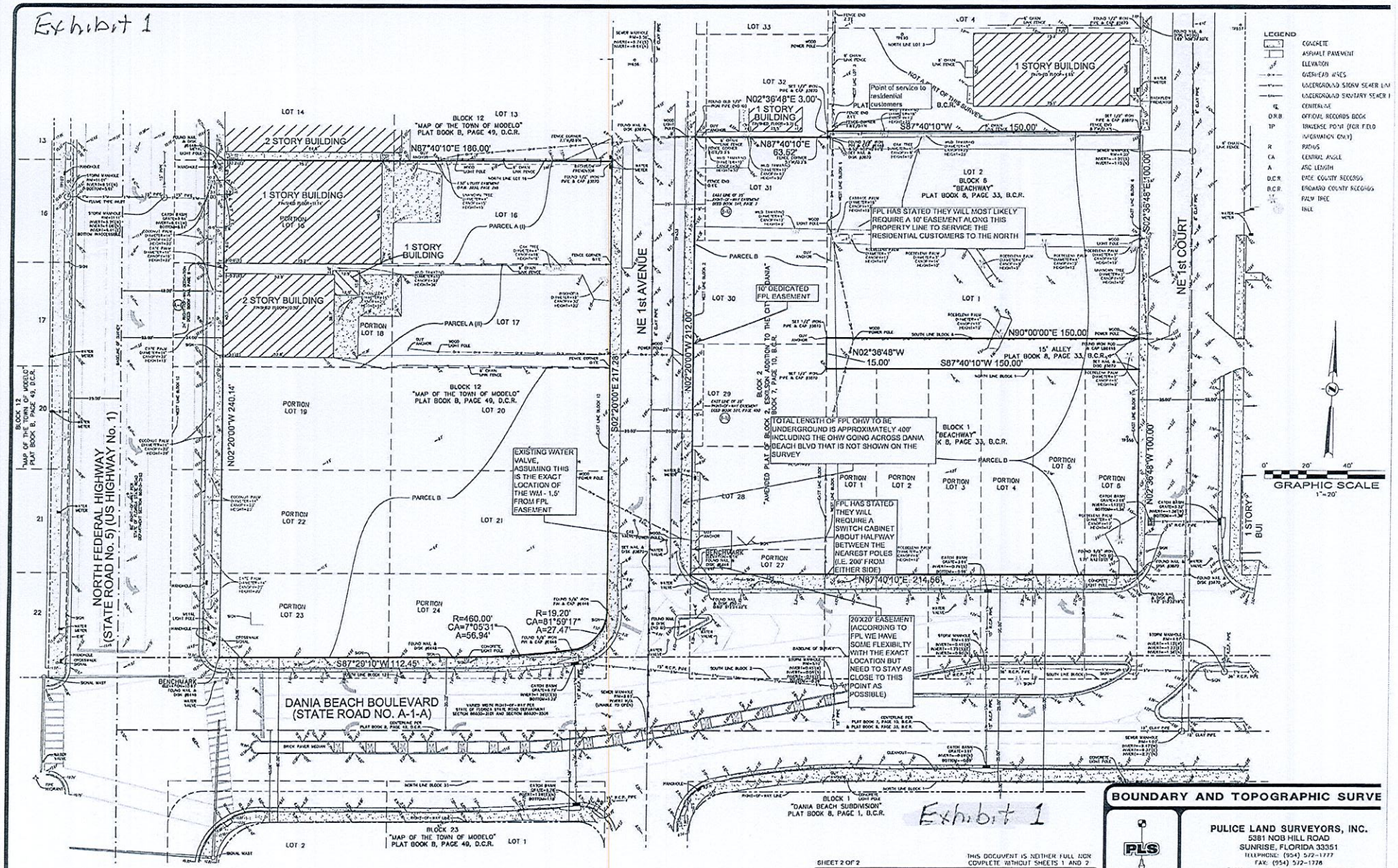
- FPL reserves the right to engineer/ design to its construction standards within the Utility Easement.
- It should be noted that any FPL facilities that may need to be converted or relocated will be done at the customer expense.
- Owner will provide FPL with a certified copy of the Utility Easement after it has been recorded.
  R/W along NE 1st Ave between Dania Beach Blvd and North Property line of said project see exhibit one (attached).

Should you have any questions, please call me at (954) 442-6360

Sincerely,

Andrel Pierre
Distribution Engineer
Power Systems
Florida Power & Light
4000 Davie Road Ext
Hollywood, FL 33024

Exhibit 1



BOUNDARY AND TOPOGRAPHIC SURVE

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 20'	FILE: TRION VENTURES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 8/07/14	ORDER NO.: 57985

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

TRION SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

COPYRIGHT 2014 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

City of Dania Beach
Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) 923-1109 (Fax)

August 29, 2014

Catherine A. Donn
Craven Thompson &Associates, Inc.
3563 NW 53 Street
Fort Lauderdale, FL 33309

RE: Trion Ventures – Dania Beach ProjectNE Corner of Dania Beach Blvd and Federal Hwy/US 1 ROW/Alley/Easement Vacation Release Request

Dear Ms. Donn,

This letter is in response to your request for a No Objection Letter for the vacation of the following items:

1. 40' ROW for NE 1st Avenue per PB B-49, DCR , to be retained as a public utility and access easement with overhead clearance
2. 25' ROW easement reservation for NE 1st Avenue per DB 547-7, BCR
3. 25' ROW easement reservation for NE 1st Avenue per DB 527-450, BCR
4. 15' platted alley per PB 8-33, BCR
5. 1.5' utility easement per OR 3230-295, BCR

We have no objections to these vacations as long as the developer incurs all costs associated with the above mentioned vacations. The relocation of city-owned facilities, if any, and will be relocated at developer's expense and at no cost to the city. It is understood that the developer will grant replacement easements as needed, and the developer will incur costs associated with engineering, design, permitting, and document costs, etc.

Also, we would like to review conceptual/preliminary design drawings showing the relocations as soon as possible.

Please contact me at (954) 924-3740 if you have any questions.

Sincerely,

Ronnie S. Navarro, P.E.
City Engineer

Concured By:

Dominic F. Orlando, P.E.
Director of Public Services

PEOPLES GAS

Easement & Right-of-Way /Plat *Vacation Letter*

To: Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, Florida 33309-6311
Attention: Catherine A. Donn

Date: July 21, 2014

Subject: Trion Ventures – Dania Beach Project
NE Corner of Dania Beach Blvd and Federal Hwy/US 1
ROW/Alley/Easement Vacation Release Request
CT&A Project No. 05-0136-001-002-01

( ) Peoples Gas has no objections to this vacation for the following reasons:
Peoples Gas has no facilities within Right-of-Way proposed for vacation.

_____
Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:
Reference:

(X) Peoples Gas has facilities within the referenced area to be vacated, however, we have no objections to this vacation providing a utility easement is incorporated in the re-plat, or the applicant will pay for the relocation or replacement of these facilities.

Sitnel M. Warner FOR
Angel L. Quant
South Florida Regional Operations Manager

Prepared By: S.W.
Atlas Pg:

( ) Peoples Gas has facilities within the referenced area to be vacated which cannot be relocated for technical reasons, however, we have no objections to this vacation providing a utility easement, as shown on the attached drawing, is incorporated in the re-plat.

_____
Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:

( ) Peoples Gas objects to the proposed vacation for the following reasons:

_____
Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:

TECO PEOPLES GAS
(954)-453-0817 Engineering
5101 N.W. 21st AVENUE, SUITE 460
(954) 453-0824
FORT LAUDERDALE, FL. 33309
FAX (954) 453-0804

FOR: CTKO Dania Ventures, LLC

DESCRIPTION TO ACCOMPANY SKETCH
1.5' EASEMENT
OFFICIAL RECORDS BOOK 3230, PAGE 295
TO BE VACATED

DESCRIPTION:

A PORTION OF LOT 16, BLOCK 12, MAP OF THE TOWN OF MODELO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 02°20'00" EAST, ALONG THE EAST LINE OF SAID BLOCK 12, SAID LINE BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF N.E. 1st AVENUE AS SHOWN ON SAID PLAT, A DISTANCE OF 1.50 FEET; THENCE SOUTH 87°40'10" WEST, ALONG A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 105.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16; THENCE NORTH 02°20'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 87°40'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 158 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-1.5' EASE VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN·THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

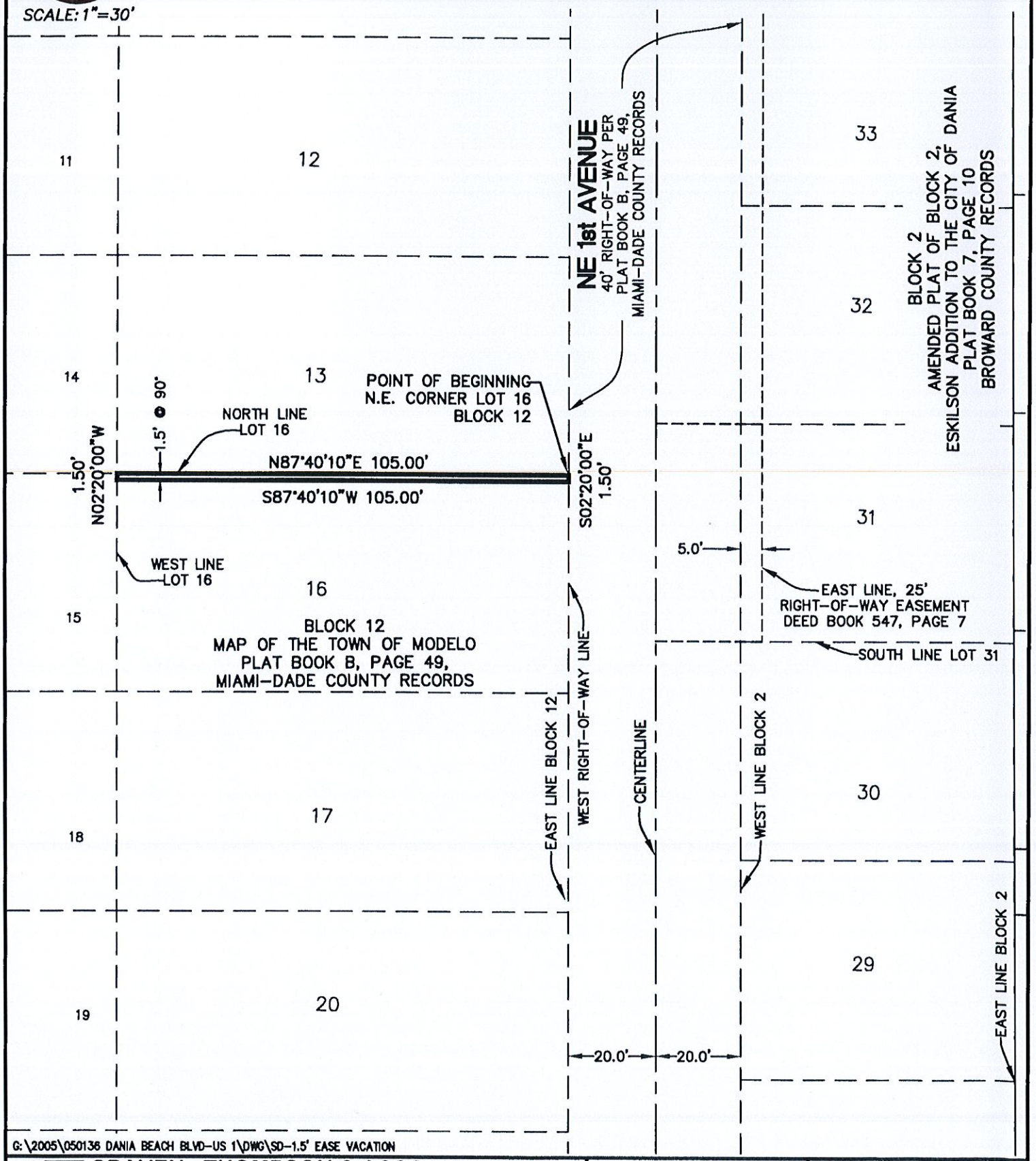
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

SKETCH TO ACCOMPANY DESCRIPTION

1.5' EASEMENT
OFFICIAL RECORDS BOOK 3230, PAGE 295
TO BE VACATED

SCALE: 1"=30'



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-1.5' EASE VACATION

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 2 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

FOR: CTKO Dania Ventures, LLC

DESCRIPTION TO ACCOMPANY SKETCH
15' ALLEY TO BE VACATED

DESCRIPTION:

ALL OF THAT CERTAIN 15 FOOT WIDE ALLEY LYING ADJACENT TO BLOCK 6 AND BLOCK 1, BEACHWAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE SOUTH 87°40'10" WEST, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 02°36'48" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE NORTH 87°40'10" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 6, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF N.E. 1st COURT AS SHOWN ON SAID PLAT; THENCE SOUTH 02°36'48" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,250 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-15 ALLEY VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

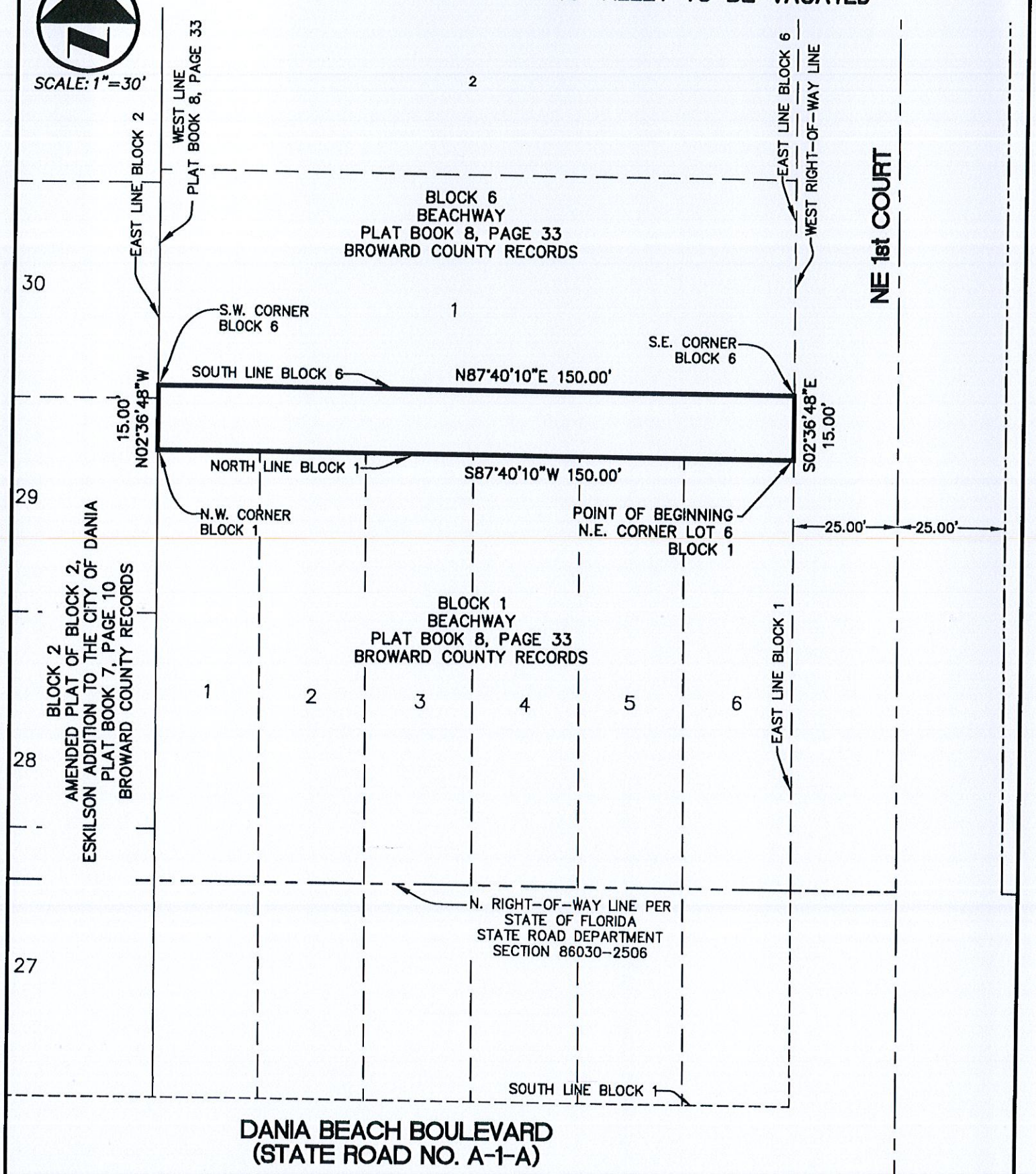
The undersigned and CRAVEN·THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

SKETCH TO ACCOMPANY DESCRIPTION
15' ALLEY TO BE VACATED



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-15 ALLEY VACATION

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 2 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

FOR: CTKO Dania Ventures, LLC

DESCRIPTION TO ACCOMPANY SKETCH
40' RIGHT-OF-WAY TO BE VACATED

DESCRIPTION:

A PORTION OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR N.E. 1st AVENUE AS SHOWN ON THE MAP OF THE TOWN OF MODELO, RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 12, OF SAID PLAT; THENCE NORTH 87°40'10" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID N.E. 1st AVENUE; THENCE NORTH 02°20'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 87°40'10" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 31, BLOCK 2 OF THE AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 02°20'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 212.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 86030-2506; THENCE SOUTH 64°36'10" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.48 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 12; THENCE NORTH 02°20'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 217.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 8,581 SQUARE FEET OR 0.197 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-40' R-W VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN·THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

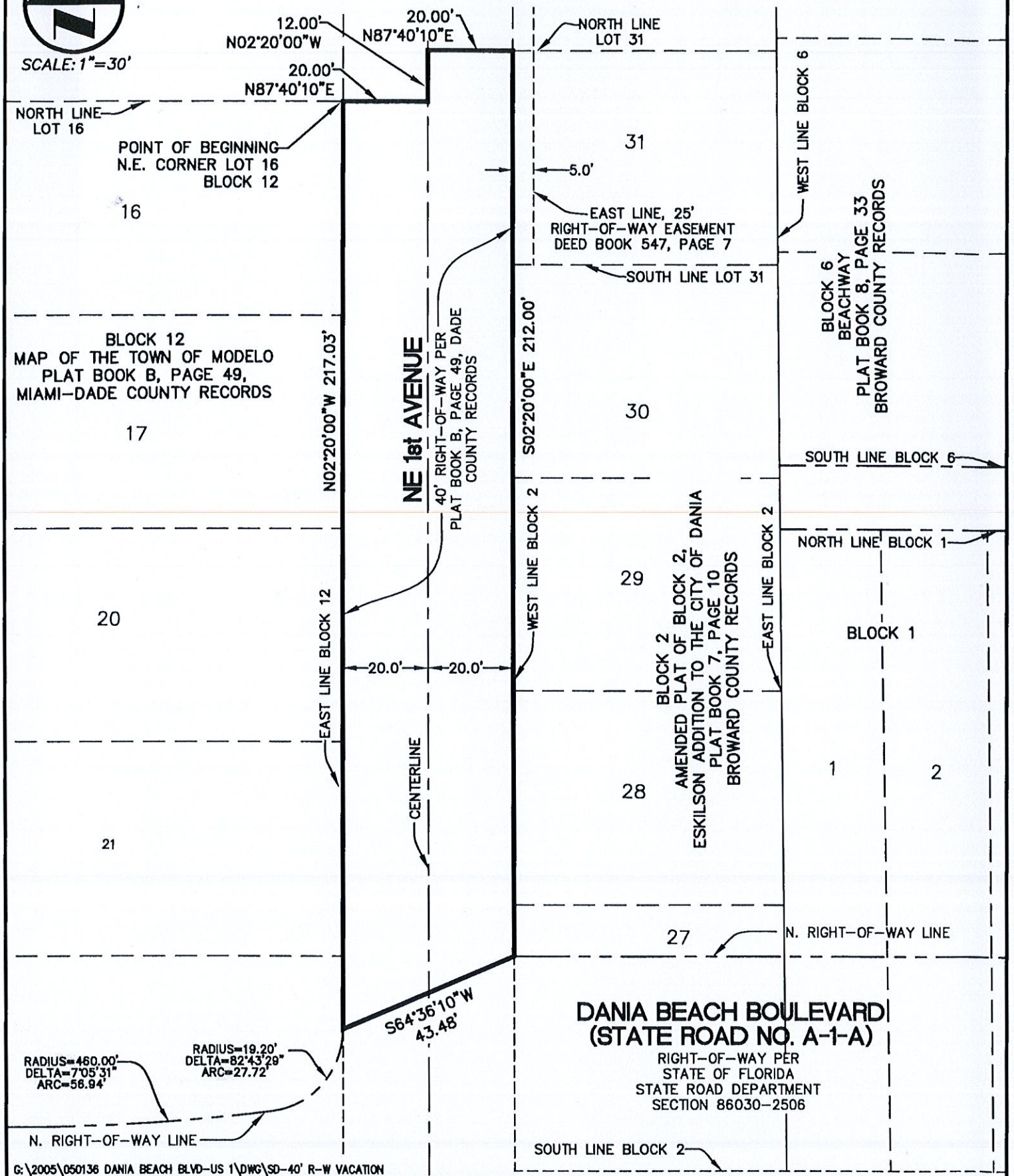
UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

SKETCH TO ACCOMPANY DESCRIPTION

40' RIGHT-OF-WAY TO BE VACATED



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-40' R-W VACATION

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 2 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

20 19

66- 47672

OFF. REC. 3230 PAGE 295

EASEMENT

Date May 6 ~~March~~, 1965

City of Dania, a Florida municipal
corporation under Chapter 25678,
1949 Special Acts of Florida
Dania, Florida

Dear Sir:

In consideration of the payment to me of $10.00 and other good and valuable considerations which I have received, I and those holding through me, grant and give to you and your successors the right to install, maintain, repair and operate a sanitary sewer system including but not limited to a sewer disposal system, sewer pipes and mains, and laterals, and the necessary appurtenances above and underground for such purposes; also, the right to clear and keep clear such obstructions from the surface and subsurface that might endanger the proper construction, operation and maintenance of said system, on and under my property more particularly described as follows:

The North 1.50 feet of Lot 16, Block 12, "TOWN OF MODELO", according to the plat thereof, as recorded in Plat Book 1, at page 5 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida,

'66 MAY 16 PM 12:32

THIS IS NOT AN OFFICIAL COPY

BROWARD COUNTY

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

together with the right and privilege to reconstruct, inspect, alter, improve, remove or relocate such facilities.

In the presence of:

Luther Sponkmier
Warren F. Blust

Mrs. Augusta Vonglis,
AUGUSTA VONGLIS, individually
and as surviving spouse of ~~xxxxx~~
James Vonglis, deceased and as
Executrix of Estate of ~~xxxxx~~
James Vonglis, deceased
(Seal)

STATE OF FLORIDA)
:
COUNTY OF BROWARD)

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Augusta Vonglis, individually and as surviving spouse of ~~xxx~~ James Vonglis, deceased, and as executrix of Estate of James Vonglis, deceased, known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 6th day of ~~XXXXXX~~ May, 1965.

My Commission Expires:

Luther Sponkmier
Notary Public

NOTARY PUBLIC STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES APR. 16, 1968.
BONDED THROUGH FRED W. DIETTELHORST

ORDINANCE NO. 2016-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled, "Land Development Code" of Part 6, entitled, "Development Review Procedures And Requirements" of Article 655, entitled, "Vacations Of Right-Of-Way" of the City Code of Ordinances (the "City Code"), Craven Thompson and Associates, Inc. (the "Applicant"), on behalf of the property owner, CTKO Dania Venture, LLC, has applied to the City of Dania Beach (the "City") for approval to vacate the following:

1. Vacate the 1.50' utility easement at the north side of Lot 16, Block 12 of Map of Town of Modelo, Plat Book B-49, DCR, recorded in OR 3230, Page 295, BCR (VC-05-15);

2. Vacate approximately 220 linear feet of the 40' platted Right-of-Way of NE 1st Avenue per Map of Town of Modelo, Plat Book B-49, DCR, north Dania Beach Boulevard (VC-06-15); and

3. Vacate the 15' platted alleyway per Beachway, Plat Book 8, Page 33, BCR, adjacent to Block 6 and Block 1 (VC-07-15).

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on September 21, 2016 and recommended approval of the proposed right-of-way and easement vacations; and

WHEREAS, staff recommended approval of the proposed right-of-way and easement vacations in its report September 27, 2016; and

WHEREAS, the City Commission of Dania Beach (the "City Commission") conducted two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that granting the requested right-of-way and easement vacations will not adversely affect access to neighboring properties and will not be detrimental to the public health, safety and welfare; and

WHEREAS, the City Commission finds that the portion of the right-of-way and easement subject to this vacation is no longer needed as a public right-of-way and easement, and that it is in the best interest of the City to grant the request to vacate the right-of way and easement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a specific part of this Ordinance.

Section 2. Pursuant to Chapter 28, entitled, "Land Development Code" of Part 6, entitled, "Development Review Procedures and Requirements" of Article 655, entitled, "Vacations Of Right-Of-Way" of the City Code, the requested right-of-way (VC-05-15 and VC-06-15) and easement (VC-07-15) vacations, as shown on the attached Exhibit "A," are approved subject to the following conditions:

1. Vacation of approximately 220 linear feet of the 40' platted Right-of-Way of NE 1st Avenue is subject to a reservation by the City as a vehicular and pedestrian access and utility easement restricted to a height of fourteen feet three inches (14'- 3") above finished grade.

2. Vacation of approximately 220 linear feet of the 40' platted Right-of-Way of NE 1st Avenue is subject to a reservation of a utility easement for water and sewer per Broward County Waste Water System (BCWWS) Minimum EasementRequirements.

3. Provide/maintain public access toNE 1st Avenue as part of the City's roadway network.

4. Reline existing 8" gravityclay pipe or replace with 8" PVC sewer pipe.

5. Upsize existing 6" watermain to 8" PVC watermain.

Section 3. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in force and take effective immediately upon its passage and adoption.

PASSED on first reading on September 27, 2016.

PASSED AND ADOPTED on second reading on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)
APPROVING THE SITE PLAN (SP-03-15) AND ASSOCIATED DESIGN VARIATIONS AND DESIGN WAIVERS (OT-83-16/OT-84-16/OT-85-16/OT-86-16) SUBMITTED BY RAMESH ACQUISITIONS, LLC, FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF FEDERAL HIGHWAY AND DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Staff Report, Plans, Application and Backup, Resolution

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager

SUBJECT: **OT-83-16/OT-84-16/OT-85-16/OT-86-16/SP-03-15:** The applicant, Leigh Robinson Kerr & Associates, Inc., is requesting design variations and site plan approved for the construction of an eight (8) story, 286 dwelling unit, 18,978 square foot commercial, mixed-use building located at the north east corner of Federal Highway and East Dania Beach Boulevard.

VARIANCES

DESIGN VARIATIONS/WAIVERS

1. To allow a maximum building placement at 11.1'; Land Development Code (LDC) required no more than five (5) feet; per Section 303-40 (L).

2. To allow a maximum building recess along the front property line to be fifty (50) feet; LDC permits a maximum of ten (10) feet; per Section 303-40(M).

3. To allow forty-seven (47) percent of the building to be placed at the build-to-line; LDC required a minimum of seventy (70) percent; per Section 303-40(N).

4. To provide no building recess, LDC requires a ten (10) foot building recess at the sixth floor and above; per Section 303-40(P).

5. To provide no uniform cornice, LDC encourages buildings exceeding 35 feet in height to display a uniform cornice between 25' – 35' above finished grade; per Section 525-30(B).

6. To provide no pitched roof, LDC required roofs to be pitched with generous overhangs; per Section 510-30(D).

7. To allow glass windows to make up as little as thirty (30) percent of the building frontage, LDC requires at least thirty-five (35) percent be windows; per Section 510-30(H).

8. To provide a building height of eighty-two (82) feet on the west and eighty-seven (87) feet on the east, the LDC allows for height variation limited to ten (10) percent or ten (10) feet above the maximum building height; per Section 301-50(B).

PROPERTY INFORMATION

ZONING: City Center (CC)
LAND USE DESIGNATION: Regional Activity Center

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant has assembled multiple lots of record resulting in approximately two (2.3) net acres, or approximately three and a half (3.4) gross acres, generally located at the north east corner of Federal Highway and East Dania Beach Boulevard. The property is currently vacant and is the former location of the Pirates Inn hotel. In an effort to unify the properties for development, the applicant is requested several approvals including vacations, design variations, and site plan.

DESIGN VARATIONS/WAIVERS

1. BUILDING PLACEMENT

The applicant is proposing to place the building as far from the front property line as eleven (11.1) feet. The LDC requires the building to be placed zero to five (0 – 5) feet from the front property line. The applicant has identified in their justification statement that this request will result in a wider landscaped sidewalk for a better pedestrian experience and appropriate to the scale of the proposed building.

2. BUILDING RECESS

The project proposes multiple building recesses, the largest being fifty (50) feet. The applicant and site plan indicates that these recesses will be used to provide multiple project enhancements including recessed loading area, a landscaped courtyard and a covered plaza with fountain. The proposed building recesses will also help to break up the mass of the building.

3. BUILDING FRONTAGE

The LDC required buildings to be located at the build-to-line for seventy (70) percent of the property. The project will provide as little as forty-seven (47) percent of the building on the built-to-line. This is in part a result of the project enhancements proposed, including the recessed loarding area, landscaped courtyard, and covered plaza with fountain. In the applicant's justification statement the resulting movement in the building facades will help breakup the mass of the building and enhance the architecture.

4. BUILDING STEPBACK

The applicant is proposing no stepback of the building, whereas the LDC requires a stepback at the sixth (6) floor. IN the justification statement provided by the applicant, they state, "If the two required stepbacks are applied on the design of this building, at between 25' and 35' and at six story, the proportion of the building will appear even longer, particularly with 1 continuous cornice line. The proposed alternate solution provides a more dynamic and interesting composition of building forms for the subject property.

5. CORNICE

The LDC requires a uniform cornice between twenty-five and thirty-five (25 – 35) feet above finished grade as a way to break up the mass of a larger building. The applicant is proposing no

6. PITCHED ROOF

The applicant is proposing no pitched roof. The applicant indicates "the architecture of the proposed building consists of a contemporary application of mid-century architectural language." While there are no roof overhangs to provide protection to pedestrians, canopy awning are proposed which will serve the same function.

7. WINDOW AREA

The proposed building is located in two (2) primary street frontages, Federal Highway and East Dania Beach Boulevard. The applicant has met the required window area on East Dania Beach Boulevard where the largest part of the building is located. The Federal Highway elevation provides thirty (30) percent glass window area, the LDC required thirty-five (35) percent.

8. HEIGHT

The maximum building height allowed for this property, with the use of incentives, is eighty (80) feet. The LDC allows slight adjustments in the building height limited to ten (10) percent or ten (10) feet, whichever is less, to be approved by the City Commission. In this case, the applicant is requesting an eighty-two (82) foot building height on the west side of the property and an eighty-seven (87) foot building height on the east, which is less than ten (10) percent of the overall building height and less than ten (10) feet.

Section 301-50 of the City's Land Development Code states that the City Commission or Planning and Zoning Board, if applicable, shall use the following criteria when evaluating requests for design variations:

1. "Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or"
2. "Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested."

Section 525-10 of the City's Land Development Code states the City Commission may approve waivers to the Principal Arterial Commercial Design Standards a part of the site plan approval upon making the following findings:

(A) "There are circumstances peculiar to the site of the intended use or both that makes compliance with a particular requirement of this article impracticable; and"

(B) "The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determined will offset negative impacts that an exception to these standards might otherwise create."

SITE PLAN

Staff encouraged the applicant to contact neighbors adjacent to, and adjacent to, the site to advise of this properties redevelopment. The applicant has stated that no meetings, outside public hearings, have occurred.

and the Planning Division. Each discipline reviewed the plans for consistency with regulatory requirements and the following outstanding comments remain.

1. Park Impact Fee: per Section 805-110 & Resolution No. 2014-071, $1,364.00 per multifamily dwelling (368 X 1364 = $501,953) must be paid prior to issuance of a building permit (Planning).

2. Per Section 305-50 (H), Performance Bonds. "Participants in the voluntary green building program, at the time of building permit application, shall post a performance bond, letter of credit, or other form of surety approved by the City Attorney, in the amount described by the regulations (Planning).

3. SUSTAINABLE BUILDING PRACTICES: Per Section 305-50(F) Provide "Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentive."

4. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip. Based on traffic study by Traf Tech dated June, 2016 the project will generate 325 PM peak hours trips, which will require payment of $6,909.50 (325 X $21.26) must be paid prior to issuance of a building permit (Planning).

5. Must provide unity of title unifying all lots, prior to issuance of a building permit (Planning).

6. The developer shall enter into an Agreement with the City to ensure the compliance of the pocket park with Articles 305 and 312 of Chapter 28 of the Dania Beach City Code in a form acceptable to the City Attorney. Such Agreement shall provide for ongoing maintenance of the park by the developer and ensure continuous public access to the pocket park from dawn to dusk 365 days of the year, except during declared states of emergency and shall be recorded in the public records at the expense of the developer prior to the issuance of a building permit for the Site Plan (Planning).

7. Existing sewer forcemain on NE 1st Court must be reflected on survey plans (City Engineer).

8. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection including other offsite development. Please contact Sherie Dunleavey, Office Manager, Public Services Department to make an appointment, phone number 954-924-6806 ext. 3882. (City Engineer).

9. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (City Engineer).

10. Fire Department Access information as follows:
    a. Demonstrate turning radii for the entry from Federal Highway on the east side of the structure.
    b. Demonstrate turning radii for all 1st floor garage turns to accommodate BSO Rescue

e. Provide double sided doors for passenger elevator #4 (BSO Fire).

11. Water supply information as follows:
    a. Water mains must be looped on the north side of the project with a minimum 8" water mains.
    b. Additional fire hydrants in the following locations:
        a. Off the required looped 8" fire main on the north side of the project (on NE 1 avenue). You can move the propose hydrant that is currently on the 6" main to this location.
        b. Off the proposed 8" fire main on NE 1 Court at the north end of the property.
        c. Proposed hydrant on NE 1 Court must be off the 12" main; not the 6' main – please correct
    c. One additional FDC at the NE corner of the property on NE 1 Court.
    d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems). (BSO Fire).

12. Proof of water supply& Fire flow demand as follows:
    a. Fire hydrant flow test must be accompanied with the 24 hour pressure recording; in addition the flow test data & chart must be on company letter head from the company performing the test; finally, please identify on the test the name of the BSO Fire inspector that accompanied and witnessed the test of the documentation.
    b. Fire flow demand calculations must be signed and sealed by a licensed engineer of record.
    c. The application for the approval of the fire protection water supply design must be signed by the owner or agent.

13. Statement of verification from the design professions of record, on official company letterhead, must state that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. In addition, this document must have the seal and signature of the engineer (BSO Fire).

14. Provide an egress plan demonstrating and dimensioning all comment paths of travel, dead end corridor distances and travel distances to all exits within the building and/or structures (BSO Fire).

15. Additional Fire Department Access Information as follows:
    a. Fire Lane locations and striping detail (demonstrated)
    b. "NO PARKING" sign locations and sign details demonstrated – Provide Details
    c. Fire Department Access Routes During Construction (BSO Fire).

16. Address Detail – provide details for the numbers (size, coloring, etc.)(BSO Fire).

CITY COMMISSION PREVIOUS ACTION

On August 23, 2016 the City Commission approved a waiver of replat associated with the vacation request

The Site Plan meets all applicable regulations p[illegible]
approved and the DRC comments are addressed prior to issuance of a building permit. Recommend approval of the resolution.

TRION AT DANIA BEACH

ALL RIGHTS RESERVED

CITY OF DANIA BEACH, FLORIDA

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

SITE PLAN APPLICATION

AUGUST 15, 2016

PREPARED FOR:

RAMESH PROPERTIES, LLC

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

PROJECT TEAM

DEVELOPER / OWNER: RAMESH PROPERTIES, LLC
300 SW 1st Ave, Suite 106
Fort lauderdale, FL 33301
Ph: 954.522.6556

ARCHITECT: DORSKY YUE INTERNATIONAL, LLC.
101 NE 3rd Avenue, Suite 500
Fort Lauderdale, Florida 33301
Ph: 954.703.7830
Fax: 954.524.8604

LANDSCAPE ARCHITECT: ARCHITECTURAL ALLIANCE
612 SW 4th Avenue
Fort Lauderdale, Florida 33315
Ph: 954.764.8858
Fax: 954.764.0731

CIVIL ENGINEER: CRAVEN THOMPSON & ASSOCIATES
3563 NW 53rd Street
Fort Lauderdale, Florida 33309
Ph: 954.739.6400
Fax: 954.739.6409

TABLE OF CONTENTS

LEGAL DESCRIPTION & NOTES
SURVEY
SP-1 SITE PLAN

CIVIL PLANS
C-1 CIVIL ENGINEERING COVER SHEET
C-2 DEMOLITION PLAN
C-3 PAVING, GRADING & DRAINAGE PLAN
C-4 WATER & SEWER PLAN
C-5 PAVING, GRADING & DRAINAGE DETAILS
C-6 PAVING, GRADING & DRAINAGE DETAILS
C-7 WATER & SEWER DETAILS
C-8 WATER & SEWER DETAILS
C-9 WATER & SEWER DETAILS
C-10 WATER & SEWER DETAILS

LANDSCAPE PLANS
TD-1 TREE DISPOSITION PLAN
LP-1 - OVERALL LANDSCAPE PLAN
LP-2 - POOL ENLARGEMENT LANDSCAPE PLAN
LP-3 - LANDSCAPE DETAILS AND NOTES
SF-1 - SITE FURNISHINGS PLAN

ARCHITECTURAL PLANS
LS01 - LIFE SAFETY GROUND FLOOR
LS02 - LIFE SAFETY TYPICAL LEVEL
A101 - GROUND FLOOR LEVEL
A102 - 2ND LEVEL FLOOR PLAN
A103 - 3RD - 6TH LEVEL FLOOR PLAN
A103.1- 7TH LEVEL FLOOR PLAN
A104 - 8TH LEVEL FLOOR PLAN
A105 - ROOF PLAN
A106 - EAST & WEST ELEVATION
A107 - NORTH & SOUTH ELEVATION
A108 - ENLARGED PARTIAL ELEVATIONS
A109 - BUILDING SECTION A & B
A110 - GLAZING CALCULATIONS
A110.1- SIGNAGE

COLORED ELEVATIONS AND RENDERINGS
A111 - SE RENDERING
A112 - SW RENDERING

PHOTOMETRICS
L1 - SITE LIGHTING
L2- GROUND FLOOR GARAGE
L3 - 2nd LEVEL FLOOR GARAGE
L4 - TYPICAL LEVEL GARAGE
L5 - 8TH LEVEL GARAGE

LEGAL DESCRIPTION:

PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

PARCEL B-1

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1) THIS SITE CONTAINS A COMBINED AREA OF 95,486 SQUARE FEET (2.1921 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #1893; ELEVATION: 17.382 FEET.
3) FLOOD ZONE: X BASE FLOOD ELEVATION: NONE; PANEL #120034 0309F; MAP DATE: 08/18/92.
4) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING N02°20'00"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: RAMESH ACQUISITIONS, LLC; CHICAGO TITLE INSURANCE COMPANY; HUNT & GROSS, P.A.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER No.: 5708522, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AT 11:00 PM.

THE FOLLOWING ARE SCHEDULE BII EXCEPTIONS TO SAID COMMITMENT:

ITEMS 1, 2, 3, 4 AND 5 – STANDARD EXCEPTIONS NOT ADDRESSED.

ITEM 6 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK B, PAGE 49 (AS TO PARCEL I, II AND B-1) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.

ITEM 7 – EASEMENT IN O.R.B. DEED BOOK 343, PAGE 9, (AS TO PARCEL II) AFFECTS THIS SITE AS DEPICTED HEREON.

ITEM 8 – COLLATERAL ASSIGNMENT OF FIRE RESCUE ASSESSMENT FEES IN O.R.B. 26118, PAGE 737 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.

ITEM 9 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 7, PAGE 10 (AS TO PARCEL B-2) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.

ITEM 10 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 8, PAGE 33 (AS TO PARCEL B-2 AND C) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.

ITEM 11 – RESERVATIONS FOR ROAD RIGHT-OF-WAY IN DEEDS IN DEED BOOK 527, PAGE 450 AND DEED BOOK 547, PAGE 7, AS AFFECTED BY RESOLUTION TO ADOPT VACATION UNDER INSTRUMENT #113301947 (AS TO PARCEL B-2) AFFECT THIS SITE AS DEPICTED HEREON.

ITEM 12 – UNITY OF TITLE AGREEMENTS IN O.R.B. 37281, PAGE 817, AS AMENDED BY AMENDED AND RESTATED UNITY OF TITLE IN O.R.B. 37760, PAGE 397 (AS TO PARCEL B) AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

□JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

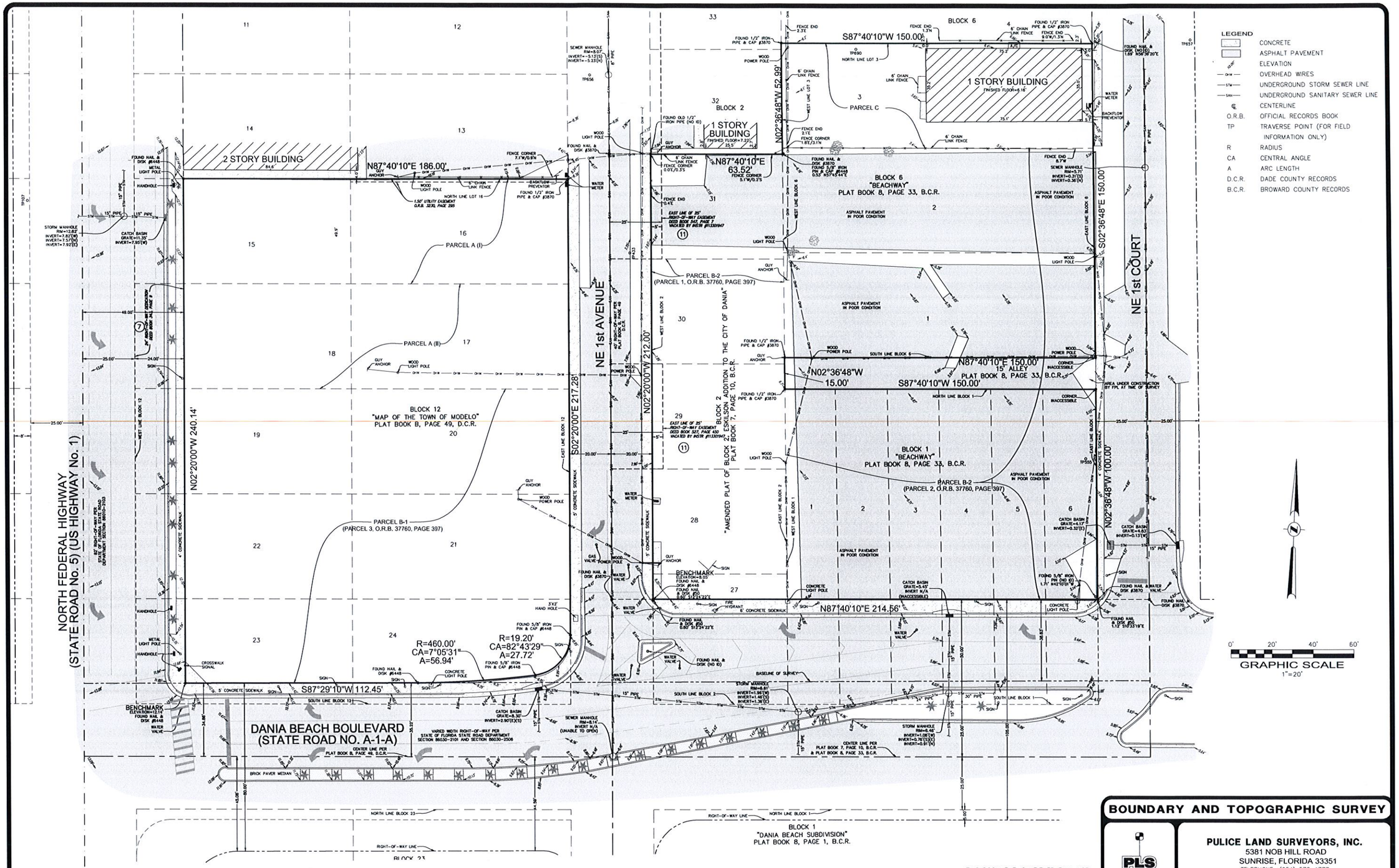
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



BOUNDARY AND TOPOGRAPHIC SURVEY

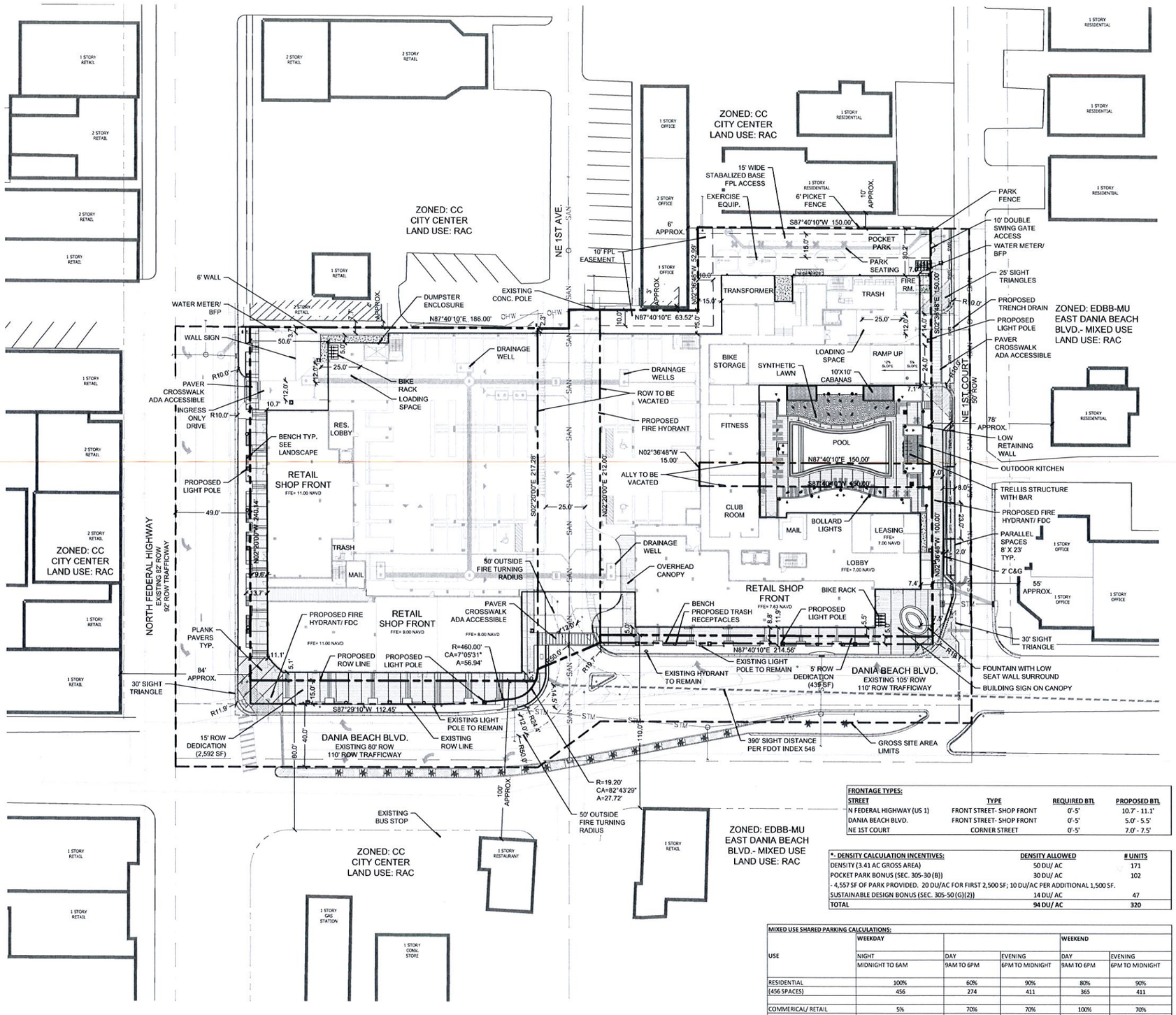
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

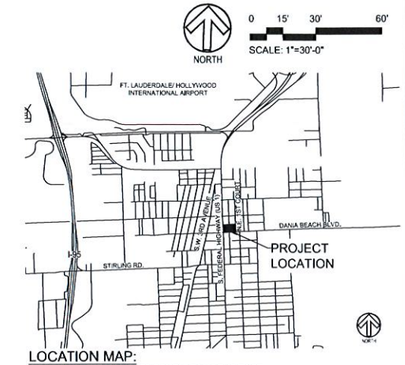
DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA





LOCATION MAP:

SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

PARCEL A:
PARCEL I:
LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:
LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:
PARCEL B-1
LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,
AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD,
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL B-2
LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:
LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE DATA:

JURISDICTION:	CITY OF DANIA BEACH, FLORIDA	
LAND USE DESIGNATION:	RAC- REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	CC- CITY CENTER	
GROSS SITE AREA:	148,547 SF (3.41 AC)	
(INCLUDES TO CENTERLINE OF ADJ. ROW)		
R/W DEDICATION:	3,665 SF (.08 AC)	
NET SITE AREA:	102,651 SF (2.36 AC)	100%
PERVIOUS AREA: (REQUIRED 10%)	12,053 SF (0.28 AC)	11.74%
IMPERVIOUS AREA:	90,598 SF (2.08 AC)	88.26%
VEHICULAR USE AREA:	2,650 SF (0.06 AC)	
COMMON OPEN SPACE:	12,772 SF (0.29 AC)	
TOTAL EXISTING BUILDING AREA:	2,634 SF (0.06 AC)	
TOTAL PROPOSED BUILDING AREA:	75,176 SF (1.73 AC)	
RETAIL	18,978 SF	
NUMBER OF DWELLING UNITS:	286 UNITS	
	ALLOWED	PROVIDED
FAR (2.36 AC)	8	3.37
	ALLOWED W/ INCENTIVES*	PROVIDED
DENSITY (3.41 AC GROSS AREA):	94 DU/AC	84 DU/AC
WEST PORTION:	ALLOWED	PROVIDED
NUMBER OF STORIES:	8 STORIES	8 STORIES
BUILDING HEIGHT:	80'-0" HEIGHT MAX.	83'-2" (1)
EAST PORTION:	ALLOWED	PROVIDED
NUMBER OF STORIES:	8 STORIES	8 STORIES
BUILDING HEIGHT:	80'-0" HEIGHT MAX.	87'-2" (1)
SEC. 230-40: MINIMUM FLOOR AREA	REQUIRED	PROVIDED
EFFICIENCY	500	519 SF MIN.
1 BEDROOM	750	757 SF MIN.
1 BEDROOM W/ DEN	750	827 SF MIN.
2 BEDROOM	900	970 SF MIN.
SEC. 265-50: OFF-STREET PARKING	REQUIRED	PROVIDED
1.0 SPACES / EFFICIENCY (64 UNITS)	64	
1.25 SPACES/ 1 BEDROOM (111 UNITS)	139	
1.75 SPACES/ 2-3 BEDROOM (111 UNITS)	195	
GUEST PARKING (2 PER UNIT)	58	
SUB-TOTAL:	456	
100% OF TOTAL PARKING REQ.	456 (2)	
(WEEKDAY, MIDNIGHT TO 6AM)		
1 SPACE/ 300 SF OF RETAIL (18,978 SF)		
SUB-TOTAL:	64	
5% OF TOTAL PARKING REQ.	4 (2)	
(WEEKDAY, MIDNIGHT TO 6AM)		
GRAND TOTAL:	460	508 (10 HC SPACES)
HANDICAP SPACES	10	10
LOADING SPACES (12'X 25')	1	2
PARALLEL SPACES (spaces not included in total)	0	4
SEC. 303-4: MINIMUM LOT AREA	REQUIRED	PROVIDED
WIDTH (EAST-WEST)	50'	440'
DEPTH (NORTH-SOUTH)	100'	207'
SEC. 303-40.L: BUILDING PLACEMENT	REQUIRED	PROVIDED
NORTH	0' MIN.	2.3' MIN.
EAST	0' MIN.	7.0' MIN.
WEST	0'-5'	10.7' MIN.
SOUTH	0'-5'	5.0' MIN.

(1) REQUESTED DESIGN VARIATION TO INCREASE ALLOWED BUILDING HEIGHT FROM 80'-0" TO 88'-0"
(2) PARKING REDUCTION FOR MIXED USE PER SECTION 265-90

FRONTAGE TYPES:

STREET	TYPE	REQUIRED BTL	PROPOSED BTL
N FEDERAL HIGHWAY (US 1)	FRONT STREET- SHOP FRONT	0'-5'	10.7' - 11.1'
DANIA BEACH BLVD.	FRONT STREET- SHOP FRONT	0'-5'	5.0' - 5.5'
NE 1ST COURT	CORNER STREET	0'-5'	7.0' - 7.5'

*- DENSITY CALCULATION INCENTIVES:	DENSITY ALLOWED	# UNITS
DENSITY (3.41 AC GROSS AREA)	50 DU/ AC	171
POCKET PARK BONUS (SEC. 305-30 (B))	30 DU/ AC	102
- 4,557 SF OF PARK PROVIDED. 20 DU/AC FOR FIRST 2,500 SF; 10 DU/AC PER ADDITIONAL 1,500 SF.		
SUSTAINABLE DESIGN BONUS (SEC. 305-50 (G)(2))	14 DU/ AC	47
TOTAL	**94 DU/ AC**	**320**

MIXED USE SHARED PARKING CALCULATIONS:

USE	WEEKDAY			WEEKEND	
	NIGHT	DAY	EVENING	DAY	EVENING
	MIDNIGHT TO 6AM	9AM TO 6PM	6PM TO MIDNIGHT	9AM TO 6PM	6PM TO MIDNIGHT
RESIDENTIAL	100%	60%	90%	80%	90%
(456 SPACES)	456	274	411	365	411
COMMERICAL/ RETAIL	5%	70%	70%	100%	70%
(64 SPACES)	4	45	45	64	45
TOTAL	460	319	456	429	456

DATE:	08/15/16	
SCALE:	AS SHOWN	
DESIGN BY:	SWP	
DRAWN BY:	SWP	
CHECKED BY:	JDH	
APPROVED BY:	SWP	
BY:	DATE:	DESCRIPTION:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURAL BUSINESS No. 1300011

MATERIAL CONTAINED HEREON IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN, THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2014

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

SITE PLAN

Scott W. Peavler
Florida RLA 6666976

PROJECT NO.
05-0136-003-02

SP-1

SHEET 1 OF 1

M:\dwgs\Landscape\2005\05-0136-003-02 Trion-Dania Beach\Drawings\05-0136-003-02_SP.dwg [SP-1] Sep 22, 2016 4:40pm SPEAVLER

SHEET NO.
C-1

TRION

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

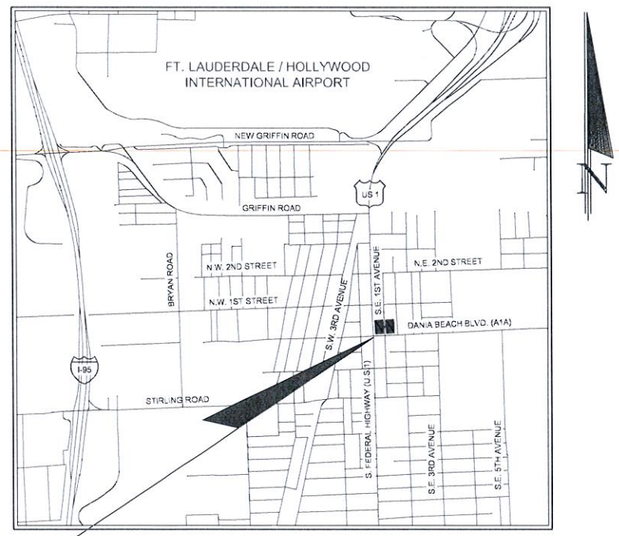
LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



PROJECT LOCATION

LOCATION MAP

SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST

SHEET INDEX		
SHEET NO.	DESCRIPTION	REV
C-1	COVER SHEET	
C-2	DEMOLITION PLAN	
C-3	PAVING, GRADING & DRAINAGE PLAN	
C-4	WATER & SEWER PLAN	
C-5	PAVING, GRADING & DRAINAGE DETAILS	
C-6	PAVING, GRADING, & DRAINAGE DETAILS	
C-7	WATER & SEWER DETAILS	
C-8	WATER & SEWER DETAILS	
C-9	WATER & SEWER DETAILS	
C-10	WATER & SEWER DETAILS	

PROJECTED WATER & SEWER DEMAND:

WATER:
286 APARTMENT UNITS x 141 GPD/UNIT = 40,326 GPD
19,134 SF RETAIL x 37 GPD / 1000SF = 707 GPD
TOTAL ANTICIPATED WATER DEMAND = 41,033 GPD

SEWER:
286 APARTMENT UNITS x 1100 GPD/UNIT = 28,600 GPD
19,134 SF RETAIL x 30 GPD / 1000SF = 574 GPD
TOTAL ANTICIPATED WATER DEMAND = 29,174 GPD

DATA ABOVE OBTAINED / EXTRACTED FROM BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE DATED APRIL 2, 2012

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).

PREPARED FOR:

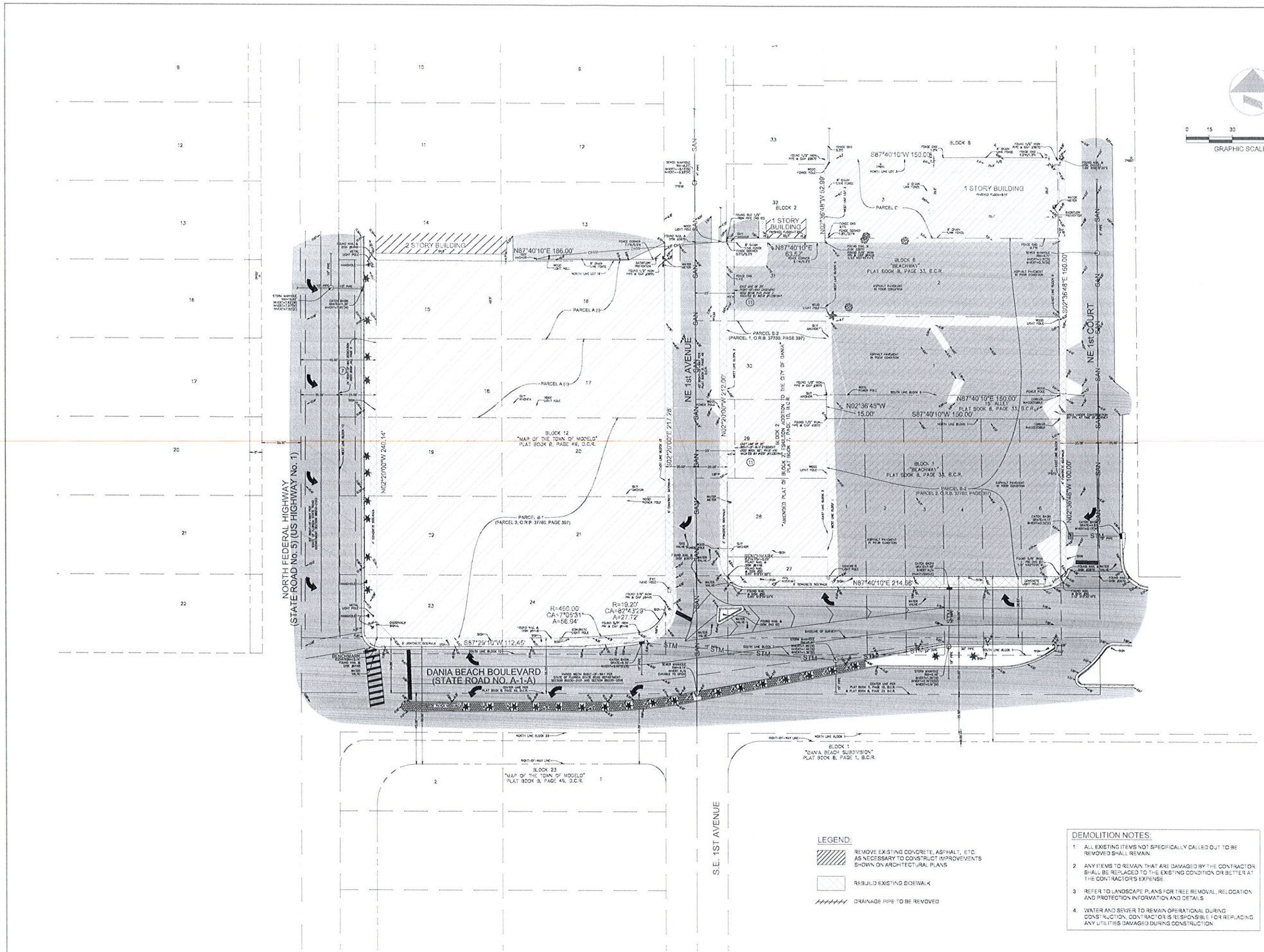
TRION VENTURES, INC.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. WRITING CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT ©2016

Chad Everett Edwards
Florida P.E. No. 59308
September 26, 2016

SHEET C-1
AUGUST 15, 2016
CTA PROJECT NUMBER: 05-0136-003-02



LEGEND:

- REMOVE EXISTING CONCRETE, ASPHALT, ETC. AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON ARCHITECTURAL PLANS
- REBUILD EXISTING SIDEWALK
- DRAINAGE PIPE TO BE REMOVED

DEMOLITION NOTES:

1. ALL EXISTING ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.
2. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
3. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION AND PROTECTION INFORMATION AND DETAILS.
4. WATER AND SEWER TO REMAIN OPERATIONAL DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY UTILITIES DAMAGED DURING CONSTRUCTION.

DATE:	09/11/14	
SCALE:	AS SHOWN	
DESIGN BY	D.E.	
DRAWN BY	S.C.	
CHECKED BY	D.E.	
APPROVED BY	D.E.	

DESCRIPTION	BY	DATE

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000214

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.
© 2014 CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT ALL RIGHTS RESERVED

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

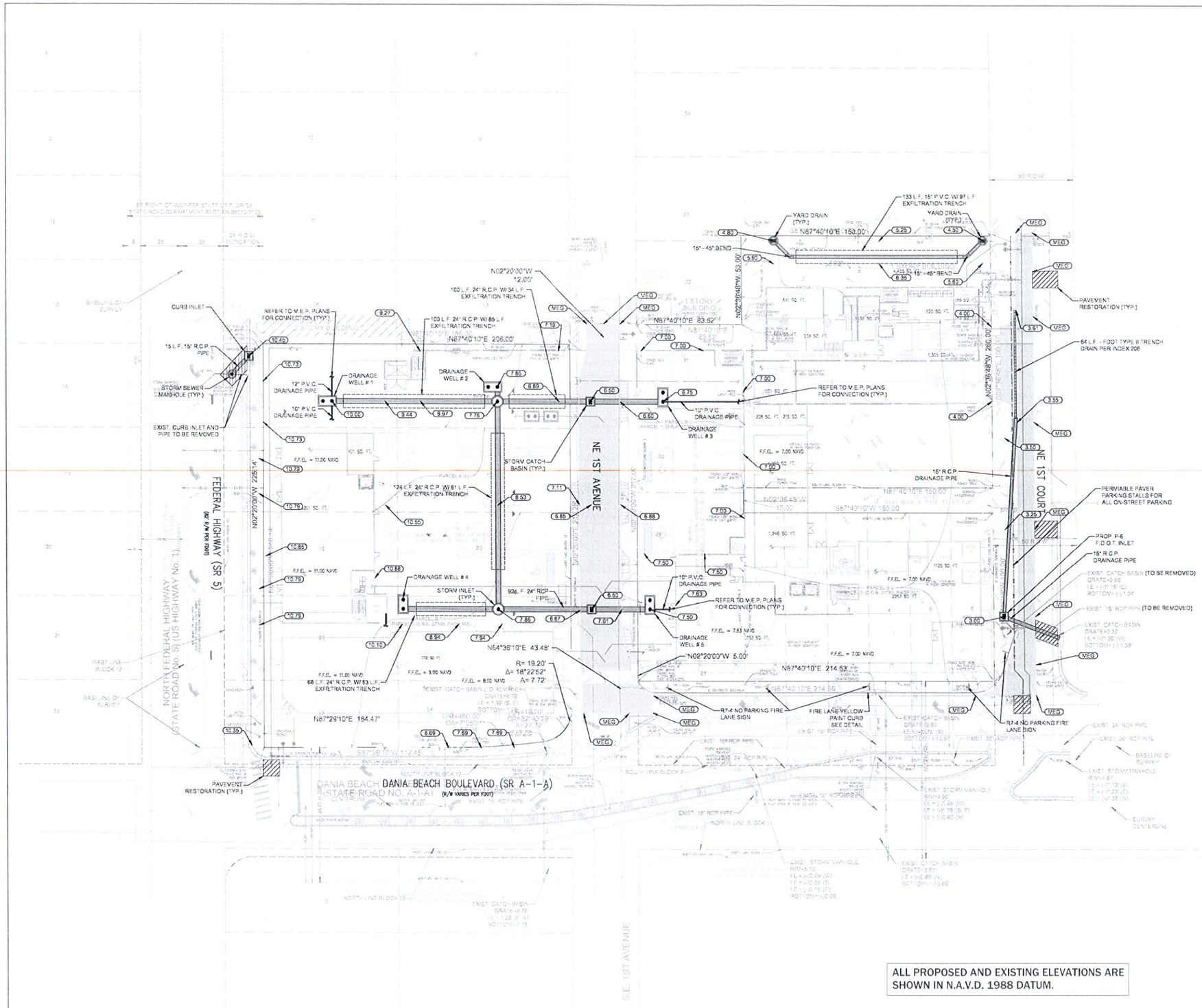
DEMOLITION PLAN

Chad Everett Edwards
Florida P.E. No. 59306
September 25, 2016

PROJECT NO.
05-0136-003-02

C-2

SHEET 2 OF 10



EXISTING LEGEND

- CONCRETE
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- ℄ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- Δ CENTRAL ANGLE
- A ARC LENGTH
- D.C.R. DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS
- PALM TREE

PROPOSED DRAINAGE LEGEND

- INDICATES PROPOSED DRAINAGE WELL STRUCTURE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM PIPE WITH EXFILTRATION TRENCH
- INDICATES CLEANOUT FOR ROOF DRAIN
- 5.35 INDICATES SPOT ELEVATION
- 5.40 INDICATES SIDEWALK/CONCRETE ELEVATION
- FLOW ARROW
- F.F.= INDICATES FINISH FLOOR ELEVATION
- L.F. INDICATES LINEAR FOOTAGE OF PIPE
- PROPOSED ASPHALT
- PAVEMENT RESTORATION

DRAINAGE NOTES:

1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING U.S. PRECAST (U.S.P.), U.S. FOUNDRY (U.S.F.) OR F.D.O.T. PRODUCTS AS SPECIFIED, OR APPROVED EQUAL.
2. ALL STORM STRUCTURES SHALL HAVE A MINIMUM 18 INCH SUMP.
3. ALL STORM PIPE SHALL BE RCP. OR PVC PIPE. ALL PVC PIPE TO BE SCH. 40 ASTM D2665 INSTALLATION WHICH SHALL COMPLY WITH ASTM F2536.
4. ALL ROOF LEADERS SHALL BE P.V.C. AND SHALL HAVE A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE.
5. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE.
6. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW DRAINAGE STRUCTURES AND PIPES.
7. THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 12:1 (8.33%).
8. CONTRACTOR SHALL PROVIDE ALL FITTINGS, COUPLINGS, OR ADAPTERS NECESSARY TO CONNECT TO THE BUILDING PLUMBING AND TO CONNECT ROOF LEADERS TO THE MAIN STORM LINES.
9. CONTRACTOR TO ADJUST ALL RIMS/TOPS OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.

ALL PROPOSED AND EXISTING ELEVATIONS ARE SHOWN IN N.A.V.D. 1988 DATUM.

DATE	05/11/14
SCALE:	AS SHOWN
DESIGN BY	D.E.
DRAWN BY	S.C.
CHECKED BY	D.E.
APPROVED BY	D.E.

BY	DATE	DESCRIPTION

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.

TRION
AT DANIA BEACH

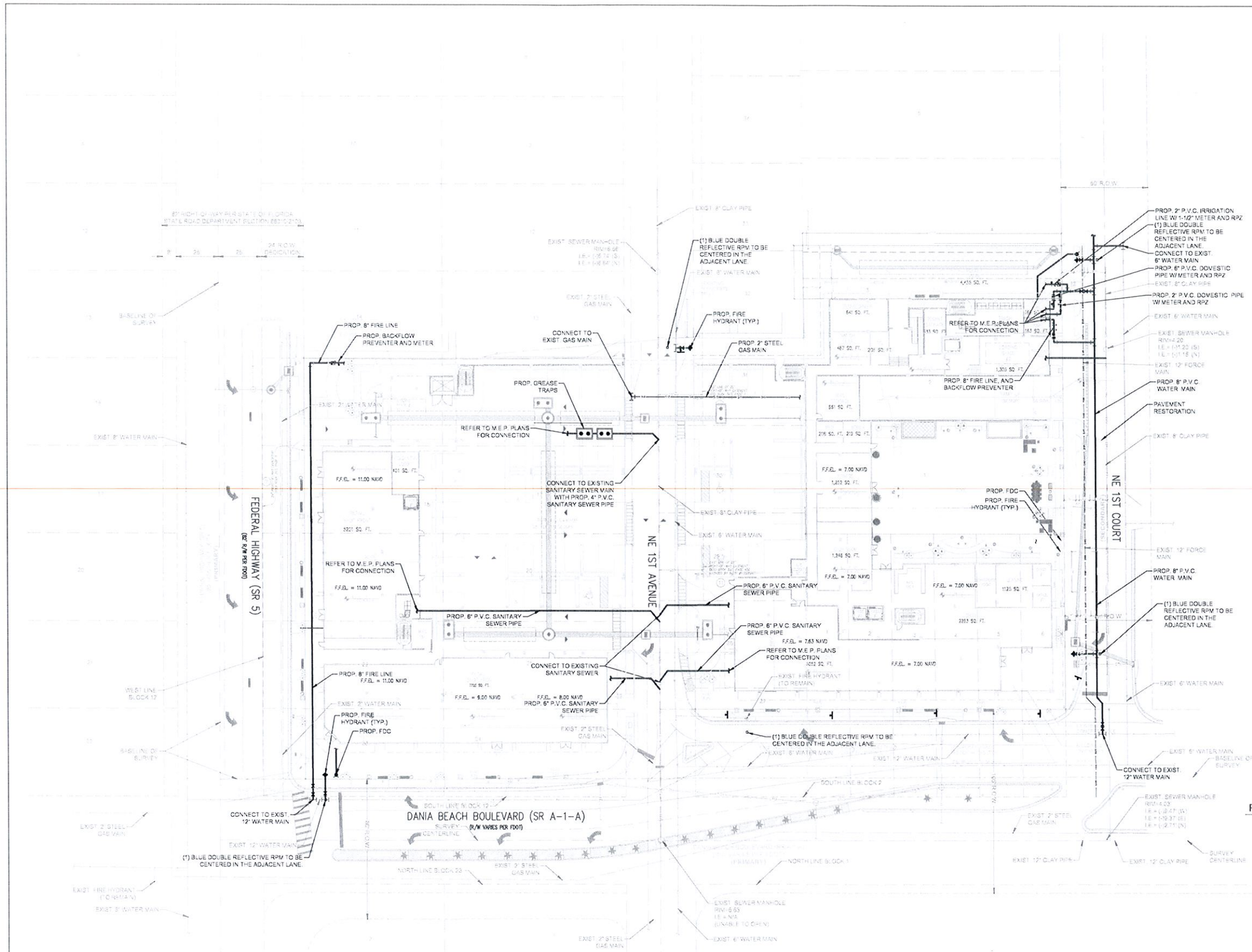
PREPARED FOR:
TRION VENTURES, INC.
05-0136-PGD-PAVING GRADING AND DRAINAGE PLAN

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

C-3

SHEET 3 OF 10



0 15 30 60 90

GRAPHIC SCALE IN FEET

NOTES:

1. WATER AND SEWER SERVICE PROVIDED BY THE CITY OF DANIA BEACH.
2. SEE PLUMBING PLANS FOR CONTINUATION OF WATER AND SEWER SERVICES.

FIRE LINE NOTES:

1. ALL PROPOSED FIRE LINES, I.E., MAINS, FIRE SERVICES, "SIAMESE" CONNECTION LINES ETC. TO BE INSTALLED BY STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
2. ALL FIRE LINES TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS.
3. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

FDC NOTES:

1. THE FDC MUST BE IDENTIFIED AS TO THE BUILDING (COMPLETE ADDRESS) OR PORTION OF THE BUILDING IT SERVES. CONTRACTOR SHALL PROVIDE A PERMANENT TACTILE SIGN AT THE FDC TO MEET THE ABOVE REQUIREMENT.
2. FOR EACH FIRE DEPARTMENT CONNECTION THE CONTRACTOR SHALL PROVIDE A SIGN HAVING RAISED LETTERS, AT LEAST 1 INCH IN HEIGHT, CAST ON A PLATE OR FITTING THAT READS "STANDPIPE".
3. THE CONTRACTOR SHALL PROVIDE A SIGN TO INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND.
4. IN LOCATIONS WHERE A PROPOSED FDC IS LOCATED CONTRACTOR SHALL INSTALL "NO PARKING" SIGNS.

ALL PROPOSED AND EXISTING ELEVATIONS ARE SHOWN IN N.A.V.D. 1988 DATUM.

EXISTING LEGEND

- CONCRETE
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- ORB — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R — RADIUS
- Δ — CENTRAL ANGLE
- L — ARC LENGTH
- DCR — DADE COUNTY RECORDS
- BCR — BROWARD COUNTY RECORDS
- PALM TREE

PROPOSED WATER & SEWER LEGEND

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SERVICE
- SANITARY SEWER MAINTENANCE ACCESS STRUCTURE FLOW DIRECTION
- PAVEMENT RESTORATION

FORCE MAIN NOTES:

1. IT IS ANITICIPATED THAT AN EXISTING 12" FORCE MAIN EXISTS WITHIN NE 1ST COURT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF THE EXISTING FORCE MAIN PRIOR TO START OF ANY WORK WITHIN THE ROADWAY AND SHALL PROVIDE THE INFORMATION TO THE ENGINEER OF RECORD.

DATE:	08/11/14
SCALE:	AS SHOWN
DESIGN BY	D.E.
DRAWN BY	S.C.
CHECKED BY	D.E.
APPROVED BY	D.E.

DESCRIPTION	BY	DATE

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6400 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. (CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2014)

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

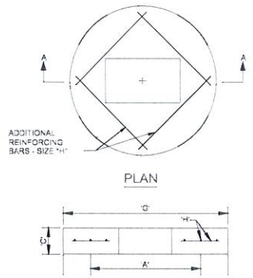
WATER AND SEWER PLAN

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

C-4

SHEET 4 OF 10

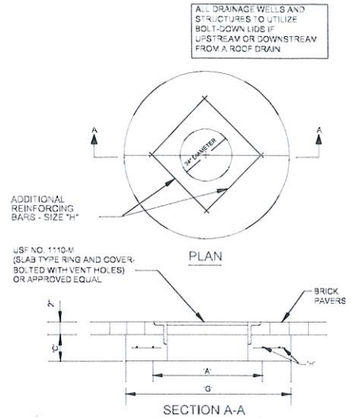


"A"	"C"	"G"	"H"
4'-0" 0 /	8"	5'-4" 0 /	# 4 @ 6" C.C.E.W.
5'-0" 0 /	8"	6'-4" 0 /	# 5 @ 8" C.C.E.W.
6'-0" 0 /	10"	7'-4" 0 /	# 5 @ 6" C.C.E.W.
7'-0" 0 /	10"	8'-4" 0 /	# 5 @ 6" C.C.E.W.
8'-0" 0 /	10"	9'-8" 0 /	# 5 @ 6" C.C.E.W.

KEYNOTE: KEY CUT (AT BOTTOM OF TOP SLAB) IS REQUIRED WITH PRECAST TOPS ONLY.

PRECAST CONCRETE-TOP SLAB

SCALE: NONE — CATCH BASIN

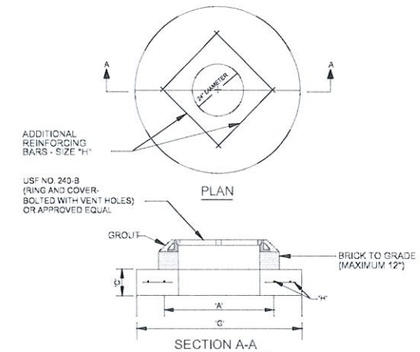


"A"	"C"	"G"	"H"
4'-0" 0 /	6"	5'-4" 0 /	# 4 @ 6" C.C.E.W.

KEYNOTE: KEY CUT (AT BOTTOM OF TOP SLAB) IS REQUIRED WITH PRECAST TOPS ONLY.

PRECAST CONCRETE-TOP SLAB

SCALE: NONE — MANHOLE

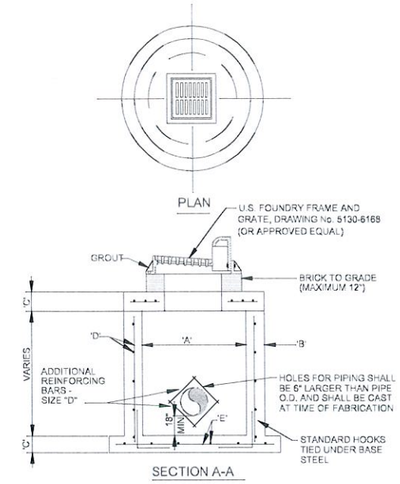


"A"	"C"	"G"	"H"
4'-0" 0 /	8"	5'-4" 0 /	# 4 @ 6" C.C.E.W.
5'-0" 0 /	8"	6'-4" 0 /	# 5 @ 8" C.C.E.W.
6'-0" 0 /	10"	7'-4" 0 /	# 5 @ 6" C.C.E.W.
7'-0" 0 /	10"	8'-4" 0 /	# 5 @ 6" C.C.E.W.
8'-0" 0 /	10"	9'-8" 0 /	# 5 @ 6" C.C.E.W.

KEYNOTE: KEY CUT (AT BOTTOM OF TOP SLAB) IS REQUIRED WITH PRECAST TOPS ONLY.

PRECAST CONCRETE-TOP SLAB

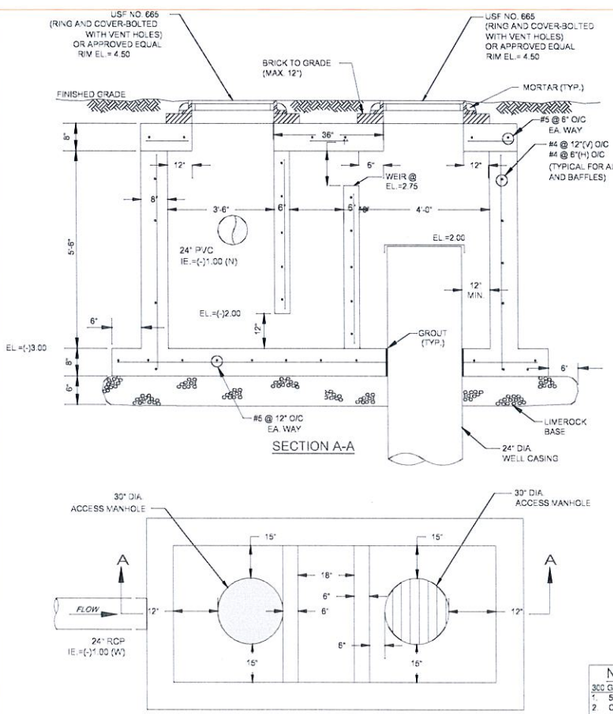
SCALE: NONE — MANHOLE



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" 0 /	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	5'-4" 0 /
C-5	5'-0" 0 /	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" 0 /
C-6	6'-0" 0 /	8"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 8" C.C.E.W.	8'-4" 0 /
C-7	7'-0" 0 /	8"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" 0 /
C-8	8'-0" 0 /	10"	10"	2-W.W.M. w/ 4 # @ 12" C.C. VERT.	# 5 @ 6" C.C.E.W.	10'-8" 0 /

PRECAST CIRCULAR DRAINAGE STRUCTURES

SCALE: NONE



PLAN

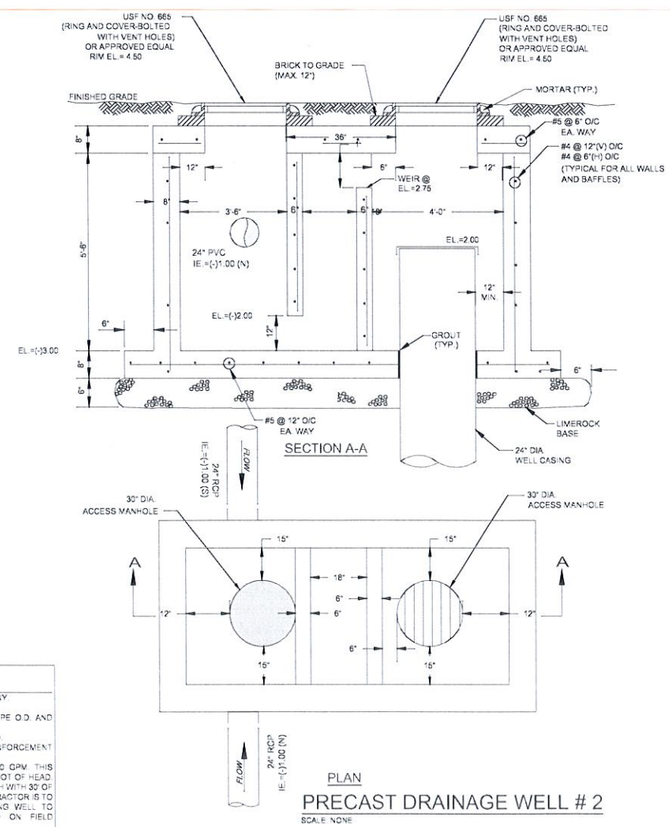
PRECAST DRAINAGE WELL # 1

SCALE: NONE

NOTES FOR ALL WELLS:

300 GPM/FT HD

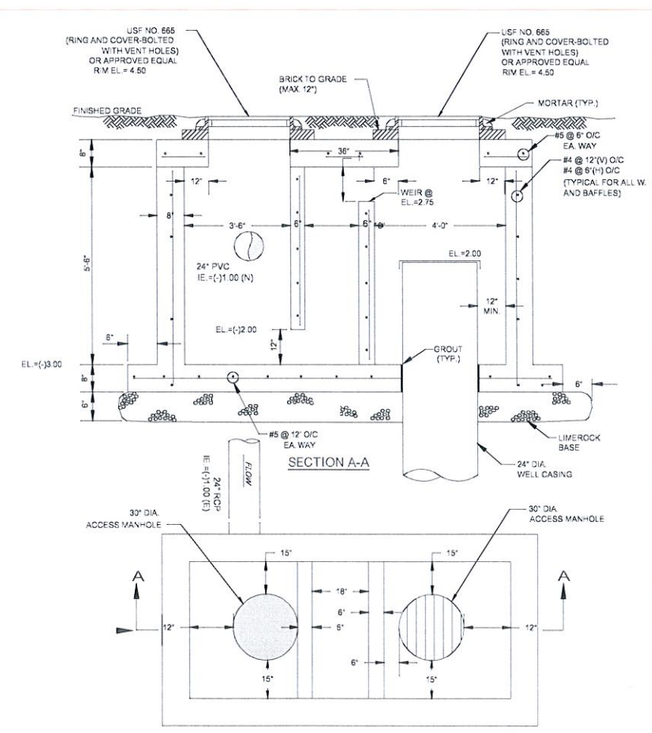
1. 5' x 10' STORM MANHOLE PER U.S. PRECAST COMPANY.
2. CONCRETE= 4000 PSI @ 28 DAYS.
3. HOLES FOR PIPING SHALL BE 6" LARGER THAN PIPE O.D. AND SHALL BE CAST AT TIME OF FABRICATION.
4. WATER TABLE ELEVATION = 0.5' N.A.V.D., 2.0' N.G.V.D.
5. PROVIDE 4 ADDITIONAL (DIAGONAL) TYPE "D" REINFORCEMENT AROUND PIPE OPENINGS.
6. WELL SHALL HAVE A MINIMUM CAPACITY OF 2000 GPM. THIS NUMBER WAS CALCULATED USING 500 GPM PER FOOT OF HEAD. CONTRACTOR SHALL ANTICIPATE 170' CASING DEPTH WITH 30' OF OPEN HOLE DEPTH FOR PRICING PURPOSES. CONTRACTOR IS TO CONTACT ENGINEER AT VARIOUS DEPTHS DURING WELL TO DETERMINE ACTUAL DEPTH OF WELL BASED ON FIELD CONDITIONS.



PLAN

PRECAST DRAINAGE WELL # 2

SCALE: NONE



PLAN

PRECAST DRAINAGE WELL # 3

SCALE: NONE

DATE	08/11/14	
SCALE	AS SHOWN	
DESIGN BY	D.E.	
DRAWN BY	S.C.	
CHECKED BY	D.E.	
APPROVED BY	D.E.	
BY	DATE	DESCRIPTION

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000014

ALL REAL SIGNATURES, NOTES, PLANS, DRAWINGS & ARTWORK ARE THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF CRAVEN, THOMPSON & ASSOCIATES, INC. FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000014 © 2014

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

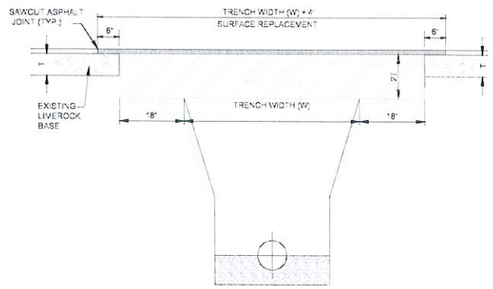
PAVING AND DRAINAGE DETAILS 1

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

C-5

SHEET 5 OF 10

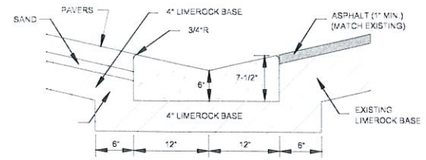


NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

PAVEMENT RESTORATION DETAIL

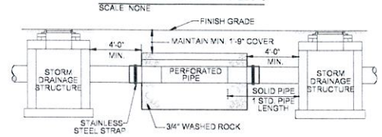
SCALE: N.T.S.



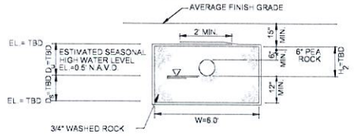
REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS.

VALLEY GUTTER

SCALE: NONE



ELEVATION



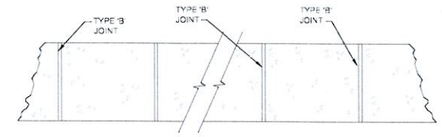
SECTION

NOTES:

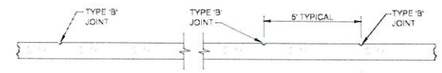
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AVOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. BIO-BARRIER SHALL BE INSTALLED ADJACENT TO EXFILTRATION TRENCH WHEN EXISTING OR PROPOSED TREES ARE LOCATED WITHIN 10.0' OF CENTERLINE OF PIPE. INSTALLATION OF BIO-BARRIER SHALL BE IN ACCORDANCE WITH BIO-BARRIER DETAIL (SEE LANDSCAPE DRAWING DETAILS)

EXFILTRATION TRENCH DETAIL

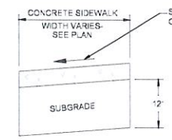
SCALE: N.T.S.



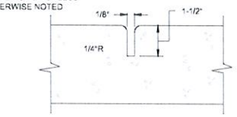
PLAN



ELEVATION



SECTION



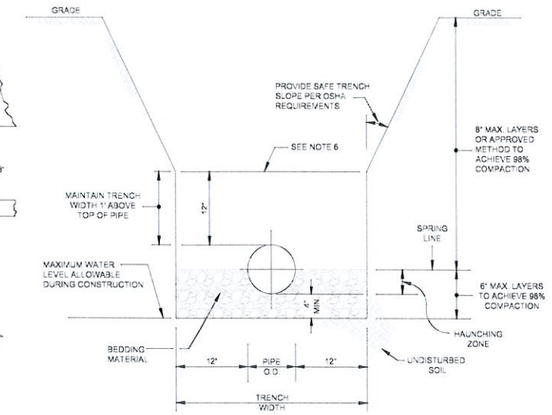
TYPE 'B' JOINT

1. NOTES: SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS AND PUBLIC RIGHT OF WAY WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE A MIN. L.B.R. 40 COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS

SIDEWALK DETAILS

SCALE: N.T.S.

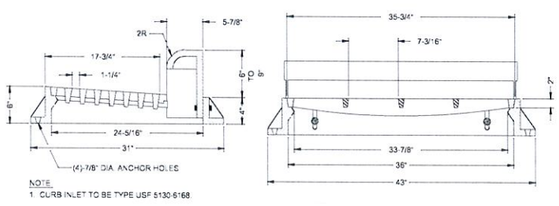


NOTES

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No.4) AND BE PLACED TO SPRING LINE OF PIPE.
3. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
4. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
5. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
7. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.

TRENCH DETAIL

SCALE: N.T.S.

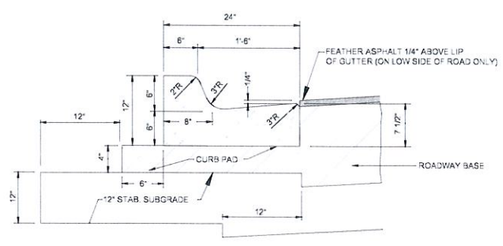


NOTE:
1. CURB INLET TO BE TYPE USF 5130-6168.

USF 5130-6168 CURB & GUTTER INLET FRAME, HOOD AND GRATE SERIES

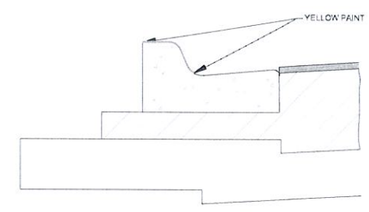
SCALE: NONE

STRUCTURE No. 11



TYPE "F" CURB & GUTTER

SCALE: N.T.S.



FIRE LANE CURB MARKING

SCALE: N.T.S.

DATE	09/11/14
SCALE	AS SHOWN
DESIGN BY	D.E.
DRAWN BY	S.C.
CHECKED BY	D.E.
APPROVED BY	D.E.

BY	DATE	DESCRIPTION

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TELL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000214

THIS DOCUMENT, SCHEME, DESIGN, IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN, THOMPSON & ASSOCIATES, INC.
CRAVEN, THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2014

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

DETAILS2

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

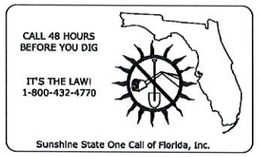
C-6

SHEET 6 OF 10

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL



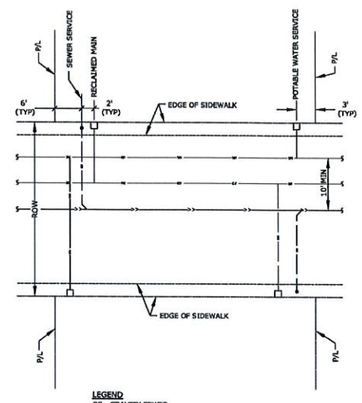
NOTES:
1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

DWG NO.101 | REVISED | UTILITY LOCATIONS | FIGURE 101

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL



LEGEND
GS - GRAVITY SEWER
RW - RECLAIMED WATER
WM - POTABLE WATER MAIN

DWG NO.104 | REVISED | UTILITY LOCATIONS | FIGURE 104

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (5)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER, FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	6" Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	6" Water Main; 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
GRAVITY OR PRESSURE SANITARY SEWER; FORCE MAIN, RECLAIMED WATER (4)	Water Main 10 ft. preferred 6 ft. minimum	6" Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

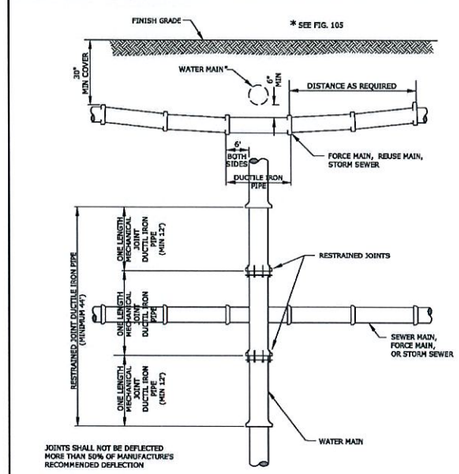
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) 18" MINIMUM SEPARATION REQUIRED BY DCHWS, UNLESS OTHERWISE APPROVED.

DWG NO.105 | REVISED | WATER MAIN SEPARATION | FIGURE 105

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL

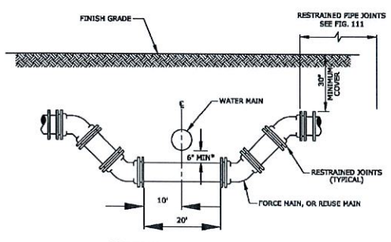


DWG NO.16B | REVISED | STANDARD UTILITY CROSSING | FIGURE 106

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL



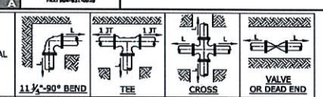
WHEREVER POSSIBLE DEFLECTION OF THE PIPEWILL BE USED TO AVOID EXISTING OBSTRUCTIONS.THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

DWG NO.16C | REVISED | SPECIAL UTILITIES CROSSING | FIGURE 107

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL



* CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.

Diameter	HORIZONTAL/VERTICAL UP L, (FEET) 11 ¼°	22 ½°	45°	90°	Tee* (Branch)	Valves End Dead End	VERTICAL DOWN L1, (FEET) 11 ¼°	22 ½°	45°	90°
4	2	5	10	24	50	50	5	10	21	50
6	3	7	14	34	70	70	7	14	29	70
8	4	9	18	43	90	90	9	18	37	90
10	5	10	21	52	109	109	11	22	45	109
12	6	12	25	60	127	127	12	25	52	127
16	7	15	31	75	161	161	16	32	67	161
18	8	16	34	82	177	177	17	35	73	177
20	9	18	37	89	192	192	19	38	80	192
24	10	20	42	102	223	223	22	44	92	223
30	12	24	50	120	264	264	26	53	110	264
36	13	24	56	135	302	302	30	60	125	302
42	15	30	62	149	336	336	33	67	139	336

NOTE:
THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH "THRUST RESTRAINT FOR DUCTILE IRON PIPE," VERSION 3.3 BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

SOIL CONDITIONS: SAND/SILT
LAYING CONDITION: 3
MINIMUM COVER: 2.5 FT
SAFETY FACTOR: 1.5
BARE PIPE

IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY BCWWS.

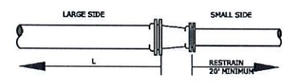
SINGLE FITTING RESTRAIN JOINT DUCTILE IRON PIPE
150 PSI TEST PRESSURE
M.T.S.

DWG NO.109 | REVISED | RESTRAINED JOINT REQUIREMENTS SINGLE FITTING | FIGURE 109

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL



REDUCERS - REQUIRED LENGTH OF RESTRAINT AT LARGE SIDE (FEET)*

DIAMETER	4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	42"
4"		36	65	88	110	149	166	183	215	258	297	332
6"			38	67	92	135	155	173	207	252	292	328
8"				36	67	117	139	159	196	243	285	322
10"					37	95	120	142	182	233	277	315
12"						68	96	120	165	219	266	306
16"							36	68	122	186	240	284
18"								36	96	166	334	271
20"									67	144	206	257
24"										93	165	223
30"											91	162
36"												87
42"												

NOTE:
THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH "THRUST RESTRAINT FOR DUCTILE IRON PIPE," VERSION 3.3 BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

SOIL CONDITIONS: SAND/SILT
LAYING CONDITION: 3
MINIMUM COVER: 2.5 FT
SAFETY FACTOR: 1.5
BARE PIPE

IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY ENGINEER.

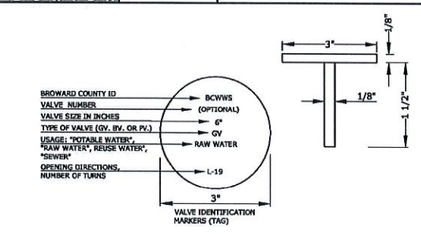
PIPE RESTRAIN DUCTILE IRON PIPE-REDUCING FITTING
150 PSI TEST PRESSURE

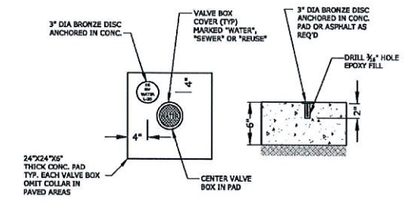
DWG NO.112 | REVISED | RESTRAINED JOINT REQUIREMENTS REDUCING FITTING | FIGURE 112

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0742
FAX: 954-831-0928

STANDARD DETAIL





NOTE:
VALVE BOX, COVER AND EXTENSION PER APPROVED MATERIALS LIST

DWG NO.3E | REVISED | VALVE COLLAR AND IDENTIFICATION MARKER | FIGURE 121

DATE	SCALE	DESIGN BY	DRAWN BY	CHECKED BY	APPROVED BY
09/1/14	AS SHOWN	D.E.	S.C.	D.E.	D.E.

BY	DATE	DESCRIPTION

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000314

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN, THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2014

TRION
AT DANIA BEACH
PREPARED FOR:
TRION VENTURES, INC.
WATER AND SEWER DETAILS 1

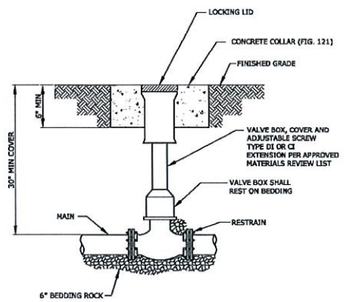
Chad Everett Edwards
Florida P.E. No. 59936
September 26, 2016

PROJECT NO.
05-0136-003-02

C-7
SHEET 7 OF 10

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL

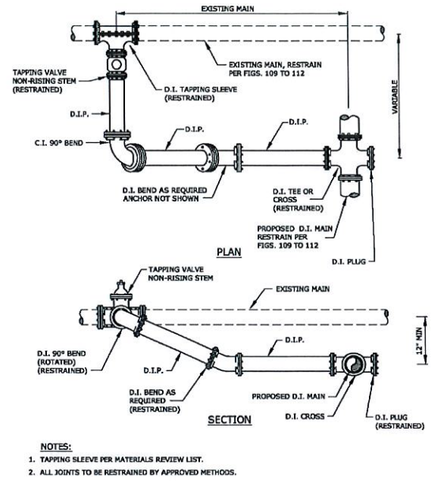


NOTES:
1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

DWG NO.123 — REVISED — VALVE BOX DETAIL — FIGURE 123

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL

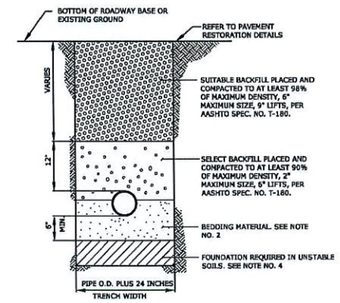


NOTES:
1. TAPPING SLEEVE PER MATERIALS REVIEW LIST.
2. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.

DWG NO.131 — REVISED — TYPICAL CONNECTION TO EXISTING MAIN — FIGURE 131

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL

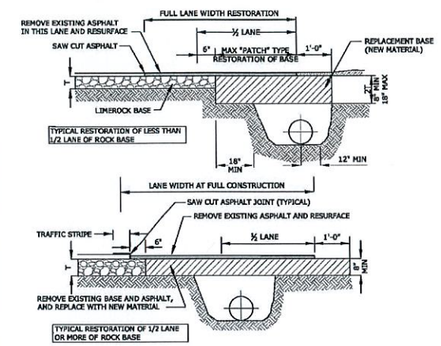


NOTES:
1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8" - 7/9"), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, PLASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. NO. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE, 6" LIFTS. EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.

DWG NO.180 — REVISED — TYPICAL TRENCH BACKFILL — FIGURE 180

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL

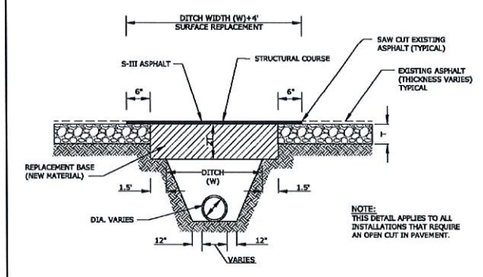


NOTES:
1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACK FILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ¾ INCH AND A MAXIMUM OF 2" IN THICKNESS.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT.

DWG NO.19A — REVISED — RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION — FIGURE 182

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL



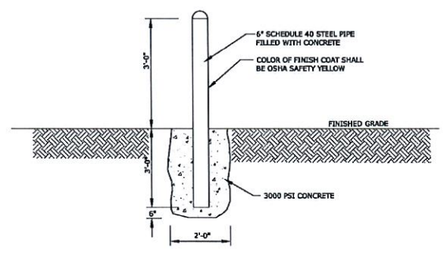
NOTE:
THIS DETAIL APPLIES TO ALL INSTALLATIONS THAT REQUIRE AN OPEN CUT IN PAVEMENT.

GENERAL NOTES:
1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% (60% FOR LOCAL STREETS).
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.

DWG NO.19B — REVISED — RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION — FIGURE 183

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

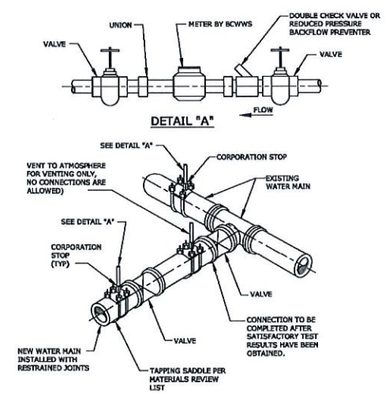
STANDARD DETAIL



DWG NO.194 — REVISED — BOLLARD — FIGURE 194

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL

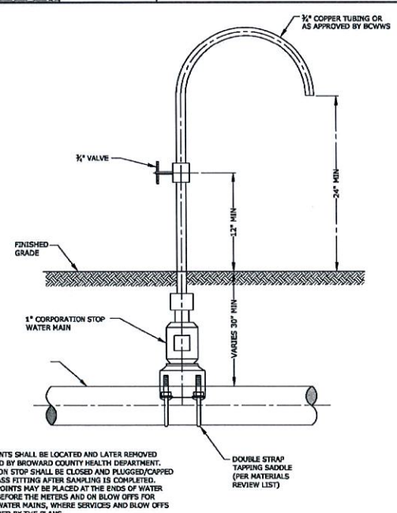


NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.
3. CLOSE CORPORATION STOPS AND PLUG WITH BRASS FITTINGS/CAP AFTER SAMPLING IS COMPLETED.

DWG NO.7 — REVISED — FILLING AND FLUSHING CONNECTION — FIGURE 205

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0932

STANDARD DETAIL



NOTES:
1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER SAMPLING IS COMPLETED.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

DWG NO.6 — REVISED — SAMPLING POINT — FIGURE 206

DATE	BY	DESCRIPTION

DATE 09/17/14 — SCALE AS SHOWN — DESIGN BY D.E. — DRAWN BY S.C. — CHECKED BY D.E. — APPROVED BY D.E.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURAL BUSINESS No. 1200017

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.

TRION AT DANIA BEACH

PREPARED FOR: TRION VENTURES, INC.

WATER AND SEWER DETAILS 2

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

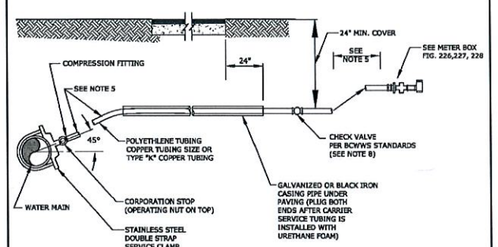
PROJECT NO. 05-0136-003-02

C-8

SHEET 8 OF 10

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



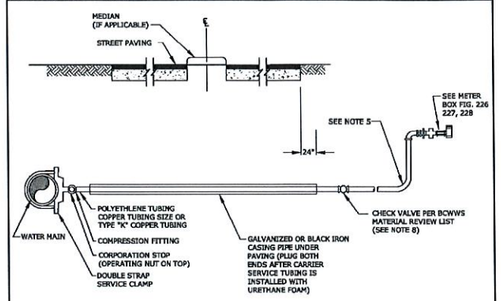
NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVING STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14'. FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21'.
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE. SEE MATERIALS REVIEW LIST.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

DWG NO.1A	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



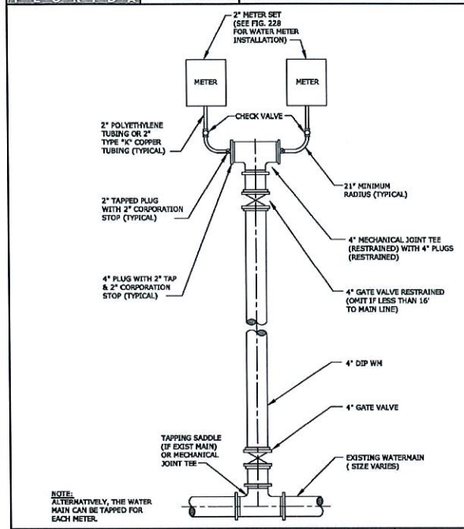
NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICES REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14'. FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21'.
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE. SEE MATERIALS REVIEW LIST.

THIS DETAIL APPLIES ONLY TO COUNTY ARTERIAL AND COLLECTOR ROADS (70' TO 120' R/W) AND ALL STATE ROAD R/W

DWG NO.1B	TYPE 2 WATER SERVICE CONNECTION	FIGURE 222
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL

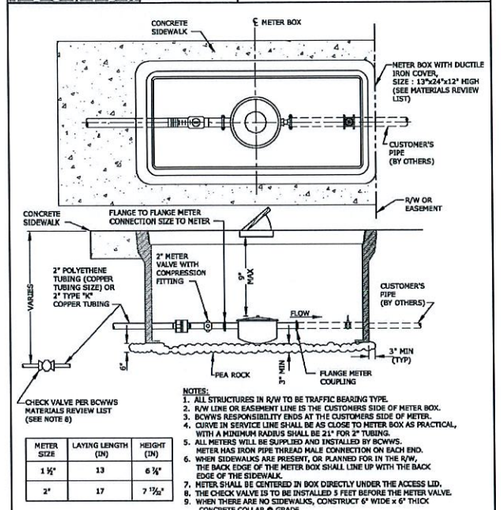


NOTE: ALTERNATIVELY, THE WATER MAIN CAN BE TAPPED FOR EACH METER.

DWG NO.3D	METER INSTALLATION FOR TWO 2" METERS	FIGURE 224
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



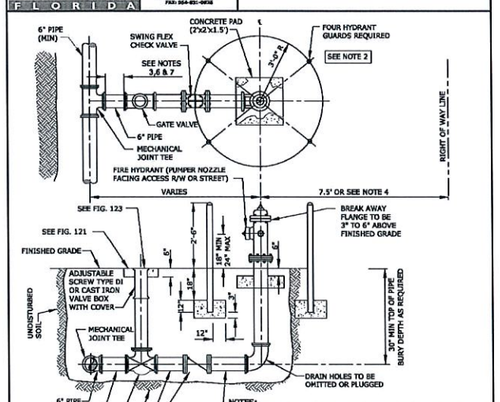
METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
1 ½"	13	6 ¾"
2"	17	7 13/16"

NOTES:
1. ALL STRUCTURES IN R/W TO BE TRAFFIC BEARING TYPE.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMERS SIDE OF METER BOX.
3. BCWWS RESPONSIBILITY ENDS AT THE CUSTOMERS SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY BCWWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.
9. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR @ GRADE.

DWG NO.3C	METER INSTALLATION FOR 1 ½" OR 2" METERS	FIGURE 228
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL

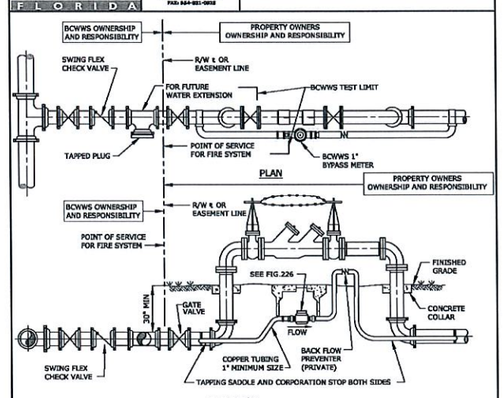


NOTES:
1. HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE PAINTED YELLOW WITH GLASS BEADS.
2. A) OMIT REAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST IN EASEMENTS OR PARKING LOTS.
   B) OMIT ALL GUARDS IN ROW.
3. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
4. HYDRANT SET BACK SHALL CONFORM TO FDOT AND SCHEDED REQUIREMENTS, WHERE APPLICABLE.
5. DUCTILE IRON TO BE USED FOR FIRE HYDRANT ASSEMBLY.
6. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
7. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 16 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT.

DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



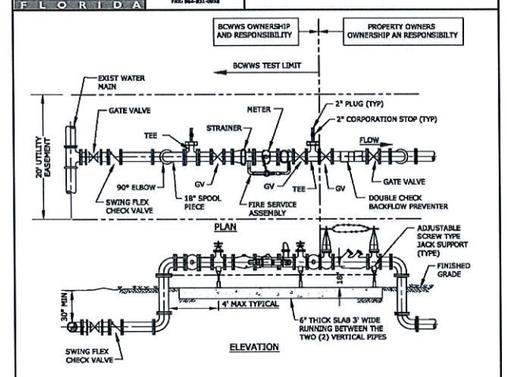
NOTES:
1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY PROPERTY OWNER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH WWS STANDARD DETAIL FOR WATER METER INSTALLATION AND NFP STDS & CODES. USE TYPE "K" COPPER TUBING AND BRASS OR COPPER FITTINGS.
4. BACK FLOW PREVENTER FOLLOWING THE METER SHALL BE THE SAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE. THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER. METER AND METER BOX SHALL BE SUPPLIED BY CONTRACTOR.
5. EXTENT OF WWS OWNERSHIP IS LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING VIA PLAN AND PROFILE ABOVE.

DEDICATED FIRE SYSTEM

DWG NO.9A	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" @ 8" DIAMETER CONNECTION	FIGURE 235
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



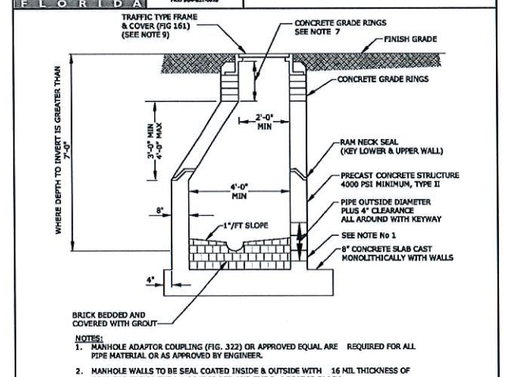
NOTES:
1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER.
2. BCWWS RESPONSIBILITY IS BETWEEN WATER MAIN AND METER.
3. EASEMENT SHALL BE PROVIDED IN ACCORDANCE WITH BCWWS MINIMUM REQUIREMENTS.
4. FIRELINE FIRE SERVICE ASSEMBLIES TO BE PER MATERIALS REVIEW LIST.
5. ALL ABOVE GROUND PIPE SHALL BE FLANGED, DI (DUCTILE IRON) TYPE.
6. ALL PIPE LEADING FROM WATER MAIN TO FLANGED PIPING SHALL BE D.I. PIPE, RESTRAINED JOINTS.
7. ALL ABOVE GROUND PIPING, FITTINGS, GATE VALVES AND CHECK VALVES AND THE METER ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE COATING (COLOR BEIGE).

COMBINED DOMESTIC WATER SERVICE AND FIRE PROTECTION

DWG NO.9B	TYPE 2 PRIVATE FIRE PROTECTION 4", 6" & 8" DIAMETER CONNECTION	FIGURE 236
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33065, PHONE NO. 954-831-0742, FAX: 954-831-0928

STANDARD DETAIL



NOTES:
1. MANHOLE ADAPTOR COUPLING (FIG. 322) OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY ENGINEER.
2. MANHOLE WALLS TO BE SEAL COATED INSIDE & OUTSIDE WITH 16 MIL THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS
4. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS ONLY.
5. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
6. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
7. THE CHIMNEY AREA SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 CONCRETE GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND EACH SEALING FACE.
8. SET MANHOLE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

DWG NO.13A	PRECAST MANHOLE	312
REVISED		

DATE	09/17/14
SCALE	AS SHOWN
DESIGN BY	D.E.
DRAWN BY	S.C.
CHECKED BY	D.E.
APPROVED BY	D.E.

BY	DATE	DESCRIPTION

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000314.

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC., AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

WATER AND SEWER DETAILS 3

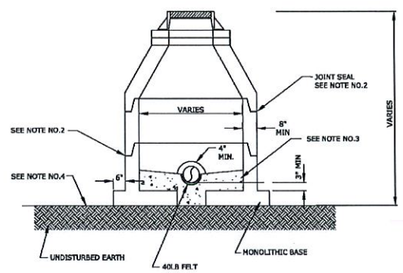
Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

C-9

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



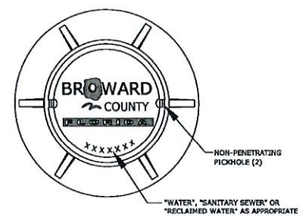
NOTES:

1. SEE FIGURE 161 FOR COVER REQUIREMENTS.
2. "O" RING OR RAM NECK SEAL (KEY LOWER & UPPER WALL).
3. ENTIRE BOTTOM SHALL BE POURED IN PLACE AFTER INSTALLATION OF STRUCTURE. CONCRETE SHALL BE 4,000 PSI, TYPE II.
4. COMPACT BOTTOM OF TRENCH 3' AROUND STRUCTURE TO 98% OF THE MAX-DENSITY AS PER AASHTO-T-180.

DWG NO.13E	DOGHOUSE MANHOLE DETAIL	FIGURE 163
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL

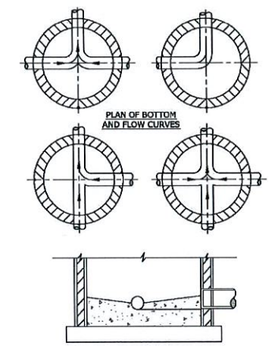


SEE MATERIAL REVIEW LIST FOR ADDITIONAL REQUIREMENTS.

DWG NO.161	MANHOLE COVER	FIGURE 161
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



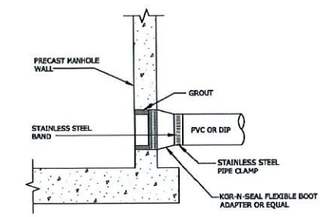
NOTES:

1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MANHOLE SHELF WITH 1" DROP/FT MANHOLE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE FILLED WITH BRICK COVERED WITH 1" OF MORTAR.
5. ALL CONCRETE SHALL USE TYPE II CEMENT ONLY

DWG NO.13B	INVERT CHANNEL FLOW DIRECTIONS	FIGURE 318
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



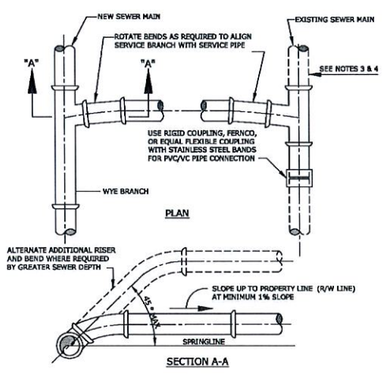
STANDARD PRECAST MANHOLE PIPE CONNECTION

NOTE:
BCWWS MAY APPROVE ALTERNATE WATER TIGHT CONNECTION.

DWG NO.322	MANHOLE CONNECTION DETAIL	FIGURE 322
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



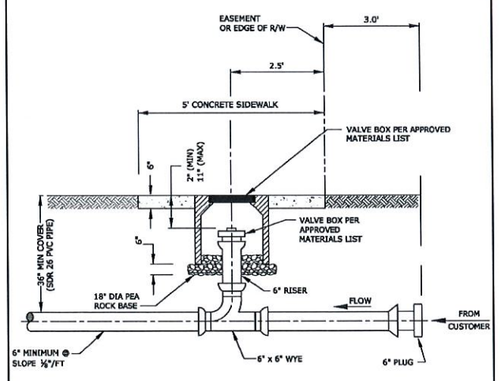
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
5. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE, WHERE NOT TECHNICALLY FEASIBLE, CONTACT BCWWS ENGINEERING.
6. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

DWG NO.2A	WYE SEWER SERVICE CONNECTION	FIGURE 331
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



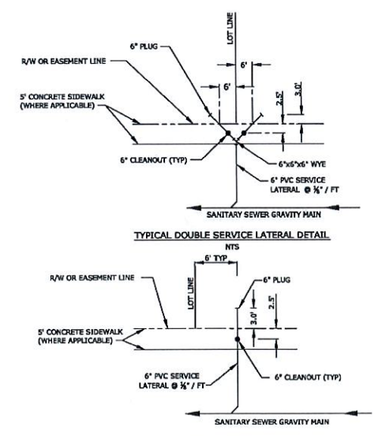
NOTES:

1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE VALVE BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 30"x30" CONCRETE COLLAR.

DWG NO.4A	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE	FIGURE 341
REVISED		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0748, FAX: 954-831-0928

STANDARD DETAIL



DWG NO.4B	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE	FIGURE 342
REVISED		

DATE	09/1/14
SCALE	AS SHOWN
DESIGN BY	D.E.
DRAWN BY	S.C.
CHECKED BY	D.E.
APPROVED BY	D.E.

DATE	BY	DESCRIPTION

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000314.

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN, THOMPSON & ASSOCIATES, INC.

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

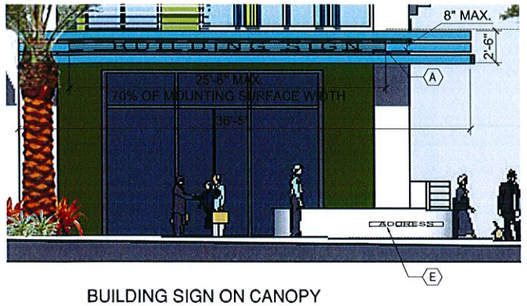
05-0136-WSD - WSD-4

Chad Everett Edwards
Florida P.E. No. 59306
September 26, 2016

PROJECT NO.
05-0136-003-02

C-10

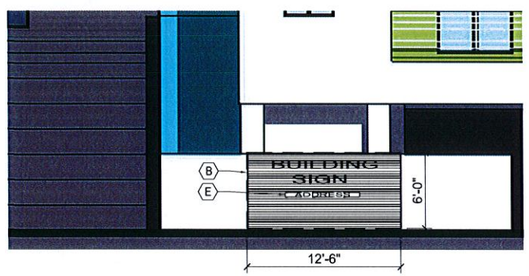
SHEET 10 OF 10



BUILDING SIGN ON CANOPY AND ADDRESS SIGN

A E

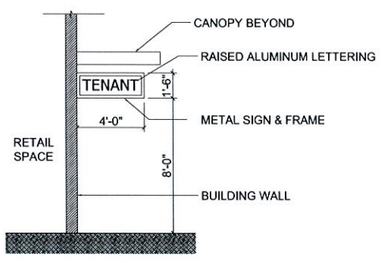
3/16"=1'-0"



BUILDING WALL SIGN AND ADDRESS SIGN

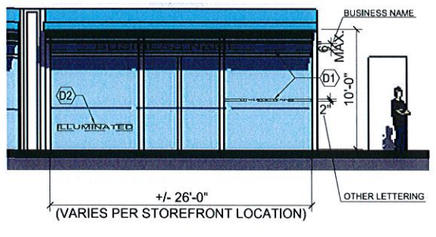
B E

3/16"=1'-0"



C TYPICAL TENANT SIGN

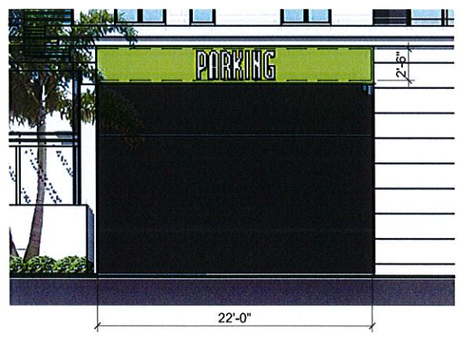
1/4"=1'-0"



D TYPICAL WINDOW SIGN

3/16"=1'-0"

©2015 DORSKY+YUE INTERNATIONAL



G PARKING GARAGE ENTRANCE SIGN

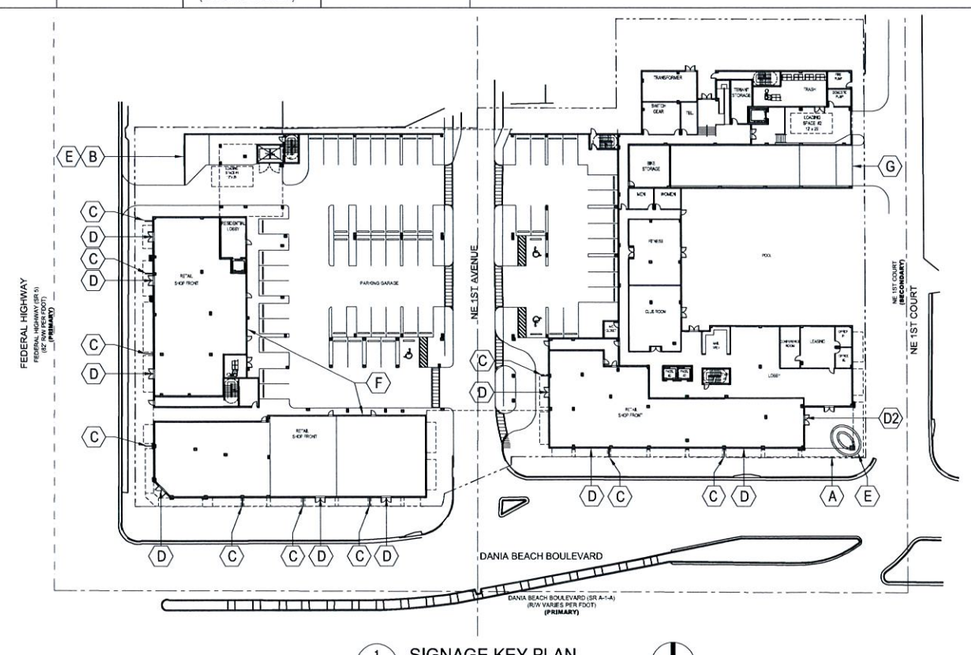
3/16"=1'-0"

SIGN AREA CALCULATIONS

	SIGN TYPE	SIGN REGULATIONS PER SECTION 505	AREA PERMITTED	AREA PROVIDED	SIGN / LETTERING HEIGHT PERMITTED	SIGN / LETTERING HEIGHT PROVIDED	QUANTITY	REMARKS
A	BUILDING SIGN	Sec 505-90 (G) & 505-40 (B) - Canopy Sign: Letter height: 8" or 70% of vertical dim. of canopy surface (max) = 8" Sign width: 70% of surface upon which it's placed (max) = 25'-6" (306")	204 SF	204 SF max.	8" (LETTERING)	8" (LETTERING)	1	Only external illumination is permitted
B	BUILDING WALL SIGN	Sec 505-90 (W): Sign square footage allowed per linear ft of Frontage: 1 sf sign X 75 LF frontage = 75 sf sign 0.25 sf X per additional 1 LF frontage	75 SF	75 SF max.	24" (LETTERING)	24" max. (LETTERING)	1	-
C	TENANT SIGN	Sec 505-90 (V) & Sec 505-40 (N) - Under Canopy Sign: (2) Max. area of 6 SF when supported by a building wall.	6 SF	6 SF	N/A (LETTERING)	8" (LETTERING)	1 Per Tenant Frontage	-
D1	WINDOW SIGN	Sec 505-90 (X): Not more than ten (10) percent of total window area of an establishment's building frontage.	< 10% of total window area of an establishment's building frontage.	96 SF max. total for all signs on Federal Hwy. 298 SF max. total for all signs on Dania Beach Blvd. 50 SF max. total for all signs on NE 1st Ave.	6" (BUSINESS NAME & ADDRESS LETTERING) 2" (ALL OTHER LETTERING)	6" MAX. (BUSINESS NAME & ADDRESS LETTERING) 2" MAX. (OTHER LETTERING)	1 Per Tenant (see remarks)	Total window sign area provided shall be equally divided by the number of tenants facing each street frontage.
D2	ILLUMINATED WINDOW SIGN	Sec 505-40 (P): Allowed within shopfront windows adjacent to a public entrance. Two (2) illuminated window signs are permitted for each establishment frontage that has a public entrance. Must be located within bottom half of window.	3 SF total per establishment frontage	3 SF max.	-	-	2 max. Per Tenant	Signs must be affixed to or behind the inside surface of the window
E	ADDRESS SIGN	Sec 505-40 (A): Shall include the street address or range of addresses on at least one ground identification sign per street frontage. May display the street address on a freestanding (ground) sign within the front or corner side yard, with a landscape feature, not to exceed 2 sf in area.	2 SF	2 SF max.	6" (LETTERING)	6"(LETTERING)	2	Address numbers shall be Arabic numbers or alphabetical letters
F	SERVICE ENTRANCE SIGN	Sec 505-90 (W-4,7): Each service entrance is permitted up to 8 sf of total identification, incidental information and directional signage on the wall immediately adjacent to the service entrance.	8 SF	8 SF max.	24" (LETTERING)	24" max. (LETTERING)	1 Per service entrance	-
G	PARKING ENTRANCE SIGN	Sec 505-90 (M)(2) - Incidental Information sign/ Subject to sub-paragraph (W)(5): Gallery edge sign shall not exceed a vertical dimension of 2.5 feet	N/A	55 SF max.	30" (LETTERING)	30" max. (LETTERING)	1	-

TOTAL CUMULATIVE SIGN AREA

			PERMITTED	PROVIDED	SIGN AREA BREAKDOWN
CUMULATIVE BUILDING SIGN AREA	Sec 505-90 (D): Cumulative sign area CC District: 1.5 sf per LF of street frontage (per frontage)	Federal Highway	324 sf signage (1.5 sf x 216 LF)	198 sf	= 75 sf + (6 sf x 4 tenants= 24 sf) + 3sf + (24 sf x 4 tenants= 96 sf)
		Dania Beach Blvd:	633 sf signage (1.5 sf x 422 LF)	537 sf max.	= 204 sf + (6 sf x 5 tenants= 30 sf) + (59 sf x 5 tenants= 295 sf) + (3sf x 3 tenant entrances= 6 sf) + 2sf
		NE 1st court:	336 sf signage (1.5 sf x 224 LF)	60 sf	= 3sf + 2sf + 55 sf
		NE 1st Ave:	279 sf signage (1.5 sf x 186 LF)	64 sf	= 6sf + 50s + 8 sf



1 A110.1 SIGNAGE KEY PLAN

N.T.S.

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

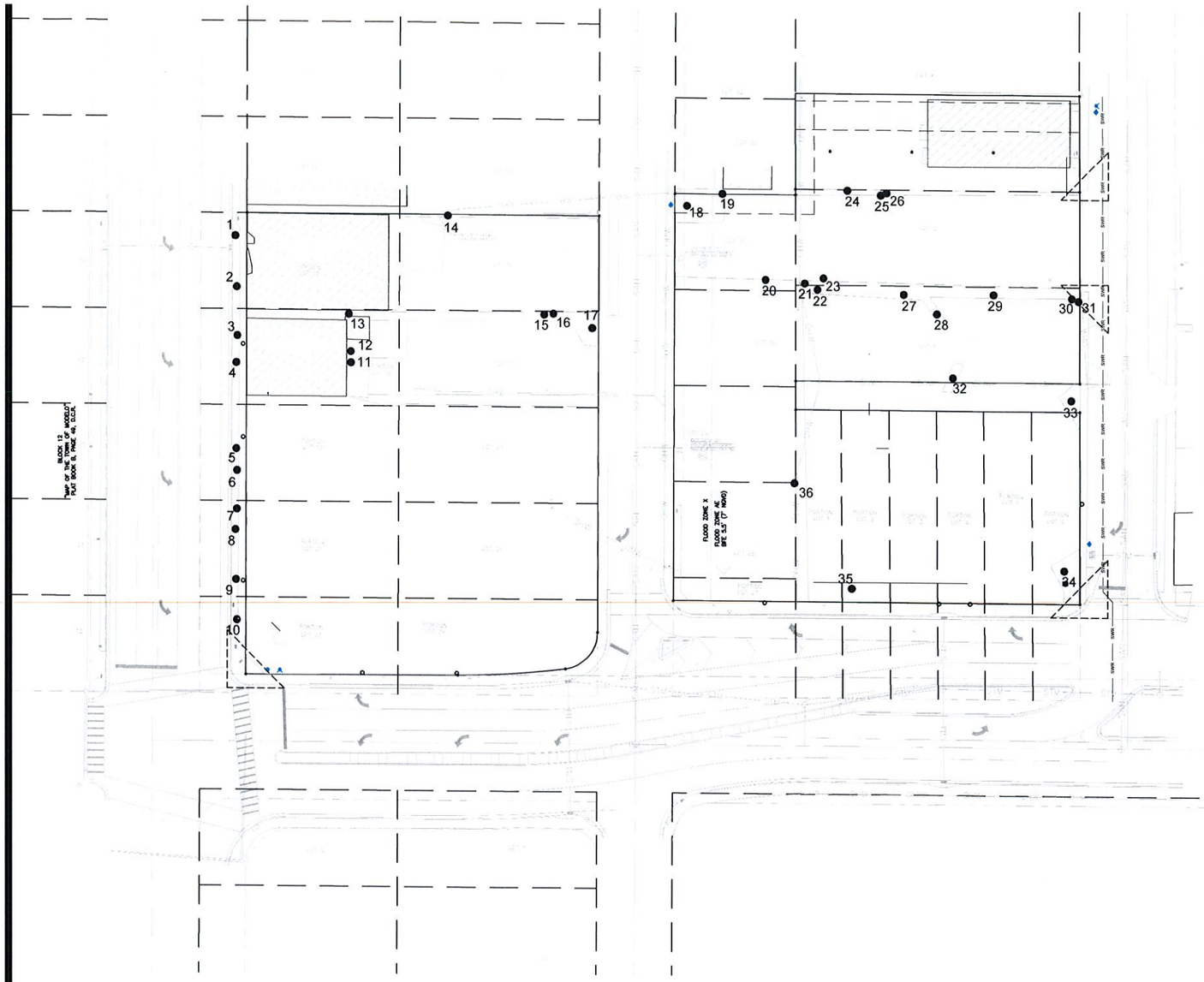
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

SIGNAGE

Job No.: DY2016/6
Drawn: JF
Checked: VY
Date: 08.15.2016

A110.1



Existing Tree Survey
Trion Dania Beach - 1630

KEY	BOTANTICAL NAME	COMMON NAME	DBH, CAL (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	CANOPY REMOVED	DOLLAR VALUE
1	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
2	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
3	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14"	22	16	50%, Poor	Remove	200.9	$4,990.00
4	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14"	13	22	75%, Avg	Remove	379.9	$4,420.00
5	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
6	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
7	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
8	Cocos nucifera	Coconut Palm	10"	20	20	75%, Avg	Remove	314	
9	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14"	22	20	75%, Avg	Remove	314	$7,485.00
10	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14"	20	22	75%, Avg	Remove	379.9	$7,500.00
11	DEAD	n/a							
12	DEAD	n/a							
13	DEAD	n/a							
14	Cupaniopsis anacardioides	Carrotwood	4"	15	15	0%, Poor	Remove	Exotic N/A	
15	Quercus virginiana	Live Oak	4"	12	8	10%, Poor	Remove	50.2	
16	Quercus virginiana	Live Oak	4"	12	8	10%, Poor	Remove	50.2	
17	Bischofia javanica	Bishopwood	12"	20	30	40%, Poor	Remove	Exotic N/A	
18	Albizia lebbeck	Woman's Tongue	12"	30	30	0%, Poor	Remove	Exotic N/A	
19	Albizia lebbeck	Woman's Tongue	12"	30	40	0%, Poor	Remove	Exotic N/A	
20	Albizia lebbeck	Woman's Tongue	4"	9	12	0%, Poor	Remove	Exotic N/A	
21	Sabal palmetto	Cabbage Palm	11"	19	12	25%, Poor	Remove	113	
22	Phoenix roebelenii	Roebelenii Palm	3"	19	13	30%, Poor	Remove		
23	Albizia lebbeck	Woman's Tongue	8"	20	30	0%, Poor	Remove	Exotic N/A	
24	Albizia lebbeck	Woman's Tongue	18"	25	40	0%, Poor	Remove	Exotic N/A	
25	Albizia lebbeck	Woman's Tongue	4"	10	8	0%, Poor	Remove	Exotic N/A	
26	Albizia lebbeck	Woman's Tongue	6"	28	25	0%, Poor	Remove	Exotic N/A	
27	Phoenix roebelenii	Roebelenii Palm	3"	10	14	30%, Poor	Remove		
28	Phoenix roebelenii	Roebelenii Palm	3"	9	8	30%, Poor	Remove		
29	Phoenix roebelenii	Roebelenii Palm	4"	13	10	30%, Poor	Remove		
30	Phoenix roebelenii	Roebelenii Palm	3"	12	10	30%, Poor	Remove		
31	Cupaniopsis anacardioides	Carrotwood	3"	12	12	0%, Poor	Remove	Exotic N/A	
32	Phoenix roebelenii	Roebelenii Palm	4"	10	12	30%, Poor	Remove		
33	Phoenix roebelenii	Roebelenii Palm	3"	9	6	30%, Poor	Remove		
34	Phoenix roebelenii	Roebelenii Palm	4"	12	10	30%, Poor	Remove		
35	Phoenix roebelenii	Roebelenii Palm	3'	12	6	30%, Poor	Remove		
36	Casuarina sp.	Australian Pine	12"	29	25	0%, Poor	Remove	Exotic N/A	
								3372.1	

NOTE: All height and canopy numbers are in feet. Palm height is overall height.

NOTES:
ALL TREES AND PALMS ON SITE SHALL BE REMOVED.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1"=30'-00"

Architectural Alliance Landscape
612 SW 4th Ave. Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: hughmcarchitect@aol.net

HUGH MCARCHITECT JOHNSON
REGISTERED LANDSCAPE ARCHITECT
L.A0000853
STATE OF FLORIDA

1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

Revision Dates

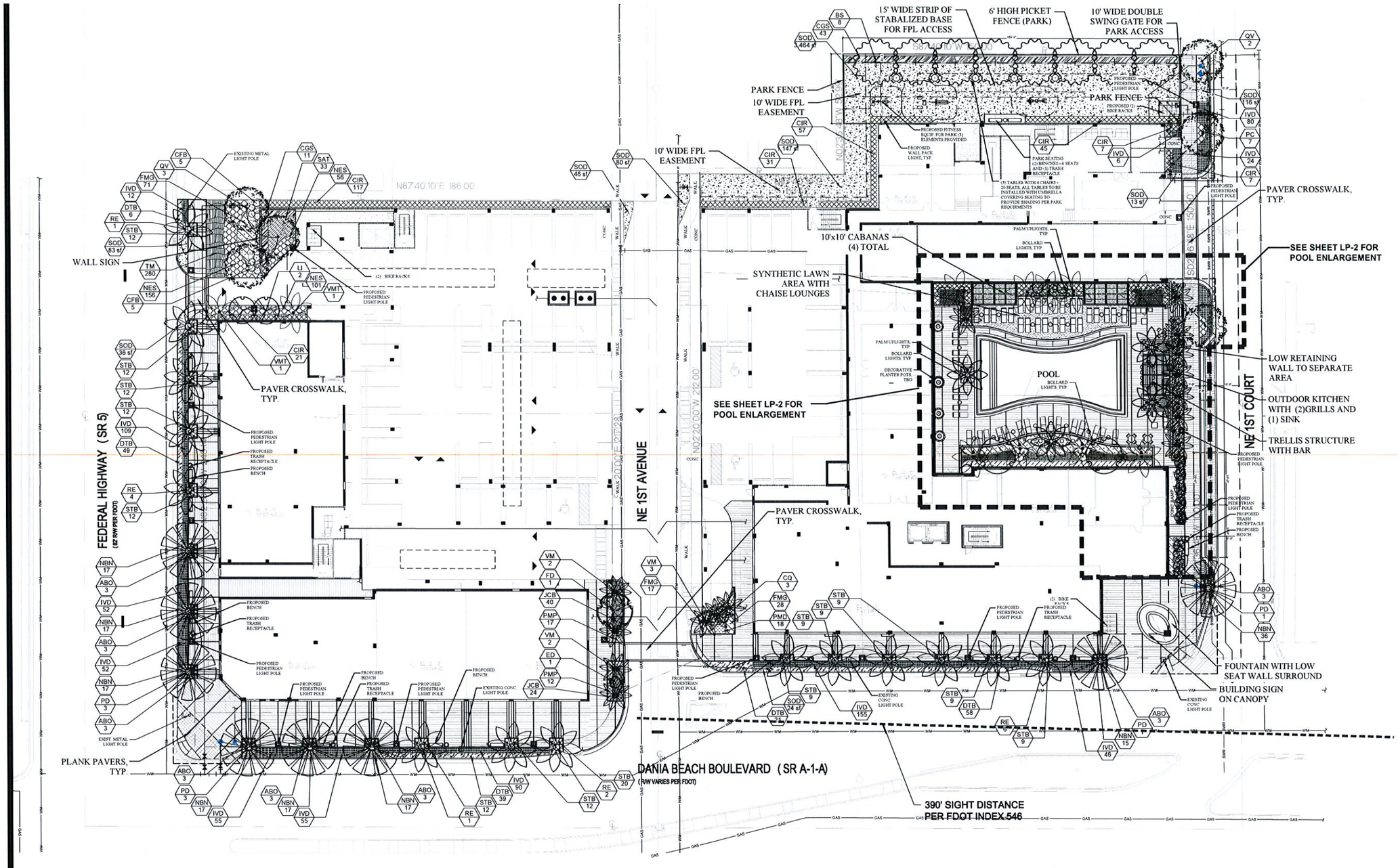
DRC SUBMISSION SET
TRION AT DANIA BEACH
DANIA BEACH, FLORIDA

Sheet Description
TREE DISPOSITION PLAN

Release Date
01-06-2015

Project Number
1630

Drawing Number
TD-1
Sheet 1 of 4



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET LP-3 FOR LANDSCAPE NOTES AND DETAILS.
4. SEE SHEET LP-3 FOR PLANTING SCHEDULE AND SPECIFICATIONS.

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

SCALE: 1"=20'-00"

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: (954) 764-8400 Email: hjohnson@aal.net
HUGH JOHNSON LANDSCAPE ARCHITECT H. JOHNSON LA0000555 STATE OF FLORIDA REGISTERED

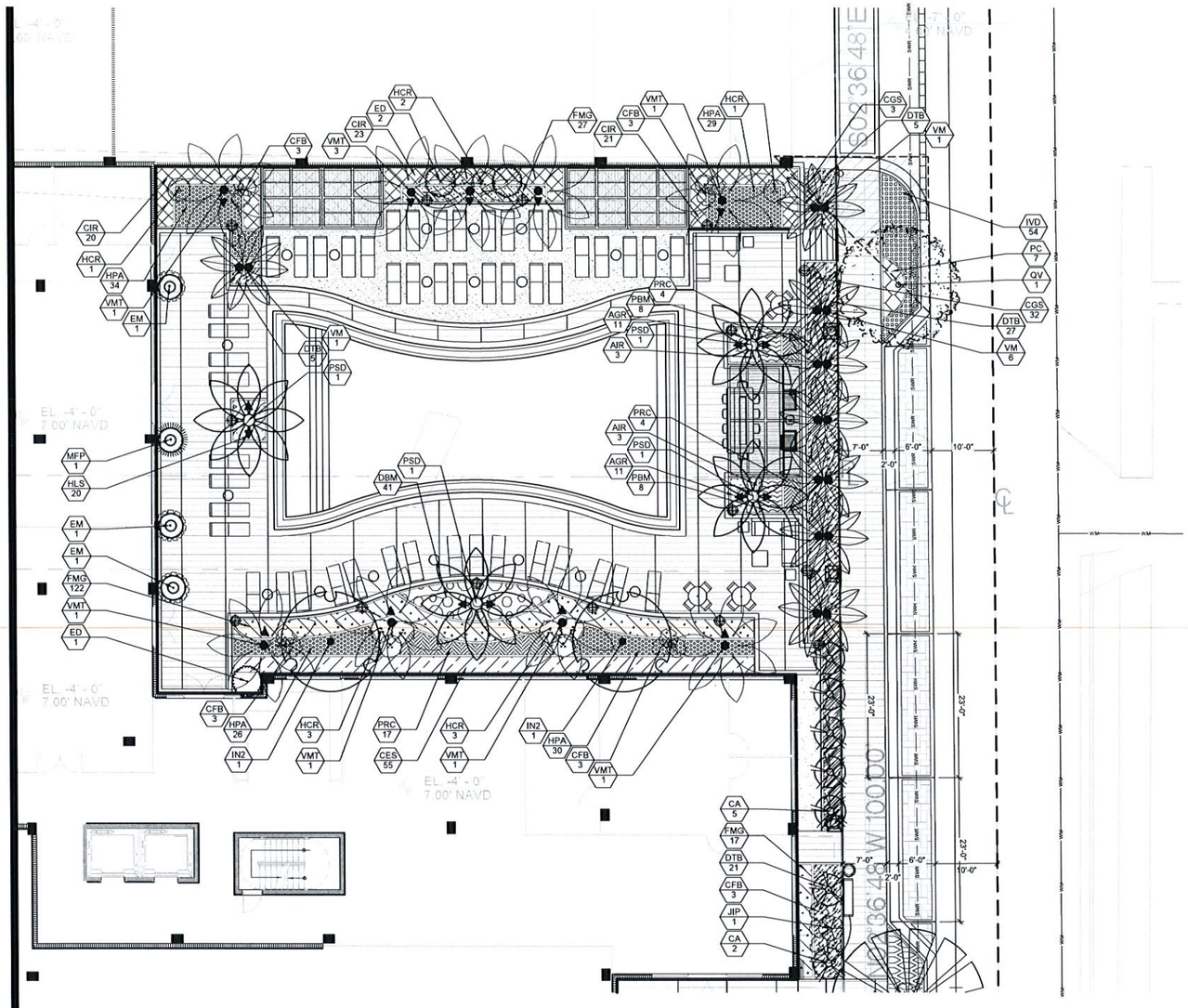
Revision Dates	
1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

DRC SUBMISSION SET

TRION AT DANIA BEACH

DANIA BEACH, FLORIDA

Sheet Description	OVERALL LANDSCAPE PLAN
Release Date	01-06-2015
Project Number	1630
Drawing Number	LP-1
	Sheet 2 of 4



POOL ENLARGEMENT AREA

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET LP-3 FOR LANDSCAPE NOTES AND DETAILS.
4. SEE SHEET LP-3 FOR PLANTING SCHEDULE AND SPECIFICATIONS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG!

SCALE: 1"=10'-00"

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-524-8888 EMAIL: hjohnson@aal-inc.com

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0000553
STATE OF FLORIDA

Revision Dates	
1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

DRC SUBMISSION SET

TRION AT DANIA BEACH

DANIA BEACH, FLORIDA

Sheet Description: POOL ENLARGEMENT LANDSCAPE PLAN

Release Date: 01-06-2015

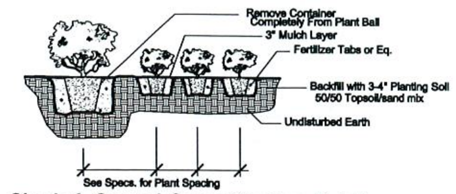
Project Number: 1630

Drawing Number: LP-2

Sheet 3 of 4

PLANT SCHEDULE TRION AT DANIA BEACH

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	BS	8	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	3"CAL	16' HT. X 6' SPR. FULL, SINGLE STRAIGHT LEADER	YES	HIGH
	ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	30 GAL		8' OA, FULL TO BASE	NO	HIGH
	FD	1	FILICIUM DECIPIENS	JAPANESE FERN TREE	FG/B&B	3"CAL	14' HT X 6' SPR	NO	MEDIUM
	IN2	2	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	FG/B&B	3"CAL	14' HT X 6' SPR		
	QV	6	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3"CAL	14' HT X 6' SPR	YES	HIGH
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	LI	2	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE 'STANDARD'	FG/B&B	3"CAL	14'HT X 6'SPR. STD		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	CA	7	COCCOTHRINAX ALTA	SILVER THATCH PALM	FG/B&B		8' OA, SINGLE HEAVY	YES	HIGH
	PD	8	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	FG/B&B		14' CT, NUT INCLUDED, MATCHED	NO	HIGH
	PSD	4	PHOENIX SYLVESTRIS	WILD DATE PALM	FG/B&B		12' CT., MATCHED HEIGHTS	NO	HIGH
	RE	14	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FG/B&B		8' GW., 20'+ OA., MATCHED	YES	MEDIUM
	VMT	11	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		12-16' OA. TRIPLE TRUNK	NO	MEDIUM
	VM	15	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		20'-24' OA., DBL TRUNKS	NO	MEDIUM
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	ABO	24	AECHMEA BLANCHETIANA	'BURNT ORANGE' BROMELIAD	7 GAL.		36" HT. X 30" SPR.	NO	MEDIUM
	AIR	6	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	3 GAL		30-36" OA	NO	MEDIUM
	CFB	25	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	7 GAL.		4' OA., FULL	NO	HIGH
	CQ	3	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL.		36" HT. X 30" SPR.	NO	HIGH
	EM	3	EUGENIA MYRTIFOLIA	BRUSH CHERRY	15 GAL		5' OA., MATCHED CONES	NO	MEDIUM
	HCR	10	HELICONIA CARIBAEA X BIHAI 'RICHMOND RED'	HOT RIO NIGHTS HELICONIA	15 GAL		6'+ OA., SPECIMEN	NO	MEDIUM
	JIP	1	JATROPHA INTEGERRIMA	SPICY JATROPHA	7 GAL		5-6' OA, STANDARD	NO	HIGH
	MFP	1	MUSSAENDA FRONDOSA	MUSSAENDA	7 GAL		6' HT X 3.5' SPR, TREE FORM	NO	MEDIUM
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	CIR	349	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL.		24"HT X 24"SPR	YES	MEDIUM
	CGS	89	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		48" HT X 36" SPR	YES	HIGH
	CES	55	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	3 GAL.		30"HT X 24"SPR	YES	HIGH
	FMG	282	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.		12"HT X 12"SPR	NO	HIGH
	HPA	119	HELICONIA PSITTACORUM 'ANDROMEDA'	PARROT BEAK HELICONIA	3 GAL.		24"HT X 24"SPR	NO	LOW
	IVD	790	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL		12"HT X 12"SPR	YES	HIGH
	JCB	64	JUNIPERUS CONFERTA	SHORE JUNIPER	3 GAL., FULL		16" HT X 16" SPR	NO	HIGH
	PC	14	PENNISETUM SETACEUM 'CUPREUM'	FOUNTAIN GRASS	3 GAL.		24"HT X 24"SPR	NO	HIGH
	PBM	16	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	3 GAL.		18"HT X 18"SPR	NO	MEDIUM
	PRC	25	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.		18"HT X 18"SPR	NO	MEDIUM
	PMP	29	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	3 GAL.		24"HT X 24"SPR	NO	MEDIUM
	PMD	18	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.		16" HT X 16" SPR	NO	HIGH
	STB	158	SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVIERIA	3 GAL.		14" HT X 16" SPR	NO	HIGH
	SAT	33	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	3 GAL.		24"HT X 24"SPR	NO	HIGH
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	AGR	22	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6"HT X 12"SPR @	NO	HIGH
	DTB	231	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.		16" HT. X 16" SPR.	NO	MEDIUM
	DBM	41	DIETES BICOLOR 'MORAEA'	FORTNIGHT LILY	3 GAL.		12"HT X 12"SPR	NO	HIGH
	HLS	20	HYMENOCALLIS LATIFOLIA	SPIDER LILY	3 GAL.		12"HT X 12"SPR	YES	HIGH
	NBN	153	NEOREGELIA X 'BOSSA NOVA'	GREEEN & WHITE BROMELIAD	1 GAL.		12"HT X 12"SPR	NO	HIGH
	NES	281	NEPHROLEPIS EXALTATA	BOSTON FERN	12" HT X 12" SPR			YES	HIGH
	TM	280	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	4" HT. X 12" SPR.			NO	MEDIUM
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
	SOD	5,010 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD				



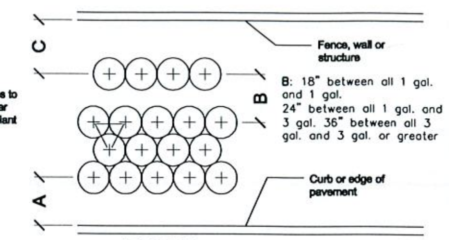
Shrub & Ground Cover Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

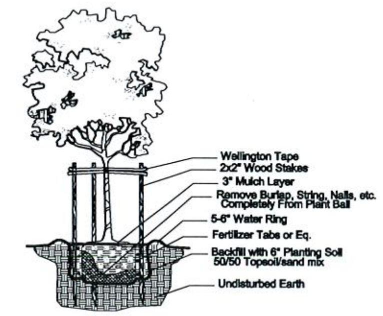
NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal.
24" for all 3 gal. or greater



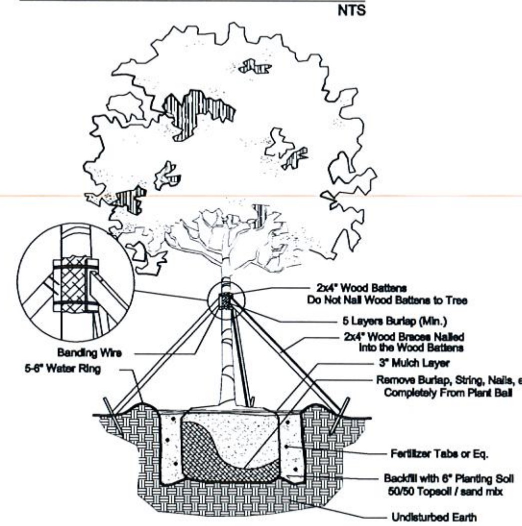
Typical Plant Spacing

NTS



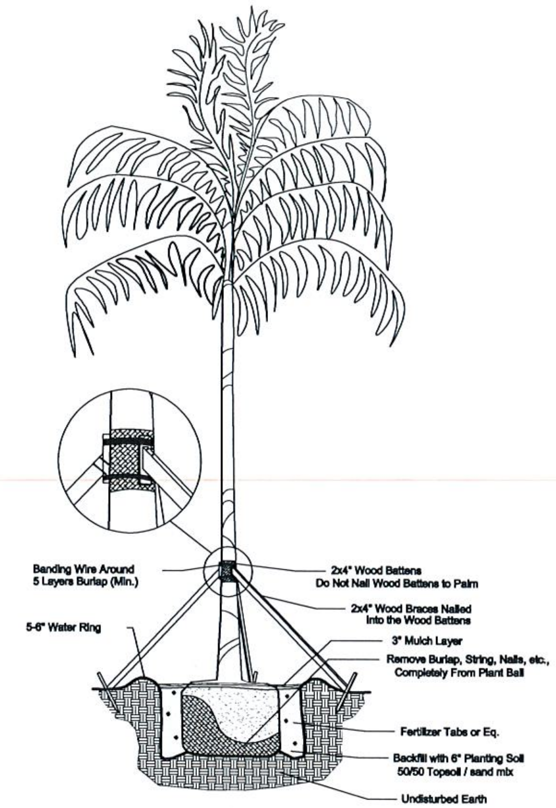
Small Tree Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

LANDSCAPE CALCULATIONS		
Trion at Dania Beach		
LAND USE: RAC-Regional Activity Center		
ZONING: CC-City Center		
SITE AREA	148,547 SF	3.41 ac.
NET SITE AREA MINUS ROW DEDICATION	102,651 SF	
SEC. 275-90 VUA		
TOTAL LANDSCAPE AREA PROVIDED		12,053 SF
TOTAL VEHICULAR USE AREA PROVIDED		2,650 SF
	REQUIRED	**PROVIDED**
SEC. 275-90.B.1 REQ. LDSC ADJACENT TO ROW		
1 TREE PER 30 LF OF PERIMETER - 46LF / 30LF = .667	1.5 TREE	2 TREES
SEC. 275-90.B.2 REQ. LDSC ADJACENT TO PROPERTY		
1 TREE PER 40 LF OF PERIMETER	N/A	N/A
SEC. 275-100.B REQ. LDSC INTERIORS		
VUA LANDSCAPE AREA REQUIRED (MIN. 20%) * 1/2 CC	530 SF = 265 SF	765 SF
SEC. 275-110 REQ. LDSC PERIMETERS		
1 TREE PER 40LF - 214 LF / 40 = 5.35	6 TREES	8 TREES
SEC. 275-140.C LDSC NON-VUA OPEN SPACE		
1 TREE AND 10 SHRUBS PER 2,000 SF - 11,288 SF	56 TREES	6+ TREES
	56 SHRUBS	100+ SHRUBS
SEC. 307-20 STREET TREE LANDSCAPING		
FEDERAL HIGHWAY (Medjool Date and Royal Palms)		8 Palms
DANIA BEACH BLVD (Medjool Date and Royal Palms)		13 Palms
NE 1ST COURT (Oaks, Medjool Palms, and Smaller Palms)		3 Trees & 4 Palms
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC		
IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.		
IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.		

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR THE TREE REMOVAL. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
2. A SEPARATE PERMIT IS REQUIRED FOR THE LANDSCAPING. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
Call 811 two business days before digging

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

1 DRC REV. 5/24/16
2 DRC Comm. 8/15/16
Revision Dates

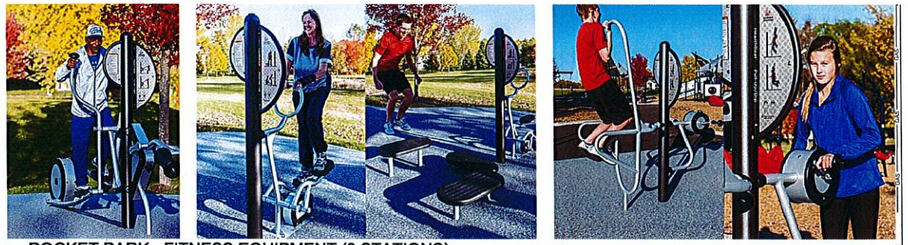
DRC SUBMISSION SET
TRION AT DANIA BEACH
DANIA BEACH, FLORIDA

Sheet Description: LANDSCAPE DETAILS AND NOTES

Release Date: 01-06-2015

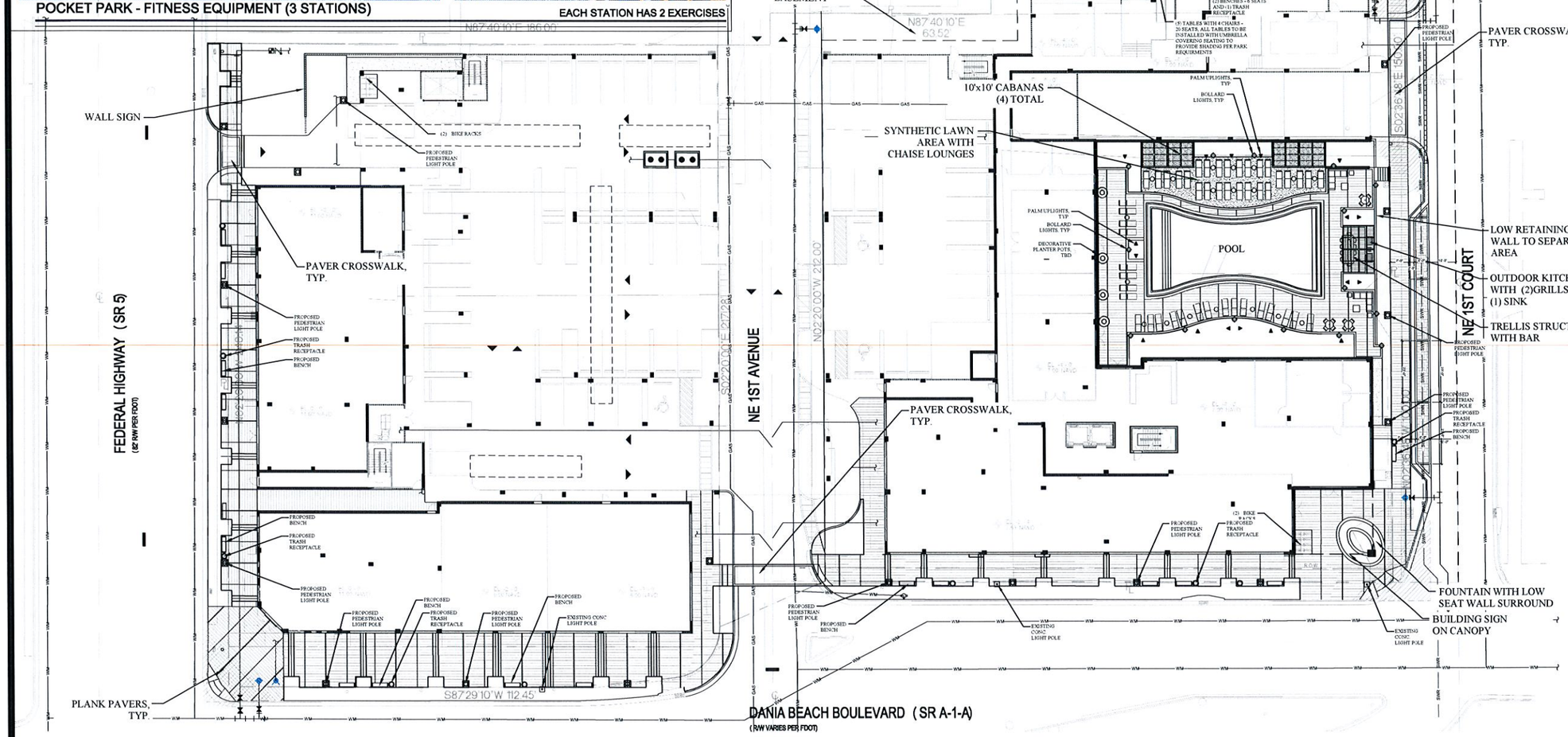
Project Number: 1630

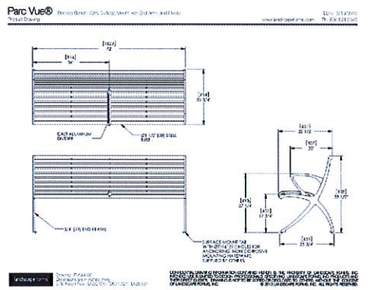
Drawing Number: LP-3



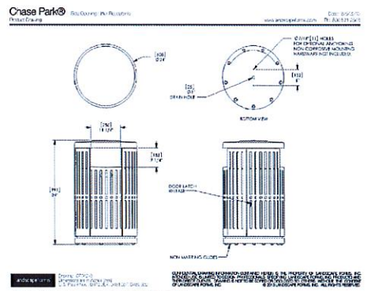
POCKET PARK - FITNESS EQUIPMENT (3 STATIONS)

EACH STATION HAS 2 EXERCISES

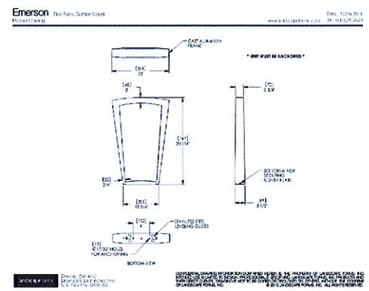




BENCH QTY. - 18



TRASH RECEPTACLE QTY. - 10



BIKE RACK QTY. - 6 AT 3 LOCATIONS

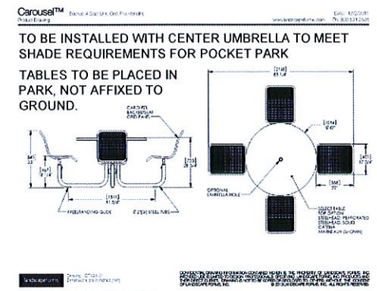


TABLE / CHAIRS QTY. - 5 AT POCKET PARK

POCKET PARK:

SEC. 312-30.A - DEFINITION
TO BE USED AS A FITNESS PARK
SEC. 312-30.B - SIZE:
TOTAL AREA: 4,557 SF
SEC. 312-30.C - LOCATION:
VISIBLE FROM STREET - N.E. 1ST. COURT
SEC. 312-30.D - CPTED DESIGN
LIGHTING PROVIDED BY WALL PACKS ON BUILDING
SEC. 312-30.E - ACCESS
ACCESSED FROM N.E. 1ST. COURT AND OUR BUILDING
SEC. 312.-30.F - SEATING
1 SEAT PER 200 SF (4,557 / 200 = 23 SEATS)
(2) BENCHES PROVIDED = 6 SEATS
(5) TABLES WITH 4 CHAIRS = 20 SEATS
TOTAL = 26 SEATS
SEC. 312-30.G - SHADE
MORE THAN 50% SEATING IS SHADED BY UMBRELLAS INTEGRATED INTO THE TABLES
SEC. 312-30.I - AMENITIES
PARK TO CONTAIN PLAYGROUND / FITNESS EQUIPMENT FOR CREDIT

NOTE:

REFER TO LIGHTING PLAN FOR THE SPECIFICATIONS OF THE LIGHTING FIXTURES.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law
Call 811 two business days before digging

SCALE: 1"=20'-00"

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: highmoore@aol.net

REGISTERED ARCHITECT HUGH F. JOHNSON LA0000858 STATE OF FLORIDA

Revision Dates	
1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

DRC SUBMISSION SET

TRION AT DANIA BEACH

DANIA BEACH, FLORIDA

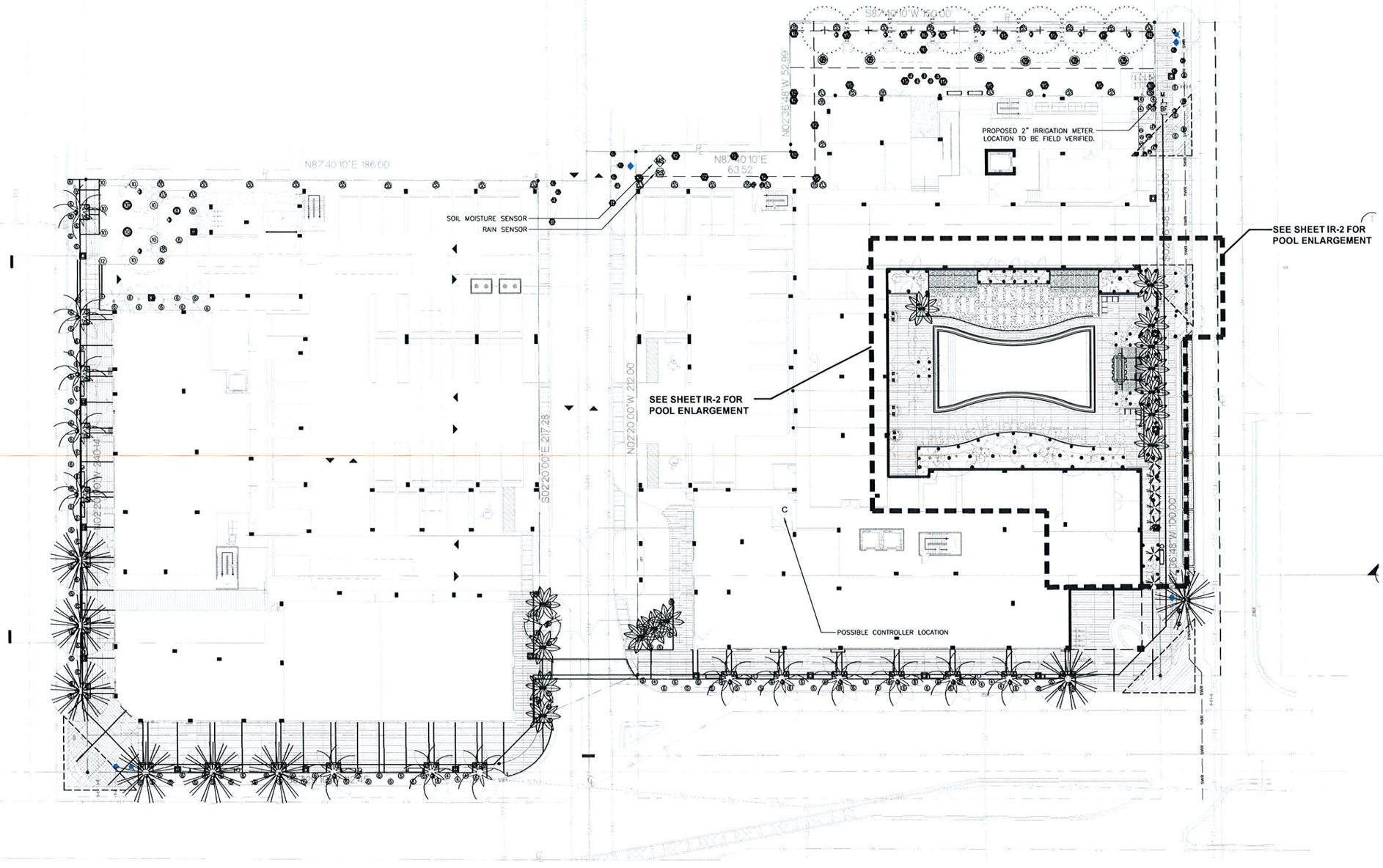
Sheet Description: SITE FURNISHINGS PLAN

Release Date: 01-06-2015

Project Number: 1630

Drawing Number: SF-1

Sheet 1 of 1



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET LP-3 FOR LANDSCAPE NOTES AND DETAILS.
4. SEE SHEET LP-3 FOR PLANTING SCHEDULE AND SPECIFICATIONS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

SCALE: 1"=20'-00"

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954.764.8488 EMAIL: aprincipe@aal-inc.com

HUGH MADDISON HUGH E. MADDISON REGISTERED LANDSCAPE ARCHITECT LA0000856 STATE OF FLORIDA

Revision Dates	
1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

DRC SUBMISSION SET

TRION AT DANIA BEACH

DANIA BEACH, FLORIDA

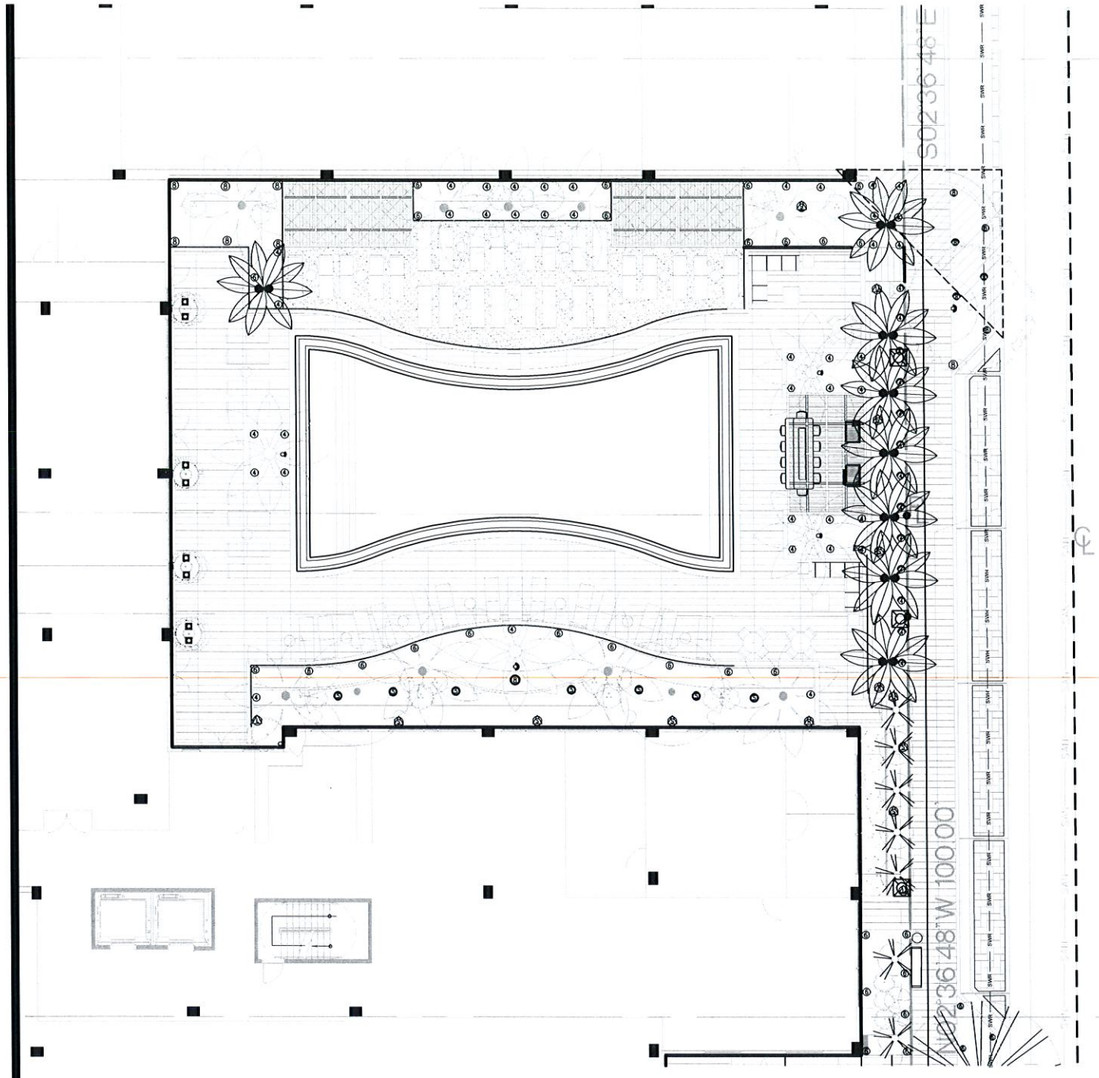
Sheet Description: OVERALL IRRIGATION PLAN

Release Date: 01-06-2015

Project Number: 1630

Drawing Number: IR-1

Sheet 1 of 4



POOL ENLARGEMENT AREA

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-SAM-PRS SQ SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30	
	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	6	30	
	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	18	30	
	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	26	30	
	RAIN BIRD 1806-SAM-PRS SQ SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	16	30	
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	51	30	
	RAIN BIRD 1806-SAM-PRS 5 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	7	30	
	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	2	30	
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	1	30	
	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	2	30	
	RAIN BIRD 1806-SAM-PRS ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	236	30	
	RAIN BIRD 1806-SAM-PRS ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	12	30	
	RAIN BIRD 1812-SAM-PRS SQ SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	5	30	
	RAIN BIRD 1812-SAM-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	31	30	
	RAIN BIRD 1812-SAM-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	7	30	
	RAIN BIRD 1806-SAM-S SERIES STREAM STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE.	41	30	
	RAIN BIRD 1804-PRS-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH PRESSURE REGULATING DEVICE.	8	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		
	NIBCO T-113 NIBCO T-113 BRASS MAINLINE ISOLATION VALVE (LINE SIZE) IN A CARSON 1419 VALVE BOX	2		
	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
C	RAIN BIRD ESPBLXME WITH (01) ESPLXMSM12 20 STATION COMMERCIAL CONTROLLER, MOUNTED ON A PLASTIC WALL MOUNT. WITHOUT FLOW SENSING.	1		
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.	1		
M	WATER METER 2"	1		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	919.1 L.F.		

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG.
It's fast, It's free, It's the law.
Call 811 two business days before digging

SCALE: 1"=10'-00"

Architectural Alliance Landscape
512 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: hjohnson@aarchitect.net

HUGH JOHNSON
RLA #855

Seal

Revision Dates	
1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

DRC SUBMISSION SET

TRION AT DANIA BEACH

DANIA BEACH, FLORIDA

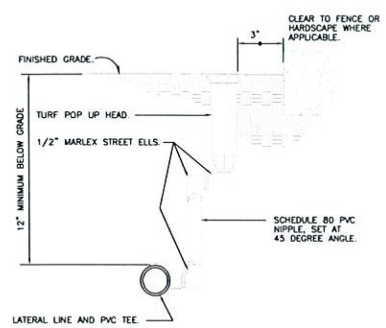
Sheet Description
POOL ENLARGEMENT IRRIGATION PLAN

Release Date
01-06-2015

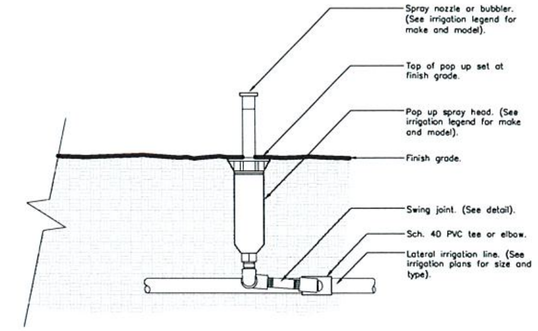
Project Number
1630

Drawing Number
IR-2

Sheet 3 of 4

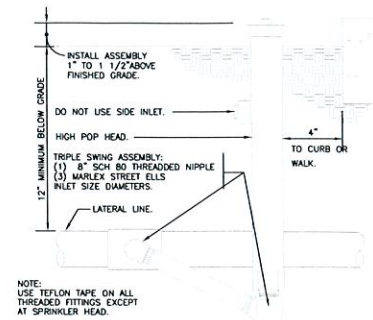


1 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0"
32 8403.13-01



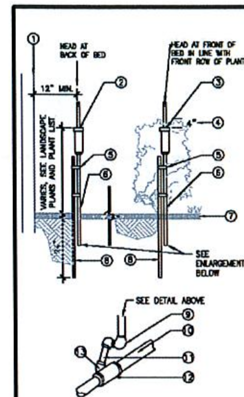
Note:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

1 POP UP-SPRAY HEAD
1 1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
FX-IR-FX-HEAD-01



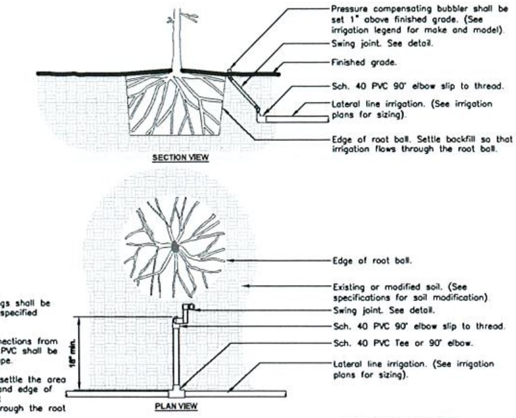
NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT AT SPRINKLER HEAD.

2 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0"
32 8403.29-10



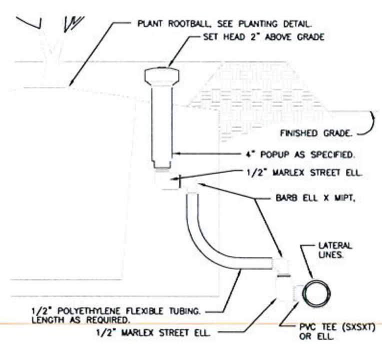
1. WALL OR STRUCTURE
2. POP-UP SPRAY HEAD AT STRUCTURE
3. POP-UP SPRAY HEAD AT FRONT OF BED
4. NOTE: INSTALL TOP OF HEAD (THIS IS NOT TO INCLUDE POP-UP PORTION) 4" BELOW SURROUNDING PLANT MATERIAL, SEE LANDSCAPE PLANS & PLANT LIST.
5. TWO (2) STAINLESS STEEL HOSE CLAMPS
6. 3/4" PVC SCH. 40 RISER, PAINTED FLAT BLACK.
7. MULCH
8. 1" X 1" STEEL ANGLE, 24" DEPTH
9. PVC SCH. 80 ELBOW
10. LATERAL LINE
11. PVC SCH. 80 NIPPLE, POSITION RISER AT 45° ANGLE 3/4" DIA., MAX 18" LENGTH.
12. PVC TEE W/ THREADED REDUCER CONNECTION.
13. TWO (2) STREET ELLS.

2 **POP-UP HEAD ON RISER**

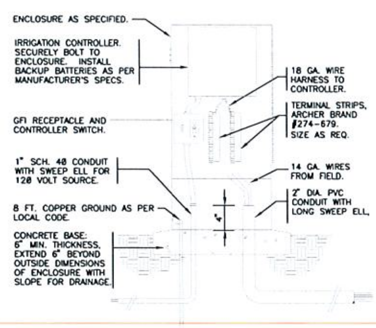


Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

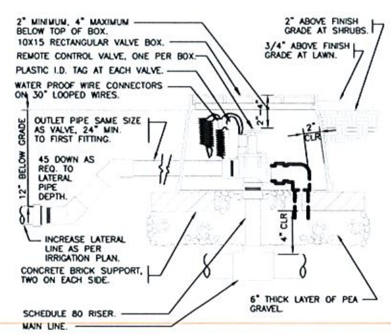
3 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
FX-IR-FX-BUBB-04



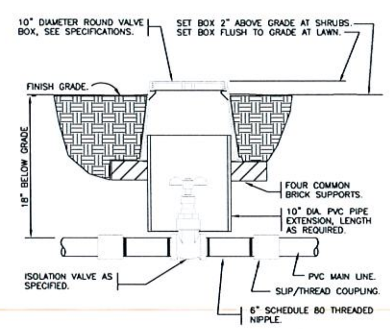
4 POPUP BUBBLER
3" = 1'-0"
32 8403.53-04



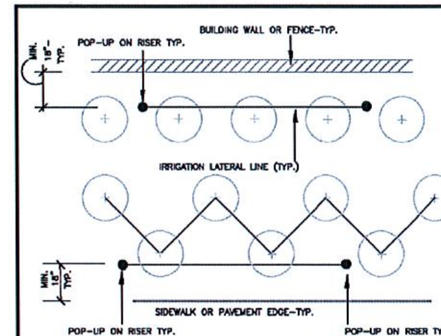
5 CONTROLLER IN ENCLOSURE
1" = 1'-0"
32 8409.13-05



6 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"
32 8406.13-01

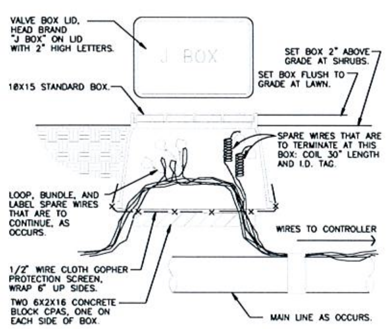


7 BRASS ISOLATION VALVE
1 1/2" = 1'-0"
32 8406.33-01

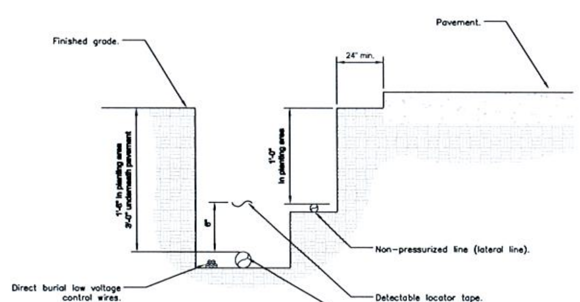


NOTE: THE DESIGN INTENT IS FOR THE RISERS TO BE INSIDE OF THE PLANT MASS TO OBSCURE IT FROM VIEW AND OFFER PROTECTION. THE TOP OF THE SPRAY HEAD SHOULD BE 4" BELOW THE MAINTAINED HEIGHT OF THE SHRUBBERY. THE SPRAY HEAD ON RISER SHOULD BE "INSET" INTO THE SHRUBS 6". THIS "INSET" DISTANCE IS THE CONTROLLING FACTOR. THEREFORE THE 18" MINIMUM DISTANCE FROM SIDEWALK/PAVEMENT IS APPROXIMATE ONLY.

8 **POP-UP HEAD ON RISER LOCATION DETAIL-B**

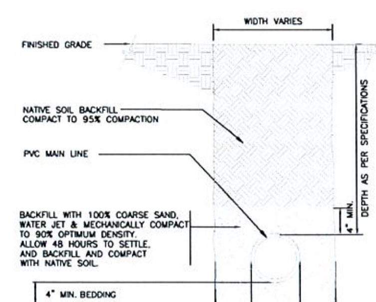


10 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"
32 8409.79-01

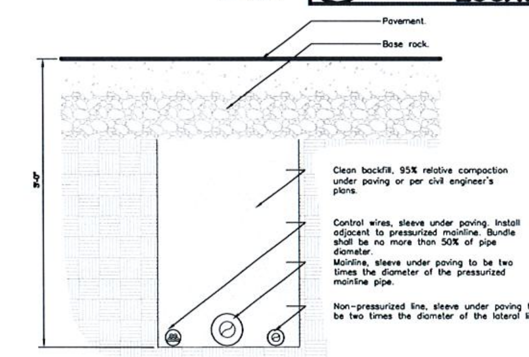


NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

11 IRRIGATION TRENCHING
1 1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
FX-IR-FX-AUXEQ-08



12 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0"
FX-IR-FX-AUXEQ-13



Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

13 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
FX-IR-FX-AUXEQ-05

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

1 DRC REV. 5/24/16
2 DRC Comm. 8/15/16
Revision Dates

DRC SUBMISSION SET
TRION AT DANIA BEACH
DANIA BEACH, FLORIDA

Sheet Description
IRRIGATION NOTES

Release Date
01-06-2015

Project Number
1630

Drawing Number
IR-3
Sheet 3 of 4

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding – Contractor to utilize 4"X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer – only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"–3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"–2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"–3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/ test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing –Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigations As-builts – shall be provided utilizing a sub-foot Global Navigation Satellite System (GNSS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).
2. Controller charts – Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.
3. Grounding Certification – Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED – Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting – Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) – all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test – All mainline shall be pressure tested according to this design's requirements
4. Flow Meter calibration – All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper operation.

D. Check setting on pressure regulator to verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10–15 seconds after deactivation by controller.

F. Check for leaks – mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height – 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks – if leaking, clean head and re-inspect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. – replace as needed
6. Check for proper alignment – perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify the pop-up riser retracts after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. Check rain shut-off device monthly to ensure it functions properly.

J. Inspect all filters monthly and clean/repair/replace as needed.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annualy, at minimum.

L. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

M. Check pump stations for proper operation, pressures, filtration, settings, etc. – refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

Soil Moisture Sensor

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: hjohnson@arcball.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0000851
STATE OF FLORIDA

1 DRC REV.	5/24/16
2 DRC Comm.	8/15/16

Revision Dates

DRC SUBMISSION SET
TRION AT DANIA BEACH
DANIA BEACH, FLORIDA

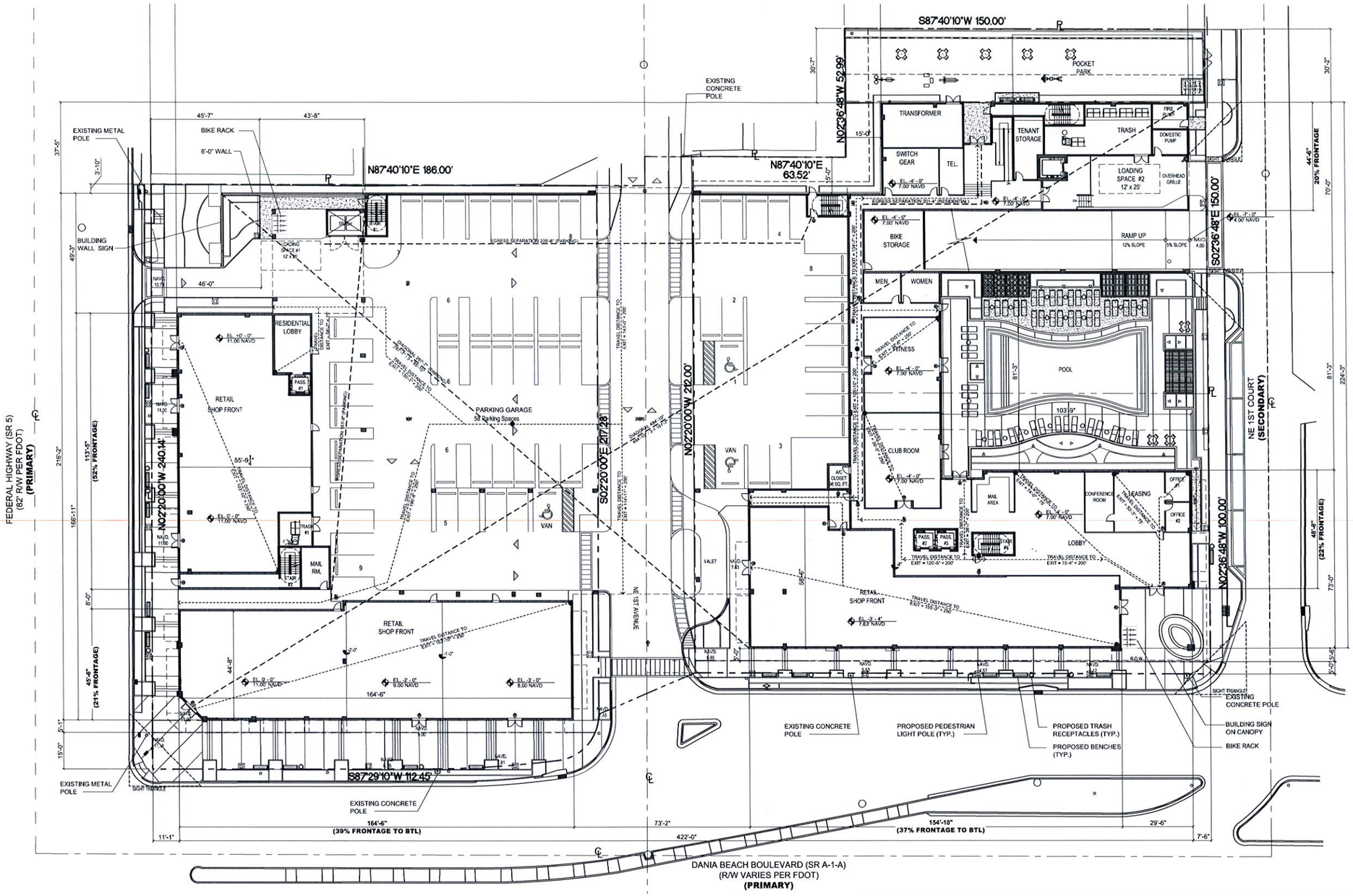
Sheet Description
IRRIGATION NOTES

Release Date
01-06-2015

Project Number
1630

Drawing Number
IR-4

Sheet 4 of 4



RESIDENTIAL	MEANS OF EGRESS REQUIREMENTS (AS PER NFPA 101 2015, FFPC 2015, FBC 2015)		
		PERMITTED	PROVIDED
	COMMON PATH OF TRAVEL (FFPC FIFTH EDITION - 28.2.5.4)	50'-0"	< 50'-0"
	DEAD END (FFPC FIFTH EDITION - 28.2.5.6)	50'-0"	N/A
	TRAVEL DISTANCE TO NEAREST EXIT FROM DWELLING UNIT (FFPC FIFTH EDITION - 28.2.6.3.3.1)	200'-0"	134'-7"
	TRAVEL DISTANCE TO NEAREST EXIT FROM AREAS OTHER THAN DWELLING UNIT (FBC 2015 - 1028.7)	250'-0"	< 163'-10"
	EGRESS SEPARATION (FFPC FIFHT EDITION- 14.10.1.3.2)	½ DIAGONAL DIM. OF BUILDING MIN. 161'-7"	201'-4"

PARKING GARAGE	MEANS OF EGRESS REQUIREMENTS (AS PER NFPA 101 2015, FFPC 2015, FBC 2015)		
		PERMITTED	PROVIDED
	COMMON PATH OF TRAVEL (FFPC FIFTH EDITION - 42.8.2.5.1)	50'-0"	< 50'-0"
	DEAD END (FFPC FIFTH EDITION - 42.8.2.5.2)	50'-0"	N/A
	TRAVEL DISTANCE TO NEAREST EXIT (FFPC FIFTH EDIT. - TABLE 42.8.2.6.1)	200'-0"	< 190'-8"
	EGRESS SEPARATION 2015 EDITION (NFPA 101 7.5.1.3.3)	½ DIAGONAL DIM. OF BLDG 95'-10"	>209'-8"

1 / LS01 LIFE SAFETY GROUND FLOOR
1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

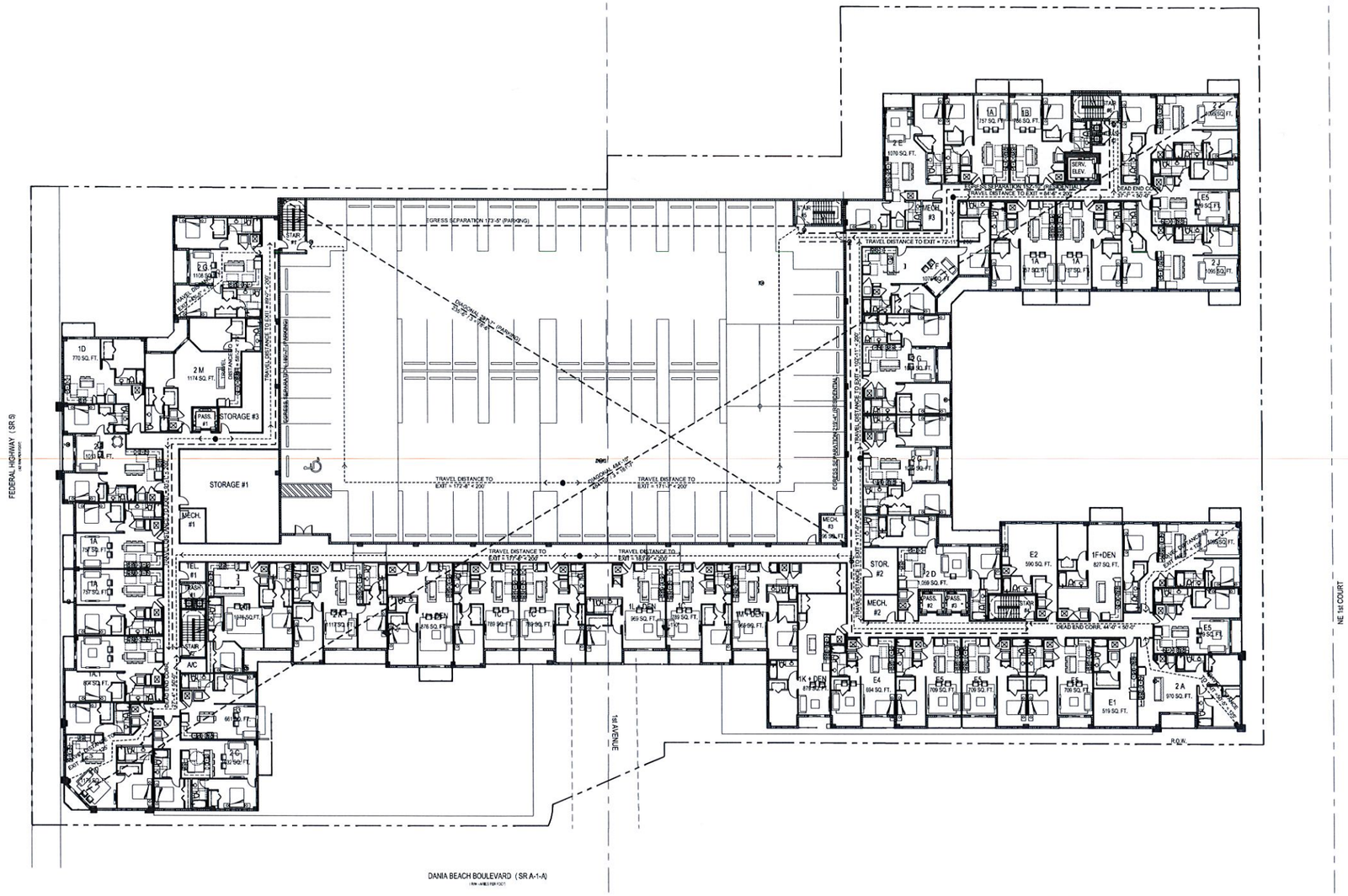
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

LIFE SAFETY GROUND FLOOR

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

LS01



RESIDENTIAL	MEANS OF EGRESS REQUIREMENTS (AS PER NFPA 101 2015, FFPC 2015, FBC 2015)		
		PERMITTED	PROVIDED
	COMMON PATH OF TRAVEL (FFPC FIFTH EDITION - 28.2.5.4)	50'-0"	< 50'-0"
	DEAD END (FFPC FIFTH EDITION - 28.2.5.6)	50'-0"	< 44'-0"
	TRAVEL DISTANCE TO NEAREST EXIT FROM DWELLING UNIT (FFPC FIFTH EDITION - 28.2.6.3.3.1)	200'-0"	< 94'-5"
	TRAVEL DISTANCE TO NEAREST EXIT FROM AREAS OTHER THAN DWELLING UNIT (FBC 2015 - 1028.7)	250'-0"	183'-9"
	EGRESS SEPARATION (FFPC FIFHT EDITION- 14.10.1.3.2)	½ DIAGONAL DIM. OF BUILDING MIN. 161'-7"	219'-4"

PARKING GARAGE	MEANS OF EGRESS REQUIREMENTS (AS PER NFPA 101 2015, FFPC 2015, FBC 2015)		
		PERMITTED	PROVIDED
	COMMON PATH OF TRAVEL (FFPC FIFTH EDITION - 42.8.2.5.1)	50'-0"	< 50'-0"
	DEAD END (FFPC FIFTH EDITION - 42.8.2.5.2)	50'-0"	N/A
	TRAVEL DISTANCE TO NEAREST EXIT (FFPC FIFTH EDIT. - TABLE 42.8.2.6.1)	200'-0"	< 190'-8"
	EGRESS SEPARATION 2015 EDITION (NFPA 101 7.5.1.3.3)	½ DIAGONAL DIM. OF BLDG 78'-6"	>173'-5"

1 / LS02 LIFE SAFETY TYP LEVEL

1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

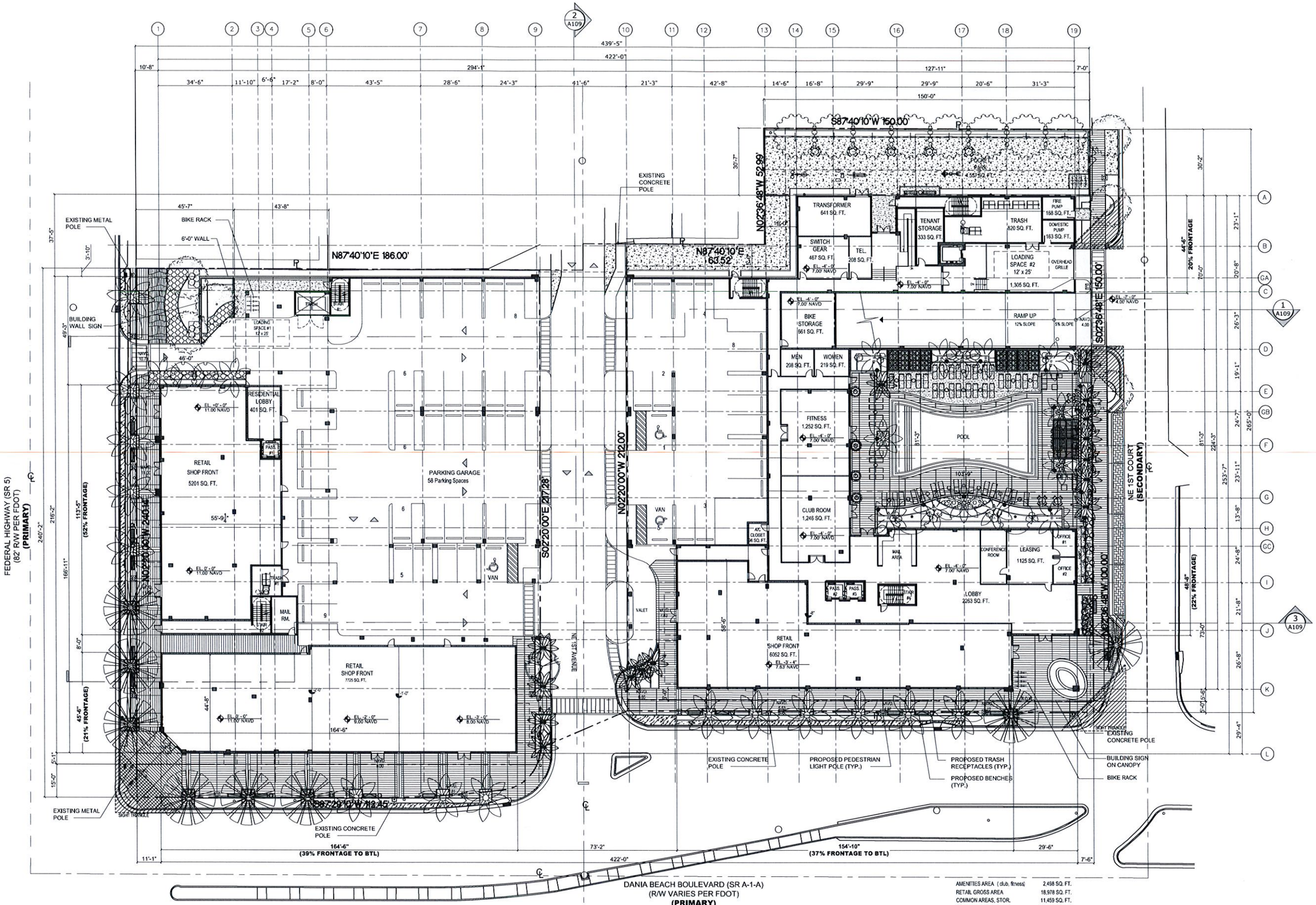
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

LIFE SAFETY TYP LEVEL

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

LS02



AMENITIES AREA (club, fitness)	2,498 SQ. FT.
RETAIL GROSS AREA	18,978 SQ. FT.
COMMON AREAS, STOR.	11,459 SQ. FT.
SERVICE, MEP	1,736 SQ. FT.
LEASING AREA	1,125 SQ. FT.
GROSS BUILDING AREA	35,796 SQ. FT.
GARAGE & RAMP	38,420 SQ. FT.

1 A101 GROUND LEVEL 1"=20'

© 2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

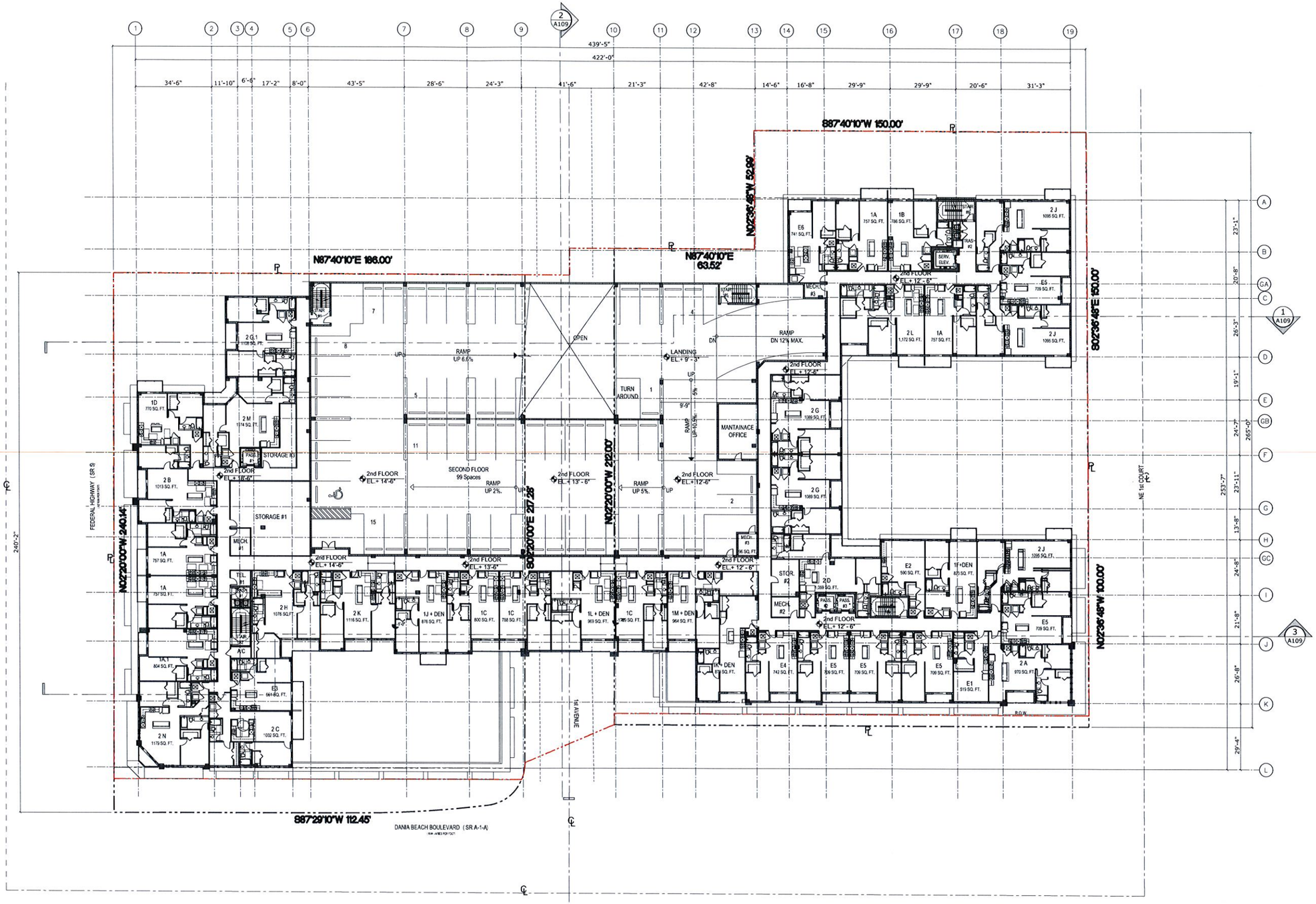
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

GROUND LEVEL

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A101



NET RESIDENTIAL AREA	35,384 SQ. FT.
CORRIDOR / COMMON	7,889 SQ. FT.
SERVICE/MEP	433 SQ. FT.
TOTAL AREA	43,706 SQ. FT.
GARAGE AREA	39,063 SQ. FT.

Efficiency	10
One Bedroom	10
1 Bedroom + Den	5
2 BEDROOM	15
TOTAL	40

1 A102 2ND - LEVEL FLOOR PLAN
1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

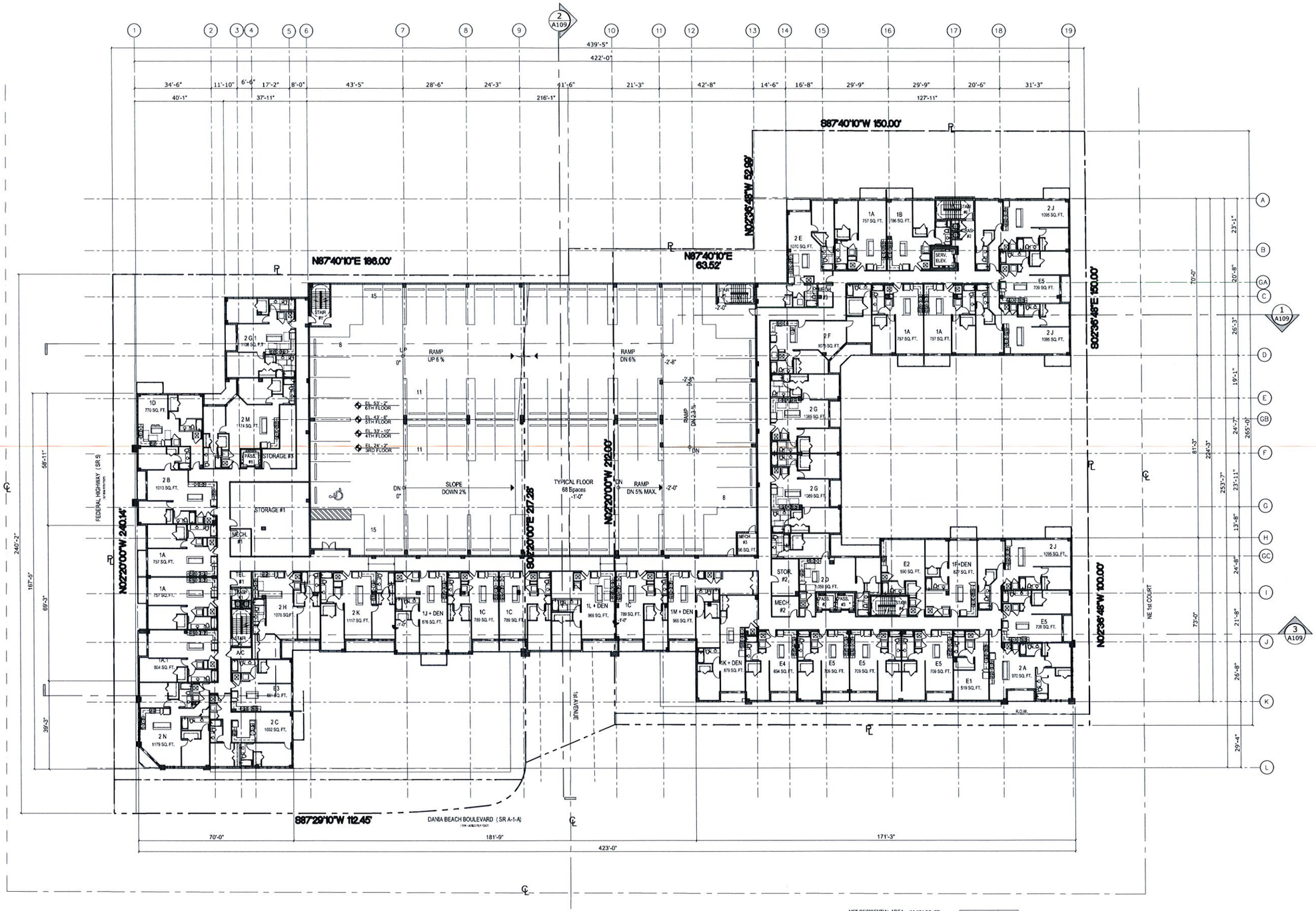
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

2ND - LEVEL FLOOR PLAN

Job No.: D7201616 - Drawn: JF Checked: VY Date: 08.15.2016

A102



NET RESIDENTIAL AREA	36,374 SQ. FT.
CORRIDOR / COMMON	7,862 SQ. FT.
SERVICE/MEP	439 SQ. FT.
TOTAL AREA	44,675 SQ. FT.
GARAGE TYP LEVEL	24485 SQ. FT.

Efficiency	9
One Bedroom	11
1 Bedroom + Den	5
2 BEDROOM	16
TOTAL	41

1 A103 TYPICAL 3RD - 6TH LEVEL

1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

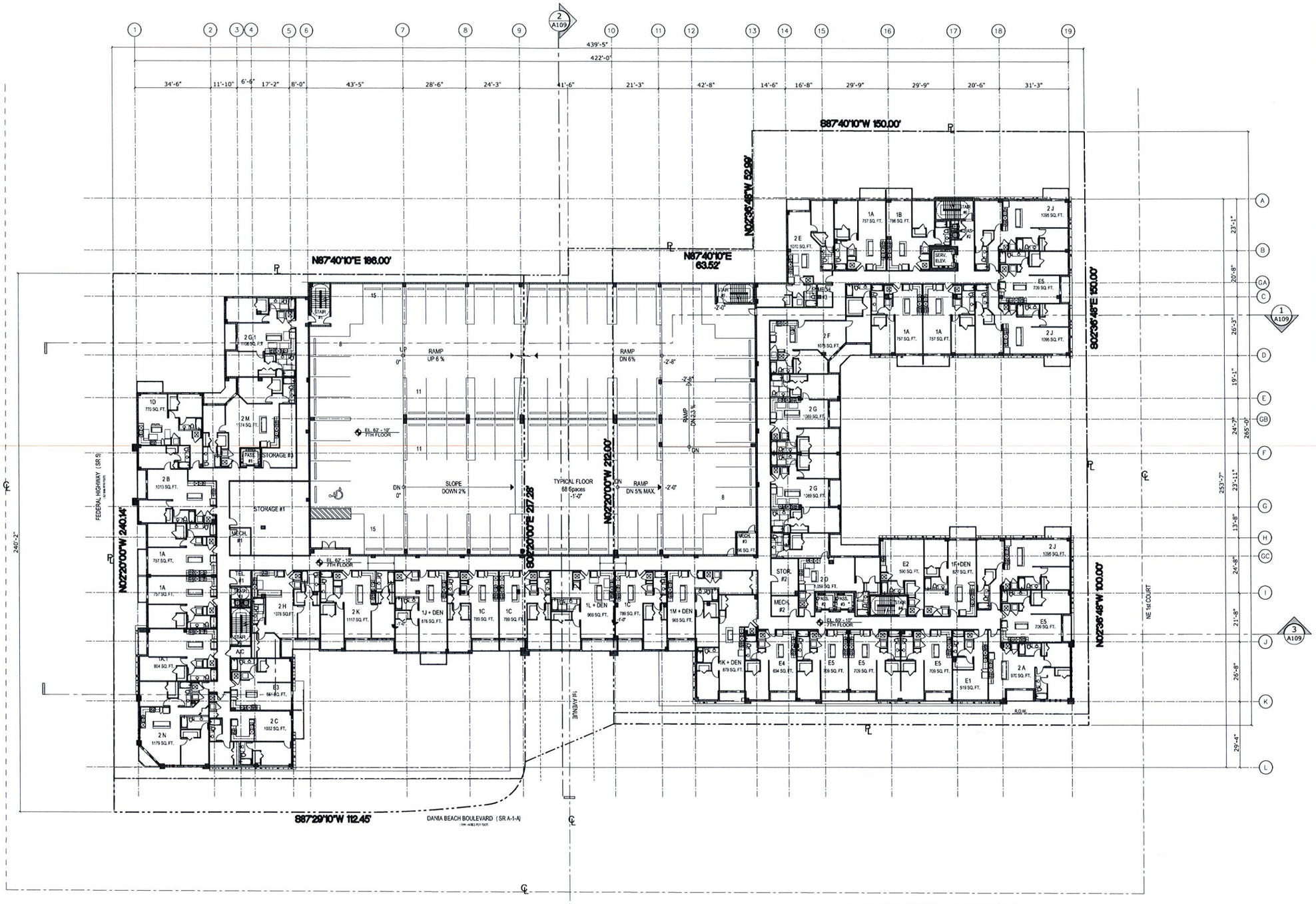
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

TYPICAL 3RD - 6TH LEVEL

Job No.: D7201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A103



NET RESIDENTIAL AREA	36,374 SQ. FT.
CORRIDOR / COMMON	7,862 SQ. FT.
SERVICE/MEP	439 SQ. FT.
TOTAL AREA	44,675 SQ. FT.
GARAGE	24,485 SQ. FT.

Efficiency	9
One Bedroom	11
1 Bedroom + Den	5
2 BEDROOM	16
TOTAL	41

1 A103.1 7TH FLOOR

1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

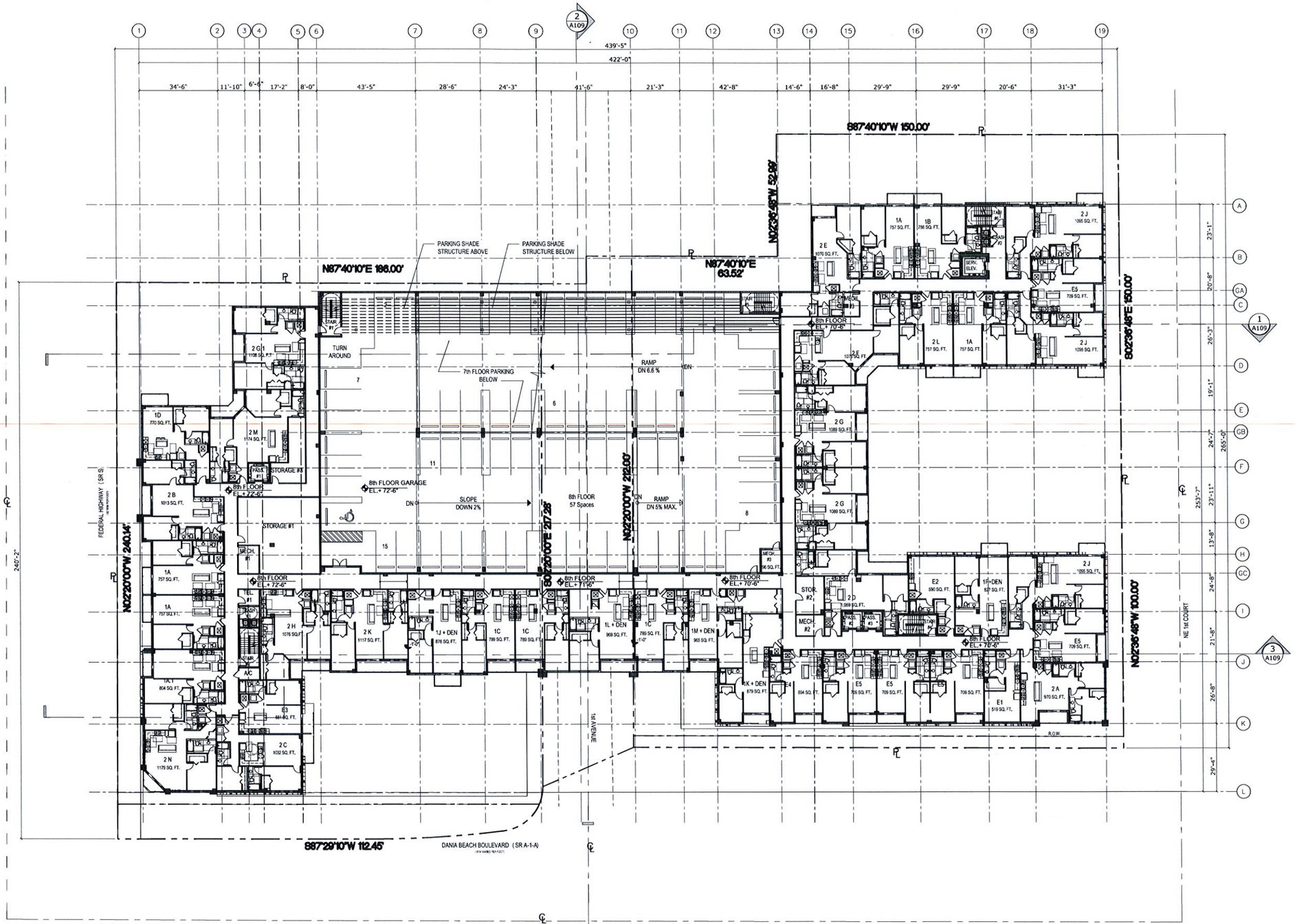
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

7TH FLOOR

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A103.1



NET RESIDENTIAL AREA	36,374 SQ. FT.
CORRIDOR / COMMON	7,862 SQ. FT.
SERVICE,MEP	439 SQ. FT.
TOTAL AREA	44,675 SQ. FT.
GARAGE AREA	5,181 SQ. FT.

Efficiency	9
One Bedroom	11
1 Bedroom + Den	5
2 BEDROOM	16
TOTAL	41

1 A104 8TH LEVEL

1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

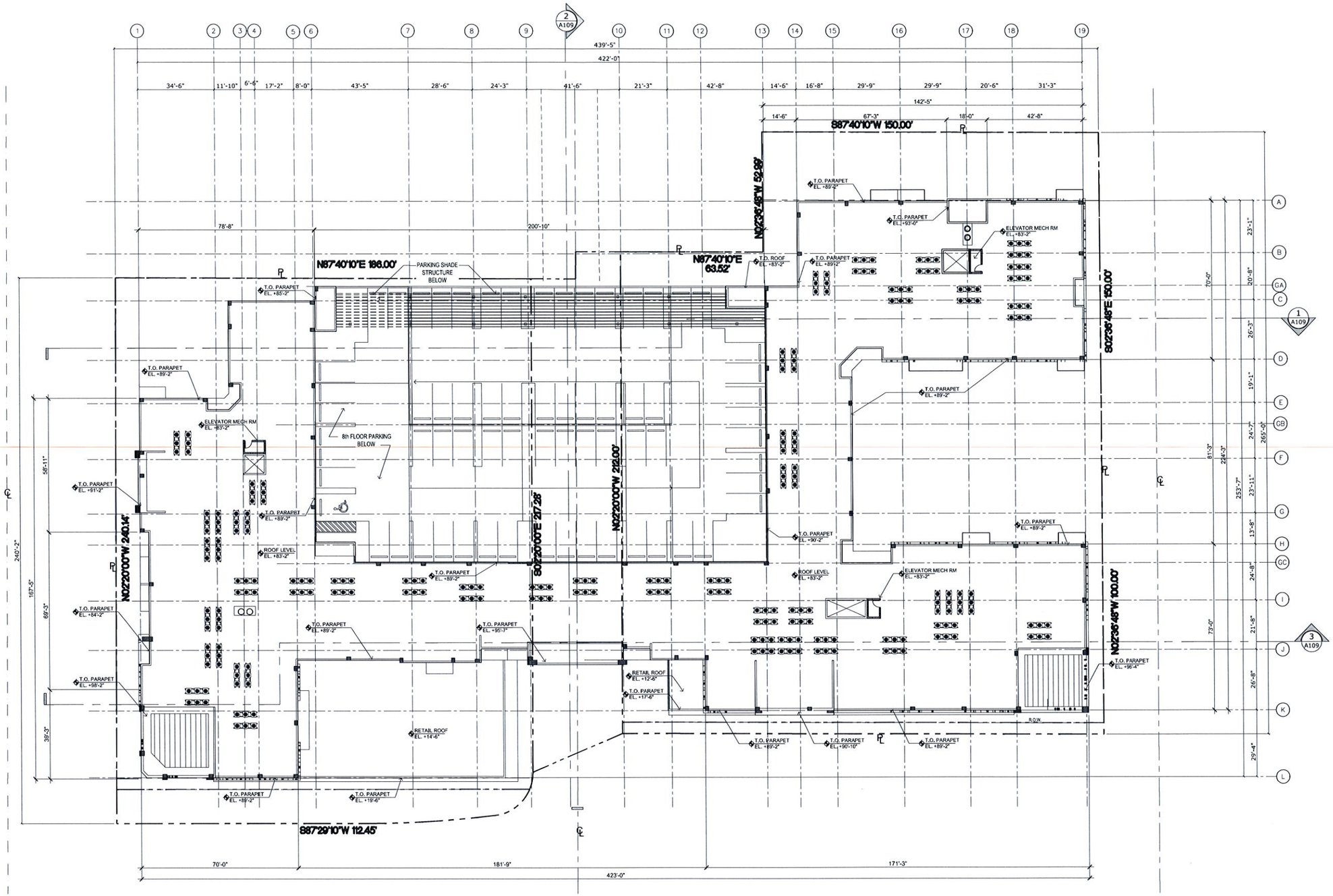
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

8TH LEVEL

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A104



1 A105 ROOF LEVEL
1"=20'

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

ROOF LEVEL

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A105

©2015 DORSKY+YUE INTERNATIONAL

1 A106 EAST ELEVATION - NE 1ST COURT
1/20"=1'-0"

2 A106 WEST ELEVATION - FEDERAL HIGHWAY
1/20"=1'-0"

KEY NOTES:

- 1A STUCCO FINISH (white paint)
- 1B STUCCO FINISH (light blue paint)
- 1C STUCCO FINISH (dark gray paint)
- 1D STUCCO FINISH (light green paint)
- 1E STUCCO FINISH (teal paint)
- 2 SLIDING GLASS DOOR (impact resistant w/ light blue glazing, alum. frame)
- 3 SLIDING GLASS WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 4 SINGLE HUNG WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 5 STOREFRONT SYSTEM (impact resistant w/ light blue glazing, alum. frame)
- 6 CONCRETE BALCONY (stucco finish with white paint)
- 7 ALUMINUM GUARDRAIL (42" tall)
- 8 ALUMINUM/CONC. GUARDRAIL (22" Alum. + 20" conc. for tot. 42" tall)
- 9 STUCCO REVEAL
- 10 ALUMINUM LOUVER
- 11 METAL CONCRETE CANOPY (finish w/ white paint)
- 12 METAL CANOPY SYSTEM
- 13 DECORATIVE DETAIL
- 14 RETAIL WALL SIGNAGE (See sheet A110.1 for signage information)
- 15A BUILDING SIGNAGE ON CANOPY (See sheet A110.1 for signage information)
- 15B BUILDING WALL SIGN (See sheet A110.1 for signage information)
- 16 RETAIL TRASH ENCLOSURE (6'-0" TALL, CMU W/ Stucco finish painted in multi-color pattern similar to garage and 2 metal panel gates to match.)
- 17 PARKING SHADE STRUCTURE
- 18 OVERHEAD ROLLING DOOR

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

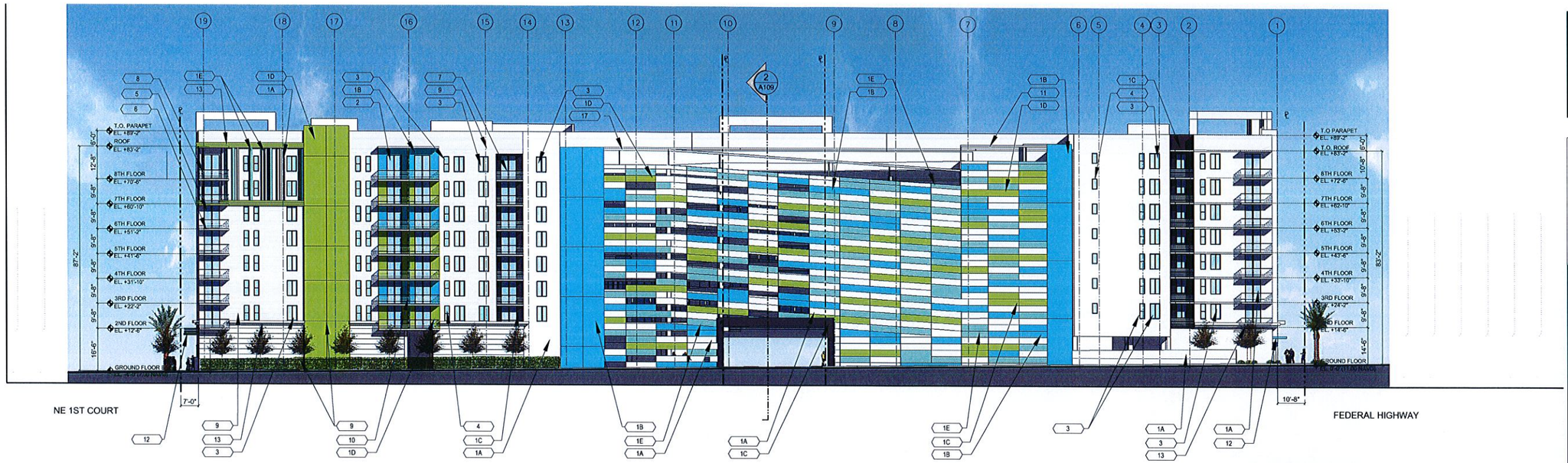
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

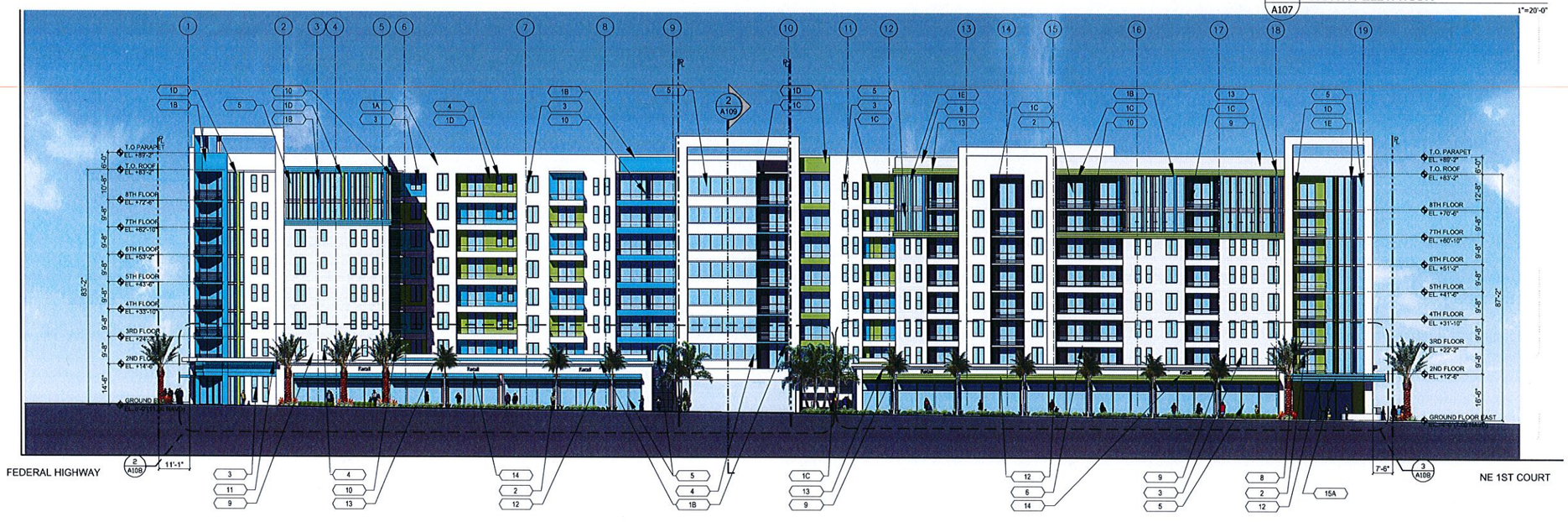
EAST & WEST ELEVATIONS

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A106



1 A107 NORTH ELEVATION
1"=20'-0"



2 A107 SOUTH ELEVATION - DANIA BEACH BOULEVARD
1"=20'-0"

KEY NOTES:

- 1A STUCCO FINISH (white paint)
- 1B STUCCO FINISH (light blue paint)
- 1C STUCCO FINISH (dark gray paint)
- 1D STUCCO FINISH (light green paint)
- 1E STUCCO FINISH (teal paint)
- 2 SLIDING GLASS DOOR (impact resistant w/ light blue glazing, alum. frame)
- 3 SLIDING GLASS WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 4 SINGLE HUNG WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 5 STOREFRONT SYSTEM (impact resistant w/ light blue glazing, alum. frame)
- 6 CONCRETE BALCONY (stucco finish with white paint)
- 7 ALUMINUM GUARDRAIL (42" tall)
- 8 ALUMINUM/CONC. GUARDRAIL (22" Alum. + 20" conc. for tot. 42" tall)
- 9 STUCCO REVEAL
- 10 ALUMINUM LOUVER
- 11 METAL CONCRETE CANOPY (finish w/ white paint)
- 12 METAL CANOPY SYSTEM
- 13 DECORATIVE DETAIL
- 14 RETAIL WALL SIGNAGE (See sheet A110.1 for signage information)
- 15A BUILDING SIGNAGE ON CANOPY (See sheet A110.1 for signage information)
- 15B BUILDING WALL SIGN (See sheet A110.1 for signage information)
- 16 RETAIL TRASH ENCLOSURE (6'-0" TALL, CMU W/ Stucco finish painted in multi-color pattern similar to garage and 2 metal panel gates to match.)
- 17 PARKING SHADE STRUCTURE
- 18 OVERHEAD ROLLING DOOR

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

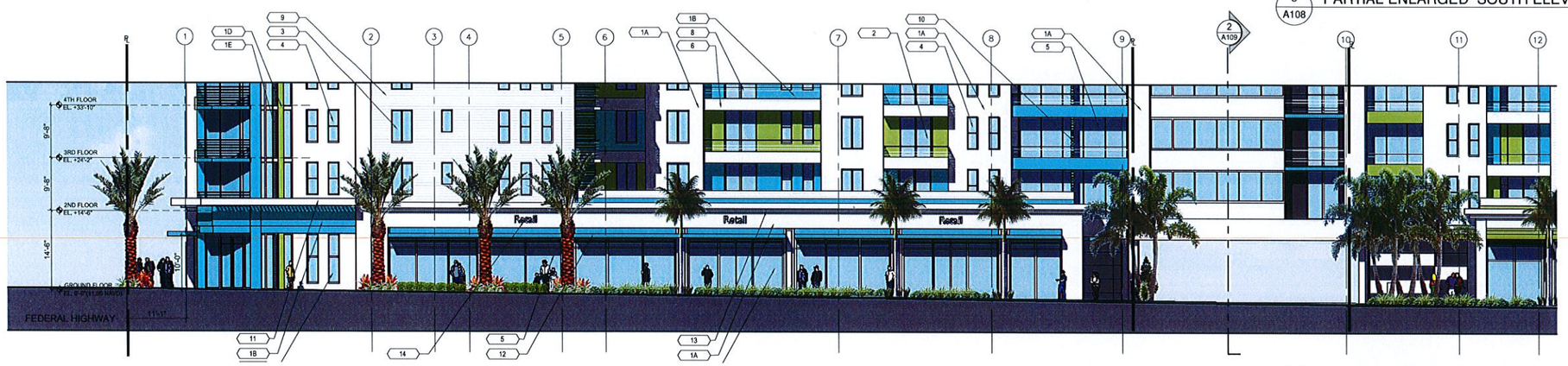
TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

NORTH & SOUTH ELEVATIONS

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A107

3 A108 PARTIAL ENLARGED SOUTH ELEVATION 2
3/32"=1'-0"



2 A108 PARTIAL ENLARGED SOUTH ELEVATION 1
3/32"=1'-0"

1 A108 PARTIAL ENLARGED WEST ELEVATION
3/32"=1'-0"

KEY NOTES:

- 1A STUCCO FINISH (white paint)
- 1B STUCCO FINISH (light blue paint)
- 1C STUCCO FINISH (dark gray paint)
- 1D STUCCO FINISH (light green paint)
- 1E STUCCO FINISH (teal paint)
- 2 SLIDING GLASS DOOR (impact resistant w/ light blue glazing, alum. frame)
- 3 SLIDING GLASS WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 4 SINGLE HUNG WINDOW (impact resistant w/ light blue glazing, alum. frame)
- 5 STOREFRONT SYSTEM (impact resistant w/ light blue glazing, alum. frame)
- 6 CONCRETE BALCONY (stucco finish with white paint)
- 7 ALUMINUM GUARDRAIL (42" tall)
- 8 ALUMINUM/CONC. GUARDRAIL (22" Alum. + 20" conc. for tot. 42" tall)
- 9 STUCCO REVEAL
- 10 ALUMINUM LOUVER
- 11 METAL CONCRETE CANOPY (finish w/ white paint)
- 12 METAL CANOPY SYSTEM
- 13 DECORATIVE DETAIL
- 14 RETAIL WALL SIGNAGE (See sheet A110.1 for signage information)
- 15A BUILDING SIGNAGE ON CANOPY (See sheet A110.1 for signage information)
- 15B BUILDING WALL SIGN (See sheet A110.1 for signage information)
- 16 RETAIL TRASH ENCLOSURE (6'-0" TALL, CMU W/ Stucco finish painted in multi-color pattern similar to garage and 2 metal panel gates to match.)
- 17 PARKING SHADE STRUCTURE
- 18 OVERHEAD ROLLING DOOR

AREA SIGN CALCULATIONS (SEE SHEET A110.1 FOR SIGNAGE INFORMATION)		
	PERMITTED	PROVIDED
WALL SIGN	75 SF	75 SF MAX.

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

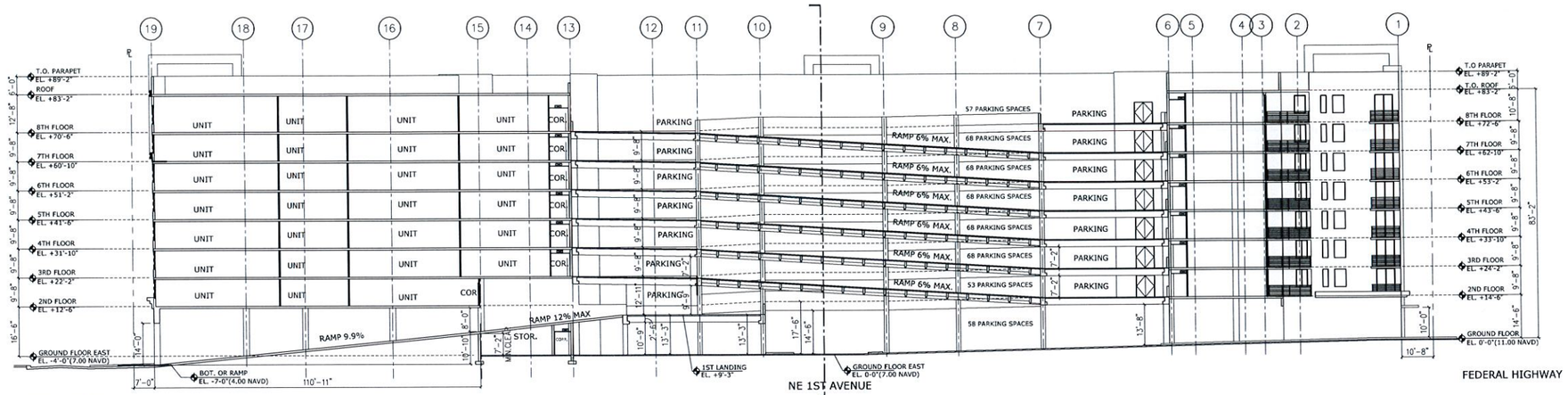
DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard and Federal Highway
Dania Beach, Florida

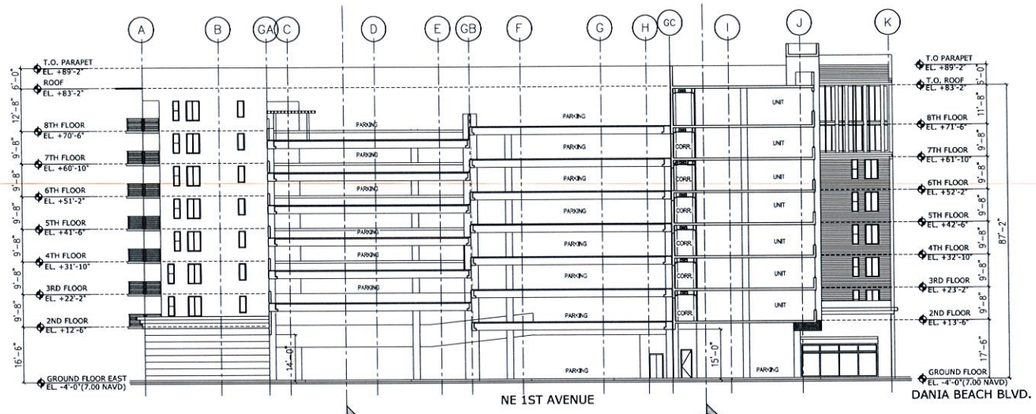
ENLARGED ELEVATIONS

Job No.: DY2016/16
Drawn: JF
Checked: VY
Date: 08.15.2016

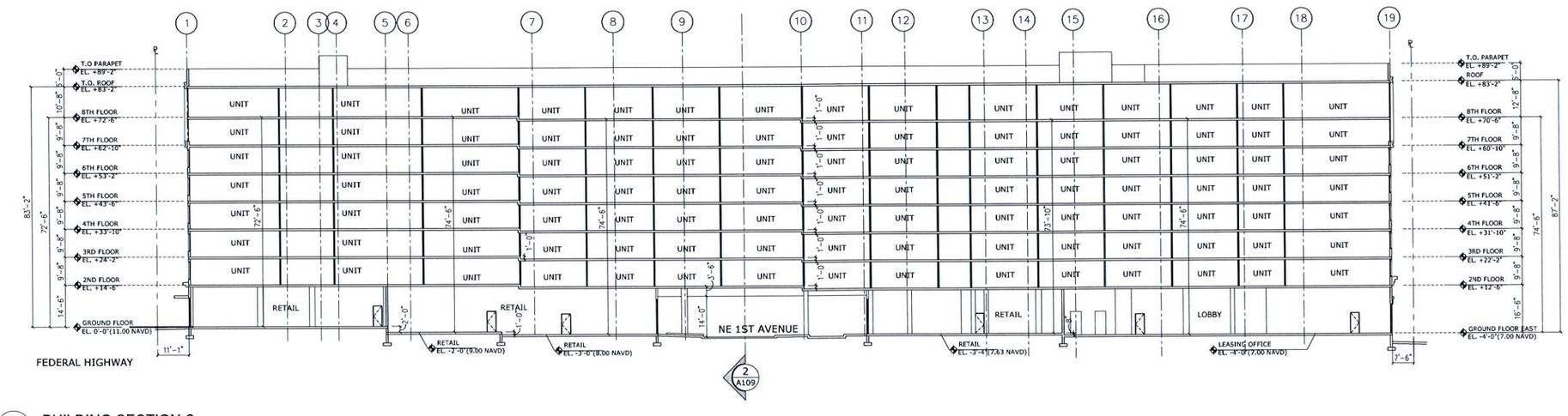
A108



1 A109 BUILDING SECTION A
1"=20'



2 A109 BUILDING SECTION B
1"=20'



3 A109 BUILDING SECTION C
1"=20'

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

SECTIONS

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A109

EAST FACADE	AREA SF	%
FACADE TOTAL AREA	24,133	100%
FACADE GLAZING AREA	7,329	30.3%
FACADE NON-GLAZING AREA	16,804	69.7%

NORTH FACADE	AREA SF	%
FACADE TOTAL AREA	20,225	100%
FACADE GLAZING AREA	3,710	18.3%
FACADE NON-GLAZING AREA	16,515	81.7%

WEST FACADE	AREA SF	%
FACADE TOTAL AREA	22,673	100%
FACADE GLAZING AREA	6,948	30.6%
FACADE NON-GLAZING AREA	15,725	69.9%

SOUTH FACADE	AREA SF	%
FACADE TOTAL AREA	38,456	100%
FACADE GLAZING AREA	15,582	40.5%
FACADE NON-GLAZING AREA	22,874	59.5%

WEST & SOUTH FACADE COMBINDED	AREA SF	%
FACADE TOTAL AREA	61,129	100%
FACADE GLAZING AREA	22,530	36.9%
FACADE NON-GLAZING AREA	38,599	63.1%

1 / A110 GLAZING CALCULATIONS
1/32"=1'-0"

©2015 DORSKY+YUE INTERNATIONAL

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

GLAZING CALCULATIONS

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A110

1
A111
SOUTH-EAST PERSPECTIVE
NTS

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

SE RENDERING

Job No.: DY201616
Drawn: JF
Checked: VY
Date: 06.15.2016

A111

©2015 DORSKY+YUE INTERNATIONAL

1 / A111 SOUTH-WEST PERSPECTIVE

NTS

Victor K. Yue
AR 0013087

AA 26001261
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

TRION AT DANIA BEACH
Dania Beach Boulevard
and Federal Highway
Dania Beach, Florida

SW RENDERING

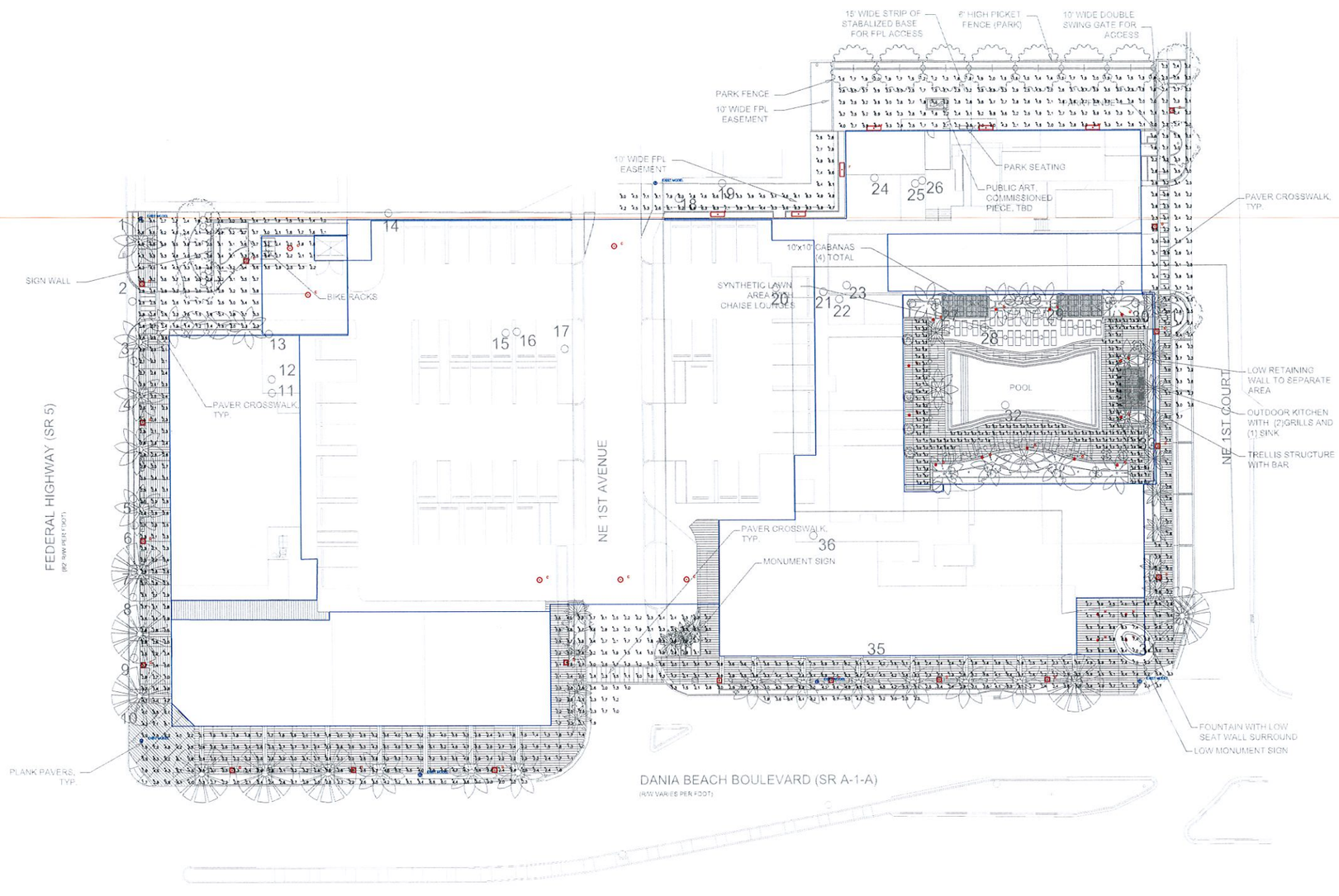
Job No.: DY201616
Drawn: JF
Checked: VY
Date: 08.15.2016

A112

©2015 DORSKY+YUE INTERNATIONAL

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	C	SINGLE	N.A.	0.900	EATON #: TT-B3-LED-E1-WQ / MTD AT 17' AFF
	17	D	SINGLE	N.A.	0.900	EATON #: MSA-E02-LED-E1-T3 / MTD AT 12' AFG
	1	E	SINGLE	N.A.	0.900	EATON #: MSA-E02-LED-E1-T4 / MTD AT 12' AFG
	6	F	SINGLE	N.A.	0.900	EATON #: ENC-E02-LED-E1-BL4 / WALL MTD AT 10' AFG
	13	G	SINGLE	N.A.	0.900	EATON #: ABB-B2-LED-D1-S
	6	EXIST MODEL	SINGLE	14000	0.700	EATON #: MSA-150-MP-XX-5S-FG
	4	H	SINGLE	N.A.	0.900	EATON #: LD6A10D010TE ERW6A10840 6LW1LI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK EGRESS	Illuminance	Fc	2.10	7.7	0.2	10.50	38.50
SIDEWALK	Illuminance	Fc	3.25	9.8	1.0	3.25	9.80



LIGHTING DYNAMICS INCORPORATED

NOTES

No.	Revision/Issue	Date
6	INCREASE FONT SIZE	05/21/16
5	PHOTOMETRIC STUDY	05/20/16
4	PHOTOMETRIC STUDY	05/20/16
3	PHOTOMETRIC STUDY	05/20/16
2	PHOTOMETRIC STUDY	05/18/16
1	PHOTOMETRIC STUDY	05/13/16

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

TRION DANIA BEACH
EXTERIOR AREAS
SITE LIGHTING

FILE J:\MAY2016\TRION
CLIENT DORSKY YUE

Project TRION
Date 05/21/16
Scale TO FIT
Sheet L1
DRAWN BY J.M. / S.R.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	27	C	SINGLE	N.A.	0.900	EATON#: TT-B3-LED-E1-WQ / MOUNTING HEIGHTS VARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.68	5.4	1.0	2.68	5.40

LIGHTING DYNAMICS INCORPORATED

NOTES

No.	Revision/Issue	Date
4	ADJUST MOUNTING HEIGHTS	05/23/16
3	INCREASE FONT	05/21/16
2	PHOTOMETRIC STUDY	05/18/16
1	PHOTOMETRIC STUDY	05/13/16

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

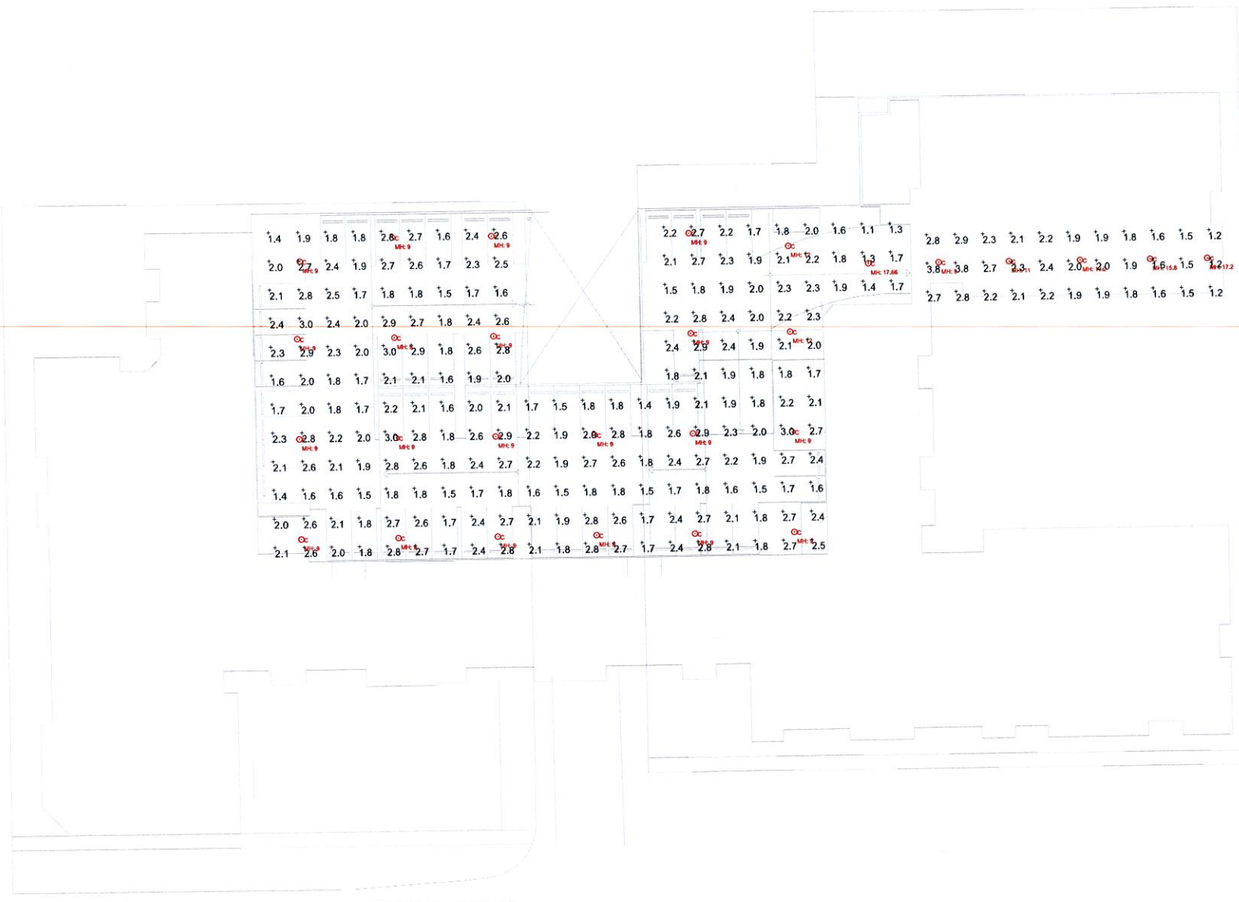
TRION DANIA BEACH
1ST LEVEL GARAGE
LIGHTING - NORMAL MODE

FILE J:\MAY2016\TRION
CLIENT DORSKY YUE

Project	TRION	Sheet	L2
Date	05/23/16		
Scale	TO FIT	DRAWN BY	J.M. / S.R.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	28	C	SINGLE	N.A.	0.900	EATON: TT-B1-LED-E1-WQ / MOUNTING HEIGHT VARIES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.13	3.0	1.1	1.94	2.73
RAMP	Illuminance	Fc	2.10	3.8	1.2	1.75	3.17



LIGHTING DYNAMICS INCORPORATED

NOTES

No.	Revision/Issue	Date
4	ADD RAMP	05/23/16
3	INCREASE FONT	05/21/16
2	SHEET LABEL CHANGE	05/18/16
1	PHOTOMETRIC STUDY	05/13/16

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

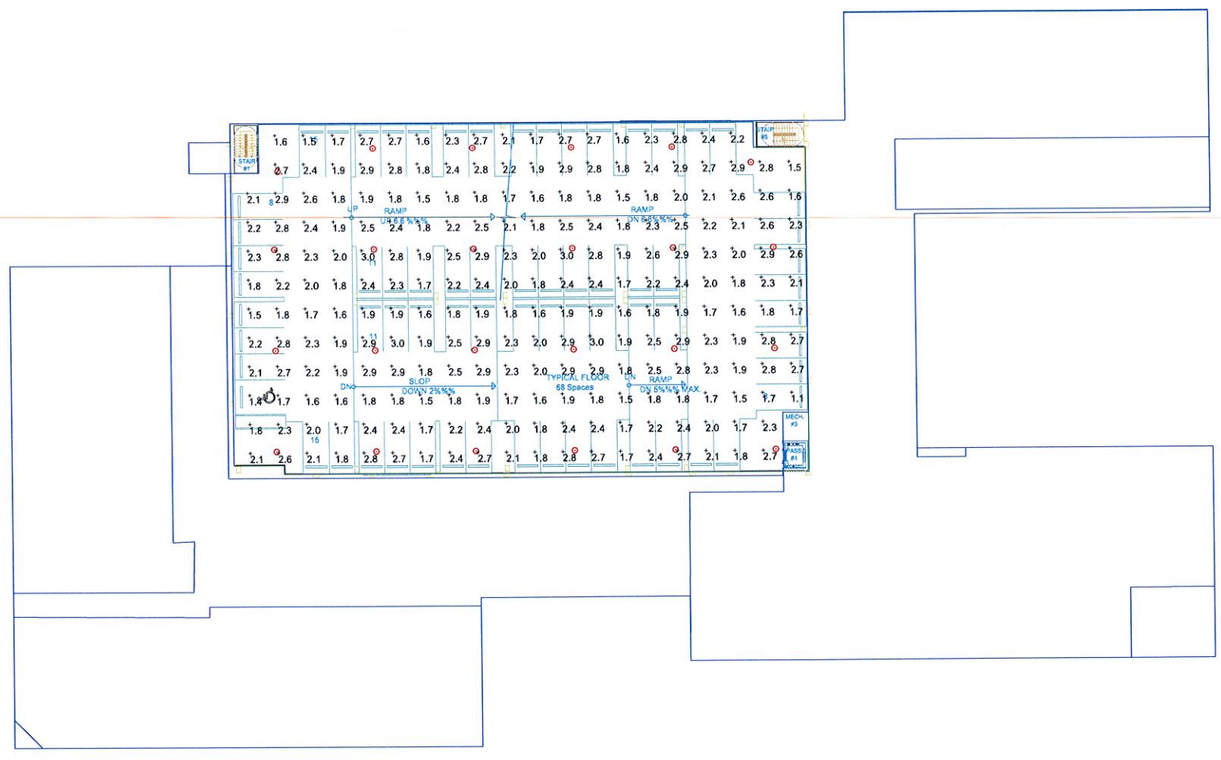
TRION DANIA BEACH
2ND LEVEL GARAGE & RAMP
LIGHTING - NORMAL MODE

FILE J:\MAY2016\TRION
CLIENT DORSKY YUE

Project TRION	Sheet L3
Date 05/23/16	
Scale TO FIT	DRAWN BY J.M. / S.R.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	24	A	SINGLE	N.A.	0.900	EATON: TT-B1-LED-E1-WQ-TMB

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.18	3.0	1.1	1.98	2.73



LIGHTING DYNAMICS INCORPORATED

NOTES

No.	Revision/Issue	Date
3	INCREASE FONT	05/21/16
2	SHEET LABEL CHANGE	05/18/16
1	PHOTOMETRIC STUDY	05/13/16

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

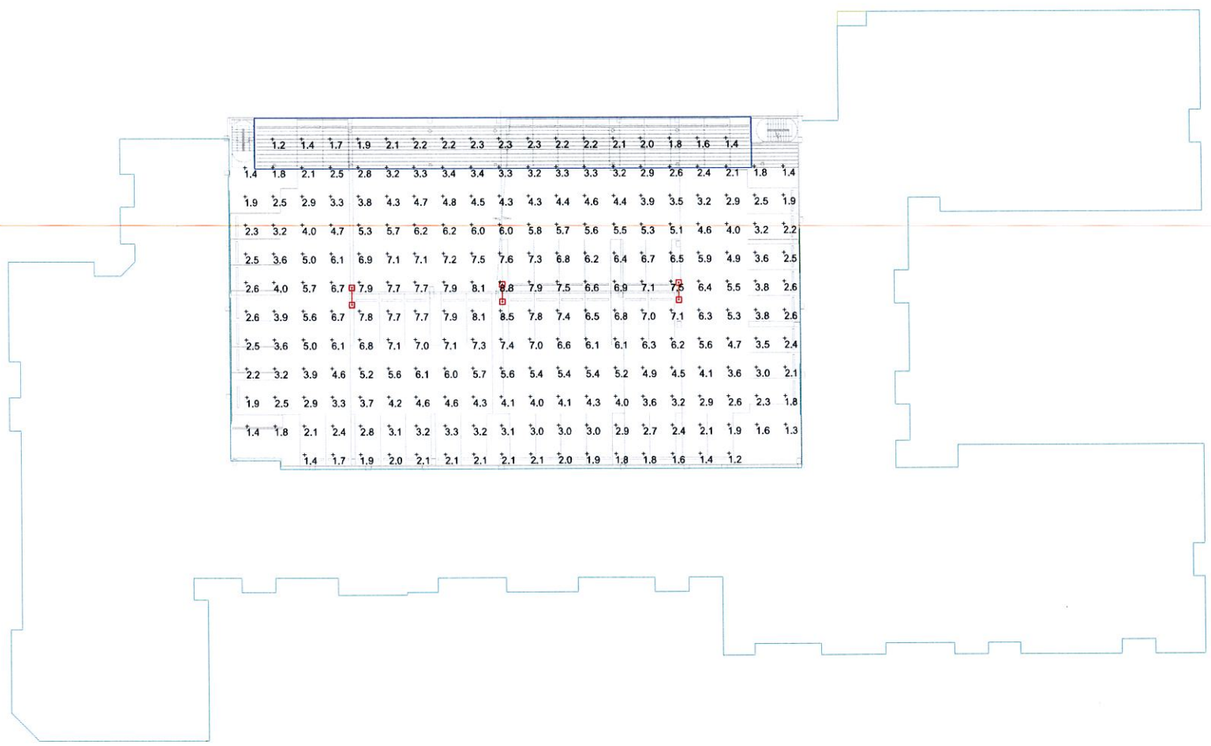
TRION DANIA BEACH
TYPICAL LEVEL GARAGE
LIGHTING - NORMAL MODE

FILE J:\MAY2016\TRION
CLIENT DORSKY YUE

Project	TRION	Sheet	L4
Date	05/21/16		
Scale	TO FIT	DRAWN BY	J.M. / S.R.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	B	BACK-BACK	N.A.	0.900	EATON#: (2) GLEON-AE-04-LED-E1-5WQ / MTD AT 20' AFF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	4.22	8.8	1.2	3.52	7.33



LIGHTING DYNAMICS INCORPORATED

NOTES

No.	Revision/Issue	Date
4	INCREASE FONT	05/21/16
3	PHOTOMETRIC STUDY	05/20/16
2	SHEET LABEL CHANGE	05/18/16
1	PHOTOMETRIC STUDY	05/13/16

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

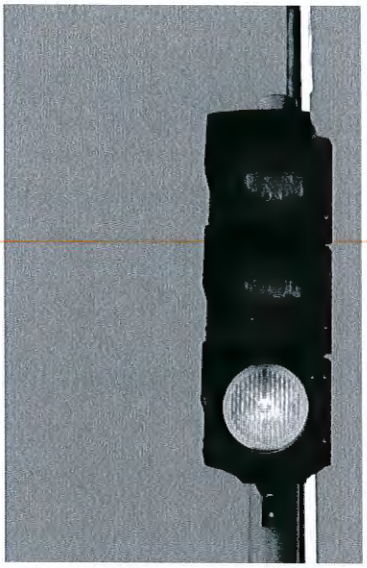
TRION DANIA BEACH
8TH LEVEL GARAGE
LIGHTING - NORMAL MODE

FILE J:\MAY2016\TRION
CLIENT DORSKY YUE

Project	TRION	Sheet	L5
Date	05/21/16		
Scale	TO FIT	DRAWN BY	J.M. / S.R.

Trion at Dania Beach

Dania Beach, Florida



traffic study

RECEIVED
AUG 15 2016
Planning Department

prepared for:
Ramesh Acquisitions, LLC

Traf Tech
ENGINEERING, INC.

FILE COPY

June 2016
Revised July 2016

TABLE OF CONTENTS

INTRODUCTION 1

INVENTORY 3
- Existing Land Use 3
- Proposed Land Uses and Access 3

EXISTING CONDITIONS 4
- Roadway System 4
- Nearby Intersections 4

TRAFFIC COUNTS 6

TRIP GENERATION 8

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT 10

TRAFFIC ANALYSES 13
- Future Conditions Traffic Volumes 13
- Level of Service Analyses 14

CONCLUSIONS AND RECOMMENDATIONS 18

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Lane Geometry 5
FIGURE 3 – Existing Traffic Counts – Peak Hour 7
FIGURE 4A – New Project Traffic Assignment-Residential 11
FIGURE 4B – New Project Traffic Assignment-Retail 12
FIGURE 5 – Background Traffic (Year 2018) 15
FIGURE 6 – Total Traffic with Project (Year 2018) 16

LIST OF TABLES

TABLE 1 – Trip Generation Summary 8
TABLE 2 – Intersection Capacity/LOS Analyses 17

Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Trion
Dania Beach, Florida

EXISTING CONDITIONS

This section addresses the existing roadway system located in the vicinity of the project site and nearby intersections.

Roadway System

The roadway system located near the project site includes US 1/Federal Highway, Dania Beach Boulevard, NE 1st Street, and NE 1st Avenue. and NE 5th Avenue. US 1/Federal Highway and Dania Beach Boulevard are 4-lane facilities, while NE 1st Street, and NE 1st Avenue are 2-lane-facilities.

Nearby Intersections

With the assistance of City of Dania Beach staff, four intersections/driveways were identified as the locations that will be impacted the most by the proposed project. These intersections/driveways include:

1. US 1/Federal Highway and Dania Beach Boulevard (signalized)
2. US 1/Federal Highway and NE 1st Street (signalized)
3. Dania Beach Boulevard and NE 1st Avenue (stop control)
4. NE 1st Street and NE 1st Avenue (stop control)

Figure 2 shows the existing lane geometry of the four intersections selected for analysis purposes. The number of lanes on the street system surrounding the project site is also depicted in the figure.

TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Crossroads Engineering, Inc., collected traffic data at the following locations:

- US 1/Federal Highway and Dania Beach Boulevard (signalized)
- US 1/Federal Highway and NE 1st Street (signalized)
- Dania Beach Boulevard and NE 1st Avenue (stop control)
- NE 1st Street and NE 1st Avenue (stop control)

The intersection turning movement counts performed by Crossroads Engineering, Inc., were collected on Thursday, May 26, 2016 during the AM and PM peak periods (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively).

Figure 3 summarizes the results of the intersection turning movement counts undertaken during the weekday peak hours. Appendix B contains the intersection turning movement counts, as collected in the field. The signal timing plans for the signalized intersections were obtained from Broward County Traffic Engineering Division and are also included in Appendix B.

TRIP GENERATION

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). According to the subject ITE manual, the most appropriate "land use" category for the proposed land uses includes: Land Use 220 – Apartment and Land Use 820 – Specialty Retail. Table 1 summarizes the trips associated with the proposed developments.

Table 1
Trip Generation Summary
Trion at Dania Beach - Fort Lauderdale, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Residential - Apartment (LUC 220)	286 Units	1,902	29	117	146	115	62	177
Commercial Retail (LUC 820)	19,134 S.F.	2,318	35	22	57	95	103	198
Gross Trips		**4,220**	**64**	**139**	**203**	**210**	**165**	**375**
Pass-by (Retail -25%)		-580	-7	-7	-14	-25	-25	-50
External		**3,640**	**57**	**132**	**189**	**185**	**140**	**325**

Compiled by: Traf Tech Engineering, Inc. (June 2016).
Source: Institute of Transportation Engineers (ITE) Trip Generation (9th Edition).

As indicated in Table 1, the new trips anticipated to be generated by the proposed development consist of approximately 3,640 daily trips, approximately 189 trips during the AM peak hour (57 inbound and 132 outbound) and approximately 325 PM peak hour trips (185 inbound and 140 outbound).

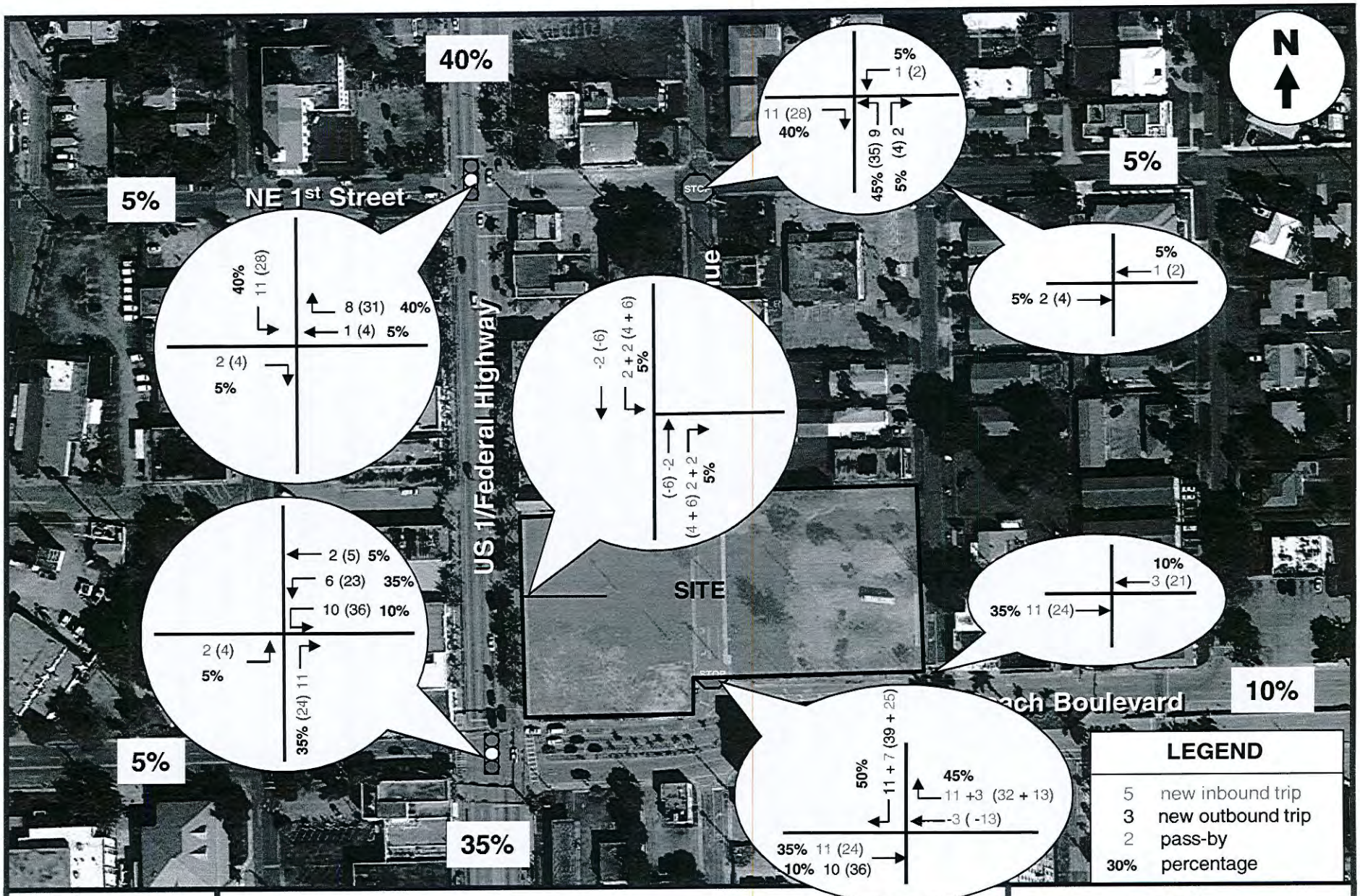
The trip generation rates used to determine the trips associated with the existing and proposed land uses are presented on the following page:

TRIP DISTRUBUTION AND TRAFFIC ASSIGNMENT

Based on the knowledge of the local network, existing street system surrounding the project and the current traffic volumes on US 1/Federal Highway and Dania Beach Boulevard, and engineering experience the following traffic assignment was developed for the subject mixed-use project:

- 40% to and from the north via US 1/Federal Highway
- 35% to and from the south via US 1/Federal Highway
- 5% to and from the east via NE 1st Street
- 10% to and from the east via Dania Beach Boulevard
- 5% to and from the west via NE 1st Street
- 5% to and from the west via Dania Beach Boulevard

The new peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The new project traffic assignment is summarized in Figures 4A and 4B.



Traf Tech
ENGINEERING, INC.

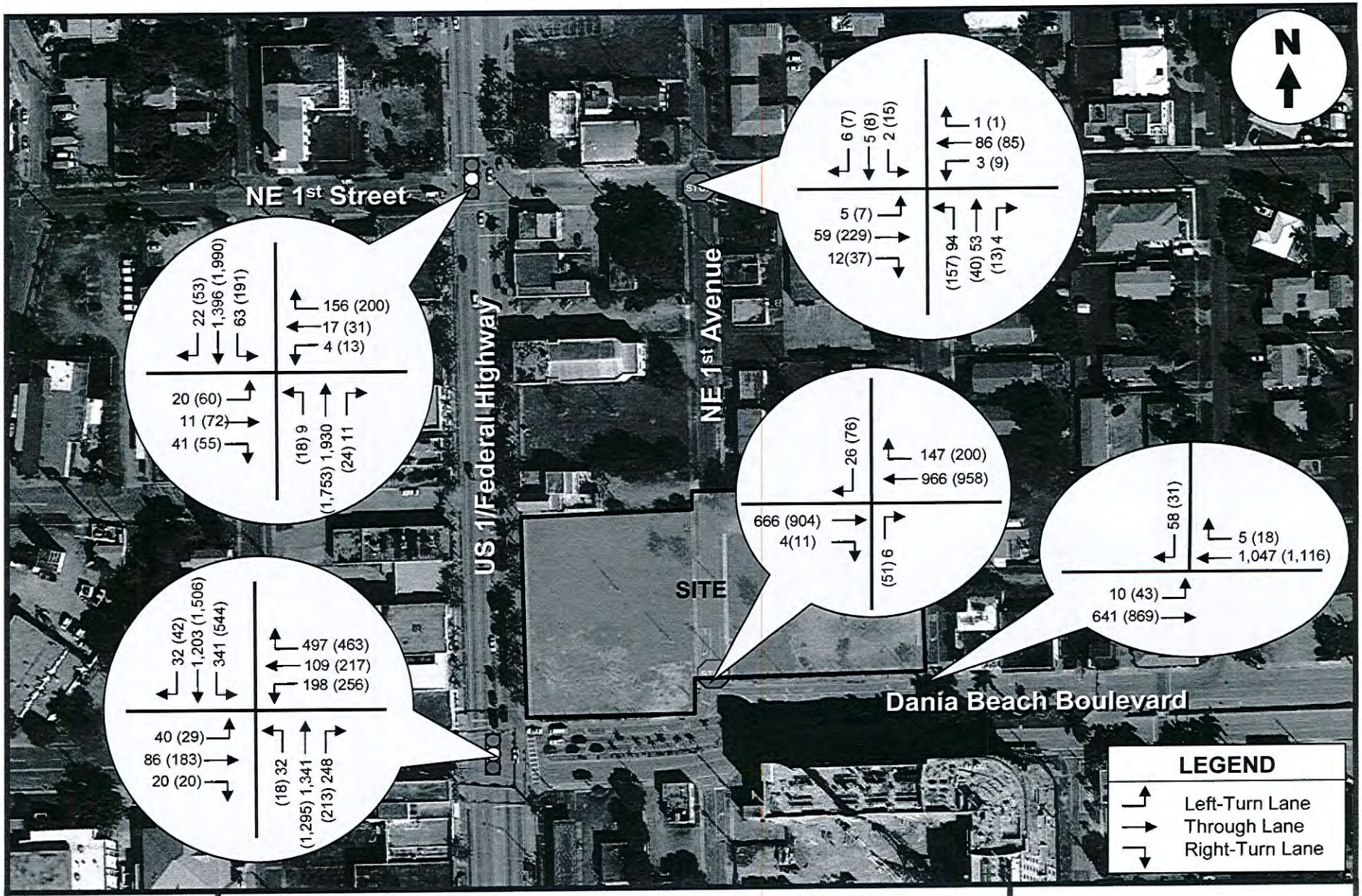
NEW PROJECT TRAFFIC ASSIGNMENT - RETAIL
Weekday New Peak Hour Trips AM & (PM)

FIGURE 4B
Trion
Dania Beach, Florida

Figure 5 includes background traffic only (without the proposed project) and Figure 6 includes the additional traffic anticipated to be generated by the proposed project.

Level of Service Analyses

Intersection capacity/level of service analyses were conducted for the four study intersections. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCM) using the SYNCHRO software. The results of the capacity analyses are summarized in Table 2. As indicated in Table 2, all study intersections are currently operating at an acceptable level of service in the year 2020 with the proposed project in place with one exception. The exception is the signalized intersection of US 1/Federal Highway at Dania Beach Boulevard. However, the intersection is projected to operate at deficient level of service in the year 2020 without the project and it is expected to continue operating deficiently with the project in place.



Traf Tech
ENGINEERING, INC.

TOTAL TRAFFIC with PROJECT – Year 2020
(Weekdays Peak Hour Trips AM & (PM)

FIGURE 6
Trion
Dania Beach, Florida

CONCLUSIONS AND RECOMMENDATIONS

Trion at Dania Beach is a proposed residential and commercial development planned to be located on the northeast corner of US 1/Federal Highway and Dania Beach Boulevard in Broward County, Florida.

The existing site is currently vacant. The proposed project will be developed with the following land uses and intensity:

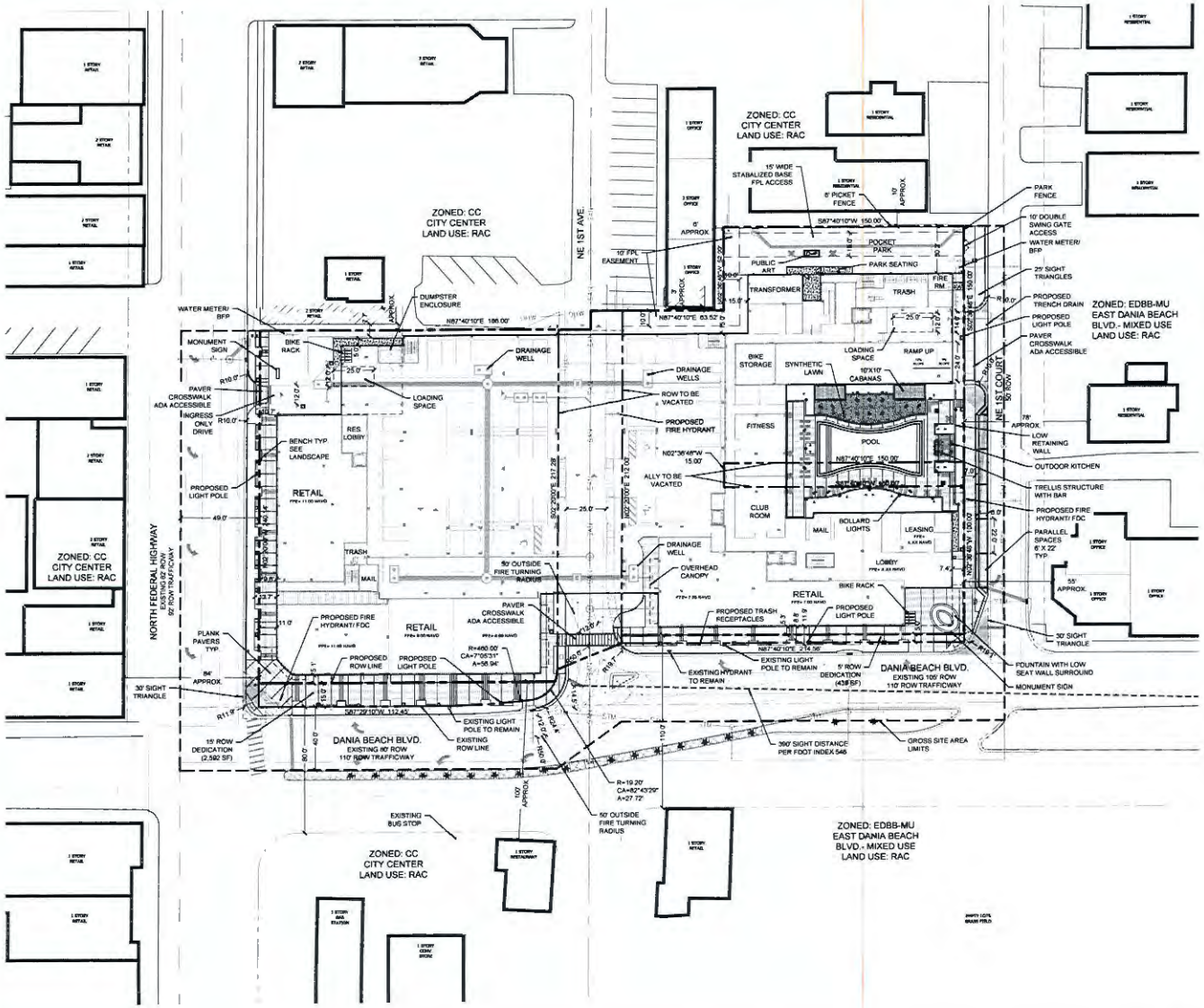
- 286 units of residential apartments
- 19,134 square feet of commercial retail

Access to the site will be provided via two access driveways; one ingress-only driveway on US 1/Federal Highway that will serve the commercial retail, and one driveway on NE 1st Court that will provide service the residential apartments. For purposes of this traffic study, the project is anticipated to be built and occupied by the year 2020.

Traf Tech Engineering, Inc. was retained by Ramesh Acquisitions, LLC, to conduct a traffic study in connection with the proposed residential and commercial development. The conclusions and recommendations of the traffic study are presented below:

- The new trips anticipated to be generated by the proposed development consist of approximately 3,640 daily trips, approximately 189 trips during the AM peak hour (57 inbound and 132 outbound) and approximately 325 PM peak hour trips (185 inbound and 140 outbound).

- All study intersections are currently operating at an acceptable level of service in the year 2020 with the proposed project in place with one exception. The exception is the signalized intersection of US 1/Federal Highway at Dania Beach Boulevard. However, the intersection is projected to operate at deficient level of service in the year 2020 without the project and it is expected to continue operating deficiently with the project in place.



LOCATION MAP:
SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

PARCEL A:
PARCEL I
LOT 18, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12 OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL II
LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 46, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT OF WAY OF STATE ROAD No. 5

PARCEL B:
PARCEL B-1
LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5;
AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL B-2
LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, EMERSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 8, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL C
LOT 3, BLOCK 8, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SITE DATA:

DATE	05/24/16
SCALE	AS SHOWN
DESIGN BY:	SWP
DRAWN BY:	SWP
CHECKED BY:	JDH
APPROVED BY:	SWP

DATE	BY	DESCRIPTION

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00001671
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000411

THIS PLAN, THEIR IDEAS AND DESIGNS AS INDICATED OR REPRESENTED HEREIN IS THE PROPERTY OF CRAVEN, THOMPSON AND ASSOCIATES, INC. AND WAS PREPARED FOR USE ON THE PROJECT NAMED HEREON. ANY REPRODUCTION OR USE FOR ANY OTHER PURPOSE OR PROJECT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF CRAVEN, THOMPSON AND ASSOCIATES, INC.

TRION
AT DANIA BEACH

PREPARED FOR:
TRION VENTURES, INC.

SITE PLAN

Scott W. Peavler
Florida RLA 6666976

PROJECT NO.
05-0136-003-02

SP-1

SHEET 1 OF 1

W:\Vega\Landscape\2005\05-0136-003-02 Trion-Dania Beach\Drawings\05-0136-003-02_SP.dwg [SP-1] May 23, 2016 10:16am SPEAKER

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 1

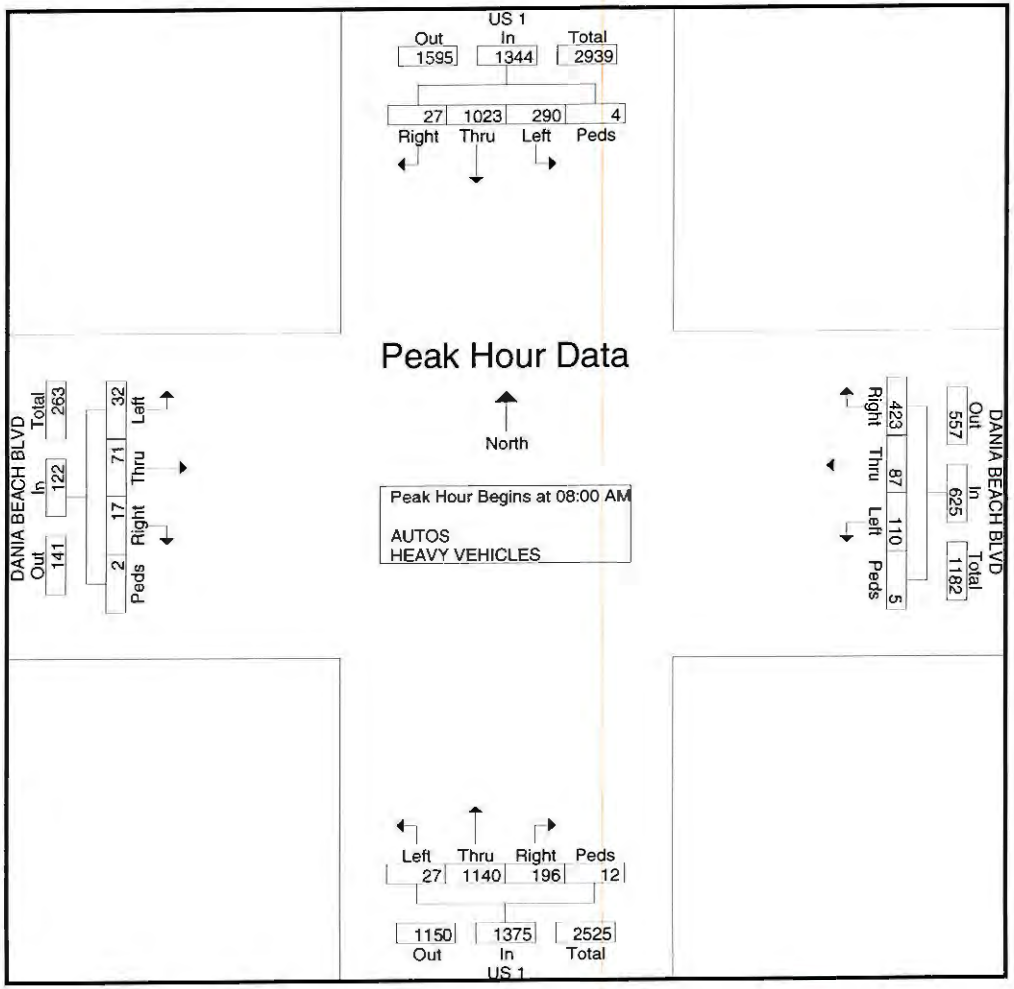
Groups Printed- AUTOS - HEAVY VEHICLES

	US 1 From North				DANIA BEACH BLVD From East				US 1 From South				DANIA BEACH BLVD From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	3	133	57	0	111	13	12	0	50	163	3	1	6	10	4	0	566
07:15 AM	4	162	68	0	116	22	22	2	35	236	4	5	4	7	4	0	69[illegible]
07:30 AM	6	153	65	0	145	19	19	4	44	296	4	7	6	12	4	0	7[illegible]
07:45 AM	11	154	60	0	122	39	26	0	41	291	5	4	5	18	6	1	783
Total	24	602	250	0	494	93	79	6	170	986	16	17	21	47	18	1	2824
08:00 AM	5	256	73	0	94	19	27	0	52	330	4	4	3	14	11	1	893
08:15 AM	9	293	74	1	129	24	28	4	43	289	7	3	8	15	6	0	933
08:30 AM	6	221	67	2	112	22	35	1	44	288	7	3	4	21	7	0	840
08:45 AM	7	253	76	1	88	22	20	0	57	233	9	2	2	21	8	1	800
Total	27	1023	290	4	423	87	110	5	196	1140	27	12	17	71	32	2	3466
*** BREAK ***																	
04:00 PM	9	331	106	0	80	25	30	1	28	239	7	6	5	22	5	0	894
04:15 PM	8	293	100	1	121	57	44	1	29	208	2	9	3	23	9	0	908
04:30 PM	4	324	99	0	123	46	22	0	23	273	5	4	8	23	8	3	965
04:45 PM	13	314	101	0	109	46	35	0	30	195	4	1	4	36	3	1	892
Total	34	1262	406	1	433	174	131	2	110	915	18	20	20	104	25	4	3659
05:00 PM	8	298	101	0	91	47	36	0	35	284	3	6	6	34	6	0	955
05:15 PM	13	306	133	2	116	43	38	0	27	251	3	6	6	42	4	0	990
05:30 PM	10	343	124	0	115	43	36	0	21	267	5	2	3	43	6	0	10[illegible]
05:45 PM	5	334	105	1	72	45	34	1	45	299	4	10	2	32	5	0	99[illegible]
Total	36	1281	463	3	394	178	144	1	128	1101	15	24	17	151	21	0	3957
Grand Total	121	4168	1409	8	1744	532	464	14	604	4142	76	73	75	373	96	7	13906
Apprch %	2.1	73	24.7	0.1	63.3	19.3	16.8	0.5	12.3	84.6	1.6	1.5	13.6	67.7	17.4	1.3	
Total %	0.9	30	10.1	0.1	12.5	3.8	3.3	0.1	4.3	29.8	0.5	0.5	0.5	2.7	0.7	0.1	
AUTOS	121	4108	1390	8	1723	523	454	14	586	4045	71	73	64	363	94	7	13644
% AUTOS	100	98.6	98.7	100	98.8	98.3	97.8	100	97	97.7	93.4	100	85.3	97.3	97.9	100	98.1
HEAVY VEHICLES	0	60	19	0	21	9	10	0	18	97	5	0	11	10	2	0	262
% HEAVY VEHICLES	0	1.4	1.3	0	1.2	1.7	2.2	0	3	2.3	6.6	0	14.7	2.7	2.1	0	1.9

Crossroads Engineering
8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 3

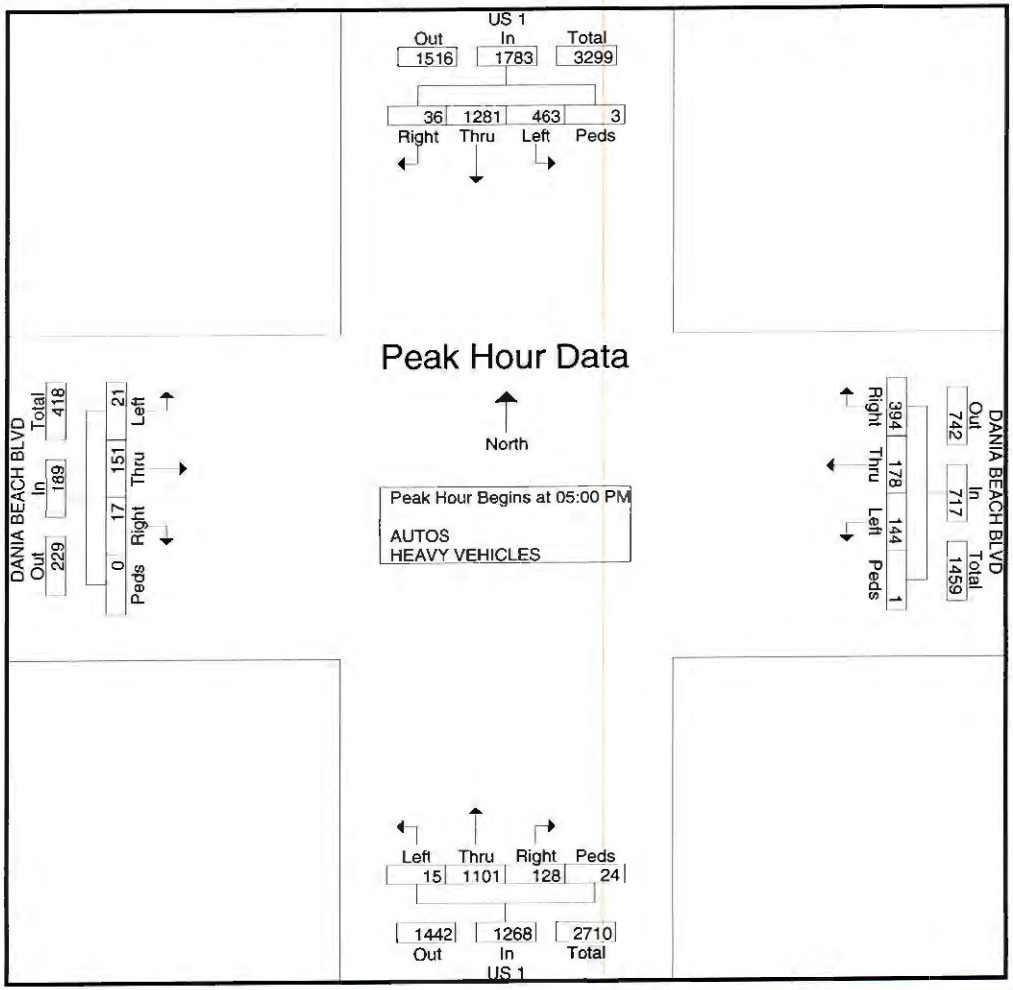


Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 5



Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : NE 1ST ST @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

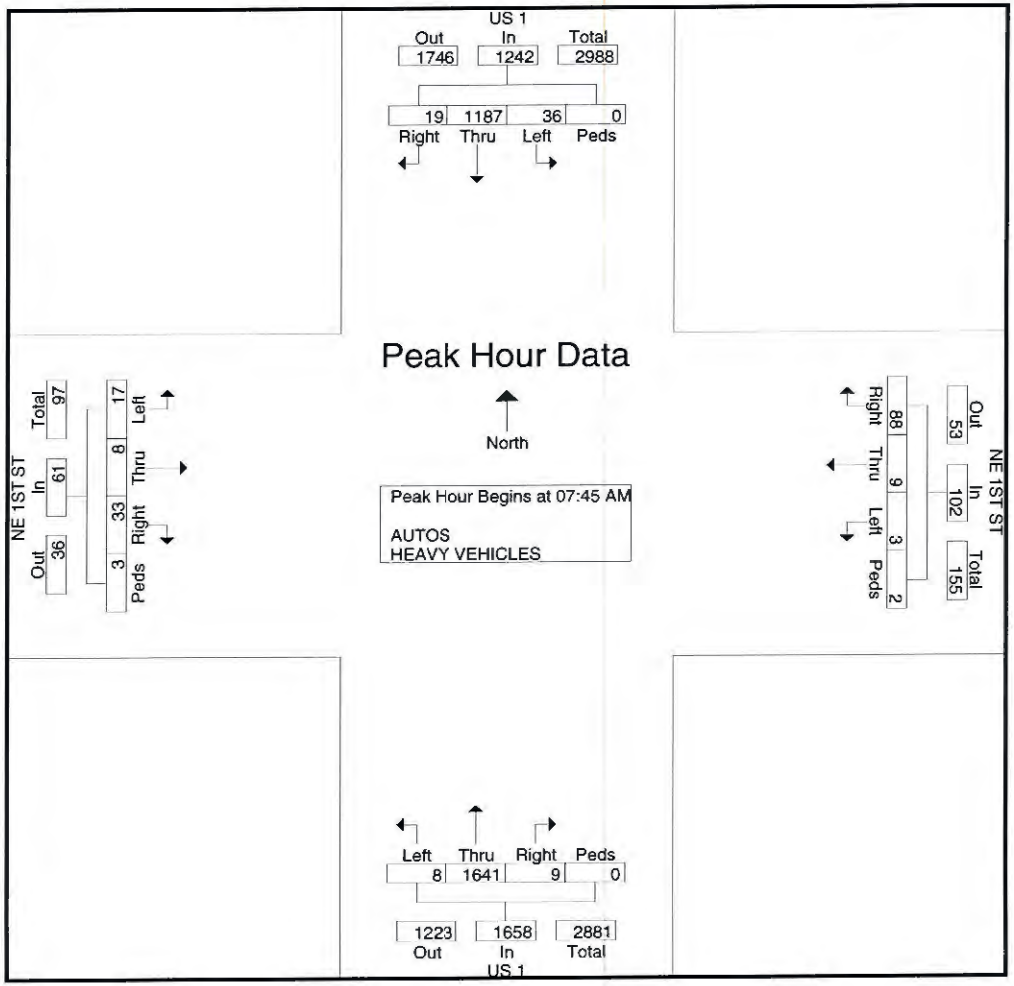
	US 1 From North				NE 1ST ST From East				US 1 From South				NE 1ST ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	1	192	4	0	15	3	3	0	1	238	6	0	6	2	5	0	476
07:15 AM	3	216	3	0	26	1	1	2	0	372	5	0	8	2	4	0	64[illegible]
07:30 AM	8	203	7	0	29	0	2	2	0	358	9	1	10	1	16	1	64[illegible]
07:45 AM	5	228	7	0	19	3	2	0	2	459	1	0	15	2	3	1	747
Total	17	839	21	0	89	7	8	4	3	1427	21	1	39	7	28	2	2513
08:00 AM	3	308	5	0	21	3	0	2	3	373	1	0	3	2	8	0	732
08:15 AM	8	356	14	0	31	3	0	0	2	431	2	0	7	2	2	0	858
08:30 AM	3	295	10	0	17	0	1	0	2	378	4	0	8	2	4	2	726
08:45 AM	7	349	14	0	14	2	0	0	1	305	4	0	12	1	6	1	716
Total	21	1308	43	0	83	8	1	2	8	1487	11	0	30	7	20	3	3032
*** BREAK ***																	
04:00 PM	5	389	16	0	31	3	3	1	5	336	8	1	18	6	6	0	828
04:15 PM	5	406	15	0	24	8	1	1	3	377	3	0	8	5	7	1	864
04:30 PM	6	391	17	0	30	3	1	0	4	343	9	0	14	7	10	3	838
04:45 PM	8	407	24	1	31	7	3	3	5	354	2	0	11	14	21	1	892
Total	24	1593	72	1	116	21	8	5	17	1410	22	1	51	32	44	5	3422
05:00 PM	10	431	31	1	39	3	2	2	5	397	7	0	13	17	7	0	965
05:15 PM	16	420	22	0	18	5	5	3	3	385	3	3	11	13	14	2	923
05:30 PM	11	434	24	0	36	5	1	3	7	355	3	0	8	13	9	1	91[illegible]
05:45 PM	11	407	32	0	43	4	3	3	1	338	3	0	11	14	9	1	880
Total	48	1692	109	1	136	17	11	11	16	1475	16	3	43	57	39	4	3678
Grand Total	110	5432	245	2	424	53	28	22	44	5799	70	5	163	103	131	14	12645
Apprch %	1.9	93.8	4.2	0	80.5	10.1	5.3	4.2	0.7	98	1.2	0.1	39.7	25.1	31.9	3.4	
Total %	0.9	43	1.9	0	3.4	0.4	0.2	0.2	0.3	45.9	0.6	0	1.3	0.8	1	0.1	
AUTOS	105	5348	242	2	419	52	28	22	43	5714	66	5	152	101	128	14	12441
% AUTOS	95.5	98.5	98.8	100	98.8	98.1	100	100	97.7	98.5	94.3	100	93.3	98.1	97.7	100	98.4
HEAVY VEHICLES	5	84	3	0	5	1	0	0	1	85	4	0	11	2	3	0	204
% HEAVY VEHICLES	4.5	1.5	1.2	0	1.2	1.9	0	0	2.3	1.5	5.7	0	6.7	1.9	2.3	0	1.6

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

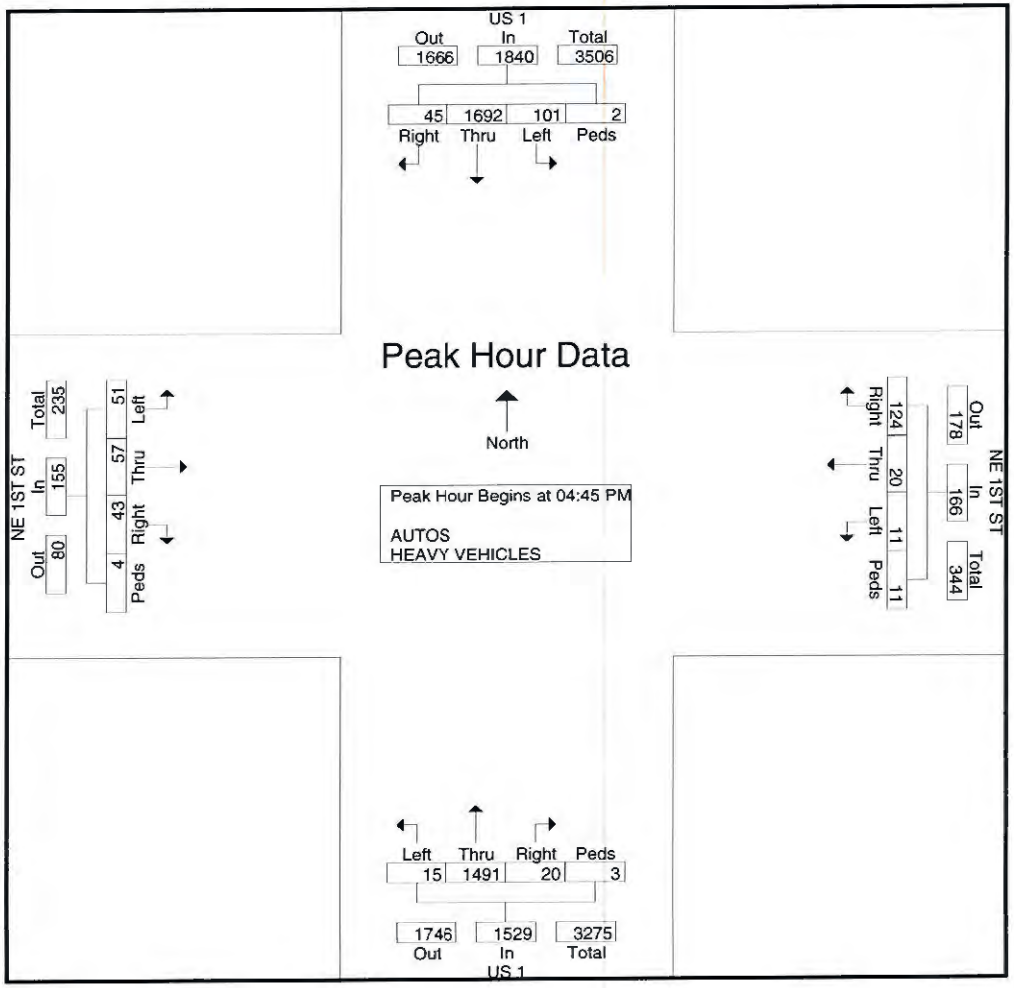
File Name : NE 1ST ST @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 3



Crossroads Engineering
8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : NE 1ST ST @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 5



Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

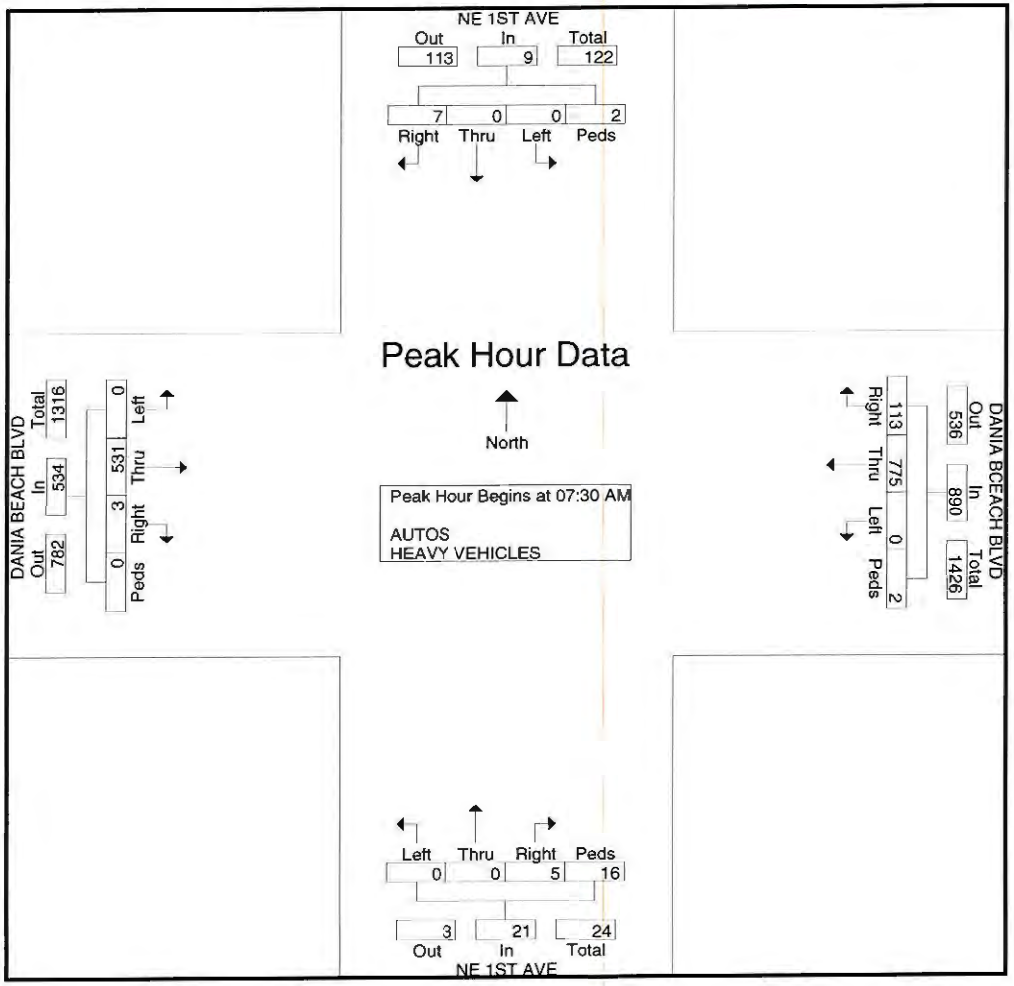
	NE 1ST AVE From North				DANIA BCEACH BLVD From East				NE 1ST AVE From South				DANIA BEACH BLVD From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	0	0	14	119	0	0	1	0	0	3	2	112	0	0	251
07:15 AM	1	0	0	0	28	137	0	0	3	0	0	3	0	95	0	0	26[illegible]
07:30 AM	1	0	0	0	32	208	0	1	5	0	0	7	2	133	0	0	36[illegible]
07:45 AM	1	0	0	0	22	204	0	1	0	0	0	1	0	130	0	0	359
Total	3	0	0	0	96	668	0	2	9	0	0	14	4	470	0	0	1266
08:00 AM	2	0	0	1	28	175	0	0	0	0	0	2	0	149	0	0	357
08:15 AM	3	0	0	1	31	188	0	0	0	0	0	6	1	119	0	0	349
08:30 AM	1	0	0	0	19	156	0	1	0	0	0	10	0	126	0	0	313
08:45 AM	1	0	0	1	20	124	0	1	0	0	0	2	1	145	0	0	295
Total	7	0	0	3	98	643	0	2	0	0	0	20	2	539	0	0	1314
*** BREAK ***																	
04:00 PM	6	0	0	4	30	166	0	3	8	0	0	11	1	159	0	0	388
04:15 PM	2	0	0	4	36	154	0	6	8	0	0	4	1	154	0	1	370
04:30 PM	1	0	0	1	30	216	0	1	12	0	0	5	0	162	0	1	429
04:45 PM	3	0	0	2	28	183	0	0	9	0	0	8	5	158	0	0	396
Total	12	0	0	11	124	719	0	10	37	0	0	28	7	633	0	2	1583
05:00 PM	2	0	0	0	44	224	0	0	17	0	0	3	1	180	0	0	471
05:15 PM	4	0	0	3	30	176	0	0	5	0	0	14	3	176	0	0	41[illegible]
05:30 PM	4	0	0	4	28	157	0	0	5	0	0	13	21	164	0	0	39[illegible]
05:45 PM	6	0	0	0	28	168	1	1	14	0	0	7	2	187	0	0	414
Total	16	0	0	7	130	725	1	1	41	0	0	37	27	707	0	0	1692
Grand Total	38	0	0	21	448	2755	1	15	87	0	0	99	40	2349	0	2	5855
Apprch %	64.4	0	0	35.6	13.9	85.6	0	0.5	46.8	0	0	53.2	1.7	98.2	0	0.1	
Total %	0.6	0	0	0.4	7.7	47.1	0	0.3	1.5	0	0	1.7	0.7	40.1	0	0	
AUTOS	37	0	0	21	444	2720	1	15	84	0	0	99	39	2313	0	2	5775
% AUTOS	97.4	0	0	100	99.1	98.7	100	100	96.6	0	0	100	97.5	98.5	0	100	98.6
HEAVY VEHICLES	1	0	0	0	4	35	0	0	3	0	0	0	1	36	0	0	80
% HEAVY VEHICLES	2.6	0	0	0	0.9	1.3	0	0	3.4	0	0	0	2.5	1.5	0	0	1.4

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 3

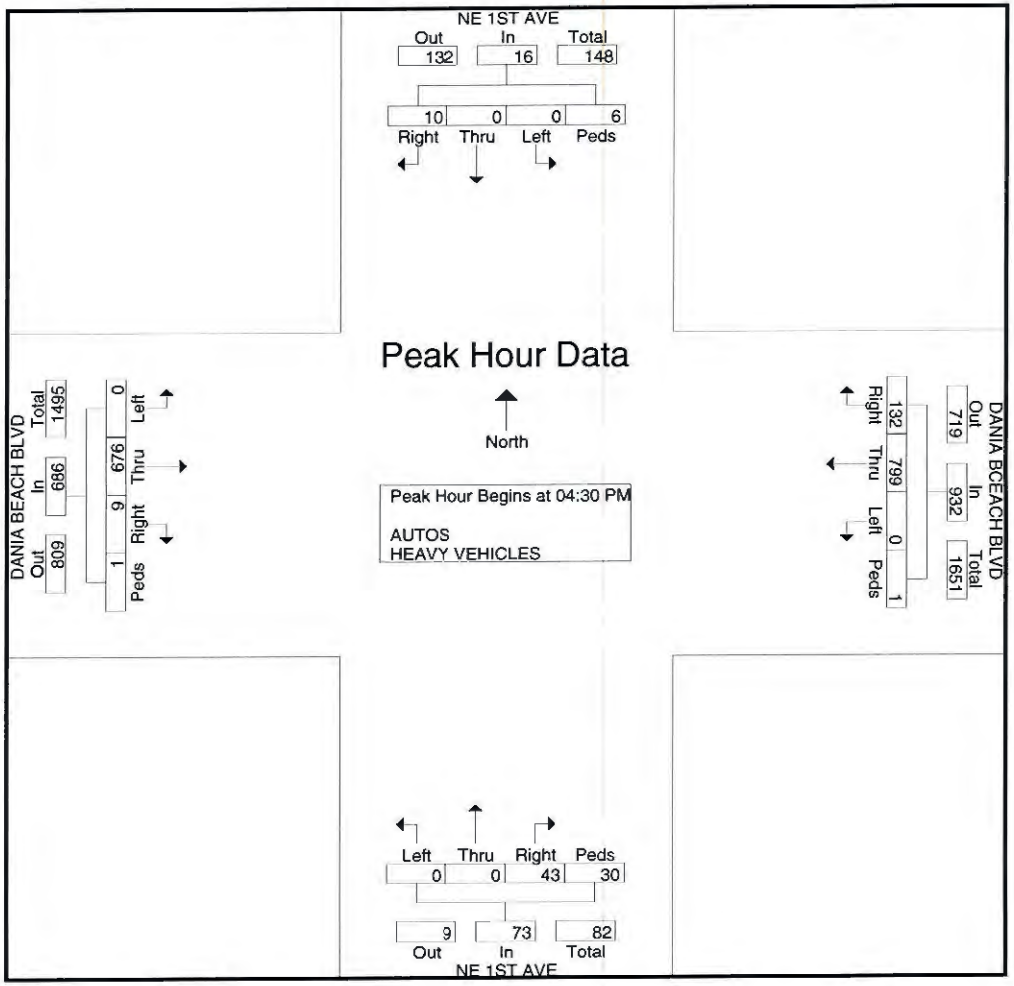


Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : DANIA BCH BLVD @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 5



Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : NE 1ST ST @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 1

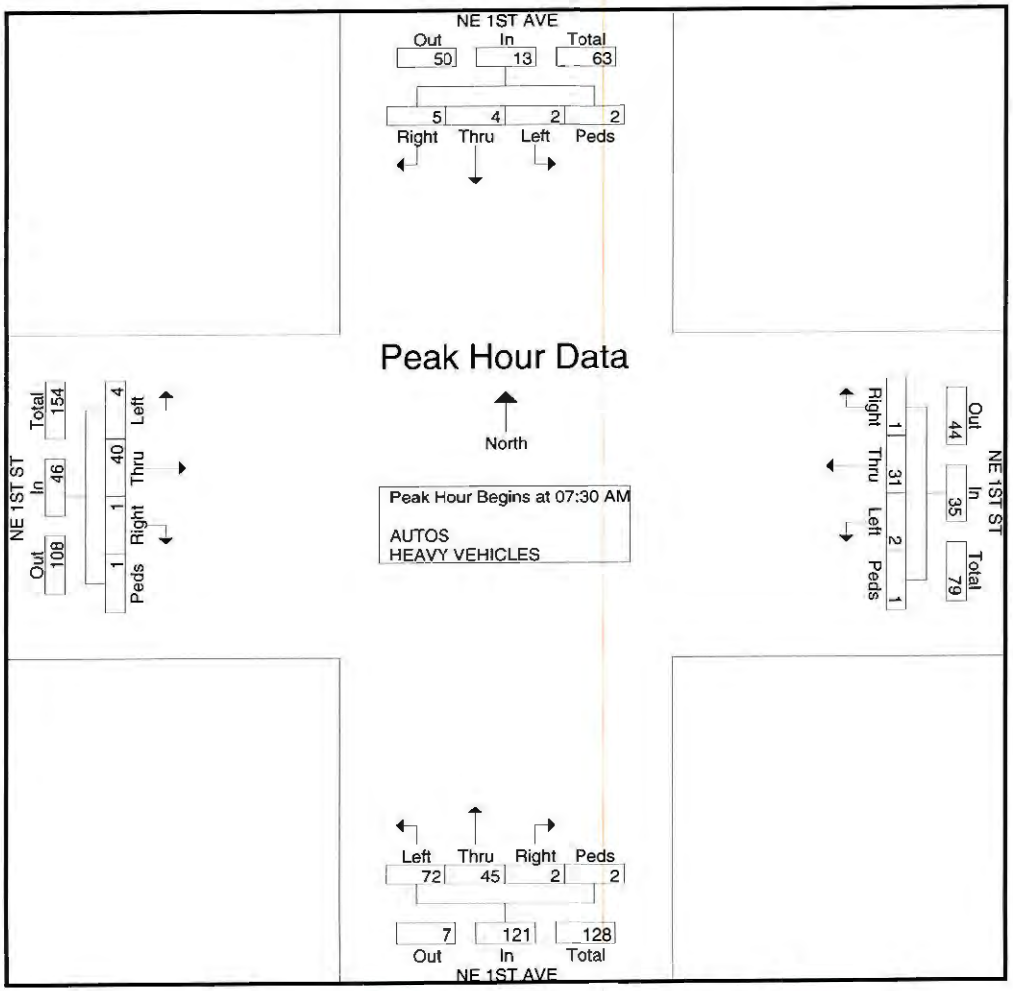
Groups Printed- AUTOS - HEAVY VEHICLES

	NE 1ST AVE From North				NE 1ST ST From East				NE 1ST AVE From South				NE 1ST ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	2	0	0	1	0	5	0	0	0	2	13	0	0	5	0	0	28
07:15 AM	0	0	1	0	2	7	1	0	0	6	22	0	0	5	0	0	[illegible]
07:30 AM	1	0	1	0	0	8	1	0	1	13	20	1	0	7	0	0	[illegible]
07:45 AM	2	0	1	1	0	6	0	0	0	7	17	0	1	9	2	0	46
Total	5	0	3	2	2	26	2	0	1	28	72	1	1	26	2	0	171
08:00 AM	1	3	0	1	0	6	0	1	0	7	16	1	0	9	0	1	46
08:15 AM	1	1	0	0	1	11	1	0	1	18	19	0	0	15	2	0	70
08:30 AM	1	0	1	0	0	4	1	0	2	8	11	0	0	13	0	0	41
08:45 AM	0	1	0	0	0	3	0	0	1	4	10	0	0	14	1	0	34
Total	3	5	1	1	1	24	2	1	4	37	56	1	0	51	3	1	191
*** BREAK ***																	
04:00 PM	1	3	2	0	0	7	0	0	1	6	27	1	4	23	0	0	75
04:15 PM	1	1	1	0	2	6	1	0	0	9	27	0	1	20	2	0	71
04:30 PM	2	2	5	1	2	11	0	1	1	4	19	0	0	23	1	1	73
04:45 PM	3	1	5	2	2	6	0	0	1	4	30	0	0	40	0	1	95
Total	7	7	13	3	6	30	1	1	3	23	103	1	5	106	3	2	314
05:00 PM	3	0	1	1	1	14	1	0	2	13	33	1	3	38	3	0	114
05:15 PM	2	1	2	0	0	8	0	0	2	6	18	2	1	38	0	0	[illegible]
05:30 PM	1	3	6	1	0	18	4	0	1	4	25	0	3	36	2	0	[illegible]
05:45 PM	0	3	4	1	0	10	1	0	3	11	28	1	1	41	1	1	106
Total	6	7	13	3	1	50	6	0	8	34	104	4	8	153	6	1	404
Grand Total	21	19	30	9	10	130	11	2	16	122	335	7	14	336	14	4	1080
Apprch %	26.6	24.1	38	11.4	6.5	85	7.2	1.3	3.3	25.4	69.8	1.5	3.8	91.3	3.8	1.1	
Total %	1.9	1.8	2.8	0.8	0.9	12	1	0.2	1.5	11.3	31	0.6	1.3	31.1	1.3	0.4	
AUTOS	21	17	29	9	9	127	9	2	15	116	331	7	14	329	14	4	1053
% AUTOS	100	89.5	96.7	100	90	97.7	81.8	100	93.8	95.1	98.8	100	100	97.9	100	100	97.5
HEAVY VEHICLES	0	2	1	0	1	3	2	0	1	6	4	0	0	7	0	0	27
% HEAVY VEHICLES	0	10.5	3.3	0	10	2.3	18.2	0	6.2	4.9	1.2	0	0	2.1	0	0	2.5

Crossroads Engineering
8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : NE 1ST ST @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 3



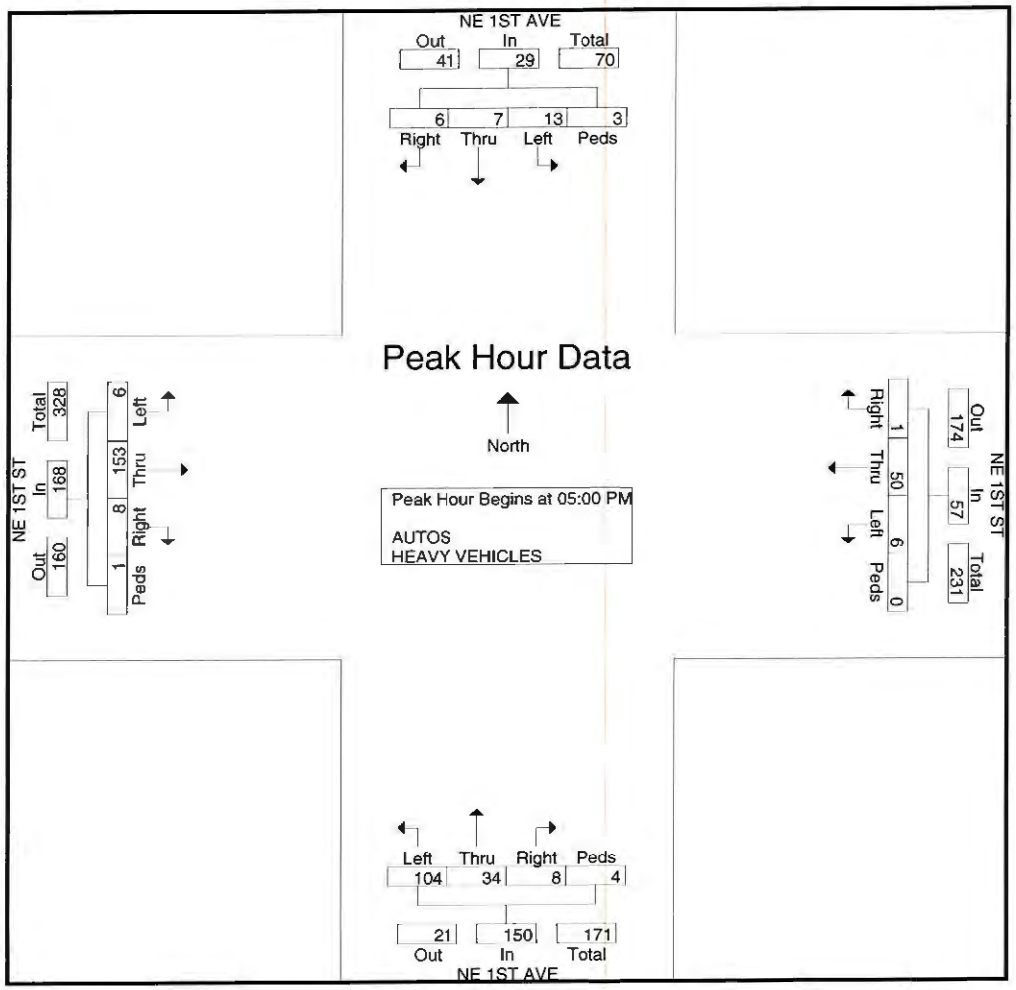
Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT:TRAFTECH
JOB NO.:2016-006
PROJECT:DANIA BEACH TMCS
COUNTY:BROWARD

File Name : NE 1ST ST @ NE 1ST AVE
Site Code : 00000000
Start Date : 5/26/2016
Page No : 5

Peak Hour Data



BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3098	**Initial Operation Date**	UNKNOWN
Controller Type	2070	**System Number**	3098
Modification Number	15	**Modification Date**	10/08/2014
Drawing/Project No	413829-1-52-01	**FPL Grid Number**	87675210208
Intersection	FEDERAL HWY. (US 1/SR 5) and DANIA BEACH BOULEVARD		
Municipality	DANIA BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1,8R	2	3	4		6		8
Direction	SBL	NB	WBL	EB		SB		WB
Initial Green(MIN)	4	7	4	6		7		6
Vehicle Ext.(GAP)	1.5	3.0	2.0	2.0		3.0		2.0
Maximum Green I	20	40	15	25		40		25
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0	4.0		4.0		4.0
All Red Clearance	2.0	2.0	2.0	2.0		2.0		2.0
Phase Recall	OFF	MIN	OFF	OFF		MIN		OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		21		23		21		23
Permissive	YES		YES					
Flash Operation		YELLOW		RED		YELLOW		RED
Green Return								

Attachment

Channel/Drop / **IP Address**

NOTES:

1. ANTI-BACKDOWN SOUTHBOUND:PHASES 2+6 ON---> OMIT PHASE 1.
2. DUAL ENTRY HARDWIRED EAST/WEST.
3. HEAD 8R, WBR, HARDWIRED TO PHASE 1 (SBL).
4. MOD. 15 UPDATES ALL RED CLEARANCE VALUES.

Submitted By _____ **Approved By** _____

Station : 3098 - US 1 & Dania Beach Blvd (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Sequc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	123	2	1	10	50		30	77	23	30		107		53								
9		3	3	160	99	3	1	10	50		41	66	23	30		107		53								
15		4	4	160	6	4	1	10	50		38	60	28	34		98		62								
20		3	3	160	99	3	1	10	50		41	66	23	30		107		53								
Day Plan 2											**Easy**															
		3	3	160	99	3	1	10	50		41	66	23	30		107		53								
1		100	254																							
6	30	3	3	160	99	3	1	10	50		41	66	23	30		107		53								
Day Plan 3											**Easy**															
		3	3	160	99	3	1	10	50		41	66	23	30		107		53								
1		100	254																							
6	30	3	3	160	99	3	1	10	50		41	66	23	30		107		53								
23		100	254																							

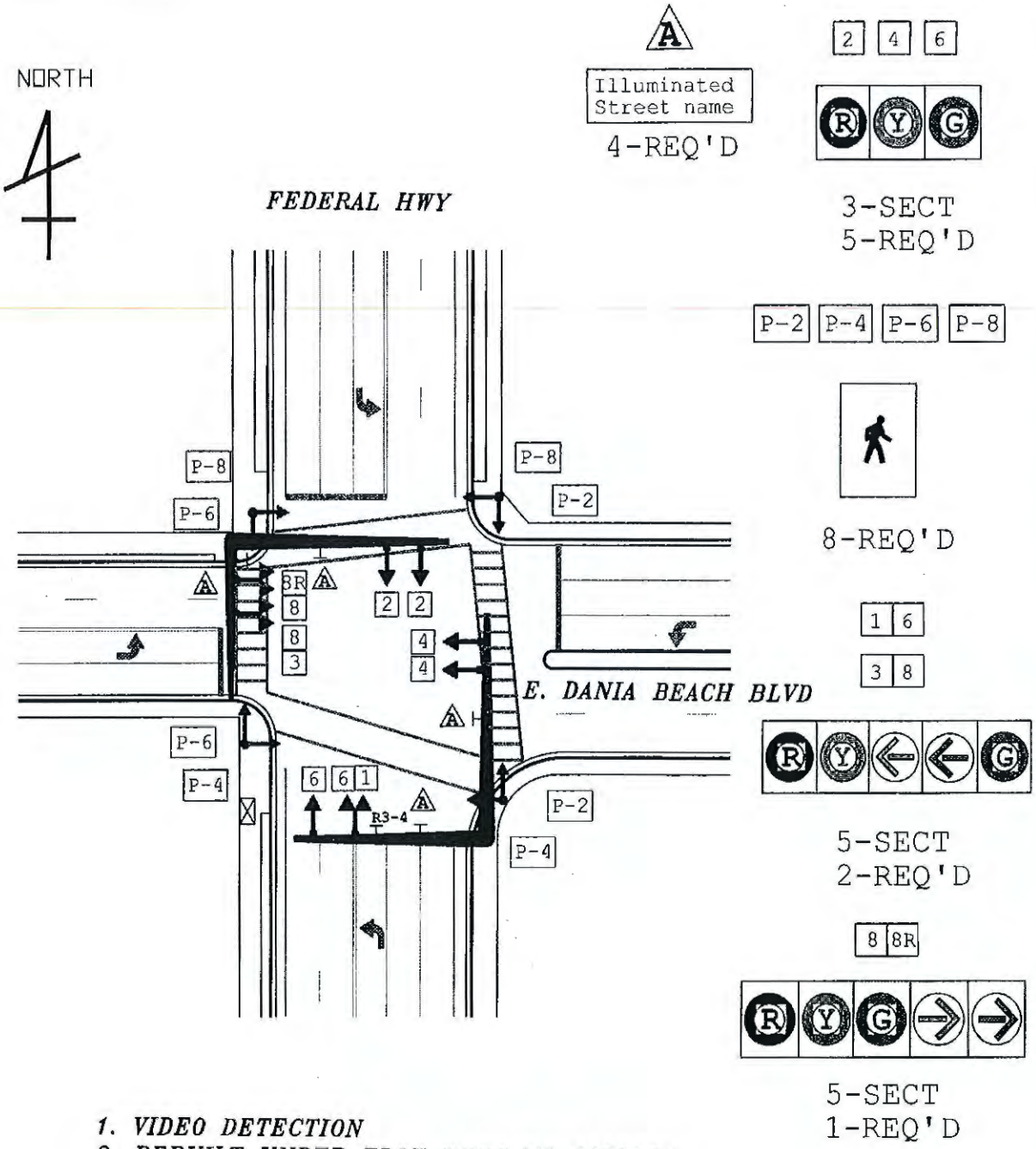
BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
TRAFFIC SIGNAL LOCATION SKETCH

LOCATION **FEDERAL HWY & EAST DANIA BEACH BLVD**

ORDER NO **FDOT** ISSUE DATE --- REVISION NO. **5** COMPLETION DATE **10-21-08**

DWG. NO. **12-03-04-01** FILE NO. **3098** CITY **DANIA BEACH** SCALE: 1' = 50'

DWN BY: LARRY



1. *VIDEO DETECTION*
2. *REBUILT UNDER FDOT PROJ NO 4138291*

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3099	**Initial Operation Date**	UNKNOWN
Controller Type	2070	**System Number**	3099
Modification Number	9	**Modification Date**	10/07/2014
Drawing/Project No	413829-1-52-01	**FPL Grid Number**	87675231604
Intersection	FEDERAL HWY. (US 1/SR 5) and NE 1 STREET		
Municipality	DANIA BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number		2,6		4,8				
Direction		N/S		E/W				
Initial Green(MIN)		10		6				
Vehicle Ext.(GAP)		3.0		2.5				
Maximum Green I		50		20				
Maximum Green II								
Yellow Clearance		4.0		4.0				
All Red Clearance		2.0		2.0				
Phase Recall		MIN		OFF				
Detector Delay								
Walk		7		5				
Pedestrian Clearance		12		20				
Permissive								
Flash Operation		YELLOW		RED				
Green Return								

Attachment

Channel/Drop /

IP Address

NOTES:

1. MOD. 9 UPDATES ALL RED CLEARANCE VALUES.

Submitted By _____

Approved By _____

Station : 3099 - US 1 & NE 1 St (Dania) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Sequc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	108	2	1	10	50			125		35												
9		3	3	160	129	3	1	10	50			125		35												
15		4	4	160	26	4	1	10	50			125		35												
20		3	3	160	129	3	1	10	50			125		35												
Day Plan 2											**Easy**															
		3	3	160	129	3	1	10	50			125		35												
1		100	254																							
6	30	3	3	160	129	3	1	10	50			125		35												
Day Plan 3											**Easy**															
		3	3	160	129	3	1	10	50			125		35												
1		100	254																							
6	30	3	3	160	129	3	1	10	50			125		35												
23		100	254																							

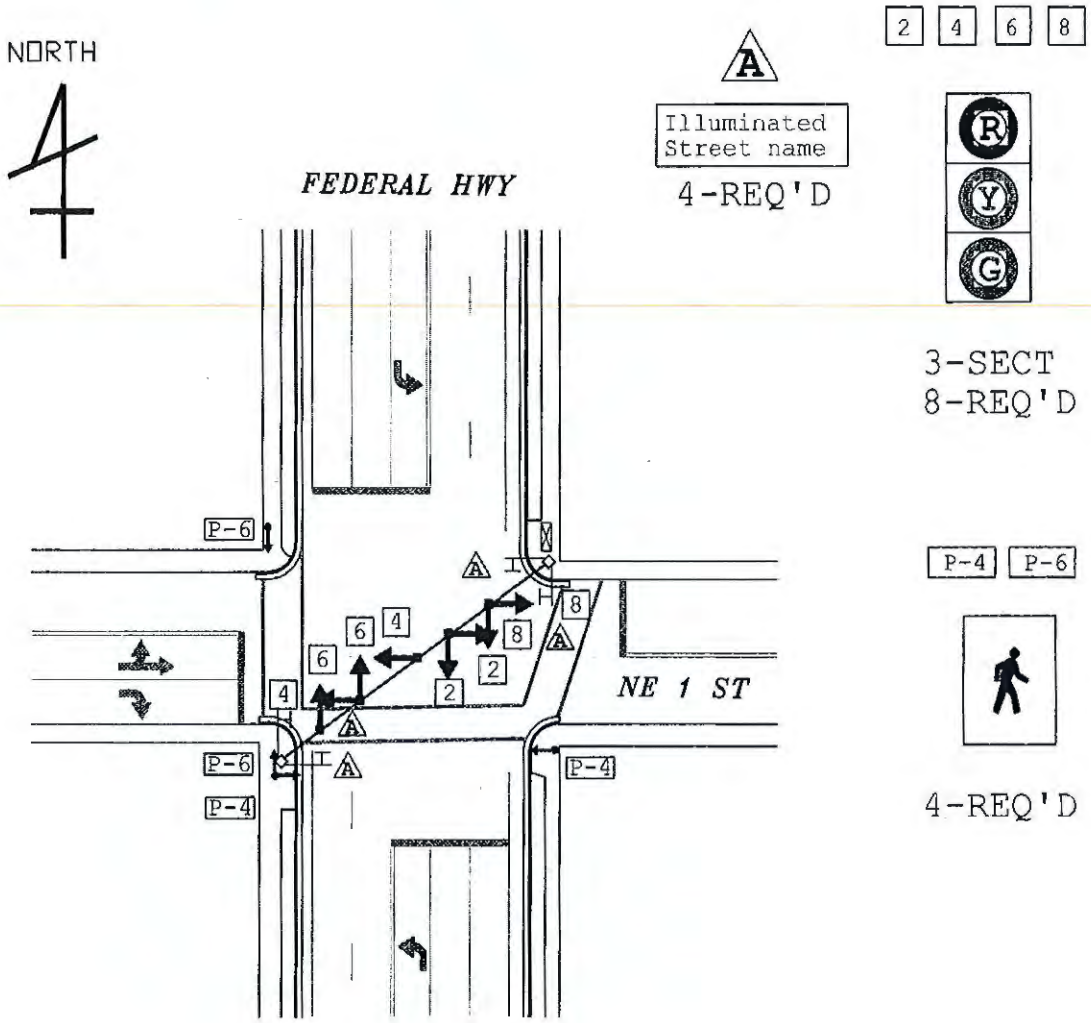
BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
TRAFFIC SIGNAL LOCATION SKETCH

LOCATION **FEDERAL HIGHWAY & NW/NE 1 STREET**

ORDER NO **FDOT** ISSUE DATE --- REVISION NO. **2** COMPLETION DATE **10-21-08**

DWG. NO. **12-03-06-01** FILE NO. **3099** CITY **DANIA BEACH** SCALE: 1" = 50'

DWN BY: LARRY



VIDEO DETECTION, PEDESTRIAN SIGNALS INSTALLED UNDER FDOT PROJ NO 4138291

APPENDIX C

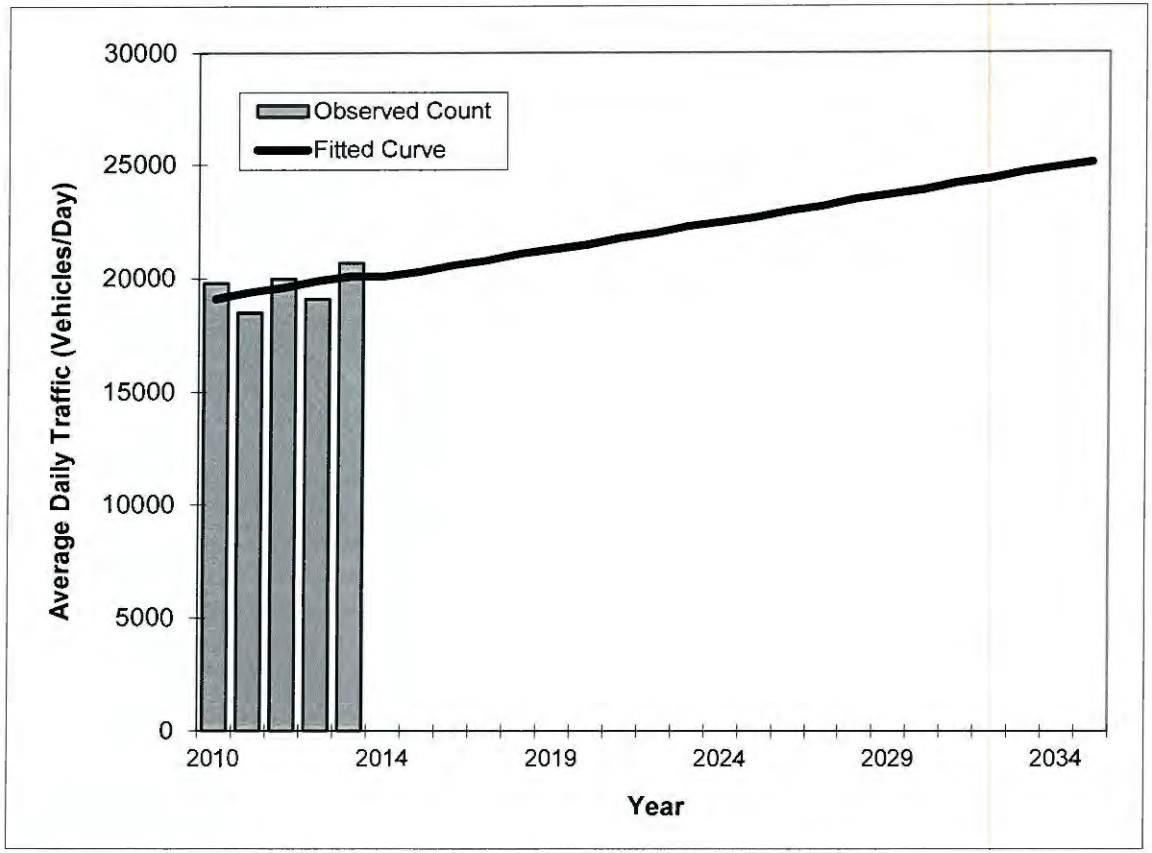
Historical Traffic Counts and Peak Season Conversion Factors

Traffic Trends - V2.0

SR 5/US 1 -- S OF SR A1A/DANIA BEACH BLVD

PIN#	0
Location	2

County:	Broward
Station #:	0080
Highway:	SR 5/US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2010	19800	19100
2011	18500	19400
2012	20000	19600
2013	19100	19900
2014	20700	20100
2016 Opening Year Trend		
2016	N/A	20600
2017 Mid-Year Trend		
2017	N/A	20800
2018 Design Year Trend		
2018	N/A	21100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	240
Trend R-squared:	20.08%
Trend Annual Historic Growth Rate:	1.31%
Trend Growth Rate (2014 to Design Year):	1.24%
Printed:	31-May-16

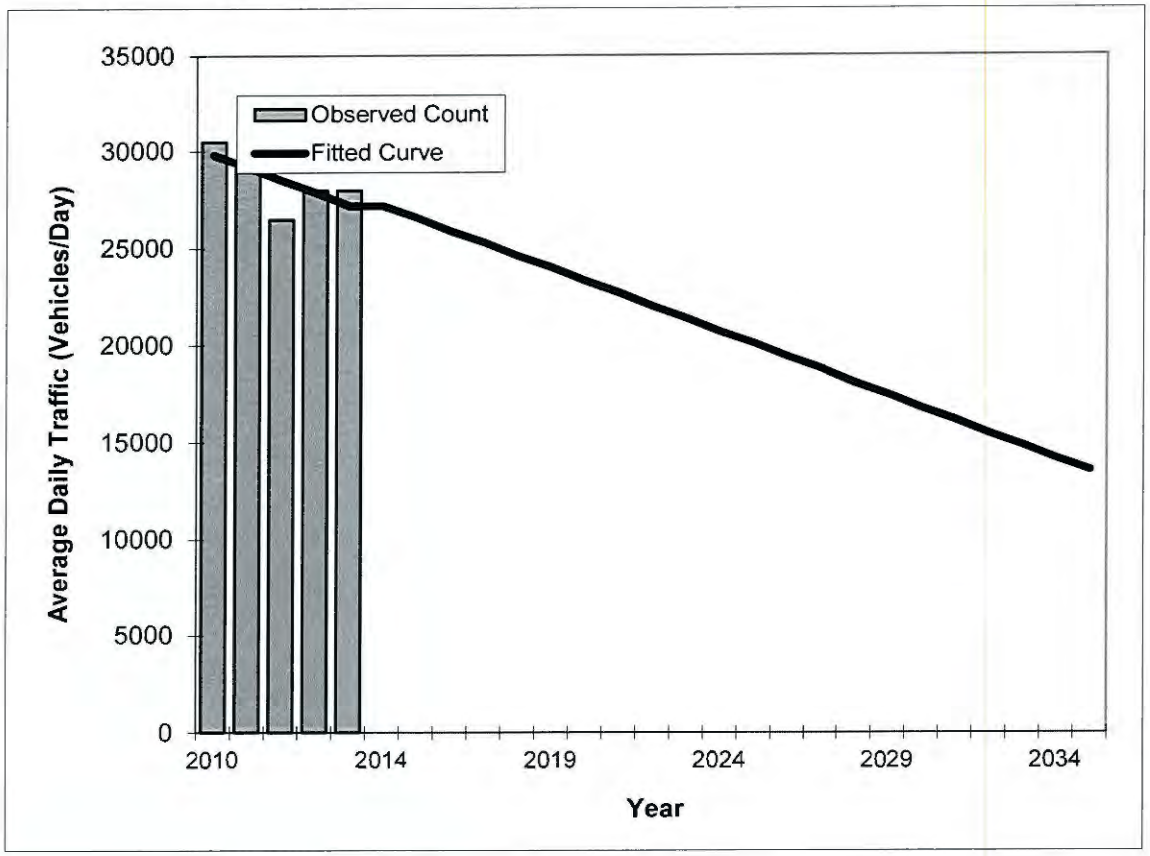
Straight Line Growth Option

Traffic Trends - V2.0

SR 5/US 1 -- S OF SR A1A/DANIA BEACH BLVD

PIN#	0
Location	2

County:	Broward
Station #:	5036
Highway:	SR 5/US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2010	30500	29800
2011	29500	29200
2012	26500	28500
2013	28000	27900
2014	28000	27200
2016 Opening Year Trend		
2016	N/A	25900
2017 Mid-Year Trend		
2017	N/A	25300
2018 Design Year Trend		
2018	N/A	24600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-650
Trend R-squared:	44.47%
Trend Annual Historic Growth Rate:	-2.18%
Trend Growth Rate (2014 to Design Year):	-2.39%
Printed:	31-May-16

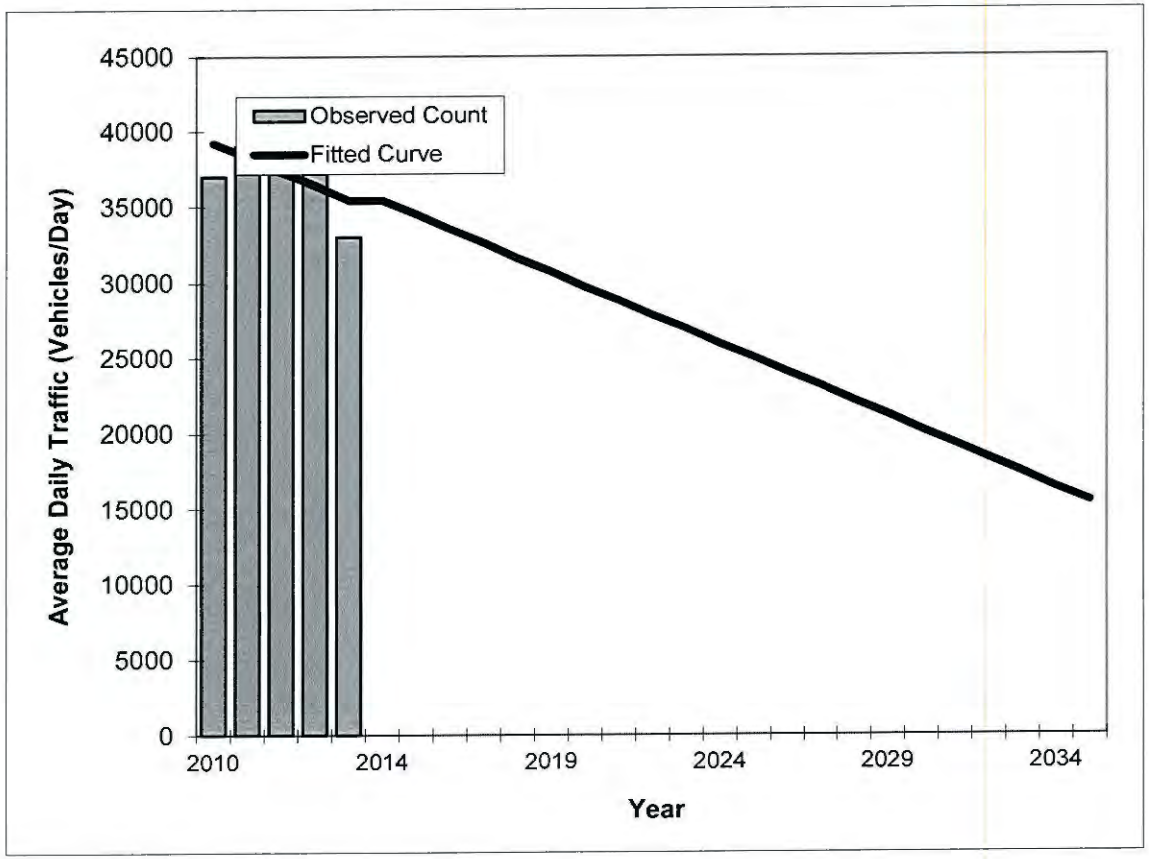
Straight Line Growth Option

Traffic Trends - V2.0

SR 5/US 1 -- N OF DANIA BEACH BLVD/A1A

PIN#	0
Location	3

County:	Broward
Station #:	5037
Highway:	SR 5/US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2010	37000	39200
2011	39000	38300
2012	40000	37300
2013	37500	36400
2014	33000	35400
2016 Opening Year Trend		
2016	N/A	33500
2017 Mid-Year Trend		
2017	N/A	32600
2018 Design Year Trend		
2018	N/A	31600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-950
Trend R-squared:	31.34%
Trend Annual Historic Growth Rate:	-2.42%
Trend Growth Rate (2014 to Design Year):	-2.68%
Printed:	31-May-16

Straight Line Growth Option

APPENDIX D

Projected Turning Movement Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

US 1 and Dania Beach Boulevard
PM Peak Hour

Description	US 1/S. Federal Highway Northbound			US 1/S. Federal Highway Southbound			Dania Beach Boulevard Eastbound			Dania Beach Boulevard Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (05/26/2016)	15	1,101	128	463	1,281	36	21	151	17	144	178	394
Season Adjustment Factor	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
2016 Peak Season Traffic	17	1,244	145	523	1,448	41	24	171	19	163	201	445
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2020 Background Traffic	18	1,295	151	544	1,506	42	25	178	20	169	209	463
Trion at Dania Beach												
Residential Trips			38					5		28	3	
Retail Trips			24				4			59	5	
Retail Pass-by												
2020 Total Traffic	**18**	**1,295**	**213**	**544**	**1,506**	**42**	**29**	**183**	**20**	**256**	**217**	**463**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

US 1 and NE 1st Street
PM Peak Hour

Description	US 1 Northbound			US 1 Southbound			NE 1st Street Eastbound			NE 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (05/26/2016)	15	1,491	20	101	1,692	45	51	57	43	11	20	124
Season Adjustment Factor	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
2016 Peak Season Traffic	17	1,685	23	114	1,912	51	58	64	49	12	23	140
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2020 Background Traffic	18	1,753	24	119	1,990	53	60	67	51	13	24	146
Trion at Dania Beach												
Residential Trips				44				5			3	23
Retail Trips				28					4		4	31
Retail Pass-by												
2020 Total Traffic	**18**	**1,753**	**24**	**191**	**1,990**	**53**	**60**	**72**	**55**	**13**	**31**	**200**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Dania Beach Boulevard and NE 1st Avenue
PM Peak Hour

Description	NE 1st Avenue Northbound			NE 1st Avenue Southbound			Dania Beach Boulevard Eastbound			Dania Beach Boulevard Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (05/26/2016)			43			10		676	9		799	132
Season Adjustment Factor	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
2016 Peak Season Traffic	0	0	49	0	0	11	0	764	10	0	903	149
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2020 Background Traffic	0	0	51	0	0	12	0	795	11	0	940	155
Trion at Dania Beach												
Residential Trips								49			31	
Retail Trips						39		60				32
Retail Pass-by						25					-13	13
2020 Total Traffic	**0**	**0**	**51**	**0**	**0**	**76**	**0**	**904**	**11**	**0**	**958**	**200**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Dania Beach Boulevard and NE 1st Avenue
PM Peak Hour

Description	Northbound			NE 1st Court Southbound			Dania Beach Boulevard Eastbound			Dania Beach Boulevard Westbound		
	Left	Through	Right			Right	Left	Through			Through	Right
Existing Traffic (05/26/2016)								719			931	
Season Adjustment Factor	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
2016 Peak Season Traffic	0	0	0	0	0	0	0	812	0	0	1,052	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2020 Background Traffic	0	0	0	0	0	0	0	845	0	0	1,095	0
Trion at Dania Beach												
Residential Trips						31	43					18
Retail Trips								24			21	
Retail Pass-by												
2020 Total Traffic	**0**	**0**	**0**	**0**	**0**	**31**	**43**	**869**	**0**	**0**	**1,116**	**18**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

NE 1st Street and NE 1st Avenue
PM Peak Hour

Description	NE 1st Avenue Northbound			NE 1st Avenue Southbound			NE 1st Street Eastbound			NE 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (05/26/2016)	104	34	8	13	7	6	6	153	8	6	50	1
Season Adjustment Factor	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
2016 Peak Season Traffic	118	38	9	15	8	7	7	173	9	7	57	1
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2020 Background Traffic	122	40	9	15	8	7	7	180	9	7	59	1
Trion at Dania Beach												
Residential Trips								49			26	
Retail Trips	35		4						28	2		
Retail Pass-by												
2020 Total Traffic	**157**	**40**	**13**	**15**	**8**	**7**	**7**	**229**	**37**	**9**	**85**	**1**

Traf Tech
ENGINEERING, INC.

Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	80	19	124	98	478	31	1288	221	328	1156	31
Future Volume (vph)	36	80	19	124	98	478	31	1288	221	328	1156	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200		0	260		0	280		0	370		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor	0.99	0.99		0.99		0.98	1.00	1.00			1.00	
Frt		0.971				0.850		0.978			0.996	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1797	0	1770	1863	1583	1770	3451	0	1770	3523	0
Flt Permitted	0.688			0.381			0.214			0.052		
Satd. Flow (perm)	1274	1797	0	699	1863	1554	398	3451	0	97	3523	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6				286		16			3	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		402			251			348			650	
Travel Time (s)		9.1			5.7			6.8			12.7	
Confl. Peds. (#/hr)	4		12	12		4	2		5	5		2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	39	87	21	135	107	520	34	1400	240	357	1257	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	108	0	135	107	520	34	1640	0	357	1291	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	80	19	124	98	478	31	1288	221	328	1156	31
Future Volume (veh/h)	36	80	19	124	98	478	31	1288	221	328	1156	31
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	39	87	21	135	107	520	34	1400	240	357	1257	34
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	189	264	64	341	547	459	198	1344	227	311	2222	60
Arrive On Green	0.18	0.18	0.18	0.07	0.29	0.29	0.44	0.44	0.44	0.10	0.42	0.42
Sat Flow, veh/h	789	1444	349	1774	1863	1564	425	3028	512	1774	3520	95
Grp Volume(v), veh/h	39	0	108	135	107	520	34	810	830	357	632	659
Grp Sat Flow(s),veh/h/ln	789	0	1793	1774	1863	1564	425	1770	1770	1774	1770	1846
Q Serve(g_s), s	6.8	0.0	8.4	9.6	6.9	47.0	8.9	71.0	71.0	24.0	43.3	43.4
Cycle Q Clear(g_c), s	6.8	0.0	8.4	9.6	6.9	47.0	22.3	71.0	71.0	24.0	43.3	43.4
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.29	1.00		0.05
Lane Grp Cap(c), veh/h	189	0	328	341	547	459	198	785	786	311	1117	1165
V/C Ratio(X)	0.21	0.00	0.33	0.40	0.20	1.13	0.17	1.03	1.06	1.15	0.57	0.57
Avail Cap(c_a), veh/h	189	0	328	477	547	459	198	785	786	311	1117	1165
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.85	0.85	0.85
Uniform Delay (d), s/veh	56.2	0.0	56.8	46.7	42.3	56.5	35.6	44.5	44.5	61.1	29.5	29.5
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.3	0.1	83.3	1.9	40.5	48.0	93.5	1.8	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	4.2	4.7	3.5	30.9	1.2	43.5	45.2	21.8	21.7	22.7
LnGrp Delay(d),s/veh	56.4	0.0	57.1	47.0	42.4	139.8	37.5	85.0	92.5	154.6	31.3	31.2
LnGrp LOS	E		E	D	D	F	D	F	F	F	C	C
Approach Vol, veh/h		147			762			1674			1648	
Approach Delay, s/veh		56.9			109.7			87.8			58.0	
Approach LOS		E			F			F			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4		6		8
Phs Duration (G+Y+Rc), s	30.0	77.0	17.7	35.3		107.0		53.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	24.0	71.0	24.0	17.0		101.0		47.0
Max Q Clear Time (g_c+I1), s	12.6	73.0	11.6	10.4		45.4		49.0
Green Ext Time (p_c), s	0.0	0.0	0.1	1.3		41.7		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	79.0
HCM 2010 LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

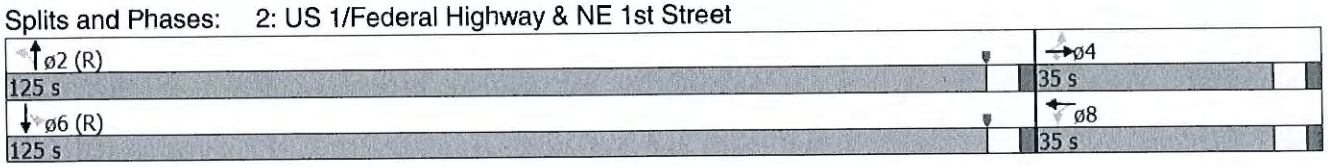
Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8			2			6		
Detector Phase	4	4	4	8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	31.0	31.0	31.0	31.0	31.0		25.0	25.0		25.0	25.0	
Total Split (s)	35.0	35.0	35.0	35.0	35.0		125.0	125.0		125.0	125.0	
Total Split (%)	21.9%	21.9%	21.9%	21.9%	21.9%		78.1%	78.1%		78.1%	78.1%	
Maximum Green (s)	29.0	29.0	29.0	29.0	29.0		119.0	119.0		119.0	119.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5		3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None		C-Min	C-Min		C-Min	C-Min	
Walk Time (s)	5.0	5.0	5.0	5.0	5.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	20.0	20.0	20.0	20.0	20.0		12.0	12.0		12.0	12.0	
Pedestrian Calls (#/hr)	0	0	0	0	0		0	0		0	0	
Act Effct Green (s)		14.9	14.9		14.9		133.1	133.1		133.1	133.1	
Actuated g/C Ratio		0.09	0.09		0.09		0.83	0.83		0.83	0.83	
v/c Ratio		0.41	0.23		0.72		0.04	0.71		0.44	0.52	
Control Delay		82.1	19.1		78.8		5.8	13.6		19.5	5.1	
Queue Delay		0.0	0.0		0.0		0.0	47.6		0.0	0.0	
Total Delay		82.1	19.1		78.8		5.8	61.2		19.5	5.1	
LOS		F	B		E		A	E		B	A	
Approach Delay		45.9			78.8			60.9			5.5	
Approach LOS		D			E			E			A	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 108 (68%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 38.7 Intersection LOS: D
Intersection Capacity Utilization 71.0% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 2: US 1/Federal Highway & NE 1st Street



Lanes, Volumes, Timings
3: NE 1st Avenue & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	600	3	0	876	128	0	0	6	0	0	8
Future Volume (vph)	0	600	3	0	876	128	0	0	6	0	0	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		240	0		0	0		0
Storage Lanes	0		0	0		1	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.999				0.850			0.865			0.865
Flt Protected												
Satd. Flow (prot)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Flt Permitted												
Satd. Flow (perm)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			740			299			627	
Travel Time (s)		5.7			16.8			6.8			14.3	
Confl. Peds. (#/hr)	2		16	16		2			2	2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	645	3	0	942	138	0	0	6	0	0	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	648	0	0	942	138	0	0	6	0	0	9
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	
Intersection Capacity Utilization 34.2%	ICU Level of Service A
Analysis Period (min) 15	

Lanes, Volumes, Timings
4: NE 1st Avenue & NE 1st Street & NE st Avenue

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	45	1	2	35	1	81	51	2	2	5	6
Future Volume (vph)	5	45	1	2	35	1	81	51	2	2	5	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.998			0.997			0.998			0.940	
Flt Protected		0.995			0.997			0.971			0.992	
Satd. Flow (prot)	0	1850	0	0	1852	0	0	1805	0	0	1737	0
Flt Permitted		0.995			0.997			0.971			0.992	
Satd. Flow (perm)	0	1850	0	0	1852	0	0	1805	0	0	1737	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		250			647			627			360	
Travel Time (s)		5.7			14.7			14.3			8.2	
Confl. Peds. (#/hr)	2		2	2		2	1		1	1		1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Adj. Flow (vph)	7	59	1	3	46	1	107	67	3	3	7	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	67	0	0	50	0	0	177	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 25.4% ICU Level of Service A
Analysis Period (min) 15

Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	83	20	129	102	497	32	1341	230	341	1203	32
Future Volume (vph)	38	83	20	129	102	497	32	1341	230	341	1203	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200		0	260		0	280		0	370		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor	0.99	0.99		0.99		0.98	1.00	1.00			1.00	
Frt		0.971				0.850		0.978			0.996	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1797	0	1770	1863	1583	1770	3451	0	1770	3523	0
Flt Permitted	0.685			0.391			0.203			0.052		
Satd. Flow (perm)	1268	1797	0	718	1863	1554	378	3451	0	97	3523	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6				284		16			3	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		402			251			348			650	
Travel Time (s)		9.1			5.7			6.8			12.7	
Confl. Peds. (#/hr)	4		12	12		4	2		5	5		2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	41	90	22	140	111	540	35	1458	250	371	1308	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	41	112	0	140	111	540	35	1708	0	371	1343	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	83	20	129	102	497	32	1341	230	341	1203	32
Future Volume (veh/h)	38	83	20	129	102	497	32	1341	230	341	1203	32
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	41	90	22	140	111	540	35	1458	250	371	1308	35
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	184	260	64	339	547	459	185	1344	227	311	2223	59
Arrive On Green	0.18	0.18	0.18	0.08	0.29	0.29	0.44	0.44	0.44	0.10	0.42	0.42
Sat Flow, veh/h	771	1440	352	1774	1863	1564	405	3029	511	1774	3521	94
Grp Volume(v), veh/h	41	0	112	140	111	540	35	842	866	371	657	686
Grp Sat Flow(s),veh/h/ln	771	0	1792	1774	1863	1564	405	1770	1771	1774	1770	1846
Q Serve(g_s), s	7.4	0.0	8.7	10.0	7.2	47.0	9.9	71.0	71.0	24.0	45.6	45.7
Cycle Q Clear(g_c), s	7.4	0.0	8.7	10.0	7.2	47.0	25.6	71.0	71.0	24.0	45.6	45.7
Prop In Lane	1.00		0.20	1.00		1.00	1.00		0.29	1.00		0.05
Lane Grp Cap(c), veh/h	184	0	323	339	547	459	185	785	786	311	1117	1165
V/C Ratio(X)	0.22	0.00	0.35	0.41	0.20	1.18	0.19	1.07	1.10	1.19	0.59	0.59
Avail Cap(c_a), veh/h	184	0	323	471	547	459	185	785	786	311	1117	1165
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.83	0.83	0.83
Uniform Delay (d), s/veh	56.8	0.0	57.3	46.8	42.4	56.5	37.5	44.5	44.5	61.1	30.2	30.2
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.3	0.1	99.7	2.3	53.1	64.0	110.0	1.9	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	4.3	4.9	3.7	33.0	1.2	46.3	48.7	23.3	22.9	23.9
LnGrp Delay(d),s/veh	57.0	0.0	57.6	47.1	42.5	156.2	39.8	97.6	108.5	171.1	32.1	32.0
LnGrp LOS	E		E	D	D	F	D	F	F	F	C	C
Approach Vol, veh/h		153			791			1743			1714	
Approach Delay, s/veh		57.4			121.0			101.9			62.1	
Approach LOS		E			F			F			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4		6		8
Phs Duration (G+Y+Rc), s	30.0	77.0	18.1	34.9		107.0		53.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	24.0	71.0	24.0	17.0		101.0		47.0
Max Q Clear Time (g_c+I1), s	12.6	73.0	12.0	10.7		47.7		49.0
Green Ext Time (p_c), s	0.0	0.0	0.1	1.4		42.3		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	88.3
HCM 2010 LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

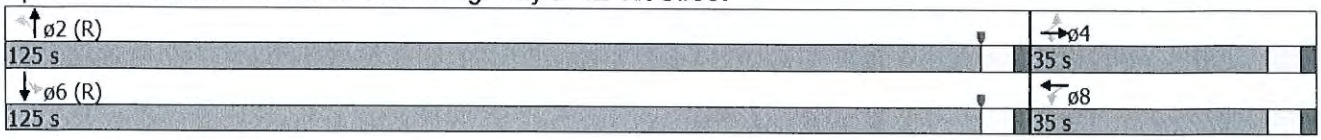
Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8			2			6		
Detector Phase	4	4	4	8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	31.0	31.0	31.0	31.0	31.0		25.0	25.0		25.0	25.0	
Total Split (s)	35.0	35.0	35.0	35.0	35.0		125.0	125.0		125.0	125.0	
Total Split (%)	21.9%	21.9%	21.9%	21.9%	21.9%		78.1%	78.1%		78.1%	78.1%	
Maximum Green (s)	29.0	29.0	29.0	29.0	29.0		119.0	119.0		119.0	119.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5		3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None		C-Min	C-Min		C-Min	C-Min	
Walk Time (s)	5.0	5.0	5.0	5.0	5.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	20.0	20.0	20.0	20.0	20.0		12.0	12.0		12.0	12.0	
Pedestrian Calls (#/hr)	0	0	0	0	0		0	0		0	0	
Act Effct Green (s)		16.0	16.0		16.0		132.0	132.0		132.0	132.0	
Actuated g/C Ratio		0.10	0.10		0.10		0.82	0.82		0.82	0.82	
v/c Ratio		0.39	0.22		0.73		0.05	0.75		0.53	0.55	
Control Delay		78.6	18.5		81.4		6.3	15.9		31.4	5.7	
Queue Delay		0.0	0.0		0.0		0.0	28.5		0.0	0.0	
Total Delay		78.6	18.5		81.4		6.3	44.4		31.4	5.7	
LOS		E	B		F		A	D		C	A	
Approach Delay		43.8			81.4			44.2			6.4	
Approach LOS		D			F			D			A	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 108 (68%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 30.1 Intersection LOS: C
Intersection Capacity Utilization 74.3% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 2: US 1/Federal Highway & NE 1st Street



Lanes, Volumes, Timings
3: NE 1st Avenue & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	624	4	0	911	133	0	0	6	0	0	8
Future Volume (vph)	0	624	4	0	911	133	0	0	6	0	0	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		240	0		0	0		0
Storage Lanes	0		0	0		1	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.999				0.850			0.865			0.865
Flt Protected												
Satd. Flow (prot)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Flt Permitted												
Satd. Flow (perm)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			740			299			627	
Travel Time (s)		5.7			16.8			6.8			14.3	
Confl. Peds. (#/hr)	2		16	16		2			2	2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	671	4	0	980	143	0	0	6	0	0	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	675	0	0	980	143	0	0	6	0	0	9
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 35.2% ICU Level of Service A
Analysis Period (min) 15

Lanes, Volumes, Timings
4: NE 1st Avenue & NE 1st Street & NE st Avenue

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	47	1	2	36	1	85	53	2	2	5	6
Future Volume (vph)	5	47	1	2	36	1	85	53	2	2	5	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.998			0.997			0.998			0.940	
Flt Protected		0.995			0.997			0.971			0.992	
Satd. Flow (prot)	0	1850	0	0	1852	0	0	1805	0	0	1737	0
Flt Permitted		0.995			0.997			0.971			0.992	
Satd. Flow (perm)	0	1850	0	0	1852	0	0	1805	0	0	1737	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		250			647			627			360	
Travel Time (s)		5.7			14.7			14.3			8.2	
Confl. Peds. (#/hr)	2		2	2		2	1		1	1		1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Adj. Flow (vph)	7	62	1	3	47	1	112	70	3	3	7	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	70	0	0	51	0	0	185	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 25.8% ICU Level of Service A
Analysis Period (min) 15

Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	86	20	198	109	497	32	1341	248	341	1203	32
Future Volume (vph)	40	86	20	198	109	497	32	1341	248	341	1203	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200		0	260		0	280		0	370		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor	0.99	0.99		0.99		0.98	1.00	1.00			1.00	
Frt		0.971				0.850		0.977			0.996	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1798	0	1770	1863	1583	1770	3447	0	1770	3523	0
Flt Permitted	0.681			0.333			0.203			0.052		
Satd. Flow (perm)	1261	1798	0	611	1863	1554	378	3447	0	97	3523	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6				284		17			3	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		402			251			348			650	
Travel Time (s)		9.1			5.7			6.8			12.7	
Confl. Peds. (#/hr)	4		12	12		4	2		5	5		2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	43	93	22	215	118	540	35	1458	270	371	1308	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	115	0	215	118	540	35	1728	0	371	1343	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	86	20	198	109	497	32	1341	248	341	1203	32
Future Volume (veh/h)	40	86	20	198	109	497	32	1341	248	341	1203	32
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	43	93	22	215	118	540	35	1458	270	371	1308	35
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	154	206	49	353	547	459	185	1327	241	311	2223	59
Arrive On Green	0.14	0.14	0.14	0.11	0.29	0.29	0.44	0.44	0.44	0.10	0.42	0.42
Sat Flow, veh/h	765	1449	343	1774	1863	1564	405	2991	543	1774	3521	94
Grp Volume(v), veh/h	43	0	115	215	118	540	35	851	877	371	657	686
Grp Sat Flow(s),veh/h/ln	765	0	1792	1774	1863	1564	405	1770	1765	1774	1770	1846
Q Serve(g_s), s	8.2	0.0	9.4	16.1	7.6	47.0	9.9	71.0	71.0	24.0	45.6	45.7
Cycle Q Clear(g_c), s	8.2	0.0	9.4	16.1	7.6	47.0	25.6	71.0	71.0	24.0	45.6	45.7
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.31	1.00		0.05
Lane Grp Cap(c), veh/h	154	0	254	353	547	459	185	785	783	311	1117	1165
V/C Ratio(X)	0.28	0.00	0.45	0.61	0.22	1.18	0.19	1.08	1.12	1.19	0.59	0.59
Avail Cap(c_a), veh/h	154	0	254	416	547	459	185	785	783	311	1117	1165
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.81	0.81	0.81
Uniform Delay (d), s/veh	62.4	0.0	62.9	49.2	42.6	56.5	37.5	44.5	44.5	61.1	30.2	30.2
Incr Delay (d2), s/veh	0.4	0.0	0.5	0.9	0.1	99.7	2.3	57.3	70.3	109.5	1.8	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	4.7	8.0	3.9	33.0	1.2	47.2	49.9	23.2	22.9	23.9
LnGrp Delay(d),s/veh	62.8	0.0	63.4	50.1	42.7	156.2	39.8	101.8	114.8	170.6	32.0	32.0
LnGrp LOS	E		E	D	D	F	D	F	F	F	C	C
Approach Vol, veh/h		158			873			1763			1714	
Approach Delay, s/veh		63.2			114.7			107.0			62.0	
Approach LOS		E			F			F			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4		6		8
Phs Duration (G+Y+Rc), s	30.0	77.0	24.3	28.7		107.0		53.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	24.0	71.0	24.0	17.0		101.0		47.0
Max Q Clear Time (g_c+I1), s	10.6	73.0	18.1	11.4		47.7		49.0
Green Ext Time (p_c), s	0.0	0.0	0.2	1.3		42.6		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	89.9
HCM 2010 LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

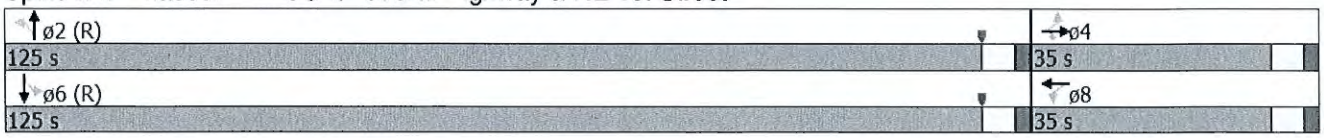
Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8			2			6		
Detector Phase	4	4	4	8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	31.0	31.0	31.0	31.0	31.0		25.0	25.0		25.0	25.0	
Total Split (s)	35.0	35.0	35.0	35.0	35.0		125.0	125.0		125.0	125.0	
Total Split (%)	21.9%	21.9%	21.9%	21.9%	21.9%		78.1%	78.1%		78.1%	78.1%	
Maximum Green (s)	29.0	29.0	29.0	29.0	29.0		119.0	119.0		119.0	119.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5		3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None		C-Min	C-Min		C-Min	C-Min	
Walk Time (s)	5.0	5.0	5.0	5.0	5.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	20.0	20.0	20.0	20.0	20.0		12.0	12.0		12.0	12.0	
Pedestrian Calls (#/hr)	0	0	0	0	0		0	0		0	0	
Act Effct Green (s)		22.0	22.0		22.0		126.0	126.0		126.0	126.0	
Actuated g/C Ratio		0.14	0.14		0.14		0.79	0.79		0.79	0.79	
v/c Ratio		0.28	0.18		0.82		0.05	0.78		1.00	0.57	
Control Delay		65.5	15.5		84.9		8.6	18.3		130.9	8.1	
Queue Delay		0.0	0.0		0.0		0.0	33.9		0.0	0.0	
Total Delay		65.5	15.5		84.9		8.6	52.2		130.9	8.1	
LOS		E	B		F		A	D		F	A	
Approach Delay		36.8			84.9			52.0			13.3	
Approach LOS		D			F			D			B	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 108 (68%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.00
Intersection Signal Delay: 37.7 Intersection LOS: D
Intersection Capacity Utilization 77.9% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 2: US 1/Federal Highway & NE 1st Street



Lanes, Volumes, Timings
3: NE 1st Avenue & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	666	4	0	966	147	0	0	6	0	0	26
Future Volume (vph)	0	666	4	0	966	147	0	0	6	0	0	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		240	0		0	0		0
Storage Lanes	0		0	0		1	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.999				0.850			0.865			0.865
Flt Protected												
Satd. Flow (prot)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Flt Permitted												
Satd. Flow (perm)	0	3536	0	0	3539	1583	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			495			299			627	
Travel Time (s)		5.7			11.3			6.8			14.3	
Confl. Peds. (#/hr)	2		16	16		2			2	2		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	716	4	0	1039	158	0	0	6	0	0	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	720	0	0	1039	158	0	0	6	0	0	28
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	
Intersection Capacity Utilization 36.7%	ICU Level of Service A
Analysis Period (min) 15	

Lanes, Volumes, Timings
4: NE 1st Avenue & NE 1st Street & NE st Avenue

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	59	12	3	86	1	94	53	4	2	5	6
Future Volume (vph)	5	59	12	3	86	1	94	53	4	2	5	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.979			0.999			0.997			0.940	
Flt Protected		0.997			0.998			0.970			0.992	
Satd. Flow (prot)	0	1818	0	0	1857	0	0	1801	0	0	1737	0
Flt Permitted		0.997			0.998			0.970			0.992	
Satd. Flow (perm)	0	1818	0	0	1857	0	0	1801	0	0	1737	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		250			647			627			360	
Travel Time (s)		5.7			14.7			14.3			8.2	
Confl. Peds. (#/hr)	2		2	2		2	1		1	1		1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Adj. Flow (vph)	7	78	16	4	113	1	124	70	5	3	7	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	101	0	0	118	0	0	199	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 28.1% ICU Level of Service A
Analysis Period (min) 15

Lanes, Volumes, Timings
5: Dania Beach Boulevard & NE 1st Court

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	641	1047	5	0	58
Future Volume (vph)	10	641	1047	5	0	58
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999			0.865
Flt Protected	0.950					
Satd. Flow (prot)	1770	3539	3536	0	0	1611
Flt Permitted	0.950					
Satd. Flow (perm)	1770	3539	3536	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		495	371		300	
Travel Time (s)		11.3	8.4		6.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	11	697	1138	5	0	63
Shared Lane Traffic (%)						
Lane Group Flow (vph)	11	697	1143	0	0	63
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 39.4% ICU Level of Service A
Analysis Period (min) 15

Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	24	171	19	163	201	445	17	1244	145	523	1448	41
Future Volume (vph)	24	171	19	163	201	445	17	1244	145	523	1448	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200		0	260		0	280		0	370		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor	1.00	0.99		0.98		0.98		1.00				
Frt		0.985				0.850		0.984			0.996	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1825	0	1770	1863	1583	1770	3478	0	1770	3525	0
Flt Permitted	0.628			0.250			0.167			0.068		
Satd. Flow (perm)	1165	1825	0	455	1863	1556	311	3478	0	127	3525	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3				417		8			3	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		402			251			348			650	
Travel Time (s)		9.1			5.7			6.8			12.7	
Confl. Peds. (#/hr)	3		24	24		3			1	1		
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	25	176	20	168	207	459	18	1282	149	539	1493	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	25	196	0	168	207	459	18	1431	0	539	1535	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	171	19	163	201	445	17	1244	145	523	1448	41
Future Volume (veh/h)	24	171	19	163	201	445	17	1244	145	523	1448	41
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.96	0.99		0.98	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	25	176	20	168	207	459	18	1282	149	539	1493	42
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	191	316	36	311	580	482	172	1202	139	411	2157	61
Arrive On Green	0.19	0.19	0.19	0.09	0.31	0.31	0.38	0.38	0.38	0.41	1.00	1.00
Sat Flow, veh/h	756	1636	186	1774	1863	1547	337	3197	370	1774	3516	99
Grp Volume(v), veh/h	25	0	196	168	207	459	18	707	724	539	750	785
Grp Sat Flow(s),veh/h/ln	756	0	1821	1774	1863	1547	337	1770	1797	1774	1770	1845
Q Serve(g_s), s	4.4	0.0	15.6	11.8	13.8	46.5	5.6	60.1	60.1	33.0	0.0	0.0
Cycle Q Clear(g_c), s	4.4	0.0	15.6	11.8	13.8	46.5	5.6	60.1	60.1	33.0	0.0	0.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		0.21	1.00		0.05
Lane Grp Cap(c), veh/h	191	0	351	311	580	482	172	665	676	411	1086	1132
V/C Ratio(X)	0.13	0.00	0.56	0.54	0.36	0.95	0.10	1.06	1.07	1.31	0.69	0.69
Avail Cap(c_a), veh/h	191	0	351	411	652	541	172	665	676	411	1086	1132
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.59	0.59	0.59
Uniform Delay (d), s/veh	53.9	0.0	58.4	45.3	42.7	53.9	32.9	49.9	49.9	38.1	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	1.2	0.5	0.1	24.9	1.2	52.8	55.3	150.4	2.2	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	8.0	5.8	7.1	23.2	0.6	39.1	40.2	35.2	0.6	0.7
LnGrp Delay(d),s/veh	54.0	0.0	59.6	45.9	42.8	78.8	34.1	102.8	105.3	188.5	2.2	2.1
LnGrp LOS	D		E	D	D	E	C	F	F	F	A	A
Approach Vol, veh/h		221			834			1449			2074	
Approach Delay, s/veh		59.0			63.2			103.2			50.6	
Approach LOS		E			E			F			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4		6		8
Phs Duration (G+Y+Rc), s	38.0	66.1	19.0	36.9		104.1		55.9
Change Period (Y+Rc), s	5.0	6.0	5.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	33.0	54.0	23.0	28.0		92.0		56.0
Max Q Clear Time (g_c+I1), s	15.6	62.1	13.8	17.6		2.0		48.5
Green Ext Time (p_c), s	0.0	0.0	0.1	2.1		57.8		1.4

Intersection Summary	
HCM 2010 Ctrl Delay	69.9
HCM 2010 LOS	E

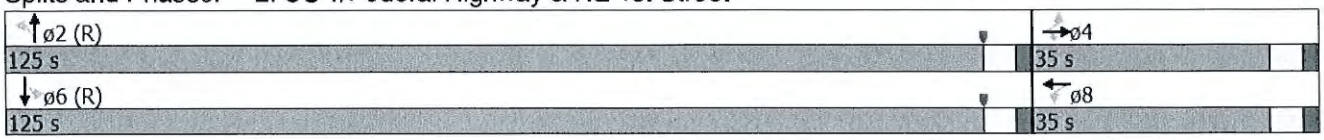
Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8			2			6		
Detector Phase	4	4	4	8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	31.0	31.0	31.0	31.0	31.0		25.0	25.0		25.0	25.0	
Total Split (s)	35.0	35.0	35.0	35.0	35.0		125.0	125.0		125.0	125.0	
Total Split (%)	21.9%	21.9%	21.9%	21.9%	21.9%		78.1%	78.1%		78.1%	78.1%	
Maximum Green (s)	29.0	29.0	29.0	29.0	29.0		119.0	119.0		119.0	119.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5		3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None		C-Min	C-Min		C-Min	C-Min	
Walk Time (s)	5.0	5.0	5.0	5.0	5.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	20.0	20.0	20.0	20.0	20.0		12.0	12.0		12.0	12.0	
Pedestrian Calls (#/hr)	0	0	0	0	0		0	0		0	0	
Act Effct Green (s)		23.9	23.9		23.9		124.1	124.1		124.1	124.1	
Actuated g/C Ratio		0.15	0.15		0.15		0.78	0.78		0.78	0.78	
v/c Ratio		0.97	0.20		0.67		0.21	0.66		0.90	0.76	
Control Delay		136.2	32.1		61.1		3.5	10.2		74.8	12.8	
Queue Delay		0.0	0.0		0.0		0.0	0.4		0.0	0.0	
Total Delay		136.2	32.1		61.1		3.5	10.7		74.8	12.8	
LOS		F	C		E		A	B		E	B	
Approach Delay		106.1			61.1			10.6			16.2	
Approach LOS		F			E			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 26 (16%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.97
Intersection Signal Delay: 19.5 Intersection LOS: B
Intersection Capacity Utilization 102.1% ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 2: US 1/Federal Highway & NE 1st Street



Lanes, Volumes, Timings
3: NE 1st Avenue & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	764	10	0	903	149	0	0	49	0	0	11
Future Volume (vph)	0	764	10	0	903	149	0	0	49	0	0	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		240	0		0	0		0
Storage Lanes	0		0	0		1	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.998				0.850			0.865			0.865
Flt Protected												
Satd. Flow (prot)	0	3532	0	0	3539	1583	0	0	1611	0	0	1611
Flt Permitted												
Satd. Flow (perm)	0	3532	0	0	3539	1583	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			740			299			627	
Travel Time (s)		5.7			16.8			6.8			14.3	
Confl. Peds. (#/hr)	6		30	30		6	1		1	1		1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	849	11	0	1003	166	0	0	54	0	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	860	0	0	1003	166	0	0	54	0	0	12
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	
Intersection Capacity Utilization 35.3%	ICU Level of Service A
Analysis Period (min) 15	

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	43	869	1116	18	0	31
Future Vol, veh/h	43	869	1116	18	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	966	1240	20	0	34

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1260	0	-	0	1828	630
Stage 1	-	-	-	-	1250	-
Stage 2	-	-	-	-	578	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	548	-	-	-	68	424
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	524	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	548	-	-	-	62	424
Mov Cap-2 Maneuver	-	-	-	-	62	-
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	478	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	14.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	548	-	-	-	424
HCM Lane V/C Ratio	0.087	-	-	-	0.081
HCM Control Delay (s)	12.2	-	-	-	14.2
HCM Lane LOS	B	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.3

Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	7	229	37	9	85	1	157	40	13	15	8	7
Future Vol, veh/h	7	229	37	9	85	1	157	40	13	15	8	7
Conflicting Peds, #/hr	3	0	4	4	0	3	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	260	42	10	97	1	178	45	15	17	9	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	99	0	0	303	0	0	425	417	286	447	438	102
Stage 1	-	-	-	-	-	-	298	298	-	119	119	-
Stage 2	-	-	-	-	-	-	127	119	-	328	319	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1494	-	-	1258	-	-	540	527	753	522	512	953
Stage 1	-	-	-	-	-	-	711	667	-	885	797	-
Stage 2	-	-	-	-	-	-	877	797	-	685	653	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1488	-	-	1253	-	-	520	519	749	470	504	948
Mov Cap-2 Maneuver	-	-	-	-	-	-	520	519	-	470	504	-
Stage 1	-	-	-	-	-	-	706	662	-	879	790	-
Stage 2	-	-	-	-	-	-	850	790	-	619	648	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.7	17.2	12.1
HCM LOS			C	B

Minor Lane/Major Mvm	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	530	1488	-	-	1253	-	-	544
HCM Lane V/C Ratio	0.45	0.005	-	-	0.008	-	-	0.063
HCM Control Delay (s)	17.2	7.4	0	-	7.9	0	-	12.1
HCM Lane LOS	C	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	2.3	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	0	904	11	0	958	200	0	0	51	0	0	76
Future Vol, veh/h	0	904	11	0	958	200	0	0	51	0	0	76
Conflicting Peds, #/hr	6	0	30	30	0	6	1	0	1	1	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	240	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1004	12	0	1064	222	0	0	57	0	0	84

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1065	0	0	1018	0	0	1545	2077	539	1568	2083	563
Stage 1	-	-	-	-	-	-	1012	1012	-	1065	1065	-
Stage 2	-	-	-	-	-	-	533	1065	-	503	1018	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	650	-	-	677	-	0	78	53	487	75	52	470
Stage 1	-	-	-	-	-	0	256	315	-	238	297	-
Stage 2	-	-	-	-	-	0	498	297	-	519	313	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	631	-	-	658	-	-	62	53	473	64	52	456
Mov Cap-2 Maneuver	-	-	-	-	-	-	62	53	-	64	52	-
Stage 1	-	-	-	-	-	-	256	315	-	238	297	-
Stage 2	-	-	-	-	-	-	394	297	-	444	313	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	13.6	14.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	473	631	-	-	658	-	456
HCM Lane V/C Ratio	0.12	-	-	-	-	-	0.185
HCM Control Delay (s)	13.6	0	-	-	0	-	14.7
HCM Lane LOS	B	A	-	-	A	-	B
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	72	55	13	31	200	18	1753	24	191	1990	53
Future Volume (veh/h)	60	72	55	13	31	200	18	1753	24	191	1990	53
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	63	76	58	14	33	211	19	1845	25	201	2095	56
Adj No. of Lanes	0	1	1	0	1	0	1	2	0	1	2	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	74	78	286	24	25	110	112	2659	36	226	2619	70
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	1.00	1.00	1.00	0.74	0.74	0.74
Sat Flow, veh/h	230	432	1575	0	136	609	185	3575	48	243	3521	94
Grp Volume(v), veh/h	139	0	58	258	0	0	19	911	959	201	1048	1103
Grp Sat Flow(s),veh/h/ln	662	0	1575	745	0	0	185	1770	1854	243	1770	1845
Q Serve(g_s), s	0.0	0.0	5.0	0.0	0.0	0.0	9.8	0.0	0.0	119.0	59.5	60.9
Cycle Q Clear(g_c), s	29.0	0.0	5.0	29.0	0.0	0.0	70.7	0.0	0.0	119.0	59.5	60.9
Prop In Lane	0.45		1.00	0.05		0.82	1.00		0.03	1.00		0.05
Lane Grp Cap(c), veh/h	153	0	286	159	0	0	112	1316	1379	226	1316	1373
V/C Ratio(X)	0.91	0.00	0.20	1.63	0.00	0.00	0.17	0.69	0.70	0.89	0.80	0.80
Avail Cap(c_a), veh/h	153	0	286	159	0	0	112	1316	1379	226	1316	1373
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	0.09	0.09	0.09	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.6	0.0	55.7	61.0	0.0	0.0	18.1	0.0	0.0	26.4	12.9	13.1
Incr Delay (d2), s/veh	47.0	0.0	0.3	308.6	0.0	0.0	0.3	0.3	0.3	36.8	5.1	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.1	0.0	2.2	20.6	0.0	0.0	0.5	0.1	0.1	11.2	30.7	32.6
LnGrp Delay(d),s/veh	112.5	0.0	55.9	369.6	0.0	0.0	18.4	0.3	0.3	63.2	17.9	18.1
LnGrp LOS	F		E	F			B	A	A	E	B	B
Approach Vol, veh/h		197			258			1889			2352	
Approach Delay, s/veh		95.9			369.6			0.5			21.9	
Approach LOS		F			F			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		125.0		35.0		125.0		35.0
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		119.0		29.0		119.0		29.0
Max Q Clear Time (g_c+I1), s		72.7		31.0		121.0		31.0
Green Ext Time (p_c), s		45.5		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	35.5
HCM 2010 LOS	D

Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	72	55	13	31	200	18	1753	24	191	1990	53
Future Volume (vph)	60	72	55	13	31	200	18	1753	24	191	1990	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	0		0	230		0	215		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor		1.00	0.98		0.99			1.00			1.00	
Frt			0.850		0.890			0.998			0.996	
Flt Protected		0.978			0.997		0.950			0.950		
Satd. Flow (prot)	0	1822	1583	0	1632	0	1770	3529	0	1770	3522	0
Flt Permitted		0.403			0.979		0.041			0.075		
Satd. Flow (perm)	0	750	1555	0	1602	0	76	3529	0	140	3522	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			23		37			2			5	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		385			250			650			368	
Travel Time (s)		8.8			5.7			12.7			7.2	
Confl. Peds. (#/hr)	2		3	3		2	4		11	11		4
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	63	76	58	14	33	211	19	1845	25	201	2095	56
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	139	58	0	258	0	19	1870	0	201	2151	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	

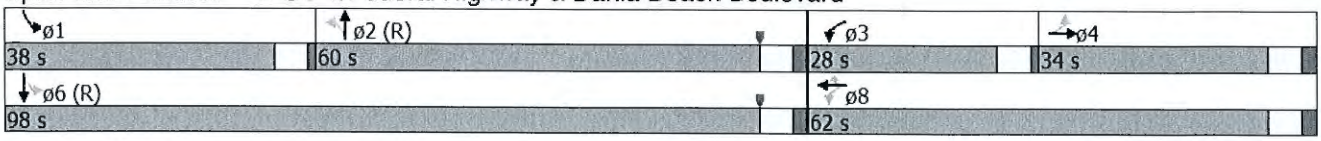
Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4		3	8			2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	4	4		3	8	8	2	2		1	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0		5.0	6.0	6.0	7.0	7.0		4.0	7.0	
Minimum Split (s)	36.0	36.0		10.0	36.0	36.0	34.0	34.0		49.5	34.0	
Total Split (s)	34.0	34.0		28.0	62.0	62.0	60.0	60.0		38.0	98.0	
Total Split (%)	21.3%	21.3%		17.5%	38.8%	38.8%	37.5%	37.5%		23.8%	61.3%	
Maximum Green (s)	28.0	28.0		23.0	56.0	56.0	54.0	54.0		33.0	92.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		1.0	2.0	2.0	2.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		5.0	6.0	6.0	6.0	6.0		5.0	6.0	
Lead/Lag	Lag	Lag		Lead			Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes		Yes		
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	3.0	3.0		1.5	3.0	
Recall Mode	None	None		None	None	None	C-Min	C-Min		None	C-Min	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)	21.0	21.0			21.0	21.0	21.0	21.0			21.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0			0	
Act Effct Green (s)	22.1	22.1		49.6	48.6	48.6	54.0	54.0		100.4	99.4	
Actuated g/C Ratio	0.14	0.14		0.31	0.30	0.30	0.34	0.34		0.63	0.62	
v/c Ratio	0.19	0.83		0.85	0.40	0.63	0.20	1.32		1.14	0.73	
Control Delay	61.7	91.2		68.4	45.2	10.1	44.4	192.6		125.0	13.8	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.9	
Total Delay	61.7	91.2		68.4	45.2	10.1	44.4	192.6		125.0	14.7	
LOS	E	F		E	D	B	D	F		F	B	
Approach Delay		87.5			34.2			190.8			43.4	
Approach LOS		F			C			F			D	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 6 (4%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.32
Intersection Signal Delay: 90.8 Intersection LOS: F
Intersection Capacity Utilization 123.1% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard



Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	7	180	9	7	59	1	122	40	9	15	8	7
Future Vol, veh/h	7	180	9	7	59	1	122	40	9	15	8	7
Conflicting Peds, #/hr	3	0	4	4	0	3	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	205	10	8	67	1	139	45	10	17	9	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	69	0	0	216	0	0	320	312	215	339	317	73
Stage 1	-	-	-	-	-	-	227	227	-	85	85	-
Stage 2	-	-	-	-	-	-	93	85	-	254	232	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1532	-	-	1354	-	-	633	603	825	615	599	989
Stage 1	-	-	-	-	-	-	776	716	-	923	824	-
Stage 2	-	-	-	-	-	-	914	824	-	750	713	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1526	-	-	1349	-	-	612	595	821	564	591	984
Mov Cap-2 Maneuver	-	-	-	-	-	-	612	595	-	564	591	-
Stage 1	-	-	-	-	-	-	771	711	-	917	818	-
Stage 2	-	-	-	-	-	-	888	818	-	687	708	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.8	13.5	11
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	616	1526	-	-	1349	-	-	635
HCM Lane V/C Ratio	0.315	0.005	-	-	0.006	-	-	0.054
HCM Control Delay (s)	13.5	7.4	0	-	7.7	0	-	11
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	1.3	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	0	795	11	0	940	155	0	0	51	0	0	12
Future Vol, veh/h	0	795	11	0	940	155	0	0	51	0	0	12
Conflicting Peds, #/hr	6	0	30	30	0	6	1	0	1	1	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	240	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	883	12	0	1044	172	0	0	57	0	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1045	0	0	897	0	0	1413	1935	479	1488	1942	553
Stage 1	-	-	-	-	-	-	890	890	-	1045	1045	-
Stage 2	-	-	-	-	-	-	523	1045	-	443	897	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	661	-	-	753	-	0	98	65	533	86	64	477
Stage 1	-	-	-	-	-	0	304	359	-	245	304	-
Stage 2	-	-	-	-	-	0	505	304	-	564	357	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	642	-	-	731	-	-	92	65	517	74	64	463
Mov Cap-2 Maneuver	-	-	-	-	-	-	92	65	-	74	64	-
Stage 1	-	-	-	-	-	-	304	359	-	245	304	-
Stage 2	-	-	-	-	-	-	476	304	-	488	357	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	12.8	13
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	517	642	-	-	731	-	463
HCM Lane V/C Ratio	0.11	-	-	-	-	-	0.029
HCM Control Delay (s)	12.8	0	-	-	0	-	13
HCM Lane LOS	B	A	-	-	A	-	B
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	0.1

HCM 2010 Signalized Intersection Summary
2: US 1/Federal Highway & NE 1st Street

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	67	51	13	24	146	18	1753	24	119	1990	53
Future Volume (veh/h)	60	67	51	13	24	146	18	1753	24	119	1990	53
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	63	71	54	14	25	154	19	1845	25	125	2095	56
Adj No. of Lanes	0	1	1	0	1	0	1	2	0	1	2	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	77	76	286	24	27	108	112	2659	36	226	2619	70
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	1.00	1.00	1.00	0.74	0.74	0.74
Sat Flow, veh/h	244	420	1575	0	151	596	185	3575	48	243	3521	94
Grp Volume(v), veh/h	134	0	54	193	0	0	19	911	959	125	1048	1103
Grp Sat Flow(s),veh/h/ln	664	0	1575	747	0	0	185	1770	1854	243	1770	1845
Q Serve(g_s), s	0.0	0.0	4.6	0.0	0.0	0.0	9.8	0.0	0.0	43.3	59.5	60.9
Cycle Q Clear(g_c), s	29.0	0.0	4.6	29.0	0.0	0.0	70.7	0.0	0.0	43.3	59.5	60.9
Prop In Lane	0.47		1.00	0.07		0.80	1.00		0.03	1.00		0.05
Lane Grp Cap(c), veh/h	153	0	286	160	0	0	112	1316	1379	226	1316	1373
V/C Ratio(X)	0.87	0.00	0.19	1.21	0.00	0.00	0.17	0.69	0.70	0.55	0.80	0.80
Avail Cap(c_a), veh/h	153	0	286	160	0	0	112	1316	1379	226	1316	1373
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	0.09	0.09	0.09	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.1	0.0	55.5	61.0	0.0	0.0	18.1	0.0	0.0	10.8	12.9	13.1
Incr Delay (d2), s/veh	38.1	0.0	0.2	138.7	0.0	0.0	0.3	0.3	0.3	9.4	5.1	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	0.0	2.0	13.2	0.0	0.0	0.5	0.1	0.1	3.5	30.7	32.6
LnGrp Delay(d),s/veh	103.2	0.0	55.8	199.8	0.0	0.0	18.4	0.3	0.3	20.2	17.9	18.1
LnGrp LOS	F		E	F			B	A	A	C	B	B
Approach Vol, veh/h		188			193			1889			2276	
Approach Delay, s/veh		89.6			199.8			0.5			18.2	
Approach LOS		F			F			A			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		125.0		35.0		125.0		35.0
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		119.0		29.0		119.0		29.0
Max Q Clear Time (g_c+I1), s		72.7		31.0		62.9		31.0
Green Ext Time (p_c), s		45.2		0.0		54.5		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	21.5
HCM 2010 LOS	C

Lanes, Volumes, Timings
2: US 1/Federal Highway & NE 1st Street

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	67	51	13	24	146	18	1753	24	119	1990	53
Future Volume (vph)	60	67	51	13	24	146	18	1753	24	119	1990	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	0		0	230		0	215		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor		1.00	0.98		0.99			1.00			1.00	
Frt			0.850		0.892			0.998			0.996	
Flt Protected		0.977			0.996		0.950			0.950		
Satd. Flow (prot)	0	1820	1583	0	1634	0	1770	3529	0	1770	3522	0
Flt Permitted		0.472			0.971		0.048			0.082		
Satd. Flow (perm)	0	878	1555	0	1593	0	89	3529	0	153	3522	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			23		37			2			5	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		385			250			650			368	
Travel Time (s)		8.8			5.7			12.7			7.2	
Confl. Peds. (#/hr)	2		3	3		2	4		11	11		4
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	63	71	54	14	25	154	19	1845	25	125	2095	56
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	134	54	0	193	0	19	1870	0	125	2151	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	

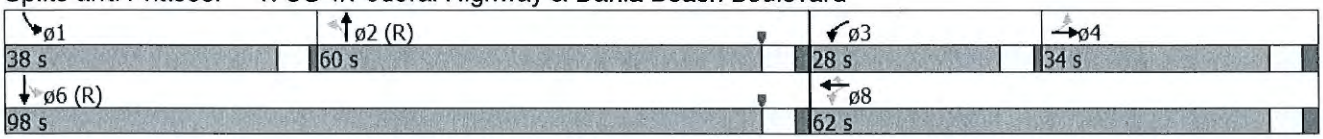
Lanes, Volumes, Timings
1: US 1/Federal Highway & Dania Beach Boulevard

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases		4		3	8			2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	4	4		3	8	8	2	2		1	6	
Switch Phase												
Minimum Initial (s)	6.0	6.0		5.0	6.0	6.0	7.0	7.0		4.0	7.0	
Minimum Split (s)	36.0	36.0		10.0	36.0	36.0	34.0	34.0		49.5	34.0	
Total Split (s)	34.0	34.0		28.0	62.0	62.0	60.0	60.0		38.0	98.0	
Total Split (%)	21.3%	21.3%		17.5%	38.8%	38.8%	37.5%	37.5%		23.8%	61.3%	
Maximum Green (s)	28.0	28.0		23.0	56.0	56.0	54.0	54.0		33.0	92.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		1.0	2.0	2.0	2.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		5.0	6.0	6.0	6.0	6.0		5.0	6.0	
Lead/Lag	Lag	Lag		Lead			Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes		Yes		
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	3.0	3.0		1.5	3.0	
Recall Mode	None	None		None	None	None	C-Min	C-Min		None	C-Min	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)	21.0	21.0			21.0	21.0	21.0	21.0			21.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0			0	
Act Effct Green (s)	22.0	22.0		45.0	44.0	44.0	54.0	54.0		105.0	104.0	
Actuated g/C Ratio	0.14	0.14		0.28	0.28	0.28	0.34	0.34		0.66	0.65	
v/c Ratio	0.16	0.81		0.66	0.42	0.65	0.19	1.26		1.03	0.70	
Control Delay	60.6	89.0		56.5	48.6	11.1	44.1	168.8		88.0	12.4	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.6	
Total Delay	60.6	89.0		56.5	48.6	11.1	44.1	168.8		88.0	13.0	
LOS	E	F		E	D	B	D	F		F	B	
Approach Delay		85.8			29.5			167.2			32.5	
Approach LOS		F			C			F			C	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 6 (4%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.26
Intersection Signal Delay: 77.3 Intersection LOS: E
Intersection Capacity Utilization 116.2% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard



Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	7	173	9	7	57	1	118	38	9	15	8	7
Future Vol, veh/h	7	173	9	7	57	1	118	38	9	15	8	7
Conflicting Peds, #/hr	3	0	4	4	0	3	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	197	10	8	65	1	134	43	10	17	9	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	67	0	0	208	0	0	310	302	207	327	306	70
Stage 1	-	-	-	-	-	-	219	219	-	82	82	-
Stage 2	-	-	-	-	-	-	91	83	-	245	224	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1535	-	-	1363	-	-	642	611	833	626	608	993
Stage 1	-	-	-	-	-	-	783	722	-	926	827	-
Stage 2	-	-	-	-	-	-	916	826	-	759	718	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1529	-	-	1358	-	-	621	603	829	576	600	988
Mov Cap-2 Maneuver	-	-	-	-	-	-	621	603	-	576	600	-
Stage 1	-	-	-	-	-	-	778	717	-	920	821	-
Stage 2	-	-	-	-	-	-	890	820	-	698	713	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.8	13.2	10.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	625	1529	-	-	1358	-	-	646
HCM Lane V/C Ratio	0.3	0.005	-	-	0.006	-	-	0.053
HCM Control Delay (s)	13.2	7.4	0	-	7.7	0	-	10.9
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	1.3	0	-	-	0	-	-	0.2

Leigh Robinson Kerr
& Associates, Inc.
Member, American Institute of Certified Planners

August 10, 2016

Ms. Corinne LaJoie
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: TRION AT DANIA BEACH
DRC2 COMMENT RESPONSE LETTER
SP-03-15, VC-05-15, VC-06-15, VC-07-15, ~~VA-04-15~~, VA-08-15, VA-09-15

Dear Ms. LaJoie:

Please find our written responses to the DRC comments issued on June 30, 2016 for the above referenced project. These responses, together with our revised plans, comprise our DRC resubmittal. The responses are as follows:

Division: Planning **Member: Corinne LaJoie**

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
   Response: Please see responses below.

   (Please also note that ~~stricken items~~ have been omitted from the response document for brevity/clarity.)

RECEIVED
AUG 15 2016
Planning
Department

FILE COPY

2. APPLICATION: Confirm application was property completed and signed and proper application fee was paid.

APPLICATION APPLIED FOR:

- Site Plan SP-03-15 ✓
- Variance VA-04-15 for drive through. **Response: This application was withdrawn with the previous DRC submittal.**
- Vacation VC-05-15 for 1.5' utility easement ✓
- Vacation VC-06-15 for NE 1 Avenue ✓
- Vacation VC-07-15 for 15' alley ✓
- Variance VA-08-15 horizontal step ✓ - **Response: Please also see applicant's response to staff comment #33**
- Variance VA-08-15 building height. **Response: This application to be withdrawn. Code revision will permit proposed building height.**

Per Section 655-30(D) platting is required for vacation of ROW. In addition to the platting, 3 public hearings are needed for the vacation (1-P&Z, 2-City Commission).
Response: Applicant has submitted a Plat Waiver request.

REQUESTS IDENTIFIED BUT NOT YET APPLIED FOR:

- Height Variance - A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.
  Response: Not applicable. Code revision will permit proposed building height.

- Design Variation for Section 303-40. A design variance request requires submittal of an application, an application fee of $500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.
  Response: Applicant is submitting a Design Variation request.

- Design Variation for Section 525-30(B) – however must be processed as a waiver, see Section 525-10 for criteria. A waiver request requires submittal of an application, an application fee of $500 for each requested waiver, and a written justification statement addressing the design variation criteria identified in Sec. 525-10.
  Response: Applicant is submitting a Design Variation request.

- Design Variation for Section 510-30 (D) & (H) – however, must be processed as a waiver (or exception). A waiver request requires submittal of an application, an application fee of $500 for each requested waiver, and a written justification statement addressing the criteria identified in Sec. 510-20(C).
  Response: Applicant is submitting a Design Variation request.

MISSING INFORMATION, Per Section 635-50:

(K) The locations and dimensions of proposed reservation for parks, playgrounds, open spaces and other common areas. Provide dimensions of public area with fountain located in SE corner if property. 2nd time requested.
Response: Provided dimensions for the pocket park to the north. The public area in SE corner is now not required for density, however, fountain is still going to be constructed. Dimensions for it are now located on the planting plan.

MISSING INFORMATION – must provide signature from original applicant authorizing continued action on applications previously aubmitted by a different party.
Response: Please see attached letter from original applicant which has now been notarized per staff request.

3. (6.) TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 25 50 peak hour trips. Provide estimated number of peak trips. 2nd time requested.
   Response: Traffic Study was submitted July 20th. Per comments from Ron Novarro, the study has been updated. Please see attached.

4. (9.) SIGNS: provide copy of master sign program for staff review and City Commission approval, per Section 505-200. Sheet A108, "Area Sign Calculation" change "Required" to "Allowed" or "Permitted". 2nd time requested.
   Response: "Required" is changed to "Permitted" on Sheet A108.

5. (10.) The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.
   Response: Please see attached response from Broward County.

6. (14.) Principal Arterial Commercial Design Standards, Article 510:

   - Per Section 510-30 (D) Roof shall be pitched with generous overhangs. The roofing shall be incombustible material such as shingle, clay tile, cement tile or metal. Identify on plans. Revise accordingly or request a waiver. A waiver request requires submittal of an application, an application fee of $500 for each requested waiver,

and a written justification statement addressing the criteria identified in Sec. 510-20(C). Must be addressed with next submittal. CODE VIOLATION
Response: Applicant is submitting a Design Variation.

- Per Section 510-30 (H) Glass windows and doors must make up at least 35% of the primary elevation of a corner site and 15% of the secondary elevation of a corner site, except where additional fenestration is required in the CRA. On ground stories, the minimum required glass façade area shall be measured between a height of 2.5 feet and 8 feet above the abutting grade. Provide details on plans. West (Fed. Hwy.) only 30.6% provided. Revise accordingly or request a waiver. A waiver request requires submittal of an application, an application fee of $500 for each requested waiver, and a written justification statement addressing the criteria identified in Sec. 510-20(C). Must be addressed with next submittal. CODE VIOLATION
Response: Applicant is submitting a Design Variation.

7. (15.) Site Data information on Sheet SP-1, Revise accordingly.

- Revise density calculations; 50 du/ac permitted, plaza & pocket park incentives can earn 20 du/ac each, therefore 50 + 20 + 20 = 90du/ac. Provide revised calculations in Sign Data Table on Sheet SP-1. Revise accordingly. 2nd time requested.
Response: Revised calculations are provided on Sheet SP-1.

- ~~Eliminate~~ 90% of total (parking) required ~~as this is not provided for in the zoning code~~. Identify as Parking Reduction for Mixed Use per Section 265-90 on Sheet SP-1.
Response: Parking reduction has been identified in the Site Data Table on Sheet SP-1.

- ~~Eliminate~~ 70% of total (parking) required ~~as this is not provided for in zoning code~~. Identify as Parking Reduction for Mixed Use per Section 265-90 on Sheet SP-1.
Response: Parking reduction has been identified in the Site Data Table on Sheet SP-1.

- Total parking required = ~~432~~ 456. If mixed use parking reduction, discussed in Section 265-90, is proposed provide calculations on plans and identify accordingly. Revise accordingly.
Response: Parking calculations for mixed use parking reduction has been provided under "OFF-STREET PARKING" in the site data table and designated with (2) for code section reference.

8. (17.) POCKET PARK:
   - Provide detail cut sheet of pocket part to confirm compliance with Article 312. 2nd time requested.

Response: Provided cut sheets for play equipment (fitness), benches, trash receptacles, tables and chairs.

- Must identify seating, per Section 312-30(A) & (F). CODE VIOLATION revise plans.
  - Per Section 312-30(A) pocket park must office "Shaded seating". The seating proposed is not shaded. Revise accordingly. 2nd time requested.
    Response: Shaded seating provided by the table and chairs, refer to cut sheet. The table selected has an option for umbrella to be provided to provide proper shade.

  - Per Section 312-30(F) "Pocket Parks shall provide at least one (1) sitting place (i.e. seat for one (1) person) for each 200 s.f." Therefore, 23 seats are required, only 8 are proposed. Revise accordingly. 2nd time requested.
    Response: Provided updated quantity of table and chairs to have the required seating for the pocket park. Refer to updated plans.

- Sheet SP-1 identified 4,055 s.f. pocket park, Sheet A101 identifies 4,552 s.f. pocket park. Please clarify.
  Response: Updated the plans to show the correct square footage provided. We are required to have a min. of 4,000 sf.

9. (22.) HEIGHT: City is in the process of amending the Maximum Permitted Height Map to allow 8-stories with incentives on eastern portion of property. Revise table accordingly or revise note at bottom of Sheet SP-1, as you cannot propose a greater height that is allowed by code.

   - Lots east of NE 1 Avenue (Block 1 & 2) have a max. height of 3' 4 stories/35 40'. Additional height may be granted by the City commission with acceptance of incentives. 2 incentives proposed; 3 stories + 2 + 2 = 7 stories (6 stories is maximum allowed by map shown in Figure 33-10); 8-stories, 88' proposed. CODE VIOLATION
     Response: No longer applicable. Code revision will permit proposed building height.

   - Revise plans accordingly to reflect correct height allowances based on code and incentives proposed.
     Response: No longer applicable. Code revision will permit proposed building height.

10. (24.) PARKING/LOADING:

    - ~~Loading serves shown on the east side of project is located entirely within the first layer. CODE VIOLATION~~ Determined that first layer only applies to primary frontage as illustrated in Figure 303-8 and code section 303-40(L).

Response: The proposed loading space is located more than 45' from the property line on US1 and within the second layer.

- Per section 303-(C) loading areas shall be screened as not to be visible from street. 2nd time requested.
  Response: A proposed building wall is extended to screen eth loading zone.

- Per Section 307-30(C) loading zones must be screened from view at street frontage by a building or screen wall 6' high with a planter at the street facing base of screen wall. Also per code, City may request additional screening. Revise accordingly. 2nd time requested. CODE VIOLATION
  Response: A proposed building wall is extended to screen the lading zone.

- Identify on plans if on street parking is included in provided parking count of 456 parking spaces.
  Response: On-street parking spaces have been identified on the site data table as not included in the parking totals.

11. (27.) SIGNAGE/MASTER SIGN PROGRAM:

- Per Section 505-90(D) identify total cumulative sign area allowed and deduct sign area proposed my each sign type. 2nd time requested.
  Response: Cumulative Sign Area is provided on Sheet A110.1.

- Per Section 505-200, provide the following:
  - Computation of the proposed and allowable total sign area;
  - Individual sign area;
  - Lettering heights;
  - Number of free standing signs with computations
  - Location of signage
  - Number of signs per occupant space (including window signs, door signage & address)

  Response: Allowable Total Sign Area, Individual Sign Area, Lettering Heights, Free Standing Sign, Sign Location and Number of Signs per Occupant Space are provided on Sheet A110.1.

- Monument signs are not permitted. Delete all references on plans. CODE VIOLATION
  Response: References of Monument Sign are deleted.

12. (28.) Per Section 306-20 and CRA Redevelopment Plan, must provide on street parking as illustrated in Proposed Typical Cross Section = CE-3 of the CRA Redevelopment Plan (copy

has been included with these comments for your reference). ~~Measurements of side walk do not meet CRA cross section~~ Revise accordingly.

- Identify 2' curb + 6' wide = 8' wide parking stall
- Per Section 265-20(D) parallel parking space must be 8' X 23'. Revise accordingly.

Response: Parallel parking stalls have been revised to be 8'x23' as required.

13. (29.) COMPLETE STREETS – Per Section 309-10(C)(1) construction of on-street parking AND instillation of street furniture (including, but not limited to, benches, transit shelters, street lights, waste bins, and bike racks or lockers) for the street frontage abutting the property line of the development site, pursuant to the specifications approved by the City Commission in the CRA Redevelopment Plan; no street furniture provided. CODE VIOLATION. Revise accordingly or provide private agreement or payment in lieu as described in Section 309-10(C) (2 & 3).

- Identify the number of benches, waste bins, street lights and bike racks proposed and locate on plans.
- Provide product detail of all street furnishings.

Response: We have proposed benches, waste bins, bike racks, and street lights for all of the street frontages. We have also provided quantities of each. Please refer to the updated plans. Product cut-sheets have been provided on the plans as well.

14. (30.) Per Section 303-40(L) & (N) identify building frontage type for all 3 street frontages and identify in tabular form required and proposed building placement. 2nd time requested.
    - Shopfront: 0' – 5'
    - Shopfront with arcade: 0' – 10'

Response: The Applicant is requesting a Variation in Design.

15. (31.) Per Section ~~33-40(L)~~ <u>303-40(L)</u> and Figure 303 entitled "Building Placement" corner street setback or secondary street BTL required is 0' – 5'.
    - between 7' – 100' proposed, <u>located on NE 1 Court front</u>age. CODE VIOLATION. Revise accordingly. 2nd time requested.
    - Between 5.1' – 5.3' proposed on East Dania Beach Boulevard. Revise Accordingly.

Response: The Applicant is requesting a Variation in Design.

16. (32.) BUILDING FRONTAGE STANDARDS <u>located on NE 1 Court frontage,</u> Per Section 303-40(M):
    - 70% of the building is required to be located on the BTL, which is 0' – 5', currently 0% is located on the BTL. CODE VIOLATION. Revise accordingly. 2nd time requested.

- Maximum allowable recess from the BTL is 10'; 100' proposed. CODE VIOLATION. Revise Accordingly. 2nd time requested.

Response: The Applicant is requesting a Variation in Design.

17. (33.) UPPER STORY SETBACK STANDARDS, Per Section 303-40(P) 10' recess required at 6th story, 0' provided. CODE VIOLATION. Variance has been requested. 2nd time requested.
Response: The Applicant is requesting a Variation in Design.

18. (35.) MASS & ARTICULATION, per Section 525-30(B) uniform cornice height between 25' & 35' above finished grade is required. CODE VIOLATION. Variance has been requested. 2nd time requested.
Response: The Applicant is requesting a Variation in Design.

19. (37.) Provide building elevations with plant material showing plantings with one (1) year of maturity.
Response: Plant Materials have been added to building elevations.

20. (38.) Park Impact Fee: per Section 805-110 & Reso. No. 2014-071, $1,364.00 per multifamily dwelling (368 X 1364 = $501,953) must be paid prior to issuance of a building permit.
Response: Understood.

21. (39.) Per Section 305-50 (H), Performance Bonds. "Participants in the voluntary green building program, at the time of building permit application, shall post a performance bond, letter of credit, or other form of surety approved by the City Attorney, CODE VIOLATION CODE VIOLATION" in the amount described by the regulations.
Response: Understood.

22. (40.) SUSTAINABLE BUILDING PRACTICES:
    - Per Section 305-50(F) Provide the following:
        - 2) "Written statement identifying the review options selected by the applicant..."
        - 3) "A completed residential greed development/building checklist, with a narrative explanation of how the green building measure is being incorporated."
        - 5) "A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans."
        - 6) "Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentive."
        - 7) "A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development

director is a part of the development team and shall remain part of the project team throughout its duration."

Response: The applicant will pursue and implement either LEED certification or Florida Green Building Coalition Certification for the Trion project, per Code requirements for the City of Dania Beach. The Applicant will engage the services of a third party green building expert professional, accredited in both LEED and FGBC, as part of the development team and this consultant shall remain a part of the project team throughout its duration. See attached.

23. (41.) **RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed & sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip.** Based on study by TrafTech dated June 2016, the project will generate 325 PM Peak hour trips, which will require payment of $6,909.50 (325x21.26) must be paid prior to issuance of a building permit.

    Response: Traffic Study was submitted July 20th. Per comments from Ron Novarro, the study has been updated. Please see attached.

24. (42.) The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

    Response: Understood.

NOTES:

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924- 6085 X3650 to schedule a pre-application meeting.**
- **IMPACT FEES: Impact fees that will be required for the project were e-mailed to Joe Handley on 1-26-15.**

Division: CRA
Member: Rachel Bach

1. The SW Perspective appears to be inconsistent the elevations.
   Response: The elevations are generated by the same 3-D model that created the perspectives. The Architect has verified and confirmed that the design is consistent.

2. Rather see more height concentrated on the corner of Federal/E. Dania Beach Blvd. and less height on the easterly parcel.
   Response Comment noted.

3. What is the shadow effect on the pool area and at what time of day? Also, could the above comment mitigate some of that?
   Response: The pool area will receive direct sunlight from morning till late afternoon during the summer due to a high sun angle; it will receive morning sunlight, and about half of the pool deck will be shaded in the afternoon during the winter months due to a lower sun angle. The deck will be shaded for late afternoon sun all year.

Division: Landscape Review
Member: Daniel Parobok

The following comments are based on a review of the dated 05/24/2016, and submitted to the City on 05/27/2016, 2016, for compliance with the City of Dania Beach Code of Ordinances:

1. Per Sec 275-80(C), the tree survey table shall provide the dollar value of all specimen trees calculated in accordance with section 825-140 of Dania Beach Code.
   Response: Updated the tree disposition sheet to include this required information. Refer to sheet TS-1.

2. Sec. 275-110 (D) requires that the proposed pocket park meet the following requirement:

   - A six-foot masonry wall 5 feet from the residential lot;
   - Shrubs shall be installed one per every three feet of residential area between the wall and the residential property;
   - The area between the wall and the commercial property shall be landscaped by providing a tree every 40 feet staggered from the ones on the other side of the wall.

   Response: This issue was discussed prior to DRC Submittal with Corinne, and it was resolved as per the plans layout. Please reach out and discuss with Corinne for verification.

3. Please indicate which trees are being used to fulfill each landscape requirement on the landscape plan.
   Response: See updated planting plan and planting calculations identifying that each landscape requirement is fulfilled.

4. Please submit a PDF landscape plan to Daniel Parobok at daniel.parobok@metriceng.com.
   AAResponse: Provided PDF plan to Daniel during this DRC Re-Submittal process.

Informational notes:

i. Please provide a point-by-point response to each of the above comments.
ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an Interim review prior to your next official submittal, to expedite your landscape plan approval process.
iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS

Division: Engineering Comments
Member: Sherie Dunleavy

Site Plan: SP-03 Trion of Dania Beach
Civil EOR: Craven Thompson & Associates AOR: Architectural Alliance

1. Provide traffic study. Refer to the attached updated guidelines.
   Response Traffic Study was submitted July 20th. Per comments from Ron Novarro, the study has been updated. Please see attached.

2. Existing sewer forcemain on NE 1st Court must be reflected on survey plans.
   Response: The existing sewer forcemain on NE 1st Court is now reflected on the plans.

3. Discuss with Fire Department for water looping requirement for this site.
   Response: 8" water main along NE 1st Court is to be looped back to the existing 6" water main within NE 1st Ct and Dania Beach Blvd road as discussed with Fire Department.

4. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection including other offsite development. Please contact Sherie Dunleavey, Office Manager, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: sdunleavey@ci.daniabeach.fl.us
   Response: : Per our discussion with Ronnie Navarro, a meeting is not necessary until time of permit.

5. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.
   Response: This will be obtained by surveyor and provided with final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

TRAFFIC ANALYSIS GUIDELINES/APPLICATION Note: This analysis is required for all proposed new site developments and shall be submitted with the project application form (below). Traffic Impact Study shall be based on the Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the FDOT Transportation Site Impact Handbook, 2014; FDOT Quality/Level of Service Handbook, 2013; the Broward County Comprehensive Plan — Transportation Element, 2014; the City of Dania Beach Land Development Code and other related published literatures.

[GUIDELINES/APPLICATION ORIGINALLY PROVIDED AS PART OF DRC COMMENTS BUT OMITTED FROM RESPONSE DOCUMENT FOR BREVITY]

Division: BSO/Dept of Fire Rescue & Emergency Services/Fire Marshall's Office
Member: Sean Brown, Battalion Chief/Plans Examiner & Michael Cassano, Fire Marshal

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

TIER 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
   a. Demonstrate turning radii for the entry from Federal Highway on the east side of the structure.
      Response: Turning radii have been provided for the entry from Federal Highway on the east side of the structure as requested by Fire Marshall.

   b. Demonstrate turning radii for all 1st floor garage turns to accommodate BSO Rescue Trucks (Minimum Inside radius of 24'10"; Outside radius of 36'10")
      Response: Turning radii have been provided for all 1st floor garage turns to accommodate BSO Rescue. An exhibit has been provided to BSO for their approval.

   c. Demonstrate a minimum vertical clearance of 14' throughout the 1 st floor garage to accommodate BSO Rescue Trucks.
      Response: 14' clearance in the garage is shown on Building Section 3/A109.

   d. Provide FD access to the 1 st floor corridor from valet area for the east building
      Response: An access is provided through the service vestibule in the garage to the first floor corridor.

   e. Provide double sided doors for passenger elevator #4
      Response: Passenger Elevator #4 in the garage is deleted in the revised design. The FD will have access to Passenger Elevator 2 and 3 in the residential lobby from both sides of the lobby, through the access added in Comment 1d above and the lobby entrance on NE 1st Court.

2. Water Supply Information as follows:
   a. Water mains must be looped on the north side of the project with minimum 8" water mains.
      Response: Per discussion, an 8" water main is provided along the west side of the building as a fire main. An 8" water main is also provided along NE 1st Court, east of the property, that loops back to the existing 6" water main within NE 1st Court and the 12" water main within Dania Beach Blvd.

   b. Additional fire hydrants in the following locations:
      i. Off the required looped 8" fire main on the north side of the project (on NE 1 Ave.) - You can move the proposed hydrant that is currently on the 6" main to this location.
         Response: A fire hydrant has been moved to the north end of the property on NE 1st Ave.

      ii. Off the proposed 8" fire main on NE 1 st Ct. at the north end of the property.
         Response: A proposed fire hydrant has been added on NE 1st Ct at the north end of the property which is fed from the proposed 8" water main.

      iii. Proposed hydrant on NE 1 st Ct. must be off the 12" main; not the 6" main – please correct
         Response: The proposed hydrant on NE 1st Court is off of the proposed 8" main as discussed during our meeting.

   c. One additional FDC at the NE corner of the property on NE 1st Ct.
      Response: An additional FDC has been added at the NE corner of the property an NE 1st Court.

   d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
      Response: Locations of the FDCs on the exterior of the building have been revised and are now shown on the plan.

3. Proof of Water Supply & Fire Flow Demand as follows:
   a. Fire hydrant flow test must be accompanied with the 24 hour pressure recording; In addition the flow test data & chart must be on company letterhead from the company performing the test; finally, please identify on the test the name of the BSO Fire Inspector that accompanied and witnessed the test on the documentation.
      Response: Fire flow results have been provided. BSO was not present at the time of the test.

b. Fire Flow Demand Calculations must be signed and sealed by the Licensed Engineer of Record.
Response: Comment noted. The calculations have been signed and sealed as requested.

c. The Application for the Approval of the Fire Protection Water Supply Design must be signed by the owner or agent
Response: Comment noted. The owners signature has been added to the application.

4. Statement of verification from the design professional of record, on official company letterhead, must state that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations are in compliance with **the Broward County Land Use Code and the Florida Fire Prevention Code. In addition, this document must have the seal and signature of the engineer).**
Response: Comment noted. The request document has been signed and sealed.

5. Provide an egress plan demonstrating and dimensioning all common paths of travel, dead end corridor distances and travel distances to all exits within the buildings and/or structures.
Response: Life Safety Plans Sheet LS1 and LS2 are added to show exit design strategies.

TIER 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

6. Additional Fire Department Access Information as follows:
   a. Fire Lane locations and striping detail (demonstrated)
   b. "NO PARKING" sign locations and sign details demonstrated – Provide Details
   c. Fire Department Access Routes During Construction

   Response: CT Response: a. Fire lane location and striping detail have been added to the plans.
   b. "NO PARKING" sign location and details have been added to the plans.
   Address Detail – Provide details for the numbers (size, coloring, etc.)

   Response: Provided by architect.

THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE. [EXPLANATORY INFORMATION OMITTED FROM RESPONSE DOCUMENT FOR BREVITY]. (Fire Dept Access Reqs., Fire Hydrants & Fire Protection Reqs, Water Supply Reqs, Application for Approval of Fire Protection Water Supply Design)

ATTACHMENTS

July 27, 2016

Corrine LaJoie, AICP
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach

Ms. LaJoie,

Please accept this letter as authorization to allow the application and application fees associated with Project Nos. SP-03-15; VC-05-15; VC-06-15; VC-07-15; VA-04-15; VA-08-15; VA-09-15; and VA-10-15 to be transferred to the new applicant so that they may continue the development approval process related to the above referenced project.

If you should have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,
CTKO Dania Venture, LLC

By: _____
Kenneth T. Barber, Manager

State of Florida
County of Broward

The foregoing was acknowledged before me this 27th day of July, 2016 by Kenneth T. Barber. He is personally known to me.

Notary Public State of Florida
Phyllis M Baker
My Commission FF 117838
Expires 05/23/2018

Phyllis M Baker
PHYLLIS M. BAKER

AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

June 21, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Trion at Dania Beach, Dania Beach FL
Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Trion at Dania Beach Residential development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: http://www.dot.state.fl.us/aviation/obstructions.shtm.

- No building, structure or vegetation on the site may exceed 99 feet above ground level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.

- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Trion at Dania Beach residential development, and is based on the Site Plan, dated May 24, 2016, and the Architectural Plans, Sheet A101 through A110, dated March 24, 2016, prepared by Dorsky +Yue International Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,

Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

LEED Checklist

LEED Goal: Certified

Dania Beach Mixed Use

Credit	Title	Y	?	N
Project Information				
PI 1	Project Information 1	0	0	0
PI 2	Project Information 2	0	0	0
PI 3	Project Information 3	0	0	0
PI 4	Project Information 4	0	0	0
		0	**0**	**0**
Sustainable Sites				
SS p1	Construction Activity Pollution Prevention	0	0	0
SS 1	Site Selection	1		
SS 2	Development Density & Community Connectivity	5		
SS 3	Brownfield Redevelopment	1		
SS 4.1	Public Transportation	3	3	
SS 4.2	Bike Storage and Changing Rooms			1
SS 4.3	Low Emitting & Fuel Eff Vehicles	3		
SS 4.4	Parking Capacity	2		
SS 5.1	Protect or Restore Habitat			1
SS 5.2	Maximize Open Space	1		
SS 6.1	Stormwater, Quantity	1		
SS 6.2	Stormwater, Quality	1		
SS 7.1	Heat Island, Site	1		
SS 7.2	Heat Island, Roof	1		
SS 8	Light Pollution			1
		20	**3**	**3**
Water Efficiency				
WE p1	Water Use Reduction	0	0	0
WE 1	Water Efficient Landscaping	2	0	2
WE 2	Innovative Wasterwater Technologies			2
WE 3	Water Use Reduction	4		
		6	**0**	**4**
Energy and Atmosphere				
EA p1	Fundamental Commissioning	0	0	0
EA p2	Minimum Energy Performance	0	0	0
EA p3	Fundamental Refrigerant Management	0	0	0

LEED Checklist

LEED Goal: Certified

Credit	Title	Y	?	N
EA 1	Optimize Energy Performance	2	3	14
EA 2	On-site Renewable Energy		0	7
EA 3	Enhanced Commissioning	2		
EA 4	Enhanced Refrigerant Management			2
EA 5	Measurement & Verification		1	2
EA 6	Green Power		2	
		4	**6**	**25**

Materials and Resources

MR p1	Storage & Collection Recyclables	0	0	0
MR 1.1	Bldg - Maintain Existing Walls, Floors, and Roof			3
MR 1.2	Bldg Reuse - Maintain Interior Nonstructural Elements			1
MR 2	Construction Waste Management	2		
MR 3	Material Reuse			2
MR 4	Recycled Content	1	1	
MR 5	Regional Materials	2		
MR 6	Rapidly Renewable Materials			1
MR 7	Certified Wood			1
		5	**1**	**8**

Indoor Environmental Quality

IEQ p1	Minimum Indoor Air Quality Performance	0	0	0
IEQ p2	Environmental Tobacco Smoke Control	0	0	0
IEQ 1	Outdoor Air Delivery Monitoring			1
IEQ 2	Increased Ventilation			1
IEQ 3.1	Construction IAQ Management Plan - During Construction	1		
IEQ 3.2	Construction IAQ Management Plan - Before Occupancy			1
IEQ 4.1	Adhesives & Sealants	1		
IEQ 4.2	Paints & Coatings	1		
IEQ 4.3	Flooring Systems	1		
IEQ 4.4	Composite Wood and Agrifiber		1	
IEQ 5	Indoor Chemical Pollutant Source Control			1
IEQ 6.1	Controllability of Systems - Lighting	1		
IEQ 6.2	Controllability of Systems - Thermal Comfort	1		
IEQ 7.1	Thermal Comfort - Design			1

LEED Checklist

LEED Goal: Certified

Credit	Title	Y	?	N
IEQ 7.2	Thermal Comfort - Verification			1
IEQ 8.1	Daylight		1	
IEQ 8.2	Views	1		
		7	**2**	**6**

Innovation and Design

ID 1.1	Innovation and Design: SSc4.1- Exemplary Performance		1	
ID 1.2	Innovation and Design: SSc5.2- Exemplary Performance		1	
ID 1.3	Innovation and Design: TBD - Exemplary Performance		1	
ID 1.4	Innovation and Design: Green Cleaning		1	
ID 1.5	Innovation and Design: Green Education		1	
ID 2	LEED AP	1		
		1	**5**	**0**

Regional Priority

RP 1	Regional Priority SSc5.2		1	
RP 2	Regional Priority WEc2			1
RP 3	Regional Priority MRc5		1	
RP 4	Regional Priority EAc1 (28%)			1
		0	**2**	**2**
		43	**19**	**48**

40 - 49 = CERTIFIED
50 - 59 = SILVER
60 - 79 = GOLD
80 - 110 = PLATINUM

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

August 10, 2016

Ms. Corinne LaJoie
Principal Planner
City of Dania Beach
1000 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach
SP-03-15

Dear Ms. LaJoie:

Please find herein a narrative for the points being pursued to obtain LEED certification for the project:

Sustainable Sites:

SS 1 Site Selection – *property not on prime farmland, land specifically identified as habitat for threatened or endangered species, or public parkland.*

SS 2 Development Density & Community Connectivity - *development density exceeding 60,000 SF per acre, vicinity of site with respect to residential area and basic services within a half-mile radius, and pedestrian access.*

SS 3 Brownfield Redevelopment – *redevelopment property with environmental site assessment.*

SS 4.1 Public Transportation – *project within ¼ mile of bus stop and pedestrian access.*

SS 4.3 Low Emitting & Fuel Eff Vehicles – *provide preferred parking for low-emitting and fuel-efficient vehicles.*

SS 4.4 Parking Capacity – *parking to meet but not exceed minimum local zoning requirement.*

SS 5.2 Maximize Open Space – *provide vegetated open space.*

SS 6.1 Stormwater, Quantity – *stormwater management plan to prevent post-development peak discharge rate from exceeding predevelopment discharge.*

FORT LAUDERDALE
CLEVELAND
WASHINGTON WWW.DORSKYYUE.COM

PHONE 954.703.7830 101 N.E. 3RD AVENUE SUITE 500
FAX 954.524.8604 FORT LAUDERDALE, FLORIDA 33301

AA26002045

SS 6.2 Stormwater, Quality – *designed in accordance to standards and specifications of a state or local program.*

SS 7.1 Heat Island, Site – *provide tree canopy or shade structure.*

SS 7.2 Heat Island, Roof – *install high-albedo roof surfaces.*

Water Efficiency:

WE 1 Water Efficient Landscape – *use of efficient irrigation system and landscaping that does not require permanent irrigation systems.*

WE 4 Water Use Reduction – *no refrigeration equipment using once-through cooling with potable water, use of low-flow plumbing fixtures.*

Energy and Atmosphere:

EA 1 Optimize Energy Performance – *demonstrate a percentage improvement in the proposed building performance rating compared with the baseline building performance rating.*

EA 3 Enhanced Commissioning – *designate an independent commissioning authority prior to the start of the construction document phase.*

Materials and Resources:

MR 2 Construction Waste Management – *divert construction and demolition debris from disposal in landfills and incineration facilities by recycle and/or salvage of non-hazardous materials.*

MR 4 Recycled Content – *specify building products that incorporate recycled content materials.*

MR 5 Regional Materials – *use materials manufactured within 500 miles of the project site.*

Indoor Environmental Quality:

IEQ 3.1 Construction IAQ Management Plan – During Construction – *meet or exceed recommended control measures, protect stored on-site and installed absorptive materials from moisture damage.*

IEQ 4.1 Adhesives and Sealants – *use of low-emitting adhesive products.*

IEQ 4.2 Paints & Coatings - *use of low-emitting interior paint and coatings.*

IEQ 4.3 Flooring Systems – *use of low-emitting flooring systems.*

IEQ 6.1 Controllability of Systems – Lighting – *provide individual lighting control for building occupants.*

IEQ 6.2 Controllability of Systems – Thermal Comfort – *provide individual comfort controls for building occupants to enable adjustments to meet individual needs and preferences.*

IEQ 8.2 – View – *provide building occupants a connection to the outdoor through the introduction of daylight and views.*

Innovation and Design:

ID 2 LEED AP – *at least one principal participant of the project team shall be a LEED Accredited Professional.*

Please do not hesitate to contact us should you have any questions.

Sincerely,

DORSKY + YUE INTERNATIONAL, LLC.

Sema Atis, LEED AP

AFFIDAVIT – Green Building Expert Professional

I, Dev Motwani, as the Manager of Ramesh Acquisitions, LLC, affirm that a Green Building Expert Professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the Community Development Director will be part of the Development Team and will remain a part of the Trion Project Team for the duration of the project.

Signed: _____

Print Name: Dev Motwani
Manager
Ramesh Acquisitions, LLC

Date of Signing: August 10, 2016

ERINLEA ESLINGER
MY COMMISSION # FF 965978
EXPIRES: March 25, 2020
Bonded Thru Notary Public Underwriters

Notary Public

My commission expires on March 25, 2020

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

July 20, 2016

Ms. Corinne LaJoie
Principal Planner
City of Dania Beach
1000 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach
SP-03-15

Dear Ms. LaJoie:

To the best of my professional ability and knowledge, this is to certify that the undersigned is part of the Development Design Team for the project seeking Leadership in Energy and Environmental Design (LEED) certification.

Please do not hesitate to contact us should you have any questions.

Sincerely,

DORSKY + YUE INTERNATIONAL, LLC.

Sema Atis, LEED AP

FORT LAUDERDALE
CLEVELAND
WASHINGTON WWW.DORSKYYUE.COM

PHONE **954.703.7830** 101 N.E. 3RD AVENUE SUITE 500
FAX **954.524.8604** FORT LAUDERDALE, FLORIDA 33301

AA26002045

ARCHITECT AFFIDAVIT

I, Victor Yue, as the Architect for the Trion Project in Dania Beach, affirm that to the best of our professional ability and knowledge, applicable provisions have been incorporated in the design of the above referenced project for implementation of green building measures to meet Leadership in Energy and Environmental Design (LEED) certification sought for the development.

Signed: _____

Print Name: Victor Yue, AIA
Dorsky + Yue International, LLC

Date of Signing: August 12, 2016

_____
Notary Public

My commission expires on 1/26/2019

Jeniffer Miranda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF192665
Expires 1/26/2019

May 23, 2016

Department of Fire Rescue and Emergency Services
Fire Marshal's Bureau – Dania Beach District
103 West Dania Beach Boulevard
City of Dania Beach, Florida 33304

CRAVEN THOMPSON
& ASSOCIATES INC.
Engineers
Planners
Surveyors
Landscape Architects

RE: TRION AT DANIA BEACH
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU DANIA BEACH DISTRICT
STATEMENT OF VERIFICATION
CTA PROJECT NO. 05-0136-003-02

Statement of Verification:

The Trion Site at Dania Beach is in the preliminary stages of design and at this point in time is anticipated to be about 230,000 sf. The proposed building is serviced by a 12" water main installed by the City of Dania Beach. Based on the preliminary information provided by the architect it is our understanding that the facility will be in compliance with the required water main sizing, fire hydrant spacing, and fire hydrant locations. The buildings are anticipated to be Type I.

If you have any questions, please do not hesitate to contact me at (954) 739-6400 or by email at cedwards@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

CHAD EVERETT EDWARDS
LICENSE
No. 59306
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHAD E. EDWARDS, P.E.
Senior Supervising Engineer
Florida Registration No. 59306

CEE/tg

RECEIVED
AUG 15 2016
Planning Department

563 N.W. 53rd Street
ort Lauderdale, FL 33309-6311
54)739-6400
x (954) 739-6409

May 23, 2016

Mr. Sean Brown
City of Dania Beach
Fire Department
100 West Dania Beach Boulevard
Dania Beach, Florida 33004-3643

RE: TRION AT DANIA BEACH
FIRE FLOW CALCULATION AND SUMMARY
CTA PROJECT NO. 05-0136-003-02

CRAVEN THOMPSON
& ASSOCIATES INC.
Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Brown:

Please find below our response to Comment No. 2 of your DRC comments.

The proposed buildings consist of Type I construction with the building equaling a square footage of approximately 230,000 sf which per NFPA TABLE 18.4.5.1.2 "Minimum Required Fire Flow and Flow Duration for Buildings require a fire flow of 5,250 gpm. Per 18.4.5.2.1, a reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm (3785 L/min). Since our buildings will have an approved automatic sprinkler system the 5,250 gpm requirement gets reduced to 1,312 gpm. Per the attached fire flow test conducted at the site the existing system is capable of supplying this requirement.

If you have any questions, please do not hesitate to contact me at (954) 739-6400 or by email at cedwards@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

CHAD E. EDWARDS, P.E.
Senior Supervising Engineer
Florida Registration No. 59306

CEE/tg

RECEIVED
AUG 15 2016
Planning
Department

563 N.W. 53rd Street
ort Lauderdale, FL 33309-6311
54)739-6400
ax (954) 739-6409

DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265

APPLICATION FOR APPROVAL
FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 05-22-16

Application #: _____

Name of Project/Development: Trion at Dania Beach

Address of Project/Development: 10 North Federal Highway, Dania Beach FL.

Owner/Agent: CTKO DANIA VENTURE LLC

Design Professional of Record: Chad Edwards

Water Purveyor: City of Dania Beach

Water Purveyor Address: City of Dania Beach

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is Type I in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,312 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2009 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:	Date
CM	8-10-16
Signature – Design Professional of Record	Date

WATER FLOW TEST REPORT

HYDRANT # & LOCATION: Dania Beach Blvd. & NE 1st Avenue DATE: 7/13/2006

TEST BY: CTA Day or Week: Tuesday TIME OF DAY: 10:15 MIN. OF FLOW 2

WATER SUPPLIED BY: Municipal

PURPOSE OF TEST: Fire Flow

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	16		
GPM:	**670**	0	0

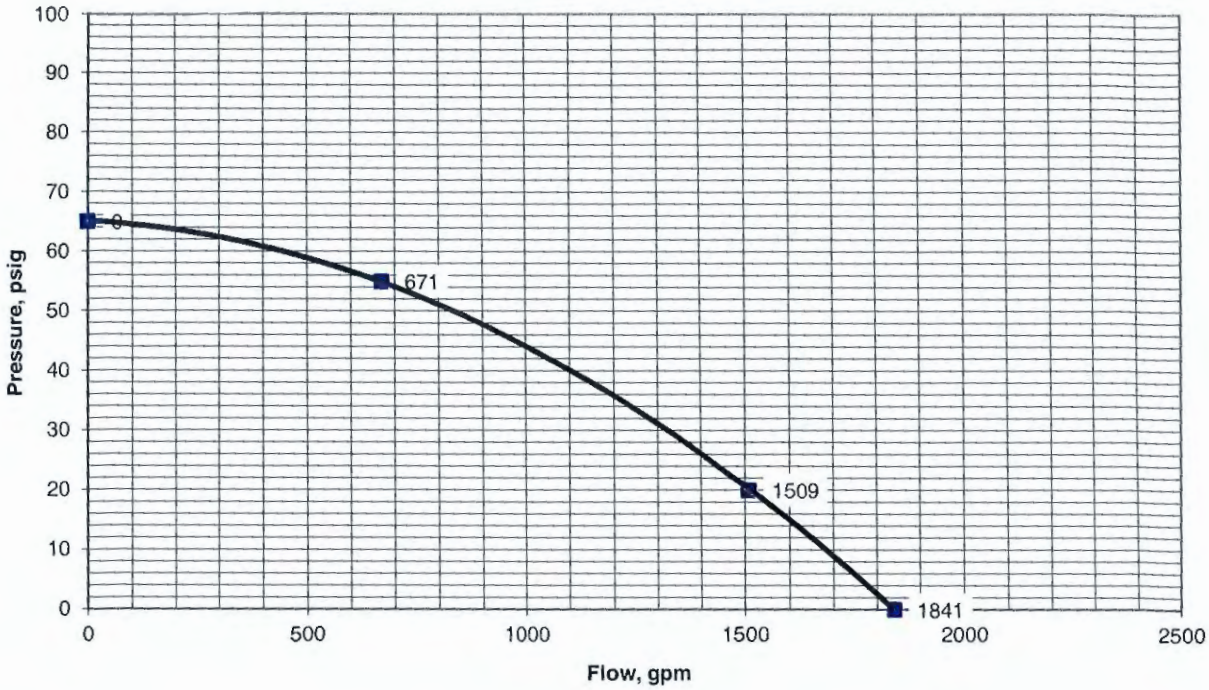
TOTAL FLOW DURING TEST: **670** GPM

STATIC READING: 65 PSI RESIDUAL: 55 PSI

RESULTS: AT 20 PSI RESIDUAL **1509** GPM AT 0 PSI **1841** GPM

ESTIMATED CONSUMPTION: **1340** GAL.

REMARKS:



Lajoie, Corinne

From: Robert Lochrie III <rlochrie@lochrielaw.com>
Sent: Sunday, September 25, 2016 9:56 PM
To: Lajoie, Corinne
Cc: Joe Handley (jhandley@craventhompson.com); Cathy Donn (cdonn@craventhompson.com); leigh kerr; LaFerrier, Marc; Ansbro, Tom; James E. White (JWhiteAICP@wsh-law.com); 'Victor Yue'; dev.motwani@gmail.com; Dale Reed (dale.reed@chieftainproperties.com)
Subject: RE: Trion
Attachments: DRC Re-Submittal Set Revised 8-15-16Trion5.pdf

Hi Corinne, thank you for continuing to follow up and I know there were a bunch of e-mails circulating late on Friday in response to your request below and some other requests. Let me try to consolidate them here to see if we can get on the same page. Also to see if there is anything else we are missing. I have added our architect and our client to the chain as I know there were multiple chains circulating.
Here is where I think we are as to the outstanding issues and please let me know if we stated anything incorrectly:

1. VARIANCES: There were four Variance requests under the original submittal. All four are no longer applicable and so all are withdrawn by the applicant. The Variances were the following:
    a. VA-04-15 for a drive through. The project no longer includes a drive-thru and so the Variance is no longer applicable
    b. VA-08-15 was for the horizontal step. Based on our meetings the Horizontal step will now be considered for approval as a Design Modification and the Variance is no longer applicable.
    c. VA-09-15 was for the building height. Based on our meetings the height was not eligible for variance and now that the Code has been amended the height can be approved as part of the Site Plan with a design modification.
    d. VA-10-15 was for the upper story setback. Based on our meetings the upper story setback will now be considered for approval as a Design Modification and the Variance is no longer applicable.
2. DESIGN MODIFICATIONS: As required by Code, the Applicant (through Leigh Kerr's office) submitted four separate Design Modification Applications in early August as part of the Site Plan Re-Submittal. The Design Modifications are each referenced in the Whereas clauses of the draft Resolution similar to the example sent to us. The Design Modifications are also referenced in the body of the Resolution. I did not included specific case numbers other than the overall site plan case number. If the City has assigned specific case numbers to the four design modification requests we could include those case numbers within the body of the Resolution as well.
3. POCKET PARK: I have attached the page of the site plan with the park information that was included in the last submittal. It is our understanding that it includes the correct number of seating areas and specifies shaded seating. If we are missing anything else we can certainly include that. We understand (or suggest) that an additional condition of approval is that the developer record an easement agreement in a form acceptable to the City Attorney regarding the pocket park prior to CO. It would include, for example, the specific legal description of the park and all obligations of the developer. If you would like we could add that to the resolution.

I know there are a lot of moving parts and we greatly appreciate the efforts and assistance the City has provided for this project. If we are missing anything or have confused anything just let me know.
Thanks and I just wanted to get this all down on paper as I understand it.
Thank you,
Robert

Lajoie, Corinne

From: Robert Lochrie III <rlochrie@lochrielaw.com>
Sent: Sunday, September 25, 2016 9:08 PM
To: Lajoie, Corinne
Cc: leigh kerr; 'Joe Handley'; 'Victor Yue'; dev.motwani@gmail.com; Dale Reed (dale.reed@chieftainproperties.com); LaFerrier, Marc
Subject: RE: Site Plan Resolution

Hi Corinne, no, we did not conduct any independent public meetings other than the public hearings that will be held as part of the approval process.

Robert B. Lochrie III, Esq.
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301
Direct: 954.779.1101
Main: 954.779.1119
Email: RLochrie@lochrielaw.com

From: Lajoie, Corinne [mailto:cchurch@daniabeachfl.gov]
Sent: Friday, September 23, 2016 2:52 PM
To: Robert Lochrie III
Cc: leigh kerr; 'Joe Handley'; 'Victor Yue'; dev.motwani@gmail.com; Dale Reed (dale.reed@chieftainproperties.com); LaFerrier, Marc
Subject: RE: Site Plan Resolution

In addition, if public meetings were held as requested please provide documentation, or even an email statement for the file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Robert Lochrie III [mailto:rlochrie@lochrielaw.com]
Sent: Friday, September 23, 2016 1:21 PM
To: Lajoie, Corinne
Cc: leigh kerr; 'Joe Handley'; 'Victor Yue'; dev.motwani@gmail.com; Dale Reed (dale.reed@chieftainproperties.com)
Subject: Site Plan Resolution

Hi Corinne, here is the Resolution we prepared in Word format for your use. I left you a very long-winded voice mail but essentially we went ahead and included all of the conditions of your last e-mail with the list of 20 with the exception of two. Those two (signed applications and neighborhood notice) did not appear to fit as conditions subsequent to approval of the Resolution. Please call or contact me if you have any questions.
Thanks and have a great weekend,
Robert

LOCHRIE & CHAKAS P.A.

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

August 10, 2016

Ms. Corinne LaJoie
Principal Planner
City of Dania Beach
1000 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach
SP-03-15

Dear Ms. LaJoie:

Please find herein a narrative for the points being pursued to obtain LEED certification for the project:

Sustainable Sites:

SS 1 Site Selection – *property not on prime farmland, land specifically identified as habitat for threatened or endangered species, or public parkland.*

SS 2 Development Density & Community Connectivity - *development density exceeding 60,000 SF per acre, vicinity of site with respect to residential area and basic services within a half-mile radius, and pedestrian access.*

SS 3 Brownfield Redevelopment – *redevelopment property with environmental site assessment.*

SS 4.1 Public Transportation – *project within ¼ mile of bus stop and pedestrian access.*

SS 4.3 Low Emitting & Fuel Eff Vehicles – *provide preferred parking for low-emitting and fuel-efficient vehicles.*

SS 4.4 Parking Capacity – *parking to meet but not exceed minimum local zoning requirement.*

SS 5.2 Maximize Open Space – *provide vegetated open space.*

SS 6.1 Stormwater, Quantity – *stormwater management plan to prevent post-development peak discharge rate from exceeding predevelopment discharge.*

FORT LAUDERDALE
CLEVELAND
WASHINGTON WWW.DORSKYYUE.COM

PHONE 954.703.7830 101 N.E. 3RD AVENUE SUITE 500
FAX 954.524.8604 FORT LAUDERDALE, FLORIDA 33301

SS 6.2 Stormwater, Quality – *designed in accordance to standards and specifications of a state or local program.*

SS 7.1 Heat Island, Site – *provide tree canopy or shade structure.*

SS 7.2 Heat Island, Roof – *install high-albedo roof surfaces.*

Water Efficiency:

WE 1 Water Efficient Landscape – *use of efficient irrigation system and landscaping that does not require permanent irrigation systems.*

WE 4 Water Use Reduction – *no refrigeration equipment using once-through cooling with potable water, use of low-flow plumbing fixtures.*

Energy and Atmosphere:

EA 1 Optimize Energy Performance – *demonstrate a percentage improvement in the proposed building performance rating compared with the baseline building performance rating.*

EA 3 Enhanced Commissioning – *designate an independent commissioning authority prior to the start of the construction document phase.*

Materials and Resources:

MR 2 Construction Waste Management – *divert construction and demolition debris from disposal in landfills and incineration facilities by recycle and/or salvage of non-hazardous materials.*

MR 4 Recycled Content – *specify building products that incorporate recycled content materials.*

MR 5 Regional Materials – *use materials manufactured within 500 miles of the project site.*

Indoor Environmental Quality:

IEQ 3.1 Construction IAQ Management Plan – During Construction – *meet or exceed recommended control measures, protect stored on-site and installed absorptive materials from moisture damage.*

IEQ 4.1 Adhesives and Sealants – *use of low-emitting adhesive products.*

IEQ 4.2 Paints & Coatings - *use of low-emitting interior paint and coatings.*

IEQ 4.3 Flooring Systems – *use of low-emitting flooring systems.*

IEQ 6.1 Controllability of Systems – Lighting – *provide individual lighting control for building occupants.*

IEQ 6.2 Controllability of Systems – Thermal Comfort – *provide individual comfort controls for building occupants to enable adjustments to meet individual needs and preferences.*

IEQ 8.2 – View – *provide building occupants a connection to the outdoor through the introduction of daylight and views.*

Innovation and Design:

ID 2 LEED AP – *at least one principal participant of the project team shall be a LEED Accredited Professional.*

Please do not hesitate to contact us should you have any questions.

Sincerely,

DORSKY + YUE INTERNATIONAL, LLC.

Sema Atis, LEED AP

LEED Checklist

LEED Goal: Certified

Dania Beach Mixed Use

Credit	Title	Y	?	N
Project Information				
PI 1	Project Information 1	0	0	0
PI 2	Project Information 2	0	0	0
PI 3	Project Information 3	0	0	0
PI 4	Project Information 4	0	0	0
		0	0	0
Sustainable Sites				
SS p1	Construction Activity Pollution Prevention	0	0	0
SS 1	Site Selection	1		
SS 2	Development Density & Community Connectivity	5		
SS 3	Brownfield Redevelopment	1		
SS 4.1	Public Transportation	3	3	
SS 4.2	Bike Storage and Changing Rooms			1
SS 4.3	Low Emitting & Fuel Eff Vehicles	3		
SS 4.4	Parking Capacity	2		
SS 5.1	Protect or Restore Habitat			1
SS 5.2	Maximize Open Space	1		
SS 6.1	Stormwater, Quantity	1		
SS 6.2	Stormwater, Quality	1		
SS 7.1	Heat Island, Site	1		
SS 7.2	Heat Island, Roof	1		
SS 8	Light Pollution			1
		20	3	3
Water Efficiency				
WE p1	Water Use Reduction	0	0	0
WE 1	Water Efficient Landscaping	2	0	2
WE 2	Innovative Wasterwater Technologies			2
WE 3	Water Use Reduction	4		
		6	0	4
Energy and Atmosphere				
EA p1	Fundamental Commissioning	0	0	0
EA p2	Minimum Energy Performance	0	0	0
EA p3	Fundamental Refrigerant Management	0	0	0

LEED Checklist

LEED Goal: Certified

Credit	Title	Y	?	N
EA 1	Optimize Energy Performance	2	3	14
EA 2	On-site Renewable Energy		0	7
EA 3	Enhanced Commissioning	2		
EA 4	Enhanced Refrigerant Management			2
EA 5	Measurement & Verification		1	2
EA 6	Green Power		2	
		4	6	25

Materials and Resources

MR p1	Storage & Collection Recyclables	0	0	0
MR 1.1	Bldg - Maintain Existing Walls, Floors, and Roof			3
MR 1.2	Bldg Reuse - Maintain Interior Nonstructural Elements			1
MR 2	Construction Waste Management	2		
MR 3	Material Reuse			2
MR 4	Recycled Content	1	1	
MR 5	Regional Materials	2		
MR 6	Rapidly Renewable Materials			1
MR 7	Certified Wood			1
		5	1	8

Indoor Environmental Quality

IEQ p1	Minimum Indoor Air Quality Performance	0	0	0
IEQ p2	Environmental Tobacco Smoke Control	0	0	0
IEQ 1	Outdoor Air Delivery Monitoring			1
IEQ 2	Increased Ventilation			1
IEQ 3.1	Construction IAQ Management Plan - During Construction	1		
IEQ 3.2	Construction IAQ Management Plan - Before Occupancy			1
IEQ 4.1	Adhesives & Sealants	1		
IEQ 4.2	Paints & Coatings	1		
IEQ 4.3	Flooring Systems	1		
IEQ 4.4	Composite Wood and Agrifiber		1	
IEQ 5	Indoor Chemical Pollutant Source Control			1
IEQ 6.1	Controllability of Systems - Lighting	1		
IEQ 6.2	Controllability of Systems - Thermal Comfort	1		
IEQ 7.1	Thermal Comfort - Design			1

LEED Checklist

LEED Goal: Certified

Credit	Title	Y	?	N
IEQ 7.2	Thermal Comfort - Verification			1
IEQ 8.1	Daylight		1	
IEQ 8.2	Views	1		
		7	2	6

Innovation and Design

ID 1.1	Innovation and Design: SSc4.1- Exemplary Performance		1	
ID 1.2	Innovation and Design: SSc5.2- Exemplary Performance		1	
ID 1.3	Innovation and Design: TBD - Exemplary Performance		1	
ID 1.4	Innovation and Design: Green Cleaning		1	
ID 1.5	Innovation and Design: Green Education		1	
ID 2	LEED AP	1		
		1	5	0

Regional Priority

RP 1	Regional Priority SSc5.2		1	
RP 2	Regional Priority WEc2			1
RP 3	Regional Priority MRc5		1	
RP 4	Regional Priority EAc1 (28%)			1
		0	2	2
		43	19	48

40 - 49 = CERTIFIED
50 - 59 = SILVER
60 - 79 = GOLD
80 - 110 = PLATINUM

AFFIDAVIT – Green Building Expert Professional

I, Dev Motwani, as the Manager of Ramesh Acquisitions, LLC, affirm that a Green Building Expert Professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the Community Development Director will be part of the Development Team and will remain a part of the Trion Project Team for the duration of the project.

Signed: _____

Print Name: Dev Motwani
Manager
Ramesh Acquisitions, LLC

Date of Signing: August 10, 2016

ERINLEA ESLINGER
MY COMMISSION # FF 985378
EXPIRES: March 25, 2020
Bonded Thru Notary Public Underwriters

Notary Public

My commission expires on March 25, 2020

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

July 20, 2016

Ms. Corinne LaJoie
Principal Planner
City of Dania Beach
1000 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach
SP-03-15

Dear Ms. LaJoie:

To the best of my professional ability and knowledge, this is to certify that the undersigned is part of the Development Design Team for the project seeking Leadership in Energy and Environmental Design (LEED) certification.

Please do not hesitate to contact us should you have any questions.

Sincerely,

DORSKY + YUE INTERNATIONAL, LLC.

Sema Atis, LEED AP

FORT LAUDERDALE
CLEVELAND
WASHINGTON WWW.DORSKYYUE.COM

PHONE **954.703.7830** 101 N.E. 3RD AVENUE SUITE 500
FAX **954.524.8604** FORT LAUDERDALE, FLORIDA 33301

AA26002045

ARCHITECT AFFIDAVIT

I, Victor Yue, as the Architect for the Trion Project in Dania Beach, affirm that to the best of our professional ability and knowledge, applicable provisions have been incorporated in the design of the above referenced project for implementation of green building measures to meet Leadership in Energy and Environmental Design (LEED) certification sought for the development.

Signed: _____

Print Name: Victor Yue, AIA
Dorsky + Yue International, LLC

Date of Signing: August 12, 2016

_____
Notary Public

My commission expires on 1/26/2019

Jeniffer Miranda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF192665
Expires 1/26/2019

BROWARD COUNTY
FLORIDA

AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

June 21, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Trion at Dania Beach, Dania Beach FL
Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Trion at Dania Beach Residential development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: http://www.dot.state.fl.us/aviation/obstructions.shtm.

- No building, structure or vegetation on the site may exceed 99 feet above ground level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.

- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Trion at Dania Beach residential development, and is based on the Site Plan, dated May 24, 2016, and the Architectural Plans, Sheet A101 through A110, dated March 24, 2016, prepared by Dorsky +Yue International Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,

Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ▪ Fort Lauderdale, Florida 33301 ▪ Phone: 954.357.6695

May 23, 2016

RECEIVED
MAY 27 2016

RECEIVED
JUN 01 2016
Planning Department

Leigh R. Kerr, AICP, President
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301

Dear Mr. Kerr:

Re: Platting requirements for a parcel legally described as Lots 15 – 24, Block 12, "Town of Modelo," according to the Plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, less a portion for right-of way purposes, said lands situate, lying and being in Broward County, Florida; together with Lots 27 – 31, Block 2, "Amended Plat of Block 2, Eskilson Addition to the City of Dania," according to the Plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Broward County, Florida, less a portion of Lot 27 for right-of-way purposes; together with Lots 1 – 6, Block 1, and Lots 1 – 3, Block 6, "Beachway," according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Broward County, Florida, less a portion for right-of-way purposes. These parcels are located on the north side of Dania Beach Boulevard, between Northeast 1 Court and Federal Highway/U.S. 1, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting is <u>not</u> required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless <u>all</u> of the following conditions are met:

a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 2.62 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Ivan Cabrera, Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:IJC

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

July 27, 2016

Corrine LaJoie, AICP
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach

Ms. LaJoie,

Please accept this letter as authorization to allow the application and application fees associated with Project Nos. SP-03-15; VC-05-15; VC-06-15; VC-07-15; VA-04-15; VA-08-15; VA-09-15; and VA-10-15 to be transferred to the new applicant so that they may continue the development approval process related to the above referenced project.

If you should have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,
CTKO Dania Venture, LLC

By: _____
Kenneth T. Barber, Manager

RECEIVED
AUG 15 2016
Planning Department

State of Florida
County of Broward

The foregoing was acknowledged before me this 27th day of July, 2016 by Kenneth T. Barber. He is personally known to me.

Notary Public State of Florida
Phyllis M Baker
My Commission FF 117838
Expires 05/23/2018

Phyllis M Baker
PHYLLIS M. BAKER

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
MAY 27 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: SP-003-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: North east corner of Dania Beach Boulevard and US1/Federal Hwy

Lot(s): See survey legal Block: see survey Subdivision: see attached survey

Recorded Plat Name: Town of Dania (Modelo) (B/49, MDC); Eskilson Addition (7/10, BC); Beachway (8/133, BC)

Folio Number(s): Please see attached list. Legal Description: Please see attached survey.

Applicant/Consultant/Legal Representative **(circle one)** Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: N/A Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: CTKO Dania Venture, LLC

Address of Property Owner: 200 SW 1st Ave #1200, Ft. Laud, FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

Explanation of Request: Site plan approval. See attached.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: +/- 2.2 ac Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant, Office Proposed Use: Multi-Family, Commercial

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates and Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

CTKO Dania Venture, LLC
By: _____, manager
(Owner / Agent signature*)

BEFORE ME THIS 5th **DAY OF** MAY **, 20** 16

By:

KENNETH WURTTENBERGER
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of FLORIDA **)**

NOTARY PUBLIC STATE OF FLORIDA
BEVERLY F. BRYAN
MY COMMISSION # FF 923147
EXPIRES: November 16, 2019
Bonded Thru Budget Notary Services

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

July 27, 2016

Corrine LaJoie, AICP
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Trion at Dania Beach

Ms. LaJoie,

Please accept this letter as authorization to allow the application and application fees associated with Project Nos. SP-03-15; VC-05-15; VC-06-15; VC-07-15; VA-04-15; VA-08-15; VA-09-15; and VA-10-15 to be transferred to the new applicant so that they may continue the development approval process related to the above referenced project.

If you should have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,
CTKO Dania Venture, LLC

By: _____
Kenneth T. Barber, Manager

State of Florida
County of Broward

The foregoing was acknowledged before me this 27th day of July, 2016 by Kenneth T. Barber. He is personally known to me.

Notary Public State of Florida
Phyllis M Baker
My Commission FF 117838
Expires 05/23/2018

Phyllis M Baker
PHYLLIS M. BAKER

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** retainer for staff/consultant review, administrative and notice cost $5,000.00 **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** retainer for staff/consultant review, administrative and notice cost $4,000.00 **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 800.00 *(up to this amount based on scope of work)*
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

ORIGINAL
525-30
Massing & Articulation

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
AUG 15 2016
Planning Department

Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Design Variation 525-30 ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: DT-83-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: North east corner of Dania Beach Boulevard and US1/Federal Hwy

Lot(s): See survey legal Block: see survey Subdivision: see attached survey

Recorded Plat Name: Town of Dania (Modelo) (B/49, MDC); Eskilson Addition (7/10, BC); Beachway (8/133, BC)

Folio Number(s): Please see attached list. Legal Description: Please see attached survey.

Applicant/Consultant/Legal Representative **(circle one)** Leigh Robinson Kerr & Assoc, 808 E. Las Olas Blvd #104 Ft. Laud, Fl 33301, 954-467-6308, Lkerr808@bellsouth.net

Address of Applicant: Ramesh Acquisitions, LLC 300 S.W. 1st Ave #106, Ft. Laud FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

E-mail address: Dev.motwani@gmail.com

Name of Property Owner: Trion Ventures, Inc.

Address of Property Owner: 200 SW 1st Ave #1200, Ft. Laud, FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

Explanation of Request: Design Variation for Section 525-30(B). See attached justification.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: +/- 2.3 ac Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant, Office Proposed Use: Multi-Family, Commercial

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates and Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9th **DAY OF** August**, 20**16

By:

LEIGH KERR
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FLORIDA**)**

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** retainer for staff/consultant review, administrative and notice cost $5,000.00 **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** retainer for staff/consultant review, administrative and notice cost $4,000.00 **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 800.00 *(up to this amount based on scope of work)*
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

TRION

List of Folios

1. 5042 34 01 1860
2. 5042 34 01 1850
3. 5042 34 01 1840
4. 5042 34 01 1820
5. 5042 34 04 0010
6. 5042 34 04 0030
7. 5042 34 04 0040
8. 5042 34 12 0010
9. 5042 34 12 0020
10. 5042 34 120240
11. 5042 34 12 1250
12. 5042 34 12 0260

LEGAL DESCRIPTION
PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

PARCEL B-1

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS A COMBINED AREA OF 95,486 SQUARE FEET (2.1921 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #1893; ELEVATION: 17.382 FEET.
3) FLOOD ZONE: X BASE FLOOD ELEVATION: NONE; PANEL #120034 0309F; MAP DATE: 08/18/92.
4) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING N02°20'00"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: RAMESH ACQUISITIONS, LLC; CHICAGO TITLE INSURANCE COMPANY; HUNT & GROSS, P.A.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER No.: 5708522, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AT 11:00 PM.
   THE FOLLOWING ARE SCHEDULE BII EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4 AND 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
   ITEM 6 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK B, PAGE 49 (AS TO PARCEL I, II AND B-1) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 7 – EASEMENT IN O.R.B. DEED BOOK 343, PAGE 9, (AS TO PARCEL II) AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 8 – COLLATERAL ASSIGNMENT OF FIRE RESCUE ASSESSMENT FEES IN O.R.B. 28118, PAGE 737 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 9 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 7, PAGE 10 (AS TO PARCEL B-2) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 10 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK B, PAGE 33 (AS TO PARCEL B-2 AND C) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 11 – RESERVATIONS FOR ROAD RIGHT-OF-WAY IN DEEDS IN DEED BOOK 527, PAGE 450 AND DEED BOOK 547, PAGE 7, AS AFFECTED BY RESOLUTION TO ADOPT VACATION UNDER INSTRUMENT #113301947 (AS TO PARCEL B-2) AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 12 – UNITY OF TITLE AGREEMENTS IN O.R.B. 37281, PAGE 817, AS AMENDED BY AMENDED AND RESTATED UNITY OF TITLE IN O.R.B. 37760, PAGE 397 (AS TO PARCEL B) AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

□JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

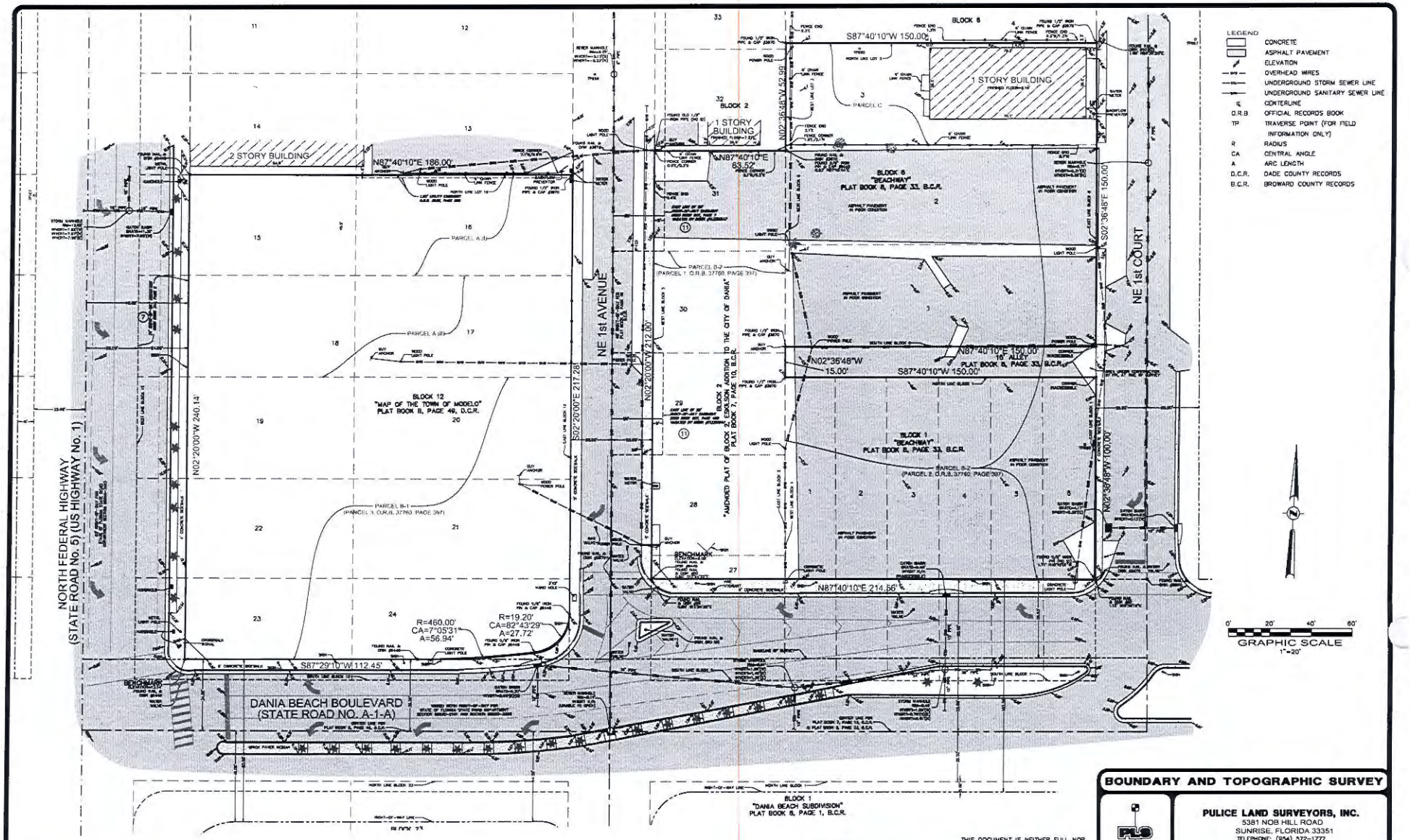
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

Design Variation Justification
Trion Dania Beach

Ramesh Acquisitions, LLC is the applicant/developer of the project known as "Trion" located on the north east corner of US1/Federal Highway and Dania Beach Boulevard. The subject property consists of approximately 2.3 acres net (3.4 acres gross) and is proposed to be developed as a mixed-use residential/retail project with 286 dwelling units and 18,978 square feet of commercial space.

The land use designation for the property is Regional Activity Center (RAC), the zoning for the property is City Center (CC), and the property is located in the City's CRA. Given the property's location in the CRA and CC zoning designation, development on the site is subject to the City's form-based Code, which requires certain design elements and principles to achieve the City's desired urban form. However, the Code also recognizes that variation in conditions exist, and the difficulty of accounting for them in a design-specific regulation. Therefore, per Section 301-50 of the City's Code, the applicant may apply for relief from certain Variations in Design. Refer to table below.

A site plan for the subject property is currently under review by City Staff. The intent of the CC zoning district is to establish a mixed-use downtown with transit supportive densities and intensities where citizens can work, live, and shop in the economic, governmental, entertainment and cultural focal point of Dania Beach. This district is designed to encourage accessible, active, pedestrian-oriented areas. Great attention has been made to prepare a site plan for the subject property that achieves these elements and is compatible and consistent with the City's vision for the area.

Due to the size, configuration and conditions unique to the subject property, functional requirements of the proposed mixed-use building, design approach and construction methodology employed to achieve a comparable product competitive for the locality in the market, the applicant is requesting the variations in design outlined below. The approval of these design variations is not contrary to the public interest and will assist in the redevelopment and improvement of the subject property in an area of Dania Beach well-suited for the Trion project and that will move the City's vision for the area forward.

CODE SECTION	REQUIREMENT	PROPOSED VARIATIONS	CRITERIA
Section 303-40			
1. 303-40(L), (M) and (N) - Building Frontage Type, Placement, Building Frontage/NE 1st Ct	Building Placement for Front and Corner Street Setback 0'-5', 70% of façade on the Build-to-Line (BTL), and maximum allowable recess from BTL at 10'.	1. A 10.7' to 11.1' set back is proposed on U.S.1 to provide a more generous sidewalk and landscape for the scale of building. 73% of the building is placed on the setback. A recess of about 50' is proposed at the northwest corner of the building to provide a landscape court and habitable space to screen the loading area and garage. 2. 76% of the building is placed between 5.0' to 5.5' from the property line on Dania Beach Boulevard. A recess of approximately 33' is proposed at NE 1st Court to help breakup the façade of the building and provide screening of the garage. 3. 47% of the building is placed between 6.4' and 7.5' from the property line on NE 1st Court, a covered plaza with a fountain that is approximately 37' recessed is located at the southeast corner of the building, and a resident recreation area that is approximately 110' recessed from the property line are proposed.	Criteria listed in 301-50(D)
2. 303-40 (P) – Upper Story Setback	10' Building recess at 6-story.	No step back is proposed due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack vertically from floor to floor. The building mass is however broken down including articulation with molding and colors at portions of the 6th story to create architectural interests.	
Section 525-30			
1. 525-30(B) – Massing and Articulation	Buildings exceeding 35 feet in height are encouraged to display a uniform cornice height between 25' and 35' above finished grade with a horizontal moderation of 4 feet in vertical plane.	No horizontal moderation is proposed between 25' and 35' due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack from floor to floor. The proposed building base is however articulated with a cornice line created by molding and colors in the façade design above the ground floor retail space between 14' and 17'. The building mass of	Criteria listed in 525-10

		a typical floor is further articulated by recessed building face, projected and recessed balconies of up to 5 feet (see typical 3rd floor plan between 22'-2" and 31'-10" on Sheet A102).	
Section 510-30			
1. 510-30(D) Roof Pitch	(D) Roofs shall be pitched with generous overhangs.	No pitched roof is proposed; the Architecture of the proposed building consist of a contemporary application of mid-century architectural languages.	Criteria listed in 510-20(C)
2. 510-30(H) Glass window/door/façade area	Glass windows must make up at least 35% of the primary elevation of a corner site.	The proposed building is located on two Primary Street Frontages on Dania Beach Boulevard and US-1. Due to the length of the building, more glass is applied on Dania Beach Boulevard with 40.5% to help breakup the building façade. 30.6% of glazed area is proposed on US-1, with an average of 36.9% proposed on the two facades combined.	
Section 301-50			
Section 301-50	Max. height variation 10% above max. building height or additional 10 feet, whichever is less, and provided no additional stories are granted	80' permitted. Requesting 82+ on the west and 87+ on the east.	Criteria listed in 301-50(D)

In accordance with Section 301-50, the applicant must satisfy the following criteria:

301-50(D)

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Response: The request outlined above is a reasonable accommodation of design flexibility particularly needed for the success of this project. The proposed Variations in Design will result in a wider landscaped sidewalk on US1 for pedestrian experience appropriate to the scale of the proposed building, deeper recesses that will not only help breakup the facade and enhance the architecture of the building, but also provide a sense of arrival, open spaces and privacy for the residents in an urban environment, natural surveillance and interaction between the proposed development and the street, and a building height that would provide Fire Department vehicle access clearance on NE 1st Avenue. The developer will provide improved landscape, streetscape, a fountain and other amenities on the property. The proposed improvements and design may not meet the strict application of the Code, but all of the proposed designs to create a pedestrian friendly, accessible, aesthetically pleasing environment on the property that achieves the intent and principles of the Code.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Response: The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, the configuration and constraints of the subject property, functional considerations in the design particular to this proposed development, and the nature of the proposed mixed-use residential building that would require specific building depth, height to accommodate a four-foot grade change between U.S.1 and NE 1st Court, and alignment of structural, mechanical and plumbing components to deliver an efficient product competitive in the market.

525-10 and 510-20 (C)

1. **There are circumstances peculiar to the site or the intended use or both that makes compliance with a particular requirement of this article impracticable; and**

   Response: Peculiar challenges for the development of the property includes fitting a garage structure concealed by active habitable space to activate the streets on a long and jogged property line on Dania Beach Boulevard, functional requirement for structural, mechanical and plumbing components for the proposed mixed-use residential development in an evolving City Center District.

2. **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset negative impacts that an exception to these standards might otherwise create.**

   Response: The applicant has offered enhancements that offset any impacts that an exception to these standards might otherwise create that include the following:

   a. A building Architecture that is intended to not only attract targeted residents, but also help provide an identity and energize this important intersection for the City.
   b. If the two required stepbacks are applied on the design of this building, at between 25' and 35' and at 6-story, the proportion of the building will appear even longer, particularly with one continuous cornice line. The proposed alternate solution provides a more dynamic and interesting composition of building forms for the subject property.
   c. Three elevations (north, east and south) of the proposed building well exceeded the required percent of glazed openings; the reduced percent of glass on the west façade will reduce heat gain to the building, an environmentally sensitive design consideration and practice for the South Florida climate.
   d. The use of varying size openings was a strategy employed to create variation in design expression in the proposed façade of the building.
   e. A wider landscape sidewalk on US1 with a comfortable buffer with traffic that would provide a more relaxed and superior quality pedestrian environment.

ORIGINAL

510-30
Roof Pitch

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
AUG 15 2016
Planning Department

Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Design Variation 510-30 ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: 01-84-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: North east corner of Dania Beach Boulevard and US1/Federal Hwy

Lot(s): See survey legal Block: see survey Subdivision: see attached survey

Recorded Plat Name: Town of Dania (Modelo) (B/49, MDC); Eskilson Addition (7/10, BC); Beachway (8/133, BC)

Folio Number(s): Please see attached list. Legal Description: Please see attached survey.

Applicant/Consultant/Legal Representative **(circle one)** Leigh Robinson Kerr & Assoc, 808 E. Las Olas Blvd #104 Ft. Laud, Fl 33301, 954-467-6308, Lkerr808@bellsouth.net

Address of Applicant: Ramesh Acquisitions, LLC 300 S.W. 1st Ave #106, Ft. Laud FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

E-mail address: Dev.motwani@gmail.com

Name of Property Owner: Trion Ventures, Inc.

Address of Property Owner: 200 SW 1st Ave #1200, Ft. Laud, FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

Explanation of Request: Design Variation for Section 510-30(D)and(H). See attached justification.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: +/- 2.3 ac Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant, Office Proposed Use: Multi-Family, Commercial

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates and Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9th **DAY OF** August**, 20**16

By:

LEIGH KERR
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FLORIDA**)**

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** retainer for staff/consultant review, administrative and notice cost $5,000.00 **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** retainer for staff/consultant review, administrative and notice cost $4,000.00 **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 800.00 *(up to this amount based on scope of work)*
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

LEGAL DESCRIPTION:
PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 18, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

PARCEL B-1

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5.

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS A COMBINED AREA OF 95,486 SQUARE FEET (2.1921 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #1893; ELEVATION: 17.382 FEET.
3) FLOOD ZONE: X BASE FLOOD ELEVATION: NONE; PANEL #120034 0309F; MAP DATE: 08/18/92.
4) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING N02°20'00"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: RAMESH ACQUISITIONS, LLC; CHICAGO TITLE INSURANCE COMPANY; HUNT & GROSS, P.A.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER No.: 5706522, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AT 11:00 PM.
   THE FOLLOWING ARE SCHEDULE BII EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4 AND 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
   ITEM 6 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK B, PAGE 49 (AS TO PARCEL I, II AND B-1) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 7 – EASEMENT IN O.R.B. DEED BOOK 343, PAGE 9, (AS TO PARCEL II) AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 8 – COLLATERAL ASSIGNMENT OF FIRE RESCUE ASSESSMENT FEES IN O.R.B. 26116, PAGE 737 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 9 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 7, PAGE 10 (AS TO PARCEL B-2) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 10 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 8, PAGE 33 (AS TO PARCEL B-2 AND C) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 11 – RESERVATIONS FOR ROAD RIGHT-OF-WAY IN DEEDS IN DEED BOOK 527, PAGE 450 AND DEED BOOK 547, PAGE 7, AS AFFECTED BY RESOLUTION TO ADOPT VACATION UNDER INSTRUMENT #113301847 (AS TO PARCEL B-2) AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 12 – UNITY OF TITLE AGREEMENTS IN O.R.B. 37281, PAGE 817, AS AMENDED BY AMENDED AND RESTATED UNITY OF TITLE IN O.R.B. 37760, PAGE 397 (AS TO PARCEL B) AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
OBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

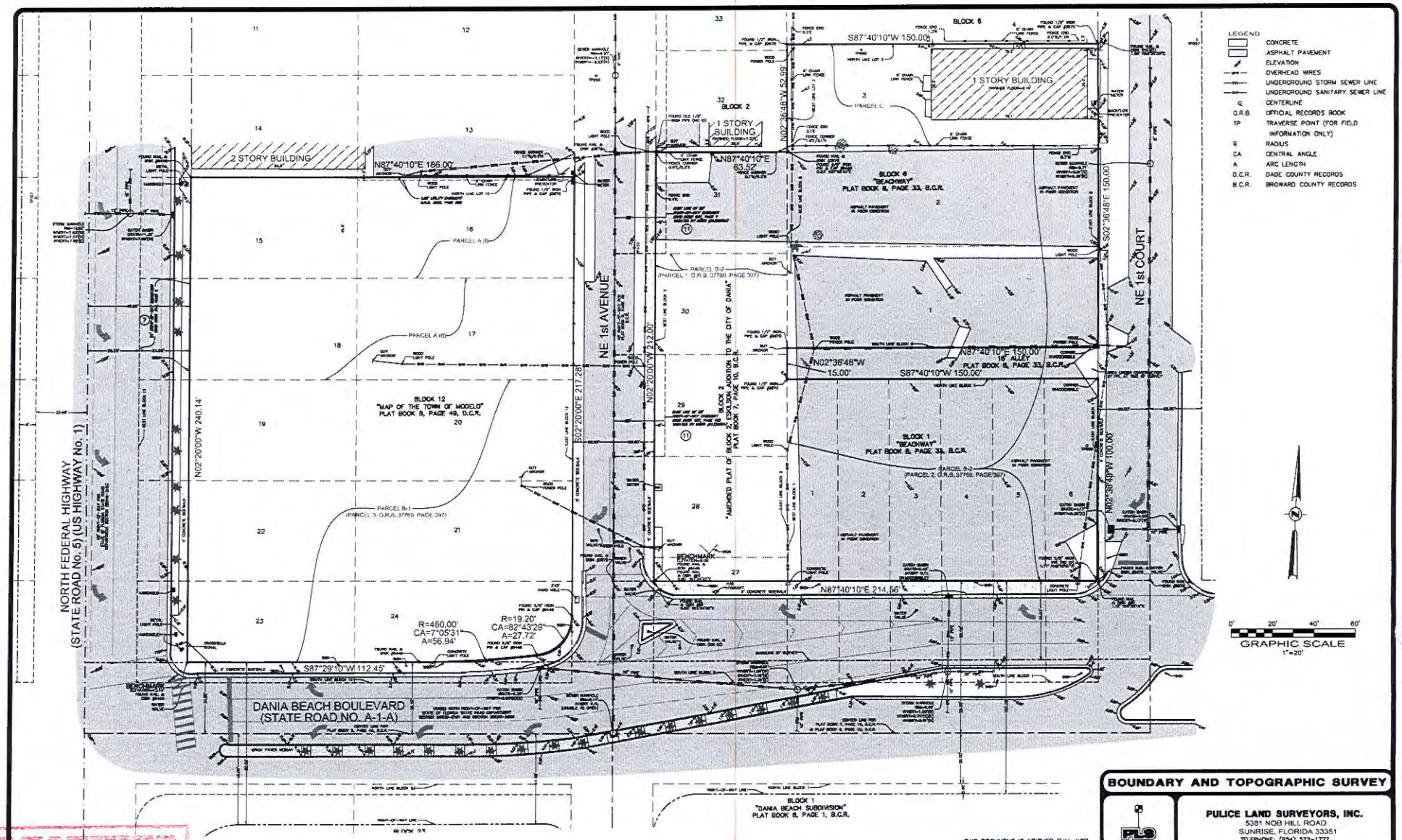
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

RECEIVED
AUG 15 2016
Planning Department

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F. | SCALE: 1" = 20' | FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P. | SURVEY DATE: 05/11/16 | ORDER NO.: 61109

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 2 OF 2

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

RECEIVED
AUG 15 2016
Planning Department

TRION

List of Folios

1. 5042 34 01 1860
2. 5042 34 01 1850
3. 5042 34 01 1840
4. 5042 34 01 1820
5. 5042 34 04 0010
6. 5042 34 04 0030
7. 5042 34 04 0040
8. 5042 34 12 0010
9. 5042 34 12 0020
10. 5042 34 120240
11. 5042 34 12 1250
12. 5042 34 12 0260

RECEIVED
AUG 15 2016
Planning
Department

Design Variation Justification
Trion Dania Beach

Ramesh Acquisitions, LLC is the applicant/developer of the project known as "Trion" located on the north east corner of US1/Federal Highway and Dania Beach Boulevard. The subject property consists of approximately 2.3 acres net (3.4 acres gross) and is proposed to be developed as a mixed-use residential/retail project with 286 dwelling units and 18,978 square feet of commercial space.

The land use designation for the property is Regional Activity Center (RAC), the zoning for the property is City Center (CC), and the property is located in the City's CRA. Given the property's location in the CRA and CC zoning designation, development on the site is subject to the City's form-based Code, which requires certain design elements and principles to achieve the City's desired urban form. However, the Code also recognizes that variation in conditions exist, and the difficulty of accounting for them in a design-specific regulation. Therefore, per Section 301-50 of the City's Code, the applicant may apply for relief from certain Variations in Design. Refer to table below.

A site plan for the subject property is currently under review by City Staff. The intent of the CC zoning district is to establish a mixed-use downtown with transit supportive densities and intensities where citizens can work, live, and shop in the economic, governmental, entertainment and cultural focal point of Dania Beach. This district is designed to encourage accessible, active, pedestrian-oriented areas. Great attention has been made to prepare a site plan for the subject property that achieves these elements and is compatible and consistent with the City's vision for the area.

Due to the size, configuration and conditions unique to the subject property, functional requirements of the proposed mixed-use building, design approach and construction methodology employed to achieve a comparable product competitive for the locality in the market, the applicant is requesting the variations in design outlined below. The approval of these design variations is not contrary to the public interest and will assist in the redevelopment and improvement of the subject property in an area of Dania Beach well-suited for the Trion project and that will move the City's vision for the area forward.

RECEIVED
AUG 15 2016
Planning
Department

CODE SECTION	REQUIREMENT	PROPOSED VARIATIONS	CRITERIA
Section 303-40			
1. 303-40(L), (M) and (N) - Building Frontage Type, Placement, Building Frontage/NE 1st Ct	Building Placement for Front and Corner Street Setback 0'-5', 70% of façade on the Build-to-Line (BTL), and maximum allowable recess from BTL at 10'.	1. A 10.7' to 11.1' set back is proposed on U.S.1 to provide a more generous sidewalk and landscape for the scale of building. 73% of the building is placed on the setback. A recess of about 50' is proposed at the northwest corner of the building to provide a landscape court and habitable space to screen the loading area and garage. 2. 76% of the building is placed between 5.0' to 5.5' from the property line on Dania Beach Boulevard. A recess of approximately 33' is proposed at NE 1st Court to help breakup the façade of the building and provide screening of the garage. 3. 47% of the building is placed between 6.4' and 7.5' from the property line on NE 1st Court, a covered plaza with a fountain that is approximately 37' recessed is located at the southeast corner of the building, and a resident recreation area that is approximately 110' recessed from the property line are proposed.	Criteria listed in 301-50(D)
2. 303-40 (P) – Upper Story Setback	10' Building recess at 6-story.	No step back is proposed due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack vertically from floor to floor. The building mass is however broken down including articulation with molding and colors at portions of the 6th story to create architectural interests.	
Section 525-30			
1. 525-30(B) – Massing and Articulation	Buildings exceeding 35 feet in height are encouraged to display a uniform cornice height between 25' and 35' above finished grade with a horizontal moderation of 4 feet in vertical plane.	No horizontal moderation is proposed between 25' and 35' due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack from floor to floor. The proposed building base is however articulated with a cornice line created by molding and colors in the façade design above the ground floor retail space between 14' and 17'. The building mass of	Criteria listed in 525-10

RECEIVED
AUG 15 2016
Planning Department

		a typical floor is further articulated by recessed building face, projected and recessed balconies of up to 5 feet (see typical 3rd floor plan between 22'-2" and 31'-10" on Sheet A102).	
Section 510-30			
1. 510-30(D) Roof Pitch	(D) Roofs shall be pitched with generous overhangs.	No pitched roof is proposed; the Architecture of the proposed building consist of a contemporary application of mid-century architectural languages.	Criteria listed in 510-20(C)
2. 510-30(H) Glass window/door/façade area	Glass windows must make up at least 35% of the primary elevation of a corner site.	The proposed building is located on two Primary Street Frontages on Dania Beach Boulevard and US-1. Due to the length of the building, more glass is applied on Dania Beach Boulevard with 40.5% to help breakup the building façade. 30.6% of glazed area is proposed on US-1, with an average of 36.9% proposed on the two facades combined.	
Section 301-50			
Section 301-50	Max. height variation 10% above max. building height or additional 10 feet, whichever is less, and provided no additional stories are granted	80' permitted. Requesting 82+ on the west and 87+ on the east.	Criteria listed in 301-50(D)

RECEIVED
AUG 15 2016
Planning Department

In accordance with Section 301-50, the applicant must satisfy the following criteria:

301-50(D)

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Response: The request outlined above is a reasonable accommodation of design flexibility particularly needed for the success of this project. The proposed Variations in Design will result in a wider landscaped sidewalk on US1 for pedestrian experience appropriate to the scale of the proposed building, deeper recesses that will not only help breakup the facade and enhance the architecture of the building, but also provide a sense of arrival, open spaces and privacy for the residents in an urban environment, natural surveillance and interaction between the proposed development and the street, and a building height that would provide Fire Department vehicle access clearance on NE 1st Avenue. The developer will provide improved landscape, streetscape, a fountain and other amenities on the property. The proposed improvements and design may not meet the strict application of the Code, but all of the proposed designs to create a pedestrian friendly, accessible, aesthetically pleasing environment on the property that achieves the intent and principles of the Code.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Response: The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, the configuration and constraints of the subject property, functional considerations in the design particular to this proposed development, and the nature of the proposed mixed-use residential building that would require specific building depth, height to accommodate a four-foot grade change between U.S.1 and NE 1st Court, and alignment of structural, mechanical and plumbing components to deliver an efficient product competitive in the market.

525-10 and 510-20 (C)

1. **There are circumstances peculiar to the site or the intended use or both that makes compliance with a particular requirement of this article impracticable; and**

   Response: Peculiar challenges for the development of the property includes fitting a garage structure concealed by active habitable space to activate the streets on a long and jogged property line on Dania Beach Boulevard, functional requirement for structural, mechanical and plumbing components for the proposed mixed-use residential development in an evolving City Center District.

RECEIVED
AUG 15 2016
Planning Department

2. **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset negative impacts that an exception to these standards might otherwise create.**

Response: The applicant has offered enhancements that offset any impacts that an exception to these standards might otherwise create that include the following:

a. A building Architecture that is intended to not only attract targeted residents, but also help provide an identity and energize this important intersection for the City.
b. If the two required stepbacks are applied on the design of this building, at between 25' and 35' and at 6-story, the proportion of the building will appear even longer, particularly with one continuous cornice line. The proposed alternate solution provides a more dynamic and interesting composition of building forms for the subject property.
c. Three elevations (north, east and south) of the proposed building well exceeded the required percent of glazed openings; the reduced percent of glass on the west façade will reduce heat gain to the building, an environmentally sensitive design consideration and practice for the South Florida climate.
d. The use of varying size openings was a strategy employed to create variation in design expression in the proposed façade of the building.
e. A wider landscape sidewalk on US1 with a comfortable buffer with traffic that would provide a more relaxed and superior quality pedestrian environment.

ORIGINAL

303-40 - Bldg Placement

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
AUG 15 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Design Variation 303-40 ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: DT-85-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: North east corner of Dania Beach Boulevard and US1/Federal Hwy

Lot(s): See survey legal Block: see survey Subdivision: see attached survey

Recorded Plat Name: Town of Dania (Modelo) (B/49, MDC); Eskilson Addition (7/10, BC); Beachway (8/133, BC)

Folio Number(s): Please see attached list. Legal Description: Please see attached survey.

Applicant/Consultant/Legal Representative **(circle one)** Leigh Robinson Kerr & Assoc, 808 E. Las Olas Blvd #104 Ft. Laud, Fl 33301, 954-467-6308, Lkerr808@bellsouth.net

Address of Applicant: Ramesh Acquisitions, LLC 300 S.W. 1st Ave #106, Ft. Laud FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

E-mail address: Dev.motwani@gmail.com

Name of Property Owner: Trion Ventures, Inc.

Address of Property Owner: 200 SW 1st Ave #1200, Ft. Laud, FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

Explanation of Request: Design Variation for Section 303-40. See attached justification.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: +/- 2.3 ac Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant, Office Proposed Use: Multi-Family, Commercial

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates and Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9th **DAY OF** August **, 20** 16

By:

LEIGH KERR
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FLORIDA

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** retainer for staff/consultant review, administrative and notice cost $5,000.00 **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** retainer for staff/consultant review, administrative and notice cost $4,000.00 **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 800.00 *(up to this amount based on scope of work)*
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

TRION

List of Folios

1. 5042 34 01 1860
2. 5042 34 01 1850
3. 5042 34 01 1840
4. 5042 34 01 1820
5. 5042 34 04 0010
6. 5042 34 04 0030
7. 5042 34 04 0040
8. 5042 34 12 0010
9. 5042 34 12 0020
10. 5042 34 120240
11. 5042 34 12 1250
12. 5042 34 12 0260

LEGAL DESCRIPTION:
PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

PARCEL B-1

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5.

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS A COMBINED AREA OF 95,486 SQUARE FEET (2.1921 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #1893; ELEVATION: 17.382 FEET.
3) FLOOD ZONE: X BASE FLOOD ELEVATION: NONE; PANEL #120034 0309F; MAP DATE: 08/18/92.
4) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING N02°20'00"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: RAMESH ACQUISITIONS, LLC; CHICAGO TITLE INSURANCE COMPANY; HUNT & GROSS, P.A.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER No.: 5708522, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AT 11:00 PM.
   THE FOLLOWING ARE SCHEDULE BII EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4 AND 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
   ITEM 6 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK B, PAGE 49 (AS TO PARCEL I, II AND B-1) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 7 – EASEMENT IN O.R.B. DEED BOOK 343, PAGE 9, (AS TO PARCEL II) AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 8 – COLLATERAL ASSIGNMENT OF FIRE RESCUE ASSESSMENT FEES IN O.R.B. 26118, PAGE 737 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 9 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 7, PAGE 10 (AS TO PARCEL B-2) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 10 – RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 8, PAGE 33 (AS TO PARCEL B-2 AND C) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 11 – RESERVATIONS FOR ROAD RIGHT-OF-WAY IN DEEDS IN DEED BOOK 527, PAGE 450 AND DEED BOOK 547, PAGE 7, AS AFFECTED BY RESOLUTION TO ADOPT VACATION UNDER INSTRUMENT #113301947 (AS TO PARCEL B-2) AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 12 – UNITY OF TITLE AGREEMENTS IN O.R.B. 37281, PAGE 817, AS AMENDED BY AMENDED AND RESTATED UNITY OF TITLE IN O.R.B. 37780, PAGE 397 (AS TO PARCEL B) AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
GBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

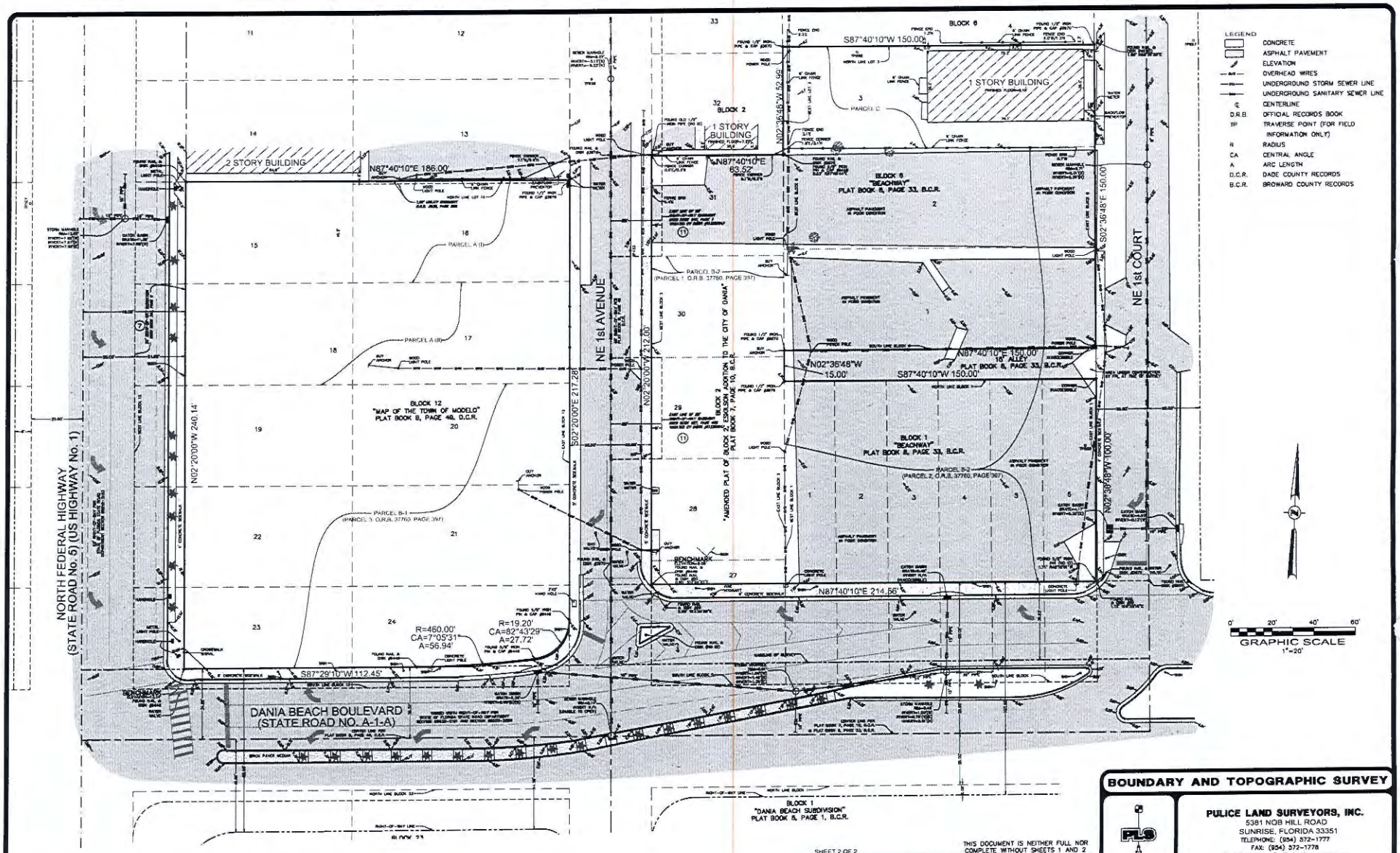
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 2 OF 2

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

Design Variation Justification
Trion Dania Beach

Ramesh Acquisitions, LLC is the applicant/developer of the project known as "Trion" located on the north east corner of US1/Federal Highway and Dania Beach Boulevard. The subject property consists of approximately 2.3 acres net (3.4 acres gross) and is proposed to be developed as a mixed-use residential/retail project with 286 dwelling units and 18,978 square feet of commercial space.

The land use designation for the property is Regional Activity Center (RAC), the zoning for the property is City Center (CC), and the property is located in the City's CRA. Given the property's location in the CRA and CC zoning designation, development on the site is subject to the City's form-based Code, which requires certain design elements and principles to achieve the City's desired urban form. However, the Code also recognizes that variation in conditions exist, and the difficulty of accounting for them in a design-specific regulation. Therefore, per Section 301-50 of the City's Code, the applicant may apply for relief from certain Variations in Design. Refer to table below.

A site plan for the subject property is currently under review by City Staff. The intent of the CC zoning district is to establish a mixed-use downtown with transit supportive densities and intensities where citizens can work, live, and shop in the economic, governmental, entertainment and cultural focal point of Dania Beach. This district is designed to encourage accessible, active, pedestrian-oriented areas. Great attention has been made to prepare a site plan for the subject property that achieves these elements and is compatible and consistent with the City's vision for the area.

Due to the size, configuration and conditions unique to the subject property, functional requirements of the proposed mixed-use building, design approach and construction methodology employed to achieve a comparable product competitive for the locality in the market, the applicant is requesting the variations in design outlined below. The approval of these design variations is not contrary to the public interest and will assist in the redevelopment and improvement of the subject property in an area of Dania Beach well-suited for the Trion project and that will move the City's vision for the area forward.

CODE SECTION	REQUIREMENT	PROPOSED VARIATIONS	CRITERIA
Section 303-40			
1. 303-40(L), (M) and (N) - Building Frontage Type, Placement, Building Frontage/NE 1st Ct	Building Placement for Front and Corner Street Setback 0'-5', 70% of façade on the Build-to-Line (BTL), and maximum allowable recess from BTL at 10'.	1. A 10.7' to 11.1' set back is proposed on U.S.1 to provide a more generous sidewalk and landscape for the scale of building. 73% of the building is placed on the setback. A recess of about 50' is proposed at the northwest corner of the building to provide a landscape court and habitable space to screen the loading area and garage. 2. 76% of the building is placed between 5.0' to 5.5' from the property line on Dania Beach Boulevard. A recess of approximately 33' is proposed at NE 1st Court to help breakup the façade of the building and provide screening of the garage. 3. 47% of the building is placed between 6.4' and 7.5' from the property line on NE 1st Court, a covered plaza with a fountain that is approximately 37' recessed is located at the southeast corner of the building, and a resident recreation area that is approximately 110' recessed from the property line are proposed.	Criteria listed in 301-50(D)
2. 303-40 (P) – Upper Story Setback	10' Building recess at 6-story.	No step back is proposed due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack vertically from floor to floor. The building mass is however broken down including articulation with molding and colors at portions of the 6th story to create architectural interests.	
Section 525-30			
1. 525-30(B) – Massing and Articulation	Buildings exceeding 35 feet in height are encouraged to display a uniform cornice height between 25' and 35' above finished grade with a horizontal moderation of 4 feet in vertical plane.	No horizontal moderation is proposed between 25' and 35' due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack from floor to floor. The proposed building base is however articulated with a cornice line created by molding and colors in the façade design above the ground floor retail space between 14' and 17'. The building mass of	Criteria listed in 525-10

		a typical floor is further articulated by recessed building face, projected and recessed balconies of up to 5 feet (see typical 3rd floor plan between 22'-2" and 31'-10" on Sheet A102).	
Section 510-30			
1. 510-30(D) Roof Pitch	(D) Roofs shall be pitched with generous overhangs.	No pitched roof is proposed; the Architecture of the proposed building consist of a contemporary application of mid-century architectural languages.	Criteria listed in 510-20(C)
2. 510-30(H) Glass window/door/façade area	Glass windows must make up at least 35% of the primary elevation of a corner site.	The proposed building is located on two Primary Street Frontages on Dania Beach Boulevard and US-1. Due to the length of the building, more glass is applied on Dania Beach Boulevard with 40.5% to help breakup the building façade. 30.6% of glazed area is proposed on US-1, with an average of 36.9% proposed on the two facades combined.	
Section 301-50			
Section 301-50	Max. height variation 10% above max. building height or additional 10 feet, whichever is less, and provided no additional stories are granted	80' permitted. Requesting 82+ on the west and 87+ on the east.	Criteria listed in 301-50(D)

In accordance with Section 301-50, the applicant must satisfy the following criteria:

301-50(D)

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Response: The request outlined above is a reasonable accommodation of design flexibility particularly needed for the success of this project. The proposed Variations in Design will result in a wider landscaped sidewalk on US1 for pedestrian experience appropriate to the scale of the proposed building, deeper recesses that will not only help breakup the facade and enhance the architecture of the building, but also provide a sense of arrival, open spaces and privacy for the residents in an urban environment, natural surveillance and interaction between the proposed development and the street, and a building height that would provide Fire Department vehicle access clearance on NE 1st Avenue. The developer will provide improved landscape, streetscape, a fountain and other amenities on the property. The proposed improvements and design may not meet the strict application of the Code, but all of the proposed designs to create a pedestrian friendly, accessible, aesthetically pleasing environment on the property that achieves the intent and principles of the Code.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Response: The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, the configuration and constraints of the subject property, functional considerations in the design particular to this proposed development, and the nature of the proposed mixed-use residential building that would require specific building depth, height to accommodate a four-foot grade change between U.S.1 and NE 1st Court, and alignment of structural, mechanical and plumbing components to deliver an efficient product competitive in the market.

525-10 and 510-20 (C)

1. **There are circumstances peculiar to the site or the intended use or both that makes compliance with a particular requirement of this article impracticable; and**

   Response: Peculiar challenges for the development of the property includes fitting a garage structure concealed by active habitable space to activate the streets on a long and jogged property line on Dania Beach Boulevard, functional requirement for structural, mechanical and plumbing components for the proposed mixed-use residential development in an evolving City Center District.

2. **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset negative impacts that an exception to these standards might otherwise create.**

Response: The applicant has offered enhancements that offset any impacts that an exception to these standards might otherwise create that include the following:

a. A building Architecture that is intended to not only attract targeted residents, but also help provide an identity and energize this important intersection for the City.
b. If the two required stepbacks are applied on the design of this building, at between 25' and 35' and at 6-story, the proportion of the building will appear even longer, particularly with one continuous cornice line. The proposed alternate solution provides a more dynamic and interesting composition of building forms for the subject property.
c. Three elevations (north, east and south) of the proposed building well exceeded the required percent of glazed openings; the reduced percent of glass on the west façade will reduce heat gain to the building, an environmentally sensitive design consideration and practice for the South Florida climate.
d. The use of varying size openings was a strategy employed to create variation in design expression in the proposed façade of the building.
e. A wider landscape sidewalk on US1 with a comfortable buffer with traffic that would provide a more relaxed and superior quality pedestrian environment.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
AUG 15 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Design Variation 301-50 ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: DT-86-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: North east corner of Dania Beach Boulevard and US1/Federal Hwy

Lot(s): See survey legal Block: see survey Subdivision: see attached survey

Recorded Plat Name: Town of Dania (Modelo) (B/49, MDC); Eskilson Addition (7/10, BC); Beachway (8/133, BC)

Folio Number(s): Please see attached list. Legal Description: Please see attached survey.

Applicant/Consultant/Legal Representative **(circle one)** Leigh Robinson Kerr & Assoc, 808 E. Las Olas Blvd #104 Ft. Laud, Fl 33301, 954-467-6308, Lkerr808@bellsouth.net

Address of Applicant: Ramesh Acquisitions, LLC 300 S.W. 1st Ave #106, Ft. Laud FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

E-mail address: Dev.motwani@gmail.com

Name of Property Owner: Trion Ventures, Inc.

Address of Property Owner: 200 SW 1st Ave #1200, Ft. Laud, FL 33301

Business Telephone: 954-332-5265 Home: N/A Fax: 954-342-1840

Explanation of Request: Design Variation for Section 301-50. See attached justification.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: +/- 2.3 ac Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant, Office Proposed Use: Multi-Family, Commercial

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates and Lochrie & Chakas, P.A. **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9 **DAY OF** August **, 20** 16

By:

LEIGH KERR
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FLORIDA **)**

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** retainer for staff/consultant review, administrative and notice cost $5,000.00 **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** retainer for staff/consultant review, administrative and notice cost $4,000.00 **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 800.00 *(up to this amount based on scope of work)*
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

TRION

List of Folios

1. 5042 34 01 1860
2. 5042 34 01 1850
3. 5042 34 01 1840
4. 5042 34 01 1820
5. 5042 34 04 0010
6. 5042 34 04 0030
7. 5042 34 04 0040
8. 5042 34 12 0010
9. 5042 34 12 0020
10. 5042 34 120240
11. 5042 34 12 1250
12. 5042 34 12 0260

LEGAL DESCRIPTION:
PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

PARCEL B-1

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5.

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS A COMBINED AREA OF 95,486 SQUARE FEET (2.1921 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BROWARD COUNTY BENCHMARK #1893; ELEVATION: 17.382 FEET.
3) FLOOD ZONE: X BASE FLOOD ELEVATION: NONE; PANEL #120034 0309F; MAP DATE: 08/18/92.
4) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING N02°20'00"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: RAMESH ACQUISITIONS, LLC; CHICAGO TITLE INSURANCE COMPANY; HUNT & GROSS, P.A.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER No.: 5708522, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AT 11:00 PM.
   THE FOLLOWING ARE SCHEDULE BII EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4 AND 5 - STANDARD EXCEPTIONS NOT ADDRESSED.
   ITEM 6 - RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 8, PAGE 49 (AS TO PARCEL I, II AND B-1) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 7 - EASEMENT IN O.R.B. DEED BOOK 343, PAGE 9, (AS TO PARCEL II) AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 8 - COLLATERAL ASSIGNMENT OF FIRE RESCUE ASSESSMENT FEES IN O.R.B. 28118, PAGE 737 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 9 - RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 7, PAGE 10 (AS TO PARCEL B-2) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 10 - RESTRICTIONS, EASEMENTS, LIMITATIONS AND OTHER MATTERS IN PLAT BOOK 8, PAGE 33 (AS TO PARCEL B-2 AND C) AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
   ITEM 11 - RESERVATIONS FOR ROAD RIGHT-OF-WAY IN DEEDS IN DEED BOOK 527, PAGE 450 AND DEED BOOK 547, PAGE 7, AS AFFECTED BY RESOLUTION TO ADOPT VACATION UNDER INSTRUMENT #113301947 (AS TO PARCEL B-2) AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 12 - UNITY OF TITLE AGREEMENTS IN O.R.B. 37281, PAGE 817, AS AMENDED BY AMENDED AND RESTATED UNITY OF TITLE IN O.R.B. 37760, PAGE 397 (AS TO PARCEL B) AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2591
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6138
STATE OF FLORIDA

NO.	REVISIONS	BY
2		
4		
3		
2		
1		

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

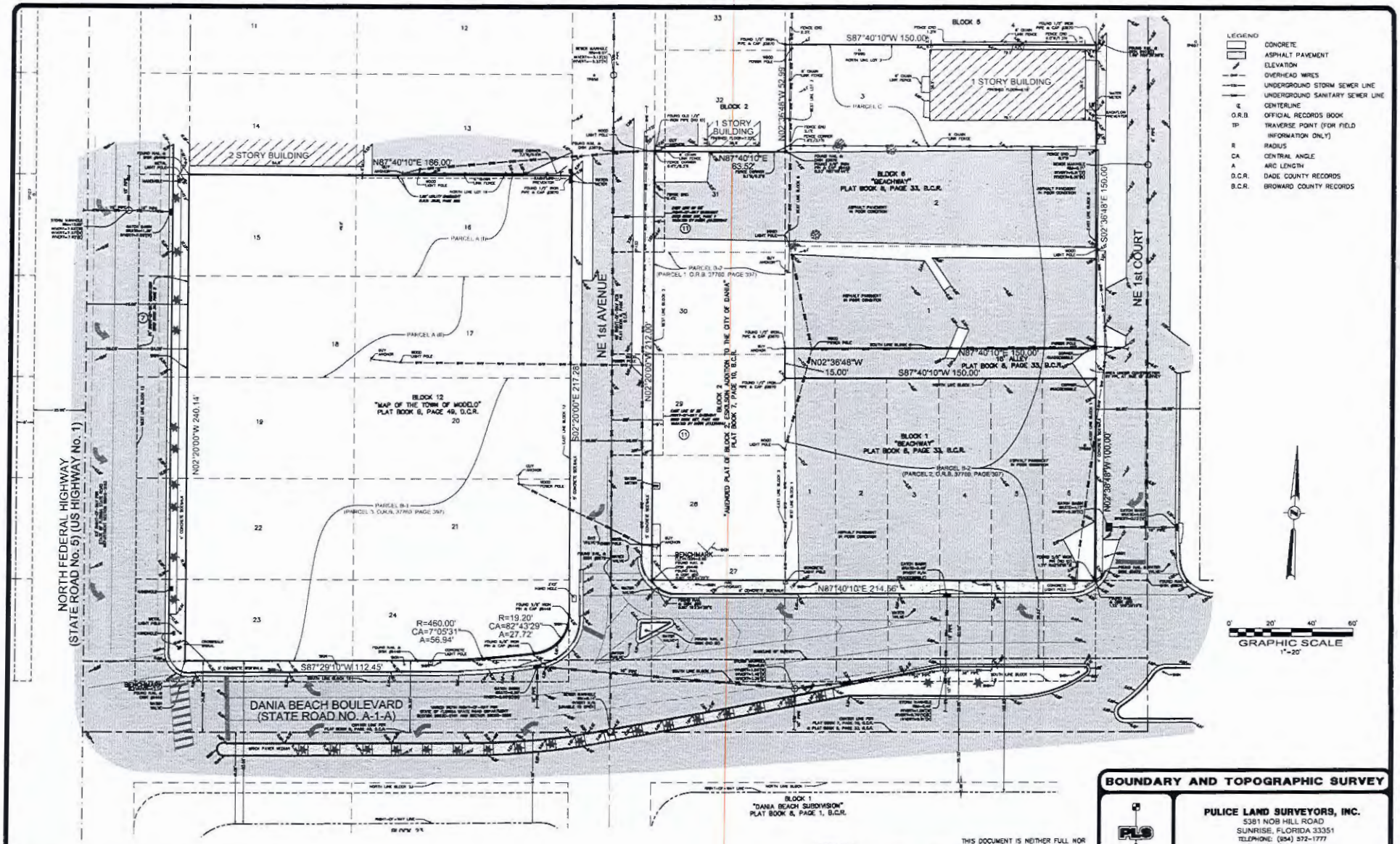
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 05/11/16	ORDER NO.: 61109

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: RAMESH ACQUISITIONS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 08/11/16	ORDER NO.: 61109

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

COMMERCIAL SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

Design Variation Justification
Trion Dania Beach

Ramesh Acquisitions, LLC is the applicant/developer of the project known as "Trion" located on the north east corner of US1/Federal Highway and Dania Beach Boulevard. The subject property consists of approximately 2.3 acres net (3.4 acres gross) and is proposed to be developed as a mixed-use residential/retail project with 286 dwelling units and 18,978 square feet of commercial space.

The land use designation for the property is Regional Activity Center (RAC), the zoning for the property is City Center (CC), and the property is located in the City's CRA. Given the property's location in the CRA and CC zoning designation, development on the site is subject to the City's form-based Code, which requires certain design elements and principles to achieve the City's desired urban form. However, the Code also recognizes that variation in conditions exist, and the difficulty of accounting for them in a design-specific regulation. Therefore, per Section 301-50 of the City's Code, the applicant may apply for relief from certain Variations in Design. Refer to table below.

A site plan for the subject property is currently under review by City Staff. The intent of the CC zoning district is to establish a mixed-use downtown with transit supportive densities and intensities where citizens can work, live, and shop in the economic, governmental, entertainment and cultural focal point of Dania Beach. This district is designed to encourage accessible, active, pedestrian-oriented areas. Great attention has been made to prepare a site plan for the subject property that achieves these elements and is compatible and consistent with the City's vision for the area.

Due to the size, configuration and conditions unique to the subject property, functional requirements of the proposed mixed-use building, design approach and construction methodology employed to achieve a comparable product competitive for the locality in the market, the applicant is requesting the variations in design outlined below. The approval of these design variations is not contrary to the public interest and will assist in the redevelopment and improvement of the subject property in an area of Dania Beach well-suited for the Trion project and that will move the City's vision for the area forward.

CODE SECTION	REQUIREMENT	PROPOSED VARIATIONS	CRITERIA
Section 303-40			
1. 303-40(L), (M) and (N) - Building Frontage Type, Placement, Building Frontage/NE 1st Ct	Building Placement for Front and Corner Street Setback 0'-5', 70% of façade on the Build-to-Line (BTL), and maximum allowable recess from BTL at 10'.	1. A 10.7' to 11.1' set back is proposed on U.S.1 to provide a more generous sidewalk and landscape for the scale of building. 73% of the building is placed on the setback. A recess of about 50' is proposed at the northwest corner of the building to provide a landscape court and habitable space to screen the loading area and garage. 2. 76% of the building is placed between 5.0' to 5.5' from the property line on Dania Beach Boulevard. A recess of approximately 33' is proposed at NE 1st Court to help breakup the façade of the building and provide screening of the garage. 3. 47% of the building is placed between 6.4' and 7.5' from the property line on NE 1st Court, a covered plaza with a fountain that is approximately 37' recessed is located at the southeast corner of the building, and a resident recreation area that is approximately 110' recessed from the property line are proposed.	Criteria listed in 301-50(D)
2. 303-40 (P) – Upper Story Setback	10' Building recess at 6-story.	No step back is proposed due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack vertically from floor to floor. The building mass is however broken down including articulation with molding and colors at portions of the 6th story to create architectural interests.	
Section 525-30			
1. 525-30(B) – Massing and Articulation	Buildings exceeding 35 feet in height are encouraged to display a uniform cornice height between 25' and 35' above finished grade with a horizontal moderation of 4 feet in vertical plane.	No horizontal moderation is proposed between 25' and 35' due to confined site conditions of the property and the proposed project being a mixed-use residential building consisting residential units with structural, mechanical and plumbing components that stack from floor to floor. The proposed building base is however articulated with a cornice line created by molding and colors in the façade design above the ground floor retail space between 14' and 17'. The building mass of	Criteria listed in 525-10

		a typical floor is further articulated by recessed building face, projected and recessed balconies of up to 5 feet (see typical 3rd floor plan between 22'-2" and 31'-10" on Sheet A102).	
Section 510-30			
1. 510-30(D) Roof Pitch	(D) Roofs shall be pitched with generous overhangs.	No pitched roof is proposed; the Architecture of the proposed building consist of a contemporary application of mid-century architectural languages.	Criteria listed in 510-20(C)
2. 510-30(H) Glass window/door/façade area	Glass windows must make up at least 35% of the primary elevation of a corner site.	The proposed building is located on two Primary Street Frontages on Dania Beach Boulevard and US-1. Due to the length of the building, more glass is applied on Dania Beach Boulevard with 40.5% to help breakup the building façade. 30.6% of glazed area is proposed on US-1, with an average of 36.9% proposed on the two facades combined.	
Section 301-50			
Section 301-50	Max. height variation 10% above max. building height or additional 10 feet, whichever is less, and provided no additional stories are granted	80' permitted. Requesting 82+ on the west and 87+ on the east.	Criteria listed in 301-50(D)

In accordance with Section 301-50, the applicant must satisfy the following criteria:

301-50(D)

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Response: The request outlined above is a reasonable accommodation of design flexibility particularly needed for the success of this project. The proposed Variations in Design will result in a wider landscaped sidewalk on US1 for pedestrian experience appropriate to the scale of the proposed building, deeper recesses that will not only help breakup the facade and enhance the architecture of the building, but also provide a sense of arrival, open spaces and privacy for the residents in an urban environment, natural surveillance and interaction between the proposed development and the street, and a building height that would provide Fire Department vehicle access clearance on NE 1st Avenue. The developer will provide improved landscape, streetscape, a fountain and other amenities on the property. The proposed improvements and design may not meet the strict application of the Code, but all of the proposed designs to create a pedestrian friendly, accessible, aesthetically pleasing environment on the property that achieves the intent and principles of the Code.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Response: The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, the configuration and constraints of the subject property, functional considerations in the design particular to this proposed development, and the nature of the proposed mixed-use residential building that would require specific building depth, height to accommodate a four-foot grade change between U.S.1 and NE 1st Court, and alignment of structural, mechanical and plumbing components to deliver an efficient product competitive in the market.

525-10 and 510-20 (C)

1. **There are circumstances peculiar to the site or the intended use or both that makes compliance with a particular requirement of this article impracticable; and**

   Response: Peculiar challenges for the development of the property includes fitting a garage structure concealed by active habitable space to activate the streets on a long and jogged property line on Dania Beach Boulevard, functional requirement for structural, mechanical and plumbing components for the proposed mixed-use residential development in an evolving City Center District.

2. **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset negative impacts that an exception to these standards might otherwise create.**

   Response: The applicant has offered enhancements that offset any impacts that an exception to these standards might otherwise create that include the following:

   a. A building Architecture that is intended to not only attract targeted residents, but also help provide an identity and energize this important intersection for the City.
   b. If the two required stepbacks are applied on the design of this building, at between 25' and 35' and at 6-story, the proportion of the building will appear even longer, particularly with one continuous cornice line. The proposed alternate solution provides a more dynamic and interesting composition of building forms for the subject property.
   c. Three elevations (north, east and south) of the proposed building well exceeded the required percent of glazed openings; the reduced percent of glass on the west façade will reduce heat gain to the building, an environmentally sensitive design consideration and practice for the South Florida climate.
   d. The use of varying size openings was a strategy employed to create variation in design expression in the proposed façade of the building.
   e. A wider landscape sidewalk on US1 with a comfortable buffer with traffic that would provide a more relaxed and superior quality pedestrian environment.

RESOLUTION NO. 2016-137

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-03-15) AND ASSOCIATED DESIGN VARIATIONS AND DESIGN WAIVERS (OT-83-16/OT-84-16/OT-85-16/OT-86-16) SUBMITTED BY RAMESH ACQUISITIONS, LLC, FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF FEDERAL HIGHWAY AND DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Ramesh Acquisitions, LLC ("Applicant") is requesting site plan approval to allow the construction of a mixed use project consisting of 286 dwelling units and 18,978 square feet of commercial space to be located on the northeast corner of Federal Highway and Dania Beach Boulevard in the City of Dania Beach, Florida; and

WHEREAS, Chapter 28, Part 3 of the LDC, entitled "Design District Overlay," Article 301 "Legal and Administrative Provisions," Section 301-50 "Variations in design; procedure for review of design variations," states that the City may waive design-basedrequirements as part of a site plan application; and

WHEREAS, Chapter 28, Part 5 of the LDC, entitled "Signage and Design Regulations," Article 525 "Architectural Standards for the Community Redevelopment Area Form-Based Zoning Districts," Section 525-10 "Applicability," states that the City may waive design-based guidelines as part of a site plan application; and

WHEREAS, the Applicant has requested greater setbacks and building recess along US1, Dania Beach Boulevard and NW 1st Court where Section 303-40(L), (M) and (N) require a Build-to-Line of 5' for 70% of the façade and maximum allowable recess from Build-to-Line of 10'; and

WHEREAS, the Applicant has requested to provide no recess at the sixth story where Section 303-40(P) of the LDC requires a 10' recess at the sixth story; and

WHEREAS, the Applicant has requested to provide no horizontal moderation between 25' and 35' where Section 525-30(B) of the LDC encourages buildings that exceed 35' to display a uniform cornice height between 25' and 35' above finished grade with a horizontal moderation of 4' in vertical plane; and

WHEREAS, the Applicant has requested to provide no roof pitch where Section 510-30(D) of the LDC requires roof pitches; and

WHEREAS, the Applicant has requested to provide glass windows to make up 40.5% of the elevation fronting Dania Beach Boulevard and 30.6% of the elevation fronting Federal Highway where Section 510-30(H) of the LDC requires glass windows to make up at least 35% of the primary elevation of a corner site; and

WHEREAS, the Applicant has requested a height variation to provide a height of 82' on the west and 87' on the east and the LDC allows for such request for a height variation equal to 10% above maximum building height or additional 10 feet, whichever is less and provided no additional stories are granted; and

WHEREAS, pursuant to Section 301-50(c)(1) of the LDC, the above referenced Design Variations and Design Waivers shall be considered as part of the proposed Site Plan (SP-03-15); and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-03-15) and associated Design Variations and Design Waivers are consistent with the requirements of the Code and will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. Pursuant to Chapter 28 "Land Development Code," Part 3 "Design District Overlay," Article 301 "Legal and Administrative Provisions," Section 301-50 "Variations in

design; procedure for review of design variations," the requested Design Variations are approved consistent with the Site Plan provided in Exhibit "B".

Section 3. Pursuant to Chapter 28 "Land Development Code," Part 5 "Signage and Design Regulations," Article 525 "Architectural Standards for the Community Redevelopment Area Form-Based Zoning Districts," Section 525-10 "Applicability," the requested Design Waivers are approved consistent with the Site Plan provided in Exhibit "B".

Section 4. Pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan (SP-03-15), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by reference is approved.

Section 5. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Park Impact Fee: per Section 805-110 & Reso. No. 2014-071, $1,364.00 per multifamily dwelling (368 X 1364 = $501,953) must be paid prior to issuance of a building permit (Planning).

2. Per Section 305-50 (H), Performance Bonds. "Participants in the voluntary green building program, at the time of building permit application, shall post a performance bond, letter of credit, or other form of surety approved by the City Attorney, in the amount described by the regulations (Planning).

3. SUSTAINABLE BUILDING PRACTICES: Per Section 305-50(F) Provide "Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentive."

4. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip. Based on traffic study by Traf Tech dated June, 2016 the project will generate 325 PM peak hours trips, which will require payment of $6,909.50 (325 X $21.26) must be paid prior to issuance of a building permit (Planning).

5. Must provide unity of title unifyingall lots, prior to issuance of a building permit (Planning).

6. The developer shall enter into an Agreement with the City to ensure the compliance of the pocket park with Articles 305 and 312 of Chapter 28 of the Dania Beach City Code in a form acceptable to the City Attorney. Such Agreement shall provide for ongoing maintenance of the park by the developer and ensure continuous public access to the pocket park from dawn

to dusk 365 days of the year, except during declared states of emergency and shall be recorded in the public records at the expense of the developer prior to the issuance of a building permit for the Site Plan.

7. Existing sewer forcemain on NE 1st Court must be reflected on survey plans (City Engineer).

8. Prior to application for building permit, a separate meeting needs to be arranged and sewer connections resolved with Public Services Department to discuss proposed water and sewer connection including other offsite development. Please contact Sherie Dunleavey, Office Manager, Public Services Department to make an appointment, phone number 954-924-6806 ext. 3882. (City Engineer).

9. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (City Engineer).

10. Fire Department Access information as follows:
    a. Demonstrate turning radii for the entry from Federal Highway on the east side of the structure.
    b. Demonstrate turning radii for all 1st floor garage turns to accommodate BSO Rescue Trucks (minimum inside radius of 24'10"; outside radius of 36'10")
    c. Demonstrate a minimum vertical clearance of 14' throughout the 1st floor garage to accommodate BSO Rescue trucks.
    d. Provide FD access to the 1st floor corridor from valet area for the east building.
    e. Provide double sided doors for passenger elevator #4 (BSO Fire).

11. Water supply information as follows:
    a. Water mains must be looped on the north side of the project with a minimum 8" water mains.
    b. Additional fire hydrants in the following locations:
        a) Off the required looped 8" fire main on the north side of the project (on NE 1 Avenue). You can move the propose hydrant that is currently on the 6" main to this location.
        b) Off the proposed 8" fire main on NE 1 Court at the north end of the property.
        c) Proposed hydrant on NE 1 Court must be off the 12" main; not the 6' main – please correct
    c. One additional FDC at the NE corner of the property on NE 1 Court.
    d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems). (BSO Fire).

12. Proof of water supply & Fire flow demand as follows:
    a. Fire hydrant flow test must be accompanied with the 24 hour pressure recording; in addition the flow test data & chart must be on company letter head from the company performing the test; finally, please identify on the test the name of the BSO Fire inspector that accompanied and witnessed the test of the documentation.

b. Fire flow demand calculations must be signed and sealed by a licensed engineer of record.
c. The application for the approval of the fire protection water supply design must be signed by the owner or agent.

13. Statement of verification from the design professions of record, on official company letterhead, must state that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. In addition, this document must have the seal and signature of the engineer (BSO Fire).

14. Provide an egress plan demonstrating and dimensioning all comment paths of travel, dead end corridor distances and travel distances to all exits within the building and/or structures (BSO Fire).

15. Additional Fire Department Access Information as follows:
    a. Fire Lane locations and striping detail (demonstrated)
    b. "NO PARKING" sign locations and sign details demonstrated – Provide Details
    c. Fire Department Access Routes During Construction (BSO Fire).

16. Address Detail – provide details for the numbers (size, coloring, etc.)(BSO Fire).

17. The Applicant shall obtain all necessary county, state, and federal permits.

Section 6. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 7. Pursuant to LDC Section 635-100 "Expiration of Site Plans," Section 625-50 "Expiration of variances," the Site Plan (SP-03-15) and associated Design Variations and Design Waivers shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 8. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 9. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 10. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B. PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE. WEST 24- FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No 5.

PARCEL B:

PARCEL B-1.

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

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

PARCEL B-2

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE "CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PACE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)
APPROVING THE SITE PLAN (SP-75-15) AND DESIGN VARIATIONS (OT-64-16) AND (OT-82-16) SUBMITTED BY DAVID L. WALLACE & ASSOCIATES, INC. ON BEHALF OF THE OWNER, ALEXEY SHCHETNIKOV, FOR PROPERTY LOCATED AT 321 NORTH FEDERAL HIGHWAY IN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Staff Report, Continuance request, Application and Backup, Plans, Resolution

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager

SUBJECT: **OT-64-16/OT-82-16/SP-75-15:** The applicant and property owner, AVS Property, LLC., is requesting design variation and site plan approval to construct a hotel located at 321 N. Federal Highway.

REQUESTS

DESIGN VARIATION

1. To provide as little as zero feet (0') between parking space and wall or other solid obstruction; Land Development Code (LDC) requires a two and a half foot (2.5') separation, per Section 265-140(C).
2. To provide a garage ramp with a slope as steep a twenty-five percent (25%); LDC allows a maximum slop of twelve (12) percent, per Section 265-140(D).

SITE PLAN

To allow the construction of a 108 room, 6-story hotel approximately 133,000 square feet in size.

PROPERTY INFORMATION

EXISTING ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant has requested to continue this item to the October 25, 2016 City Commission meeting to allow additional time to address concerns of the City Commission which were raised at the August 23, 2016 meeting.

CITY COMMISSION PREVIOUS ACTION

On August 23, 2016 the City Commission continued the item to the October 10, 2016 meeting.

RECOMMENDATION

Continue item to the October 25, 2016 City Commission meeting.

Lajoie, Corinne

From: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Sent: Wednesday, September 28, 2016 10:05 AM
To: LaFerrier, Marc; Lajoie, Corinne
Cc: Andrey Gsancheko (realtygroupconstruction@gmail.com); Javier Negroni; Jason Wilson; 'Tommy Prudhomme'; Paul Kogan, Esq. ; Bill Eklund; Wray, Macee; David Wallace; Luis Rodriguez
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida, Continuance

Regarding:
PZ # SP-075-15
Proj. Name: Wingate by Wyndham
Proj. Address: 321 Federal Highway

Good morning Marc and Corinne,

Thank you for taking the time to meet with Andrey and I to discuss the proposed Wingate on 321 Federal Highway.

Based on our conversations and the comments provided by the City Staff Engineering regarding the requested design variances on the garage ramp slopes for the project, we would like to resubmit the project in conformity with the established design guidelines and therefore not seek a variance for this aspect of the project.

Consequently, and as a result of the parking displacement due to the extended ramp lengths, we would respectfully request a continuance of the site plan application in order to provide the revised Site Plan proposal with parking space variances in time for the upcoming October 25th commission meeting.

It is also our understanding that the developer shall provide payment to the city of $6,500.00 per space and that payment shall be issued prior to the issuance of the building permit.
And per your request, in preparation for the commission meeting, all revised project support material and drawings, including the variance application (with the $2,000.00 associated fee) and amended resolution shall be provided to you by no later than this Tuesday, October 4th.

Thank you once again for your time and attention in this matter and if you have any questions or comments, please do not hesitate to contact me.

Kindest regards,

Guillermo

Guillermo Pedroza,
Project Manager

AFFIDAVIT

STATE OF FLORIDA }
COUNTY OF BROWARD }

BEFORE ME a Notary Public of the State of Florida, personally appeared **ALEXEY SHCHETNIKOV** the President of AVS Properties, LLC, who, upon being duly sworn, deposed, and said:

1. I, **ALEXEY SHCHETNIKOV,** am the President of AVS Properties, LLC.

2. I make this affidavit upon my personal knowledge and am familiar with the matters set forth herein.

3. I hereby certify that Bill Eklund of Green Capital Advisers, LEED AP, is a part of the development team and will process and certify the project through the LEED certification process run by the Green Building Certification Institute.

4. I hereby further certify that Mr. Eklund shall remain part of the project team throughout the duration of the project (i.e. from design stage through final building inspection/issuance of certificate of occupancy).

FURTHER AFFIANT SAYETH NOT.

ALEXEY SHCHETNIKOV

The foregoing was acknowledged before me this 10th day of August, 2016.

( ) who is personally known to me, or
(✓) who has produced Driver license as identification, and did take an oath.

NOTARY PUBLIC, STATE of FLORIDA

GASTON JEAN PIERRE
NOTARY
My Comm. Expires March 24, 2020
No. FF 975237
PUBLIC
STATE OF FLORIDA

Electronic Articles of Organization For Florida Limited Liability Company

L15000056892
FILED 8:00 AM
March 31, 2015
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

AVS PROPERTY LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1489 W. PALMETTO PARK ROAD
410
BOCA RATON, FL. US 33486

The mailing address of the Limited Liability Company is:

1489 W. PALMETTO PARK ROAD
410
BOCA RATON, FL. US 33486

Article III

The name and Florida street address of the registered agent is:

KOGAN PROBER, P.A.
200 S ANDREWS AVE STE 901
FORT LAUDERDALE, FL. 33301

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PAVEL KOGAN

L15000056892
FILED 8:00 AM
March 31, 2015
Sec. Of State
nculligan

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGRM
ALEXEY SHCHETNIKOV
1489 W. PALMETTO PARK ROAD SUITE # 410
BOCA RATON, FL. 33486 US

Signature of member or an authorized representative

Electronic Signature: PAVEL KOGAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

AFFIDAVIT

STATE OF VIRGINA)
COUNTY OF Fauquier)

BEFORE ME a Notary Public of the State of Virginia, personally appeared **BILL EKLUND**, who, upon being duly sworn, deposed, and said:

1. I, **BILL EKLUND,** I make this affidavit upon my personal knowledge and am familiar with the matters set forth herein.

2. I am a LEED AP and have been hired by AVS Properties, LLC to be a part of the development team and will process and certify the project through the LEED certification process run by the Green Building Certification Institute, and will remain part of the project team throughout the duration of the project (i.e. from design stage through final building inspection/issuance of certificate of occupancy).

FURTHER AFFIANT SAYETH NOT.

BILL EKLUND

The foregoing was acknowledged before me this 10th day of August, 2016.

(✓) who is personally known to me, or
( ) who has produced _____ as identification, and did take an oath.

Maureen S Willer
NOTARY PUBLIC, STATE of VIRGINIA

MAUREEN S. WILLER
NOTARY PUBLIC
REGISTRATION # 7067067
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
7.31.15

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Wednesday, August 10, 2016 12:22 PM
To: Lajoie, Corinne
Cc: Jason Wilson; jnegroni@DLWARCHITECTS.COM; gpedroza@dlwarchitects.com; realtygroupconstruction@gmail.com; Tommy Prudhomme; Kaine, Brad; LaFerrier, Marc
Subject: Re: Wingate Hotel Engineering Signoff

Hi Corinne,

This is to confirm that I have no more outstanding comments on this project. Please consider this as a sign off. Thanks

Ronnie S Navarro, PE
Deputy Director/City Engineer
City of Dania Beach, Public Services Department
954-924-6808 x 3615

sent from my tablet

On Aug 10, 2016, at 12:00 PM, Tommy Prudhomme <tommy@pillarconsultants.com> wrote:

Lajoie, Corinne

From: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Sent: Thursday, August 11, 2016 10:49 AM
To: Jason Wilson; realtygroupconstruction@gmail.com; beklund@greencapitaladvisers.com; Lajoie, Corinne; Tommy Prudhomme
Cc: Adam J. Ginsburg (adamg@base-4.com); Lee Hoang (leeh@base-4.com); Javier Negroni; Karina Realty Group Construction LLC (realtygroupconstruction@gmail.com); Paul Kogan, Esq.
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comment Responses
Attachments: affidavit LEED.PDF; AFFIDAVIT of Bill.pdf

Hi Jason,

Attached are both affidavits in response to the below issued comment from Corinne:

3. **EXHIBIT: SUSTAINABLE BUILDING PRACTICES**

COMMENT: Sustainable Building Practices incentive is proposed to gain additional building height. Per Section 305-50(F), the following is required:
(2)Written statement identifying the review option selected by the applicant (demonstration of formal third-party certification of the project, or community development director verification of project compliance with third-party green building/development standards through cost-recovery based review).
(3)A completed residential green development/building checklist, with a narrative explanation of how the green building measure is being incorporated.
(5)A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans.
(6)Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives.
(7)A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part of the project team throughout its duration (i.e., from the design stage through final building inspection/issuance of certificate of occupancy).

RESPONSE: Please provide clarification as most of this documentation was forwarded to the City on the requested disk and presentation.
Notarized Affidavit has not been provided for the City Attorney's review.
RESPONSE: AFFIDAVIT IS PROVIDED

I am copying Corinne for her reference and letting her know that these will also be included as part of the disk contents.

Thanks,
Guillermo

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016

Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here. If you do not agree to any of these terms, please discard all copies of this message immediately.

Lajoie, Corinne

From: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Sent: Monday, August 08, 2016 4:31 PM
To: Lajoie, Corinne
Cc: Javier Negroni; Andrey Gsancheko; Jason Wilson; beklund@greencapitaladvisers.com; Paul Kogan, Esq.
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments
Attachments: A-200 - EXTERIOR ELEVATIONS.PDF; A-201 - EXTERIOR ELEVATIONS.PDF; A-300 - BUILDING SECTION.PDF; A-301 - BUILDING SECTION.PDF; A-105 - ROOF PLAN.PDF; AS-01 - SITE PLAN.PDF

Hi Corinne,

Per our recent conversation, we feel the adjustments to the site plan are complete.
The R.O.W. comment has been addressed in the following manner:

1. As discussed, The R.O.W. is being referred to as proposed r.o.w.
2. Dimensions are referenced to the proposed right of way
3. The build to Line is now indicated as to the proposed right of way, therefore this will be a proposed 0'-0" setback as indicated in the revised data chart.
4. The Right of Way is also being indicated on the building elevations and sections in order to illustrate the encroachment of the architectural canopies and molding projecting into the right of way.
5. The FDOT allows the above with the consensus of the city.
6. Rooftop mechanical equipment screens are indicated in the elevations and the roof plan
7. The Building Height table has been corrected as discussed with asterisk.

Thank you and if we have any further pending issues to address with your department, please let us know.

It is our understanding that we shall provide you with an updated set of documents with all the necessary approvals, hard copies as wells as electronic pdf's on disk no later than Friday.

Thank you kindly,
Guillermo

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Friday, August 05, 2016 2:59 PM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Cc: Javier Negroni <jnegroni@DLWARCHITECTS.COM>; Andrey Gsancheko <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

I can delete number 1, 34, & 36.
Number 30 is still not done!
Number 32, just provide a note on the plans stating. "Signage will be under separate review and permit" and we can address latter.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
Sent: Friday, August 05, 2016 11:10 AM
To: Lajoie, Corinne
Cc: Javier Negroni; Andrey Gsancheko; Jason Wilson; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

Hi Corinne,
Responses are below along with accompanying pdf's.
Thanks,
Guillermo

1. **EXHIBIT: DUMPSTER**

   COMMENT: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Per Section 290-50(B) Pedestrian access maze-style is required.

   RESPONSE: DUMPSTER ENCLOSURE DETAILS HAVE BEEN REVISED TO PROVIDE MAZE-STYLE ENTRY. SEE REVISED SHEET AS-03 AND SITE PLAN AS-01.

   The maze is not shown on Site Plan, Sheet AS.01

   RESPONSE: SEE CLOUDED AREA ON AS-01- I'VE ADDED NOTATIONS FOR CLARIFICATION

2. **EXHIBIT: SITE CALCULATIONS**

   COMMENT: Change maximum building height "standards" from 70' to 40' per pending text amendment.

RESPONSE: MAXIMUM BUILDING HEIGHT STANDARD HAS BEEN REVISED FROM 70' TO 40' WITHIN THE SITE CALCULATION TABLE ON AS-01.

Not Done

RESPONSE: PLEASE CONFIRM IF THE CORRECTION SHOULD READ "**40' per pending text amendment**"

3. **EXHIBIT: SUSTAINABLE BUILDING PRACTICES**

COMMENT: Sustainable Building Practices incentive is proposed to gain additional building height. Per Section 305-50(F), the following is required:

(2)Written statement identifying the review option selected by the applicant (demonstration of formal third-party certification of the project, or community development director verification of project compliance with third-party green building/development standards through cost-recovery based review).

(3)A completed residential green development/building checklist, with a narrative explanation of how the green building measure is being incorporated.

(5)A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans.

(6)Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives.

(7)A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part of the project team throughout its duration (i.e., from the design stage through final building inspection/issuance of certificate of occupancy).

RESPONSE: Please provide clarification as most of this documentation was forwarded to the City on the requested disk and presentation.

Notarized Affidavit has not been provided for the City Attorney's review.

RESPONSE: AFFIDAVIT IS FORTHCOMING

30. **RIGHT-OF-WAYS: Identify if r-o-w dedication is required**. Per Broward County Trafficway Map, this section of Federal Highway has an ultimate width of 92'. Therefore must show Width of ROW from centerline to property of 46, as identified on the survey shows 33 feet provided. If not provided, then Dedication to Broward County is required. Identify measurement on plans. Revise site plan accordingly. 2nd time requested (Planning).

RESPONSE: THE RIGHT OF WAY HAS BEEN INCORPORATED AS INDICATED IN THE SITE PLAN. THIS IS SHOWN AS A 5'-0" SETBACK INTO THE INSIDE OF THE PROPERTY. THE BUILDING HAS BEEN RE-ADJUSTED TO ACCOMMODATE THE ADDITIONAL SETBACK. PLEASE BE ADVISED THAT THE CANOPIES FACING FEDERAL HIGHWAY ARE CURRENTLY UNDER REVIEW BY FDOT IN ORDER TO CONFIRM IF THE PROJECTIONS WITHIN THE R.O.W. MEET THE ALLOWABLE PERMISSABLE CRITERIA. WE ANTICIPATE NO OBJECTIONS ON THEIR BEHALF AND THEREFORE (AS PER CHAPTER 14-43 REGULATION OF SIGNS, CANOPIES OVER STREETS AND SIDEWALKS OF THE FDOT CODE) THE MATTER WOULD BE CONDITIONAL UPON THE FURTHER APPROVAL OF THE CITY/ YOUR DEPARTMENT. (SEE ATTACHED REVISED NORTH AND SOUTH ELEVATIONS-SHT. A-201 AND REVISED SITE PLAN AS-01)

Front setback must be measured from new property line, the setback should be changed from 12'9" to 7'9".

RESPONSE: SITE PLAN HAS BEEN RE-ADJUSTED ACCORDINGLY

32. **SIGNS 2nd time requested (Planning):**

- Must provide signage detail including but not limited to number, dimensions, method of illumination, color, font, method of installation for all signs including directional and service entrance signs.
- Per Section 505-40(O)(4) Electrical raceways and conduits shall be concealed from view.

- Raceways shall be placed inside the building wall or shall be painted the color of the sign background. Provide detail.
- Per Section 505-40(O)(5) cabinet signs are prohibited.

- **RESPONSE**: CLARIFICATIONS REGARDING FONT AND COLOR HAVE BEEN INCORPORATED INTO THE REVISED SHEET A-202. WE ARE CURRENTLY NOT AWARE OF ANY OTHER ITEMS THAT HAVE NOT BEEN ADDRESSED IN THE ABOVE COMMENT. IF SO, PLEASE ADVISE. (SEE REVISED SHT. A-202)

The above information is has still not been provided.

RESPONSE: PLEASE INDICATE WHAT MAY BE MISSING- SHT. A-202 IS INTENDED FOR THE BUILDING SIGNAGE (BRAND AND ADDRESS SIGNAGE-TO BE UNDER SEPARATE PERMIT)

TRAFFIC AND DIRECTIONAL SIGNAGE IS INDICATED ON THE CIVIL DRAWINGS

34. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. In addition, rooftop a/c must be located on flat roof and on the rear ½ of building. Identify compliance on plans. 2nd time requested (Planning). Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible. Revise accordingly.

RESPONSE: REFER TO ROOF PLAN INDICATING LOCATION OF AC EQUIPMENT ON FLAT ROOF ALONG WITH THE VARYING HEIGHTS OF THE ROOF PARAPET WHICH ALSO SERVE TO PROVIDE SCREENING OF THE EQUIPMENT FROM VISIBILITY. THE ROOFTOP EQUIPMENT IS LOCATED TOWARDS THE INTERIOR OF THE ROOF SPACE AWAY FROM THE BUILDING EXTERIOR AND THEREFORE WOULD NOT BE VISIBLE FROM THE EXTERIOR DUE TO THE SURROUNDING PARAPET WALLS AND VANTAGE POINT NEEDED. SHEET A-201 IS AN ORTHOGONAL ELEVATION VIEW AND NOT REPRESENTATIVE OF HOW IT WOULD BE SEEN IN PERSPECTIVE.

Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible.

RESPONSE: SCREEN IS BEING PROVIDED, SEE REVISED ELEVATIONS A-200

36. Per Section 311-20(E) Shopfront must provide **70% glass on ground floor** no higher than 2' above sidewalk with recessed entrance and must provide a gallery roof, awnings or arcades and colonnades, identify compliance on site plan. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested (Planning).

RESPONSE: SHOPFRONT COMPLIES WITH 70% GLASS MINIMUM AT GROUND FLOOR AND INCLUDES A REVISED RECESSED ENTRY WITHIN AN ARCADE LINING PARALLEL TO NORTH FEDERAL HIGHWAY. REFER TO EAST ELEVATION SHEET A-200 INDICATING HEIGHTS, DIMENSIONS AND CALCULATIONS.

Only 38% identified as provided on plans.

RESPONSE: SHOPFRONT GLAZING IS INDICATED ON SEPARATE TABLE (SEE TABLE NEXT TO 1/A-200 DRAWING TITLE)

dlw architects established 1981

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Friday, August 05, 2016 9:16 AM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Cc: Javier Negroni <jnegroni@DLWARCHITECTS.COM>; Andrey Gsancheko <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

Please see my comments in blue below.

1. **EXHIBIT: DUMPSTER**

   COMMENT: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Per Section 290-50(B) Pedestrian access maze-style is required.

   RESPONSE: DUMPSTER ENCLOSURE DETAILS HAVE BEEN REVISED TO PROVIDE MAZE-STYLE ENTRY. SEE REVISED SHEET AS-03 AND SITE PLAN AS-01.

   The maze is not shown on Site Plan, Sheet AS.01

2. **EXHIBIT: SITE CALCULATIONS**

   COMMENT: Change maximum building height "standards" from 70' to 40' per pending text amendment.

   RESPONSE: MAXIMUM BUILDING HEIGHT STANDARD HAS BEEN REVISED FROM 70' TO 40' WITHIN THE SITE CALCULATION TABLE ON AS-01.

   Not Done

3. **EXHIBIT: SUSTAINABLE BUILDING PRACTICES**

   COMMENT: Sustainable Building Practices incentive is proposed to gain additional building height. Per Section 305-50(F), the following is required:
   (2)Written statement identifying the review option selected by the applicant (demonstration of formal third-party certification of the project, or community development director verification of project compliance with third-party green building/development standards through cost-recovery based review).

(3)A completed residential green development/building checklist, with a narrative explanation of how the green building measure is being incorporated.

(5)A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans.

(6)Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives.

(7)A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part of the project team throughout its duration (i.e., from the design stage through final building inspection/issuance of certificate of occupancy).

RESPONSE: Please provide clarification as most of this documentation was forwarded to the City on the requested disk and presentation.

Notarized Affidavit has not been provided for the City Attorney's review.

COMMENT: Per Section 305-50(H) a performance bond or letter of credit must be posted with the City at time of building permit submittal.

RESPONSE: Will review

30. **RIGHT-OF-WAYS: Identify if r-o-w dedication is required**. Per Broward County Trafficway Map, this section of Federal Highway has an ultimate width of 92'. Therefore must show Width of ROW from centerline to property of 46, as identified on the survey shows 33 feet provided. If not provided, then Dedication to Broward County is required. Identify measurement on plans. Revise site plan accordingly. 2nd time requested (Planning).

RESPONSE: THE RIGHT OF WAY HAS BEEN INCORPORATED AS INDICATED IN THE SITE PLAN. THIS IS SHOWN AS A 5'-0" SETBACK INTO THE INSIDE OF THE PROPERTY. THE BUILDING HAS BEEN RE-ADJUSTED TO ACCOMMODATE THE ADDITIONAL SETBACK. PLEASE BE ADVISED THAT THE CANOPIES FACING FEDERAL HIGHWAY ARE CURRENTLY UNDER REVIEW BY FDOT IN ORDER TO CONFIRM IF THE PROJECTIONS WITHIN THE R.O.W. MEET THE ALLOWABLE PERMISSABLE CRITERIA. WE ANTICIPATE NO OBJECTIONS ON THEIR BEHALF AND THEREFORE (AS PER CHAPTER 14-43 REGULATION OF SIGNS, CANOPIES OVER STREETS AND SIDEWALKS OF THE FDOT CODE) THE MATTER WOULD BE CONDITIONAL UPON THE FURTHER APPROVAL OF THE CITY/ YOUR DEPARTMENT. (SEE ATTACHED REVISED NORTH AND SOUTH ELEVATIONS-SHT. A-201 AND REVISED SITE PLAN AS-01)

Front setback must be measured from new property line, the setback should be changed from 12'9" to 7'9".

32. **SIGNS 2nd time requested (Planning):**

- Must provide signage detail including but not limited to number, dimensions, method of illumination, color, font, method of installation for all signs including directional and service entrance signs.
- Per Section 505-40(O)(4) Electrical raceways and conduits shall be concealed from view.
- Raceways shall be placed inside the building wall or shall be painted the color of the sign background. Provide detail.
- Per Section 505-40(O)(5) cabinet signs are prohibited.

- RESPONSE: CLARIFICATIONS REGARDING FONT AND COLOR HAVE BEEN INCORPORATED INTO THE REVISED SHEET A-202. WE ARE CURRENTLY NOT AWARE OF ANY OTHER ITEMS THAT HAVE NOT BEEN ADDRESSED IN THE ABOVE COMMENT. IF SO, PLEASE ADVISE. (SEE REVISED SHT. A-202)

The above information is has still not been provided.

33. The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45

Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Must receive approval prior to issuance of a building permit. 2nd time requested (Planning).

RESPONSE: APPROVAL WAS REQUESTED AND SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

34. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. In addition, rooftop a/c must be located on flat roof and on the rear ½ of building. Identify compliance on plans. 2nd time requested (Planning). Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible. Revise accordingly.

RESPONSE: REFER TO ROOF PLAN INDICATING LOCATION OF AC EQUIPMENT ON FLAT ROOF ALONG WITH THE VARYING HEIGHTS OF THE ROOF PARAPET WHICH ALSO SERVE TO PROVIDE SCREENING OF THE EQUIPMENT FROM VISIBILITY. THE ROOFTOP EQUIPMENT IS LOCATED TOWARDS THE INTERIOR OF THE ROOF SPACE AWAY FROM THE BUILDING EXTERIOR AND THEREFORE WOULD NOT BE VISIBLE FROM THE EXTERIOR DUE TO THE SURROUNDING PARAPET WALLS AND VANTAGE POINT NEEDED. SHEET A-201 IS AN ORTHOGONAL ELEVATION VIEW AND NOT REPRESENTATIVE OF HOW IT WOULD BE SEEN IN PERSPECTIVE.

Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible.

36. Per Section 311-20(E) Shopfront must provide **70% glass on ground floor** no higher than 2' above sidewalk with recessed entrance and must provide a gallery roof, awnings or arcades and colonnades, identify compliance on site plan. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested (Planning).

RESPONSE: SHOPFRONT COMPLIES WITH 70% GLASS MINIMUM AT GROUND FLOOR AND INCLUDES A REVISED RECESSED ENTRY WITHIN AN ARCADE LINING PARALLEL TO NORTH FEDERAL HIGHWAY. REFER TO EAST ELEVATION SHEET A-200 INDICATING HEIGHTS, DIMENSIONS AND CALCULATIONS.

Only 38% identified as provided on plans.

37. Per Section 303-40(Q), Figure 303-10 & 304-30 allowable height is based on proximity to residential and FEC railroad. Provide illustration showing building mass is outside of the 1.66:1 slope. Provide illustration with next submittal. Revise to reflect property slope. 2nd time requested (Planning).

RESPONSE: REFER TO SECTION DRAWING 1/A-301 AND AR-102 ILLUSTRATING BUILDING MASS REFLECTING THE DISCUSSIONS IN THE INITIAL ROUNDTABLE DISCUSSIONS MEETINGS WITH MARC LAFERRIER. APPROXIMATELY 1/3 OF THE BUILDING MASS COMPLIES WHILE THE REMAINING BALANCE SERVES TO FORM THE EXTERIOR COURTYARD WHOSE ARRANGEMENT AND PURPOSE IS TO REDUCE THE VISIBILITY AND EXPOSURE OF THE FEC CORRIDOR.

38. Per Section 525-20(G) all rooftop mechanical equipment/stairs/elevator shall be designed to be an integral part of the building or shall be adequately screened and shall not exceed 12' in vertical height and not to exceed 20% of roof top. Identify how this provision is being met on the plans. 2nd time requested. Sheet A-200 & A-201 appear to show HVAC roof equipment visible from all elevations. Revise according.

RESPONSE: THE LIMITED PORTIONS OF THE ROOFTOP EQUIPMENT SHOWN ON THE EXTERIOR ELEVATIONS IS INDICATED AS AN ORTHOGONAL VIEW (FRONT ELEVATION) AND IS NOT REPRESENTATIVE OF A PERSPECTIVE VANTAGE POINT VIEW IN WHICH THOSE ITEMS WOULD NOT BE VISIBLE.

39. Sheet AS-01, SITE DATA TABLE, 3rd time requested (Planning):

- Parking:
  - Per Section 306-30 & Section 270-20 identify required and provided loading spaces in parking calculations. Identify dimensions of site plan.

- Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

RESPONSE: THE DATA CHART HAS BEEN CORRECTED. THE RETAIL SPACE HAS BEEN INCLUDED, ALL OTHER HOTEL USES ARE ACCESSORY TO THE MAIN OCCUPANCY. LOADING SPACES AND CALCULATIONS HAVE BEEN PROVIDED ON THE SITE PLAN. DIMENSION FOR LOADING AREA HAS BEEN ADDED.

41. Identify and illustrate how project meets the regulations articulated in the following provisions of Sec. 525-20. – Architecture (Planning):

(G)All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened, and shall not exceed twelve (12) feet in vertical height, from the rooftop floor elevation to the uppermost element of the equipment, stair or elevator tower and shall not exceed twenty (20) percent of the rooftop area. See also section 220-60 for rooftop mechanical equipment regulations in residential districts. 2nd time requested. Sheet A-200 & A-201 appear to show HVAC roof equipment visible from all elevations. Revise according.

RESPONSE: THE LIMITED PORTIONS OF THE ROOFTOP EQUIPMENT SHOWN ON THE EXTERIOR ELEVATIONS IS INDICATED AS AN ORTHOGONAL VIEW (FRONT ELEVATION) AND IS NOT REPRESENTATIVE OF A PERSPECTIVE VANTAGE POINT VIEW IN WHICH THOSE ITEMS WOULD NOT BE VISIBLE.

Lajoie, Corinne

From: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Sent: Friday, August 05, 2016 3:19 PM
To: Lajoie, Corinne
Cc: Javier Negroni; Andrey Gsancheko; Jason Wilson; beklund@greencapitaladvisers.com
Subject: Re: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

Hi Corinne,
Regarding signage. Note for signage is already provided under general notes for sheet A-202.

Jason,
Could you please provide further clarification for Corinne on Item 30 ROW based on the information we discussed.
Thanks

Guillermo

Sent from my iPhone

On Aug 5, 2016, at 2:59 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

> I can delete number 1, 34, & 36.
> Number 30 is still not done!
> Number 32, just provide a note on the plans stating. "Signage will be under separate review and permit" and we can address latter.
>
> Corinne Lajoie, AICP, LEED GA
> Planning and Zoning Manager
> City of Dania Beach, FL
>
> ---
>
> **From:** Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
> **Sent:** Friday, August 05, 2016 11:10 AM
> **To:** Lajoie, Corinne
> **Cc:** Javier Negroni; Andrey Gsancheko; Jason Wilson; beklund@greencapitaladvisers.com
> **Subject:** RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments
>
> Hi Corinne,
> Responses are below along with accompanying pdf's.
> Thanks,
> Guillermo
>
> 1. **EXHIBIT: DUMPSTER**
>
> **COMMENT:** Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Per Section 290-50(B) Pedestrian access maze-style is required.
> **RESPONSE:** DUMPSTER ENCLOSURE DETAILS HAVE BEEN REVISED TO PROVIDE MAZE-STYLE ENTRY. SEE REVISED SHEET AS-03 AND SITE PLAN AS-01.

The maze is not shown on Site Plan, Sheet AS.01

RESPONSE: SEE CLOUDED AREA ON AS-01- I'VE ADDED NOTATIONS FOR CLARIFICATION

2. **EXHIBIT: SITE CALCULATIONS**

COMMENT: Change maximum building height "standards" from 70' to 40' per pending text amendment.

RESPONSE: MAXIMUM BUILDING HEIGHT STANDARD HAS BEEN REVISED FROM 70' TO 40' WITHIN THE SITE CALCULATION TABLE ON AS-01.

Not Done

RESPONSE: PLEASE CONFIRM IF THE CORRECTION SHOULD READ "**40' per pending text amendment**"

3. **EXHIBIT: SUSTAINABLE BUILDING PRACTICES**

COMMENT: Sustainable Building Practices incentive is proposed to gain additional building height. Per Section 305-50(F), the following is required:

(2)Written statement identifying the review option selected by the applicant (demonstration of formal third-party certification of the project, or community development director verification of project compliance with third-party green building/development standards through cost-recovery based review).

(3)A completed residential green development/building checklist, with a narrative explanation of how the green building measure is being incorporated.

(5)A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans.

(6)Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives.

(7)A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part of the project team throughout its duration (i.e., from the design stage through final building inspection/issuance of certificate of occupancy).

RESPONSE: Please provide clarification as most of this documentation was forwarded to the City on the requested disk and presentation.

Notarized Affidavit has not been provided for the City Attorney's review.

RESPONSE: AFFIDAVIT IS FORTHCOMING

30. **RIGHT-OF-WAYS: Identify if r-o-w dedication is required**. Per Broward County Trafficway Map, this section of Federal Highway has an ultimate width of 92'. Therefore must show Width of ROW from centerline to property of 46, as identified on the survey shows 33 feet provided. If not provided, then Dedication to Broward County is required. Identify measurement on plans. Revise site plan accordingly. 2nd time requested (Planning).

RESPONSE: THE RIGHT OF WAY HAS BEEN INCORPORATED AS INDICATED IN THE SITE PLAN. THIS IS SHOWN AS A 5'-0" SETBACK INTO THE INSIDE OF THE PROPERTY. THE BUILDING HAS BEEN RE-ADJUSTED TO ACCOMMODATE THE ADDITIONAL SETBACK. PLEASE BE ADVISED THAT THE CANOPIES FACING FEDERAL HIGHWAY ARE CURRENTLY UNDER REVIEW BY FDOT IN ORDER TO CONFIRM IF THE PROJECTIONS WITHIN THE R.O.W. MEET THE ALLOWABLE PERMISSABLE CRITERIA. WE ANTICIPATE NO OBJECTIONS ON THEIR BEHALF AND THEREFORE (AS PER CHAPTER 14-43 REGULATION OF SIGNS, CANOPIES OVER STREETS AND SIDEWALKS OF THE FDOT CODE) THE MATTER WOULD BE CONDITIONAL UPON THE FURTHER APPROVAL OF THE CITY/

YOUR DEPARTMENT. (SEE ATTACHED REVISED NORTH AND SOUTH ELEVATIONS-SHT. A-201 AND REVISED SITE PLAN AS-01)

Front setback must be measured from new property line, the setback should be changed from 12'9" to 7'9".

RESPONSE: SITE PLAN HAS BEEN RE-ADJUSTED ACCORDINGLY

32. **SIGNS 2nd time requested (Planning):**

? Must provide signage detail including but not limited to number, dimensions, method of illumination, color, font, method of installation for all signs including directional and service entrance signs.

? Per Section 505-40(O)(4) Electrical raceways and conduits shall be concealed from view.

? Raceways shall be placed inside the building wall or shall be painted the color of the sign background. Provide detail.

? Per Section 505-40(O)(5) cabinet signs are prohibited.

- **RESPONSE**: CLARIFICATIONS REGARDING FONT AND COLOR HAVE BEEN INCORPORATED INTO THE REVISED SHEET A-202. WE ARE CURRENTLY NOT AWARE OF ANY OTHER ITEMS THAT HAVE NOT BEEN ADDRESSED IN THE ABOVE COMMENT. IF SO, PLEASE ADVISE. (SEE REVISED SHT. A-202)

The above information is has still not been provided.

RESPONSE: PLEASE INDICATE WHAT MAY BE MISSING- SHT. A-202 IS INTENDED FOR THE BUILDING SIGNAGE (BRAND AND ADDRESS SIGNAGE-TO BE UNDER SEPARATE PERMIT)

TRAFFIC AND DIRECTIONAL SIGNAGE IS INDICATED ON THE CIVIL DRAWINGS

34. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. In addition, rooftop a/c must be located on flat roof and on the rear ½ of building. Identify compliance on plans. 2nd time requested (Planning). Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible. Revise accordingly.

RESPONSE: REFER TO ROOF PLAN INDICATING LOCATION OF AC EQUIPMENT ON FLAT ROOF ALONG WITH THE VARYING HEIGHTS OF THE ROOF PARAPET WHICH ALSO SERVE TO PROVIDE SCREENING OF THE EQUIPMENT FROM VISIBILITY. THE ROOFTOP EQUIPMENT IS LOCATED TOWARDS THE INTERIOR OF THE ROOF SPACE AWAY FROM THE BUILDING EXTERIOR AND THEREFORE WOULD NOT BE VISIBLE FROM THE EXTERIOR DUE TO THE SURROUNDING PARAPET WALLS AND VANTAGE POINT NEEDED. SHEET A-201 IS AN ORTHOGONAL ELEVATION VIEW AND NOT REPRESENTATIVE OF HOW IT WOULD BE SEEN IN PERSPECTIVE.

Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible.

RESPONSE: SCREEN IS BEING PROVIDED, SEE REVISED ELEVATIONS A-200

36. Per Section 311-20(E) Shopfront must provide **70% glass on ground floor** no higher than 2'

above sidewalk with recessed entrance and must provide a gallery roof, awnings or arcades and colonnades, identify compliance on site plan. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested (Planning).

RESPONSE: SHOPFRONT COMPLIES WITH 70% GLASS MINIMUM AT GROUND FLOOR AND INCLUDES A REVISED RECESSED ENTRY WITHIN AN ARCADE LINING PARALLEL TO NORTH FEDERAL HIGHWAY. REFER TO EAST ELEVATION SHEET A-200 INDICATING HEIGHTS, DIMENSIONS AND CALCULATIONS.

Only 38% identified as provided on plans.

RESPONSE: SHOPFRONT GLAZING IS INDICATED ON SEPARATE TABLE (SEE TABLE NEXT TO 1/A-200 DRAWING TITLE)

<image001.png>

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Friday, August 05, 2016 9:16 AM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Cc: Javier Negroni <jnegroni@DLWARCHITECTS.COM>; Andrey Gsancheko <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

Please see my comments in blue below.

1. **EXHIBIT: DUMPSTER**

COMMENT: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Per Section 290-50(B) Pedestrian access maze-style is required.

RESPONSE: DUMPSTER ENCLOSURE DETAILS HAVE BEEN REVISED TO PROVIDE MAZE-STYLE ENTRY. SEE REVISED SHEET AS-03 AND SITE PLAN AS-01.

The maze is not shown on Site Plan, Sheet AS.01

2. **EXHIBIT: SITE CALCULATIONS**

COMMENT: Change maximum building height "standards" from 70' to 40' per pending text amendment.

RESPONSE: MAXIMUM BUILDING HEIGHT STANDARD HAS BEEN REVISED FROM 70' TO 40' WITHIN THE SITE CALCULATION TABLE ON AS-01.

Not Done

3. **EXHIBIT: SUSTAINABLE BUILDING PRACTICES**

COMMENT: Sustainable Building Practices incentive is proposed to gain additional building height. Per Section 305-50(F), the following is required:

(2)Written statement identifying the review option selected by the applicant (demonstration of formal third-party certification of the project, or community development director verification of project compliance with third-party green building/development standards through cost-recovery based review).

(3)A completed residential green development/building checklist, with a narrative explanation of how the green building measure is being incorporated.

(5)A notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans.

(6)Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives.

(7)A notarized affidavit certifying that a green building expert professional certified or accredited by a third-party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part of the project team throughout its duration (i.e., from the design stage through final building inspection/issuance of certificate of occupancy).

RESPONSE: Please provide clarification as most of this documentation was forwarded to the City on the requested disk and presentation.

Notarized Affidavit has not been provided for the City Attorney's review.

COMMENT: Per Section 305-50(H) a performance bond or letter of credit must be posted with the City at time of building permit submittal.

RESPONSE: Will review

30. **RIGHT-OF-WAYS: Identify if r-o-w dedication is required**. Per Broward County Trafficway Map, this section of Federal Highway has an ultimate width of 92'. Therefore must show Width of ROW from centerline to property of 46, as identified on the survey shows 33 feet provided. If not provided, then Dedication to Broward County is required. Identify measurement on plans. Revise site plan accordingly. 2nd time requested (Planning).

RESPONSE: THE RIGHT OF WAY HAS BEEN INCORPORATED AS INDICATED IN THE SITE PLAN. THIS IS SHOWN AS A 5'-0" SETBACK INTO THE INSIDE OF THE PROPERTY. THE BUILDING HAS BEEN RE-ADJUSTED TO ACCOMMODATE THE ADDITIONAL SETBACK. PLEASE BE ADVISED THAT THE CANOPIES FACING FEDERAL HIGHWAY ARE CURRENTLY UNDER REVIEW BY FDOT IN ORDER TO CONFIRM IF THE PROJECTIONS WITHIN THE R.O.W. MEET THE ALLOWABLE PERMISSABLE CRITERIA. WE ANTICIPATE NO OBJECTIONS ON THEIR BEHALF AND THEREFORE (AS PER CHAPTER 14-43 REGULATION OF SIGNS, CANOPIES OVER STREETS AND SIDEWALKS OF THE FDOT CODE) THE MATTER WOULD BE CONDITIONAL UPON THE FURTHER APPROVAL OF THE CITY/ YOUR DEPARTMENT. (SEE ATTACHED REVISED NORTH AND SOUTH ELEVATIONS-SHT. A-201 AND REVISED SITE PLAN AS-01)

Front setback must be measured from new property line, the setback should be changed from 12'9" to 7'9".

32. **SIGNS 2nd time requested (Planning):**
    - ? Must provide signage detail including but not limited to number, dimensions, method of illumination, color, font, method of installation for all signs including directional and service entrance signs.
    - ? Per Section 505-40(O)(4) Electrical raceways and conduits shall be concealed from view.
    - ? Raceways shall be placed inside the building wall or shall be painted the color of the sign background. Provide detail.
    - ? Per Section 505-40(O)(5) cabinet signs are prohibited.

    - **RESPONSE:** CLARIFICATIONS REGARDING FONT AND COLOR HAVE BEEN INCORPORATED INTO THE REVISED SHEET A-202. WE ARE CURRENTLY NOT AWARE OF ANY OTHER ITEMS THAT HAVE NOT BEEN ADDRESSED IN THE ABOVE COMMENT. IF SO, PLEASE ADVISE. (SEE REVISED SHT. A-202)

    The above information is has still not been provided.

33. The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Must receive approval prior to issuance of a building permit. 2nd time requested (Planning).

    RESPONSE: APPROVAL WAS REQUESTED AND SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

34. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. In addition, rooftop a/c must be located on flat roof and on the rear ½ of building. Identify compliance on plans. 2nd time requested (Planning). Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible. Revise accordingly.

    RESPONSE: REFER TO ROOF PLAN INDICATING LOCATION OF AC EQUIPMENT ON FLAT ROOF ALONG WITH THE VARYING HEIGHTS OF THE ROOF PARAPET WHICH ALSO SERVE TO PROVIDE SCREENING OF THE EQUIPMENT FROM VISIBILITY. THE ROOFTOP EQUIPMENT IS LOCATED TOWARDS THE INTERIOR OF THE ROOF SPACE AWAY FROM THE BUILDING EXTERIOR AND THEREFORE WOULD NOT BE VISIBLE FROM THE EXTERIOR DUE TO THE SURROUNDING PARAPET WALLS AND VANTAGE POINT NEEDED. SHEET A-201 IS AN ORTHOGONAL ELEVATION VIEW AND NOT REPRESENTATIVE OF HOW IT WOULD BE SEEN IN PERSPECTIVE.

    Sheet A-200 appears to indicate that the rooftop mechanical equipment will be visible.

36. Per Section 311-20(E) Shopfront must provide **70% glass on ground floor** no higher than 2'

    above sidewalk with recessed entrance and must provide a gallery roof, awnings or arcades and colonnades, identify compliance on site plan. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested (Planning).

    RESPONSE: SHOPFRONT COMPLIES WITH 70% GLASS MINIMUM AT GROUND FLOOR AND INCLUDES A REVISED RECESSED ENTRY WITHIN AN ARCADE LINING PARALLEL TO NORTH

FEDERAL HIGHWAY. REFER TO EAST ELEVATION SHEET A-200 INDICATING HEIGHTS, DIMENSIONS AND CALCULATIONS.

Only 38% identified as provided on plans.

37. Per Section 303-40(Q), Figure 303-10 & 304-30 allowable height is based on proximity to residential and FEC railroad. Provide illustration showing building mass is outside of the 1.66:1 slope. Provide illustration with next submittal. Revise to reflect property slope. 2nd time requested (Planning).

RESPONSE: REFER TO SECTION DRAWING 1/A-301 AND AR-102 ILLUSTRATING BUILDING MASS REFLECTING THE DISCUSSIONS IN THE INITIAL ROUNDTABLE DISCUSSIONS MEETINGS WITH MARC LAFERRIER. APPROXIMATELY 1/3 OF THE BUILDING MASS COMPLIES WHILE THE REMAINING BALANCE SERVES TO FORM THE EXTERIOR COURTYARD WHOSE ARRANGEMENT AND PURPOSE IS TO REDUCE THE VISIBILITY AND EXPOSURE OF THE FEC CORRIDOR.

38. Per Section 525-20(G) all rooftop mechanical equipment/stairs/elevator shall be designed to be an integral part of the building or shall be adequately screened and shall not exceed 12' in vertical height and not to exceed 20% of roof top. Identify how this provision is being met on the plans. 2nd time requested. Sheet A-200 & A-201 appear to show HVAC roof equipment visible from all elevations. Revise according.

RESPONSE: THE LIMITED PORTIONS OF THE ROOFTOP EQUIPMENT SHOWN ON THE EXTERIOR ELEVATIONS IS INDICATED AS AN ORTHOGONAL VIEW (FRONT ELEVATION) AND IS NOT REPRESENTATIVE OF A PERSPECTIVE VANTAGE POINT VIEW IN WHICH THOSE ITEMS WOULD NOT BE VISIBLE.

39. Sheet AS-01, SITE DATA TABLE, 3rd time requested (Planning):

? Parking:

- Per Section 306-30 & Section 270-20 identify required and provided loading spaces in parking calculations. Identify dimensions of site plan.
- Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

RESPONSE: THE DATA CHART HAS BEEN CORRECTED. THE RETAIL SPACE HAS BEEN INCLUDED, ALL OTHER HOTEL USES ARE ACCESSORY TO THE MAIN OCCUPANCY. LOADING SPACES AND CALCULATIONS HAVE BEEN PROVIDED ON THE SITE PLAN. DIMENSION FOR LOADING AREA HAS BEEN ADDED.

41. Identify and illustrate how project meets the regulations articulated in the following provisions of Sec. 525-20. – Architecture (Planning):

(G)All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened, and shall not exceed twelve (12) feet in vertical height, from the rooftop floor elevation to the uppermost element of the equipment, stair or elevator tower and shall not exceed twenty (20) percent of the rooftop area. See also section 220-60 for rooftop mechanical equipment regulations in residential districts. 2nd time requested. Sheet A-200 & A-201 appear to show HVAC roof equipment visible from all elevations. Revise according.

RESPONSE: THE LIMITED PORTIONS OF THE ROOFTOP EQUIPMENT SHOWN ON THE EXTERIOR ELEVATIONS IS INDICATED AS AN ORTHOGONAL VIEW (FRONT ELEVATION) AND IS NOT REPRESENTATIVE OF A PERSPECTIVE VANTAGE POINT VIEW IN WHICH THOSE ITEMS WOULD NOT BE VISIBLE.

Lajoie, Corinne

From: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Sent: Tuesday, July 19, 2016 11:16 AM
To: Lajoie, Corinne
Cc: Javier Negroni; Andrey Gsancheko; Jason Wilson; Bill Eklund; David Wallace; Hoang Le; Wray, Macee; Paul Kogan, Esq.
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments
Attachments: DLW PZB Criteria StatementLetter.docx; Resolution_DLW_321 North Federal Dania.doc

City of Dania Beach Planning and Zoning
PZ # SP-075-15
Proj. Name: Wingate by Wyndham
Proj. Address: 321 Federal Highway

Good morning Corinne,

Hope you're doing well.
I just wanted to follow up as per our last discussions regarding the above referenced Wingate Project.

As per your request, please find enclosed the applicant-prepared resolution letter along with the supporting criteria statement attached for your reference.
We understand that this shall be reviewed by the city attorney and may require modifications, therefore we are sending you the word version for your convenience. Please note, that the highlighted in yellow most likely will be modified by your department accordingly in order to reference the requested design variances.

Once again, we thank you for your time and attention in this matter and If you should have any comments or questions regarding the documents being provided for the upcoming Commission Hearing on August 23rd, please do not hesitate to contact me.

Thanks again for all your help.

Kind regards,

Guillermo

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300

North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Guillermo Pedroza
Sent: Friday, June 24, 2016 2:14 PM
To: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
Cc: Javier Negroni <jnegroni@DLWARCHITECTS.COM>; Andrey Gsancheko <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; Bill Eklund <beklund@greencapitaladvisers.com>; David Wallace <dlw2@DLWARCHITECTS.COM>; Hoang Le <leeh@base-4.com>
Subject: Re: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments

Corinne,

Thank you for all your help and support and have a great weekend!

Kindest regards,
Guillermo

Sent from my iPhone

On Jun 24, 2016, at 2:09 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

> I shared the drawings with the director and he was satisfied with the changes.
> Thank you.
>
> Corinne Lajoie, AICP, LEED GA
> Planning and Zoning Manager
> City of Dania Beach, FL
>
> ---
>
> **From:** Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
> **Sent:** Thursday, June 23, 2016 11:44 AM
> **To:** Lajoie, Corinne
> **Cc:** Javier Negroni; Luis Rodriguez; Andrey Gsancheko (realtygroupconstruction@gmail.com); Jason Wilson; Lee Hoang (leeh@base-4.com); beklund@greencapitaladvisers.com
> **Subject:** RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida Planning Comments
>
> Good morning Corinne,
>
> Hope you're doing well.
>
> We wanted to follow up with you on the exterior elevation suggestions provided by you and Marc for the proposed Wingate on 321 Federal.

For your reference, please find enclosed the attached pdf's which address the following requested modifications:

1. As per Marc's comments, we have increased the widths to the framed corner bays at both ends of the building along the front elevation (see building elevations)
2. The above reference corner bays have been stepped back further from the main façade by 1'-0" in order to provide further surface variation. (see floor plans)
3. Horizontal spandrel banding treatment on the 2 levels of parking floors have been provided in order to reduce the visibility of the parked cars. (see building elevations)

Additionally, we have redone the video for your reference in order to provide you and staff with a better visualization of the project.
Please follow the below link in order to download:

https://www.dropbox.com/s/2pzf33311cpx0nj/WINGATE%20FILM%2011.mp4?dl=0

Thanks again for your all your help and please advise if the modifications meet yours and Marc's approval.

Should you have any questions or comments, please do not hesitate to contact me.

Kindest regards,

Guillermo

<image001.png>

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Guillermo Pedroza
Sent: Wednesday, June 08, 2016 11:27 AM

To: 'Lajoie, Corinne' <cchurch@ci.dania-beach.fl.us>; Andrey Gsancheko (realtygroupconstruction@gmail.com) <realtygroupconstruction@gmail.com>
Cc: Javier Negroni <jnegroni@DLWARCHITECTS.COM>; Luis Rodriguez <LRodriguez@DLWARCHITECTS.COM>
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

Corinne,

Thank you very much for your review on possible variances. We agree on your observations that there will be a variance request for the following:

1. No column shall be located within 3' of the entrance to a parking space.
2. The clearance between a parking space and wall or other solid obstruction shall be a minimum of 2.5'
3. The ramps proposed exceed the maximum 12% ramp grade allowed for driveway access to above grade or below grade parking for ramps with no parking
4. Owner maybe proposing more than the allowable quantity of wall signage permitted per building frontage. Owner proposes to have signage placed on non-building frontage possibly on the north and the south facades of the building.

Could you kindly please forward us any necessary application/ fee request forms along with any specific instructions you may require.

Andrey,

Could you advise if there has been any determination as to the #4 above, "quantity of signage"?
Thanks, and let us know if you have any comments or questions.

Regards,
Guillermo

<image001.png>

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016

Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here. If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Wednesday, June 08, 2016 10:44 AM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

I believe the 4 items below may require a variance.

29. Parking Garage, Per Section 265-10, 2nd time requested:

(B) no column shall be located within 3' of the entrance to a parking space. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.

(C) The clearance between a parking space and wall or other solid obstruction shall be a minimum of 2.5'. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.

(D) Maximum ramp grade for driveway access to above grade or below grade parking is 12% for ramps with no parking. Identify slope on plans.

? Per Section 505-100(V)(1) one wall sign is permitted per building frontage. Sign proposed on north façade is not a building frontage, as it faces an internal side property line. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
Sent: Tuesday, June 07, 2016 12:26 PM
To: Realty Group Construction LLC; Lajoie, Corinne
Cc: Jason Wilson; beklund@greencapitaladvisers.com; Luis Rodriguez; Javier Negroni
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

Corinne,

No problem for 1:00 today.
I would request that we use the DLW conference line in order to call-in.
The contact information is as follows:

Dial In Number: **(712)432-1212**
Meeting ID #: **948-015-186**

Let us know if anyone has any difficulties dialing in.
You can send me a text or call via my cell: 954-336-0333
Thanks in advance.

Guillermo

<image001.png>

Guillermo Pedroza,
Project Manager
DLW**ARCHITECTS**

South Florida:
2020 NE 163th Street
Suite 300
North Miami Beach, Fl. 33162
p. (305) 749-3681
m. (954) 336-0333
gpedroza@dlwarchitects.com

Tampa Bay:
542 Douglas Avenue
Dunedin, FL 34698
o: (727) 736-6000
f: (727) 738-8343

Celebrating 35 Years 1981-2016
Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.
If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Realty Group Construction LLC [mailto:realtygroupconstruction@gmail.com]
Sent: Tuesday, June 07, 2016 12:13 PM
To: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
Cc: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com; Luis Rodriguez <LRodriguez@DLWARCHITECTS.COM>; Javier Negroni <jnegroni@DLWARCHITECTS.COM>
Subject: Re: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

No problem! That works!

On Tue, Jun 7, 2016 at 12:08 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

Good afternoon. Marc wanted me to let you know that we can have our discussion today at 1:00 via telephone if that is more convenient for you.

Corinne Lajoie, AICP, LEED GA

Planning and Zoning Manager

City of Dania Beach, FL

From: Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
Sent: Wednesday, June 01, 2016 4:04 PM
To: Lajoie, Corinne; Andrey Gsancheko (realtygroupconstruction@gmail.com); Jason Wilson; beklund@greencapitaladvisers.com
Cc: Luis Rodriguez; Javier Negroni

Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

Also, if you're interested, our team has put together a 3d imaging video for the project which is currently in the process of being edited down in length.

The Dropbox link is as follows:

https://www.dropbox.com/s/qtfsen4xnaphdwx/WINGATE%20FILM%206.MP4?dl=0

Thanks,

Guillermo

<image001.png>

Guillermo Pedroza,

Project Manager

DLWARCHITECTS

South Florida:

2020 NE 163th Street

Suite 300

North Miami Beach, Fl. 33162

p. (305) 749-3681

m. (954) 336-0333

gpedroza@dlwarchitects.com

Tampa Bay:

542 Douglas Avenue

Dunedin, FL 34698

o: (727) 736-6000

f: (727) 738-8343

Celebrating 35 Years 1981-2016

Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.

If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Guillermo Pedroza
Sent: Wednesday, June 01, 2016 11:49 AM
To: 'Lajoie, Corinne' <cchurch@ci.dania-beach.fl.us>; Andrey Gsancheko (realtygroupconstruction@gmail.com) <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com
Cc: Luis Rodriguez <LRodriguez@DLWARCHITECTS.COM>; Javier Negroni <jnegroni@DLWARCHITECTS.COM>
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

No problem Corinne,

I believe the Civil Engineering aspects were related to the right of way comments and responses we had issued you earlier.

In anticipation of our meeting tomorrow, please find enclosed the attached PDF set of the project and comment responses submitted for your reference.

We are also setting aside 15 min to discuss another potential project within the same district south of the museum.

Thank you very much and see you tomorrow.

Kind regards,

Guillermo

<image001.png>

Guillermo Pedroza,

Project Manager

DLWARCHITECTS

South Florida:

2020 NE 163th Street

Suite 300

North Miami Beach, Fl. 33162

p. (305) 749-3681

m. (954) 336-0333

gpedroza@dlwarchitects.com

Tampa Bay:

542 Douglas Avenue

Dunedin, FL 34698

o: (727) 736-6000

f: (727) 738-8343

Celebrating 35 Years 1981-2016

Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.

If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Wednesday, June 01, 2016 9:50 AM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>; Andrey Gsancheko (realtygroupconstruction@gmail.com) <realtygroupconstruction@gmail.com>; Jason Wilson <jason@pillarconsultants.com>; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

I am available at that time, however I am not sure an hour and a half is needed.

As I am not an engineer, I will not be able to provide much guidance on your Civil related questions.

See you tomorrow.

Corinne Lajoie, AICP, LEED GA

Planning and Zoning Manager

City of Dania Beach, FL

From: Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
Sent: Tuesday, May 31, 2016 5:22 PM

To: Lajoie, Corinne; Andrey Gsancheko (realtygroupconstruction@gmail.com); Jason Wilson; beklund@greencapitaladvisers.com
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

Corinne, thank you for getting back to us,

Please let us know if Thursday 2:00-3:30 works for you.

We would also like to go seek your review and approval on the revised drawing package as well as coordinate any necessary owner-related items with respect to fees and applications.

A Preliminary agenda is as follows:

1. Review architectural / Civil related responses to the city comments and their implementation on the drawings in order to seek architectural sign-off.

2. Discuss proposed sustainable design strategy and application requirements/ fees with owner and the LEED consultant who will be available by phone.

3. Review time frame for Commission dates and scheduling and any associated fees.

Thank you and please let us know if the proposed time works for you.

I will confer with the owner and the other team members.

Kind Regards,

Guillermo

<image001.png>

Guillermo Pedroza,

Project Manager

DLWARCHITECTS

South Florida:

2020 NE 163th Street

Suite 300

North Miami Beach, Fl. 33162

p. (305) 749-3681

m. (954) 336-0333

gpedroza@dlwarchitects.com

Tampa Bay:

542 Douglas Avenue

Dunedin, FL 34698

o: (727) 736-6000

f: (727) 738-8343

Celebrating 35 Years 1981-2016

Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained here.

If you do not agree to any of these terms, please discard all copies of this message immediately.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Tuesday, May 31, 2016 3:52 PM
To: Guillermo Pedroza <GPedroza@DLWARCHITECTS.COM>
Subject: RE: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

I am available anytime tomorrow or Thursday afternoon.

Corinne Lajoie, AICP, LEED GA

Planning and Zoning Manager

City of Dania Beach, FL

From: Guillermo Pedroza [mailto:GPedroza@DLWARCHITECTS.COM]
Sent: Thursday, May 26, 2016 11:51 AM
To: Lajoie, Corinne
Cc: Javier Negroni; Jason Wilson; beklund@greencapitaladvisers.com
Subject: Proj: 15-022Wingate, 321 N. Federal Hway, Dania Beach Florida

Regarding:

PZ # SP-075-15

Proj. Name: Wingate by Wyndham

Proj. Address: 321 Federal Highway

Good morning Corinne hope you're doing well.

Pursuant to the above referenced project, we just wanted to touch base with you in order to arrange a preliminary conference call with you in order to discuss the Sustainable Design Application requirements with the LEED Consultant.

Could you please advise as to when would be best to contact you so that we can make the proper arrangements with the team.

Thank you and we look forward to your reply.

Kind regards,

Guillermo

<image001.png>

Guillermo Pedroza,

Project Manager

DLWARCHITECTS

South Florida:

2020 NE 163th Street

Suite 300

North Miami Beach, Fl. 33162

p. (305) 749-3681

m. (954) 336-0333

gpedroza@dlwarchitects.com

Tampa Bay:

542 Douglas Avenue

Dunedin, FL 34698

o: (727) 736-6000

f: (727) 738-8343

Celebrating 35 Years 1981-2016

*Copyright - Disclaimer: Use of this data indicates that user accepts the conditions contained **here**.*

*If you do not agree to any of **these terms**, please discard all copies of this message immediately.*

--

Sincerely,

Realty Group Construction LLC
1489 W. Palmetto Park Road Suite # 410
Boca Raton, FL 33486
Phone: 561-338-6979
E-mail: realtygroupconstruction@gmail.com

david l. wallace & associates p.a.
architects

Date: June 30th, 2016

PZ # **SP-075-15**

Project Name **WINGATE INN BY WYNDHAM**

Subject: Responses to Site Plan Application Comments

RECEIVED
JUN 30 2016
Planning Department

Community Development Department:

1. EXHIBIT: APPLICATION

COMMENT: Confirm application was properly completed and signed and proper application fee was paid. Per Section 635-50, site plan application submittal must contain the following information:
(C) Existing zoning of the subject site and adjacent properties;
RESPONSE: Existing is CC- CITY DISTRICT, adjacent properties are located within I-G, NBHD-RES, CC, refer to Zoning Map on Site Information Dwg. SP-01.
(E) adjacent land uses and buildings within 200 feet of the property, including use and number of floors, dimensioned to property line of subject site;
RESPONSE: Refer to Adjacency Map on Site Information Dwg. A-001.2

(N)Photometric plan;
RESPONSE: Refer to provided photometric plan

(Y)The following computations:
(1) total gross and net acreage;
RESPONSE: Refer to Acreage Schedule on Sheet AS-01.
(4) area devoted to vehicular use areas;
RESPONSE: Refer to V.U.A. Schedule on Sheet AS-01.
(6) lot coverage by roofed structures;
RESPONSE: Refer to Lot Coverage Schedule on Sheet AS-01.

(7) pervious and impervious surface area, also expressed as a percentage of the site area;
RESPONSE: Refer to Pervious / Impervious Schedules provided on Sheet AS-01.
(8) Number of required and provided parking spaces including handicap accessible, compact and any spaces devoted to attendant parking if permitted;
RESPONSE: Refer to Parking Calculations on Sheet AS-01.
(10) minimum yard setbacks or specific build-to lines required and provided;

2020 NE 163rd St
North Miami Beach, Florida 33162
305/749.3681

RESPONSE: Refer to Site Calculations Requirements on Sheet AS-01.

(11) maximum and minimum required and proposed building height;

RESPONSE: Refer to Building Data Table on Sheet A-001.1.

(12) minimum floor area required;

RESPONSE: Refer to Minimum Floor Area Table on Sheet A-001.1.

(13) adjacent zoning and existing land uses.

RESPONSE: Refer to Zoning Map on Sheet A-001.2

(S) Location, character, size, height, and orientation of proposed signs, including building signage details shown on plan elevations and methods of illumination.

RESPONSE: Refer to Building Elevations on A-200 and Signage Details on A-202. Signage information shown is conceptual in nature and signage shall be permitted separately.

(U) Existing and proposed public transit routes, bus shelter locations and easement for which shelters, and proposed layout of ROW is necessary.

RESPONSE: No additional R/W is warranted. An existing bus stop is located approximately 30' north of the property on US1.

2. **EXHIBIT: PLATTING**

COMMENT: Provide letter from Broward County identifying whether this property needs to be platted or replatted. 2nd time requested.

RESPONSE: Re-platting is not required. Refer to enclosed Broward County Planning Council letter.

3. **EXHIBIT: RIGHT-OF-WAYS**

COMMENT: Identify if R-O-W dedication is required. Per Broward County Trafficway Map, this section of Federal Highway has an ultimate width of 92'. Width of ROW from centerline to property, as identified on the survey shows 33 feet provided. Dedication to Broward County is required. Revise site plan accordingly. 2nd time requested.

RESPONSE: R.O.W. Dedication is not required, refer to enclosed letter from the Broward County Planning Council stating that the site meets the traffic ways standards and an additional R/W is not requested.

4. **EXHIBIT: RAC TRAFFIC IMPACT MITIGTION**

COMMENT: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which establishes a rate of $21.26 per p.m. peak hour trip. Based on traffic study prepared by Thomas A. Hall Inc., dated 7/18/25, the projected PM peak hour trips will be 106, therefore payment of $2,253.56 is required at time of building permit issuance. 2nd time requested.

RESPONSE: Acknowledged, fee shall be submitted prior to issuance.

5. **EXHIBIT: WATER**

COMMENT: Identify projected water demand for the project.
RESPONSE: Projected water demand is 10,152 GPD and is shown on sheet C-4.

6. **EXHIBIT: SIGNS (2nd Time Requested)**

COMMENT:

- Must provide signage detail including but not limited to number, dimensions, method of illumination, color, font, method of installation for all signs including directional and service entrance signs.
- RESPONSE: Refer to Signage Details on A-202. Signage information shown is conceptual in nature and signage shall be permitted separately.
- Must meet requirement of Section 505-90, Signage Regulations for the Mixed-Use CRA Form-Based Zoning Districts. Must identify total cumulating sign area allowed by LDC and deduct the proposed signage. Provide calculations on plans.
- RESPONSE: Refer to Signage calculation information on A-202.
- Per Section 505-40(A)(2)(c) maximum address height of 10" is permitted. Revise.
- RESPONSE: Height has been reduced, refer to revised detail on A-202
- Per Section 505-40(A)(2)(e) color of address numbers shall be of opposing contrast to its background wall color. Identify.
- RESPONSE: Refer to Signage information on A-202.
- Per Section 505-40(O)(2) top of building signs shall be at least 12" below any eave and at least 24" from roof line or top of parapet. No part of any building sign shall be closer than 6" to an architectural feature. Provide measurements on plans.
- RESPONSE: Top of building sign dimensions and measurements are in compliance as indicated on Dwg A-202.Per Section 505-40(O)(4) Electrical raceways and conduits shall be concealed from view. Raceways shall be placed inside the building wall or shall be painted the color of the sign background. Provide detail. RESPONSE: Electrical raceways and conduits shall be concealed from view and raceways shall be painted the color of the sign background. Comment has been included within the signage design parameters.Per Section 505-40(O)(5) cabinet signs are prohibited.
- RESPONSE: No cabinet signs are being proposed.Per Section 505-100(V)(1) one wall sign is permitted per building frontage. Sign proposed on north façade is not a building frontage, as it faces an internal side property line. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for <u>each</u> requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for <u>each</u> request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.
- RESPONSE: Building signage on the non-frontage North side has been removed.

7. **EXHIBIT: FAA/BCAD REVIEW**

COMMENT: The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Must receive approval prior to issuance of a building permit. 2nd time requested.
RESPONSE: Approval shall be requested and provided prior to issuance of building permit.

8. **EXHIBIT: BICYCLE PARKING REQUIREMENTS**

COMMENT: Provide minimum bicycle parking requirements identified in Section 265-51. Must provide parking calculations to determine the number of required auto parking spaces required before the number of bicycle parking can be determined. Provide calculations on site plan.
RESPONSE: Parking and Bicycle Calculations have been provided on Site Plan Sheet AS-01

9. **EXHIBIT: PLANS ON DISK**

COMMENT: Must provide latest revised set of plans on disk prior to going to public hearing.
RESPONSE: Revised set of plans shall be provided on disk prior to going to public hearing.

10. **EXHIBIT: ROOFTOP MECHANICAL EQUIPMENT**

COMMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. In addition, rooftop a/c must be located on flat roof and on the rear ½ of building. Identify compliance on plans. 2nd time requested.
RESPONSE: Refer to roof plan indicating location of AC Equipment on flat roof along with the varying heights of the roof parapet which also serve to provide screening of the equipment from visibility.

11. **EXHIBIT: COST RECOVERY**

COMMENT: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Please provide $5,000 cost recovery fee for outside legal counsel with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred. 2nd time requested.
RESPONSE: $5,000 cost recovery fee shall be provided for outside legal counsel with next submittal.

12. **EXHIBIT: PRINCIPAL ARTERIAL DESIGN STANDARDS/ INDUSTRIAL DESIGN STANDARDS**

COMMENT: Identify and illustrate how project meets the regulations articulated in the following provisions of Principal Arterial Design Standards/Industrial Design Standards:

- Sec. 510-30. - Appearance.

On ground stories, the minimum required glass façade area shall be measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade. Provide measurement on plans. 2nd time requested.

RESPONSE SEC. 510-30. – APPEARANCE.: Exterior Glass Façade: Refer to height measurement of exterior glass on exterior building elevations DWG A-200 and A-201.

(H)

(J)Canopies, if utilized, shall be restricted to a clearance of fourteen (14) feet in height for areas accommodating vehicles; only 13' is provided. Revise accordingly. 2nd time requested.

RESPONSE CANOPIES: Canopy has been revised to comply and exceeds required clearances. Refer to revised Building Elevation Dwgs. 1/A-200, 1/A-201 and 2/A-201

(L)Heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets. Identify on plans. 2nd time requested.

RESPONSE HVAC EQUIPMENT: Equipment has been placed such that it is not visible from the adjacent properties or intersecting streets. Refer to revised Roof plan and Elevations.

- Sec. 510-40. - Landscaping, walls and fencing. SEE LANDSCAPE CONSULTANT'S COMMENTS SEPARATELY.

13. EXHIBIT: STREETSCAPE ELEMENTS

#35

COMMENT: Per Section 306-20, Section 307-20(C) & Section 309-10(C) streetscape elements such as benches, trash cans & lighting shall be provided based on the street sections and streetscape specifications approved by the City Commission in the CRA Redevelopment Plan. See attached CRA Redevelopment Plan sub-sheets attached for your reference. Must show location and detail on plan. Must address this code provision through redesign or payment in lieu of construction as identified in Section 309-10(D). Must be addressed with next submittal. 2nd time requested.

RESPONSE: Streetscape elements have been provided and match the recently approved FDOT R/W improvements both north and south of the proposed site.

#36 **14. EXHIBIT: IDENTIFY FRONTAGE TYPE**

COMMENT: Per Section 303-40, must identify frontage type (See Article 311 for definitions) on site plan to determine the Build-To-Line (BTL). Renderings seem to illustrate a shopfront building frontage, therefore the BTL is 0' – 5'. Building is currently located 35' from front property line. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required

submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested.

RESPONSE: Per Section 303-40, and based on Article 311 definitions, the frontage type is a shopfront with Arcade and therefore a Build-To-Line of 0'-10"-0".

15. EXHIBIT: SECTION 311-20(E) SHOPFRONT

COMMENT: Per Section 311-20(E) Shopfront must provide 70% glass on ground floor no higher than 2' above sidewalk with recessed entrance and must provide a gallery roof, awnings or arcades and colonnades. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. 2nd time requested.

RESPONSE: Shopfront complies with 70% glass minimum at ground floor and includes a revised recessed entry within an arcade lining parallel to North Federal Highway.

16. EXHIBIT: SECTION 303-40(M) BUILDING FAÇADE

COMMENT: Per Section 303-40(M) and figure 303-8 façade of building must be on the BTL for a minimum of 70% of the lot width (lot width 200' X 70% = 140'). Currently the façade is only shown as 114' in length. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal. Must show new location of east property line after dedication is provided before location of BTL can be determined. 2nd time requested.

RESPONSE: The length of the façade has been adjusted to approximately 169'-3" in length at the typical floors and is greater than the 140' (70% Min).

17. EXHIBIT: SECTION 303-40(Q), ALLOWABLE HEIGHT

COMMENT: Per Section 303-40(Q), Figure 303-10 & 304-30 allowable height is based on proximity to residential and FEC railroad. Provide illustration showing building mass is outside of the 1:1.66 ft slope. Provide illustration with next submittal. 2nd time requested.

RESPONSE: Refer to Section Drawing 1/A-301 and AR-102 illustrating building mass.

18. EXHIBIT: SECTION 303-40(Q) & FIGURE 303-10, ALLOWABLE HEIGHT

COMMENT: Per Section 303-40(Q) & Figure 303-10 (provided as an attachment), allowable height for this property is 2-stories/24' by right and up to an additional 2-stories/24' with incentives, for a maximum possible height of 4-stories. Current project is designed with 11-stories. Must address code provisions and identify what incentives are being offered, the amount and provide analysis identify the height increase earned as identified in Article 305. Further height discussion can be found in Section 304-10. Redesign accordingly. A city initiated code amendment is in process to allow 3-stories by right plus another 3-stories through use of incentives. This amendment is anticipated to be approved by the City Commission on January 12, 2016.

RESPONSE: The current proposed is 4 stories over 24' with a total of: 3 guestroom floors over 2 floors of parking over ground floor. Height increases to the project beyond the allowable would be achieved with Sustainable building practice incentives, (per Article 305, sec. 305-50) in order to attain the maximum permissible building height credit.

19. EXHIBIT: SECTION 525-20(G) ROOFTOP EQUIPMENT

COMMENT: Per Section 525-20(G) all rooftop mechanical equipment/stairs/elevator shall be designed to be an integral part of the building or shall be adequately screened and shall not exceed 12' in vertical height and not to exceed 20% of roof top. Identify how this provision is being met on the plans. 2nd time requested.

RESPONSE: Rooftop Stairs, and Elevator elements do not exceed 12' in vertical height and are decorative features integral to the overall massing and design of the building. The mechanical equipment has been placed away from the exterior face of the building with a minimum distance of 15'-0" in order to mitigate the visibility. Additionally, both elements do not exceed 20% of the rooftop. Refer to Roof Plan A-105.

20. EXHIBIT: SITE DATA TABLE

COMMENT: Sheet A100, SITE DATA TABLE, 2nd time requested:

- Landscape Open Space: Minimum required of 40% is identified on plans, per Section 303-40(F) code minimum is 10%. Revise accordingly.
  RESPONSE: The Data Chart has been corrected. Refer to AS-01 for revised data.
- F.A.R. Density: Change the word "Required" to "Allowed". Revise accordingly.
  RESPONSE: The Data Chart has been corrected. Refer to AS-01 for revised data.
- Building Height: Identify maximum allowable height at 2-stories/24'. Also identify proposed incentives and height earned by each as described in Article 305.
  RESPONSE: The maximum allowable height of 2-stories/24' has been included in the chart. Per Article 305, the developer shall pursue the use of sustainable building practices referenced in (sec. 305-50) in order to attain the maximum permissible building height credit.
- Setbacks: For front identify as a Build-To-Line not a setback. Revise accordingly.
  RESPONSE: The Data Chart has been corrected, refer to the SITE CALCULATION chart on AS-01.
- Parking:

- Hotel use in the CRA Form-Based District is .8 per guest room + 5 per 1,000 square feet of ballroom/restaurant/lounge/shops & .25 per banquet/meeting rooms.
  RESPONSE: With the exception of the ground floor retail space, all other hotel uses are accessory to the main occupancy. The parking data chart reflects this calculation. Refer to the PARKING CALCULATIONS on AS-01.
- Parking calculations must include proposed use of rental space/restaurant/skybar/meeting space.
  RESPONSE: The Data Chart has been corrected. The retail space has been included. all other hotel uses are accessory to the main occupancy.
- 148 total parking spaces are identified, but Floors 2, 3, 4, & 5 show 35 spaces each = 140, in addition, there are 4 surface parallel spaces on ground – 144.
  RESPONSE: The Data Chart /count has been corrected and parking totals have been provided for each individual corresponding floor plan.
- Per Section 306-30 & Section 270-20 identify required and provided loading spaces. Show location on plans.
  RESPONSE: The number of required and provided loading spaces is indicated in the LOADING ZONE REQUIREMENTS chart on A-100.

Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

21. EXHIBIT: SEC. 525-20. – ARCHITECTURE

COMMENT: Identify and illustrate how project meets the regulations articulated in the following provisions of Sec. 525-20. – Architecture:
(G)All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened, and shall not exceed twelve (12) feet in vertical height, from the rooftop floor elevation to the uppermost element of the equipment, stair or elevator tower and shall not exceed twenty (20) percent of the rooftop area. See also section 220-60 for rooftop mechanical equipment regulations in residential districts. 2nd time requested.
RESPONSE: Rooftop Stairs. and Elevator elements do not exceed 12' in vertical height and are decorative features integral to the overall massing and design of the building. The mechanical equipment has been placed away from the exterior face of the building with a minimum distance of 15'-0" in order to mitigate the visibility. Additionally, both elements do not exceed 20% of the rooftop. Refer to Roof Plan A-105.

22. EXHIBIT: SEC. 525-30. - MASSING AND ARTICULATION

COMMENT: Identify and illustrate how project meets the regulations articulated in the following provisions of Sec. 525-30. - Massing and articulation, 2nd time requested:
(A) Buildings are encouraged to vary in overall height and not be contained in a single volume of continuous height.

RESPONSE: Per Sec. 525-40, Massing and articulation the building is a courtyard shaped configuration over a reduced base footprint. Additionally, the rear center portion of the massing conforms to the transitional height guidelines for adjacency to FEC Corridor. Lastly, there are several differentiations of surface materials and depth expressed throughout the building exterior, including but not limited to the use of stucco finishes, glazing, metal, metal screening/ louvers, decorative cornices and variations of color. Refer to the exterior elevations and massing views illustrated on Sht. AR-102.

(B)Buildings are encouraged to display a uniform cornice height between twenty-five (25) and thirty-five (35) feet above finished grade. This cornice height should consist of a uniform alteration to the building massing for a minimum of four (4) feet perpendicular to the vertical surface. Buildings exceeding thirty-five (35) feet in height should maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four-foot horizontal variation in surface plane such as balconies, building projections, brise-soleil (a permanent screen, usually of louvers, placed on the outside of a building to shield the windows from direct sunlight), etc. Repetitive moderations are discouraged.

RESPONSE: Refer to revised exterior building elevations which include the moderations to the building exterior.

(C)The first thirty-five (35) feet of the exterior façade vertical plane should enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice, ornamentations, changes in material or color, and other sculpting of the architectural surface, which add special interest and are compatible with public sector site elements.

RESPONSE: Refer to revised exterior building elevations which include the ornamental features and variations of color to the building exterior.

(G)Solid walls should not exceed twenty (20) feet in length without vertical articulation (west elevation).

RESPONSE: Refer to revised exterior building elevations.

(I)Upper-story windows should be bordered and accented by architectural trim.

RESPONSE: Refer to revised exterior building elevations.

23. EXHIBIT: ARTICLE 530. - PARKING STRUCTURE DESIGN

COMMENT: Identify and illustrate how project meets the regulations articulated in the following provisions of ARTICLE 530. - PARKING STRUCTURE DESIGN, 2nd time requested:

(A)All nonstructural portions of the exterior elevations, except for vehicular ingress and egress areas, shall, in addition to any required safety provisions, be screened by:

(1)A sight block of at least fifty (50) percent solidity for the total areas between deck levels, such sight blockage to be determined by elevation. A solid wall for fifty (50) percent of the distance between deck levels is not acceptable. Provide calculations.

(D)The city commission shall consider the following issues when reviewing an application for development approval which includes a structured parking facility, utilizing the standards and principles set forth in this article:

(1)Appearance and architectural treatments to minimize visual impacts, including the use of false façades, liner buildings, or opaque or substantially opaque screening along the perimeter of such structures to conceal parked vehicles from public view;
(2)Effectiveness of landscaping proposed for the top and sides of the structure at reducing the perception of bulk, enhancing the façade, screening the view of parked cars and internal views of the structure; and tying in with other landscape materials used on site to the extent applicable;
(3)Effectiveness of landscaping, screening and buffering from adjacent single-family and duplex residential zoning districts and uses;
(4)Lighting;
(5)Compatibility with adjacent structures, including mass and bulk of structure;
(6)Vehicular and pedestrian orientation and circulation; and
(7)Safety and convenience of ingress and egress.
RESPONSE: The visibility of the parking garage element has been mitigated by providing the entry at the rear of the property and incorporating the exterior envelope into the overall building design. The use of the continuous screen enclosure around the perimeter parking levels serves as a decorative element as well as providing ventilation for the parking enclosure. Refer to the exterior building elevations and building sections for additional features and treatment.

24. EXHIBIT: PARKING GARAGE, PER SECTION 265-10

COMMENT: Parking Garage, Per Section 265-10, 2nd time requested:
(B) no column shall be located within 3' of the entrance to a parking space. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.
RESPONSE: Column locations have been adjusted 3' from parking entry in order to comply. Refer to Parking Level Drawings A-101 and A-102.

(C) The clearance between a parking space and wall or other solid obstruction shall be a minimum of 2.5'. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50. Must be addressed with next submittal.
(D) Maximum ramp grade for driveway access to above grade or below grade parking is 12% for ramps with no parking. Identify slope on plans.

RESPONSE: Ramp slopes are indicated in the floor plans and exceed the 12% minimum and therefore a design variation is requested.

(F) Minimum vertical clearance of 7'2" is required. Identify on plans.

RESPONSE: Minimum vertical clearance of 7'-2" is provided, refer to building sections and elevations.

25. EXHIBIT: DUMPSTER

COMMENT:

Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail.

- Per Section 290-50(B) Pedestrian access required.
- Per Section 290-50(D) Dumpster shall include a top-loaded cover, provide detail.
- Per Section 290-50(F) for food handling establishments, must provide a drain and cleaning water facility. Provide details.
- Per Section 290-70(G) must provide a minimum 5' setback. Identify on site plan.

RESPONSE: Dumpster pedestrian access has been provided. Top loaded dumpster cover requirement noted and incorporated into the dumpster details. Food handling is limited service, a drain and cleaning water facility shall be provided adjacent the dumpster. Dumpster location is indicated on site plan and ground floor plan and is in compliance with the clearances requested.

26. EXHIBIT: SECTION 5-195(B)(6), BROWARD COUNTY LAND DEVELOPMENT CODE

COMMENT: Provide documentation from Dave Huizenga that Broward County Land Development Code, Section 5-195(b)(6) does not apply. 2nd time requested.

RESPONSE: Refer to attached email from Dave Huizenga stating that the code does not apply.

EXHIBIT: BUILDING ABOVE LINE

COMMENT: Building Above Line is not clear on east side of building. Connection to side is not made. Clarify.

RESPONSE: Line of building above is delineated on the site and ground floor plan.

28. EXHIBIT: PROPOSED BUILDING HEIGHT

COMMENT: Proposed building height is shown to be 6-stories, which would require utilization of incentives to achieve desired height after code amendment is approved. Identify which incentives are being proposed, along with the calculations as to what is being earned as permitted in Article 305.

RESPONSE: The proposed method of utilizing incentives to achieve the stories indicated, per Article 305 would be to use sustainable building practices (sec. 305-50). The developer seeks one-half of the total number of points required for third party certification pursuant to subsec. (G)(1) incentives, plus the additional point margin to be established administratively by the city, in order to be awarded four (4) stories and twenty-eight (28) du/ac as a bonus, subject to the maximum height and density

limitations of the applicable district, as well as a five (5) percent impervious area bonus.

29. EXHIBIT: FIRE LANES

COMMENT: Location of all fire lanes and a marking/striping detail (BSO Fire).
RESPONSE: Per our meeting and comment, please see sheet Fire & Rescue Plan sheet FR-1.

30. EXHIBIT: "NO PARKING" SIGNAGE INFORMATION

COMMENT: Location of all "NO PARKING" sign locations and a signage detail (BSO Fire).
RESPONSE: Please see Fire & Rescue Plan sheet FR-1 for signage.

31. EXHIBIT: VERTICAL CLEARANCES

COMMENT: note: it appears that vehicles will be driving under the corners of the building A 14' vertical clearance is required. Plan show 13'4" (BSO Fire).
RESPONSE: Building Elevation has been re-adjusted to provide 14'-0" vertical clearance. Refer to Exterior Building Elevations A-200 and A-201.

32. EXHIBIT: WATER MAIN SIZES

COMMENT: All existing and proposed water main sizes (BSO Fire).
RESPONSE: All existing and proposed water main sizes are now shown on sheet FR-1 and C-4.

33. EXHIBIT: FIRE HYDRANT LOCATIONS

COMMENT: Existing and proposed fire hydrant locations (BSO Fire).
RESPONSE: Please seeh Fire & Rescue Plan sheet FR-1 for existing and proposed FH's.

34. EXHIBIT: ADJACENT HYDRANTS

COMMENT: Dimensions (demonstrated on the plan) of the three nearest adjacent hydrants to the project site (BSO Fire).
RESPONSE: Please see sheet FR-1 for the three nearest FH's.

35. EXHIBIT: FIRE DEPARTMENT CONNECTION

COMMENT: Proposed fire department connection locations (BSO Fire).
RESPONSE: Per our meeting, the FDC's are now shown on sheet FR-1.

36. EXHIBIT: INTERIOR FIRE DEPARTMENT CONNECTIONS

COMMENT: The location of all fire department connections on the interior of the building or structure must be identified on the plan (BSO Fire).
RESPONSE: Per our meeting, FDC's are now shown on sheet FR-1.

37. EXHIBIT: BACKFLOW PREVENTOR

COMMENT: Backflow preventer/double detector check valve (DDCV) detail (BSO Fire).
RESPONSE: Please see sheet C-5 (Water details) for the DDCV detail.

38. EXHIBIT: FIRE DEPARTMENT SIGNAGE DETAIL

COMMENT: Provide signage detail for the fire department connections (BSO Fire).
RESPONSE: Please see sheet FR-1 for detail of the FDC sign.

39. EXHIBIT: FLOW TEST

COMMENT: Fire Hydrant Flow test (BSO Fire).
RESPONSE: The 24 hr fire flow test is currently being performed and results will be submitted on 7/5/16.

40. EXHIBIT: FIRE FLOW DEMAND CALCULATIONS

COMMENT: Fire Flow demand calculations signed and sealed by licensed engineer (BSO Fire).
RESPONSE: The fire flow demand calculations will be supplied once the fire flow test is complete.

41. EXHIBIT: FIRE PROTECTION WATER SUPPLY DESIGN APPLICATION

COMMENT: A completed application for the approval of the fire protection water supply design (BSO Fire).
RESPONSE: The application will be completed after the fire flow test is complete and the water main sizing is verified.

42. EXHIBIT: STATEMENT OF VERIFICATION

COMMENT: Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. This document shall bear the seal and signature of the engineer. (BSO Fire).
RESPONSE: The statement of verification will be provided after the fire flow test is completed and the water main sizing is verified.

43. EXHIBIT: TREE SURVEY TABLE

COMMENT: According to aerial photographs, there are existing trees on site. Per Section 275-80(C), a tree survey table shall be submitted with the following information listed by tree number corresponding to the numbered existing trees on the plan view (Landscape Consultant):

- Scientific species names.
- Diameter at breast height in accordance with the definition in Section 825-50, and clear wood measurements for palms. A measurement was provided by did not specify it if is DBH.
- Canopy cover in square feet.
- Tree conditions
- Proposed disposition (remain, relocate, or remove)
- Dollar value of specimen trees and palms calculated in accordance with Section 825-140. See definition of specimen tree under Section 825-850.

- Existing trees and shrubs and site improvements on abutting propertied within 25 feet of property line shall be depicted on the plans.

RESPONSE: Refer to the Tree disposition plan on sheet for the requested table (sht L-2).

44. EXHIBIT: IRRIGATION PLAN

COMMENT: Per Section 275-80(M) an irrigation plan shall be submitted (Landscape Consultant).

RESPONSE: An irrigation plan will be submitted under separate cover.

45. EXHIBIT: CITY COMMISSION LANDSCAPE REQUIREMENTS RESOLUTION

COMMENT: Per Section 307-20(A & B) street trees shall be planted as shown in the street sections approved by the City Commission in the CRA Redevelopment Plan. Please provide copy of the City Commission resolution to determine landscape requirements (Landscape Consultant).

RESPONSE: Street trees along the west side of US1 cannot meet the Redevelopment Plan due to existing overhead lines. The street landscaping has been designed to FDOT standards which matches the recently improved US1 (North and South of the project).

46. EXHIBIT: MASTER PLANT LIST INCONSISTENCIES

COMMENT: There are some inconsistencies between the Master Plant List and the vegetation depicted on L-1: three live oaks listed under the plant list, one depicted on drawings; east Palatka holly is listed as IA14 but shown on drawings as IA12 (Landscape Consultant).

RESPONSE: The Landscape Plan has been revised.

49. EXHIBIT: TREE MITIGATION

COMMENT: It appears like several of the existing trees will be removed. Indicate how the mitigation for the removal of these trees will be accomplished (Landscape Consultant).

RESPONSE: The mitigation of the trees is shown on both L-1 and L-2.

50. EXHIBIT: RIGHT OF WAY DEDICATION

COMMENT: Verify the latest Broward County Trafficway Plan for required right of way dedication on Federal Highway (City Engineer).

RESPONSE: R.O.W. Dedication is not required, refer to enclosed letter from the Broward County Planning Council stating that the site meets the traffic ways standards and an additional R/W is not requested.

51. EXHIBIT: STORMWATER MANAGEMENT CALCULATIONS

COMMENT: Provide storm water management calculations. More specifically we need to know the following information: 10 year, 25 year & 100 year, 24-hour and 72-hour flood stage elevations. Provide geotechnical report including percolation test to support j-vaule in the calculations (City Engineer).

RESPONSE: Please see attached for the drainage calculations.

52. EXHIBIT: SIGHT TRIANGLE

COMMENT: Show sight triangle at proposed ingress/egress. This must be reflected on the landscape plans as well. Use FDOT Index 546 for guidance (City Engineer).
RESPONSE: Please see sheet C-1 and L-1 for the site triangles.

53. EXHIBIT: WATER DEMAND ESTIMATES

COMMENT: Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. Please provide information in the attached worksheet. This is necessary to determine anticipated size of water meter which will give you an estimate of required impact fees (City Engineer).
RESPONSE: Per our meeting, the water demand is 10,152 GPD based on Broward County Potable water demand table: 94 GPD/hotel room X 108 rooms).

54. EXHIBIT: PUBLIC SERVICES WATER AND FIRE LINE CONNECTION

COMMENT: A separate meeting needs to be arranged with Public Services Department to discuss proposed water and fire line connection on US1. Please contact Sherie Dunleavey, Office Manager, Public Services Department to make an appointment, phone number 954-924-3882, email: sdunleavey@ci.dania-beach.fl.us (City Engineer).
RESPONSE: A meeting was held with public works and the City Engineer and the plans have been revised based on that meeting..

55. EXHIBIT: SIDEWALKS AND SWALE IMPROVEMENTS

COMMENT: Per Dania Code of Ordinances (Article 415 – sidewalks and swales), owner is responsible for sidewalks and swale improvements within the right of way (City Engineer).
RESPONSE: NOTED

56. EXHIBIT: WWS STANDARDS

COMMENT: General Comments on Plans submitted: use Broward County WWS standards with extreme caution, do not use the county's logo or any reference to the County as the owner of the utility is the City. The City is the water and wastewater provider for your site. Use details that are only applicable to your project (City Engineer).
RESPONSE: NOTED

57. EXHIBIT: WATER DEMAND AND SEWAGE AND SOLID WASTE

COMMENT: In compliance with Article 805 of the City Code of Ordinance, applicant shall provide a projection of water demand and sewage and solid waste generation in tabular format (City Engineer).
RESPONSE: The proposed demands are now shown on sheet C-4.

58. EXHIBIT: DISK OF THE APPROVED SITE PLAN

david l. wallace & associates p.a.
architects

COMMENT: Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (City Engineer).

RESPONSE: Please see attached for a disk of the dwg and pdf's of all requested documents.

END *of* NARRATIVE

2020 NE 163rd St
North Miami Beach, Florida 33162
305/749.3681

Wingate Hotel

City of Dania Beach, Florida

Surface Water Management Calculations

Prepared by

Pillar Consultants, Inc.

5230 S. University Drive Suite 104

Davie, Florida 33328

(954) 680-6533

05/09/16

Project No. 150011

JAY CORLISS EVANS
LICENSE No. 39471
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JCE 6/30/16

RECEIVED
JUN 30 2016
Planning Department

Exhibit A - PILLAR CONSULTANTS, INC.

Consulting Engineers, Planner, Surveyors, Construction Manangement, General Contracting
5230 South University Drive- Suite 104
Davie, Florida 33328
Phone (9540 680-6533 Fax (954) 680-0323

Surface Water Management

Project Name: Wingate Hotel
Project #: 15011
Project Location: 321 N. Federal HWY, Dania Beach

Project Area: 0.78 acres

	Existing	Proposed
Use	Vacant	Hotel
10 year - 1 day Storm Event	11.96 ft. NAVD	11.93 ft. NAVD
25 year - 3 day Storm Event	12.81 ft. NAVD	12.36 ft. NAVD
100 year - 3 day Storm Event	13.16 ft. NAVD	12.62 ft. NAVD

Proposed Drainage system includes catch basins, exfiltration trench, and a deep injection well.

Well description:

Control water elevation is 0.5 ft. NAVD. Add 2 ft. due to the difference in density between fresh and salt water. (0.5 ft. NAVD + 2 ft. = 2.5 ft. NAVD). The elevations of all catch basins, including the one attached to the well, are 12.30 ft. NAVD. The inverted baffle on the control structure will be set at 11.3 ft. NAVD (11.30 ft. NAVD – 2.5 ft. NAVD = 8.8 ft. of available head pressure). The drainage well capacity will be design at 350 GPM/ft. with 8.8 ft. of head pressure. (350 GPM/ft. x 8.8 ft. = 3,080 GPM Available). 1,200 GPM is used for calculations.

DATE:	5/5/2016	Pre-Development
PROJECT NAME:	Wingate Hotel	
PROJECT No.:	15011	
BY:	PILLAR CONSULTANTS, INC.:	TJP

I. GIVEN

A. AREAS

1. Pond =	0.00 ac.	0.00%
2. Buildings =	0.00 ac.	0.00%
3. Paving & Others =	0.00 ac.	0.00%
4. Low Green (10.3-14.9) =	0.78 ac.	100.00%
5. Pond Banks =	0.00 ac.	0.00%
6. Swale flat =	0.00 ac.	0.00%
6. High Green (2.1-5.5)=	0.00 ac.	0.00%
6. Swale flat =	0.00 ac.	0.00%
7. Swale Slope =	0.00 ac.	0.00%
8. Project Total =	0.78 ac.	

B. QUANTITY

1. Design Event and Rainfall Amounts

a. Design Event for Quality
Frequency: 3 year
Duration: 1 hour
Amount: 6 in.

b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)
Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 4.5

c. Design Event for Discharge:
Frequency: 25 year
Duration: 72 hour
Amount: 14.40
Flood Contour: n/a

d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 72 hour
Amount: 17.3
Flood Contour: 6.5

III. COMPUTATIONS

SCS CURVE NUMBER

1. Average water table elevation:
   = control elevation
   = 0.50 ft. NAVD

2. The site grades vary from 10.30 to 14.90 ft. NAVD, and,
   the average site grade
   = 13.00 ft. NAVD OVERALL

3. Average depth to water table:
   = average site grade elevation - average control elevation
   = 13.00 ft. NAVD - 0.50 ft. NAVD
   = 12.50 ft. NAVD

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction
   and 12.50 ft. (NAVD) to the water table, up to 8.30 inches can be stored
   in the soil under under pervious areas.

5. Compute available soil storage:
   = storage available X pervious areas
   = 8.30 in. X 0.78 ac. X 1 ft./12 in.
   = 0.54 ac.- ft.

6. Convert available soil storage to site-wide moisture storage, S
   = available soil storage on-site/site area
   = 0.54 ac.- ft. / 0.78 ac. X 12 in./1 ft.
   = 8.30 in. of site-wide storage, S.

7. The SCS Curve Number, CN
   = 1000/(S+10)
   = 55 SCS curve number, CN

C. PROJECT SURFACE STORAGE

1.

AREA	ACRES	V/L	START ELEV	END ELEV.	CHANGE
Lakes	0.00	V	0.00	N/A	N/A
Buildings	0.00	V	0.00	N/A	N/A
Paving & Others	0.00	L	0.00	0.00	0.00
Low Green (10.3-14.9)	0.78	L	10.30	14.90	4.60
Lake Banks	0.00	L	0.00	0.00	0.00
Swale Flat ()	0.00	V	0.00	N/A	N/A
High Green	0.00	L	0.00	0.00	0.00
Swale flat ()	0.00	V	0.00	N/A	N/A
Swale Slope ()	0.00	L	0.00	0.00	0.00

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.-ft.)	LAKE BANKS (ac.-ft.)	PAVING (ac.- ft.)	Low Green (ac.- ft.)	SWALE FL 4.0 (ac.- ft.)	Swale SL (ac.- ft.)	SWALE FL 4.5 (ac.- ft.)	SWALE SL 4.5-6.5 (ac.- ft.)	TOTAL (ac.- ft.)
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.04
11.50	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.12
12.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.25
12.50	0.00	0.00	0.00	0.41	0.00	0.00	0.00	0.00	0.41
13.00	0.00	0.00	0.00	0.62	0.00	0.00	0.00	0.00	0.62
13.50	0.00	0.00	0.00	0.87	0.00	0.00	0.00	0.00	0.87
14.00	0.00	0.00	0.00	1.16	0.00	0.00	0.00	0.00	1.16
14.50	0.00	0.00	0.00	1.50	0.00	0.00	0.00	0.00	1.50
15.00	0.00	0.00	0.00	1.87	0.00	0.00	0.00	0.00	1.87
15.50	0.00	0.00	0.00	2.26	0.00	0.00	0.00	0.00	2.26
16.00	0.00	0.00	0.00	2.65	0.00	0.00	0.00	0.00	2.65
16.50	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	3.04
17.00	0.00	0.00	0.00	3.43	0.00	0.00	0.00	0.00	3.43

3. Stage vs Storage curve (see attached plot).

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 11, 2005;0000 hr Duration: 24 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 8.5 inches
Area: 0.78 acres
Ground Storage: 8.3 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.04
11.50	0.12
12.00	0.25
12.50	0.41
13.00	0.62
13.50	0.87
14.00	1.16
14.50	1.50
15.00	1.87

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	11.96	24.00	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.20	0.00	0.00	0.04	0.24	0.00

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 14.4 inches
Area: 0.78 acres
Ground Storage: 8.3 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.04
11.50	0.12
12.00	0.25
12.50	0.41
13.00	0.62
13.50	0.87
14.00	1.16
14.50	1.50
15.00	1.87
15.50	2.26

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	12.81	72.00	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.50	0.00	0.00	0.04	0.54	0.00

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 17.3 inches
Area: 0.78 acres
Ground Storage: 8.3 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.04
11.50	0.12
12.00	0.25
12.50	0.41
13.00	0.62
13.50	0.87
14.00	1.16
14.50	1.50
15.00	1.87
15.50	2.26

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	13.16	72.00	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.66	0.00	0.00	0.04	0.70	0.00

DATE:	5/5/2016	Post-Development
PROJECT NAME:	Wingate Hotel	
PROJECT No.:	15011	
BY:	PILLAR CONSULTANTS, INC.:	TJP

I. GIVEN

A. AREAS

1. Pond =	0.00 ac.	0.00%
2. Buildings =	0.25 ac.	32.05%
3. Paving & Others =	0.41 ac.	52.56%
4. Green Areas() =	0.12 ac.	15.38%
5. Green Areas() =	0.00 ac.	0.00%
6. Pond Banks =()	0.00 ac.	0.00%
7. Swale flat () =	0.00 ac.	0.00%
8. LME ()=	0.00 ac.	0.00%
9. Swale flat () =	0.00 ac.	0.00%
10. Swale Slope ()=	0.00 ac.	0.00%
Project Total =	0.78 ac.	

B. OTHER

1. Current Zoning:	*		
2. Master S.F.W.M.P. No.:	N/A		
3. Min. Building Elev. Per Permit:	6.50	ft. NAVD	
4. Min. Road Crown Elev. Per Permit:	4.50	ft. NAVD	
5. Receiving Body:	N/A		
6. Control Elevation:	0.50	ft. NAVD	
7. Allowable Discharge Per Permit:	na	cfs	
8. Total Area Per Permit:	0.78	ac.	
9. Allowable Discharge For This Site:	0.05	cfs	based on 40 CSM
10. Drainage Basin:	N/A		

* Note: Proposed minimum road elevation must be at least 2 ft. above wet season water table, or control elevation.

II. DESIGN CRITERIA

A. QUALITY

1. If a wet detention system, then whichever is greater of the following:
   a. The first inch of runoff from the entire site.
   b. The amount of 2.5 inches times the percentage of imperviousness
2. If a dry detention system, then 75% of the volume required for wet detention.
3. If a retention system, then 50% of the volume required.
4. If the site zoning is commercial, at least 0.50 in. of retention or dry detention pre-treatment shall be provided.
5. Any detention system shall be designed to discharge not more than 0.5 inch of the detained volume per day. A V-shaped configuration is desirable.

B. QUANTITY

1. Design Event and Rainfall Amounts

a. Design Event for Quality
Frequency: 3 year
Duration: 1 hour
Amount: 6 in.

b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)
Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 4.5 NAVD

c. Design Event for Discharge:
Frequency: 25 year
Duration: 72 hour
Amount: 14.40
Flood Contour: n/a

d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 72 hour
Amount: 17.3
Flood Contour: 6.5 NAVD

III. COMPUTATIONS

A. QUALITY

1. Compute the first inch of runoff from the developed project:

= 1.00 inch X 0.78 ac. X 1 ft./12 in.
= 0.07 ac.-ft. for the first inch of runoff.

2. Compute 2.5 inch times the percentage of imperviousness:

a. Site area for water quality pervious/impervious calculations only:
= total project - (water surface + roof)
= 0.78 ac. - (0.00 ac. + 0.25 ac.)
= 0.53 ac. site area, for water quality pervious/impervious.

b. Impervious area for water quality pervious/impervious calculations only:
= (site area for water quality pervious/impervious) - pervious
= 0.53 ac. - 0.12 ac.
= 0.41 ac. impervious area, for water quality pervious/impervious.

c. Percentage of imperviousness for water quality:
= (impervious area for water quality) / (site area for water quality) x 100%
= 0.41 ac. / 0.53 ac. X 100%
= 77.36%

d. For 2.5 in. times the percentage impervious.
= 2.50 in. X 77.36%
= 1.93 in. to be treated.

e. Compute volume required for quality detention:
= inches to be treated x (total project - lakes)
= 1.93 in. X (0.78 ac. - 0.00) X 1 ft./12 in.
= 0.13 ac.- ft.

3. Summary

The first inch of runoff from the developed project:	0.07	ac.- ft.
Volume required for 2.5 in. times the % imperviousness:	0.13	ac.- ft.

Therefore,

The volume	0.13	ac.- ft. controls.

4. If the project were discharging directly to a sensitive receiving body or if the project is zoned commercial and/or is more than 40% impervious, then, 0.5 inches of dry detention or retention pre-treatment must be provided.

= 0.50 in. x (total project - lakes)

= 0.50 in. X (0.78 ac. - 0.00) X 1 ft./12 in.

= 0.03 ac. - ft. required for pre-treatment

5. Compute credit for using one of the following systems:

a. Wet detention volume to be provided:

= total required detention - pre-treatment

= 0.13 ac.- ft. 0.03 ac.- ft.

= 0.10 ac.- ft. of volume required for wet detention (lake volume).

b. Dry detention volume shall be provided equal to 75% of the wet detention volume:

= 0.10 ac.- ft. X 75%

= 0.07 ac.- ft. of volume required for dry detention.

c. Retention volume shall be provided equal to 50% of wet detention volume:

= 0.10 ac.- ft. X 50%

= 0.05 ac.- ft. of volume required for retention.

B. SCS CURVE NUMBER

1. Average water table elevation:

= control elevation

= 0.50 ft. NAVD

2. Per. site grades vary from 11.10 to 14.00 ft. NAVD, thus, the average site grade

= 13.00 ft. NAVD

3. Average depth to water table:
   = average site grade elevation - average control elevation
   = 13.00 ft. NAVD - 0.50 ft. NAVD
   = 12.50 ft. NAVD

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction and 12.50 ft. (NAVD) to the water table, up to 8.30 inches can be stored in the soil under under pervious areas.

5. Compute available soil storage:
   = storage available X pervious areas
   = 8.30 in. X 0.12 ac. X 1 ft./12 in.
   = 0.08 ac.- ft.

6. Convert available soil storage to site-wide moisture storage, S
   = available soil storage on-site/site area
   = 0.08 ac.- ft. / 0.78 ac. X 12 in./1 ft.
   = 1.28 in. of site-wide storage, S.

7. The SCS Curve Number, CN
   = 1000/(S+10)
   = 89 SCS curve number, CN

C. PROJECT SURFACE STORAGE

W.Avg green

1.

AREA	ACRES	V/L	START ELEV	END ELEV.	CHANGE	
Lakes	0.00	V	0.00	N/A	N/A	
Buildings	0.25	V	14.00	N/A	N/A	
Paving & Others	0.41	L	12.30	14.00	1.70	
Lowgreen ()	0.12	L	11.10	12.30	1.20	1.4
Highgreen ()	0.00	L	0.00	0.00	0.00	0.0
Lake Banks()	0.00	L	0.00	0.00	0.00	0.0
Swale Flat ()	0.00	V	0.00	N/A	N/A	
LME ()	0.00	L	0.00	0.00	0.00	0.0
Swale flat ()	0.00	V	0.00	N/A	N/A	
Swale Slope ()	0.00	L	0.00	0.00	0.00	0.0
					Avg. Gr	11.7

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.-ft.)	LAKE BANKS (ac.- ft.)	PAVING (ac.- ft.)	LOW GREEN (ac.- ft.)	HIGH GREEN (ac.- ft.)	SWALE FL 4.0 (ac.- ft.)	LME (ac.- ft.)	EXFIL. TRENCH	TOTAL (ac.- ft.)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.06
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.07
9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.08
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.10
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.12
11.50	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.13	0.14
12.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.13	0.17
12.50	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.13	0.23
13.00	0.00	0.00	0.06	0.16	0.00	0.00	0.00	0.13	0.35
13.50	0.00	0.00	0.17	0.22	0.00	0.00	0.00	0.13	0.52
14.00	0.00	0.00	0.35	0.28	0.00	0.00	0.00	0.13	0.75
14.50	0.00	0.00	0.55	0.34	0.00	0.00	0.00	0.13	1.02
15.00	0.00	0.00	0.76	0.40	0.00	0.00	0.00	0.13	1.28

3. Stage vs Storage curve (see attached plot).

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 11, 2005;0000 hr Duration: 24 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 8.5 inches
Area: 0.78 acres
Ground Storage: 1.28 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.06
8.50	0.07
9.00	0.08
9.50	0.09
10.00	0.10
10.50	0.11
11.00	0.12
11.50	0.14
12.00	0.17
12.50	0.23
13.00	0.35
13.50	0.52
14.00	0.75
14.50	1.02
15.00	1.28

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
72.00	0.50

Structure: 1

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 11.3 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 1200 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.09	0.00	0.00	0.00	8.00	0.50
2.00	0.17	0.00	0.00	0.00	8.00	0.50
3.00	0.27	0.00	0.00	0.00	8.00	0.50
4.00	0.38	0.01	0.00	0.00	8.03	0.50
5.00	0.53	0.04	0.00	0.00	8.13	0.50
6.00	0.71	0.06	0.00	0.00	8.34	0.50
7.00	0.92	0.10	0.00	0.00	8.67	0.50
8.00	1.16	0.13	0.00	0.00	9.14	0.50
9.00	1.45	0.17	0.00	0.00	9.77	0.50
10.00	1.81	0.23	0.00	0.00	10.62	0.50
11.00	2.29	0.36	0.00	0.00	11.31	0.50
12.00	5.58	4.10	2.67	0.13	11.85	0.50
13.00	6.52	0.52	0.00	0.26	11.33	0.50
14.00	6.95	0.30	2.67	0.29	11.31	0.50
15.00	7.23	0.20	0.00	0.31	11.27	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	7.48	0.20	0.00	0.32	11.30	0.50
17.00	7.63	0.12	0.00	0.34	11.29	0.50
18.00	7.79	0.12	0.00	0.35	11.26	0.50
19.00	7.94	0.12	0.00	0.35	11.32	0.50
20.00	8.09	0.12	0.00	0.36	11.29	0.50
21.00	8.19	0.08	0.00	0.37	11.28	0.50
22.00	8.30	0.08	0.00	0.38	11.26	0.50
23.00	8.40	0.08	0.00	0.38	11.33	0.50
24.00	8.50	0.08	0.00	0.39	11.31	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.67	10.93	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	11.93	12.10	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.46	0.00	0.39	0.06	0.13	0.00

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 14.4 inches
Area: 0.78 acres
Ground Storage: 1.28 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.06
8.50	0.07
9.00	0.08
9.50	0.09
10.00	0.10
10.50	0.11
11.00	0.12
11.50	0.14
12.00	0.17
12.50	0.23
13.00	0.35
13.50	0.52
14.00	0.75
14.50	1.02
15.00	1.28

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
72.00	0.50

Structure: 1

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 11.3 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 1200 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	8.00	0.50
2.00	0.13	0.00	0.00	0.00	8.00	0.50
3.00	0.19	0.00	0.00	0.00	8.00	0.50
4.00	0.26	0.00	0.00	0.00	8.00	0.50
5.00	0.32	0.00	0.00	0.00	8.01	0.50
6.00	0.39	0.01	0.00	0.00	8.03	0.50
7.00	0.45	0.01	0.00	0.00	8.08	0.50
8.00	0.52	0.02	0.00	0.00	8.13	0.50
9.00	0.58	0.02	0.00	0.00	8.20	0.50
10.00	0.64	0.02	0.00	0.00	8.28	0.50
11.00	0.71	0.02	0.00	0.00	8.37	0.50
12.00	0.77	0.02	0.00	0.00	8.47	0.50
13.00	0.84	0.03	0.00	0.00	8.57	0.50
14.00	0.90	0.03	0.00	0.00	8.69	0.50
15.00	0.97	0.03	0.00	0.00	8.81	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.03	0.03	0.00	0.00	8.93	0.50
17.00	1.10	0.03	0.00	0.00	9.06	0.50
18.00	1.16	0.03	0.00	0.00	9.19	0.50
19.00	1.22	0.03	0.00	0.00	9.33	0.50
20.00	1.29	0.04	0.00	0.00	9.48	0.50
21.00	1.35	0.04	0.00	0.00	9.62	0.50
22.00	1.42	0.04	0.00	0.00	9.77	0.50
23.00	1.48	0.04	0.00	0.00	9.93	0.50
24.00	1.55	0.04	0.00	0.00	10.08	0.50
25.00	1.64	0.06	0.00	0.00	10.30	0.50
26.00	1.74	0.06	0.00	0.00	10.54	0.50
27.00	1.83	0.06	0.00	0.00	10.78	0.50
28.00	1.92	0.06	0.00	0.00	11.01	0.50
29.00	2.02	0.06	0.00	0.00	11.14	0.50
30.00	2.11	0.06	0.00	0.00	11.26	0.50
31.00	2.21	0.06	0.00	0.00	11.30	0.50
32.00	2.30	0.06	0.00	0.01	11.34	0.50
33.00	2.39	0.06	0.00	0.01	11.28	0.50
34.00	2.49	0.06	0.00	0.02	11.32	0.50
35.00	2.58	0.06	0.00	0.03	11.27	0.50
36.00	2.68	0.07	0.00	0.03	11.31	0.50
37.00	2.77	0.07	0.00	0.04	11.26	0.50
38.00	2.86	0.07	0.00	0.04	11.31	0.50
39.00	2.96	0.07	0.00	0.05	11.26	0.50
40.00	3.05	0.07	0.00	0.05	11.30	0.50
41.00	3.15	0.07	0.00	0.06	11.26	0.50
42.00	3.24	0.07	0.00	0.06	11.30	0.50
43.00	3.33	0.07	0.00	0.07	11.26	0.50
44.00	3.43	0.07	0.00	0.07	11.31	0.50
45.00	3.52	0.07	0.00	0.08	11.26	0.50
46.00	3.62	0.07	0.00	0.08	11.31	0.50
47.00	3.71	0.07	0.00	0.09	11.27	0.50
48.00	3.80	0.07	0.00	0.10	11.32	0.50
49.00	3.91	0.08	0.00	0.10	11.29	0.50
50.00	4.02	0.08	0.00	0.11	11.27	0.50
51.00	4.14	0.09	0.00	0.12	11.27	0.50
52.00	4.28	0.11	0.00	0.13	11.29	0.50
53.00	4.46	0.14	0.00	0.14	11.28	0.50
54.00	4.68	0.17	0.00	0.15	11.34	0.50
55.00	4.95	0.21	0.00	0.17	11.28	0.50
56.00	5.26	0.24	0.00	0.18	11.28	0.50
57.00	5.62	0.29	0.00	0.21	11.28	0.50
58.00	6.06	0.35	0.00	0.23	11.31	0.50
59.00	6.65	0.51	2.67	0.27	11.32	0.50
60.00	10.75	5.33	2.67	0.40	12.23	0.50
61.00	11.93	0.66	2.67	0.60	11.32	0.50
62.00	12.47	0.38	0.00	0.64	11.31	0.50
63.00	12.81	0.25	2.67	0.67	11.31	0.50
64.00	13.13	0.25	0.00	0.69	11.31	0.50
65.00	13.32	0.15	0.00	0.70	11.28	0.50
66.00	13.51	0.15	0.00	0.71	11.32	0.50
67.00	13.70	0.15	2.67	0.73	11.30	0.50
68.00	13.89	0.15	0.00	0.74	11.29	0.50
69.00	14.02	0.10	0.00	0.74	11.32	0.50
70.00	14.15	0.10	0.00	0.75	11.34	0.50
71.00	14.27	0.10	0.00	0.76	11.27	0.50
72.00	14.40	0.10	0.00	0.77	11.29	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.67	30.67	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

Site	12.36	60.17	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.84	0.00	0.77	0.06	0.13	0.00

Project Name: Wingate Hotel
Reviewer: TJP
Project Number: 15011
Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 17.2999 inches
Area: 0.78 acres
Ground Storage: 1.28 inches
Time of Concentration: 0.16 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.06
8.50	0.07
9.00	0.08
9.50	0.09
10.00	0.10
10.50	0.11
11.00	0.12
11.50	0.14
12.00	0.17
12.50	0.23
13.00	0.35
13.50	0.52
14.00	0.75
14.50	1.02
15.00	1.28

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
72.00	0.50

Structure: 1

From Basin: site
To Basin: Offsite1
Structure Type: Pump
On Elev = 11.3 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 1200 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	8.00	0.50
2.00	0.15	0.00	0.00	0.00	8.00	0.50
3.00	0.23	0.00	0.00	0.00	8.00	0.50
4.00	0.31	0.00	0.00	0.00	8.00	0.50
5.00	0.39	0.01	0.00	0.00	8.03	0.50
6.00	0.46	0.02	0.00	0.00	8.09	0.50
7.00	0.54	0.02	0.00	0.00	8.16	0.50
8.00	0.62	0.02	0.00	0.00	8.25	0.50
9.00	0.70	0.03	0.00	0.00	8.35	0.50
10.00	0.77	0.03	0.00	0.00	8.47	0.50
11.00	0.85	0.03	0.00	0.00	8.59	0.50
12.00	0.93	0.03	0.00	0.00	8.73	0.50
13.00	1.01	0.04	0.00	0.00	8.88	0.50
14.00	1.08	0.04	0.00	0.00	9.03	0.50
15.00	1.16	0.04	0.00	0.00	9.19	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.24	0.04	0.00	0.00	9.36	0.50
17.00	1.32	0.04	0.00	0.00	9.53	0.50
18.00	1.39	0.04	0.00	0.00	9.71	0.50
19.00	1.47	0.04	0.00	0.00	9.89	0.50
20.00	1.55	0.05	0.00	0.00	10.08	0.50
21.00	1.63	0.05	0.00	0.00	10.27	0.50
22.00	1.70	0.05	0.00	0.00	10.46	0.50
23.00	1.78	0.05	0.00	0.00	10.66	0.50
24.00	1.86	0.05	0.00	0.00	10.86	0.50
25.00	1.97	0.07	0.00	0.00	11.07	0.50
26.00	2.08	0.07	0.00	0.00	11.22	0.50
27.00	2.20	0.07	0.00	0.00	11.28	0.50
28.00	2.31	0.08	2.67	0.01	11.30	0.50
29.00	2.42	0.08	0.00	0.01	11.32	0.50
30.00	2.54	0.08	0.00	0.02	11.29	0.50
31.00	2.65	0.08	0.00	0.03	11.27	0.50
32.00	2.76	0.08	0.00	0.03	11.34	0.50
33.00	2.88	0.08	0.00	0.04	11.32	0.50
34.00	2.99	0.08	0.00	0.05	11.30	0.50
35.00	3.10	0.08	0.00	0.06	11.28	0.50
36.00	3.21	0.08	0.00	0.06	11.26	0.50
37.00	3.33	0.08	0.00	0.07	11.34	0.50
38.00	3.44	0.08	0.00	0.07	11.32	0.50
39.00	3.55	0.08	0.00	0.08	11.31	0.50
40.00	3.67	0.08	0.00	0.09	11.29	0.50
41.00	3.78	0.08	0.00	0.10	11.28	0.50
42.00	3.89	0.08	0.00	0.10	11.26	0.50
43.00	4.01	0.08	0.00	0.11	11.34	0.50
44.00	4.12	0.08	0.00	0.11	11.33	0.50
45.00	4.23	0.08	0.00	0.12	11.32	0.50
46.00	4.34	0.08	0.00	0.13	11.31	0.50
47.00	4.46	0.08	0.00	0.14	11.30	0.50
48.00	4.57	0.08	0.00	0.14	11.29	0.50
49.00	4.70	0.10	0.00	0.15	11.29	0.50
50.00	4.82	0.10	0.00	0.16	11.31	0.50
51.00	4.98	0.11	0.00	0.17	11.26	0.50
52.00	5.14	0.13	0.00	0.18	11.33	0.50
53.00	5.36	0.17	0.00	0.19	11.28	0.50
54.00	5.63	0.21	0.00	0.21	11.32	0.50
55.00	5.94	0.25	0.00	0.22	11.34	0.50
56.00	6.31	0.29	0.00	0.25	11.27	0.50
57.00	6.75	0.35	0.00	0.28	11.29	0.50
58.00	7.28	0.43	0.00	0.31	11.28	0.50
59.00	7.99	0.62	0.00	0.35	11.33	0.50
60.00	12.92	6.43	2.67	0.49	12.50	0.50
61.00	14.33	0.80	2.67	0.71	12.04	0.50
62.00	14.98	0.46	0.00	0.80	11.29	0.50
63.00	15.39	0.30	2.67	0.83	11.31	0.50
64.00	15.77	0.30	0.00	0.85	11.33	0.50
65.00	16.00	0.18	0.00	0.87	11.27	0.50
66.00	16.23	0.18	0.00	0.89	11.28	0.50
67.00	16.46	0.18	0.00	0.90	11.28	0.50
68.00	16.69	0.18	0.00	0.92	11.28	0.50
69.00	16.84	0.12	0.00	0.93	11.27	0.50
70.00	16.99	0.12	0.00	0.94	11.33	0.50
71.00	17.15	0.12	0.00	0.95	11.30	0.50
72.00	17.30	0.12	0.00	0.96	11.27	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.67	26.82	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

site	12.62	60.22	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
site	1.03	0.00	0.96	0.06	0.13	0.00

EXFILTRATION TRENCH CALCULATION SHEET

15011 - Wingate Hotel

INPUTS:			
PERCOLATION RATE	(K)	1.10E-04	
WIDTH	(W)	6.0	FT
DEPTH TO WT	(H2)	11.8	FT
UNSATURATED TRENCH	(Du)	6.0	FT
SATURATED TRENCH	(Ds)	0.0	FT
WATER TABLE ELEV.	(WT)	0.5	NAVD

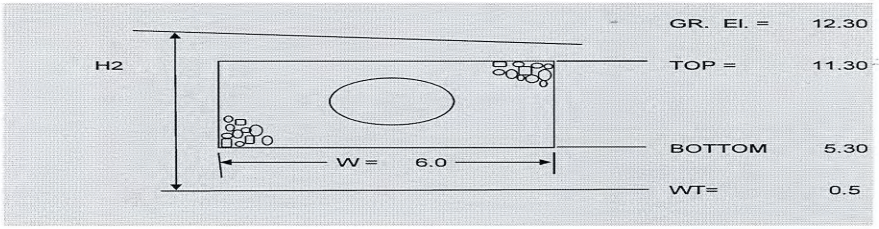
RUNOFF INPUTS:		
VOLUME TO BE TREATED	1.56	AC-IN
		for water quality only

STANDARD FORMULA

$$L = \frac{V}{\{K(H2W+2\times H2Du-Du^2+2\times H2Ds)\}+\{(1.39\times 10E\text{-}4)WDu\}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\{K(2\times H2Du-Du^2+2\times H2Ds)\}+\{(1.39\times 10E\text{-}4)WDu\}}$$



LENGTH OF TRENCH NEEDED =	63.91 FEET

LENGTH OF TRENCH PROVIDED =	70.00 FEET
SIZE OF PIPE =	18.00 IN

Volume of voids and pipe only per FDOT criteria

VOL=VOL(pipe) + VOL(voids) VOL(pipe)=L*A VOL(voids)=0.5*[W*(Top-Bottom) - AREA(pipe)]*L

VOL =	1,321.82	CF
	0.03	AC-FT

REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION

FOR:

MR. JAY EVANS
PILLAR CONSULTANTS, INC.
5230 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328

PROJECT:

WINGATE HOTEL

LOCATION:

321 NORTH FEDERAL HIGHWAY
DANIA BEACH, FLORIDA 33004

ACES PROJECT NUMBER: 2016-100

PREPARED BY:

Absolute
Civil
Engineering
Solutions LLC

4121 SW 47TH AVENUE, SUITE 1319
DAVIE, FLORIDA 33314

May 3, 2016

Table of Contents

EXPLORATION AND GEOTECHNICAL 1
1 INTRODUCTION: 1
2 PROJECT INFORMATION: 1
3 PROPOSED STRUCTURES: 1
4 SCOPE OF WORK: 1
5 LABORATORY TESTING: 3
6 GENERAL SUB-SURFACE CONDITIONS: 3
6.1 General sub-surface conditions 3
6.2 Soil Classification 4
6.3 Groundwater 5
7 FOUNDATION RECOMMENDATIONS: 5
7.1 General foundation notes 5
7.2 Alternative 1: Shallow Foundation System 6
7.2.1 Site preparation for shallow foundation system 6
7.2.2 Design recommendation for shallow foundation system 7
7.3 Alternative II: Augercast (Pressure Grouted) Piles 7
7.4 Recommendations for the paved areas 8
7.4.1 Preparation for paved areas 8
8 CLOSING REMARKS: 10

ATTACHMENT:

Attachment 1.0: Soil Boring Logs

Attachment 2.0: Percolation Test Results

Attachment 3.0: Site and Test Location Sketches

1 INTRODUCTION:

In response to the authorization of Mr. Jay Evans of Pillar Consultants Inc., **Absolute Civil Engineering Solutions, LLC (ACES)** is pleased to submit this Geotechnical Engineering Report for the proposed Wingate Hotel to be located at 321 North Federal Highway, Dania Beach, Florida 33004 (See site location sketch attachment 3.0).

2 PROJECT INFORMATION:

The project consisted of performing a preliminary subsurface investigation for a proposed hotel to be located at property address 321 North Federal Highway, Dania Beach, Florida 33004. The purpose of the investigation was to collect and analyze information regarding the subsurface conditions existing in the vicinity of the proposed improvements in order to evaluate site preparation and foundation construction alternatives. The investigation consisted of performing Standard Penetration Test (SPT) borings at four (4) locations and Usual Open Hole Constant Head (UOHCH) percolation test at two (2) locations in the vicinity of the proposed development at the subject property.

3 PROPOSED STRUCTURES:

It is our understanding that the proposed hotel will be built on one parcel of land (Folio No. 5042-34-06-0740) totaling approximately one (1) acre. The proposed improvements will consist of the following:

- The construction of one (1) six (6) story hotel; and
- Driveway, parking, landscaping, and drainage improvements.

4 SCOPE OF WORK:

ACES proposed to test the site's soils for foundation support and to assess the site's subsurface conditions as they pertain to the presence of organic materials, loose or otherwise unsuitable soils, and groundwater.

We have determined that the standard penetration test (SPT) data collected is sufficient to evaluate soil strength and load carrying capability. All drilling, sampling and testing on this project were conducted in general accordance with ASTM procedures or other applicable standards and practices.

ACES conducted a total of four (4) standard penetration test (SPT) borings at the subject property. The test locations were measured in the field by taping and pacing from site features and landmarks. The SPT borings were drilled using a truck-mounted drill and rotary wash drilling procedures. The borings were each advanced to a depth of about 50 feet below the ground surface. Samples for the SPT borings were collected at selected depth intervals via the Standard Penetration Test method (ASTM D-1586). The "N-value" was recorded at each sample location for subsequent use in the engineering evaluation. The N-value provides an empirical indication of soil strength and is detetrmined by the cumulative number of blows required by a 140-lb. hammer, operating freely over a 30-inch drop, to advance a 2-inch O.D. split-barrel sampler one foot into the soils, after initial penetration of 6-inches. Upon completion of each boring, the depth to groundwater was measured.

In addition, two (2) percolation tests were conducted at a depth of about fifteen (15) feet below the ground surface at the subject property. The "K-value" was determined for each percolation test performed for subsequent use in the engineering drainage evaluation and design. The "K-value" is the constant of proportionality known as hydraulic conductivity and was determined using the Usual Open Hole Constant Head (UOHCH) percolation test method. This empirical value represents the ability of a soil to transmit water under a given hydraulic head and is expressed in units of velocity (cfs/ft^2 – ft head). The percolation test results are provided in Attachment 2.0.

The groundwater depth was encountered and measured at each boring and percolation test location.

ACES evaluated the data obtained from the subsurface exploration and prepared this written report for the site summarizing the findings, along with our conclusions and recommendations. Our written report includes the following:

- A description of the site, fieldwork, laboratory testing and general soil conditions encountered, as well as a Boring Location Plan, and individual Boring Records;

- Site preparation considerations that include geotechnical discussions regarding site stripping and sub-grade preparation, and engineered fill/backfill placement;
- The field measured groundwater level;
- Foundation system recommendations for the structure, including allowable foundation capacity;
- Recommended quality control measures (i.e. sampling, testing, and inspection requirements) for site grading and foundation construction; and
- Suitability of on-site soils for re-use as structural fill and backfill.

ACES did observe some obvious odors and stains that were indicative of potential petroleum contaminated soil materials particularly below the groundwater elevation during the performance of our subsurface investigation. However, the assessment of site environmental conditions, the detection of pollutants in the soil, rock or groundwater, or laboratory-testing of samples, wetlands evaluation, or a site-specific environmental study are beyond the scope of this exploration.

5 LABORATORY TESTING:

Our laboratory-testing program includes visual classification of the soil samples collected during the drilling process in accordance with the Unified Soil Classification system (USCS) and ASTM standards. Laboratory testing also includes limited classification tests (grain-size analyses, Atterberg limits and natural moisture content determination) of representative soils, where deemed necessary.

In accordance with the attached General Terms and Conditions, soil samples will be disposed of 30-days after submittal of the final report, unless requested otherwise by the client.

6 GENERAL SUB-SURFACE CONDITIONS:

6.1 General sub-surface conditions

The general subsurface conditions encountered in the vicinity of the proposed structure can be represented by boring B-2 as follows:

DEPTH	MATERIAL DESCRIPTION
0'-0" to 0'-2"	Topsoil
0'-2" to 3'-0"	Black Medium Sand
3'-0" to 7'-8"	Tan Medium Silica Sand with Coral Rocks
7'-8" to 12'-0"	Tan Medium Lime Sand and Lime rock
12'-0" to 22'-0"	Gray Medium Lime Sand with Coral Rocks
22'-0" to 50'-0"	Tan Lime Sand and Lime rock

Test boring records should be consulted for a detailed description of the soil and rock conditions encountered at each boring location. When reviewing the boring records and the subsurface profiles, it should be understood that the soil conditions may vary between boring locations, therefore, special consideration should be given to the boring with the worst conditions encountered. The boring logs are provided in Attachment 1.0.

6.2 Soil Classification

The soil classification, densities, and angles of internal friction data generated from the soil conditions encountered are given in the table below:

Soil Properties						
Soil Type	Soil Description	USCS Classification	Soil Density	Internal Angle of Friction	Average "N" Value for Layer	Skin Friction for Layer
1	Tan Medium Silica Sand with Some Rocks	SP	110-115pcf	28°-30°	12	0.5k/sf
2	Brown Medium Sand with Limerock	SP	110-115pcf	28°-30°	13	0.5k/sf
3	Brown Medium Sand with Rock Fragments	SP	110-115pcf	28°-30°	16	0.6k/sf
4	Tan Medium Silica Sand with Coral Rocks	SP	110-115pcf	28°-30°	16	0.6k/sf
5	Brown Medium Silica Sand	SP	110-115pcf	28°-30°	16	0.6k/sf
6	Black Medium Sand	SP	105-110pcf	26°-28°	16	0.5k/sf
7	White Medium Silica Sand	SP	105-110pcf	26°-28°	17	0.5k/sf
8	Tan Medium Sand with Coral Rock Fragments	SP	110-115pcf	28°-30°	18	0.7k/sf
9	Gray Medium Lime Sand, Coral Rocks, and Limestone	SW	110-115pcf	28°-30°	19	0.8k/sf
10	Tan Medium Lime Sand and Limerock	SW	110-115pcf	28°-30°	19	0.8k/sf
11	Tan Lime Sand with Rocks	SW	110-115pcf	28°-30°	20	0.8k/sf
12	Gray Medium Lime Sand with Coral Rocks	SW	115-120pcf	30°-32°	30	1.2k/sf
13	Tan Lime Sand and Lime Rock	SW	120-125pcf	32°-34°	89	2.5k/sf

6.3 Groundwater

The ground water level was encountered at each boring location at the time of drilling. The ground water level was encountered at an average depth of twelve (12) feet and seven (7) inches below the existing surface. Fluctuations in the observed ground water level should be expected due to seasonal climatic changes, rainfall variation, surface water run-off and other specific factors related to the site in question.

7 FOUNDATION RECOMMENDATIONS:

7.1 General foundation notes

Based on the sub-surface conditions encountered, ACES evaluated a number of foundation systems for providing support for the proposed hotel. Special consideration in the analysis was given to the following:

- The presence of relatively loose layers of soil material of varied thickness, which makes the site less appropriate for supporting heavily loaded structural components using regular spread footings and single-column pads at the existing grade without implementing some site preparation and soil improvement techniques;
- The location of the proposed construction and the backfill material used to raise the site to grade;
- Height to width ratio of the proposed structure with special emphasis on overturning moments and lateral support; and
- The close proximity of the proposed development to other nearby developments and major thoroughfares.
- The close proximity of the subject property to the coast.

Given the above, the following site preparation and foundation systems were selected:

7.2 Alternative 1: Shallow Foundation System

7.2.1 Site preparation for shallow foundation system

Our site preparation recommendations are based on information provided from the client as to the type of structures planned as well as on our subsurface investigation performed on the proposed construction area. It is our understanding that the finished floor elevation for the proposed hotel shall be fourteen (14) feet NAVD and that the current elevation of the subject property varies from thirteen (13) to thirteen and one-half (13.5) feet NAVD. Therefore, our site preparation recommendations are as follows:

- Excavate the entire building areas plus 5'-0" outside the perimeter of construction and remove top soil, organic and unsuitable subsurface material to the necessary depth. We anticipate an average excavation depth of approximately one (1) foot below the existing grade.
- Compact the excavated area to a minimum compaction of 98% of the optimum dry density as per AASHTO T-180 (ASTM D-1557). Verify densification procedures by taking an adequate number of field density compaction tests. The excavated area should be inspected prior to the commencement of the backfilling operation to ensure that all the unsuitable material has been removed.
- Backfill the excavated area, plus 5'-0" outside the perimeter of the structure to the desired bottom of the finished floor elevation with a clean mixture of sand and lime rock fill (or approved fill material) in compacted layers not to exceed twelve (12) inches in thickness. Compact each layer to a minimum of 98% of the optimum dry density as per AASHTO T180. Verify densification procedures by taking an adequate number of field density tests, especially by the footing area;
- On completion of the backfilling and compaction operation perform a minimum of two (2) SPT borings to a depth of 30 feet in the center of the prepared building pad in order to verify the effectiveness of the site preparation procedure and the bearing capacity of the underlying soil;
- Excavate footing trenches to the required depth from the ground elevation; and

- Compact the bottom of the footing trench to a minimum compaction of 98% of the optimum dry density as per AASHTO T-180. Verify densification procedures by taking an adequate number of field density compaction tests.

7.2.2 Design recommendation for shallow foundation system

A shallow foundation system such as a spread footing, single column pad or mat foundation is a feasible solution for the proposed hotel. We anticipate that the foundation and footings may be appropriately proportioned for a safe soil bearing capacity not to exceed 4,500 Pounds per Square Foot (PSF). The area of construction plus five (5) feet outside the perimeter of construction should be compacted to achieve a minimum dry density of 98% of the optimum dry density as per AASHTO T-180. Backfill material required to raise the building pad to grade should be performed using a clean mixture of sand, lime sand and lime rock fill in compacted lifts not to exceed 12 inches thickness each lift and compacted to achieve a minimum compaction of 98% of the optimum dry density as per AASHTO T-180.

7.3 Alternative II: Augercast (Pressure Grouted) Piles

Augercast (pressure grouted) piles are a feasible foundation solution for the proposed hotel. The capacity of these piles is essentially developed in tip bearing and side friction. When these piles are installed or socketed into place, they will "lock into" the rock and sand strata thereby providing adequate bearing capacity.

The relationship obtained for this foundation system is as follows:

Size (Dia.)	Below Grade Length (Ft.)	Allowable Lateral Load	Allowable Tensile Capacity	Allowable Compressive Bearing Capacity	Remarks
14"	30	7 kips	25 kips	70 kips	No Pile load Test Required
14"	30	15 kips	50 kips	140 kips	Pile Load Test Required

*** Given the soil conditions encountered, ACES utilized a minimum Factor of Safety of 2.5 when calculating allowable loads that require pile load testing above.**

Large grout volumes, possibly up to twice (or more) of the theoretical pile volume, may be required for proper auger cast pile installation.

The entire pile driving (installation) operation should be monitored and performed in accordance with the relevant local and state requirements. The proposed pile length is calculated based on the existing surface at the time of drilling and the proposed finish floor.

7.4 Recommendations for the paved areas

7.4.1 Preparation for paved areas

- CLEARING AND GRUBBING: All trees, top soil, organic material, bush, stumps, roots, grass, weeds and all other obstructions shall be removed from within the limits of the areas to be paved to the necessary depth. Backfill the cleared/excavated area, plus 5'-0" outside the perimeter of the structure to the desired bottom of the subgrade elevation with a clean mixture of sand and lime rock fill (or approved fill material) in compacted layers not to exceed twelve (12) inches in thickness. Compact each layer to a minimum of 98% of the optimum dry density as per AASHTO T180. Verify densification procedures by taking an adequate number of field density tests.
- SUBGRADE: The soil material in all traffic areas shall consist of 12" compacted thickness of clean mixture of sand, lime sand and lime rock. The material used shall have a lime rock bearing ratio (LBR) greater than or equal to 40. The entire area where rock base is to be constructed shall be thoroughly compacted to a minimum density of 98% of the optimum dry density as per AASHTO T-180 (modified proctor). Typically, the material shall exhibit moisture contents within +/- 2% of the modified proctor optimum moisture contents during the compaction operation.
- PREPARATION OF BASE:

  Material: In normal traffic areas, the base shall consist of six (6) inches of compacted lime rock base course conforming to the following specifications:

The minimum percentage of carbonates shall be 70%. The liquid limit shall not exceed 35 and the material shall be non-plastic. At least 97% (by weight) of the material shall pass a 3¾ inches sieve and the material shall be uniformly graded down to dust. Lime rock material used in construction of lime rock base shall have an average LBR value of not less than 100.

In areas receiving repeated heavy traffic (trucks, etc.) the thickness requirements shall be a minimum of eight (8) inches of compacted lime rock conforming to the foregoing criteria for lime rock base.

Compacting Base: After spreading is completed, the entire surface shall be scarified and shaped so as to produce the exact grade and cross section after compaction. The full depth of base shall be compacted to a minimum density of ninety-eight percent (98%) of the optimum dry density, as determined by AASHTO T-180 (modified proctor). Where the base is constructed in two (2) courses, the bottom course need only be bladed to secure a uniform thickness.

Wearing Course: The wearing course in normal traffic areas shall consist of a one and one-half inch (1.5") layer of asphaltic concrete as specified by the Florida Department of Transportation Standard Specifications, except where a "Job Formula" is required. In heavy traffic areas, the wearing course shall consist of a 2 inch (minimum) layer of asphaltic concrete as specified by the Florida Department of Transportation Standard Specifications.

8 CLOSING REMARKS:

Regardless of the thoroughness of our geotechnical exploration there is always a possibility that the general conditions on the subject property (site) may be different from those at the test locations. Therefore, ACES is not responsible for any sub-soil conditions different from those reported in our boring logs.

This report was prepared exclusively for the use of Pillar Consultants Inc. The conclusions provided by ACES are based solely on the information presented in this report. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

We appreciate the opportunity to have been of service to your company. Please feel free to contact us if there are any questions or comments pertaining to this report.

Respectfully submitted,

Absolute Civil Engineering Solutions, LLC

5/3/16

Charles F. Richter III

Project Manager

WAYNE E. WEBB
LICENSE
No 56701
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

5/3/16

Wayne Webb, P.E.

Project Engineer

Attachment 1.0: Boring Logs

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL 33314 / Phone: 954-349-0797 / Fax: 866-283-9007

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	1 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-1
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 0'-2" Topsoil 0'-2" to 0'-6" Tan Limesand with Rocks		11	10	19
2	0'-6" to 3'-0" Brown Medium Silica Sand	0'-2'	9	8	
3			9	6	13
4	3'-0" to 6'-6" White Medium Silica Sand	2'-4'	7	6	
5			7	8	16
6		4'-6'	8	7	
7			12	13	22
8	6'-6" to 12'-0" Tan Medium Lime Sand and Limerock	6'-8'	9	6	
9			6	7	16
10		8'-10'	9	11	
11			10	9	20
12		10'-12'	11	10	
13	12'-0" to 17'-6" Gray Medium Lime Sand, Coral Rock and Limestone		6	7	14
14		12'-14'	7	8	
15			9	11	21
16		14'-16'	10	11	
17			10	11	22
18		16'-18'	11	10	
19	17'-6" to 50'-0" Tan Lime Sand and Limerock		11	12	31
20		18'-20'	19	20	
21			19	22	43
22		20'-22-	21	23	
23			28	26	48
24		22'-24'	22	29	

WATER TABLE: 12'-6" below surface as of: 4/27/2016

WAYNE E. WEBB
LICENSE
No 56701
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Respectfully Submitted:

4/27/16

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-8797 / Fax: 866-283-9397

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	2 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-1
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
25	17-6" to 50'-0" (Contd.) Tan Lime Sand and Limerock		22	30	58
26		24'-26'	28	32	
27			39	51	81
28		26'-28'	30	41	
29			38	40	72
30		28'-30'	32	48	
31			28	54	86
32		30'-32'	32	66	
33			31	47	79
34		32'-34'	32	48	
35			38	39	77
36		34'-36'	38	41	
37			43	40	86
38		36'-38'	46	47	
39			53	51	103
40		38'-40'	52	61	
41			66	60	123
42		40'-42'	63	64	
43			68	67	134
44		42'-44'	67	61	
45			61	60	124
46		44'-46'	64	66	
47			70	61	123
48		46'-48'	62	63	
49			71	76	
50		48'-50'	72	72	148

End of Boring @ 50'-0"

WATER TABLE: 12'-6" below surface, as of: 4/27/2016

Respectfully Submitted:

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

WAYNE E. WEBB
LICENSE
No 56701
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-8797 / Fax: 866-283-9007

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	1 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-2
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 0'-2" Topsoil		6	8	17
2	0'-2" to 3'-0" Black Medium Sand	0'-2'	9	11	
3			10	9	15
4	3'-0" to 7'-8" Tan Medium Silica Sand with Coral Rocks	2'-4'	6	6	
5			6	7	14
6		4'-6'	7	8	
7			9	8	18
8		6'-8'	10	7	
9	7'-8" to 12'-0" Tan Medium Lime Sand and Limerock		9	8	18
10		8'-10'	10	11	
11			12	11	21
12		10'-12'	10	13	
13	12'-0" to 22'-0" Gray Medium Lime Sand with Coral Rocks		12	11	21
14		12'-14'	10	13	
15			12	14	26
16		14'-16'	12	11	
17			10	15	27
18		16'-18'	12	16	
19			12	11	21
20		18'-20'	10	13	
21			12	18	40
22		20'-22-	22	21	
23	22'-0" to 50'-0" Tan Lime Sand and Limerock		25	28	57
24		22'-24'	29	31	

WATER TABLE: 12'-4" below surface as of: 4/27/2016

WAYNE E. WEBB LICENSE No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully Submitted:

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

4/27/16

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-8797 / Fax: 866-283-9907

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	2 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-2
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
25	22'-0" to 50'-0" (Contd.) Tan Lime Sand and Limerock		30	36	74
26		24'-26'	38	39	
27			43	41	81
28		26'-28'	40	43	
29			45	41	83
30		28'-30'	42	48	
31			41	42	85
32		30'-32'	43	46	
33			39	48	99
34		32'-34'	51	53	
35			50	53	105
36		34'-36'	52	51	
37			56	61	127
38		36'-38'	66	62	
39			63	64	129
40		38'-40'	65	63	
41			62	65	127
42		40'-42'	62	70	
43			71	72	150
44		42'-44'	78	73	
45			78	79	158
46		44'-46'	79	100	
47			95	96	184
48		46'-48'	88	83	
49			86	86	169
50		48'-50'	83	91	

End of Boring @ 50'-0"

WATER TABLE: 12'-4" below surface, as of: 4/27/2016

WAYNE E. WEBB LICENSE No 56701 STATE OF FLORIDA

Respectfully Submitted:

Wayne Webb, P.E. Lic. #56701 4/27/16
Absolute Civil Engineering Solutions, LLC

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL 33314 / Phone: 954-349-6797 / Fax: 866-283-9007

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	1 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-3
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 0'-2" Topsoil	0'-2'	6	7	14
2	0'-2" to 3'-0" Brown Medium Sand with Limerock		7	8	
3		2'-4'	6	5	11
4	3'-0" to 3'-0" Tan Medium Silica Sand with some Rocks		6	5	
5		4'-6'	6	7	14
6			7	8	
7		6'-8'	6	5	11
8			6	6	
9	8'-0" to 12'-0" Tan Lime Sand with Rocks	8'-10'	8	11	21
10			10	11	
11		10'-12'	12	11	21
12			10	12	
13	12'-0" to 22'-0" Gray Medium Lime Sand with Coral Rocks	12'-14'	13	11	21
14			10	13	
15		14'-16'	15	12	24
16			12	12	
17		16'-18'	11	13	27
18			14	16	
19		18'-20'	12	15	32
20			17	16	
21		20'-22'	18	17	36
22			19	22	
23	22'-0" to 50'-0" Tan Lime Sand and Limrock	22'-24'	21	23	45
24			22	25	

WATER TABLE: 12'-8" below surface as of: 4/27/2016

WAYNE E. WEBB LICENSE No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully Submitted:

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

5/2/16

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-0797 / Fax: 866-283-5037

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	2 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-3
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
25	22'-0" to 50'-0" (Contd.) Tan Lime Sand and Limerock		21	20	46
26		24'-26'	26	23	
27			28	29	58
28		26'-28'	29	31	
29			32	33	65
30		28'-30'	32	34	
31			40	45	88
32		30'-32'	43	41	
33			46	43	84
34		32'-34'	41	40	
35			42	47	100
36		34'-36'	53	51	
37			51	8	65
38		36'-38'	57	60	
39			63	61	123
40		38'-40'	62	67	
41			68	61	124
42		40'-42'	63	64	
43			67	66	134
44		42'-44'	68	61	
45			71	73	145
46		44'-46'	72	77	
47			78	79	162
48		46'-48'	83	81	
49			92	91	186
50		48'-50'	95	96	

End of Boring @ 50'-0"

WATER TABLE: 12'-0" below surface, as of: 4/27/2016

Respectfully Submitted:

WAYNE E. WEBB LICENSED No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/2/16

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-0797 / Fax: 866-283-9007

SPT SOIL BORING REPORT

CLIENT:	Pillar Consultants, Inc.	Page:	1 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-4
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 0'-2" Topsoil		8	7	16
2	0'-2" to 3'-4" Brown Medium Sand with Rock Fragments	0'-2'	9	11	
3			10	9	15
4		2'-4'	6	8	
5	3'-4" to 8'-0" Tan Medium Sand with Coral Rock Fragments		7	8	16
6		4'-6'	8	9	
7			9	10	19
8		6'-8'	9	11	
9	8'-0" to 12'-0" Tan Medium Lime Sand and Limerock		10	9	21
10		8'-10'	12	11	
11			10	13	25
12		10'-12'	12	11	
13	12'-0" to 23'-0" Gray Medium Lime Sand with Coral Rocks		10	12	24
14		12'-14'	12	14	
15			13	11	21
16		14'-16'	10	10	
17			17	16	31
18		16'-18'	15	16	
19			13	18	35
20		18'-20'	17	16	
21			20	21	43
22		20'-22'	22	23	
23			21	25	47
24	23'-0" to 50'-0" Tan Lime Sand and Limerock	22'-24'	22	21	

WATER TABLE: 12'-8" below surface as of: 4/27/2016

WAYNE E. WEBB LICENSE No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully Submitted:

5/2/16

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Absolute Civil Engineering Solutions, LLC
ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL
4121 SW 47th Ave, Suite 1319, Davie, FL, 33314 / Phone: 954-349-6797 / Fax: 866-283-9007

SPT SOIL BORING REPORT

CLIENT:	Pilar Consultants Inc.	Page:	2 of 2
CLIENT ADDRESS:	5230 South University Drive, Davie, FL 33328	Report #:	1
PROJECT:	Wingate Hotel	Boring #:	B-4
PROJECT ADDRESS:	321 N. Federal Highway, Dania Beach, FL	Date:	4/27/16
BORING LOCATION:	As Shown On Site Boring Location Map	Driller:	AG

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
25	23'-0" to 50'-0" (Contd.) Tan Lime Sand and Limerock		28	26	55
26		24'-26'	29	31	
27			32	36	74
28		26'-28'	38	37	
29			39	41	84
30		28'-30'	43	46	
31			48	47	93
32		30'-32'	46	51	
33			50	53	104
34		32'-34'	51	52	
35			56	56	107
36		34'-36'	51	57	
37			61	66	128
38		36'-38'	62	60	
39			62	61	124
40		38'-40'	63	62	
41			62	67	128
42		40'-42'	61	70	
43			77	71	154
44		42'-44'	83	81	
45			71	79	152
46		44'-46'	73	76	
47			83	81	163
48		46'-48'	82	83	
49			85	88	188
50		48'-50'	100	93	

End of Boring @ 50'-0"

WATER TABLE: 12'-8" below surface, as of: 4/27/2016

Respectfully Submitted:

WAYNE E. WEBB LICENSE NO 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Wayne Webb, P.E. Lic. #56701
Absolute Civil Engineering Solutions, LLC

5/2/16

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Attachment 2.0: Percolation Test Results

Absolute Civil Engineering Solutions, LLC

ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL SERVICES

USUAL OPEN HOLE CONSTANT HEAD PERCOLATION TEST

DATE:	4/27/2016		
CLIENT:	Pillar Consultants, Inc.		
PROJECT:	Wingate Hotel		
PROJECT LOCATION:	321 N. Federal Highway, Dania Beach, FL		
TEST #	P-1		
LOCATION OF TEST:	As Shown On Site Location Map		
DIA. OF AUGER:	8 INCHES	DIA. OF PERFORATED CASING:	6 INCHES

TOTAL TIME (minutes)	ELASPED TIME (minutes)	GALLONS PER MINUTE (GPM)
1	1	9.00
2	1	9.00
3	1	9.00
4	1	8.00
5	1	8.00
6	1	8.00
7	1	8.00
8	1	8.00
9	1	8.00
10	1	8.00

DEPTH OF HOLE: 15 FT PERCOLATION RATE: 8.00 G.P.M.

WATER TABLE BELOW GROUND SURFACE: 12.50 FT

K-VALUE: 1.02E-04 cfs/ft^2 per ft of head

Remark: Stabilized Percolation Rate was maintained for more than 10 minutes.

SUBSURFACE INVESTIGATION

From 0'-0" to 2'-0"	Topsoil
From 2'-0" to 3'-0"	Brown Medium Silica Sand with Rock Fragments
From 3'-0" to 8'-6"	Tan Medium Lime Sand with Coral Rocks
From 8'-6" to 15'-0"	Gray Medium Limesand with Coral Rocks

WAYNE E. WEBB LICENSE No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully Submitted,

Wayne Webb, P.E.
State of Florida
Registered Professional Engineer: 5671

5/2/16

Absolute Civil Engineering Solutions, LLC

ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL SERVICES

USUAL OPEN HOLE CONSTANT HEAD PERCOLATION TEST

DATE:	4/27/2016		
CLIENT:	Pillar Consultants, Inc.		
PROJECT:	Wingate Hotel		
PROJECT LOCATION:	321 N. Federal Highway, Dania Beach, FL		
TEST #	P-2		
LOCATION OF TEST:	As Shown On Site Location Map		
DIA. OF AUGER:	8 INCHES	DIA. OF PERFORATED CASING:	6 INCHES

TOTAL TIME (minutes)	ELASPED TIME (minutes)	GALLONS PER MINUTE (GPM)
1	1	11.00
2	1	11.00
3	1	11.00
4	1	10.00
5	1	10.00
6	1	9.00
7	1	9.00
8	1	9.00
9	1	9.00
10	1	9.00

DEPTH OF HOLE: 15 FT PERCOLATION RATE: 9.00 G.P.M.

WATER TABLE BELOW GROUND SURFACE: 12.50 FT

K-VALUE: 1.15E-04 cfs/ft^2 per ft of head

Remark: Stabilized Percolation Rate was maintained for more than 10 minutes.

SUBSURFACE INVESTIGATION

From 0'-0" to 2'-0"	Topsoil
From 2'-0" to 3'-0"	Brown Medium Sand with Some Rocks
From 3'-0" to 8'-0"	Tan Medium Sand with Some Rocks
From 8'-0" to 15'-0"	Gray Medium Limesand with Coral Rocks

WAYNE E. WEBB LICENSED No 56701 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully Submitted,

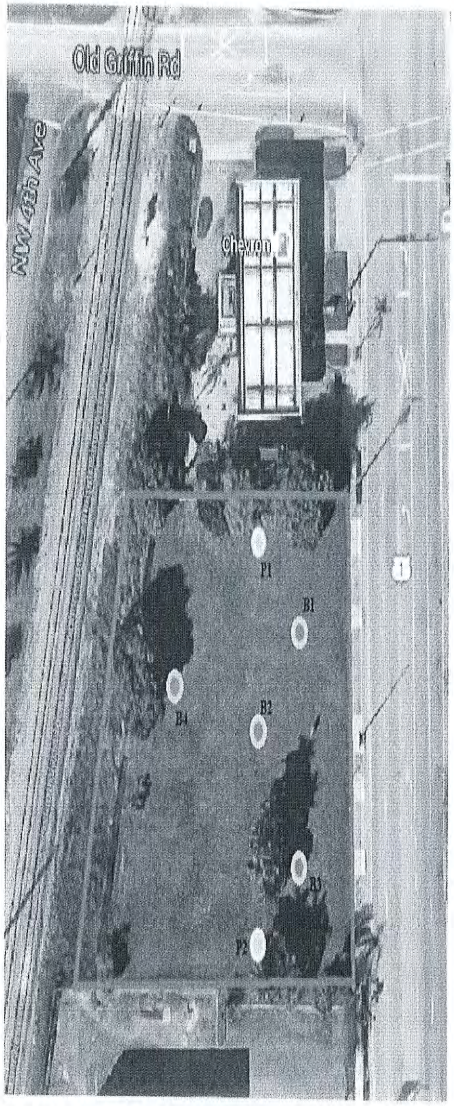
Wayne Webb, P.E.
State of Florida
Registered Professional Engineer: 5671

5/2/16

Attachment 3.0: Site and Test location Sketches

321 North Federal Highway
Dania Beach, Florida

Site Map Location



Site Boundary

Boring Locations

Percolation Locations

WINGATE HOTEL

"SUSTAINABUILDABILITY"

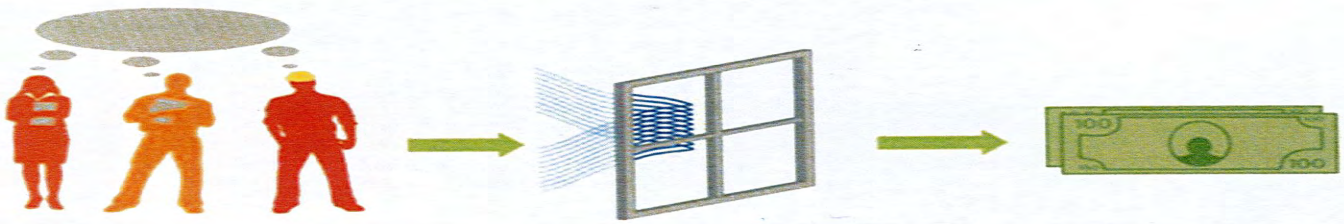
RECEIVED
JUN 30 2015
Planning Department

What is "Sustainabuildability"?

Sustainabuildability is using a collaborative approach to build the project in the most sustainable way.

COLLABORATIVE APPROACH

By utilizing a collaborative approach lower costs and operating costs can be reduced as shown un the example for HVAC design



Integrative design of:
- HVAC
- Insulation

- Smaller HVAC system
- More effective insulation
- High performance windows

Lower first cost and operating costs

CERTIFICATION

Certification will be achieved using LEED to provide a proven means of meeting environmental requirements.

Leadership in Energy & Environmental Design

© U.S. Green Building Council, 2008

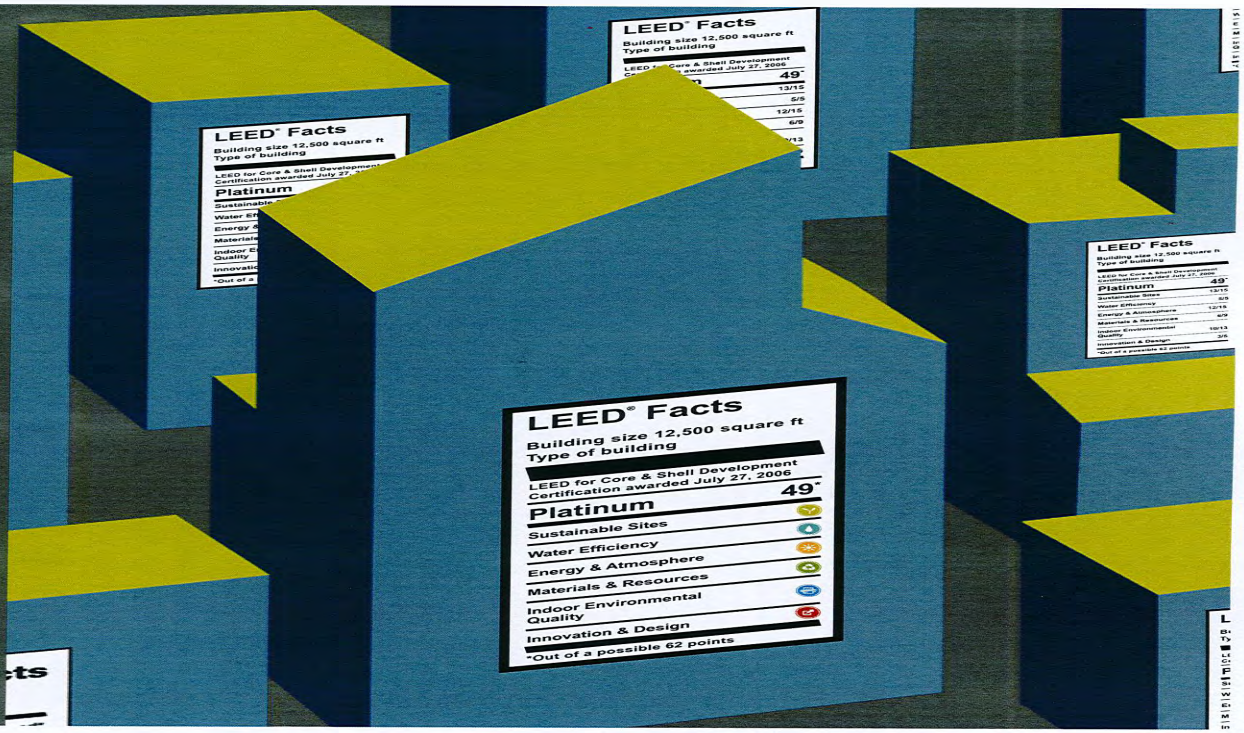
LEED

LEED Provides a measurable means to document meeting Environmental requirements, similar to nutrition labels we find on our food products.

© U.S. Green Building Council, 2008

Leadership in Energy and Environmental Design

A leading-edge system for certifying the greenest performing buildings in the world



LEED 2009 for New Construction and Major Renovations

Project Checklist

Wingate Dania Beach
6/30/16

14	6	0				
Y						
			Sustainable Sites	Possible Points:	**20**	
			Prereq 1	Construction Activity Pollution Prevention		The project will be using means and methods that meet or exceed EPA requirements for Erosion and Sediment control during construction
1			Credit 1	Site Selection	1	The selection of the site insures that the project will not be using inappropriate sites and reduce the environmental impact from the location of the building.
	5		Credit 2	Development Density and Community Connectivity	5	The location will be analyzed to see if it meets the requirements for community connectivity and or development density.
	1		Credit 3	Brownfield Redevelopment	1	The site will be checked to see if it meets the requirements for Environmental clean up per EPA standards.
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6	By using a combination of private shuttles and public transportation access to Rail and transit hubs the project will be reducing pollution and land development impacts from automobile use.
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	The hotel will be providing bike storage and changing rooms for employees to us to avoid to reduce pollution and land development impacts from automobile use.
2			Credit 4.4	Alternative Transportation—Parking Capacity	2	The project will be providing the minimum allowed by code parking capacity. To reduce pollution and land development impacts from automobile use. The project will also be providing preferred parking for carpools or vanpools for 5% of the total parking spaces.
1			Credit 6.1	Stormwater Design—Quantity Control	1	By using BMP's the project will be limiting disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from Stormwater runoff and eliminating contaminants.
1			Credit 6.2	Stormwater Design—Quality Control	1	By using BMP's the project will be limiting disruption and pollution of natural water flows by managing Stormwater runoff.
1			Credit 7.1	Heat Island Effect—Non-roof	1	The project will be using any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): The project will be providing a minimum of 50% of parking spaces under cover. The roof used to shade or cover parking will have an SRI of at least 29.
1			Credit 7.2	Heat Island Effect—Roof	1	To reduce heat islands to minimize impacts on microclimates and human and wildlife habitats the project will be using roofing materials with a solar reflectance index2 (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

SUSTAINABLE SITES

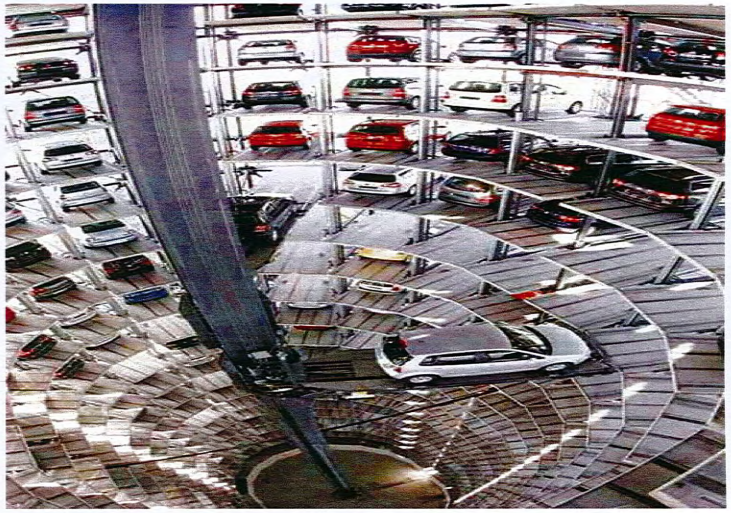
- Site Assessment – Think About:
- Community Connectivity – the proximity of the site to services and amenities
- Development Density – the total building square footage or # of units / acre of land area
- Flood Plain – likeliness of flooding over a 100 year average
- Imperviousness – resistance of a material or surface to penetration by liquid

TRANSPORTATION

- Locate site in an area that has mass transit networks
  - Commuter rail, light rail or subway system; public, campus or private bus lines usable by building occupants
  - Shuttle service from project location to transit lines

TRANSPORTATION

- Limit parking
  - Limit parking spaces and encourage employees to consider alternative transportation options to reduce pollution and land development impacts from automobile use
  - Size parking to provide equal, or not to exceed, existing minimum local code requirements
  - Shared parking facilities with other buildings
  - Alternatives to single occupant vehicles



TRANSPORTATION

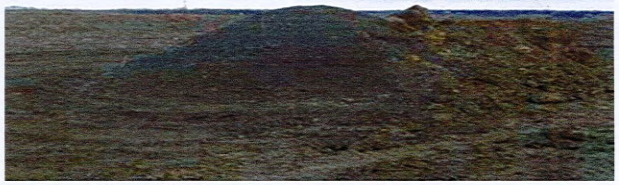
- Encourage car pooling and van pooling
  - Designated car pooling and van pooling parking spaces
  - Reserved parking spaces conveniently located near building entrances for building occupants who carpool to work

TRANSPORTATION

- Support alternative transportation
  - Promote alternatives or incentives to single occupancy vehicle commuting
  - Provide secured spaces and changing rooms for bicycle use
  - Reduced parking rates for carpooling or alternative fuel vehicles
  - Assist employees with parking fees for public parking

SITE MANAGEMENT

- Protect the Natural Site During Construction
- Develop a comprehensive plan to address these issues
- Plan may require controls beyond the local requirements - at a minimum, must conform to (2003 EPA Construction General Permit)

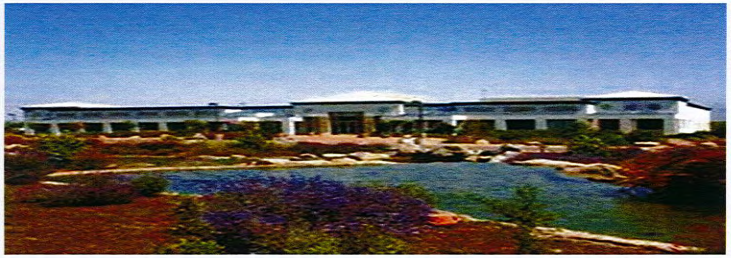


SITE DESIGN

- Stormwater Management
  - Quantity control
    - Design project site to maintain natural stormwater flows, promoting infiltration
    - Minimize impervious areas by using alternative surfaces such as pervious pavements, open grid pavers and vegetated roofs
    - Pervious pavements: For hardscapes such as parking, drives, walks and other similar surfaces, use pervious materials that will allow stormwater to penetrate thru the surface to the soils below to reduce the quantity of the stormwater runoff. Also, the quality of stormwater that goes back into the soils and possibly to the aquifers is filtrated and improved

SITE DESIGN

- Stormwater Management
  - Quantity control
    - Design retention and detention ponds, rain gardens, bioswales, vegetated strips or similar structures to retain or hold and slow the rate of stormwater runoff
    - • Harvest Rainwater: Collect and reuse rainwater for reuse in such areas as irrigation, flushing toilets and urinals, and custodial



SITE DESIGN

- Stormwater Management
  - Quality control
    - Most all of the strategies used for controlling the quantity of stormwater runoff can also be implemented for improving the quality of stormwater runoff by utilizing Best Management Practices (BMPs). BMPs are methods that have been proven to be effective and are therefore accepted measures for meeting the requirement.
    - Structural techniques such as vegetated roofs and non-structural techniques such as rain gardens, bioswales and vegetated strips offer a natural filtration of the stormwater

HEAT ISLAND EFFECT

- Nonroofs
  - Shading: combination of any of the following strategies for 50% of the total hardscape area
    - Shade from existing tree canopy or, for new trees, within 5 years of installation
    - Shade from structures covered by solar panels that produce renewable energy
    - Shade from architectural features that have a SRI of at least 29

HEAT ISLAND EFFECT

- Roofs
- Cool Roofs: Use roofing materials for 75% of the roof surface with controlled SRI values
  - 78 SRI for low sloped roofs less than or equal to 2:12 slope
  - 29 SRI for steep sloped roofs greater than 2:12 slope
- Green Roofs: Install a vegetated roof that covers at least 50% of the roof area
- Install high albedo (SRI) cool roof and vegetated roof surfaces that, in combination, meet the following:
  - (area of roof meeting minimum SRI / 0.75) + (area of vegetated roof/0.5) = Total Roof

6	0	2
Y	?	N

Water Efficiency — Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
			2	Reduce by 50%	2
			2	No Potable Water Use or Irrigation	4
2		2	Credit 3	Water Use Reduction	2 to 4
			2	Reduce by 30%	2

Notes:

This is a pre-requisite to insure the hotel meets minimum performance for Water use reduction

The hotel will be using xeriscaping and non-potable water irrigation design. This includes using native and adaptive plantings that only need minimum irrigation. Non Potable water use will be accomplished the a cistern system to capture rain water to us for irrigation.

The hotel will be using a combined design of high efficiency Water Sense fixtures. This includes low flow faucets and showerheads and waterless urinals and low flush toilets.

WATER EFFICENCY

Strategies:

Install water efficient plumbing fixtures

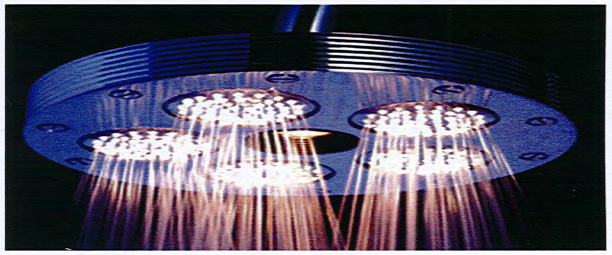
- Use low flow fixtures: lavatories, sinks, showerheads
- Use low flow flush type fixtures: dual flush toilets, waterless toilets and urinals, composting toilets
- Dual flush water closets use a full flush for solid waste and a half flush for liquid waste
- Waterless urinals all use basically the same science of passing urine through a liquid seal and there are two varieties of waterless urinal: cartridge based and non cartridge based units

WATER EFFICENCY

Strategies:

WaterSense fixtures:

•WaterSense is an EPA sponsored partnership program that promotes water efficiency for water-efficient products, programs, and practices. WaterSense helps consumers identify water-efficient products and programs that meet WaterSense water efficiency and performance criteria. HET waterclosets are available with the WaterSense label



WATER EFFICENCY

Strategies:

- Install locally native and adaptive landscaping
- Xeriscaping
- Mulching
- No turf grass
- Use nonpotable water
- Efficient irrigation systems
- Install submeters

12	2	11
Y	?	N

Energy and Atmosphere — Possible Points: 35

Y	?	N				
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y			Prereq 2	Minimum Energy Performance		
Y			Prereq 3	Fundamental Refrigerant Management		
3	2	11	Credit 1	Optimize Energy Performance	1 to 19	
				Improve by 12% for New Buildings or 8% for Existing Building Renovations	1	
				Improve by 14% for New Buildings or 10% for Existing Building Renovations	2	
				3 Improve by 16% for New Buildings or 12% for Existing Building Renovations	3	
				Improve by 18% for New Buildings or 14% for Existing Building Renovations	4	
				Improve by 20% for New Buildings or 16% for Existing Building Renovations	5	
2			Credit 3	Enhanced Commissioning	2	
2			Credit 4	Enhanced Refrigerant Management	2	
3			Credit 5	Measurement and Verification	3	
2			Credit 6	Green Power	2	

Notes:

To verify that the Hotels energy-related systems are installed, and calibrated to perform according to the owner's project requirements, basis of design and construction documents. The benefits of commissioning include reduced energy use, lower operating costs, fewer contractor callbacks, better building documentation, improved occupant productivity and verification that the systems perform in accordance
with the owner's project requirements.
This is a pre-requisite to insure the hotel meets minimum performance for Energy reduction

The hotel will be using no Ozone depleting refrigerants.
By using High efficiency lighting and HVAC Systems the Hotel will achieve a minimum of 16% reduction in energy usage.

Enhanced commissioning is to begin the commissioning process early in the design process and execute additional activities after systems performance verification is completed.

The hotel will be using no Ozone depleting refrigerants.

The hotel will be monitoring all energy and water usage to confirm they meet the design standards and to provide for the ongoing accountability of building energy consumption over time.

The hotel will be purchasing Renewable Energy Credits to offset energy consumption. This is to encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.

Ongoing Energy Performance

Commissioning

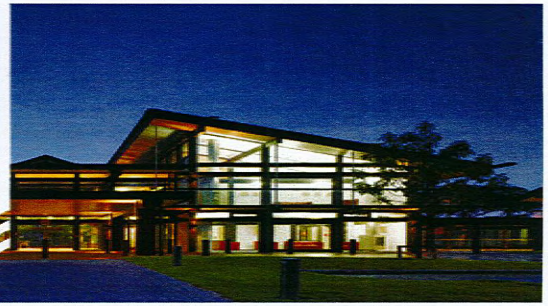
Commissioning is the systematic testing, calibration, and auditing of a building's mechanical, electrical, plumbing ('MEP') systems and components to ensure compliance with design requirements and to ensure optimal performance.

- Fundamental (Pre-Requisite)
- Enhanced

ENERGY EFFICIENCY

Building envelope

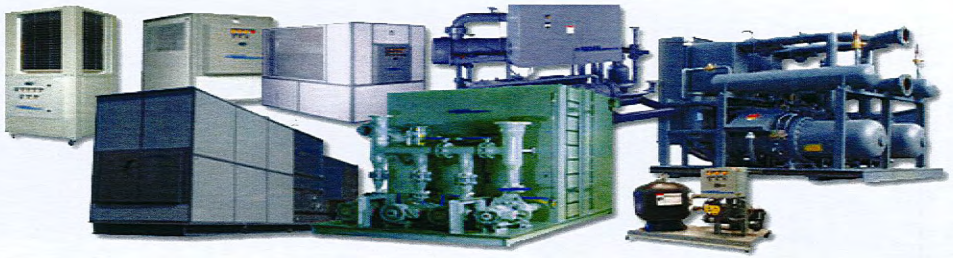
The construction of the building envelope can greatly increase energy efficiency. Using a combination of insulation and high efficent glazing can reduce heating, lighting and cooling loads.



ENERGY EFFICIENCY

Use High performance mechanical systems

When selecting the mechanical system high performance systems can often have a higher initial cost but in the long run provide substantial operating cost reductions.



MANAGE REFRIGERANTS

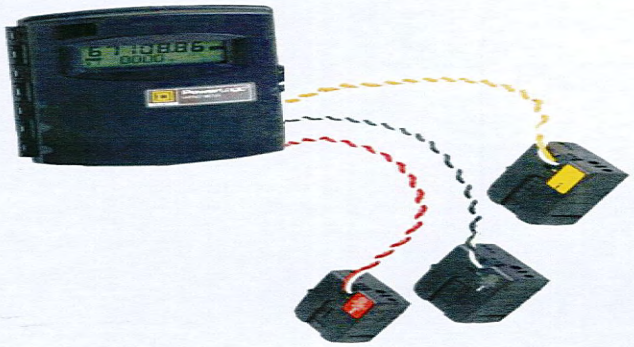
Use non Ozone Depleting Products (ODP's)

- A refrigerant is a working fluid that flows through a machine that is designed to pump heat from a lower temperature to a higher temperature.
  - CFC (ChloroFluorCarbons)
  - HCFC (HydoChloroFluorCarbons)
  - HFC (HydoFluorCarbons)
  - Halocarbons

ENERGY DEMAND

Monitor Consumption

Monitoring energy usage can alert occupants to excessive energy usage and provide feedback to how the building is meeting the energy goals.



11	2	0
Y	?	N

Indoor Environmental Quality — Possible Points: 15

Y	?	N				
Y			Prereq 1	Minimum Indoor Air Quality Performance		This is a pre-requisite to insure the hotel meets established minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		This is a pre-requisite in order to prevent or minimize exposure of building occupants, indoor surfaces and ventilation air distribution systems to environmental tobacco smoke (ETS) by prohibiting on-property smoking within 25 feet of entries, outdoor air intakes and operable windows. Signage will used to allow smoking in designated areas, prohibit smoking in designated areas and or prohibit smoking on the entire property.
1			Credit 1	Outdoor Air Delivery Monitoring	1	In order to provide capacity for ventilation system monitoring to help promote occupant comfort and well-being the project will be using CO2 monitors to ensure that ventilation systems maintain design minimum requirements.
	1		Credit 2	Increased Ventilation	1	In order to provide additional outdoor air ventilation to improve indoor air quality (IAQ) and promote occupant comfort, well-being and productivity the hotel will analyze the ability of the project to increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard without compromising Energy reduction goals.
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1	The project will reduce indoor air quality (IAQ) problems resulting from construction or renovation and promote the comfort and well- being of construction workers and building occupants. This will be done by meeting or exceeding the recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines For Occupied Buildings Under Construction
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	The project will develop an IAQ management plan and implement it after all finishes have been installed and the building has been completely cleaned before occupancy. This will be confirmed by conducting baseline IAQ testing after construction ends and prior to occupancy using testing protocols consistent with the EPA Compendium of Methods for the Determination of Air Pollutants in Indoor Air and as additionally detailed in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition.
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	All adhesives and sealants used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with appropriate levels as documented in the LEED 2009 reference guide.
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	All paints and coatings used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with appropriate levels as documented in the LEED 2009 reference guide.

Notes:

INDOOR AIR QUALITY

IEQp2 Environmental Tobacco Smoke (ETS) Control

Prohibit smoking in commercial buildings or effectively control the ventilation air in smoking rooms. For residential buildings, prohibit smoking in common areas and design building envelope and systems to minimize ETS transfer among dwelling units.

INDOOR AIR QUALITY

IEQc1 Outdoor Air Delivery Monitoring

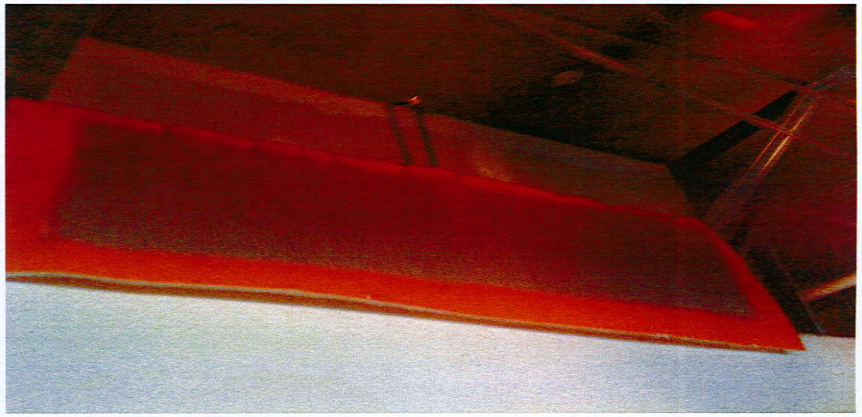
Install CO_2 and airflow measurement equipment and feed the information to the heating, ventilating and air conditioning (HVAC) system and/or building automation system (BAS) to trigger corrective action, if applicable.

If such automatic controls are not feasible with the building systems, use the measurement equipment to trigger alarms that inform building operators or occupants of a possible deficiency in outdoor air delivery.

INDOOR AIR QUALITY

IEQ Credit 3.1: Construction Indoor Air Quality Management Plan—During Construction

Reduce indoor air quality (IAQ) problems resulting from construction or renovation and promote the comfort and well-being of construction workers and building occupants.



INDOOR AIR QUALITY

IEQc3.2 Construction IEQ Management Plan - Before Occupancy

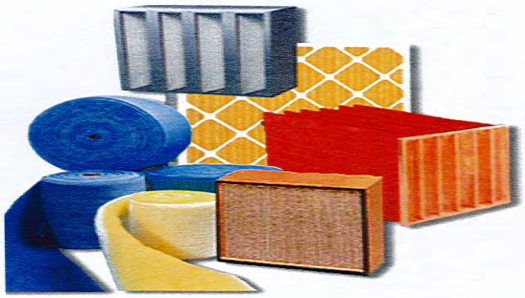
Prior to occupancy, perform a building flush-out or test the air contaminant levels in the building. The flush-out is often used where occupancy is not required immediately upon substantial completion of construction. IAQ testing can minimize schedule impacts but may be more costly.

The intent of this credit is to eliminate IAQ problems that occur as a result of construction. Architectural finishes used in tenant build-outs constitute a significant source of air pollutants and must be addressed

INDOOR ENVIRONMENTAL QUALITY

During construction maintain a good air quality thru the use of filter media, good housekeeping, and protective measures

Post construction perform air quality testing to ensure the project meets a good indoor air quality.



INDOOR ENVIRONMENTAL QUALITY

IEQc4

- Low-Emitting Materials - Adhesives and Sealants
- Low-Emitting Materials - Paints and Coatings
- Low-Emitting Materials - Flooring Systems
- Low-Emitting Materials - Composite Wood and Agrifiber Products

Low VOC Adhesives & Sealants

INDOOR ENVIRONMENTAL QUALITY

Low VOC Paints & Coatings

1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1

All flooring systems used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with appropriate levels as documented in the LEED 2009 reference guide.

All composite wood and agrifiber products used on the interior of the building (i.e., inside the weatherproofing system) must contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies must not contain added urea-formaldehyde resins

To minimize building occupant exposure to potentially hazardous particulates and chemical pollutants the project will employ several strategies to accomplish this. This includes employing permanent entryway systems at least 10 feet long in the primary direction of travel to capture dirt and particulates entering the building at regularly used exterior entrances. Acceptable entryway systems include permanently installed grates, grill s and slotted systems that allow for cleaning underneath. Roll-out mats are acceptable only when maintained on a weekly basis by a contracted service organization. Sufficiently exhaust each space where hazardous gases or chemicals may be present or used (e.g., garages, housekeeping and laundry areas). Clean air Filtration media with a minimum of MERV 13 shall be installed in all air systems after completion of construction and prior to occupancy.

In order to provide a high level of lighting system control by individual occupants or groups in multi-occupant spaces (e.g., classrooms and conference areas) and promote their productivity, comfort and well-being the project will provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Provide lighting system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.

In order to provide a high level of thermal comfort system control by individual occupants or groups in multi-occupant spaces (e.g., conference areas) and promote their productivity, comfort and well-being the project will provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to meet individual needs and preferences. Operable windows may be used in lieu of controls for occupants. Provide comfort system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.

The project will design heating, ventilating and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard

The hotel will provide a monitoring system to ensure that building performance meets the desired comfort criteria as determined by IEQ Credit 7.1: Thermal Comfort—Design.

INDOOR ENVIRONMENTAL QUALITY

CRI
GREEN LABEL
+PLUS®
Indoor Air Quality
Testing Program
carpet-rug.org

Carpet Label Program for Flooring

INDOOR ENVIRONMENTAL QUALITY

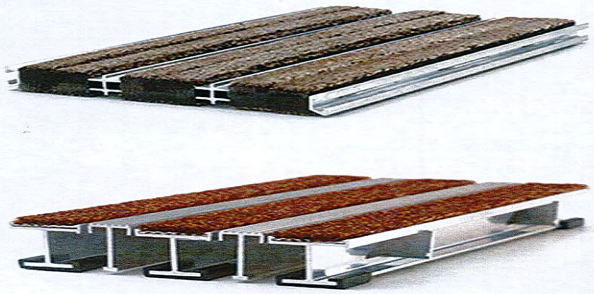
SCS CERTIFIED
NO ADDED UREA FORMALDEHYDE

SCIENTIFIC CERTIFICATION SYSTEMS
SCS-MC-01802

INDOOR AIR QUALITY

IEQc5 Indoor Chemical and Pollutant Source Control

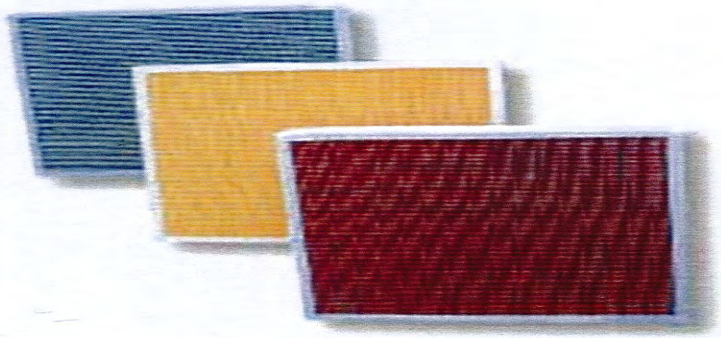
Install permanent architectural entryway systems such as grills or grates to prevent occupant-borne contaminants from entering the building.



INDOOR AIR QUALITY

IEQc5 Indoor Chemical and Pollutant Source Control

Install high level filtration systems in air handling units processing outside supply air. Ensure that air handling units can accommodate required filter sizes and pressure drops.



THERMAL COMFORT

IEQc7.1 Thermal Comfort - Design

Provide a comfortable thermal environment that promotes occupant productivity and well-being. Design the building envelope and systems with the capability to meet the comfort criteria under expected environmental and use conditions. Meet the requirements of ASHRAE Standard 55-2004

THERMAL COMFORT

IEQc7.2 Thermal Comfort - Verification

Provide for the assessment of building occupant thermal comfort over time. Use a permanent monitoring system to ensure that building performance meets the desired comfort criteria. Conduct a thermal comfort survey of building occupants within 6 to 18 months after occupancy

LIGHTING

IEQc6.1 Controllability of Systems - Lighting

Provide a high level of lighting system control by individual occupants or groups in multi-occupant spaces (e.g., classroom and conference areas) and promote their productivity, comfort and well-being. Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting.

6	1	0
Y	?	N

Materials and Resources — Possible Points: 14

Y	?	N				
Y			Prereq 1	Storage and Collection of Recyclables		
2			Credit 2	Construction Waste Management		1 to 2
				50% Recycled or Salvaged		1
			2	75% Recycled or Salvaged		2
2			Credit 4	Recycled Content		1 to 2
			1	10% of Content		1
			1	20% of Content		2
1	1		Credit 5	Regional Materials		1 to 2
			1	10% of Materials		1
				20% of Materials		2
1			Credit 7	Certified Wood		1

Notes:

This is a pre-requisite to insure the hotel meets minimum performance for recycling all waste generated from operations.

The project will use a construction waste management plan to provide a minimum of 75% performance for recycling all waste generated from construction operations.

By selecting appropriate materials to build the project we will be selecting products that are made from a minimum of 20% recycled content.

By selecting appropriate materials to build the project we will be selecting products that are manufactured within 500 miles of the site for a minimum of 10% regional content.

By selecting appropriate materials to build the project we will be selecting products that are a minimum of 50% FSC Certified products.

MATERIALS & RESOURCES

Construction Waste Management

Develop and implement a waste management plan, quantifying material diversion by volume or weight percentage thresholds need to be met.

MATERIALS & RESOURCES

Use Materials that meet sustainable criteria, these include:

- Recycled Content
- Regional Materials
- Rapidly Renewable Materials
- Certified Wood

MATERIALS & RESOURCES

500 Mile radius for Project Materials

MATERIALS & RESOURCES

Environmentally Friendly Recycled Cotton Blue Jeans Insulation

MATERIALS & RESOURCES

Certified Wood Label

4	2	0
Y	?	N

Innovation and Design Process — Possible Points: 6

Y	?	N				Notes:
1			Credit 1.1	Innovation in Design: Green Cleaning	1	The hotel will employ Green Housekeeping measures. The hotel will implement purchasing plan to insure that replacement bulbs meet the Low Mercury standards.
1			Credit 1.2	Innovation in Design: Low Mercury Bulbs	1	
1			Credit 1.3	Innovation in Design:TBD	1	Potential for exemplary performance in various credits.
	1		Credit 1.4	Innovation in Design:TBD	1	Potential for exemplary performance in various credits.
	1		Credit 1.5	Innovation in Design:TBD	1	Potential for exemplary performance in various credits.
1			Credit 2	LEED Accredited Professional	1	Bill Eklund is the LEED AP for the project and will be involved until cetification is achieved.

1	2	0
Y	?	N

Regional Priority Credits — Possible Points: 4

Y	?	N				Notes:
	1		Credit 1.1	Regional Materials	1	Achieve 20% level. Potential
1			Credit 1.2	Alternative Transportation—Public Transportation Access	1	Meet credit requirements.
	1		Credit 1.3	Development Density and Community Connectivity Regional	1	Achieve Credit. Potential
			Credit 1.4	Priority: Specific Credit	1	

54	15	13

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

INNOVATION IN DESIGN

Innovation in Design

1. Exemplary or Innovative performance above LEED requirements
2. Exemplary Performance of LEED Credit
3. Educational Components
4. LEED Accredited Professional

Low Mercury Bulbs

INNOVATION IN DESIGN

Innovation in Design

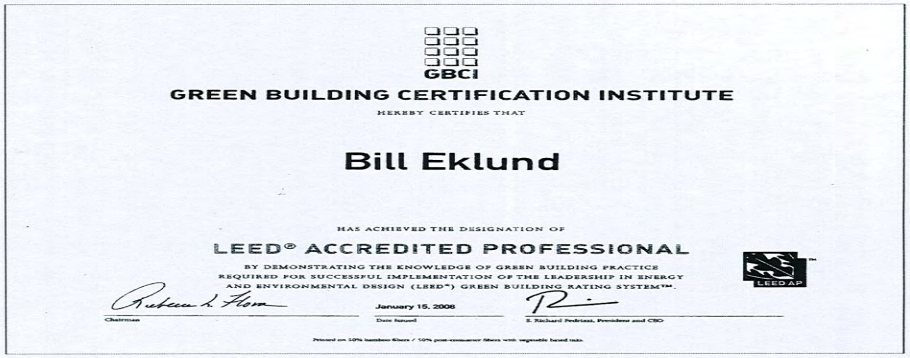
1. Exemplary or Innovative performance above LEED requirements
2. Exemplary Performance of LEED Credit
3. Educational Components
4. LEED Accredited Professional

GREEN HOUSEKEEPING PROGRAM

INNOVATION IN DESIGN

Innovation in Design

LEED Accredited Professional Bill Eklund will be the LEED Consultant for the Project from conceptual design to certification.



GBCI

GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Bill Eklund

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

LEED AP

Chairman

January 15, 2008

Date Issued

E. Richard Pedrizzi, President and CEO

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based inks

Troy Townsend

From:	Huizenga, David <DHUIZENGA@broward.org>
Sent:	Thursday, May 12, 2016 2:55 PM
To:	Troy Townsend
Cc:	Jason Wilson; Mcguire, David
Subject:	RE: 15011 FW: Wingate comment
Attachments:	Planning Council Plat Determination - 011916.pdf

Troy,

Thanks for providing the Plat Determination Letter.

Section 5-195(b)(6) of the Broward County Land Development Code addresses County setback requirements for buildings constructed along a trafficway corridor.

However, since this project has been determined to be exempt from platting, Section 5-195(b)(6) of the Broward County Land Development Code would not apply.

LEED 2009 for New Construction and Major Renovations

Project Checklist

Wingate Dania Beach

6/30/16

Sustainable Sites — Possible Points: 20

Y	?	N				
14	6	0				
Y			Prereq 1	Construction Activity Pollution Prevention		The project will be using meats and methods that meet or exceed EPA requirements for Erosion and Sediment control during construction
1			Credit 1	Site Selection	1	The selection of the site insures that the project will not be using inappropriate sites and reduce the environmental impact from the location of the building
	5		Credit 2	Development Density and Community Connectivity	5	The location will be analyzed to see if it meets the requirements for community connectivity and or development density.
	1		Credit 3	Brownfield Redevelopment	1	The site will be checked to see if it meets the requirements for Environmental clean up per EPA standards.
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6	By using a combination of private shuttles and public transportation access to Rail and transit hubs the project will be reducing pollution and land development impacts from automobile use
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	The hotel will be providing bike storage and changing rooms for employees to us to avoid to reduce pollution and land development impacts from automobile use.
2			Credit 4.4	Alternative Transportation—Parking Capacity	2	The project will be providing the minimum allowed by code parking capacity. To reduce pollution and land development impacts from automobile use. The project will also be providing preferred parking for carpools or vanpools for 5% of the total parking spaces.
1			Credit 6.1	Stormwater Design—Quantity Control	1	By using BMP's the project will be limiting disruption of natural hydrology by reducing impervious cover, increasing onsite infiltration, reducing or eliminating pollution from Stormwater runoff and eliminating contaminants
1			Credit 6.2	Stormwater Design—Quality Control	1	By using BMP's the project will be limiting disruption and pollution of natural water flows by managing Stormwater runoff
1			Credit 7.1	Heat Island Effect—Non-roof	1	The project will be using a by combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots). The project will be providing a minimum of 50% of parking spaces under cover. The roof used to shade or cover parking will have an SRI of at least 29.
1			Credit 7.2	Heat Island Effect—Roof	1	To reduce heat islands to minimize impacts on microclimates and human and wildlife habitats the project will be using roofing materials with a solar reflectance index(2 (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

Water Efficiency — Possible Points: 10

Y	?	N				Notes:
6	0	2				
Y			Prereq 1	Water Use Reduction—20% Reduction		This is a pre-requisite to insure the hotel meets minimum performance for water use reduction
4			Credit 1	Water Efficient Landscaping	2 to 4	The hotel will be using xeriscaping and non-potable water irrigation design. This includes using native and adaptive plantings that only need minimum irrigation. Non Potable water use will be accomplished the a cistern system to capture rain water to us for irrigation.
			2	Reduce by 50%	2	
			2	No Potable Water Use or Irrigation	4	
2		2	Credit 3	Water Use Reduction	2 to 4	The hotel will be using a combined design of high efficiency water Sense fixtures. This includes low flow faucets and showerheads and waterless urinals and low flush toilets.
			2	Reduce by 30%	2	

Energy and Atmosphere — Possible Points: 35

Y	?	N				Notes:
12	2	11				
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems		To verify that the Hotels energy-related systems are installed, and calibrated to perform according to the owner's project requirements, basis of design and construction documents. The benefits of commissioning include reduced energy use, lower operating costs, fewer contractor callbacks, better building documentation, improved occupant productivity and verification that the systems perform in accordance with the owner's project requirements
Y			Prereq 2	Minimum Energy Performance		This is a pre-requisite to insure the hotel meets minimum performance for Energy reduction
Y			Prereq 3	Fundamental Refrigerant Management		The hotel will be using no Ozone depleting refrigerants
3	2	11	Credit 1	Optimize Energy Performance	1 to 19	By using High efficiency lighting and HVAC Systems the Hotel will achieve a minimum of 16% reduction in energy usage
				Improve by 12% for New Buildings or 8% for Existing Building Renovations	1	
				Improve by 14% for New Buildings or 10% for Existing Building Renovations	2	
			3	Improve by 16% for New Buildings or 12% for Existing Building Renovations	3	
				Improve by 18% for New Buildings or 14% for Existing Building Renovations	4	
				Improve by 20% for New Buildings or 16% for Existing Building Renovations	5	
2			Credit 3	Enhanced Commissioning	2	Enhanced commissioning is to begin the commissioning process early in the design process and execute additional activities after systems performance verification is completed.
2			Credit 4	Enhanced Refrigerant Management	2	The hotel will be using no Ozone depleting refrigerants

Y	?	N				
3			Credit 5	Measurement and Verification	3	The hotel will be monitoring all energy and water usage to confirm they meet the design standards and to provide for the owner accountability of building energy consumption over time.
2			Credit 6	Green Power	2	The hotel will be purchasing Renewable Energy Credits to offset energy consumption. This is to encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.

Materials and Resources — Possible Points: 14

Y	?	N				Notes:
Y			Prereq 1	Storage and Collection of Recyclables		This is a pre-requisite to insure the hotel meets minimum performance for recycling all waste generated from operations.
2			Credit 2	Construction Waste Management	1 to 2	The project will use a construction waste management plan to provide a minimum of 75% performance for recycling all waste generated from construction operations.
				50% Recycled or Salvaged	1	
			2	75% Recycled or Salvaged	2	
2			Credit 4	Recycled Content	1 to 2	By selecting appropriate materials to build the project, we will be selecting products that are made from a minimum of 20% recycled content.
			1	10% of Content	1	
			1	20% of Content	2	
1	1		Credit 5	Regional Materials	1 to 2	By selecting appropriate materials to build the project, we will be selecting products that are manufactured within 500 miles of the site for a minimum of 10% regional content.
			1	10% of Materials	1	
				20% of Materials	2	
1			Credit 7	Certified Wood	1	By selecting appropriate materials to build the project, we will be selecting products that are a minimum of 50% FSC Certified products.

Indoor Environmental Quality — Possible Points: 15

Y	?	N				Notes:
Y			Prereq 1	Minimum Indoor Air Quality Performance		This is a pre-requisite to insure the hotel meets establishes minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		This is a pre-requisite in order to prevent or minimize exposure of building occupants, indoor surfaces and ventilation air distribution systems to environmental tobacco smoke (ETS) by prohibiting on-property smoking within 25 feet of entries, outdoor air intakes and operable windows. Signage will used to allow smoking in designated areas, prohibit smoking in designated areas and or prohibit smoking on the entire property.
1			Credit 1	Outdoor Air Delivery Monitoring	1	In order to provide capacity for ventilation system monitoring to help promote occupant comfort and well-being the project will be using CO2 monitors to ensure that ventilation systems maintain design minimum requirements.
	1		Credit 2	Increased Ventilation	1	In order to provide additional outdoor air ventilation to improve indoor air quality (IAQ) and promote occupant comfort, well-being and productivity the hotel will analyze the ability of the project to increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard without compromising Energy reduction goals.
1			Credit 3.1	Construction IAQ Management Plan–During Construction	1	The project will reduce indoor air quality (IAQ) problems resulting from construction or renovation and promote the comfort and well-being of construction workers and building occupants. This will be done by meeting or exceeding the recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines For Occupied Buildings under Construction.
1			Credit 3.2	Construction IAQ Management Plan–Before Occupancy	1	The project will develop an IAQ management plan and implement it after all finishes have been installed and the building has been completely cleaned before occupancy. This will be confirmed by conducting baseline IAQ testing after construction ends and prior to occupancy using testing protocols consistent with the EPA Compendium of Methods for the Determination of Air Pollutants in Indoor Air and as additionally detailed in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition.
1			Credit 4.1	Low-Emitting Materials–Adhesives and Sealants	1	All adhesives and sealants used on the interior of the building (i.e., inside of the weatherproofing system and applied onsite) must comply with appropriate levels as documented in the LEED 2009 reference guide.
1			Credit 4.2	Low-Emitting Materials–Paints and Coatings	1	All paints and coatings used on the interior of the building (i.e., inside of the weatherproofing system and applied onsite) must comply with appropriate levels as documented in the LEED 2009 reference guide.
1			Credit 4.3	Low-Emitting Materials–Flooring Systems	1	All flooring systems used on the interior of the building (i.e., inside of the weatherproofing system and applied onsite) must comply with appropriate levels as documented in the LEED 2009 reference guide.
1			Credit 4.4	Low-Emitting Materials–Composite Wood and Agrifiber Products	1	All composite wood and agrifiber products used on the interior of the building (i.e., inside the weatherproofing system) must contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate onsite and shop-applied composite wood and agrifiber assemblies must not contain added urea-formaldehyde resins.

	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems–Lighting	1
	1		Credit 6.2	Controllability of Systems–Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort–Design	1
	1		Credit 7.2	Thermal Comfort–Verification	1

To minimize building occupant exposure to potentially hazardous particulates and chemical pollutants the project will employ several strategies to accomplish this. This includes employing permanent entryway systems at least 10 feet long in the primary direction of travel to capture dirt and particulates entering the building at regularly used exterior entrances. Acceptable entryway systems include permanently installed grates, grill s and slotted systems that allow for cleaning underneath. Roll-out mats are acceptable only when maintained on a weekly basis by a contracted service organization. Sufficiently exhaust each space where hazardous gases or chemicals may be present or used (e.g., garages, housekeeping and laundry areas). Clean air Filtration media with a minimum of MERV 13 shall be installed in all air systems after completion of construction and prior to occupancy.

In order to provide a high level of lighting system control by individual occupants or groups in multi-occupant spaces (e.g., classrooms and conference areas) and promote their productivity, comfort and well-being the project will provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Provide lighting system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences

In order to provide a high level of thermal comfort system control by individual occupants or groups in multi-occupant spaces (e.g., conference areas) and promote their productivity, comfort and well-being the project will provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to meet individual needs and preferences. Operable windows may be used in lieu of controls for occupants. Provide comfort system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences

The project will design heating, ventilating and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard

The hotel will provide a monitoring system to ensure that building performance meets the desired comfort criteria as determined by IEQ Credit 7.1: Thermal Comfort–Design.

Y	?	N		Innovation and Design Process	Possible Points: 6
4	2	0			
1			Credit 1.1	Innovation In Design: Green Cleaning	1
1			Credit 1.2	Innovation In Design: Low Mercury Bulbs	1
1			Credit 1.3	Innovation In Design:TBD	1
	1		Credit 1.4	Innovation In Design:TBD	1
	1		Credit 1.5	Innovation In Design:TBD	1
1			Credit 2	LEED Accredited Professional	1

Notes:

The hotel will employ Green Housekeeping measures.

The hotel will implement purchasing plan to insure that replacement bulbs meet the Low Mercury standards.

Potential for exemplary performance in various credits.

Potential for exemplary performance in various credits.

Potential for exemplary performance in various credits.

Bill Eklund is the LEED AP for the project and will be involved until certification is achieved.

Y	?	N		Regional Priority Credits	Possible Points: 4
1	2	0			
	1		Credit 1.1	Regional Materials	1
1			Credit 1.2	Alternative Transportation–Public Transportation Access	1
	1		Credit 1.3	Development Density and Community Connectivity	1
			Credit 1.4	Regional Priority: Specific Credit	1

Notes:

Achieve 20% level. Potential

Meet credit requirements

Achieve Credit. Potential

54	15	17	Total	Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

SP-75-15

BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

January 19, 2016

RECEIVED JAN 25 2016

Troy N. Townsend, P.S.M., Director of Surveying
Pillar Consultants, Inc.
5230 South University Drive, Suite 104
Davie, Florida 33328

RECEIVED FEB 25 2016

Dear Mr. Townsend:

Re: Platting requirements for a parcel legally described as Lots 5-8, Block G, "Hanson-Nelson Subdivision," according to the Plat thereof, as recorded in Plat Book 3, Page 76, of the Public Records of Miami-Dade County, Florida, said lands lying, situate and being in Broward County, Florida, less the East 8 feet for right-of-way purposes. This parcel is generally located on the west side of Federal Highway/U.S. 1, between Northwest 3 Street and Northwest 4 Street, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is **not** required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.8 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

FILE COPY

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Associate Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUL 09 2015
Planning Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☑ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: SP-075-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 321 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL 33004

Lot(s): 5,6,7&8 Block: G Subdivision: HANSEN & NELSON SUBDIVISION

Recorded Plat Name: BOOK 3, PAGE 76 OF BROWARD COUNTY, FL

Folio Number(s): 504234060740 Legal Description: HANSEN & NELSON SUB 3-76D ALL LOTS 5,6,7&8, LESS ST RD BLK G

Applicant/Consultant/Legal Representative **(circle one)** AVS Property, LLC - Andrey Ganchenko

Address of Applicant: 1409 W Palmetto Park Road, Suite 410 BOCA RATON, FL 33486

Business Telephone: (561) 338-6979 Home: _____ Fax: _____

E-mail address: realtygroupconstruction@gmail.com

Name of Property Owner: AVS Property, LLC (Alexey Shchetnikov)

Address of Property Owner: - SAME AS APPLICANT -

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: _____
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: .78 Prop. Square Footage: 170,335 SF

Existing Use: VACANT Proposed Use: HOTEL

Remnizod LG Architects 954-622-6650

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Javier Negroni (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 09 DAY OF 07, 20 15

By:

Andrey Ganchenko
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of FL)

TAMMIE JAMES
Notary Public - State of Florida
My Comm. Expires Aug 13, 2016
Commission # EE 224501
Bonded Through National Notary Assn.

Personally known _____ or Produced Identification _____

Type of identification produced: G525-000-85-043-0 or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

david l. wallace & associates p.a.
architects

Date:	**June 30th, 2016/ Amended August 4th 2016**
PZ #	**SP-075-15**
Project Name:	**Wingate Inn By Wyndham**
Property Address:	**321 North Federal Highway, Dania Beach, Fl. 33004**
Subject:	**Design Variation Statement**

Community Development Department:

To whom it may concern,

Based on the below referenced Dania Beach Municipal Code Chapter 28, Section 301-50(D) of the Land Development Code standards of review for design variations, the applicant respectfully requests your consideration in the following petitions for variations related to the above referenced project;

Design Variation Review Criteria:

1) *Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or*

2) *Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.*

Continue on next page…

2020 NE 163rd St
North Miami Beach, Florida 33162
305/749.3681

dlw

david l. wallace & associates p.a.
architects

I. **Design Variation Request Item 1:**

a. **Reference:** **Issued Plan Review Comment:**

Parking Garage, Per Section 265-10:

(C) The clearance between a parking space and wall or other solid obstruction shall be a minimum of 2.5'. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50.

Response:

Although in most instances the project complies, there are a few instances in which the minimum of 2.5' cannot be provided due to the individual spacial and structural constraints necessary in order to accommodate the required amount of parking. In which case, equivalent protection measures shall be utilized, including but not limited to the use of column corner guards, protective cabling systems as well as providing impact resistant reinforcement to the adjacent walls up to the level of 4'-0" in height.

II. **Design Variation Request Item 2:**

a. **Reference:** **Issued Plan Review Comment:**

Parking Garage, Per Section 265-10:

(D) Maximum ramp grade for driveway access to above grade or below grade parking is 12% for ramps with no parking.

Response:

In order to comply with the minimum requirements for emergency vehicle access and still maintain the functionality for the building hotel usage within the allowable site setbacks, the applicant respectfully requests a design variance from the maximum allowable ramp slope of 12%. A maximum of 25% slope at the garage ground floor entry is sought which would maintain the positioning of the entry ramp to the rear of the property and therefore reduce the visibility of the parking elements from the main building façade; in keeping with the Municipal Code Guidelines. A maximum of 16% ramp slope is requested for the 2 remaining upper garage floors for the above referenced purposes of minimizing the visual impact of the parking elements.

Thank you kindly for your consideration in this matter. Should you have any questions or comments, please do not hesitate to contact this office.

Very truly yours,

For the firm,
Guillermo Pedroza
Project Manager
David Wallace Associates, P.A.

2020 NE 163rd St
North Miami Beach, Florida 33162

305/749.3681

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUN 30 2015
Planning Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Design Variation *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: DT-04-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 321 N Federal Hwy Dania Beach 33004

Lot(s): 5,6,7,8 Block: G Subdivision: 3-76 D

Recorded Plat Name: Hansen & Nelson SUB 3-76 D

Folio Number(s): 5042 3406 0740 Legal Description: All Lots 5,6,7,8, less St Rd Blk G

(Applicant)/Consultant/Legal Representative **(circle one)** _____

Address of Applicant: 1489 W Palmetto Park Rd Ste 410 Boca Raton FL 33486

Business Telephone: (561) 338-6979 Home: _____ Fax: _____

E-mail address: realtygroupconstruction@gmail.com

Name of Property Owner: AVS Property LLC

Address of Property Owner: 1489 W Palmetto Park Rd St 410 Boca Raton FL 33486

Business Telephone: (561) 338-6979 Home: _____ Fax: _____

Explanation of Request: _____
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 0.78 Gross Acreage: ~~0.78~~ 0.97 Prop. Square Footage: 34,005

Existing Use: VACANT Proposed Use: hotel

Is property owned individually, by a corporation, association, or a joint venture? corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Andrey Ganchenko (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 30 DAY OF June, 20 16

By:

Alexey Shchetnikov
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida)

Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

david l. wallace & associates p.a.
architects

Date:	**June 30th, 2016**
PZ #	**SP-075-15**
Project Name:	**Wingate Inn By Wyndham**
Property Address:	**321 North Federal Highway, Dania Beach, Fl. 33004**
Subject:	**Variance Criteria Statement** as per Section 625.40 of the Land Development Code

Community Development Department:

To whom it may concern

Based on the below listed Dania Beach Municipal Code Section 625.40 of the Land Development Code criteria, the applicant respectfully requests your consideration in the following petitions for variances related to the above referenced project;

Variance Review Criteria:

1) *That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;*
2) *That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;*
3) *That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;*
4) *That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*
5) *That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.*

Continue on next page...

2020 NE 163rd St North Miami Beach, Florida 33162 305/749.3681

david l. wallace & associates p.a.
architects

I. Design Variance Request Item 1:

a. Reference: Issued Plan Review Comment:

Parking Garage, Per Section 265-10:

(C) The clearance between a parking space and wall or other solid obstruction shall be a minimum of 2.5'. Provide measurement on plans. Must address this code provision through redesign, or submittal of an application for a variance or design variance request. A variance request requires submittal of an application, an application fee of $2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variation required submittal of an application, an application fee of $500 for each request, and a written justifications statement addressing the design variation criteria identified in Sec. 301-50.

Response:

Although in most instances the project complies, there are a few instances in which the minimum of 2.5' cannot be provided due to the individual spacial constraints. In which case, adequate protection measures shall be utilized, including but not limited to the use of column corner guards, protective cabling systems as well as providing impact resistant reinforcement to the adjacent walls up to the level of 4'-0" in height.

II. Design Variation Request Item 2:

a. Reference: Issued Plan Review Comment:

Parking Garage, Per Section 265-10:

(D) Maximum ramp grade for driveway access to above grade or below grade parking is 12% for ramps with no parking.

Response:

In order to comply with the minimum requirements for emergency vehicle access and still maintain the functionality for the building hotel usage within the allowable site setbacks, the applicant respectfully requests a design variance from the maximum allowable ramp slope of 12%. A maximum of 25% slope at the garage ground floor entry is sought which would maintain the positioning of the entry ramp to the rear of the property and therefore reduce the visibility of the parking elements from the main building façade; in keeping with the Municipal Code Guidelines. A maximum of 16% ramp slope is requested for the 2 remaining upper garage floors for the above referenced purposes of minimizing the visual impact of the parking elements.

Thank you kindly for your consideration in this matter. Should you have any questions or comments, please do not hesitate to contact this office.

Very truly yours,

For the firm,
Guillermo Pedroza
Project Manager
David Wallace Associates, P.A.

2020 NE 163rd St North Miami Beach, Florida 33162 305/749.3681

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
AUG 09 2016
Planning

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: August 8, 2016

Petition No.: 01-82-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 321 North Federal Highway, Dania Beach, Fl. 33004

Lot(s): LOT: 5,6,7,&8 LESS THE EAST 8 FEET Block: G Subdivision: HANSEN & NELSON

Recorded Plat Name: PLAT BOOK: 3. PAGE: 76 OF BROWARD COUNTY, FLORIDA.

Folio Number(s): 504234060740 Legal Description: HANSEN & NELSON SUB 3-76 D ALL LOTS 5,6,7,8,LESS ST RD BLK G

Applicant/Consultant/Legal Representative **(circle one)** _____

Address of Applicant: 1489 W Palmetto Park Rd Ste 410 Boca Raton FL 33486

Business Telephone: (561) 338-6979 Home: _____ Fax: _____

E-mail address: realtygroupconstruction@gmail.com

Name of Property Owner: Alexey Shchetnikov

Address of Property Owner: 1489 W Palmetto Park Rd Ste 410 Boca Raton FL 33486

Business Telephone: (561) 338-6979 Home: _____ Fax: _____

Explanation of Request: VARIANCES, SEE ATTACHED CRITERIA STATEMENT

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 0.78 Gross Acreage: 0.97 Prop. Square Footage: 132,734 SQFT GROSS FLOOR AREA

Existing Use: VACANT Proposed Use: HOTEL

Is property owned individually, by a corporation, association, or a joint venture? coorporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9 DAY OF August, 2016

By:

Andrey Ganchenko
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida)

EDOUARD MOKROPOULO
MY COMMISSION EXPIRES JUL 24, 2019
#FF039519
NOTARY PUBLIC, STATE OF FLORIDA

Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

WINGATE INN BY WYNDHAM

321 NORTH FEDERAL HIGHWAY
DANIA BEACH, FL

PZ REFERENCE # SP-075-15	SITE PLAN APPROVAL (06/30/2016) Revised (08/08/2016)

ARCHITECTURE

DAVID L. WALLACE ASSOCIATES, P.A.
542 DOUGLAS AVENUE
DUNEDIN, FLORIDA 34698

JAVIER NEGRONI, PROJECT MANAGER
PHONE: 305 749 3681, x 305
FAX: 727 738 8343
EMAIL: dlw2@dlwarchitecs.com

LIC. # 6837579-0301

CIVIL

PILLAR CONSULTANTS, INC.
5230 UNIVERSITY DRIVE-SUITE 104
DAVIE, FL 33328

PHONE: 954.680.6533, x
FAX: 954.680.0323

LIC. # QB-0015697

LANDSCAPE

PILLAR CONSULTANTS, INC.
5230 UNIVERSITY DRIVE-SUITE 104
DAVIE, FL 33328

PHONE: 954.680.6533, x
FAX: 954.680.0323

LIC. # QB-0015697

MEP

PILLAR CONSULTANTS, INC.
5230 UNIVERSITY DRIVE-SUITE 104
DAVIE, FL 33328

PHONE: 954.680.6533, x
FAX: 954.680.0323

LIC. # QB-0015697

PHOTOMETRICS

PILLAR CONSULTANTS, INC.
5230 UNIVERSITY DRIVE-SUITE 104
DAVIE, FL 33328

PHONE: 954.680.6533, x
FAX: 954.680.0323

LIC. # QB-0015697

DRAWING INDEX

Sheet Number	Sheet Name
ARCHITECTURAL	
A-001	COVER SHEET & INDEX
A-001.1	PROJECT DATA
A-001.2	LAND USE AND ZONING MAPS
AS-01	SITE PLAN
AS-03	DUMPSTER & PARKING DETAILS
LS-100	GROUND FLOOR LIFESAFETY PLAN
LS-101	SECOND FLOOR LIFESAFETY PLAN
LS-102	THIRD FLOOR LIFESAFETY PLAN
LS-103	FOURTH FLOOR LIFESAFETY PLAN
LS-104	FIFTH FLOOR LIFESAFETY PLAN
LS-105	SIXTH FLOOR LIFESAFETY PLAN
A-100	GROUND FLOOR
A-101	SECOND FLOOR PARKING
A-102	THIRD FLOOR PARKING
A-103	FOURTH FLOOR
A-104	TYPICAL FIFTH FLOOR AND SIXTH FLOOR PLAN
A-105	ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-202	HOTEL SIGNAGE DETAILS
A-300	BUILDING SECTION
A-301	BUILDING SECTION
AR-100	RENDERINGS
AR-101	RENDERINGS
AR-102	3D VIEWS
CIVIL	
C-1	PAVING & DRAINAGE PLAN
C-2	ENGINEERING DETAILS
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	WATER & SEWER PLAN
C-5	STANDARD WATER DETAILS
C-6	GENERAL WATER & SEWER DETAILS
C-7	STANDARD SEWER DETAILS
C-8	GENERAL NOTES & SPECIFICATIONS
C-9	GENERAL NOTES & SPECIFICATIONS
LANDSCAPE	
ER-1	EROSION CONTROL PLAN
L-1	LANDSCAPE PLAN
L-2	TREE DISPOSITION
L-3	LANDSCAPE DETAILS
SURVEY	
SU-1	SURVEY SHEET 1
SU-2	SURVEY SHEET 2

LOCATION MAP

RECEIVED
AUG 11 2016
Planning Department

STATE OF FLORIDA
DAVID L. WALLACE
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:44:18 PM
ISSUE DATE	08/08/2016
SCALE	5" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	COVER SHEET & INDEX
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	A-001

Copyright David L. Wallace and Associates, P.A. - Application or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is not permitted. The information contained on this document are the intellectual property of David L. Wallace and Associates, P.A. and all rights thereto are Reserved.

FIRE RESISTANCE RATING

BUILDING ELEMENT	CONDITIONS	REQUIRE FIRE RATING
COLUMNS		(*1)
BEAMS, GIRDERS, ETC.		(*1)
BEARING WALLS	EXTERIOR	(*1)
	INTERIOR	(*1)
STAIRS		2 HR
EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	LESS THAN 5'	N/A
	5' TO LESS THAN 10'	N/A
	10 TO LESS THAN 30'	0 HOUR
	GREATER THAN 30'	NO RATING REQUIRED
NON-BEARING WALLS AND PARTITIONS	INTERIOR	0 HOUR
FLOOR / CEILING		0 HOUR
ROOF / CEILING		0 HOUR
EXIT ACCESS CORRIDOR PARTITIONS		1/2 HR / 20 MIN. FIRE PARTITION
AREA OF REFUGE		1 HR. / 20 MIN. SMOKE PARTITION
SHAFT ENCLOSURE		2 HR. / 90 MIN. FIRE BARRIER
ELEVATOR MACHINE ROOM		2 HR. / 90 MIN. FIRE BARRIER
CHUTE ACCESS ROOMS		1 HR. / 45 MIN. FIRE BARRIER
CHUTE TERMINATION ROOM		2 HR. / 90 MIN. FIRE BARRIER
LAUNDRY ROOMS OVER 100 S.F.		1 HR. / 45 MIN. FIRE BARRIER
STORAGE ROOMS OVER 100 S.F.		1 HR. / 45 MIN. FIRE BARRIER OR AUTOMATIC SPRINKLERS
SEPARATION BETWEEN SLEEPING UNITS		1 HR. / 45 MIN. FIRE BARRIER
PARAPETS		SAME RATING AS WALL ON WHCH THEY BEAR
THERMAL & ACOUSTIC INSULATION		FLAME SPREAD INDEX SHALL NOT EXCEED 25. SMOKE DEVELOPED INDEX SHALL NOT EXCEED 450
GENERAL NOTES:	(*1)	FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS SHALL NOT BE LESS THAN THAT REQUIRED OF SUPPORTED CONSTRUCTION

FIRE PROTECTION SYST.

SYSTEM	FP. CODES
ALARMS AND DETECTION	2014 5TH EDITION NATIONAL FIRE ALARM AND SIGNALING CODE N.F.P.A. 72
SPRINKLERS	2014 5TH EDITION STANDARDS FOR THE INSTALLATION OF SPRINKLERS. N.F.P.A. 13
STANDPIPE & HOSE	2014 5TH EDITION STANDARDS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS N.F.P.A. 14

FINISHES FIRE

Key Name	CLASSIFICATION REQUIREMENT BY USE: EXIT ENCLOSURE	CORRIDOR	ENCLOSED ROOM	REMARKS
FLOORS	CLASS II	CLASS I	DOC-FF-1" PILL TEST"	FOR BUILDINGS SPRINKLERED PER CHAPTER 9
WALLS & CEILINGS	B	C*	C	CORRIDORS IN GROUP "A" OCCUPANCIES MUST BE CLASS B

BUILDING CODES

CODES	EDITION
BUILDING	2014 FLORIDA BUILDING CODE
MECHANICAL	2014 FLORIDA MECHANICAL CODE
PLUMBING	2014 FLORIDA PLUMBING CODE
ELECTRICAL	2014 NATIONAL ELECTRIC CODE
GAS	2014 FLORIDA BUILDING CODE
ENERGY CONSERVATION	2014 ENERGY CONSERVATION CODE
ACCESSIBILITY	2014 FLORIDA ACCESSIBILITY CODE
FIRE CODE	F.F.P.C 5TH EDITION.
LIFE SAFETY	2015 N.F.P.A 101

BUILDING DATA

ITEM	REQUIRED	PROPOSED ELEMENT
OCCUPANCY	R1 (BOARDING HOUSES, HOTELS,MOTELS)	R1- HOTEL
TYPE OF CONSTRUCTION	TYPE-II B	TYPE-II B
BUILDING HEIGHT	70'-0"	69'-0"
NUMBER OF STORIES	2-STORIES/24' BY RIGHT AND UP TO AN ADDITIONAL 2-STORIES/24' WITH INCENTIVES, FOR A MAXIMUM POSSIBLE HEIGHT OF 4-STORIES	6 STORIES (WITH HEIGHT MODIFICATION PER ARTICLE 305, SEC. 305-50 SUSTAINABLE BUILDING PRACTICE INCENTIVES

GROSS BUILDING AREA SCHEDULE

DESCRIPTION	Area
LEVEL 1	
MECHANICAL	207 SF
LOBBY, ADMIN., GUEST SERVICES, LAUNDRY, HOTEL LOUNGE AND MEETING, RESTROOMS, RETAIL, STAFF AREA, MECHANICAL/ ELECTRICAL	9,760 SF
	9,967 SF
LEVEL 2	
MECHANICAL	48 SF
ELEVATOR	175 SF
STAIR	241 SF
STAIR	259 SF
MECHANICAL	469 SF
PARKING	21,181 SF
	22,373 SF
LEVEL 3	
MECHANICAL	48 SF
ELEVATOR	175 SF
STAIR	241 SF
STAIR	259 SF
MECHANICAL	469 SF
PARKING	21,181 SF
	22,373 SF
LEVEL 4	
ELEVATOR	175 SF
STAIR	240 SF
STAIR	259 SF
POOL DECK	2,229 SF
GUESTROOM FLOOR	18,265 SF
	21,168 SF
LEVEL 5	
ELEVATOR	175 SF
STAIR	240 SF
STAIR	259 SF
GUESTROOM FLOOR	18,117 SF
	18,792 SF
LEVEL 6	
ELEVATOR	175 SF
STAIR	240 SF
STAIR	260 SF
GUESTROOM FLOOR	18,116 SF
	18,792 SF
ROOF	
ROOFTOP	17,479 SF
	17,479 SF
ROOF UPPER	
EXTERIOR ROOFTOP ELEMENT	225 SF
EXTERIOR ROOFTOP ELEMENT	136 SF
EXTERIOR ROOFTOP ELEMENT	208 SF
EXTERIOR ROOFTOP ELEMENT	555 SF
	1,124 SF
TOTAL AREA	132,087 SF

MINIMUM FLOOR AREAS

Sec. 230-40. - Minimum floor areas for dwellings and lodging units.	MINIMUM NET FLOOR AREA/ UNIT PROVIDED
(B) Hotel, extended-stay hotel, time-share, and condominium-hotel rooms, units, or keys shall contain at least two hundred fifty (250) square feet of net floor area.	293 SQ.FT.

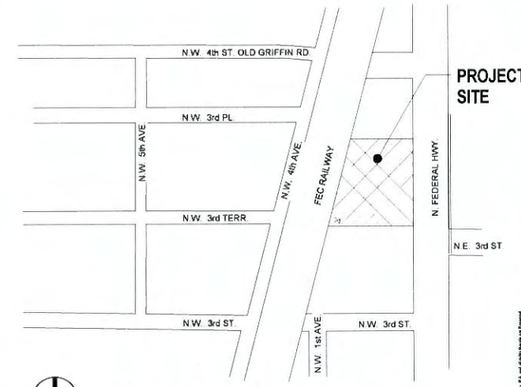
BUILDING GUESTROOM SCHEDULE

FLOOR LEVEL	GUESTROOM TYPE	NUMBER
Not Placed	King	1
LEVEL 4	Double	12
LEVEL 4	King	20
LEVEL 4	King Acccessible	2
LEVEL 4	King Suite	2
LEVEL 5	Double	12
LEVEL 5	King	20
LEVEL 5	King Acccessible	2
LEVEL 5	King Suite	2
LEVEL 6	Double	12
LEVEL 6	King	19
LEVEL 6	King Accessible	2
LEVEL 6	King Suite	2

Grand total: 108

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A LIMITED SERVICE HOTEL OF NON-COMBUSTIBLE CONSTRUCTION. THIS INCLUDES A RETAIL COMPONENT ON THE GROUND FLOOR ALONG WITH A HOTEL LOBBY WITH USES ACCESSORY TO THE MAIN OCCUPANCY. (2) FLOORS OF SELF-PARKING IS PROVIDED WITH (3) FLOORS OF HOTEL GUESTROOMS ABOVE. THE FIRST LEVEL OF HOTEL GUESTROOMS INCLUDES A FITNESS ROOM AND SWIMING POOL. PUBLIC TOILETS ARE PROVIDED FOR THE GENERAL PUBLIC AND FOR THE SWIMMING POOL, AND "A" OCCUPANCIES AS REQUIRED BY APPLICABLE PLUMBING AND HEALTH CODES. POOL IS UNDER SEPARATE PERMIT



LOCATION PLAN

DANIA BEACH FLORIDA

LEGAL DESCRIPTION

LOTS 5,6,7,8 LESS THE EAST 8 FEET; BLOCK G; HANSEN & NELSON SUBDIVISION; PLAT BOOK 3; PAGE: 76 OF BROWARO COUNTY FLORIDA.

PROPERTY DATA

SITE AREA (SQ.FT)	ACRES
34,018 SF	0.78 acres

PROPOSED DENSITY AND NUMBER OF ROOMS

OCCUPANCY	# OF DWELLING UNITS	AREA SITE (ACRES)	DENSITY	COMMENT
GUESTROOM	108	0.78 acres	138.46	Refer to *1

*1. DENSITY: MAX. FIFTY (50) DU/AC BY RIGHT; UP TO ONE HUNDRED FIFTY (150) DU/AC WITH SUSTAINABLE DESIGN AS PROPOSED DENSITY BONUS.

PROJECT DATA

ZONING	CC- CITY DISTRICT
NUMBER OF STORIES	6
ADJACENT ZONING	NBHD-RES, MA, C-3
CURRENT USE	VACANT
PROPOSED USE	HOTEL
PROPOSED OCCUPANCY	R-1

GROSS BUILDING AREA TOTAL

132,087 SF

ACREAGE

TOTAL GROSS ACREAGE	TOTAL NET ACREAGE
0.97	0.78

LOT COVERAGE BY ROOFED STRUCTURE

Name	Area	Coverage %
ROOFED STRUCTURE	23,333 SF	69%

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

Copyright David L. Wallace and Associates, P.A. Depictions or representations by any means reflect the representative amount of Client's, Vendors and Consultants. P.A. and all rights have not Promised.

DRAWN	GP/LR
EDIT DATE	8/9/2016 3:44:35 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-922
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	PROJECT DATA
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-001.1

MAJOR ROADS

SITE LOCATION

ZONING MAP

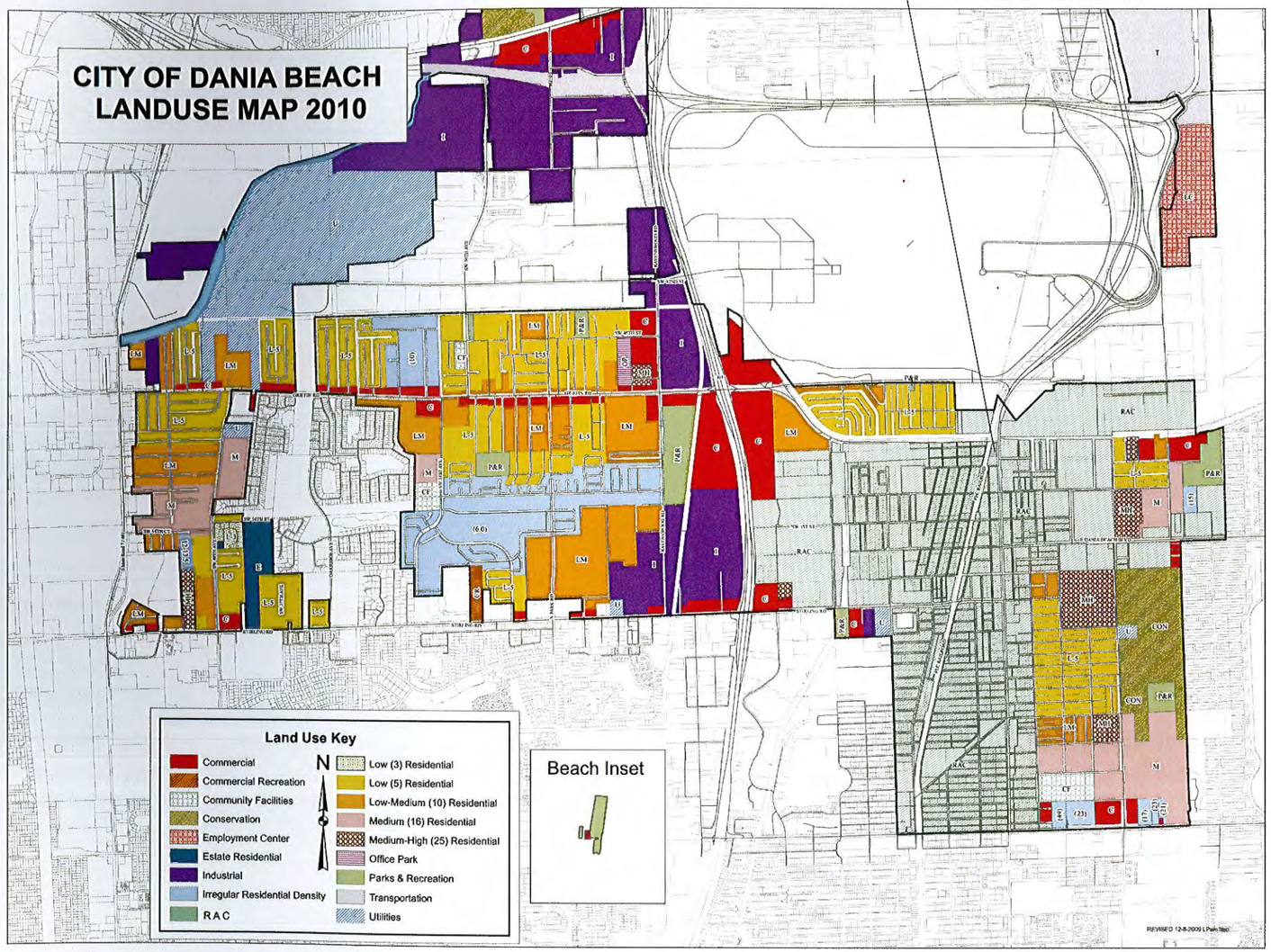
SITE LOCATION — DANIA BEACH, FL

CC (CITY CENTER DISTRICT)

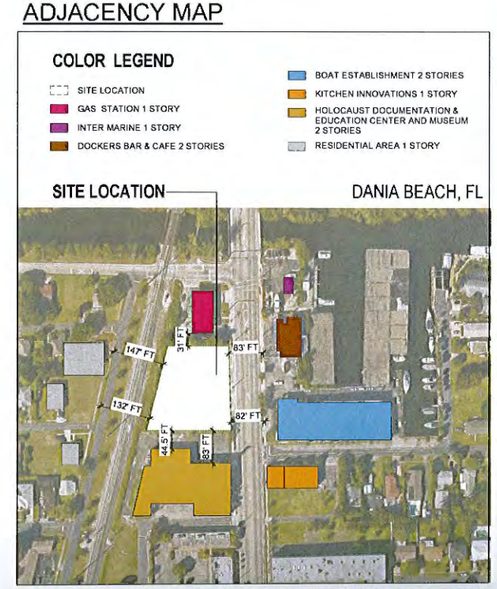
INTENT AND PURPOSE. TO ESTABLISH A MIXED-USE DOWNTOWN WITH TRANSIT SUPPORTIVE DENSITIES AND INTENSITIES WHERE CITIZENS CAN WORK, LIVE, AND SHOP IN THE ECONOMIC, GOVERNMENTAL, ENTERTAINMENT AND CULTURAL FOCAL POINT OF DANIA BEACH. THIS DISTRICT IS DESIGNED TO ENCOURAGE ACCESSIBLE, ACTIVE, PEDESTRIAN-ORIENTED AREAS WITHIN WALKING DISTANCE OF A PROSPECTIVE TRANSIT STATION ON THE FEC RAILWAY.

SITE LAND USE LOCATION

DANIA BEACH (RAC)
REGIONAL ACTIVITY CENTER



ADJACENCY MAP



*** ADJACENT BUILDINGS WITHIN 100'- 0" OF PROPERTY

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

Copyright David L. Wallace and Associates, P.A. Reproduction unauthorized by any person without the express consent of David L. Wallace and Associates, P.A. and all rights thereto are reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	LR
EDIT DATE	8/5/2016 3:44:46 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	LAND USE AND ZONING MAPS
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-001.2

LEGAL DESCRIPTION:

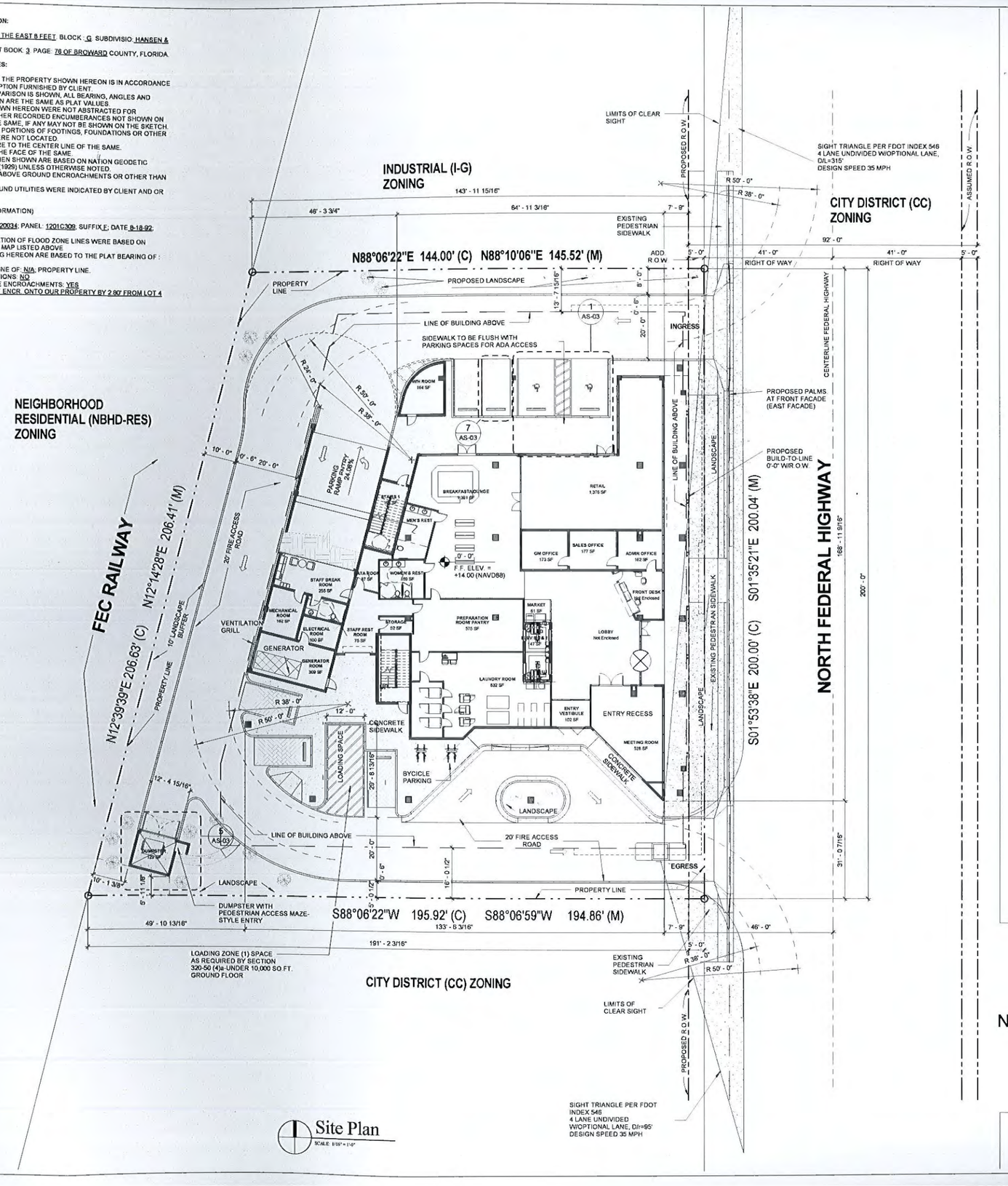
LOT: 5,6,7,&8 LESS THE EAST 8 FEET; BLOCK: G; SUBDIVISIO: HANSEN & NELSON
SUBDIVISION; PLAT BOOK: 3; PAGE: 78 OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
2) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASMENTS OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
4) UNDREGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENT WERE NOT LOCATED.
5) FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
6) WALL TIES TO THE FACE OF THE SAME.
7) ELEVATIONS WHEN SHOWN ARE BASED ON NATION GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
8) THERE ARE NO ABOVE GROUND ENCROACHMENTS OR OTHER THAN THOSE SHOWN.
9) ALL UNDERGROUND UTILITIES WERE INDICATED BY CLIENT AND OR SUNSHINE 811.

(FLOOD ZONE INFORMATION)

ZONE: X ; COMM: 120034; PANEL: 1201C309; SUFFIX F; DATE 8-18-92;
BASE: N/A
NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.
NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF : N/A
ON THE CENTER LINE OF: N/A, PROPERTY LINE.
- EASMENT VIOLATIONS: NO
APPARENT VISIBLE ENCROACHMENTS: YES
COMMENTS: 6' CLF ENCR. ONTO OUR PROPERTY BY 2.80' FROM LOT 4 BLOCK G



Site Plan
SCALE: 1/16" = 1'-0"

PROJECT DATA	
ZONING	CC- CITY DISTRICT
NUMBER OF STORIES	6
ADJACENT ZONING	NBHD-RES, MA, C-3
CURRENT USE	VACANT
PROPOSED USE	HOTEL
PROPOSED OCCUPANCY	R-1

PROPERTY DATA	
SITE AREA (SQ.FT)	ACRES
34,018 SF	0.78 acres

GROSS BUILDING AREA TOTAL
132,067 SF

ACREAGE	
TOTAL GROSS ACREAGE	TOTAL NET ACREAGE
0.97	0.78

LOT COVERAGE BY ROOFED STRUCTURE		
Name	Area	Coverage %
ROOFED STRUCTURE	23,333 SF	69%

F.A.R.			
SITE AREA (SQ. FT.)	GROSS FLOOR AREA	F.A.R. PROPOSED	F.A.R. ALLOWED
34,018 SF	132,067 SF	3.88	8

SITE AREA CALCULATIONS			
	AREA DESCRIPTION	AREA (SQ.FT.)	AREA RATIO
	BUILDING FOOTPRINT	10,263 SF	30.2%
	DRIVEWAY/ ACCESSWAY	12,838 SF	37.1%
	DUMPSTER ENCLOSURE	159 SF	0.5%
	LANDSCAPE	5,426 SF	16.0%
	PARKING	1,370 SF	4.0%
	SIDEWALK/ WALKWAY	4,161 SF	12.2%
Grand total		34,018 SF	100.0%

SITE CALCULATION (REQUIREMENTS)		
SETBACKS, HEIGHT, LENGTH	PROPOSED	STANDARDS
BUILDING SETBACKS		
BUILD-TO-LINE	0'	0'-10'-0" W/ ARCADE
REAR SETBACK	10' - 0" LANDSCAPE BUFFER	0'-0"
SIDE SETBACK	0 IN THE 1ST AND 15'-0" ABOVE	0'-0"
SIDE SETBACK	0 IN THE 1ST AND 15'-0" ABOVE	0'-0"
MAXIMUM BUILDING HEIGHT	69' *	70'-0"
BUILDING LENGTH	66' - 9"	NONE
MINIMUM LOT SIZE	34,018 SF	NONE

* PER ARTICLE 305, THE DEVELOPER SHALL PURSUE THE USE OF SUSTAINABLE BUILDING PRACTICES REFERENCE IN (SEC. 305-50) IN ORDER TO ATTAIN THE MAXIMUM PERMISSIBLE BUILDING HEIGHT CREDIT

IMPERVIOUS SURFACE AREA CALCULATION		
TOTAL AREA SITE (SQ. FT.)	IMPERVIOUS SURFACE Area	PROPOSED % OF SITE
34,018 SF	28,783 SF	85%

PERVIOUS / LANDSCAPE CALCULATIONS			
TOTAL AREA SITE (SQ. FT.)	LANDSCAPE AREA	MIN. REQ.'D % AREA	PROPOSED % OF SITE AREA
34,018 SF	5,448 SF	10%	15%

VEHICLE USE AREA (GRND. FLR. EXTERIOR - COVERED)		
LEVEL	DESCRIPTION	AREA (SQ.FT)
LEVEL 1	VEHICLE USE AREA	14,199 SF

PARKING CACULATIONS				
OCCUPANCY	QTY.	PARKING RATIO	REQUIRED PARKING	PARKING PROVIDED
GUEST ROOM	108	EIGHT-TENTHS (0.8) PER GUEST ROOM	86.4	
RETAIL	1,376 SF	5 PARKING SPACES * EVERY 1,000 SF	6.88	
		TOTAL	93	93

PARKING TYPE PROVIDED	
DESCRIPTION	PROVIDED
ADA PARKING SPACE DOUBLE	4
PARKING SPACE 9' x 18'	89
Standard	0
	93

PARKING SPACES PROVIDED		
LEVEL	DESCRIPTION	PROVIDED
LEVEL 1	ADA PARKING SPACE DOUBLE	2
LEVEL 1	PARKING SPACE 9' x 18'	5
LEVEL 1	Standard	0
LEVEL 2	ADA PARKING SPACE DOUBLE	2
LEVEL 2	PARKING SPACE 9' x 18'	40
LEVEL 3	PARKING SPACE 9' x 18'	44
		93

BICYCLE PARKING CALCULATION		
CAR PARKING REQUIRED	BICYCLES REQUIRED BASED ON 5% CAR SPACES	BICYCLE QTY PROVIDED
93	5	4

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

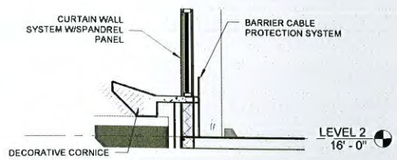
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

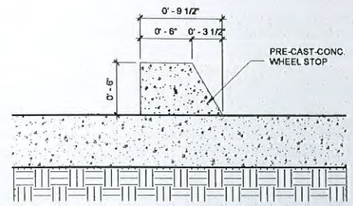
Copyright: David L. Wallace and Associates, P.A. Quotations or representations by any person other than a duly authorized employee of David L. Wallace and Associates, P.A. are not binding on David L. Wallace and Associates, P.A. and shall be borne on a Personal.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

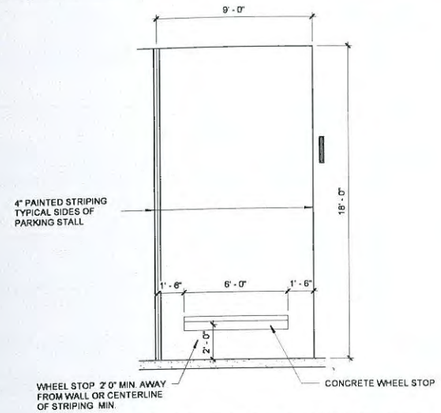
DRAWN	DC
EDIT DATE	8/5/2016 3:56:49 PM
ISSUE DATE	08/08/2016
SCALE	1/16" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	SITE PLAN
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	AS-01



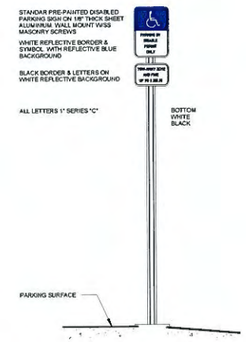
12 / AS-03 **GARAGE PARKING DETAIL**
SCALE: 1/4" = 1'-0"



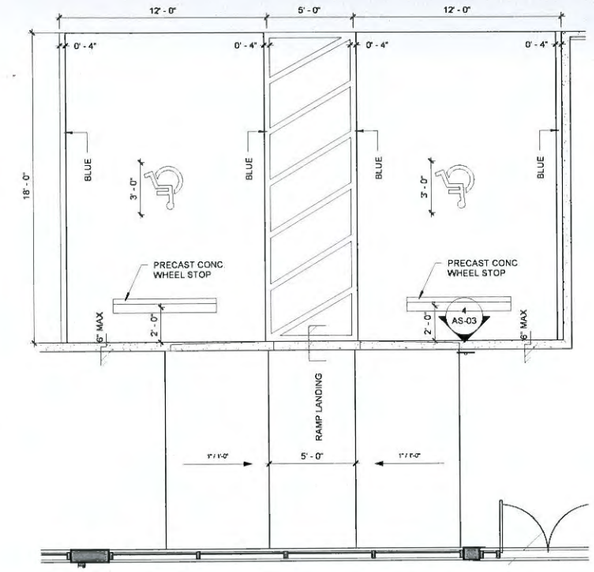
8 / AS-03 **WHEEL STOP DETAIL**
SCALE: 1 1/2" = 1'-0"



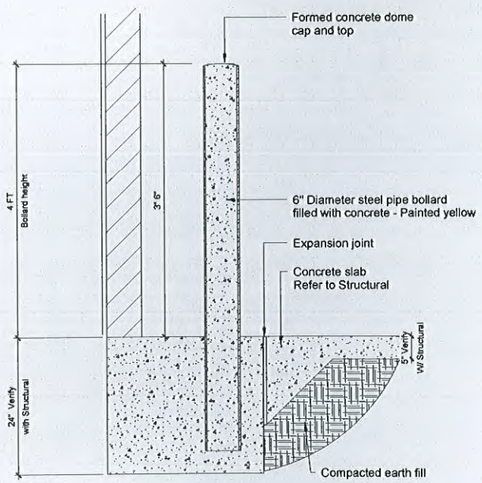
7 / AS-03 **TYPICAL SINGLE PARKING STALL**
SCALE: 1/4" = 1'-0"



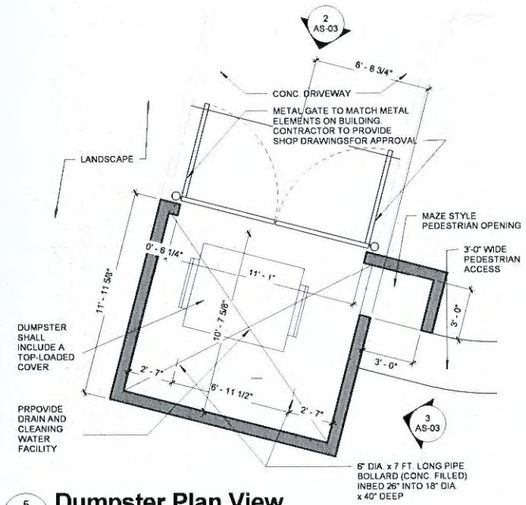
4 / A-100 **ADA STALL SIGNAGE DETAIL**
1/2" = 1'-0"



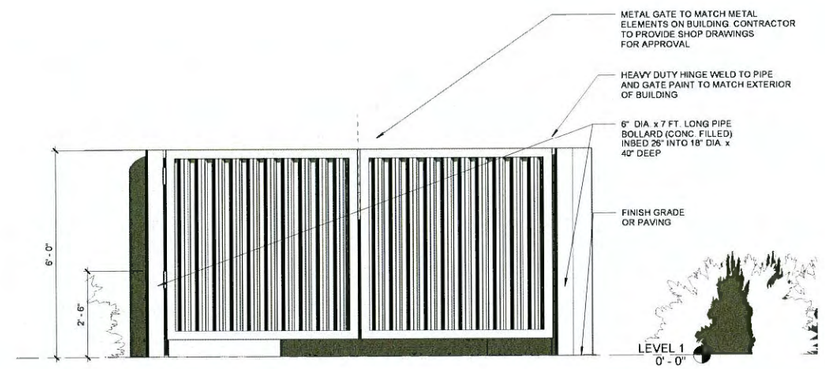
1 / AS-03 **ADA PARKING STALL**
SCALE: 1/4" = 1'-0"



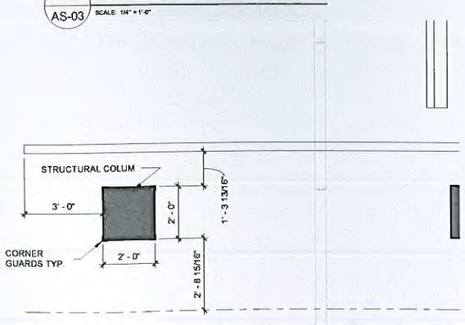
10 / AS-03 **BOLLARD DETAIL**
SCALE: 1/4" = 1'-0"



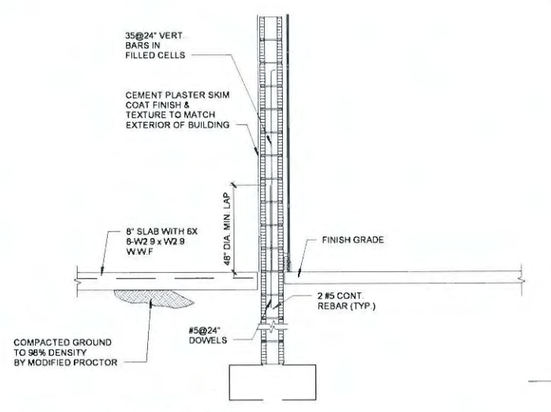
5 / AS-03 **Dumpster Plan View**
SCALE: 1/4" = 1'-0"



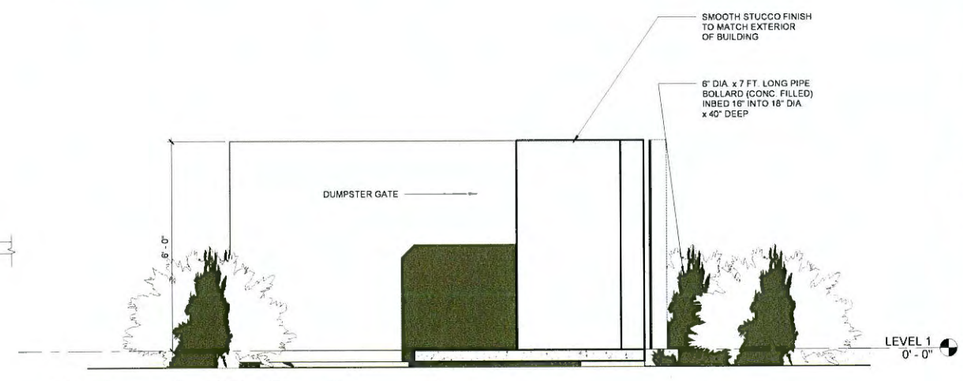
2 / AS-03 **Dumpster Front Elevation**
SCALE: 1/2" = 1'-0"



9 / AS-03 **GARAGE PARKING DETAIL**
SCALE: 3/8" = 1'-0"



6 / AS-03 **Dumpster Detail 1**
SCALE: 1/2" = 1'-0"



3 / AS-03 **Dumpster Side Elevation**
SCALE: 1/2" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

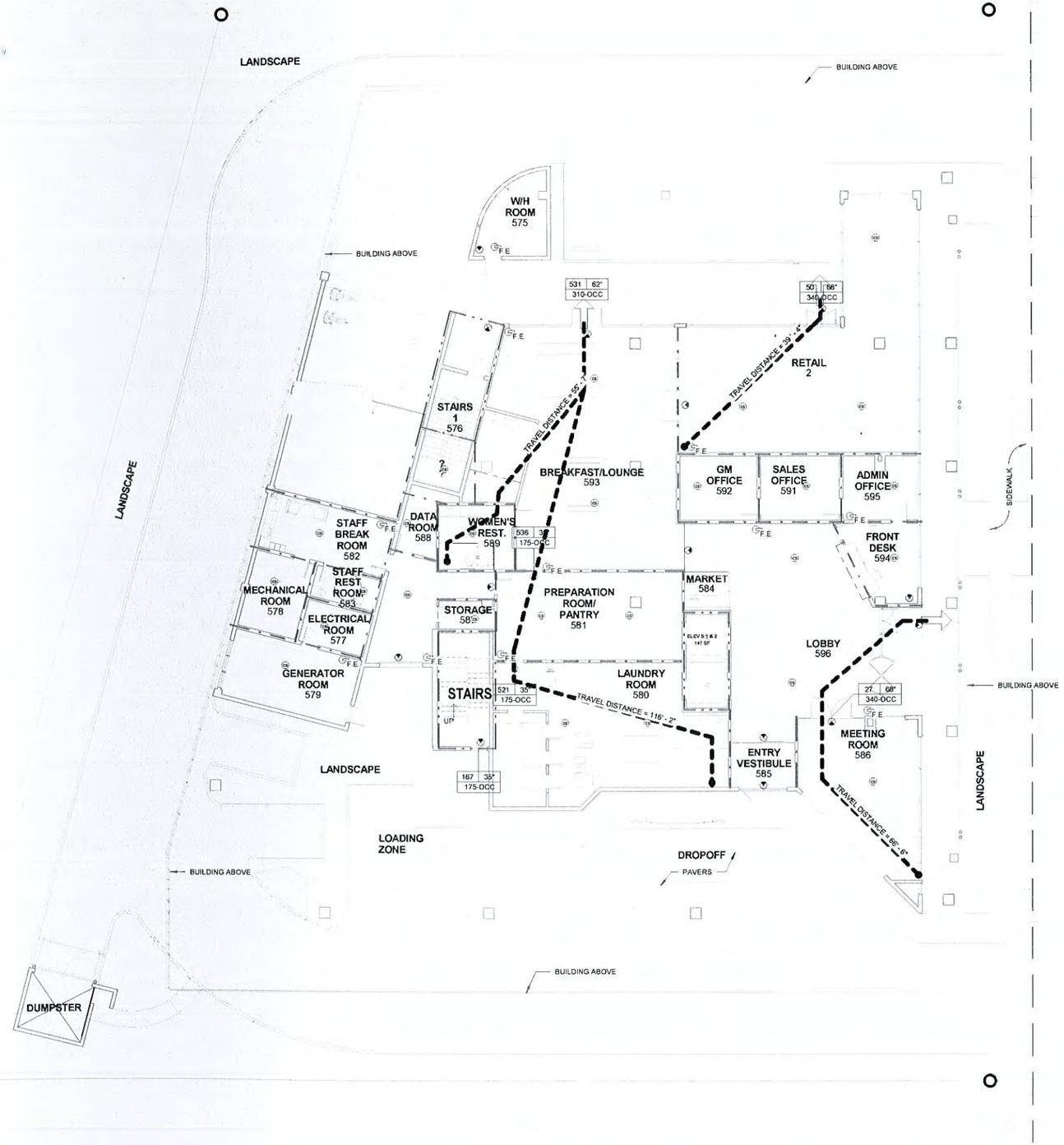
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:57:03 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	DUMPSTER & PARKING DETAILS
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	AS-03

George Ezra | Wallace and Associates, P.A. Duplication or reproduction in any manner without the express written consent of Ezra | Wallace and Associates, P.A. and all rights thereon are Reserved.



Ground Floor Life Safety Plan

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 1ST FLOOR

FUNCTION SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 1				
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	2,458 SF	300 GROSS	8	1.6
ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)	2,174 SF	15 NET	145	29.0
BUSINESS AREAS	1,889 SF	100 GROSS	19	3.8
MERCANTILE STORAGE, STOCK, SHIPPING AREAS	265 SF	300 GROSS	1	0.2
	6,784 SF		173	34.6

DOOR EGRESS PROVIDED 1ST FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 1		
27	68"	340
50	68"	340
167	35"	175
521	35"	175
531	62"	310
536	35"	175
666	35"	175
672	68"	340
	406"	2030

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

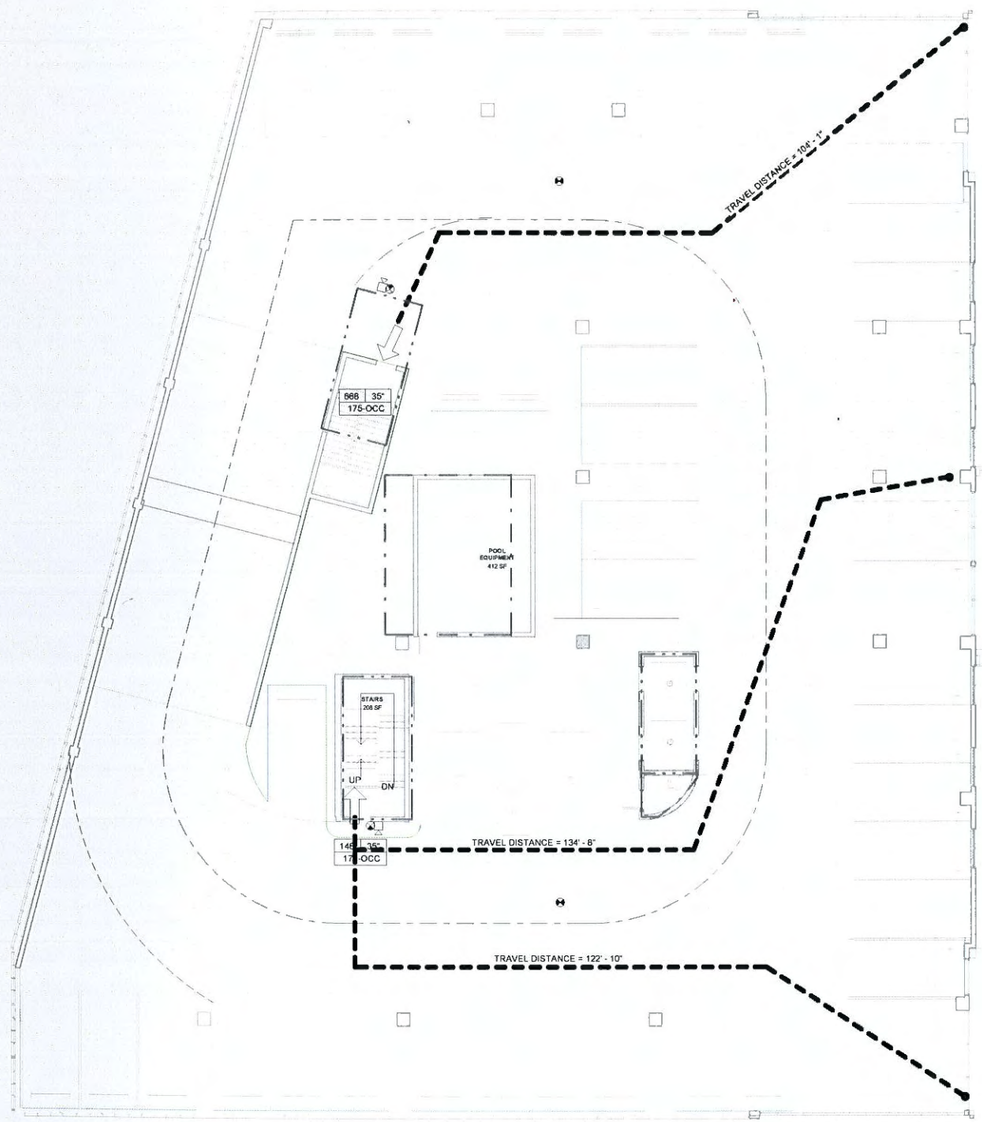
NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:57:19 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	GROUND FLOOR LIFESAFETY PLAN
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	LS-100



Second Floor Life Safety Plan

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 2ND FLOOR

FUNCTION SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 2				
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	412 SF	300 GROSS	1	0.3
PARKING GARAGES	19,972 SF	200 GROSS	100	20.0
	20,384 SF		101	20.2

DOOR EGRESS PROVIDED 2ND FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 2		
148	35"	175
668	35"	175
	70"	350

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
LICENSED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

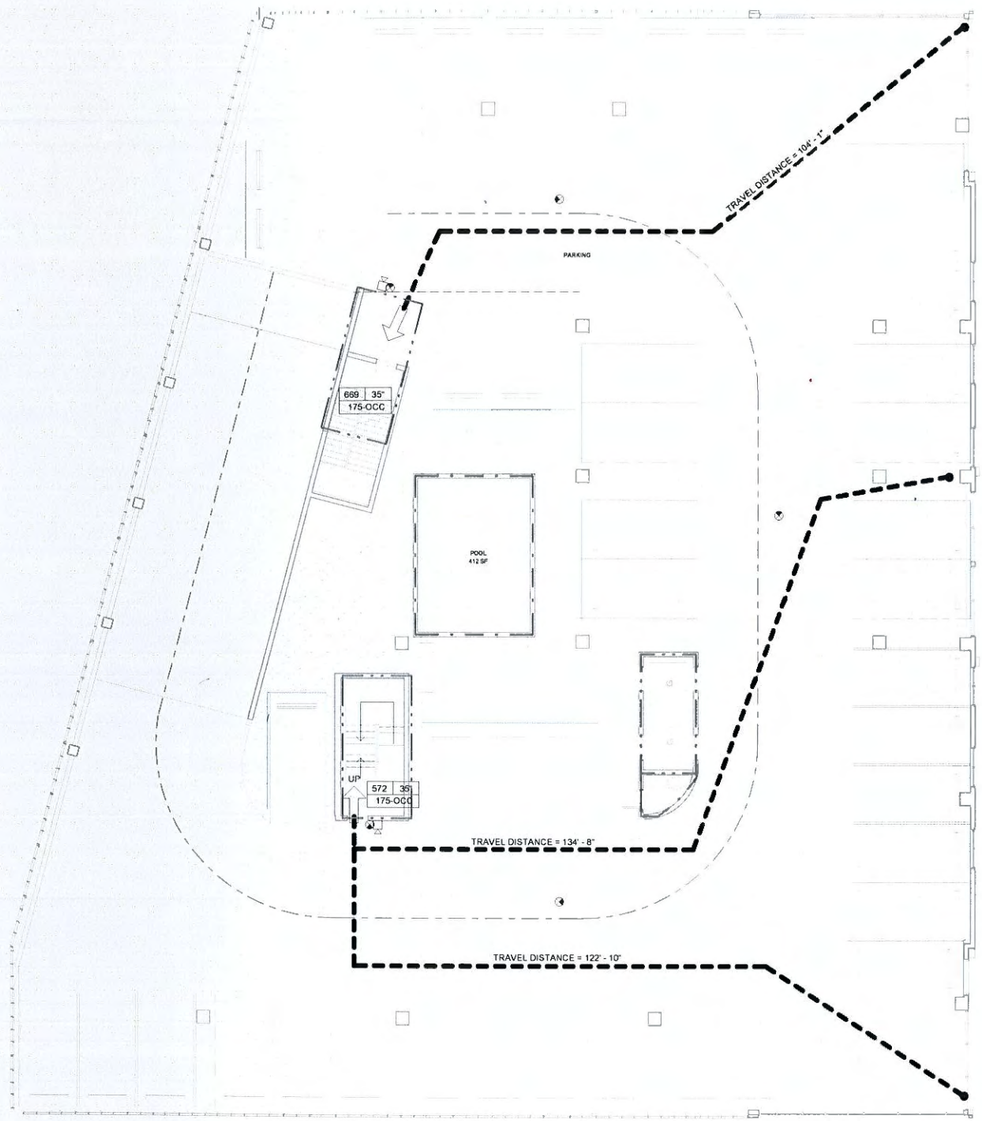
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

Copyright Dwell | Wallace architects P.A. Distribution or reproduction by any means without the express written consent of Dwell | Wallace and Associates, P.A. are all rights therein are reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:57:27 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	SECOND FLOOR LIFESAFETY PLAN
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	LS-101



Third Floor Life Safety Plan

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 3RD FLOOR

FUNCTION SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 3				
PARKING GARAGES	19,005 SF	200 GROSS	95	19.0
Grand total: 1	19,005 SF		95	19.0

DOOR EGRESS PROVIDED 3RD FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 3		
572	35"	175
669	35"	175
	70"	350

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

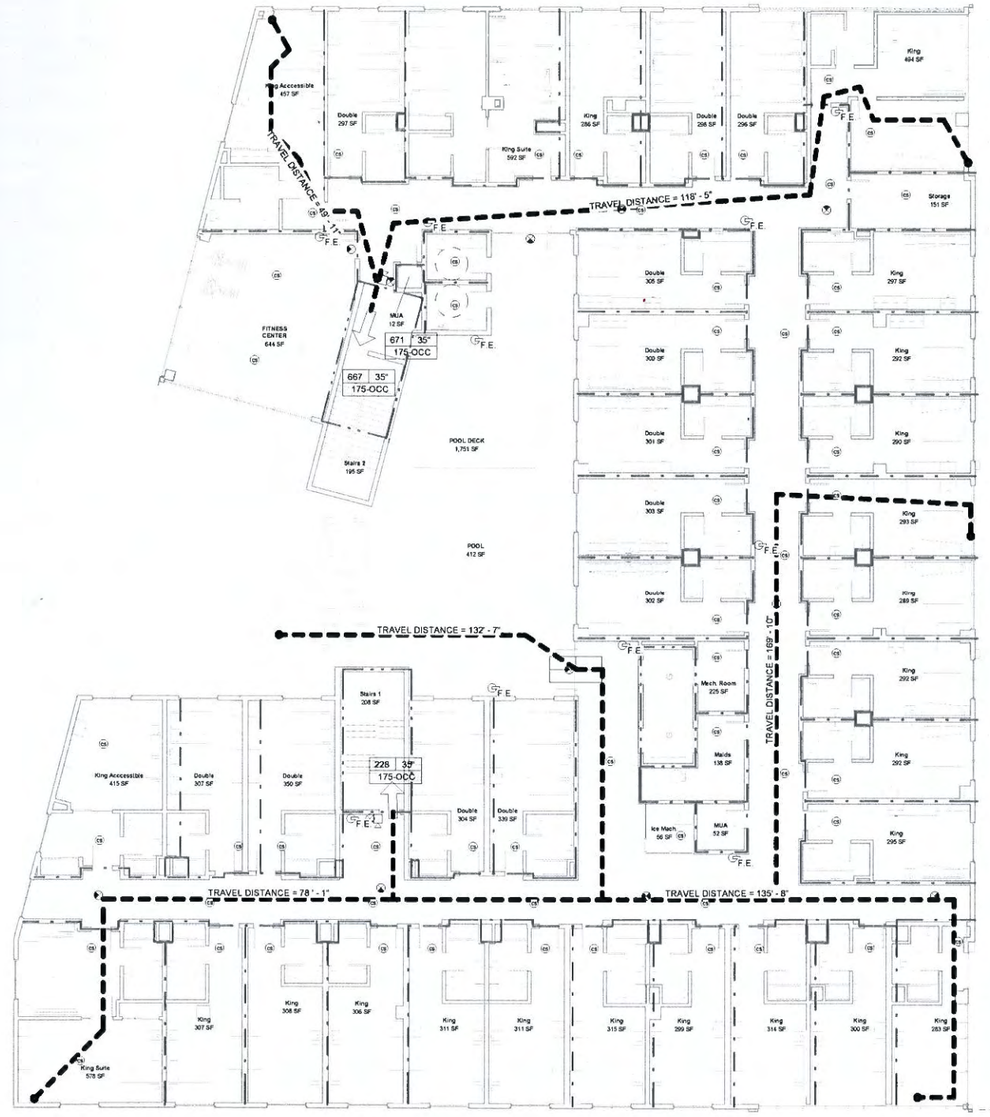
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

Copyright David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and International Law. The information contained on this document are the intellectual property of David L. Wallace and Associates, P.A. and all rights thereto are Reserved.

DRAWN	DC
EDIT DATE	8/9/2016 3:57:36 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	THIRD FLOOR LIFESAFETY PLAN
REFERENCE NO.	PZ #SP-075-15
SHEET NUMBER	LS-102



Fourth Floor Life Safety Plan

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 4TH FLOOR

FUNCTION SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 4				
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	578 SF	300 GROSS	2	0.4
EXERCISE ROOM	644 SF	50 GROSS	13	2.6
RESIDENTIAL	11,921 SF	200 GROSS	60	11.9
SKATING RINKS, SWIMMING POOLS-DECKS	1,751 SF	15 GROSS	117	23.3
	14,894 SF		191	38.2

DOOR EGRESS PROVIDED 4TH FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 4		
228	35"	175
667	35"	175
671	35"	175
	105"	525

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

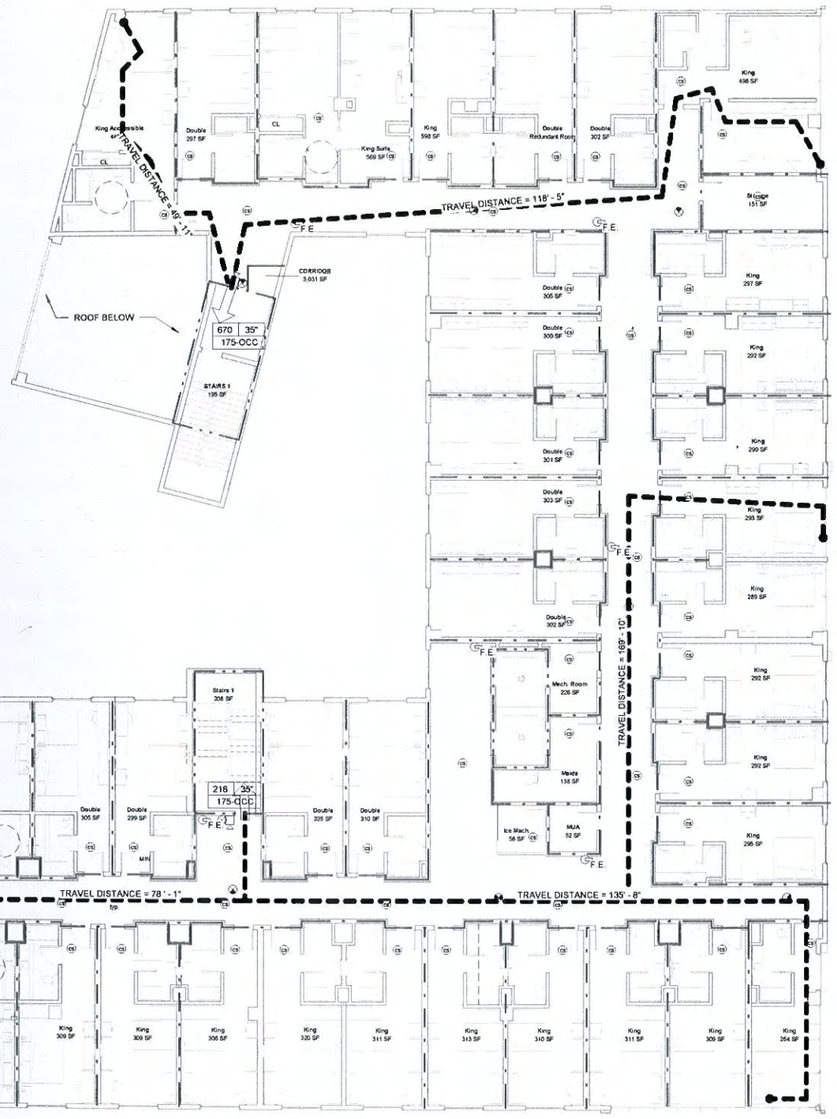
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

Copyright David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of State and Federal laws. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights thereon are reserved.

DRAWN	DC
EDIT DATE	8/9/2016 3:57:47 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	FOURTH FLOOR LIFESAFETY PLAN
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	LS-103



Fifth Floor Life Safety Plan

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 5TH FLOOR

FUNCTION SPACE	Level	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 5					
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	LEVEL 5	623 SF	300 GROSS	2	0.4
RESIDENTIAL	LEVEL 5	11,916 SF	200 GROSS	60	11.9
		12,539 SF		62	12.3

DOOR EGRESS PROVIDED 5TH FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 5		
218	35"	175
670	35"	175
	70"	350

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

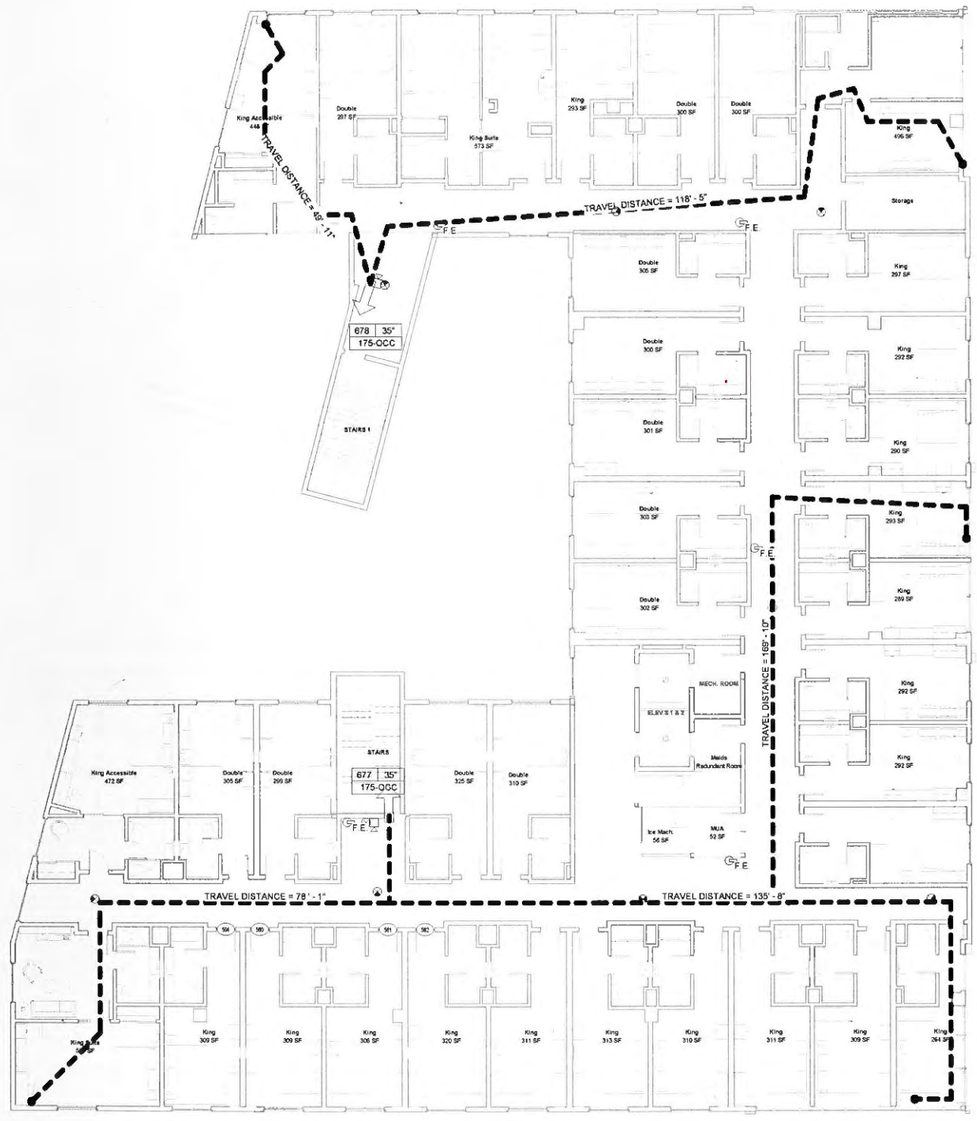
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:57:56 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	FIFTH FLOOR LIFE SAFETY PLAN
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	LS-104

Copyright David L. Wallace and Associates, P.A. Duplicates or reproductions by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and International Law. The information contained on this document are the intellectual property of David L. Wallace and Associates, P.A. and all rights thereto are Reserved.



PROPOSED SIXTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

FE	FIRE EXTINGUISHER CABINET
TRAVEL DISTANCE	PATH OF TRAVEL SAFETY ZONE
	2 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED SHAFT
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED EXTERIOR WALL
	PARTITION NR
	EXIT SIGN LIGHT

NOTE: EMERGENCY LIGHTS HAVE A TAG WITH THE LETTER E

NOTE 1:
THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS

NOTE 2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE -RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.1.2) 6TH FLOOR

FUNCTION SPACE	Level	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	EXIT WIDTH REQUIRED (INCHES)
LEVEL 6					
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	LEVEL 6	3,465 SF	300 GROSS	12	2.3
RESIDENTIAL	LEVEL 6	11,618 SF	200 GROSS	58	11.6
		15,083 SF		70	13.9

DOOR EGRESS PROVIDED 6TH FLOOR

MARK	NET DOOR WIDTH	OCCUPANTS
LEVEL 6		
677	35"	175
678	35"	175
	70"	350

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

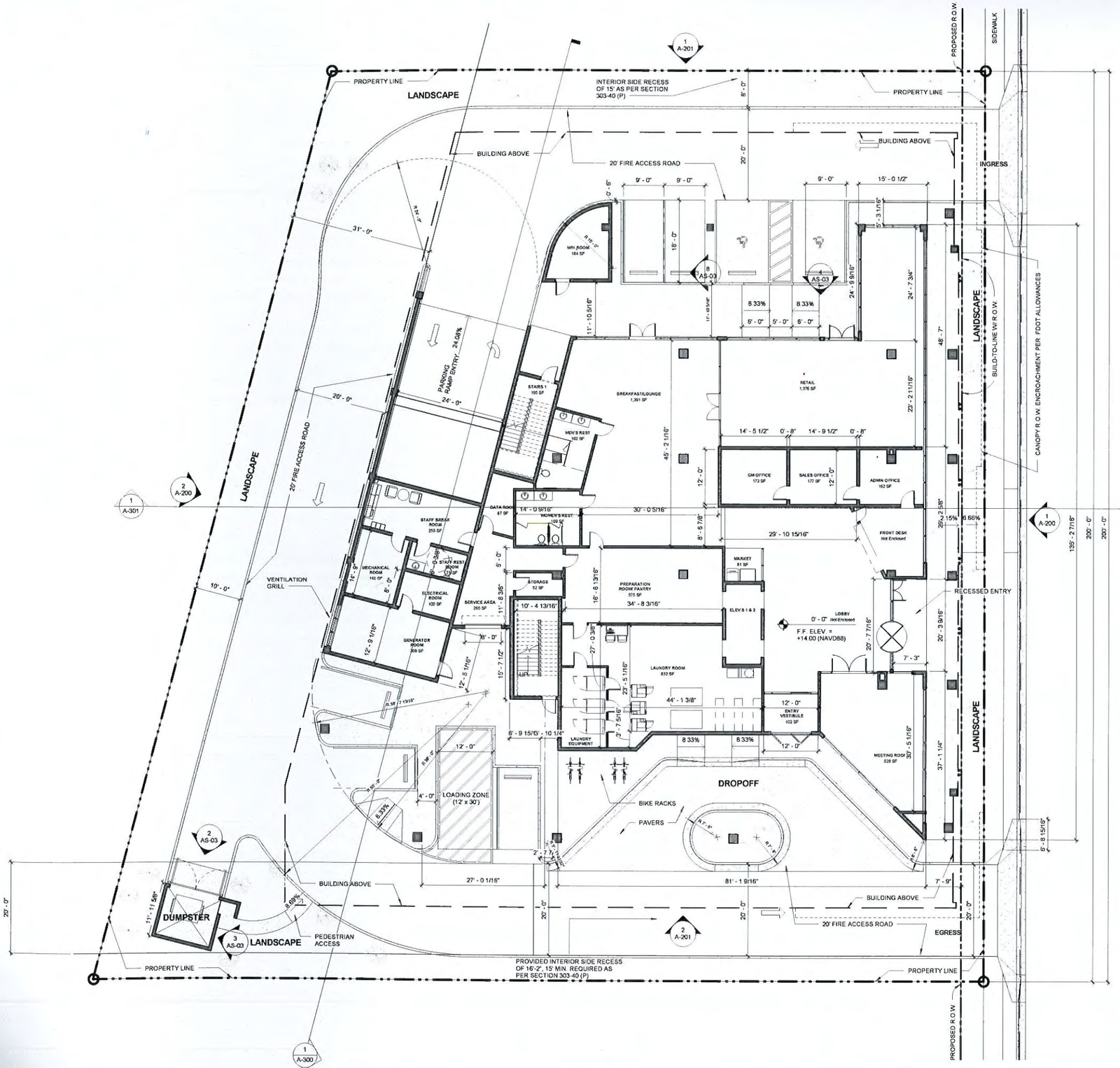
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	CM
EDIT DATE	8/9/2016 3:56:06 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	SIXTH FLOOR LIFESAFETY PLAN
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	LS-105

Copyright Dwyer | Wallace and Associates, P.A. Duplication or reproduction by any means under the sole or joint control of Dwyer | Wallace and Associates, P.A. is an infringement of copyright and violation of law. All rights Reserved.



Ground Floor Plan

SCALE: 1/32" = 1'-0"

PARKING SPACES PROVIDED GROUND FLOOR

	LEVEL	DESCRIPTION	PROVIDED
LEVEL 1		ADA PARKING SPACE DOUBLE	2
LEVEL 1		PARKING SPACE 9' x 18'	5
LEVEL 1		Standard	0
Grand total			7

LOADING ZONE REQUIREMENTS

SEC. 270-20 - OFF-STREET LOADING REQUIRED

(B)

- FOR EACH HOTEL WITHOUT CATERING FACILITIES, AND WITH MEETING FACILITIES SEATING ONE HUNDRED (100) OR FEWER PERSONS, ONE (1) LOADING SPACE IS REQUIRED. THE LOADING SPACE MAY BE ACCOMMODATED WITHIN SPACE ALSO USED FOR OTHER FUNCTIONS, PROVIDED THAT IT SHALL NOT IMPEDE ACCESS TO ANY PARKING SPACE OR OBSTRUCT ON-SITE CIRCULATION OF VEHICULAR TRAFFIC.

REQUIRED	PROVIDED
1	1

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

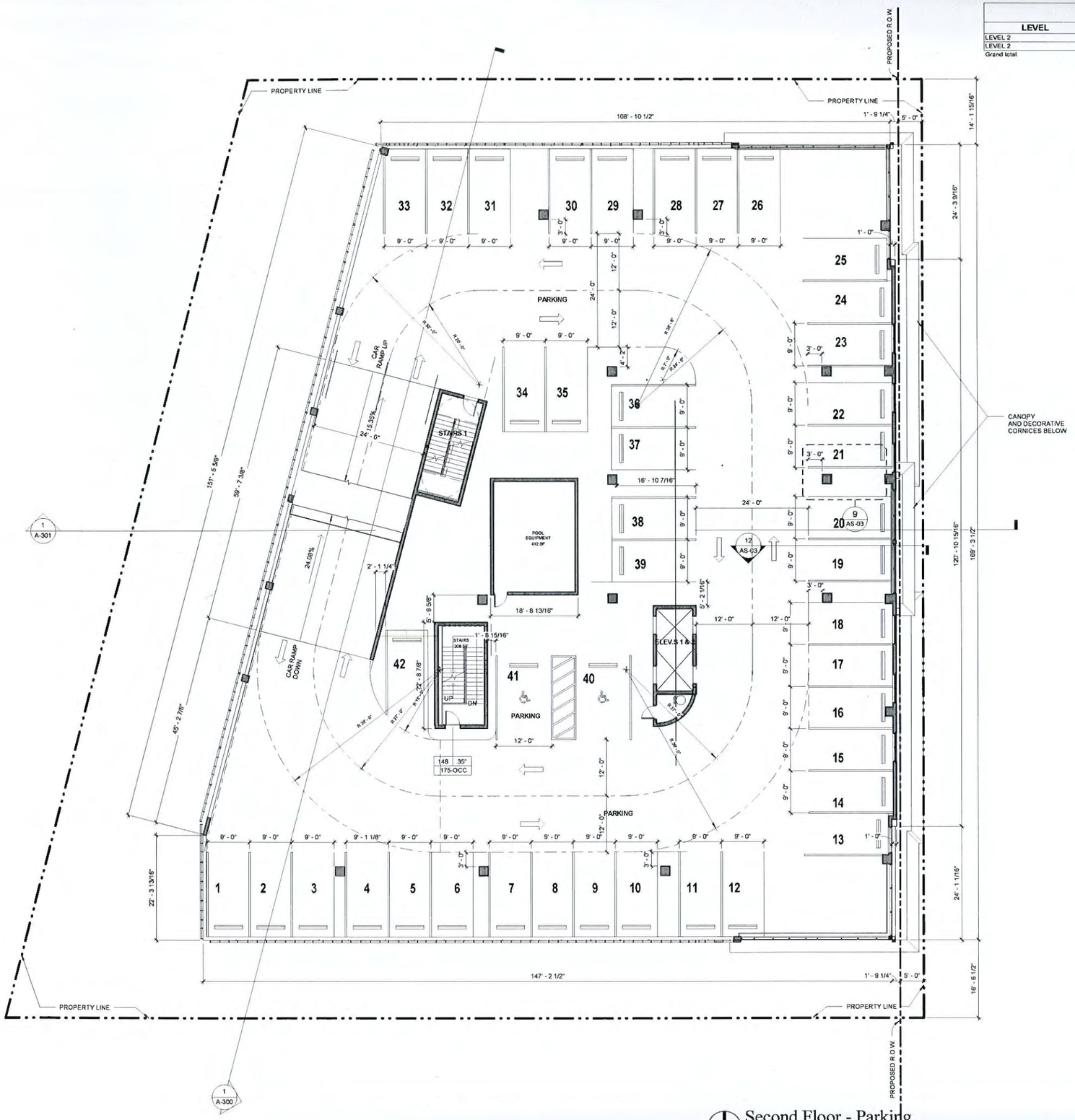
WINGATE® BY WYNDHAM

Copyright David L. Wallace and Associates, P.A. - Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and International Copyright laws.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:44:55 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	GROUND FLOOR
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-100

PARKING SPACES PROVIDED LEVEL 2		
LEVEL	DESCRIPTION	PROVIDED
LEVEL 2	ADA PARKING SPACE DOUBLE	2
LEVEL 2	PARKING SPACE 9' x 18'	40
Grand total		42



Second Floor - Parking

SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

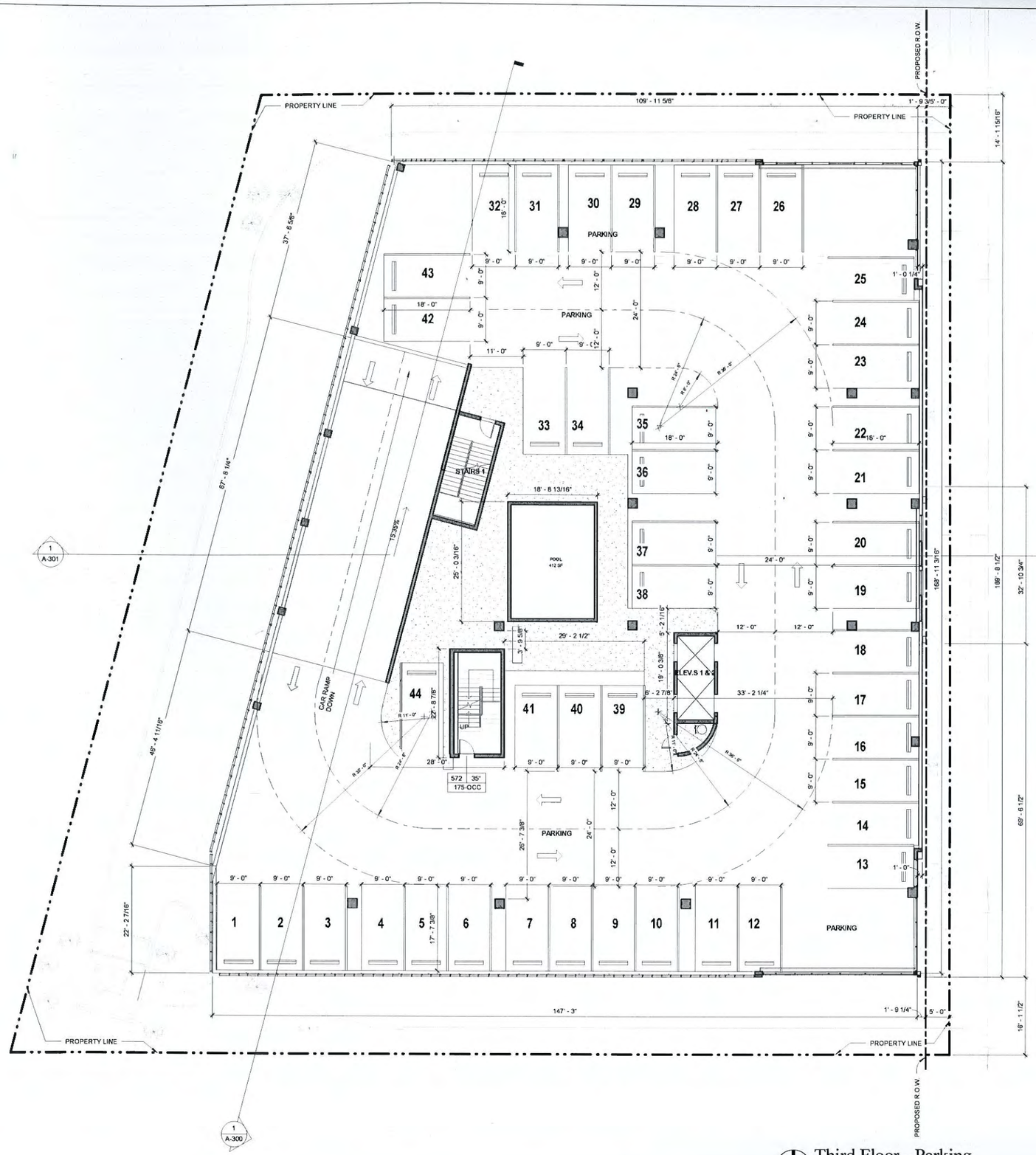
WINGATE® BY WYNDHAM

Copyright Dwell | Wallace and Associates, P.A. Distribution or reproduction by any means without the express written consent of Dwell | Wallace and Associates, P.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Dwell | Wallace and Associates, P.A. and all rights thereto are Reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:45:07 PM
ISSUE DATE	08/08/2016
SCALE	3/32" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	SECOND FLOOR PARKING
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-101

PARKING SPACES PROVIDED LEVEL 3		
LEVEL	DESCRIPTION	PROVIDED
LEVEL 3	PARKING SPACE 9' x 18'	44
Grand total		44



Third Floor - Parking

SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
REGISTERED ARCHITECT
AR93026

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

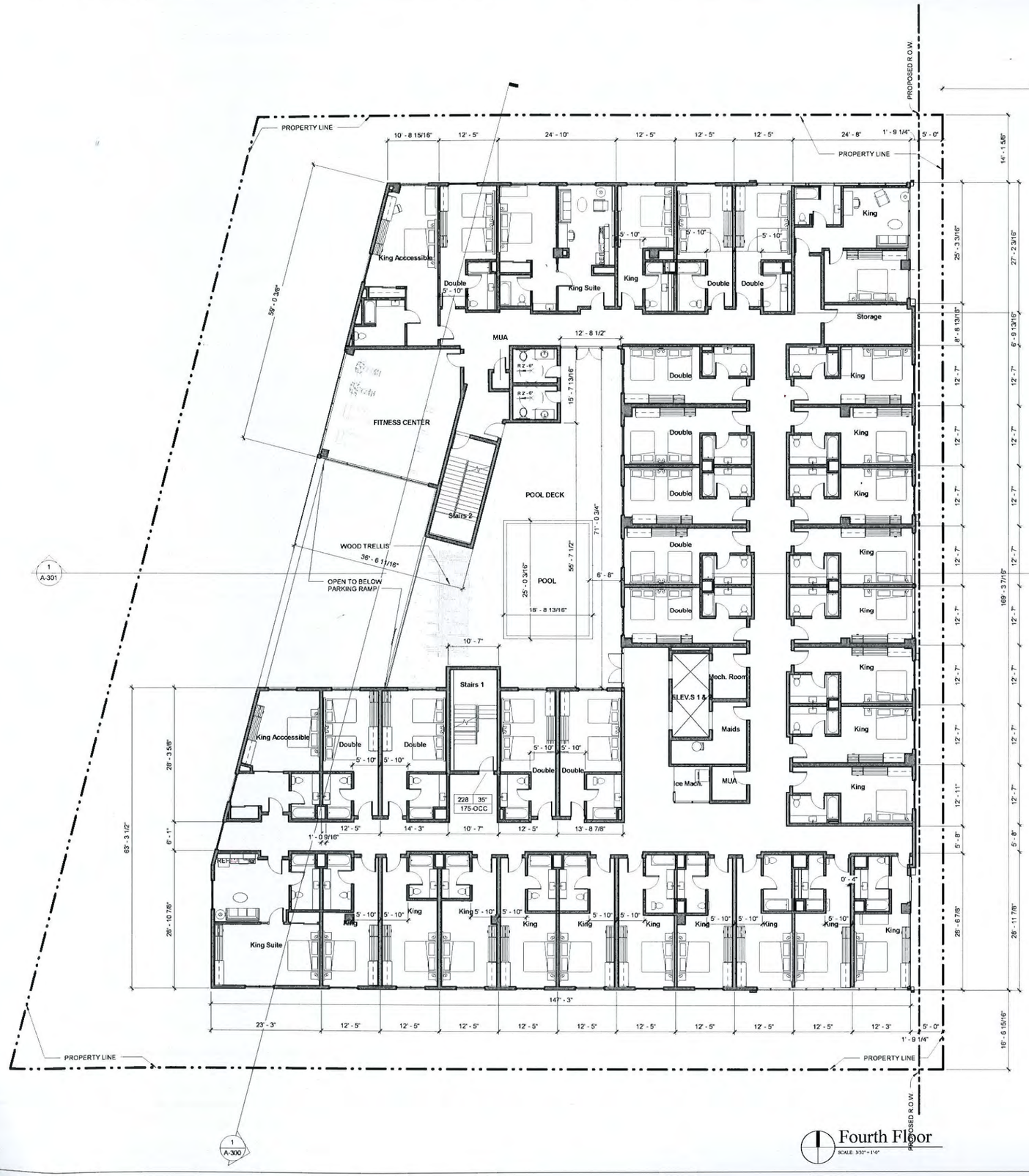
WINGATE® BY WYNDHAM

Copyright David L. Wallace and Associates, P.A. Dedication or installation by any person without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and International Law. The information contained on this document are the intellectual property of David L. Wallace and Associates, P.A. and all rights thereto are Reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:45:17 PM
ISSUE DATE	08/08/2016
SCALE	3/32" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	THIRD FLOOR PARKING
REFERENCE NO.	PZ #SP-075-15
SHEET NUMBER	A-102

Guestroom Room Schedule Matrix - Level 4			
Level	Name	Occupancy	Count
LEVEL 4	Double	GUESTROOM	12
LEVEL 4	King	GUESTROOM	20
LEVEL 4	King Acccessible	GUESTROOM	2
LEVEL 4	King Suite	GUESTROOM	2
Grand total: 36			



Fourth Floor
SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

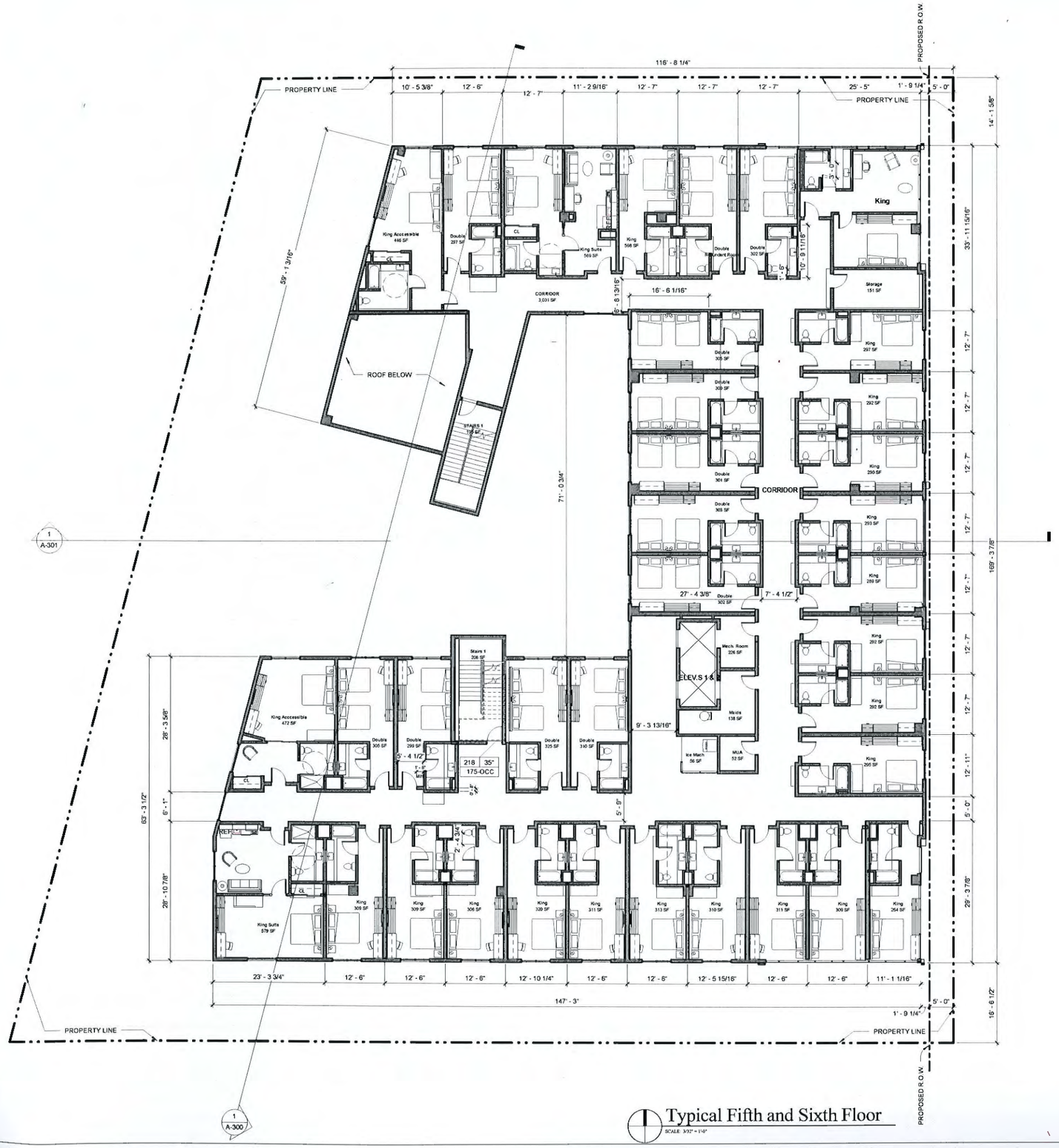
Copyright David L. Wallace and Associates, P.A. - Distribution or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. and all rights thereto are reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:45:31 PM
ISSUE DATE	08/08/2016
SCALE	3/32" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	FOURTH FLOOR
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	A-103

Guestroom Room Schedule Matrix - Level 5 & 6			
Level	Name	Occupancy	Count
LEVEL 5	Double	GUESTROOM	12
LEVEL 5	King	GUESTROOM	20
LEVEL 5	King Acccessible	GUESTROOM	2
LEVEL 5	King Suite	GUESTROOM	2

Grand total: 36



Typical Fifth and Sixth Floor

SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

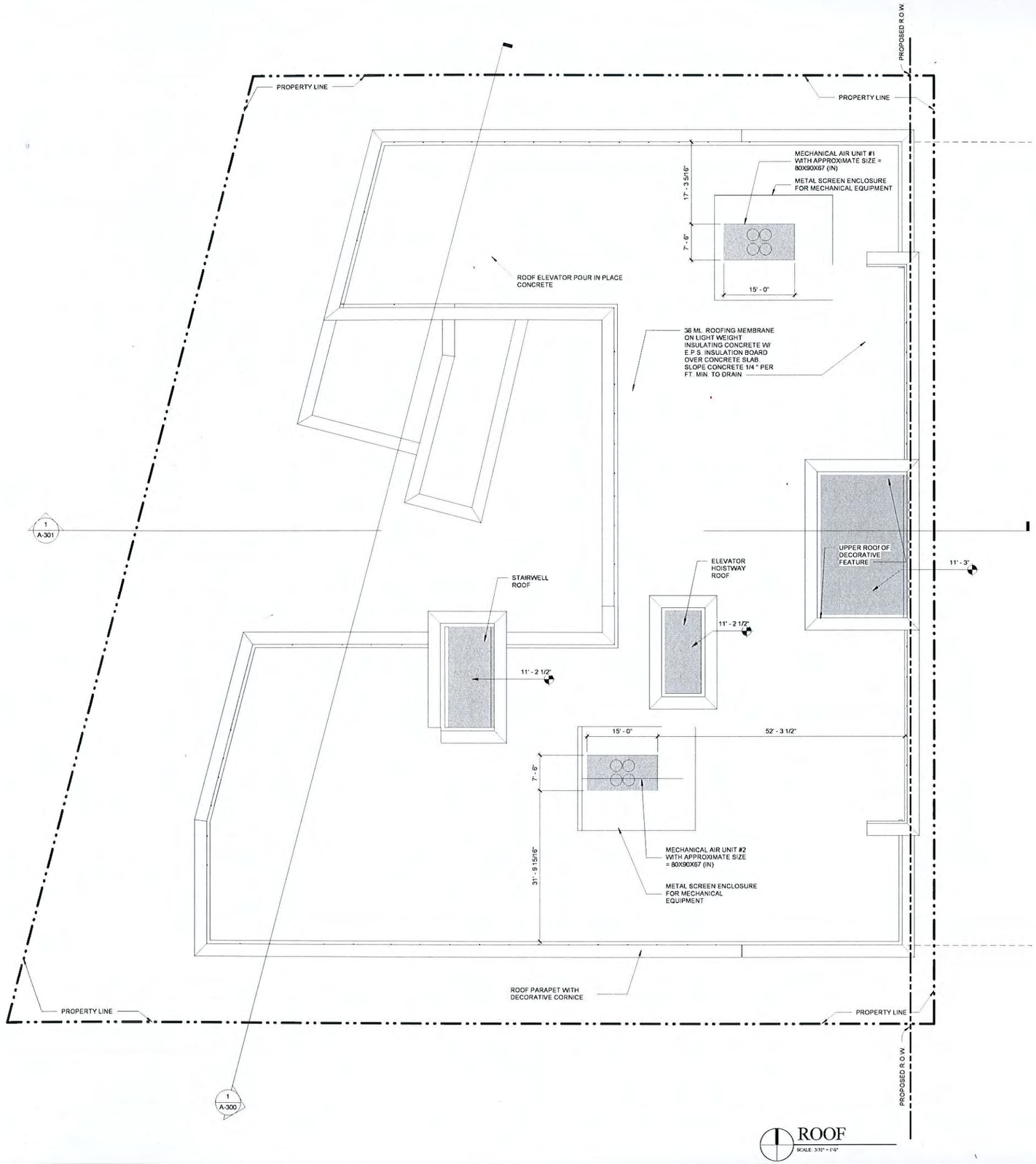
WINGATE® BY WYNDHAM

Copyright Dwell, Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of Dwell, Wallace and Associates, P.A. and all rights thereto are reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:45:41 PM
ISSUE DATE	08/08/2016
SCALE	3/32" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	TYPICAL FIFTH FLOOR AND SIXTH FLOOR PLAN
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	A-104

PERCENTAGE OF ROOFTOP ELEMENT		
ROOFTOP	17,479 SF	99%
EXTERIOR ROOFTOP ELEMENT	1,124 SF	6%



ROOF
SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
FL COA AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

Copyright David L. Wallace and Associates, P.A. Distribution or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is prohibited. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights thereto are Reserved.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	8/9/2016 3:46:11 PM
ISSUE DATE	08/08/2016
SCALE	3/32" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	ROOF PLAN
REFERENCE NO.	PZ #SP-075-15
SHEET NUMBER	A-105

TOTAL PERCENTAGE OF SHOPFRONT GLAZING -GROUND FLOOR EAST ELEVATION

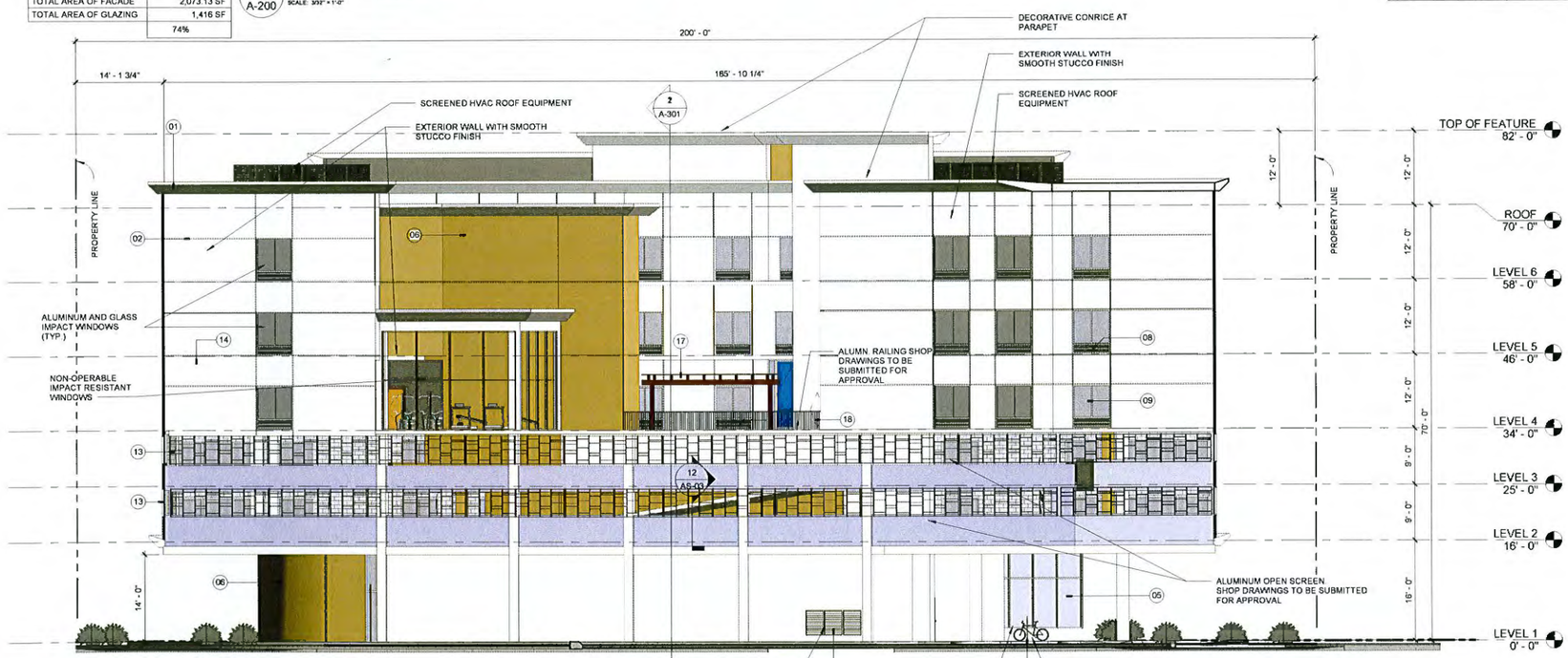
TOTAL AREA OF FACADE	2,073.13 SF
TOTAL AREA OF GLAZING	1,416 SF
	74%

1 A-200 EAST ELEVATION

SCALE: 3/32" = 1'-0"

TOTAL PERCENTAGE OF GLAZING EAST ELEVATION

TOTAL AREA OF FACADE	12,075.01 SF
TOTAL AREA OF GLAZING	4262.13 SF
PERCENTAGE PROVIDED	38%
PERCENTAGE REQUIRED	35%



2 A-200 WEST ELEVATION

SCALE: 3/32" = 1'-0"

PERCENTAGE OF GLAZING WEST ELEVATION

TOTAL AREA OF FACADE	8,763.49 SF
TOTAL AREA OF GLAZING	624.37 SF
	23%

ELEVATION KEY NOTE LEGEND

KEY	DESCRIPTION
01	DECORATIVE CORNICE
02	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: WHITE
03	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: BLUE
04	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: GREY
05	ALUMINUM AND GLASS TINTED WINDOW WITH WHITE FRAME
06	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: PINEAPPLE SAGE
07	DECORATIVE COLUMN WITH SMOOTH STUCCO GREY FINISH
08	THRU-WALL HVAC UNIT
09	ALUMINUM WINDOW INTEGRATED WITH HVAC UNIT DESIGN
10	HOTEL BRAND SIGNAGE
11	APPLIED MOLDING WITH DARK GREY SMOOTH STUCCO FINISH
12	6" DIAMETER ROUND STEEL COLUMN PAINTED WHITE
13	SOLID SPANDREL PANEL PAINTED DARK BLUE
14	CONTROL JOINT/ STUCCO REVEAL
15	DECORATIVE ALUMINUM SCREEN SYSTEM AND PARKING GARAGE VENTILATION
16	BICYCLE RACK
17	POOL TRELLIS STRUCTURE
18	ALUMINUM RAILING PAINTED GREY
19	ALUMINUM AND GLASS CURTAIN WALL SYSTEM

STATE OF FLORIDA
DAVID L. WALLACE JR
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

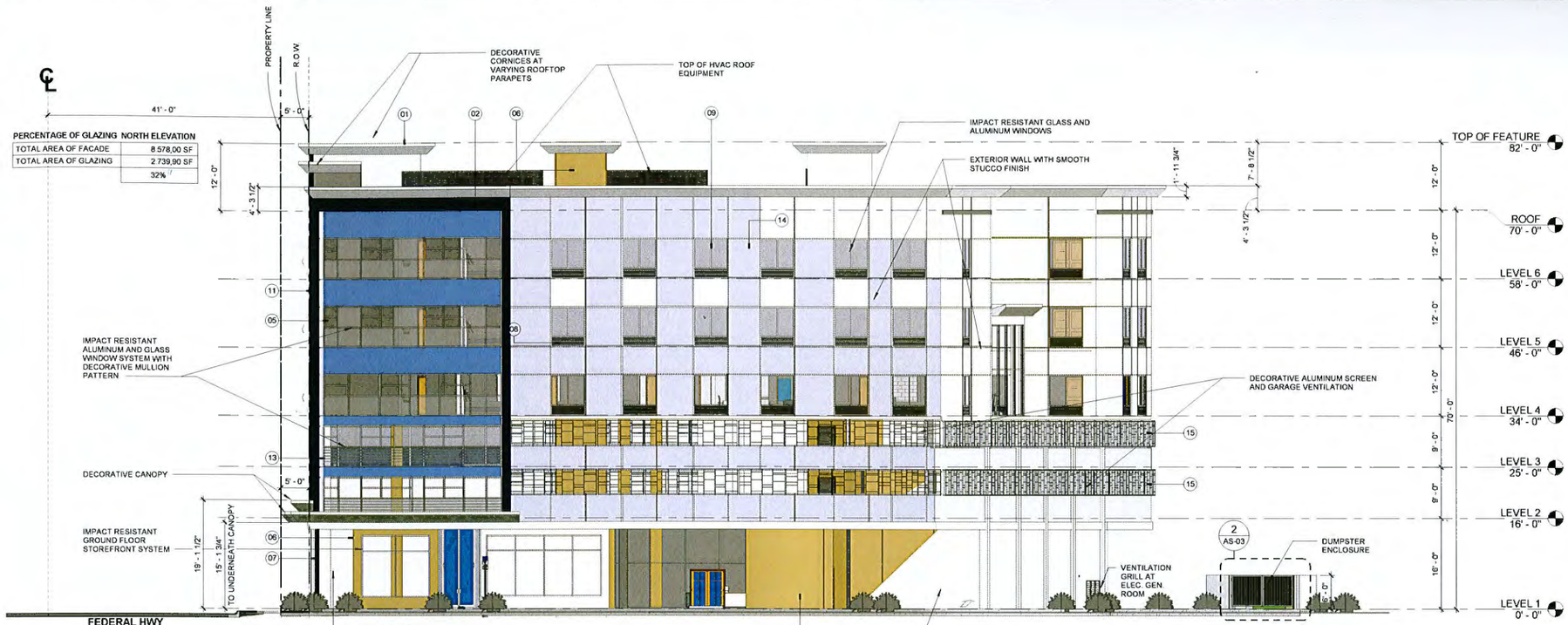
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/8/2016 3:46:55 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	EXTERIOR ELEVATIONS
REFERENCE NO	PZ #SP-075-15
SHEET NUMBER	A-200

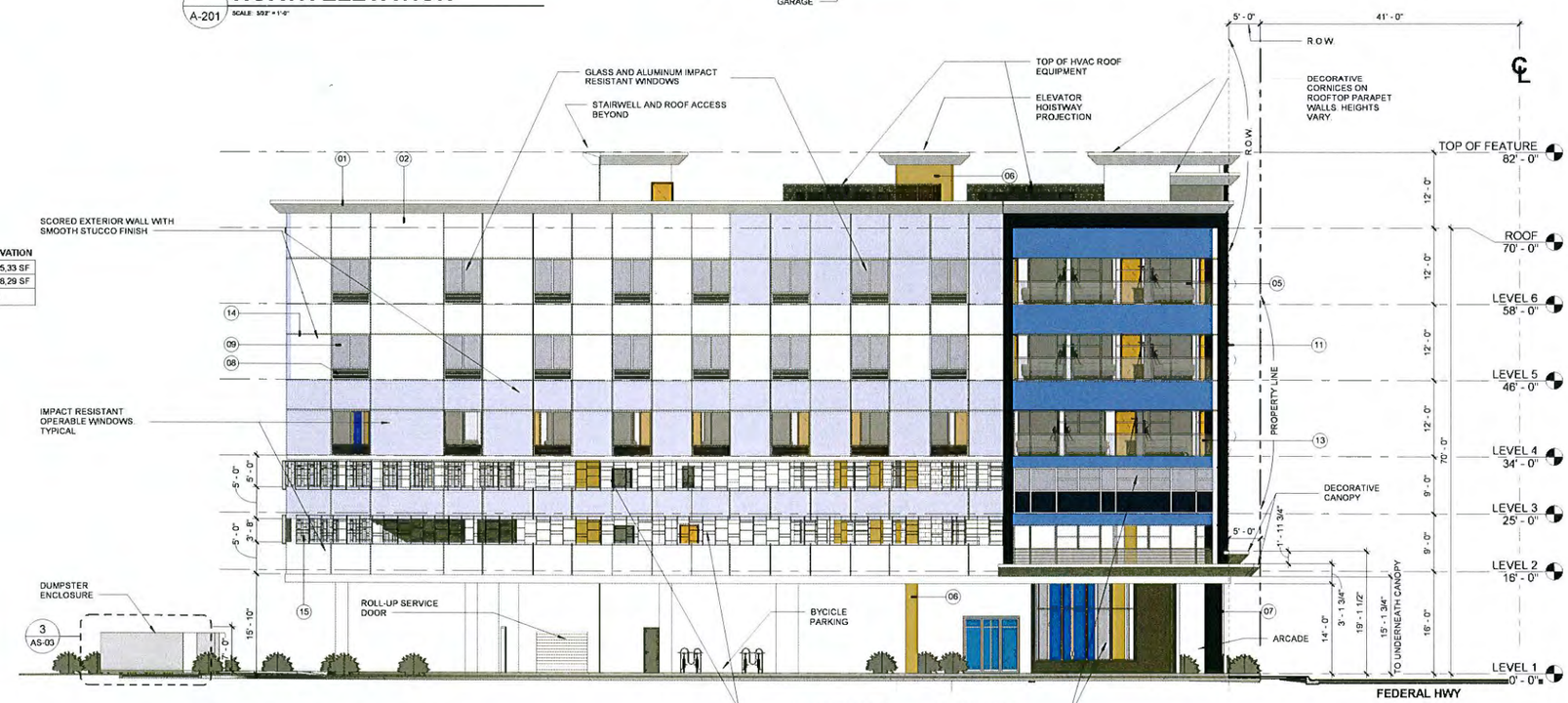
Copyright David L. Wallace and Associates, P.A. Substitute or transferable to any reproduction or transmission in any form, electronic or otherwise without the express written permission of David L. Wallace and Associates, P.A. is a violation of Federal and State Copyright laws. The information contained on this document is the property of David L. Wallace and Associates, P.A. and all rights are reserved.



PERCENTAGE OF GLAZING NORTH ELEVATION	
TOTAL AREA OF FACADE	8 578,00 SF
TOTAL AREA OF GLAZING	2 739,90 SF
	32%

1 A-201 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



PERCENTAGE OF GLAZING SOUTH ELEVATION	
TOTAL AREA OF FACADE	10 245,33 SF
TOTAL AREA OF GLAZING	2 348,29 SF
	23%

2 A-201 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION KEY NOTE LEGEND

KEY	DESCRIPTION
01	DECORATIVE CORNICE
02	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: WHITE
03	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: BLUE
04	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: GREY
05	ALUMINUM AND GLASS TINTED WINDOW WITH WHITE FRAME
06	EXTERIOR WALL WITH SMOOTH STUCCO FINISH-COLOR: PINEAPPLE SAGE
07	DECORATIVE COLUMN WITH SMOOTH STUCCO GREY FINISH
08	THRU-WALL HVAC UNIT
09	ALUMINUM WINDOW INTEGRATED WITH HVAC UNIT DESIGN
10	HOTEL BRAND SIGNAGE
11	APPLIED MOLDING WITH DARK GREY SMOOTH STUCCO FINISH
12	6" DIAMETER ROUND STEEL COLUMN PAINTED WHITE
13	SOLID SPANDREL PANEL PAINTED DARK BLUE
14	CONTROL JOINT/ STUCCO REVEAL
15	DECORATIVE ALUMINUM SCREEN SYSTEM AND PARKING GARAGE VENTILATION
16	BICYCLE RACK
17	POOL TRELLIS STRUCTURE
18	ALUMINUM RAILING PAINTED GREY
19	ALUMINUM AND GLASS CURTAIN WALL SYSTEM

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
LICENSED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

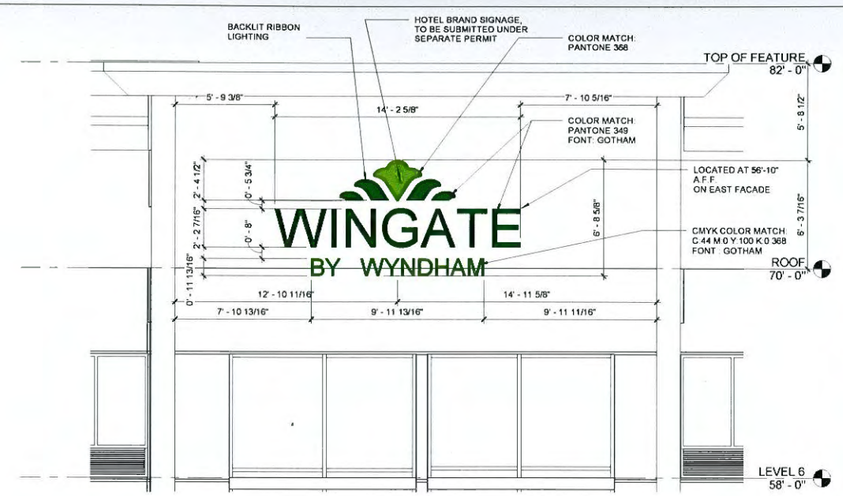
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

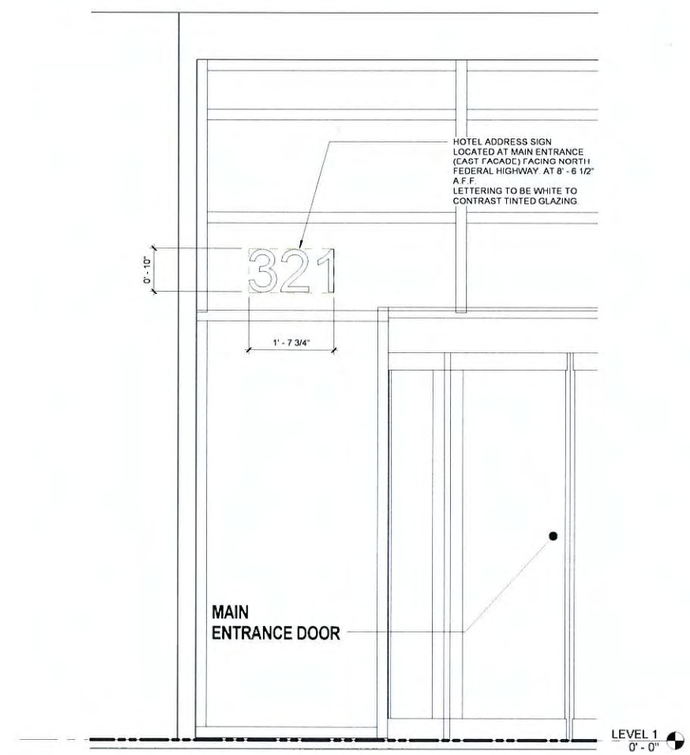
DRAWN	Author
EDIT DATE	8/9/2016 3:47:29 PM
ISSUE DATE	09/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	EXTERIOR ELEVATIONS
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-201

Copyright [year], Walker and Associates, P.A. Reproduction or publication by any means without the express written consent of [name], Walker and Associates, P.A. is a violation of Federal and International law. The information contained on this drawing is property of [name], Walker and Associates, P.A. and all rights thereto are reserved.



SIGNAGE SQ. FT. REQUIREMENTS				
	Facade Total SQ. FT.	Signage SQ. FT.	Min. Allowed (%)	Proposed (%)
East Facade	10,121.12 SQ. FT.	95 SQ. FT.	15 %	0.90 %

1 / A-202 Hotel Signage at East Facade
1/4" = 1'-0"



3 / A-202 Hotel Address Signage at East Facade
3/4" = 1'-0"

SIGNAGE GENERAL NOTES:

1. SIGNAGE IS TO BE SUBMITTED UNDER SEPARATE PERMIT.
2. SIGNAGE SHALL CONFORM TO THE STANDARDS AND REGULATIONS OF THE LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
3. ELECTRICAL RACEWAYS AND CONDUITS SHALL BE CONCEALED FROM VIEW AND RACEWAYS SHALL BE PAINTED THE COLOR OF THE SIGN BACKGROUND.

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

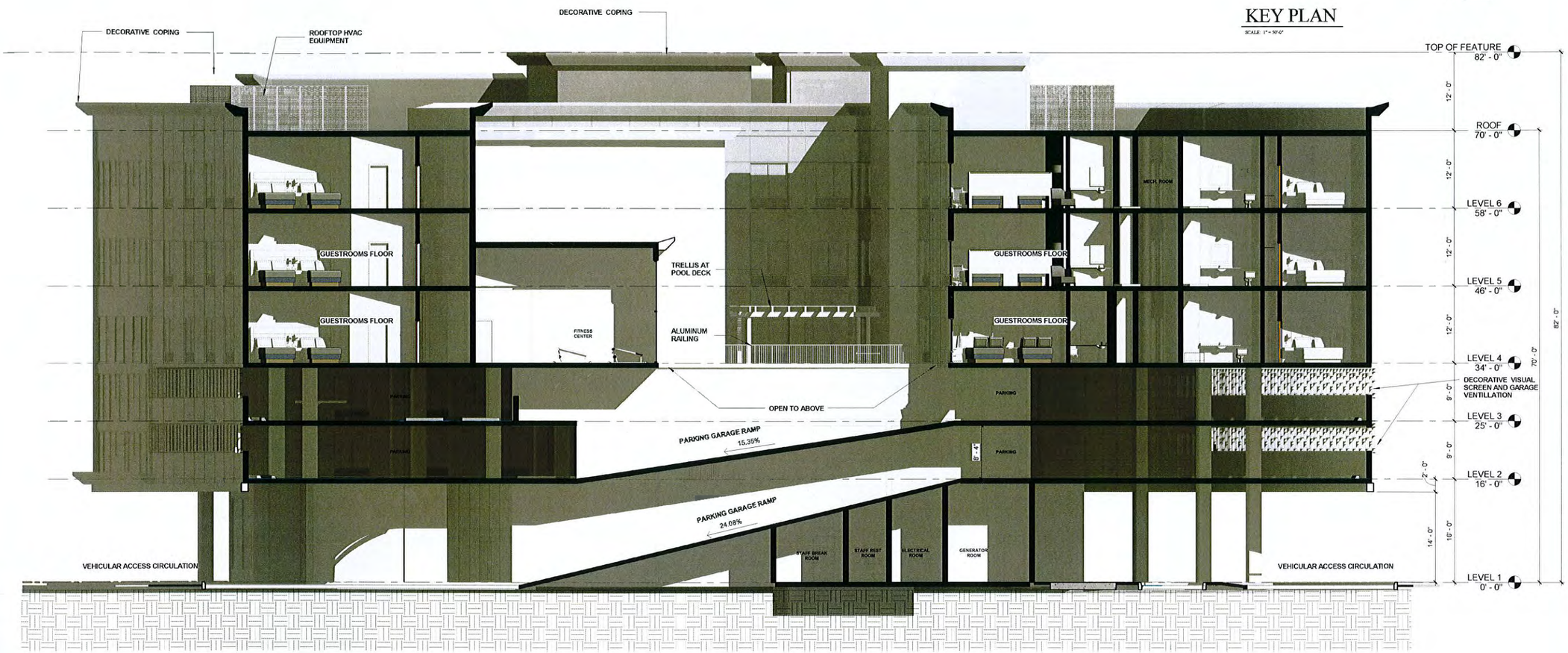
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

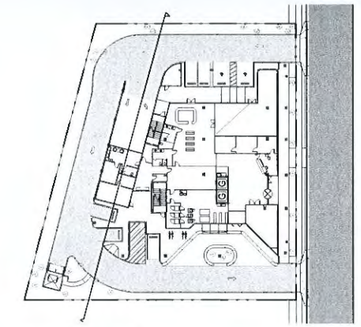
dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:47:41 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	HOTEL SIGNAGE DETAILS
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-202

Copyright Dixon L. Wallace and Associates, P.A. Operation or reproduction by any means under the express written consent of Dixon L. Wallace and Associates, P.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Dixon L. Wallace and Associates, P.A. and all rights thereto are reserved.



1 A-300 BUILDING SECTION
1/8" = 1'-0"



KEY PLAN
SCALE: 1" = 50'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

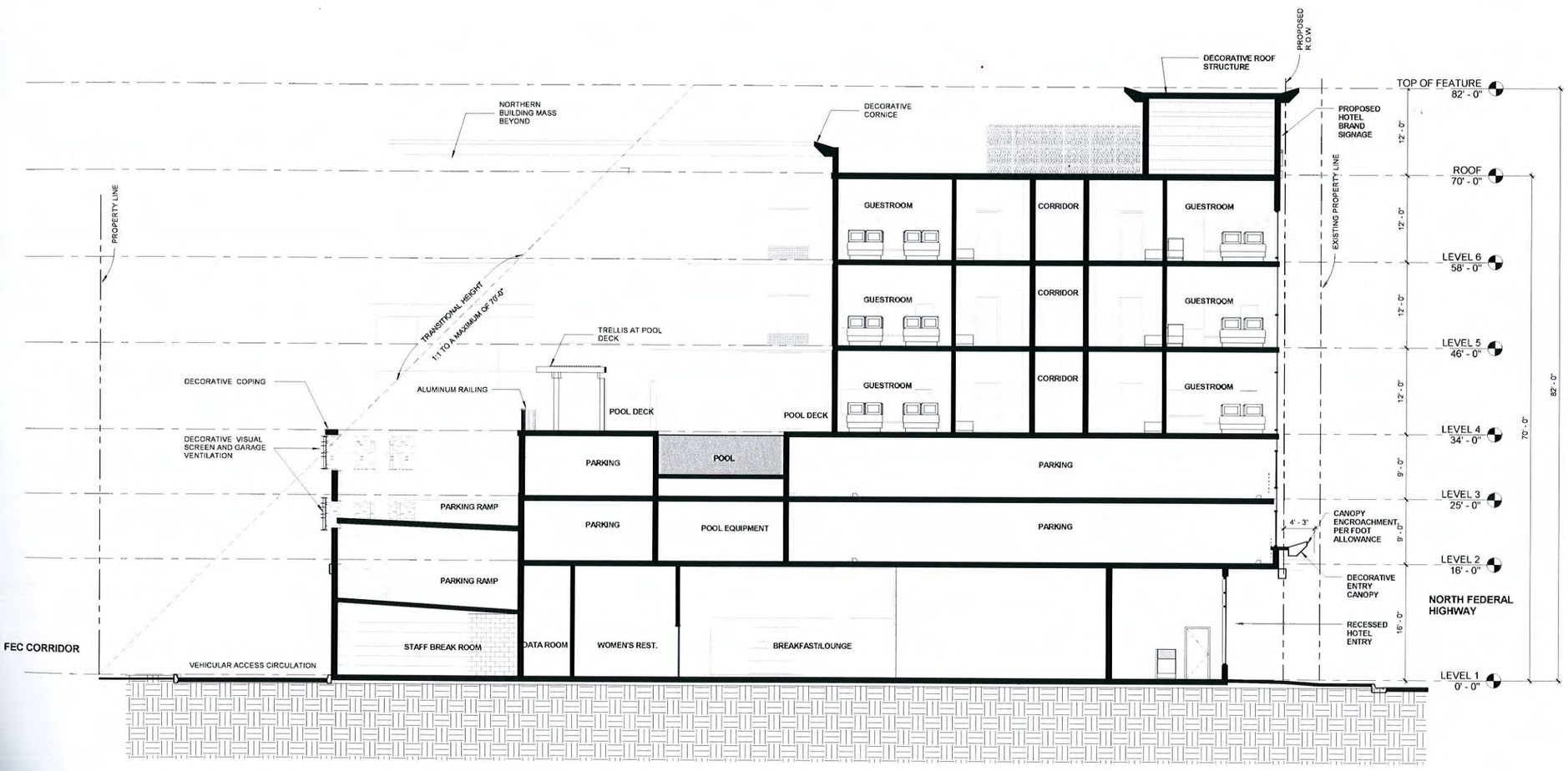
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

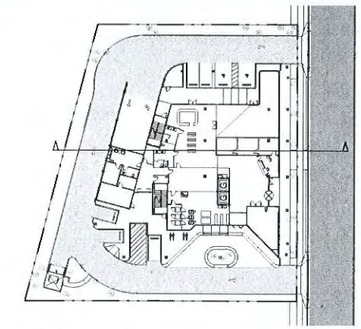
Copyright: David L. Wallace and Associates, P.A. Reduction or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Florida and International law. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights have not forfeited.

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.4000
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	8/9/2016 3:49:47 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	BUILDING SECTION
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	A-300



1 A-301 BUILDING SECTION 2
1/8" = 1'-0"



KEY PLAN
SCALE: 1" = 50'-0"

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
FL COA AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	8/9/2016 3:50:38 PM
ISSUE DATE	08/08/2016
SCALE	As indicated
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	BUILDING SECTION
REFERENCE NO	PZ #SP-075-15
SHEET NUMBER	A-301

Copyright Dwell, Villani and Associates, P.A. Duplication or reproduction by any means without the express written consent of Dwell, Villani and Associates, P.A. is a violation of Federal and International law. The information contained on this document is the intellectual property of Dwell, Villani and Associates, P.A. and all rights thereto are reserved.

View from the North of North Federal Highway

Front view on North Federal Highway

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	DC
EDIT DATE	8/9/2016 3:50:49 PM
ISSUE DATE	08/08/2016
SCALE	12" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	RENDERINGS
REFERENCE NO.	PZ # SP-075-15
SHEET NUMBER	AR-100

Copyright David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. are all rights therein are reserved.

View from the South of North Federal Highway

View from the FEC Corridor

STATE OF FLORIDA
DAVID L. WALLACE JR
AR93026
REGISTERED ARCHITECT

FL COA AA26001254

NUMBER	DESCRIPTION	DATE

WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dllw architects
542 Douglas Avenue
Dunedin, FL 34698
727.734.6000
www.dlwarchitects.com
established 1981

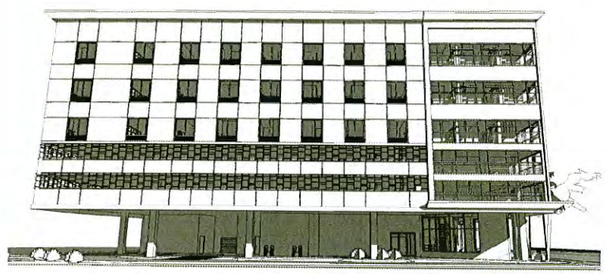
DRAWN	DC
EDIT DATE	8/9/2016 3:50:58 PM
ISSUE DATE	08/08/2016
SCALE	12" = 1'-0"
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	RENDERINGS
REFERENCE NO	PZ # SP-075-15
SHEET NUMBER	AR-101

Copyright Dowl, Wallace and Associates, P.A. Reproduction or unauthorized use of the document or the enclosed property of Dowl, Wallace and Associates, P.A. and all rights thereto are reserved.

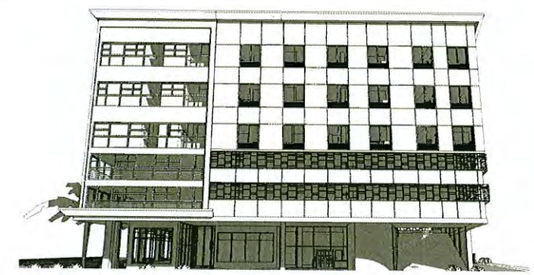
4 AR-102 SOUTH EAST VIEW

1 AR-102 EAST VIEW

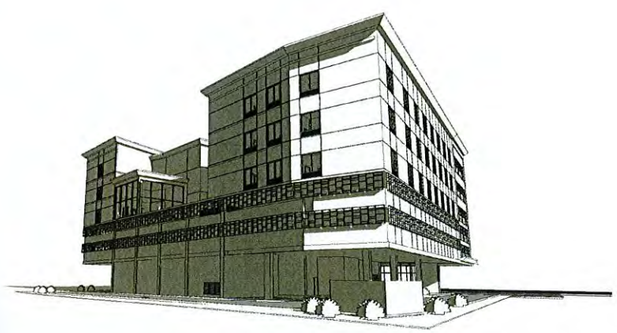
2 AR-102 NORTH EAST VIEW



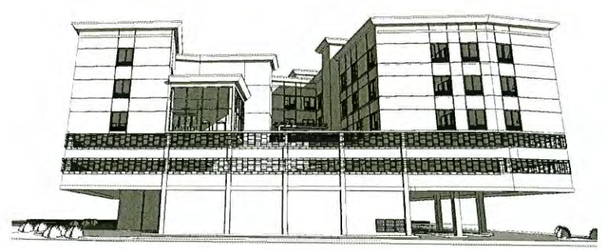
6 AR-102 SOUTH VIEW



3 AR-102 NORTH VIEW



7 AR-102 SOUTH WEST VIEW



5 AR-102 WEST VIEW

8 AR-102 NORTH WEST VIEW

STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

FL COA: AA26001254

NUMBER	DESCRIPTION	DATE

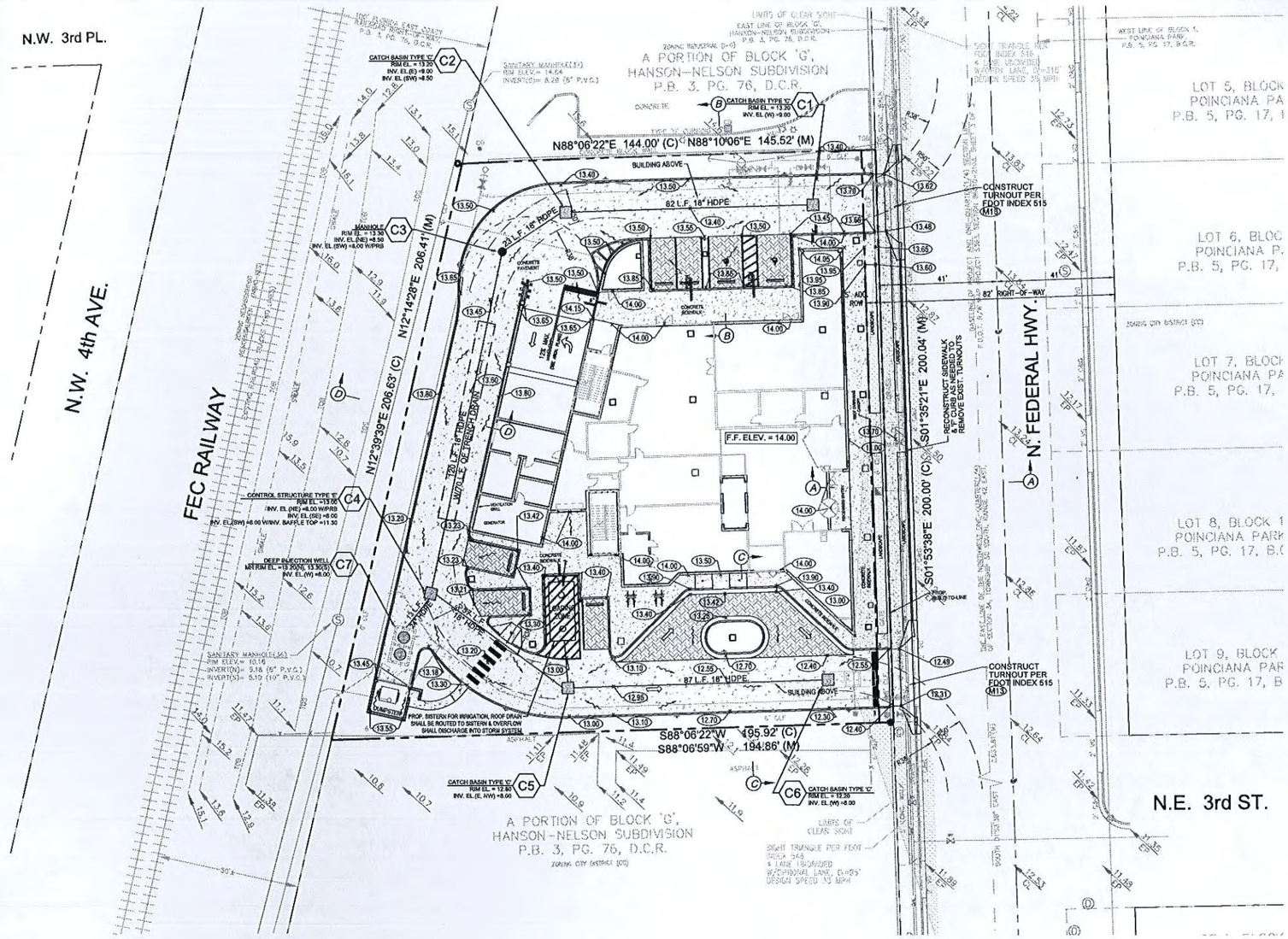
WINGATE INN BY WYNDHAM
DANIA BEACH, FLORIDA
321 NORTH FEDERAL HIGHWAY

WINGATE® BY WYNDHAM

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	8/9/2016 3:56:20 PM
ISSUE DATE	08/08/2016
SCALE	
JOB NUMBER	15-022
PROJECT STATUS	ISSUE FOR SITE PLAN APPROVAL
SHEET NAME	3D VIEWS
REFERENCE NO.	PZ #SP-075-15
SHEET NUMBER	AR-102

Copyright Dwell | Wallace and Associates, P.A. Reproduction or use for any purpose other than in connection with a project of Dwell | Wallace and Associates, P.A. is a violation of Federal and International Law. The information contained on this document are the intellectual property of Dwell | Wallace and Associates, P.A. and all rights are reserved.



LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT

LEGEND CONT:

D.E.	DRAINAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CATCH BASIN
X.XX	EXISTING ELEVATION
8.28	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. TRANSFORMER

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

THE FLOOD ZONE IS ZONE X. PER BROWARD COUNTY 100 YEAR FLOOD ELEVATION MAP, THE 100 YEAR FLOOD ELEVATION IS 8.0 NGVD (6.5 NAVD).

THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE

PAVING, GRADING & DRAINAGE PLAN

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
P.E. # 39461 Phone: (954) 680-6533 Fax: (954) 680-0323 LIC.# QB-0015697

WINGATE BY WYNDHAM

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'

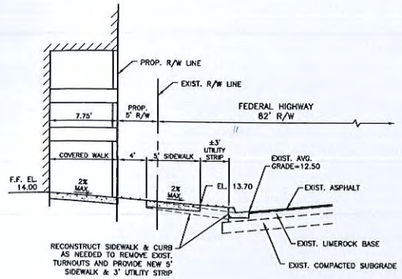
DATE: 06/25/15

DRAWN BY: JRW

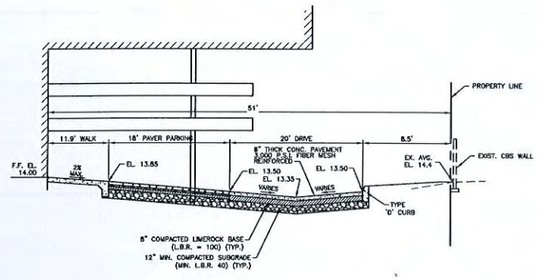
SHEET No.

C-1

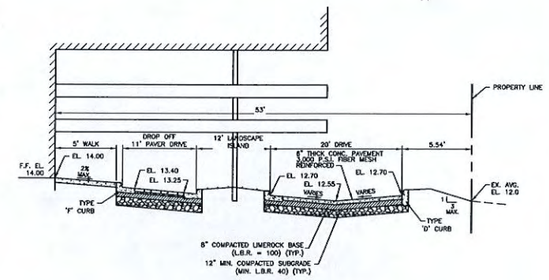
15011A



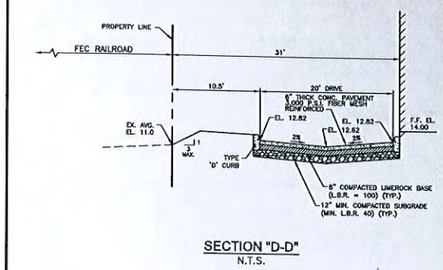
SECTION "A-A"
N.T.S.



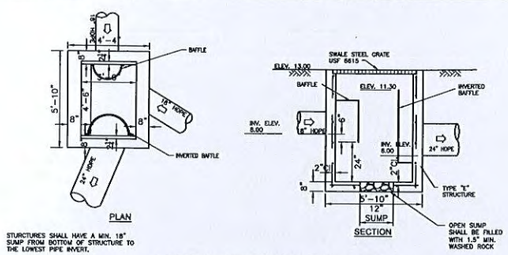
SECTION "B-B"
N.T.S.



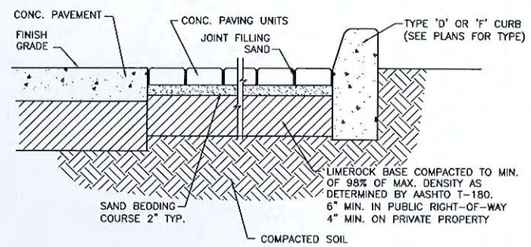
SECTION "C-C"
N.T.S.



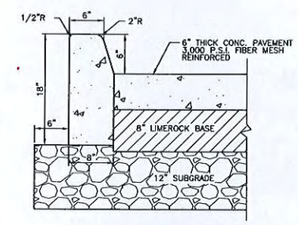
SECTION "D-D"
N.T.S.



CONTROL STRUCTURE C-4
N.T.S.

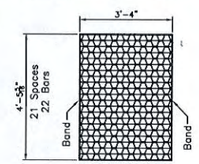


PAVER DETAIL
N.T.S.



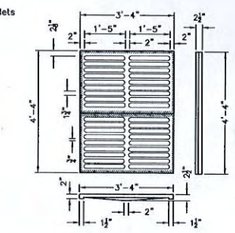
TYPE "D" CURB
N.T.S.

NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.



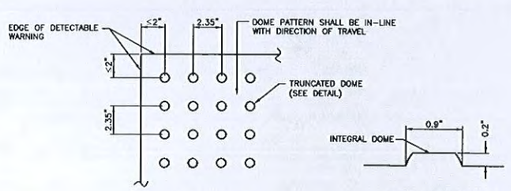
Straight Bars 2"x¼"
Reticuline Bars 1¼"x⅛"
Bands 2"x¼"
Approx. Weight 215 Lbs.

STEEL GRATE



Approx. Weight 465 Lbs.

CAST IRON GRATE

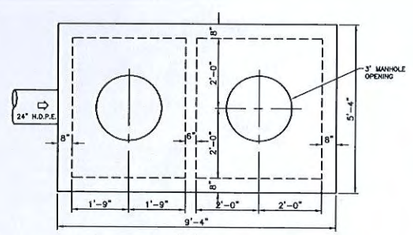


PLAN VIEW

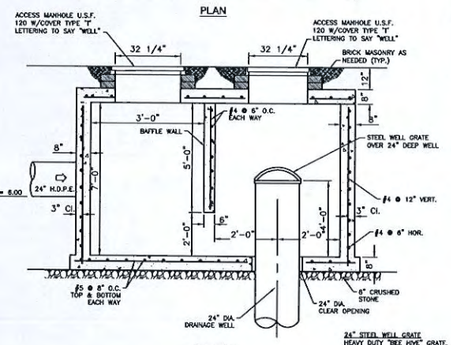
TRUNCATED DOME

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING
N.T.S.



PLAN

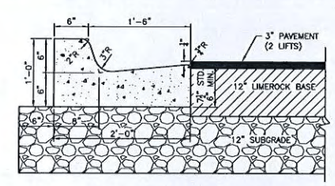


SECTION

24" STEEL WELL GRATE
HEAVY DUTY "BEE HIVE" GRATE.
OPENINGS: 1-1/2" MAX.
TOTAL OPENING: 1.7 SQ. FT. MIN.
FOR 24" WELL, OUTER DIAM.= 29"
STEEL WEL GRATE TO BE INSTALLED OVER 24" DEEP WELL.
STEEL GRATE TO BE NOT DIPPED GALVANIZED AFTER FABRICATION.

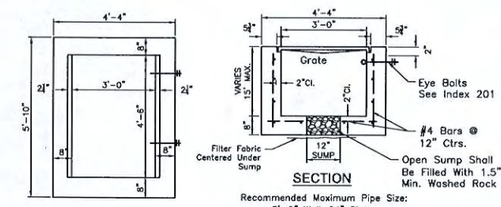
NOTES:
1. DEPTH OF CASING 80' MIN.
2. WELL SHALL BE OF SUFFICIENT LENGTH TO HAVE A DISCHARGE OF A MINIMUM OF 1000 GPM WITH 8.8 FEET OF AVAILABLE DRIVING HEAD.
3. DEPTH OF DRAINAGE WELL & CAPACITY SHALL BE VERIFIED BY CONTRACTOR.

DEEP WELL INJECTION BOX C-3
N.T.S.



TYPE 'F' CURB & GUTTER DETAIL
N.T.S.

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE NOTED ON PLANS.



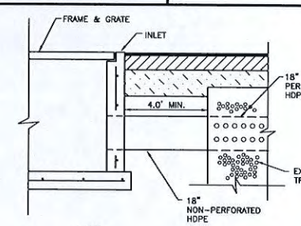
PLAN

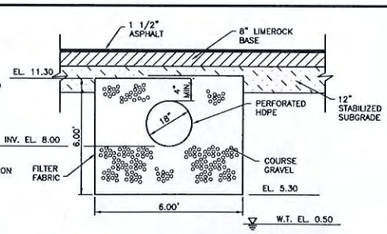
SECTION

Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe

Structures Shall Have A Min. 18" Sump From Bottom Of Structure To The Lowest Pipe Invert

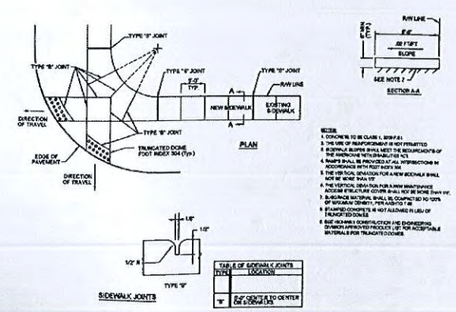
TYPE 'E' INLET
N.T.S.





NOTES:
1. PIPES SHALL TERMINATE 4' FROM END OF TRENCH (CAP ENDS OF PIPE) OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
3. BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER.
4. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE. (SEE POLLUTION RETARDANT BAFFLE DETAIL).

EXFILTRATION TRENCH DETAIL



THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

SHEET TITLE
ENGINEERING DETAILS

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/8/16

REVISIONS
11/22/13 PER SPM
06/06/14 CONSTRUCTION SET

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
C-2
15011A

N.W. 3rd PL.

N.W. 4th AVE.

FEC RAILWAY

N. FEDERAL HWY.

N.E. 3rd ST.

A PORTION OF BLOCK 'G', HANSON-NELSON SUBDIVISION P.B. 3, PG. 76, D.C.R.

LOT 5, BLOCK 1 POINCIANA PARK P.B. 5, PG. 17, B.C.R.

LOT 6, BLOCK 1 POINCIANA PARK P.B. 5, PG. 17, B.C.R.

LOT 7, BLOCK 1 POINCIANA PARK P.B. 5, PG. 17, B.C.R.

LOT 8, BLOCK 1 POINCIANA PARK P.B. 5, PG. 17, B.C.R.

LOT 9, BLOCK 1 POINCIANA PARK P.B. 5, PG. 17, B.C.R.

N88°06'22"E 144.00' (C) N88°10'06"E 145.52' (M)

N12°14'28"E 206.41' (M)

N12°39'39"E 206.63' (C)

S01°35'21"E 200.04' (M)

S01°53'38"E 200.00' (C)

S88°06'22"W 195.92' (C)
S88°06'59"W 194.86' (M)

82' RIGHT-OF-WAY

24" WHITE STOP BAR

6" WHITE

6" DOUBLE YELLOW

TYPICAL FIRE LANE SIGNAGE (SEE FR-1)

STOP R1-1

R3-5L

R3-5R

R5-1

DO NOT ENTER

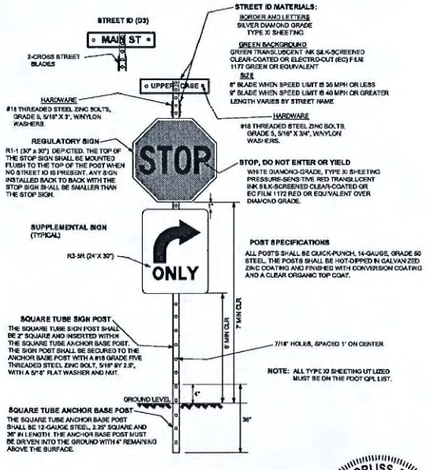
ENTER ONLY

BUILDING ABOVE

DUMPSTER

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY

Typical Details



LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT

LEGEND CONT:

D.E.	DRAINAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CATCH BASIN
X.XX	EXISTING ELEVATION
X.XX	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BOLLARD LIGHT
	PROP. TRANSFORMER

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NOTE: PAVEMENT MARKINGS SHALL BE 3M 5730 TAPE WITH PRIMER.

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE

PAVEMENT MARKING & SIGNAGE PLAN

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

WINGATE BY WYNDHAM

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'

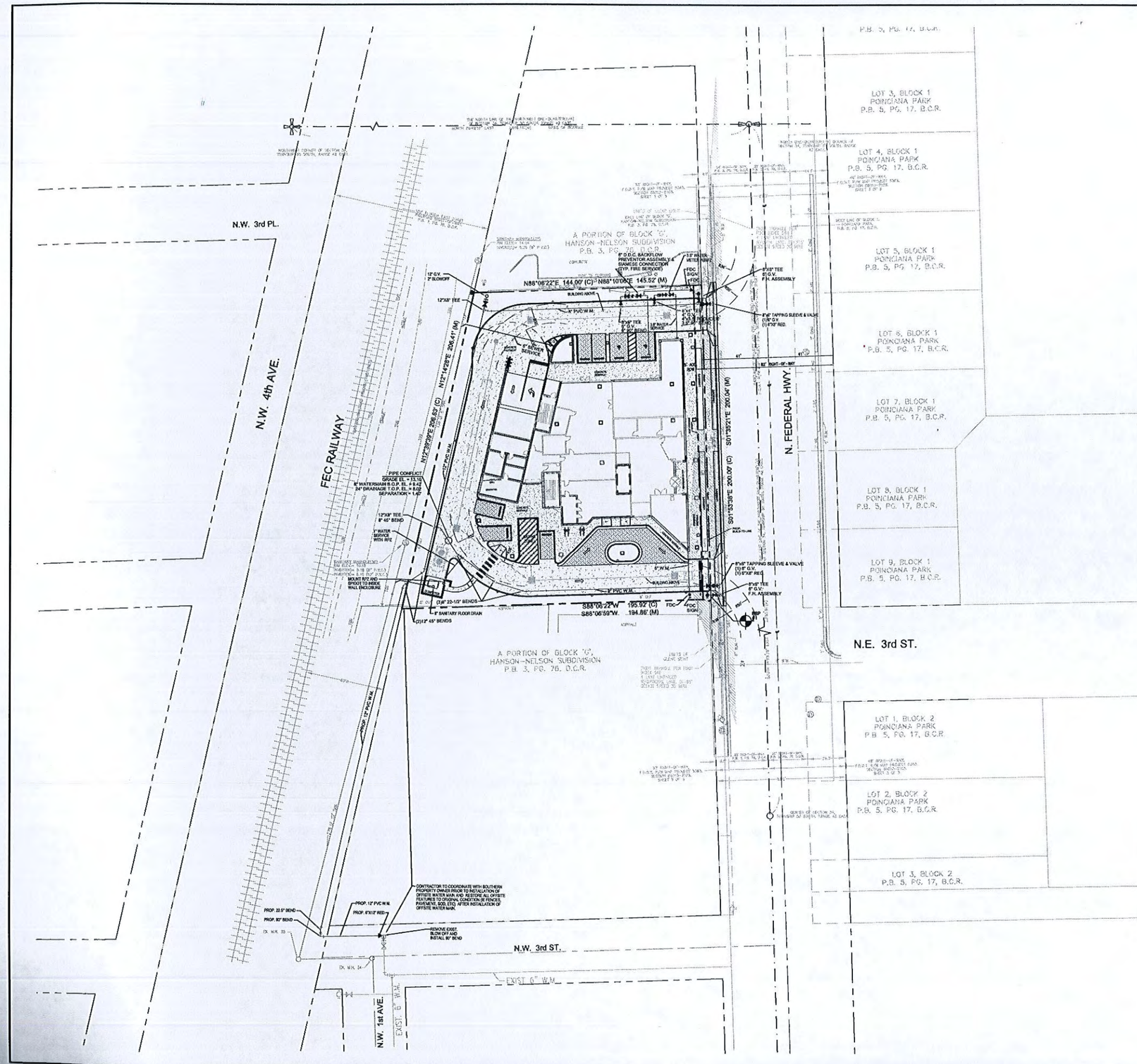
DATE: 06/25/15

DRAWN BY: JRW

SHEET No.

C-3

15011A



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	BLOW OFF
	SANITARY SEWER MANHOLE
	CATCH BASIN
X8.00	EXISTING ELEVATION
(8.20)x	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BOLLARD LIGHT
	TRAFFIC SIGN
MB	MAIL BOX
	TRANSFORMER
BSP #1	BACTERIAL SAMPLING POINT

PROPOSED WATER DEMAND:
PER BROWARD COUNTY POTABLE WATER DEMAND TABLE: 94 GPD/ROOM FOR HOTEL
PROPOSED ROOMS:108
ESTIMATED DEMAND: 108 ROOMS X 94 GPD/ROOM = 10,152 GPD

PROPOSED SEWER DEMAND:
PER BROWARD COUNTY WASTE WATER DEMAND TABLE: 77 GPD/ROOM FOR HOTEL
PROPOSED ROOMS:108
ESTIMATED DEMAND: 108 ROOMS X 77 GPD/ROOM = 8,316 GPD

PROPOSED SOLID WASTE GENERATION:
PER BROWARD COUNTY SOLID WASTE ESTIMATE: 3 LBS/ROOM/DAY FOR HOTEL
PROPOSED ROOMS:108
ESTIMATED DEMAND: 108 ROOMS X 3 LBS/ROOM/DAY = 324 LBS/DAY

NOTE: Contractor to field verify location of existing water & sewer mains prior to connection. Location of existing water & sewer shown on plans were approximated based on plans provided by The City of Dania Beach Utilities.

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

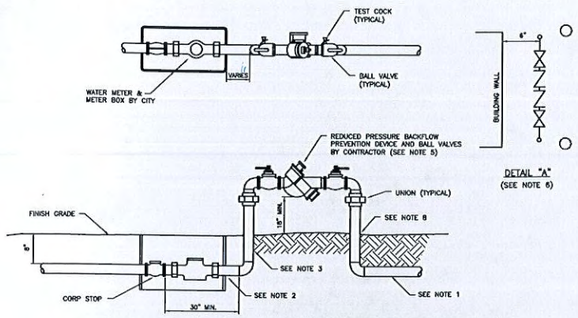
SHEET TITLE
WATER AND SEWER PLAN

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323 LIC.# QB-0015697
P.E. # 39461

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

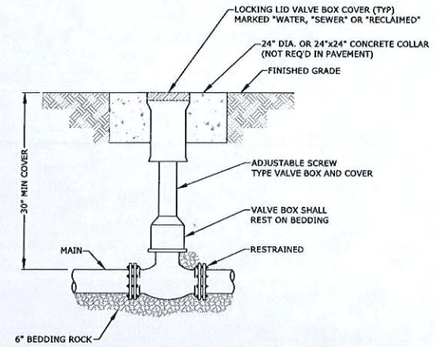
SCALE: 1"=30'
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
C-4
15011A



NOTES:

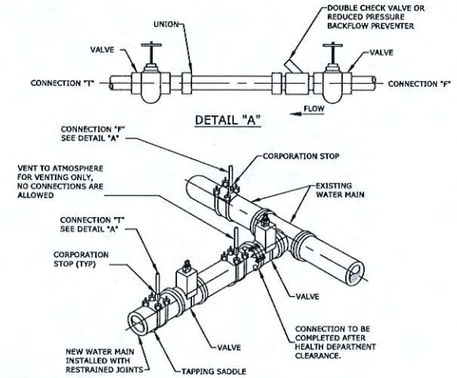
1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
2. IF THIS DISTANCE IS LESS THAN 3 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
4. BOTH 1 1/2" AND 2" ANGLE METER STOPS SHALL BE EQUIPPED WITH LOADING CAPS AND METER FLANGES.
5. APPROVED BACKFLOW PREVENTION DEVICES:
   1.) HERSEY MODEL FRP-II
   2.) FEDCO MODEL 825Y
   3.) FEBCO MODEL 825Y-A (NO UNIONS REQUIRED)
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6' BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES IN LIEU OF GATE VALVES.
8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH STAINLESS STEEL UNISTRUT. RISER TO BE SECURED TO UNISTRUT WITH STAINLESS STEEL (304) MOUNTING HARDWARE AND NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.

RPZ BACKFLOW PREVENTION DEVICE
N.T.S.



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

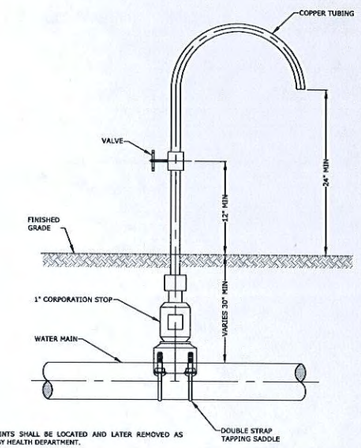
VALVE BOX DETAIL



NOTES:

1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN CLEARED BY HEALTH DEPARTMENT.
3. CLOSE CORPORATION STOPS AND PLUG/CAP WITH BRASS FITTINGS AFTER SAMPLING IS COMPLETED.

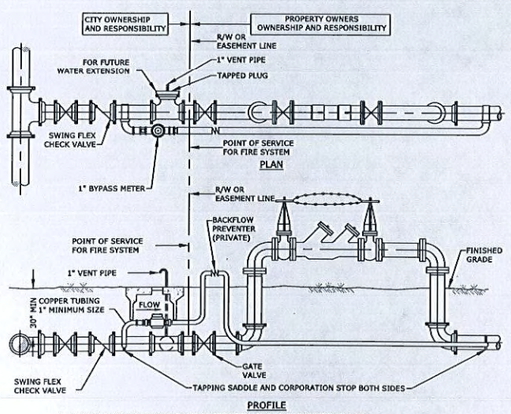
FILLING AND FLUSHING CONNECTION



NOTES:

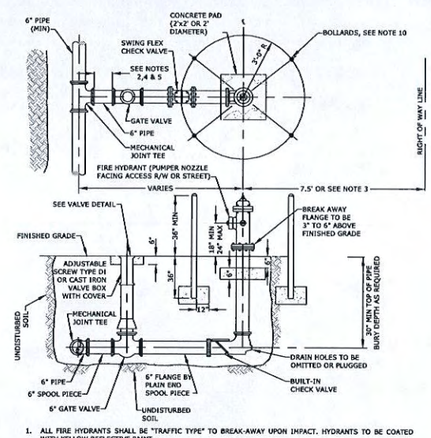
1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

SAMPLING POINT



1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY PROPERTY OWNER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL FOR WATER METER INSTALLATION AND NFP STDS & CODES. USE TYPE "K" COPPER TUBING AND BRASS OR COPPER FITTINGS.
4. BACKFLOW PREVENTER FOLLOWING THE METER SHALL BE THE SAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE. THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER. METER BOX SHALL BE SUPPLIED BY CONTRACTOR.
5. EXTENT OF CITY OWNERSHIP IS LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING.
6. 1" VENT PIPE TO BE REMOVED AFTER CITY APPROVAL.

DEDICATED FIRE SYSTEM
PRIVATE FIRE PROTECTION
4", 6" AND 8" DIAMETER CONNECTION



1. ALL FIRE HYDRANTS SHALL BE "TRAFFIC TYPE" TO BREAK-AWAY UPON IMPACT. HYDRANTS TO BE COATED WITH YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT STANDARDS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. THE STEAMER OPENING IS TO BE 4 1/2" IN SIZE WITH 4 NATIONAL STANDARD THREADS PER INCH.
7. THE FIRE HYDRANT MAIN BODY VALVE SHALL OPEN AGAINST THE FLOW AND SHALL CLOSE WITH THE FLOW.
8. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
9. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.
10. BOLLARDS TO BE SCH. 3" STEEL PIPE FILLED WITH CONCRETE AND COATED WITH YELLOW REFLECTIVE PAINT. OMIT REAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST.

FIRE HYDRANT INSTALLATION

JAY CORLISS EVANS
LICENSE No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

9/11/16

SHEET TITLE
STANDARD WATER DETAILS

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
C-5
15011A

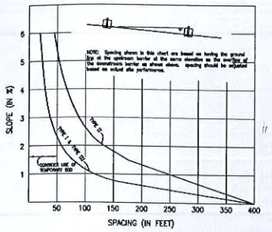
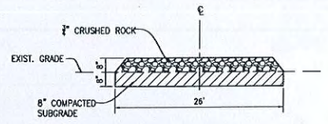
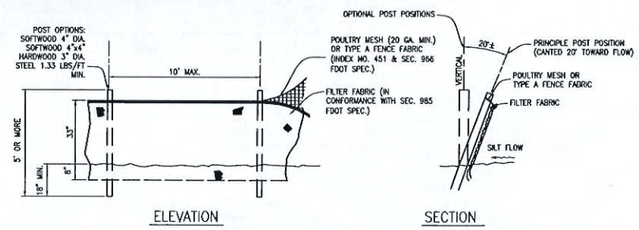


CHART I
RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE

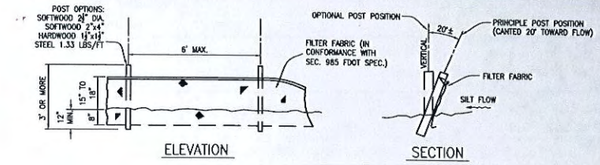


CROSS SECTION SITE ACCESS
N.T.S.



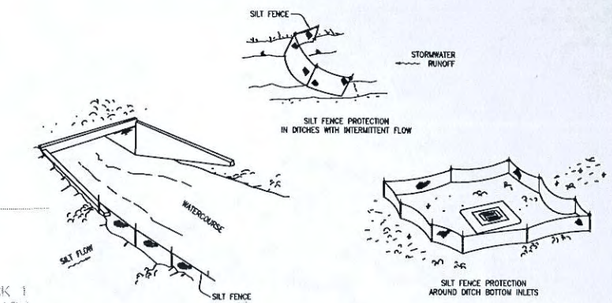
ELEVATION SECTION

TYPE IV SILT FENCE



ELEVATION SECTION

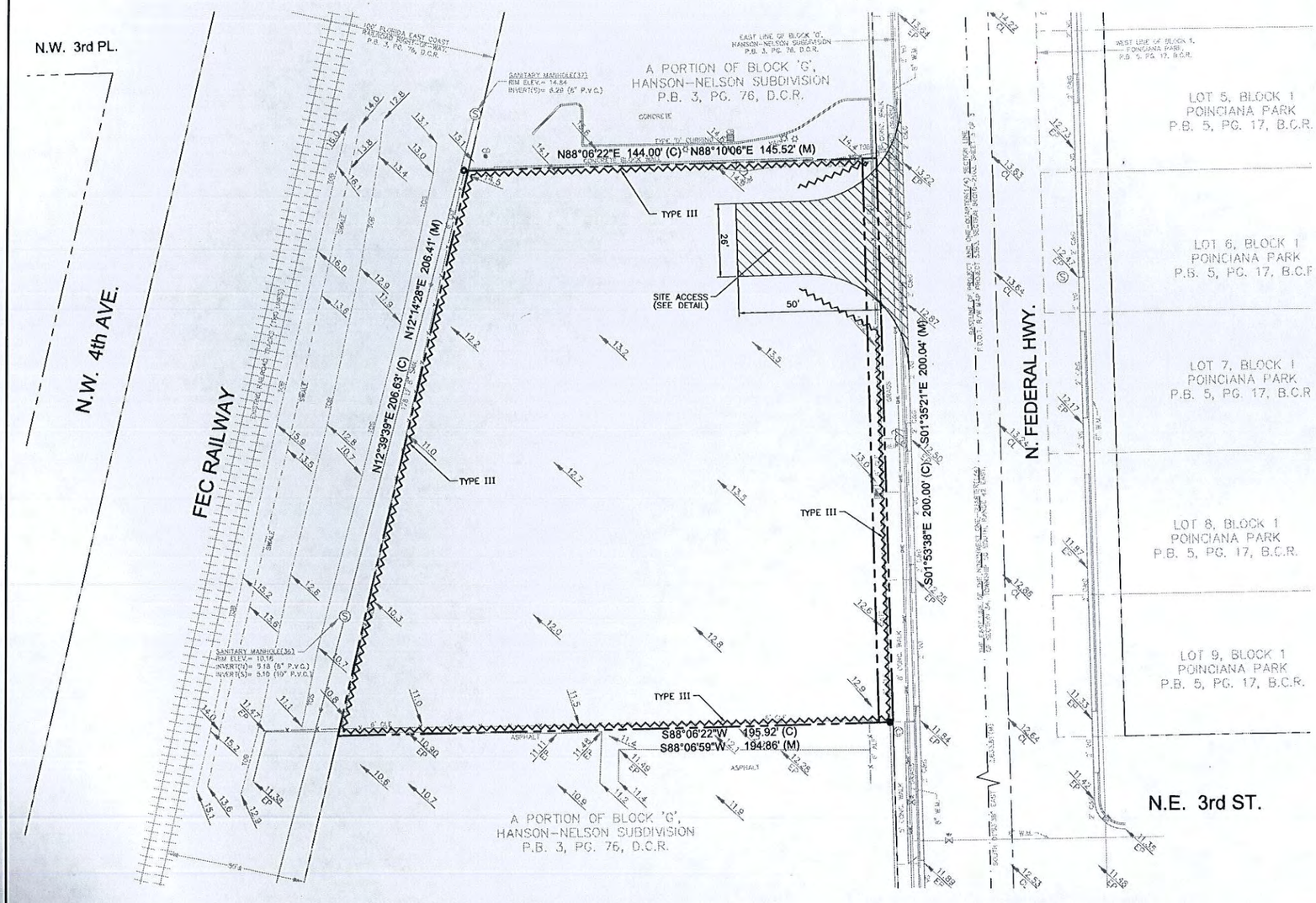
TYPE III SILT FENCE



SILT FENCE APPLICATIONS

POLLUTION/EROSION CONTROL DETAIL

SEE F.D.O.T. INDEX 102 SHEETS 1 & 3 OF 3



NOTES FOR SILT FENCES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER WAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (L.F.).

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE
EROSION CONTROL PLAN

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-0323 Fax: (954) 680-6533
P.E. # 39461 LIC.# QB-0015697

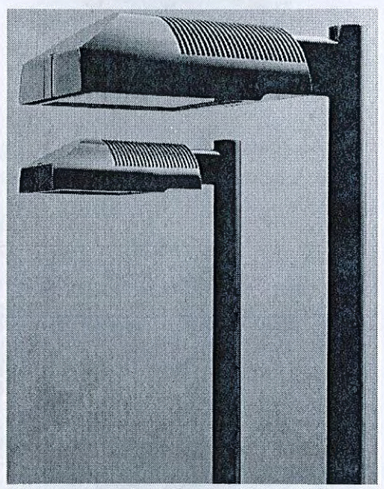
WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
ER-1
15011A

GRAPHIC SCALE

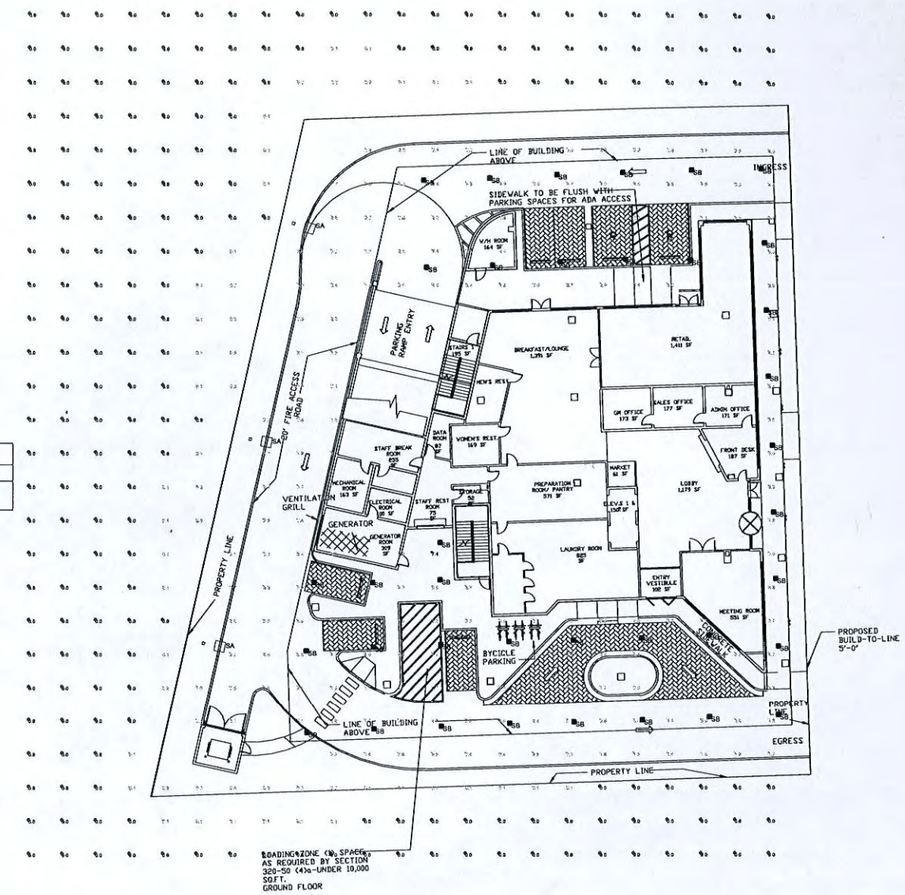
20 0 10 20 40

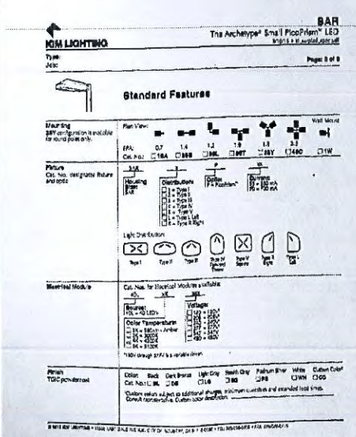
(IN FEET)
1 inch = 20 ft.

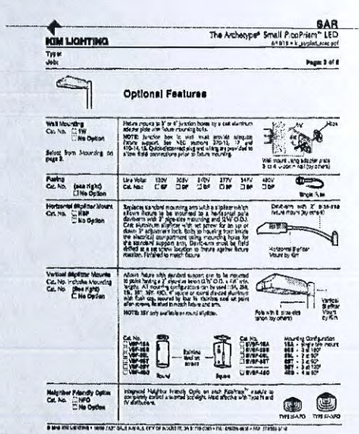


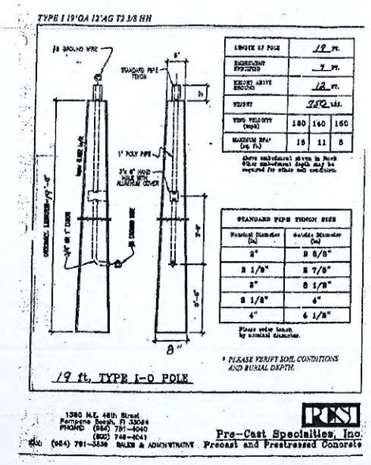
LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	LLF	Watts
	SA	3	KIM LIGHTING 1AI SAR3P7S/40L4KV OLTAGE/ COLORS/INFO (POLE MT @ 12 FT AFG)	sar3p7s-40l4k-info.ies	0.75	93
	SB	37	PRESCOLITE LF6SQLED4 VOLTAGE 6SQLEDSG4 40K WT (RECESSED)	6254.ies	0.75	40

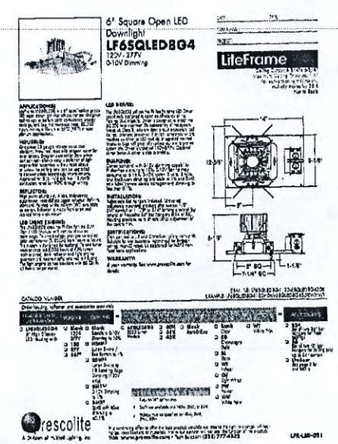
STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Overall Focal Plane (Illuminance Area)	3.3 fc	7.4 fc	1.0 fc	7.4:1	3.3:1











REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

WINGATE BY WYNDHAM

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

JAY CORLISS EVANS
LICENSE No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: 1"=20'

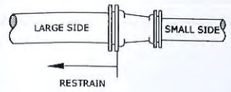
DATE: 06/25/15

DRAWN BY: JRW

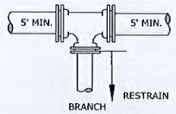
SHEET No.
E-1

15011A

SHEET TITLE
PHOTOMETRIC PLAN



STRAIGHT REDUCER



TEE REDUCER

SMALL SIDE

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'
PVC PIPE				
	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

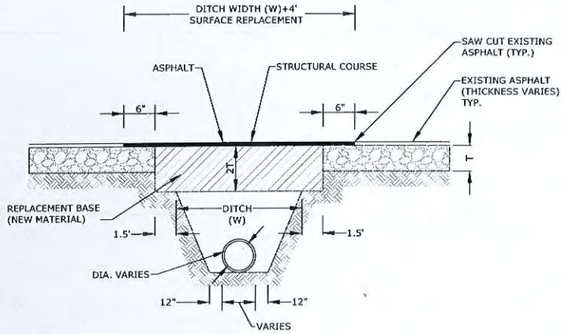
BRANCH SIZE

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'
PVC PIPE				
	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		9'	1'	1'
8"			24'	16'
10"				37'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY THE CITY. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

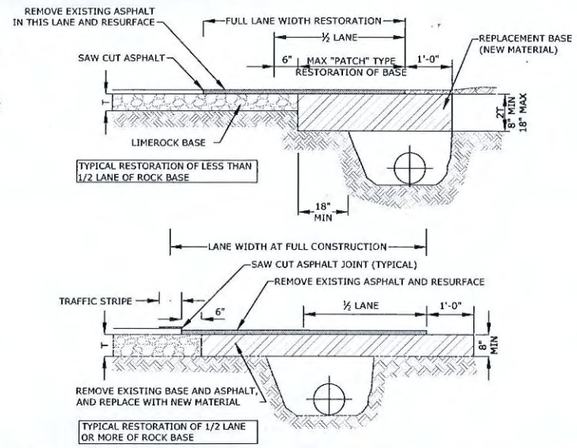
RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS



NOTES:

1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% (60% FOR LOCAL STREETS).
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

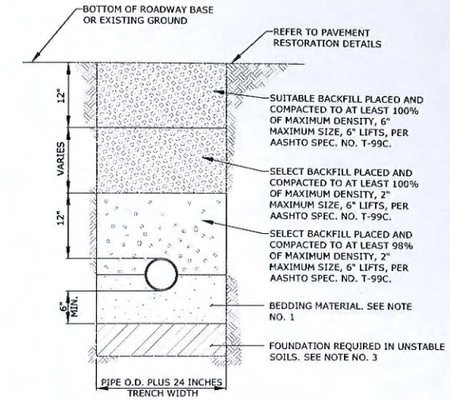
RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION



NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ¼ INCH AND A MAXIMUM OF 2" IN THICKNESS.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

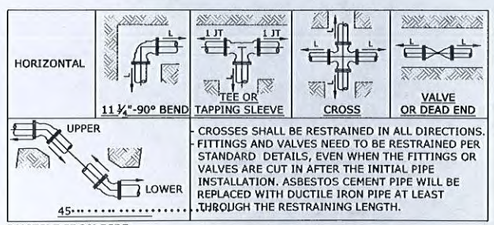
RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION



NOTES:

1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

TYPICAL TRENCH BACKFILL



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	28	12	4
8	2	4	8	17	20	37	16	5
10	2	5	19	21	27	44	19	6
12	3	5	10	24	34	52	22	6

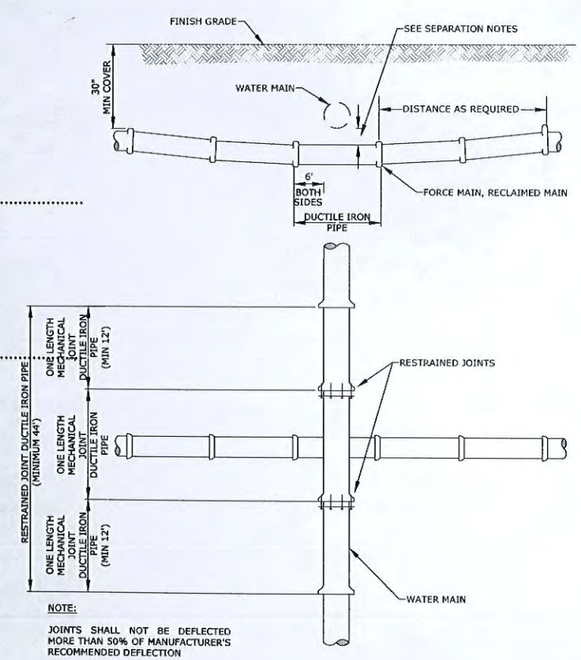
PVC PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	2	3	5	12	5	32	14	3
6	2	4	7	16	18	45	19	5
8	3	5	9	21	31	59	25	6
10	3	5	11	25	43	71	30	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY THE CITY. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

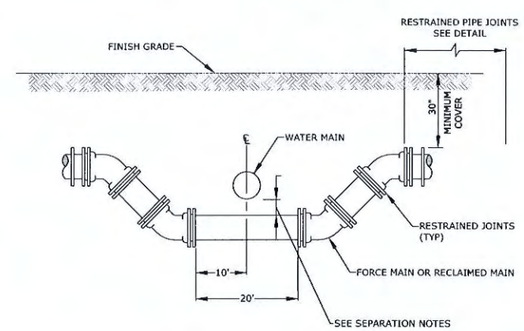
RESTRAINED JOINT REQUIREMENTS SINGLE FITTING



NOTE:

JOINTS SHALL NOT BE DEFLECTED MORE THAN 50% OF MANUFACTURER'S RECOMMENDED DEFLECTION

STANDARD UTILITY CROSSING



WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY THE CITY.

SPECIAL UTILITY CROSSING

NOTES ON PIPE SEPARATIONS:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAINS CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN A MINIMUM TEN (10) FEET HORIZONTAL DISTANCE BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN. MAINTAIN A MINIMUM THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. FITTINGS SHALL BE RESTRAINED.
5. THE DEFLECTION TYPE CROSSING IS PREFERRED.

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE

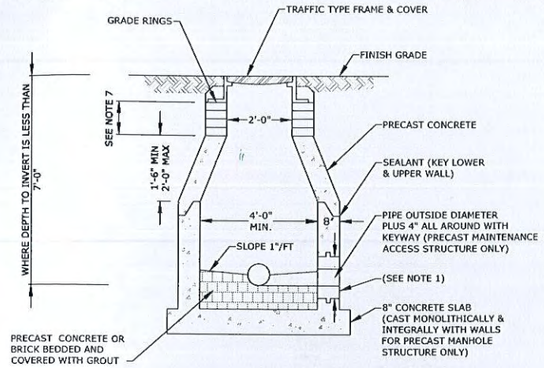
GENERAL WATER AND SEWER DETAILS

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

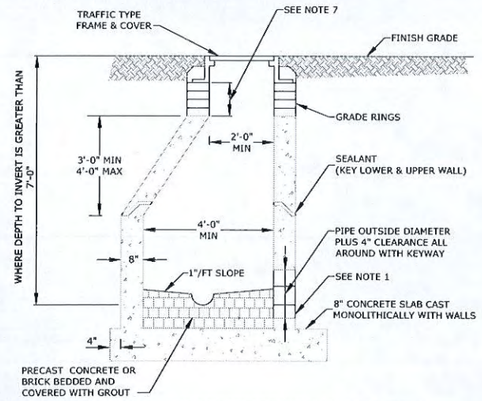
WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No. C-6
15011A



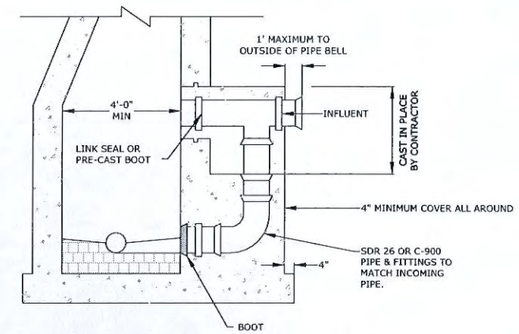
1. MANHOLE STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL.
2. MANHOLE STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
8. SET MANHOLE STRUCTURE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

SHALLOW MANHOLE STRUCTURE



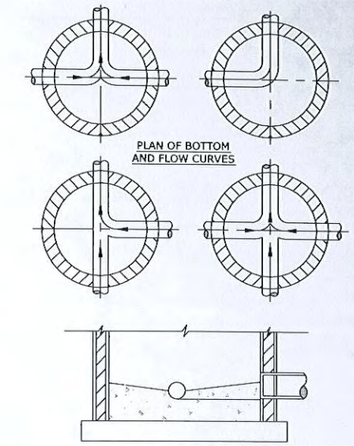
1. MANHOLE STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL.
2. MANHOLE STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
8. SET MANHOLE STRUCTURE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

PRECAST MANHOLE STRUCTURE



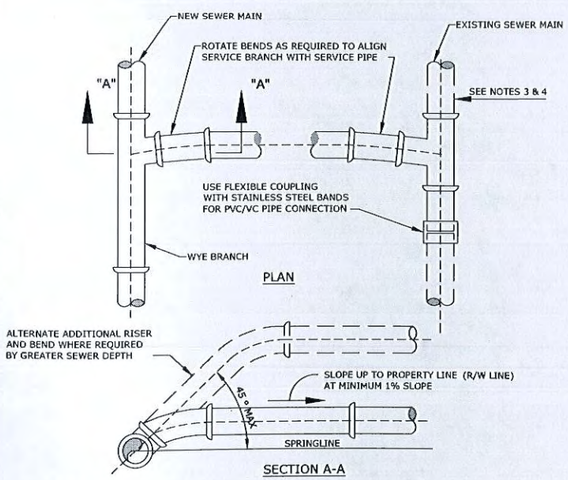
1. THE MANUFACTURER'S PORTION OF THE CONCRETE ENCASEMENT FOR THE DROP CONNECTION SHALL BE POURED INTEGRALLY WITH BOTH THE MANHOLE STRUCTURE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO (2) FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. ALL REQUIREMENTS FOR PRECAST MANHOLE STRUCTURES WITHOUT DROP CONNECTIONS WILL ALSO APPLY TO PRECAST MANHOLE STRUCTURES WITH DROP CONNECTIONS. SEE PRECAST MAANHOLE STRUCTURE STANDARD DETAIL FOR OTHER REQUIREMENTS.
4. ALL PIPES TO'BE SAME DIAMETER AS INFLUENT SEWER MAIN.

PRECAST MANHOLE STRUCTURE DROP CONNECTION



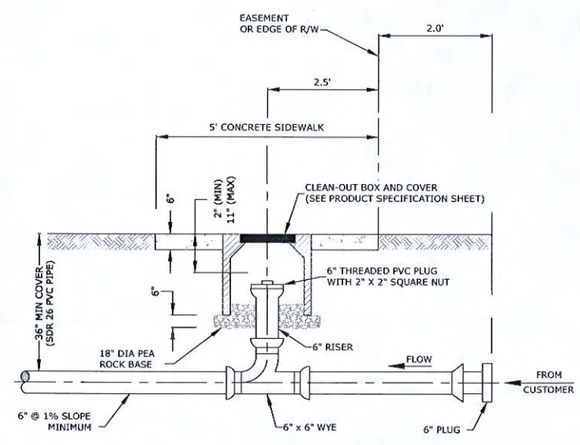
1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MANHOLE STRUCTURE SHELF 1"/FT MANHOLE STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH BRICK COVERED WITH 1" OF MORTAR.

INVERT CHANNEL FLOW DIRECTIONS



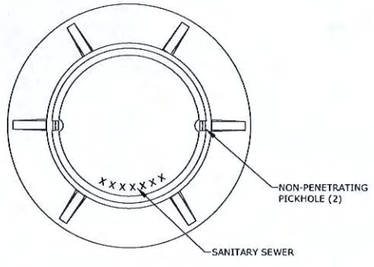
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
5. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
6. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

WYE SEWER SERVICE CONNECTION



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE



GRAVITY SEWER MANHOLE FRAME AND COVER

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

JCE 8/4/16

SHEET TITLE
STANDARD SEWER DETAILS

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. #39461 LIC.# QB-0015697

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No. C-7
15011A

I. APPLICABLE CODES

A. GENERAL:

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF DAVIE, CITY OF DANIA BEACH, BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION (BCDPEP), BROWARD COUNTY HEALTH DEPARTMENT (BCHD), BROWARD COUNTY WATER RESOURCES (BCWR), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.

B. CONSTRUCTION SAFETY:

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

C. TRENCH SAFETY ACT:

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   a. REFERENCE TO THE SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   b. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   c. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHERE A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2, TO THE ENGINEER PRIOR TO STARTING WORK.

D. SURVEY DATA:

ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

II. PRECONSTRUCTION RESPONSIBILITY

A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE CITY OF DANIA BEACH ENGINEERING DIVISION AND UTILITIES DEPT., THE OWNER, AND THE ENGINEER, AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE ENGINEERING DIVISION.

B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE CERTIFICATION NUMBER" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS, SUNSHINE CERTIFICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

E. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL IN TURN NOTIFY THE CITY OF DANIA BEACH ENGINEERING DIVISION AND/OR THE UTILITIES DEPARTMENT.

III. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE CITY OF DANIA BEACH CITY ENGINEERING (954-924-3615), CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT (954-924-3741), BCWR ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION (954-765-4400), AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. STORM DRAINAGE.
2. SANITARY SEWER.
3. WATER SYSTEM.
4. SUBGRADE; SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
5. LIMEROCK BASE; SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ASPHALTIC CONCRETE.
7. FINAL.

B. ALL INSPECTIONS MADE BY THE CITY OF DANIA BEACH, BRWR, AND FDOT, THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICES.

IV. SHOP DRAWINGS

A. PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, A MATERIAL LIST SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF DANIA BEACH FOR SANITARY MANHOLES, HYDRANTS, VALVES, PIPING, LIFT STATIONS AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS AND APPURTENANCES.

B. ANY PRODUCT THAT IS NOT ON THIS LIST MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD AND THE CITY OF DANIA BEACH P&D. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (SIX COPIES) FOR EACH PRODUCT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON-STANDARD ITEMS.

C. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

V. TEMPORARY FACILITIES

A. TEMPORARY UTILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEE AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER METER FROM THE CITY, PAYING FOR ALL WATER USED FOR CONSTRUCTION AND PREVENTING USE OF UN-METERED WATER. NO WATER SERVICE OR FIRE HYDRANT SHALL BE USED UNTIL ACCEPTED AND APPROVED FOR SERVICE BY THE APPROPRIATE AGENCIES. WATER SERVICES SHALL BE LOCKED UNTIL METERS ARE SET. FIRE HYDRANTS SHALL BE COVERED AND TAGGED 'OUT OF SERVICE' UNTIL THE WATER SYSTEM IS APPROVED AND PRESSURIZED FOR SERVICE.

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITED.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OF DANIA BEACH.

VI. PROJECT CLOSE OUT

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR THE CITY OF DANIA BEACH, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, GRAVITY SEWER, 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 PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
4. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT.

B. PROJECT RECORD DOCUMENTS:

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.
2. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO AND AND APPROVED BY THE ENGINEER AND THE CITY OF DANIA BEACH PRIOR TO THE PLACING THE LIMEROCK BASE MATERIAL.
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER AND THE CITY OF DANIA BEACH PRIOR TO PLACING ASPHALT.
4. PRIOR TO PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES AND ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER AND THE CITY OF DANIA BEACH HAVE REVIEWED AND APPROVED THE "AS-BUILTS".
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDED IS A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. "AS-BUILT" INFORMATION ON THE WATER SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS AND WATER SERVICES AND TOP-OF-PIPE ELEVATION ON 100-FOOT INTERVALS AT A MINIMUM.
7. ALL "AS-BUILT" INFORMATION ON ELEVATIONS, STATIONING OFFSETS AND TIES OF THE WATER, SANITARY SEWER, PAVING AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
8. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
9. PRIOR TO A FINAL INSPECTION BY THE CITY OF DANIA BEACH, THE ENGINEER SHALL SUBMIT TWO (2) SETS OF BLUEPRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS.
10. THE FOLLOWING SUBMITTALS TO THE CITY OF DANIA BEACH ARE REQUIRED AFTER THE PROJECT IS COMPLETED AND APPROVED BY THE CITY ENGINEER:
    a. TWO (2) COMPLETE "AS-BUILT" SETS OF BLUEPRINTS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND THE ENGINEER.
    b. ONE (1) COMPLETE "AS-BUILT" SET OF MYLAR.
    c. ONE (1) "AS-BUILT" CD IN AUTOCAD.

VII. WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM

A. GENERAL:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF DANIA BEACH P&D DEPARTMENT AND THE ENGINEER OF RECORD NO LATER THAN 24 HOUR PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. A CITY OF DANIA BEACH P&D DEPARTMENT REPRESENTATIVE AND THE ENGINEER OF RECORD MUST BE PRESENT.
2. SEPARATION OF WATER AND SEWER MAINS:
   a. PARALLEL WATER AND SEWER MAINS SHALL HAVE A MINIMUM 10 FEET HORIZONTAL SEPARATION. WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE IN A SEPARATE TRENCH AND BE AT LEAST 18 INCHES BELOW THE WATER MAIN OR BOTH MAINS SHALL BE DUCTILE IRON WITH A MINIMUM 12' CLEARANCE, PER PRESSURE PIPE SPECIFICATIONS.
   b. THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18 INCHES VERTICAL CLEARANCE. WHERE THE CLEARANCE IS LESS THAN 18 INCHES, THE SEWER MAIN AND THE WATER MAIN SHALL BE DUCTILE IRON PIPE, WITH A MINIMUM 12" CLEARANCE, FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.
   c. IF A SEWER MAIN MUST CROSS ABOVE A WATER MAIN, REGARDLESS OF VERTICAL CLEARANCE, THE PRECAUTION IN ITEM (b.) ABOVE SHALL BE TAKEN.
3. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS FOR THE WATER MAINS AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF DANIA BEACH AND THE BROWARD COUNTY HEALTH DEPARTMENT.
4. CLEANING OF NEWLY INSTALLED PIPING SYSTEMS SHALL BE ACCOMPLISHED USING PIPE PIGGING METHODS. OPEN FLUSHING SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE UTILITIES DEPARTMENT. ALL WATER WILL BE ACCOUNTED FOR.
5. ALL EFFORTS SHALL BE MADE SO THAT WATER AND FORCE MAINS CROSS ABOVE DRAINAGE LINES WITH ADEQUATE COVER AND SEPARATION. IF THIS IS NOT POSSIBLE, IT SHALL BE INDICATED ON THE PLANS.
6. A THREE (3) FOOT LATERAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SEWER LINES AND OBSTRUCTIONS (I.E., CATCH BASINS, CONCRETE POLES, ETC.), FIVE (5) FEET FROM TREES.
7. THE MAXIMUM DEPTH TO THE BOTTOM OF THE PRESSURE MAIN INSTALLED SHALL NOT EXCEED SIX (6) FEET UNLESS APPROVED BY THE CITY OF DANIA BEACH UTILITIES DEPARTMENT.
8. ALL WATER DISTRIBUTION AND SEWER COLLECTION RELATED WORK AND INSPECTIONS WILL BE INSPECTED AND APPROVED BY THE CITY OF DANIA BEACH UTILITIES DEPARTMENT.
9. WATER MAIN INSTALLATION SHALL MEET THE COLOR CODING REQUIREMENTS OF 62-555.320 (FAC).

B. MATERIAL:

1. PIPE:

THE WATER MAIN AND/OR SEWAGE FORCE MAIN SHALL BE EITHER POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP) AND SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.

   a. PVC PIPE SHALL BE ASTM 1120 PRESSURE PIPE WITH IRON O.D., CLASS 150 (DR 18), CONFORMING TO ANSI/AWWA C900-97 OR C905-97 AND SHALL HAVE PUSH RUBBER GASKET JOINTS.
   b. DIP SHALL BE CLASS 350 WALL THICKNESS (UP TO 12"), CLASS 300 (14"-18"), CLASS 250 (20" OR GREATER) WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-02, OR LATEST REVISION. SEWAGE PIPE SHALL BE EITHER DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4-03 OR LATEST REVISION, OR EPOXY LINED CONFORMING TO ANSI/AWWA C105/A21.5-05 OR LATEST REVISION, OR APPROVED EQUAL. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH ON TYPE, MECHANICAL JOINT OR FLANGED. FLANGED PIPE SHALL CONFORM WITH THE PHYSICAL AND CHEMICAL REQUIREMENTS AS SET FORTH IN THE HANDBOOK OF DUCTILE IRON PIPE OF THE CAST IRON PIPE RESEARCH ASSOCIATION. ALL DIP FORCE MAIN SHALL BE EPOXY LINED.

2. FITTINGS:

FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO ANSI/AWWA C153/A21.53-00, OR LATEST REVISION, AND CLASS 250 IN SIZES 24" AND LARGER, CONFORMING TO ANSI/AWWA C110/A21.10-03, OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME AS PIPE.

3. VALVES:
   a. VALVES SHALL BE GATE VALVES FOR WATER (4"-12" SIZE), BUTTERFLY VALVES FOR WATER (16" AND UP SIZE), OR PLUG VALVES FOR FORCE MAIN (ALL SIZES).
      i. GATE VALVES SHALL BE IRON BODY, FULLY RESILIENT SEAT, BRONZE MOUNTED NON-RISING STEM, DOUBLE DISC, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-01 OR LATEST REVISION. EXPOSED VALVES SHALL BE OUTSIDE.
      ii. BUTTERFLY VALVES AND OPERATORS SHALL CONFORM TO ANSI/AWWA C504-00 STANDARD FOR RUBBER SEATED BUTTERFLY VALVES, OR LATEST REVISIONS. VALVES SHALL BE CLASS 150 A OR B.
      iii. PLUG VALVES SHALL BE SEMI-STEEL BODY, NON-LUBRICATED, ECCENTRIC TYPE, WITH RESILIENT FACED PLUGS, AND CAPABLE OF DRIP-TIGHT SHUT OFF AT THE RATED PRESSURE IF APPLIED AT EITHER PORT. VALVES ARE TO BE EQUIPPED WITH ACTUATING NUTS, CAST IRON HANDWHEELS OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION AND TYPE OF OPERATOR.
   b. AIR RELEASE VALVES
      i. SEWER FORCE MAIN AIR RELEASE VALVES – SYSTEM SHALL BE A COMBINATION OF ONE SEWAGE AIR RELEASE VALVE AND ONE SEWAGE AIR/VACUUM VALVE WITH DUAL ISOLATION PLUG VALVES. BOTH VALVE BODIES AND COVERS SHALL BE OF CAST IRON CONSTRUCTION, ASTM A126-B. ALL INTERNAL PARTS SHALL BE STAINLESS STEEL, ASTM A-240 TYPE 304 AND ASTM A276 TYPE 303. THE VENTING ORIFICE SHALL BE 5/16" IN DIAMETER WITH STAINLESS STEEL SEAT. THE INLET OPENINGS SHALL BE A MINIMUM OF 2" NPT SCREWED CONNECTION FOR BOTH VALVES. THE VALVES SHALL FULLY CAPABLE OF OPERATION IN SEWAGE FORCE MAIN. BOTH VALVES SHALL INCLUDE A BACK-FLUSHING FEATURE FOR PERIODIC CLEANING OF THE INTERNAL MECHANISM. THE OVERALL HEIGHT SHALL NOT EXCEED 22-1/2 INCHES.
      ii. WATER MAIN AIR RELEASE VALVES – VALVE BODY AND COVER SHALL BE OF CAST IRON CONSTRUCTION, ASTM A126-B, ALL INTERNAL WORKING PARTS SHALL BE OF STAINLESS STEEL ASTM A240, TYPE 303 FOR THE FLOAT AND ASTM A296 TYPE 316 FOR THE LINKAGE. THE VENTING ORIFICE SHALL BE 3/16' IN DIAMETER WITH BRASS SEAT. THE INLET OPENING SHALL BE A 2" NPT SCREWED CONNECTION. THE OVERALL HEIGHT SHALL NOT EXCEED 13 INCHES.
   c. A REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL VALVE LOCATIONS OUTSIDE THE ROAD PAVEMENT. WATER MARKERS SHALL BE WHITE, SEWER MARKERS SHALL BE GREEN.
4. FIRE HYDRANTS:
   a. FIRE HYDRANTS SHALL HAVE A MINIMUM 5 1/4" VALVE OPENING AND SHALL OPEN AGAINST THE PRESSURE AND CLOSE WITH THE FLOW. HYDRANTS SHALL MEET OR EXCEED ANSI/AWWA C502-05, C503-05 OR LATEST REVISION, AND SHALL COMPLY WITH FACTORY MUTUAL RESEARCH CORPORATION AND UNDERWRITERS LABORATORIES UL246 STANDARD.
   b. ALL FIRE HYDRANTS ARE TO BE INSTALLED WITHIN SIX FEET (6') FROM THE OUTSIDE CURB LINE OR EDGE OF THE PAVEMENT.
   c. ALL STREAMER 4-1/2" CONNECTION SHALL FACE THE ROADWAY, AND NOT THE PARKING SPACES.
   d. ALL FIRE HYDRANTS SHALL BE ERECTED SO AS TO HAVE THE CENTER OF THE STEAMER CONNECTION A MINIMUM OF 18" ABOVE THE CROWN OF THE NEAREST ROADWAY, OR 18" ABOVE SURROUNDING GROUND.
   e. VISIBILITY AND ACCESS TO FIRE HYDRANTS: NO FIRE HYDRANT(S) SHALL BE SUBSTANTIALLY OBSCURED FROM THE ADJACENT ROADWAY OR ACCESS WAY BY PLANTINGS, WALLS, OR OTHER VISUAL SCREENING WITHIN SEVEN AND ONE-HALF FEET (7.5') OF THE REAR AND SIDES, AND NO OBSTRUCTIONS IN FRONT OF THE FIRE HYDRANT(S).
   f. ONE OR MORE BLUE DOUBLE REFLECTIVE D.O.T. TYPE ROAD MARKER ARE TO BE ADHERED TO THE HARD SURFACE ROADWAY IN THE MIDDLE OF THE LANE NEAREST TO AND DIRECTLY IN FRONT OF NEWLY INSTALLED FIRE HYDRANT. (TWO (2) REFLECTORS ON CORNER HYDRANT AND FOR EACH ROADWAY.)
   g. ALL FIRE HYDRANTS ARE TO BE PAINTED YELLOW. (RUSTOLEUM #944 SAFETY YELLOW OR APPROVED EQUAL.)
   h. ALL FIRE HYDRANTS THAT ARE NOT IN SERVICE (NOT ABLE TO FLOW WATER), SHALL BE COVERED WITH A PLASTIC BAG, AND THE BAG IS TO BE SECURED TO THE HYDRANT WITH TAPE.
   i. (LOCATION APPROVAL REQUIRED BY FIRE DEPARTMENT) SIAMESE FIRE DEPARTMENT CONNECTION SHALL BE FREE STANDING WITHIN TWENTY-FIVE FEET (25') OF NEAREST FIRE HYDRANT, WITHIN SIX FEET (6') FROM OUTSIDE CURB OR EDGE OF PAVEMENT. THERE SHALL BE A SPACE, FOUR FEET (4') ON BOTH SIDES OF THE CENTER LINE OF THE SIAMESE THAT MUST BE KEPT OPEN AT ALL TIMES, AND POSTED "NO PARKING, FIRE DEPARTMENT CONNECTION", THIRTY-SIX INCHES HIGH.
   j. HYDRANT PERMIT SHALL BE PULLED AT THE FIRE DEPARTMENT. $25.00 PERMIT FEE PLUS $25.00 PER HYDRANT.
   k. ALL FIRE HYDRANTS ARE TO BE FLOW TESTED BY THE FIRE DEPARTMENT UPON ACCEPTANCE OF SYSTEM BY THE UTILITIES DEPARTMENT. HYDRANTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE START OF ANY STRUCTURAL CONSTRUCTION ON SITE.
5. DETECTOR TAPE:
   a. DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE FOR WATER MAIN AND BROWN TAPE FOR FORCE MAIN, WITH A METALLIZED FOIL CORE LAMINATED BETWEEN 2 LAYERS OF PLASTIC FILM. THE WORDS "CAUTION WATER LINE BURIED BELOW" OR "CAUTION FORCE MAIN BURIED BELOW" SHALL BE PRINTED AT 30" INTERVALS ALONG THE TAPE. TAPE SHALL BE PLACED 18" BELOW GRADE ABOVE ALL PVC MAINS AND SERVICES OR AS RECOMMENDED BY MANUFACTURER. NONMETALLIC TAPE SHALL BE USED ABOVE DUCTILE IRON PIPE.
   b. LOCATOR WIRE 14-STRAND COLOR CODED SHALL BE USED IN CONJUNCTION WITH LOCATOR TAPE AND SHALL BE AFFIXED TO PIPE.
6. SERVICE CONNECTIONS:
   a. SERVICE SADDLES SHALL BE DUCTILE IRON EPOXY OR NYLON COATED WITH DOUBLE STAINLESS STEEL STRAPS OR SINGLE WIDE STRAP. SADDLES SHALL CONFORM TO ANSI/AWWA C111/21.11-00 AND ASTM A-588 OR LATEST REVISION.
   b. SERVICE LINES SHALL BE POLYETHYLENE (PE) TUBING AS DESCRIBED IN ANSI/AWWA C901-02 OR LATEST REVISION, WITH A WORKING PRESSURE OF 200 PSI (DR 9). PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. POLYETHYLENE SHALL BE EXTRUDED FROM PE 3408 HIGH MOLECULAR WEIGHT MATERIAL AND MUST CONFORM TO ASTM D-2737. WATER SERVICE 2" AND UNDER SHALL BE PE AND SLEEVED UNDER ROADWAY WITH 4" C-900.
   c. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE ASTM B-62 WITH THREADED ENDS.
   d. METER STOPS SHALL BE THE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BUTTON DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES.
   e. METER AND METER BOXES 2" OR LESS ARE SUPPLIED BY THE CITY OF DANIA BEACH AT THE OWNER'S EXPENSE.
7. TAPPING SLEEVES:

TAPPING SLEEVES SHALL BE DUCTILE IRON, ASTM GRADE 65-45-12.

8. VALVE BOXES:
   a. VALVE BOXES FOR WATER MAINS AND SEWER FORCE MAINS SHALL BE ADJUSTABLE SCREW TYPE WITH 5-1/4" SHAFT, 18 TO 24 INCH EXTENSION, CAST IRON ASTM-A48 CLASS 30 MARKED WATER OR SEWER.
   b. VALVE BOXES FOR BLOW-OFF ASSEMBLY SHALL BE CAST IRON ASTM A-48 CLASS 30 MARKED "W".
9. RETAINER GLANDS:

RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING.

10. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY:

THE ASSEMBLY SHALL CONFORM TO ANSI/AWWA C510-00, OR LATEST REVISION, AND CAPABLE OF WITHSTANDING A WORKING PRESSURE OF AT LEAST 150 PSI WITHOUT DAMAGE TO WORKING PARTS OR IMPAIRMENT OF FUNCTION. IT SHALL CONSIST OF TWO INTERNALLY LOADED, INDEPENDENTLY OPERATING CHECK VALVES, LOCATED BETWEEN TWO TIGHTLY CLOSING RESILIENT-SEATED SHUT OFF VALVES, WITH FOUR PROPERLY PLACED RESILIENT-SEATED TEST COCKS.

11. RESTRAINTS:

RESTRAINTS SHALL BE MEGA-LUG.

C. INSTALLATION:

1. GENERAL:

CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE USING ONE OF THE THREE FOLLOWING METHODS:

   a. METHOD "A" PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW MAIN.
   b. METHOD "B" PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
   c. METHOD "C" APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2. BEDDING:

BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAROCK OR 3/4" WASHED ROCK WILL BE IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF DANIA BEACH. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. PVC PIPE:
   a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
   b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
   c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" BELOW GRADE, COLOR SIDE UP.
4. DUCTILE IRON PIPE:
   a. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
   b. DIP SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
   c. IDENTIFICATION TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL DIP MAINS APPROXIMATELY 18" ABOVE THE MAIN, COLOR SIDE UP.
5. VALVES:
   a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER.
   b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
   c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.
   d. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
6. SERVICE:
   a. COVER OVER SERVICE LINES SHALL BE 18 INCHES MINIMUM, 24 INCHES MAXIMUM BELOW FINISHED GRADE AND 24 INCHES UNDER PAVEMENT.
   b. POLYETHYLENE SHALL BE BEDDED IN BACKFILL OF SAND WITH NO ROCK GREATER THAN 1 INCH IN DIAMETER.
   c. METER STOPS SHALL HAVE 8 INCHES TO 10 INCHES COVER OR AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
   d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2 FEET BEYOND THE EDGE.
   e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" x 4" TREATED STAKE, PAINTED BLUE, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

D. TESTING:

1. THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXISTING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION "C.-1". (THIS DOCUMENT) WHICH WILL DICTATE THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.
2. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
3. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

4. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF DANIA BEACH UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.
5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE BROWARD COUNTY HEALTH DEPARTMENT. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1500 FEET MAXIMUM FOR LINES GREATER THAN 1500 FEET IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS.
6. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651-05 OR LATEST REVISION WITH APPROVED BACTERIOLOGICAL SAMPLES AND PROPER DOCUMENTATION BY BROWARD COUNTY HEALTH DEPARTMENT. COLLECTION OF SAMPLES IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE WITNESSED BY A CITY OF DANIA BEACH UTILITIES DEPARTMENT REPRESENTATIVE.

VIII. GRAVITY SEWAGE COLLECTION SYSTEM

A. MATERIALS:

1. SEWER PIPE AND FITTINGS:
   a. PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED.
   b. DUCTILE IRON PIPE (DIP) SHALL BE DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4-95, OR LATEST REVISION, OR EPOXY LINED INSIDE CONFORMING TO ANSI/AWWA C105/A21.5-93, OR APPROVED EQUAL AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE TO ANSI/AWWA C151/A21.51-96, OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 350 (UNLESS OTHERWISE SPECIFIED).
   c. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER.
2. MANHOLES:
   a. MANHOLES SHALL BE PRECAST PER ASTM C-478 TYPE II WITH 4000 PSI CONCRETE AND GRADE 40 STEEL. MONOLITHICALLY POURED BASES ONLY.
   b. MANHOLE OPENINGS ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL. NO MOLDING PLASTER WILL BE ALLOWED.
   c. MANHOLE JOINTS SHALL BE SEALED WITH "RAMNEK" GASKETS OR APPROVED EQUAL AND WITH ANTI-HYDRO CEMENT ON THE INSIDE AND OUTSIDE.

B. INSTALLATION

1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321, AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
   b. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99, OR LATEST REVISION.
   c. BEDDING AND INITIAL BACKFILL 12 INCHES OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1 INCH IN DIAMETER. PEAROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF DANIA BEACH. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6 INCH IN DIAMETER.
   d. PIPE CONNECTION INTO MANHOLE WALL SHALL BE DUCTILE IRON PIPE, GROUTED IN PLACE, OR CAST-IN NEOPRENE RUBBER BOOT, OR EQUAL AS APPROVED BY THE CITY OF DANIA BEACH.
   e. GRAVITY SEWER MAINS INSTALLED DEEPER THAN TWELVE (12) FEET SHALL BE D.I.P. AND SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
2. MANHOLES:
   a. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
   c. THE ENTIRE INSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS (8 MILS EACH, DRY) OF KOPPER'S 300-M BITUMASTIC COATING, OR APPROVED EQUAL. FIRST COAT RED, SECOND COAT BLACK. THE OUTSIDE OF EACH MANHOLE REQUIRES ONLY ONE COAT (8 MILS, DRY) OF THE SAME TYPE OF COATING.
   d. MANHOLES SHALL BE INSTALLED AWAY FROM PARKING AREAS ON THE CENTERLINE OF THE ROADWAY. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO PROHIBIT THE PARKING OF VEHICLES OVER MANHOLES.
   e. ORANGE REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL MANHOLE LOCATIONS OUTSIDE THE ROAD PAVEMENT.
   f. ALL LIDS SHALL BE PROVIDED WITH A POLYETHYLENE WATER TIGHT MANHOLE INSERT.
3. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE "FLORIDA BUILDING CODE".
   b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE.
   c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED PLUG.
   d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" x 4" TREATED STAKE PAINTED RED, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE.
   e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
   f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.
   g. ALL CLEANOUTS IN ROADWAY MUST BE INSTALLED IN BOXES MARKED SEWER.

C. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENTIRE SYSTEM SHALL BE LAMPED. SEWER LAMPING SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND A REPRESENTATIVE FROM THE CITY OF DANIA BEACH UTILITIES DEPARTMENT.
2. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE CITY OF DANIA BEACH OR THE ENGINEER OF RECORD MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
3. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE CITY OF DANIA BEACH.
4. MANHOLE EXFILTRATION LEAKAGE SHALL NOT EXCEED 4 GALLONS PER DAY PER UNIT.
5. SEWER PIPE EXFILTRATION LEAKAGE SHALL NOT EXCEED 10 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED.
6. VISIBLE MANHOLE AND SEWER PIPE INFILTRATION LEAKAGE SHALL NOT BE PERMITTED.
7. SANITARY SEWER SHALL BE TELEVISED, AT DEVELOPER'S EXPENSE, PRIOR TO FINAL APPROVAL OF CONSTRUCTION. VIDEO TAPE AND REPORT SHALL BE EXAMINED BY THE CITY OF DANIA BEACH UTILITIES DEPARTMENT. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING OF ANY DEFICIENCIES PRIOR TO THE CITY'S CERTIFICATION OF COMPLETION TO ANY AGENCY.

JAY CORLISS EVANS
LICENSE
No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
P.E. #39461 Phone: (954) 680-6533 Fax: (954) 680-0323 LIC.# QB-0015697

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
C-8
15011A

IX. WET WELL MOUNTED WASTEWATER PUMPING STATION

A. GENERAL:

1. SCOPE OF WORK FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL, PLACE IN OPERATION, AND FIELD TEST A TELEMETRY CONTROLLED WET WELL MOUNTED WASTEWATER PUMPING STATION AND A EMERGENCY GENERATOR OR BYPASS PUMP TO PROVIDE EMERGENCY SERVICE TO THE PUMP STATION. THE STATION SHALL BE COMPLETE WITH PUMPS, MOTORS, PIPING, VALVES, TELEMETRY, ELECTRICAL WORK (INCLUDING MOTOR CONTROLS), STRUCTURES OR CONNECTION AND APPURTENANCES, TESTED AND READY FOR SERVICE. THE GENERATOR OR PUMP SHALL BE TRAILER MOUNTED, DIESEL POWERED SIZED TO MAINTAIN THE PUMP STATION FLOW. REFER TO PLANS FOR OTHER SITE FEATURES.

2. DESCRIPTION OF SYSTEM:

a. THE CONTRACTOR SHALL FURNISH AND INSTALL ONE FACTORY BUILT, AUTOMATIC PUMPING STATION AS MANUFACTURED BY SMITH & LOVELESS, INC., LENEXA, KANSAS. THE STATION SHALL BE COMPLETE WITH ALL NEEDED EQUIPMENT, FACTORY-INSTALLED ON A WELDED STEEL BASE WITH FIBERGLASS COVER.

b. THE PRINCIPAL ITEMS OF EQUIPMENT SHALL INCLUDE TWO VERTICAL, CLOSE-COUPLED, MOTOR DRIVEN, VACUUM PRIMED, NON-CLOG SEWAGE PUMPS; VALVES; INTERNAL PIPING; CENTRAL CONTROL PANEL WITH CIRCUIT BREAKERS; MOTOR STARTERS AND AUTOMATIC PUMPING LEVEL CONTROLS; HEATER; VENTILATING BLOWER; PRIMING PUMPS AND APPURTENANCES; AND ALL INTERNAL WIRING.

c. REFER TO PLANS FOR A COMPLETE LIST OF OPERATING CONDITIONS.

d. THE PUMPING STATION SHALL PUMP RAW, UNSCREENED, DOMESTIC WASTEWATER INTO A FORCE MAIN, WHICH IS PUMPED TO A LOCAL MANHOLE OR TRANSMISSION SYSTEM.

e. THE REMOTE TELEMETRY UNIT SHALL INCLUDE AN ENCLOSURE WITH POWER SUPPLY, CENTRAL PROCESSING UNIT, ANALOG AND DIGITAL OUTPUTS, RADIO, DIRECTIONAL ANTENNA AND APPURTENANCES AND ALL WIRING.

f. THE CONTRACTOR SHALL FURNISH, AT THE CITY OF DANIA BEACH'S DISCRETION, EITHER AN EMERGENCY GENERATOR OR EMERGENCY BYPASS PUMP. THE GENERATOR SHALL BE SIZED TO MEET THE STARTING AMPERAGE OF BOTH PUMPS SIMULTANEOUSLY. THE BYPASS PUMP SHALL BE A MINIMUM SIX (6) INCH SELF-PRIMING PUMP. EITHER SHALL BE DIESEL POWERED, TRAILER MOUNTED WITH NECESSARY TOWING EQUIPMENT INCLUDING, LIGHTS AND HITCH. THE GENERATOR SHALL BE SUPPLIED WITH NECESSARY PLUG AND CABLE FOR SUPPLYING POWER TO THE PUMP STATION CONTROL PANEL. THE BYPASS PUMP SHALL BE SUPPLIED WITH THE NECESSARY HOSES AND CONNECTIONS TO PROVIDE BYPASSING OF THE PUMP STATION.

3. QUALIFICATIONS:

TO ASSURE UNITY OF RESPONSIBILITY, THE MOTORS AND CONTROL SYSTEM SHALL BE FURNISHED AND COORDINATED BY THE LOCAL PUMP MANUFACTURER REPRESENTATIVE. THE CONTRACTOR AND PUMP MANUFACTURER SHALL ASSUME RESPONSIBILITY FOR THE SATISFACTORY INSTALLATION AND OPERATION OF THE ENTIRE PUMPING SYSTEM INCLUDING PUMPS, MOTORS, CONTROLS, GENERATOR OR BYPASS AS SPECIFIED.

4. SUBMITTALS:

a. COPIES OF ALL MATERIALS REQUIRED ESTABLISHING COMPLIANCE WITH SPECIFICATIONS SHOULD BE SUBMITTED IN ACCORDANCE WITH PROVISIONS FOR THE GENERAL CONDITIONS. SUBMITTALS SHALL INCLUDE AT LEAST THE FOLLOWING:

i. SHOP ERECTION DRAWINGS SHOWING ALL-IMPORTANT DETAILS OF CONSTRUCTIONS, DIMENSIONS AND ANCHOR BOLT LOCATIONS.

ii. DESCRIPTIVE LITERATURE, BULLETINS AND CATALOGS OF THE EQUIPMENT.

iii. DATA ON THE CHARACTERISTICS AND PERFORMANCE OF EACH STATION PUMP, GENERATOR DATA SHALL INCLUDE A CERTIFIED PERFORMANCE TEST, BASED ON ACTUAL SHOP TESTS OF THE SALE UNITS, WHICH SHOW THAT THEY MEET THE SPECIFIED REQUIREMENTS FOR HEAD, CAPACITY, EFFICIENCY, AND HORSEPOWER. CURVES SHALL BE SUBMITTED ON 8 1/2 INCH BY 11 INCH SHEETS AT AS LARGE A SCALE AS PRACTICAL. CURVES SHALL BE PLOTTED FROM NO FLOW AT SHUT OFF HEAD TO PUMP CAPACITY AT MINIMUM SPECIFIED TOTAL DYNAMIC HEAD. CATALOG SHEETS SHOWING A FAMILY OF CURVES WILL NOT BE ACCEPTABLE.

iv. COMPLETE MASTER WIRING DIAGRAMS, TELEMETRY OR CONTROL SCHEMATICS, INCLUDING COORDINATION WITH OTHER ELECTRICAL DEVICES OPERATING IN CONJUNCTION WITH THE PUMP CONTROL SYSTEM AND SUITABLE OUTLINE DRAWINGS SHALL BE FURNISHED FOR APPROVAL BEFORE PROCEEDING WITH MANUFACTURER, STANDARD PRE-PRINTED SHEETS OR DRAWINGS SIMPLY MARKED TO INDICATE APPLICABILITY TO THIS CONTRACT WILL NOT BE ACCEPTABLE.

v. A DRAWING SHOWING THE LAYOUT OF THE PUMP CONTROL PANEL SHALL BE FURNISHED, THE LAYOUT SHALL INDICATE EVERY DEVICE MOUNTED ON THE DOOR WITH COMPLETE IDENTIFICATION.

vi. THE TOTAL WEIGHT OF THE EQUIPMENT INCLUDING THE WEIGHT OF THE SINGLE LARGEST ITEM.

vii. A COMPLETE TOTAL BILL OF MATERIALS OF ALL EQUIPMENT.

viii. A LIST OF THE MANUFACTURER'S RECOMMENDED SPARE PARTS TO BE SUPPLIED IN ADDITION TO THOSE SPECIFIED IN PARAGRAPH 6.A. WITH THE MANUFACTURER'S CURRENT PRICE FOR EACH ITEM. INCLUDE GASKETS, SEALS, ETC. ON THE LIST. LIST BEARING BY THE BEARING MANUFACTURER'S NUMBERS ONLY.

ix. ALL SUBMITTAL DATES REQUIRED BY THE GENERAL CONDITIONS.

x. COMPLETE MOTOR DATA.

b. IN THE EVENT THAT IT IS IMPOSSIBLE TO CONFORM TO CERTAIN DETAILS OF THE SPECIFICATIONS DUE TO DIFFERENT MANUFACTURING TECHNIQUES, DESCRIBE COMPLETELY ALL NON-CONFORMING ASPECTS.

c. UPON RECEIPT OF APPROVAL OF SUBMITTED MATERIAL, PROVIDE FIVE PRINTS.

5. OPERATING INSTRUCTIONS:

a. OPERATING AND MAINTENANCE MANUALS SHALL BE FURNISHED WHICH WILL INCLUDE PARTS LISTS OF COMPONENTS AND COMPLETE SERVICE PROCEDURES AND TROUBLE-SHOOTING GUIDE. THE MANUALS SHALL BE PREPARED SPECIFICALLY FOR THE INSTALLATION AND SHALL INCLUDE ALL REQUIRED CUTS, DRAWINGS, EQUIPMENT LISTS, DESCRIPTION, ETC. THAT ARE REQUIRED TO INSTRUCT OPERATING AND MAINTENANCE PERSONNEL UNFAMILIAR WITH SUCH EQUIPMENT.

b. A FACTORY TRAINED REPRESENTATIVE OF ALL MAJOR COMPONENT MANUFACTURERS, WHO HAS COMPLETE KNOWLEDGE OF PROPER OPERATION AND MAINTENANCE, SHALL BE PROVIDED FOR ONE (1) DAY AT THE STATION, TO INSTRUCT REPRESENTATIVES OF THE CITY AND THE ENGINEER ON PROPER OPERATION AND MAINTENANCE AND TO PERFORM INITIAL START-UP OF THE PUMP STATION. WITH PERMISSION OF THE CITY, THIS WORK MAY BE CONDUCTED IN CONJUNCTION WITH THE INSPECTION OF THE INSTALLATION AND TEST RUN. IF THERE ARE DIFFICULTIES IN OPERATION OF THE EQUIPMENT DUE TO THE MANUFACTURER'S DESIGN OR FABRICATION, ADDITIONAL SERVICE SHALL BE PROVIDED AT NO COST TO THE OWNER.

6. SPARE PARTS:

a. A COMPLETE REPLACEMENT PUMP SHAFT SEAL ASSEMBLY SHALL BE FURNISHED WITH EACH PUMP STATION. THE SPARE SEAL SHALL BE PACKED IN A SUITABLE CONTAINER AND SHALL INCLUDE COMPLETE INSTALLATION INSTRUCTIONS. IN ADDITION, A SPARE SEAL GASKET SHALL BE PROVIDED.

b. SPARE PARTS SHALL BE PROPERLY BOUND AND LABELED FOR EACH IDENTIFICATION WITHOUT OPENING THE PACKAGING AND SUITABLY PROTECTED FOR LONG TERM STORAGE.

7. GUARANTEE:

a. THE MANUFACTURER OF THE LIFT STATION SHALL GUARANTEE THE STRUCTURE AND ALL EQUIPMENT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF UP TO ONE YEAR FROM DATE OF START-UP, NOT TO EXCEED 18 MONTHS FROM THE DATE OF SHIPMENT.

b. WARRANTIES AND GUARANTEES BY THE SUPPLIERS OF VARIOUS COMPONENTS IN LIEU OF SINGLE-SOURCE RESPONSIBILITY BY THE STATION MANUFACTURER WILL NOT BE ACCEPTED. THE STATION MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR THE GUARANTEE OF THE STATION AND ALL ITS COMPONENTS.

c. THE REPAIR OR REPLACEMENT OF THOSE ITEMS NORMALLY CONSUMED IN SERVICE, SUCH AS SEALS, GREASE, LIGHT BULBS, ETC., SHALL BE CONSIDERED AS PART OF ROUTINE MAINTENANCE AND UPKEEP.

B. EXECUTION:

1. INSTALLATION:

a. INSTALLATION SHALL BE STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS IN THE LOCATIONS SHOWN ON THE DRAWINGS. INSTALLATION SHALL INCLUDE FURNISHING THE REQUIRED OIL AND GREASE FOR THE INITIAL OPERATION. THE GRADES OF OIL AND GREASE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

b. THE CONTRACTOR SHALL SUBMIT A CERTIFICATE FROM THE EQUIPMENT MANUFACTURER STATING THAT THE INSTALLATIONS OF THE EQUIPMENT IS SATISFACTORY, THAT THE EQUIPMENT IS READY FOR OPERATION, AND THAT THE OPERATION PERSONNEL HAVE BEEN SUITABLY INSTRUCTED IN THE OPERATION, LUBRICATION AND CARE OF EACH UNIT.

c. INSTALLATION OF THE PUMP CHAMBER SHALL BE DONE IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS PROVIDED BY THE MANUFACTURER.

2. SHOP PAINTING:

a. BEFORE EXPOSURE TO WEATHER AND PRIOR TO SHOP PAINTING, ALL SURFACES SHALL BE THOROUGHLY CLEANED, DRY AND FREE FROM ALL MILL-SCALE, RUST, GREASE, DIRT AND OTHER FOREIGN MATTER.

b. ALL PUMPS AND MOTORS SHALL BE SHOP COATED, WITH MANUFACTURER'S STANDARD COATING.

c. ALL NAMEPLATES SHALL BE PROPERLY PROTECTED DURING PAINTING.

d. GEARS, BEARING SURFACES AND OTHER SIMILAR SURFACES OBVIOUSLY NOT TO BE PAINTED SHALL BE GIVEN A HEAVY SHOP COAT OF GREASE OR OTHER SUITABLE RUST-RESISTANT COATING. THIS COATING SHALL BE MAINTAINED AS NECESSARY TO PREVENT CORROSION DURING PERIODS OF STORAGE AND ERECTION AND SHALL BE SATISFACTORY TO THE ENGINEER UP TO THE TIME OF THE FINAL ACCEPTANCE TEST.

3. INSPECTION AND TESTING:

a. GENERAL:

i. THE ENGINEER SHALL HAVE THE RIGHT TO INSPECT, TEST OR WITNESS TEST OF ALL MATERIALS OR EQUIPMENT TO BE FURNISHED UNDER THESE SPECIFICATIONS, PRIOR TO THEIR SHIPMENT FROM THE POINT OF MANUFACTURE.

ii. THE ENGINEER SHALL BE NOTIFIED IN WRITING PRIOR TO INITIAL SHIPMENT IN AMPLE TIME SO THAT ARRANGEMENTS CAN BE MADE FOR INSPECTION BY THE ENGINEER.

iii. THE ENGINEER OR HIS REPRESENTATIVE SHALL BE FURNISHED ALL FACILITIES, INCLUDING LABOR, AND SHALL BE ALLOWED PROPER TIME INSPECTION AND TESTING OF MATERIAL AND EQUIPMENT.

iv. MATERIALS AND EQUIPMENT SHALL BE TESTED OR INSPECTED AS REQUIRED BY THE ENGINEER AND THE COST OF SUCH WORK SHALL BE INCLUDED IN THE COST OF THE EQUIPMENT. THE CONTRACTOR SHALL ANTICIPATE THAT DELAYS MAY BE CAUSED BECAUSE OF THE NECESSITY OF INSPECTION, TESTING AND ACCEPTING MATERIALS AND EQUIPMENT BEFORE THEIR USE IS APPROVED.

v. THE SERVICE OF A FACTORY REPRESENTATIVE SHALL BE FURNISHED FOR ONE (1) DAY, FOR THE STATION, AND SHALL HAVE COMPLETE KNOWLEDGE OF PROPER OPERATION AND MAINTENANCE TO INSPECT THE FINAL INSTALLATION AND SUPERVISE THE TEST RUN OF THE EQUIPMENT.

vi. FIELD TESTS SHALL NOT BE CONDUCTED UNTIL SUCH TIME THAT THE ENTIRE INSTALLATION IS COMPLETE AND READY FOR TESTING, INCLUDING PERMANENT ELECTRICAL POWER AND TELEMETRY CONTROL.

vii. ALL COMPONENTS OF THE PUMP STATION SHALL BE GIVEN AN OPERATIONAL TEST AT THE PUMP STATION MANUFACTURER'S FACILITY TO CHECK FOR EXCESSIVE VIBRATION, FOR LEAKS IN THE PUMPING OR SEALS AND CORRECT OPERATION OF THE AUTOMATIC CONTROL AND VACUUM PRIMING SYSTEMS AND ALL AUXILIARY EQUIPMENT. INSTALLED PUMPS SHALL TAKE SUCTION FROM A DEEP WET WELL, SIMULATING ACTUAL SERVICE CONDITIONS. THE CONTROL PANEL SHALL UNDERGO BOTH A DRY LOGIC TEST AND A FULL OPERATIONAL TEST WITH ALL SYSTEMS OPERATING.

viii. FACTORY TEST INSTRUMENTATION MUST INCLUDE FLOW MEASURING WITH INDICATOR; COMPOUND SUCTION GAUGE; BOURBON TUBE TYPE DISCHARGE PRESSURE GAUGE; ELECTRICAL METERS TO MEASURE AMPERES, VOLTS, KILOWATTS AND POWER FACTOR; SPEED INDICATOR AND VIBROMETER CAPABLE OF MEASURING BOTH AMPLITUDE AND FREQUENCY.

b. PUMPS:

i. AFTER ALL PUMPS HAVE BEEN COMPLETELY INSTALLED, WORKING UNDER THE DIRECTION OF THE MANUFACTURER, CONDUCT IN THE PRESENCE OF THE ENGINEER AND THE CITY OF DANIA BEACH REPRESENTATIVE, SUCH TESTS AS ARE NECESSARY TO INDICATE THAT PUMPS CONFORM TO THE SPECIFICATIONS. FIELD TESTS SHALL INCLUDE ALL PUMPS INCLUDED UNDER THIS SECTION. SUPPLY ALL ELECTRICAL POWER, WATER OR WASTEWATER LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO COMPLETE THE FIELD TESTS.

ii. IF THE PUMP PERFORMANCE DOES NOT MEET THE SPECIFICATIONS, CORRECTIVE MEASURES SHALL BE TAKEN OR PUMPS SHALL BE REMBVED AND REPLACED WITH PUMPS WHICH SATISFY THE CONDITIONS SPECIFIED.

c. MOTORS:

i. THE CONTRACTOR SHALL CHECK ALL MOTORS FOR CORRECT CLEARANCE AND ALIGNMENT AND FOR CORRECT LUBRICATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL CHECK DIRECTION OF ROTATION OF ALL MOTORS AND REVERSE CONNECTIONS IF NECESSARY.

d. TELEMETRY:

i. THE CONTRACTOR SHALL DEMONSTRATE THAT THE TELEMETRY SYSTEM IS FUNCTIONAL AND HAS COMMUNICATIONS WITH THE BASE UNIT.

e. GENERATOR:

i. THE CONTRACTOR SHALL PROVIDE FOR A LOAD TEST EQUAL TO THE START UP AMPERAGE OF BOTH PUMPS.

f. BYPASS PUMP:

i. THE CONTRACTOR SHALL DEMONSTRATE THAT THE BYPASS PUMP IS CAPABLE OF MEETING ACTUAL SERVICE CONDITIONS.

X. EARTHWORK AND COMPACTION

A. GENERAL:

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.

2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

B. ON-SITE:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE FEET OF AREAS TO BE PAVED SHALL BE REMOVED.

2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

XI. STORM DRAINAGE

A. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS:

1. ALUMINUM:

a. PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.

b. PIPE SHALL BE SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7-1/2" ON CENTER. GAUGE THICKNESS SHALL MEET FDOT STANDARD 945-1.

c. PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME ALLOY AS THE PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.

d. POLYURETHANE OR OTHER SCALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON-PERFORATED PIPE.

2. REINFORCED CONCRETE PIPE (RCP):

a. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L70-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

3. HIGH DENSITY POLYETHYLENE (HDPE):

a. HDPE 12 THROUGH 60 INCH (300 TO 1500 MM) SHALL MEET AASHTO M294, TYPE S OR SP OR ASTM F2306.

4. MISCELLANEOUS:

a. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.

b. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASSHTO T-180.

c. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

d. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL.

5. INSTALLATION:

a. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.

b. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").

c. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

d. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER CONTROL DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

XII. STORM DRAINAGE PRE-TREATMENT/EXFILTRATION SYSTEM

A. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

B. THE TRENCH LINER SHALL BE TYPAR SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTURED BY THE DUPONT COMPANY, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

C. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.

D. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5') SHALL BE NON-PERFORATED PIPE.

E. PIPES SHALL TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

XIII. PAVING

A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.

2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.

5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF DANIA BEACH "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS-BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.

B. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.

2. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.

3. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S-3 ASPHALT.

4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" No. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE 8 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.

3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1 1/2" THICK AND SHALL BE PLACED IN TWO 3/4" LIFTS. (NOTE: SECOND LIFT TO BE PLACED AFTER A MINIMUM OF 80% OF THE HOUSES HAVE BEEN COMPLETED OR AS DIRECTED BY THE CITY ENGINEER.

4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.

5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

D. TESTING:

ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF DANIA BEACH.

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF DANIA BEACH.

3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

XIV. SIGNING AND MARKING

A. ALL PAVEMENT MARKINGS SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION'S SECTION 711 AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS WHERE APPLICABLE.

B. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.

C. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS B MARKERS MANUFACTURED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS 706 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

GENERAL NOTE:

THE CONTRACTOR SHALL CONFORM TO THE MOST CURRENT AND MOST STRINGENT STANDARDS AND SPECIFICATION REQUIREMENTS FOR THE BROWARD COUNTY DEPARTMENT OF NATURAL RESOURCE PROTECTION AND THE CITY OF DANIA BEACH, PERTAINING TO ALL UTILITY PIPE SEPARATIONS AND CLEARANCES.

XV. ABANDONMENT/GROUTING OF EXISTING PIPING

A. GENERAL:

PIPING DESIGNATED TO BE "ABANDONED/GROUTED" IN PLACE SHALL BE PRESSURE GROUTED WITH A LIME/CEMENT/SAND SLURRY AND SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DANIA BEACH AND THE PROVISIONS SPECIFIED HEREIN AND, WHERE NECESSARY DUE TO CONFLICT WITH PROPOSED INSTALLATIONS OR REMOVAL OF UNSUITABLE MATERIAL, SECTIONS OF PIPE SHALL BE CUT OUT AS REQUIRED, REMOVED AND PROPERLY DISPOSED OF.

B. HAZARDOUS MATERIALS:

PIPING TO BE ABANDONED AND STABILIZED OR CUT AND REMOVED IS OF ASBESTOS-CEMENT MATERIAL COMPOSITION AND SHALL BE HANDLED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE AGENCIES HAVING JURISDICTION.

1. PROVIDE THE SERVICES OF A PROPERLY QUALIFIED, EXPERIENCED AND, WHERE MANDATORY, FLORIDA LICENSED ASBESTOS REMOVAL CONTRACTOR TO PERFORM THE REQUIRED WORK. PROVIDE FOR THE SAFETY AND PROPER PROTECTION OF PERSONS AGAINST EXPOSURE TO HAZARDOUS MATERIALS INVOLVED IN THE PROJECT.

2. DETERMINE AND COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, CONTAINMENT, HANDLING, AND DISPOSAL OF HAZARDOUS MATERIAL. DISPOSAL METHOD FOR THIS PIPING SHALL BE TO CUT PIPE, DISLOCATE IT AND LEGALLY DISPOSE OF THE PIPING OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

C. SUBMITTALS:

1. SUBMIT DATA ON PROPOSED METHODS AND EQUIPMENT FOR LIME SLURRY INJECTION PROCESS.

2. SUBMIT MANUFACTURER'S CERTIFICATE INDICATING MATERIALS COMPLIANCE WITH SPECIFICATIONS.

3. SUBMIT CERTIFICATION OF APPLICATOR'S TRAINING AND EXPERIENCE (2 YEARS MINIMUM) USING PRESSURE GROUTING PROCESS.

D. LIME SLURRY:

1. MATERIALS:

a. HYDRATED LIME: ASTM C 141.

b. PORTLAND CEMENT: ASTM C 150, TYPE 1.

c. WATER: POTABLE QUALITY.

d. SURFACTANT: BIODEGRADABLE, NONIONIC DETERGENT (USAGE TO BE CONTRACTOR OPTION)

e. SAND: CLEAN SAND WITH 100% PASSING THE 3/8" SIEVE AND NOT MORE THAN 10% PASSING THE 200 MESH.

2. MIX:

a. PROPORTION LIME SLURRY AT RATE OF 2.5 TO 3.0 POUNDS OF HYDRATED LIME PER GALLON OF WATER; CONTINUOUSLY AGITATE.

b. SPECIFIC GRAVITY RANGE 1.14 TO 1.16 AT 60 F.

c. ADD CEMENT TO LIME SLURRY AT THE RATE OF 2.0 POUNDS PER GALLON OF WATER.

d. ADD SURFACTANT TO MIX NOT TO EXCEED THE RATE OF ONE UNDILUTED GALLON PER 3,000 GALLONS OF SLURRY.

e. FLOWABLE FILL MATERIAL SHALL BE PROPORTIONED TO PRODUCE A 28-DAY COMPRESSIVE STRENGTH OF 50-150 PSI.

E. EQUIPMENT:

1. SLURRY TANK: MECHANICAL AGITATOR EQUIPPED TANK OF APPROPRIATE CAPACITY.

2. PRESSURE GAUGES: CALIBRATED TO INDICATE POUNDS PER SQUARE INCH IN APPROPRIATE RANGE AND SCALE.

3. HOSES: RATED TO SPECIFIED PRESSURES.

4. PIPE TAP: INJECTION PORT SHALL CONSIST OF A 1-INCH TAPPING SADDLE DRILLED AND TAPPED TO RECEIVE A THREADED GALVANIZED PIPE NIPPLE TO RECEIVE THE PRESSURE HOSE FITTINGS.

5. INJECTION EQUIPMENT SHALL BE A SELF-CONTAINED MOBILE UNIT SPECIFIC TO THE WORK TO BE PERFORMED.

6. INJECTION PORTS SHALL BE INSTALLED AT REGULAR INTERVALS ALONG THE PIPELINE, CORRESPONDING TO THE MAXIMUM CAPABILITY OF THE PUMPING EQUIPMENT IN SERVICE.

F. INSTALLATION:

1. VERIFY THAT PIPELINE INJECTION PORTS ARE IN PLACE TO VENT AIR AND WATER PRIOR TO STARTING THE INJECTION PROCEDURES.

2. CORRECT ANY DEFECTS THAT WOULD PREVENT PROPER INJECTION OF THE SLURRY.

3. PERFORM GROUTING OF PIPELINE IN SEGMENTS FROM CLOSED VALVE TO CLOSED VALVE.

4. CONTINUOUSLY AGITATE SLURRY DURING INJECTION PROCESS; MAINTAIN SAME SPECIFIC GRAVITY AT THE SLURRY TANK.

5. RECORD INJECTION PRESSURES FOR EACH SECTION OF PIPELINE.

6. INJECT EACH SECTION UNTIL SLURRY IS EJECTED FROM THE FOLLOWING PORT.

7. PLUG OR CAP THE INJECTION PORT USED AND REPEAT THE PROCESS UNTIL THE PIPELINE FROM VALVE TO VALVE IS COMPLETED.

8. AS EACH SECTION OF PIPELINE IS GROUTED, EXCAVATED ACCESS HOLES SHALL BE BACKFILLED.

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

1. NOTES ON WATER SEWER SEPARATION:

A. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

WHERE SANITARY SEWERS OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) AT THE CROSSING. SUFFICIENT LENGTHS OF D.I.P. MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUAL DISTANCE FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

C. ALL D.I.P. SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURE AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.

JAY CORLISS EVANS
LICENSE
No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

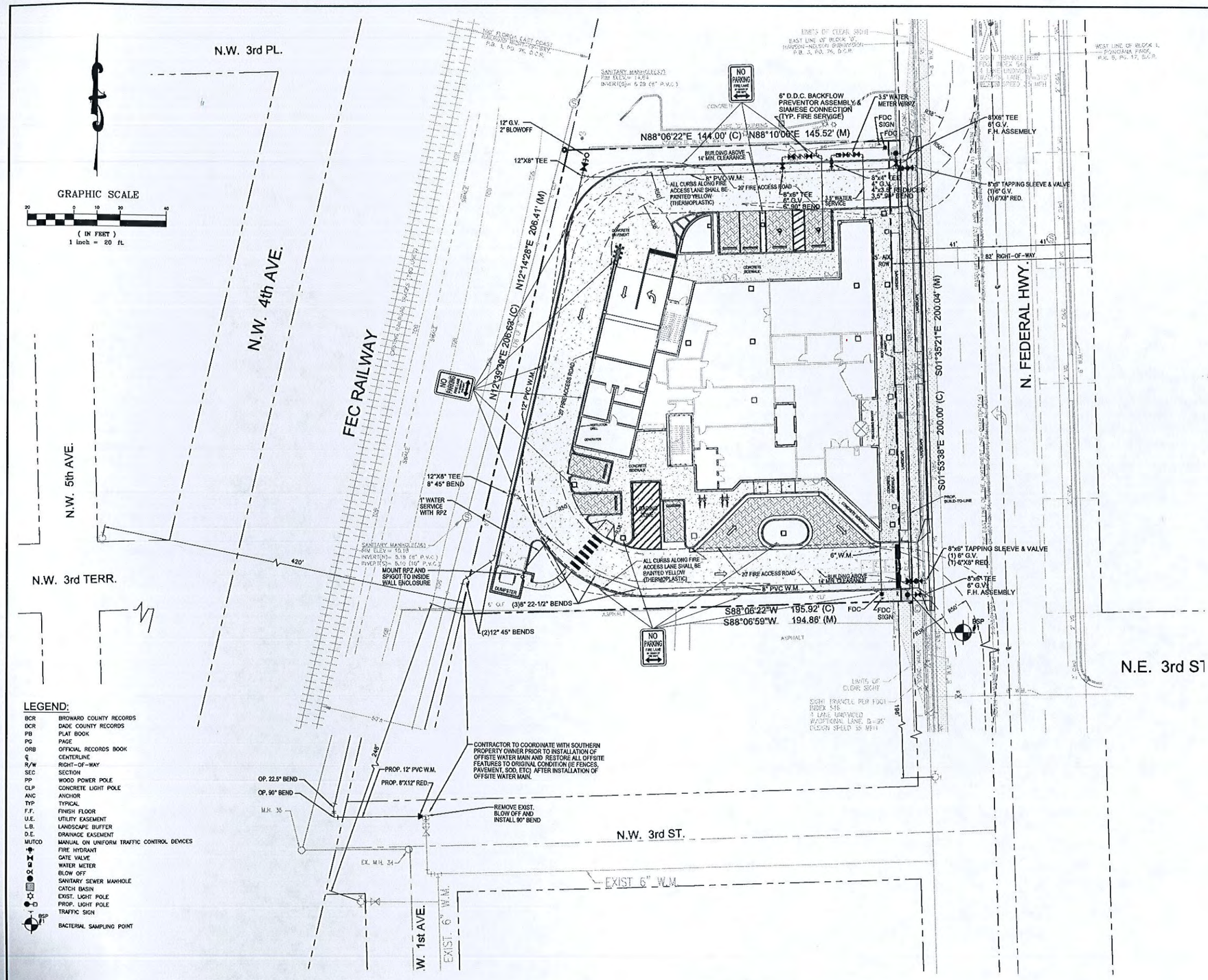
SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
P.E. # 39461 Phone: (954) 680-6533 Fax: (954) 680-0323 LIC.# QB-0015697

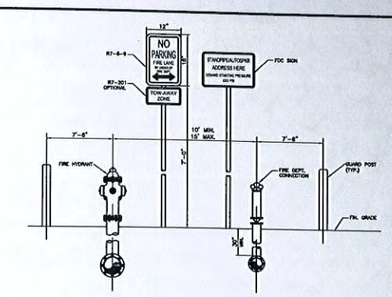
WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: N.T.S.
DATE: 06/25/15
DRAWN BY: JRW
SHEET No.
C-9
15011A



LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT
L.B.	LANDSCAPE BUFFER
D.E.	DRAINAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	BLOW OFF
	SANITARY SEWER MANHOLE
	CATCH BASIN
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	TRAFFIC SIGN
BSP #1	BACTERIAL SAMPLING POINT



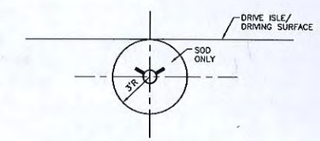
FIRE LANE AND FDC SIGNAGE DETAIL

NOTES:

FIRE LANE SIGN:
1. SIGNS SHALL HAVE A WHITE REFLECTORIZED BACKGROUND WITH RED OPAQUE LEGEND AND BORDER.
2. "FIRE LANE" LETTERS SHALL BE 1½" AND ALL OTHER LETTERS SHALL BE 1" SERIES "C".
3. SIGNS SHALL BE MOUNTED ON POST AT LOCATIONS DEPICTED ON SITE PLAN AT A MAXIMUM HEIGHT OF 7'-0" FROM THE FINISHED GRADE TO THE BOTTOM PART OF THE SIGN.

TOW-AWAY ZONE SIGN:
1. SIGNS SHALL BE A MINIMUM OF 8"x12" WHITE BACKGROUND WITH RED LETTERS MINIMUM LETTER SIZE TO BE ONE INCH.

FDC SIGN:
1. SIGNS SHALL BE WHITE BACKGROUND WITH RED LETTERS MINIMUM LETTER SIZE TO BE ONE INCH. SIGN SHALL READ "STANDPIPE", "STANDPIPE AND AUTOSPUR" OR "AUTOSPUR AND STANDPIPE" AND SHALL INCLUDE COMPLETE ADDRESS OR PORTION OF BUILDING SERVED AND SHALL INCLUDE PRESSURE REQUIRED AT INLETS TO DELIVER SYSTEM DEMAND.



FIRE HYDRANT CLEAR ZONE

N.T.S.

NOTES:

1. REQUIREMENTS APPLY TO FIRE HYDRANTSAND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY. FOR SIAMESE CONNECTIONS TO SPRINKLER SYSTEMS PROVIDE 4' RADIUS.
2. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBSTRUCTIONS.

FIRE & RESCUE NOTES:

ALL FIRE DEPT. ACCESS ROADS SHALL BE 20 FEET WIDE AND DEIGNED AND MAINTAINED TO SUPPORT MINIMUM OF 32 TONS AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES NFPA 1 (18 2.2.25.2).

ALL CURBS ALONG FIRE ACCESS LANES SHALL BE PAINTED YELLOW (THERMOPLASTIC PAINT).

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

ROAD PAVEMENT MARKERS SHALL BE PROVIDED IN THE CENTER OF THE NEAREST ADJACENT ROADWAY/DRIVE AISLE FOR ALL HYDRANTS (BLUE) AND FIRE DEPARTMENT CONNECTIONS (RED).

FDC SIGN SHALL INCLUDE BUILDING NUMBERS.

REVISIONS

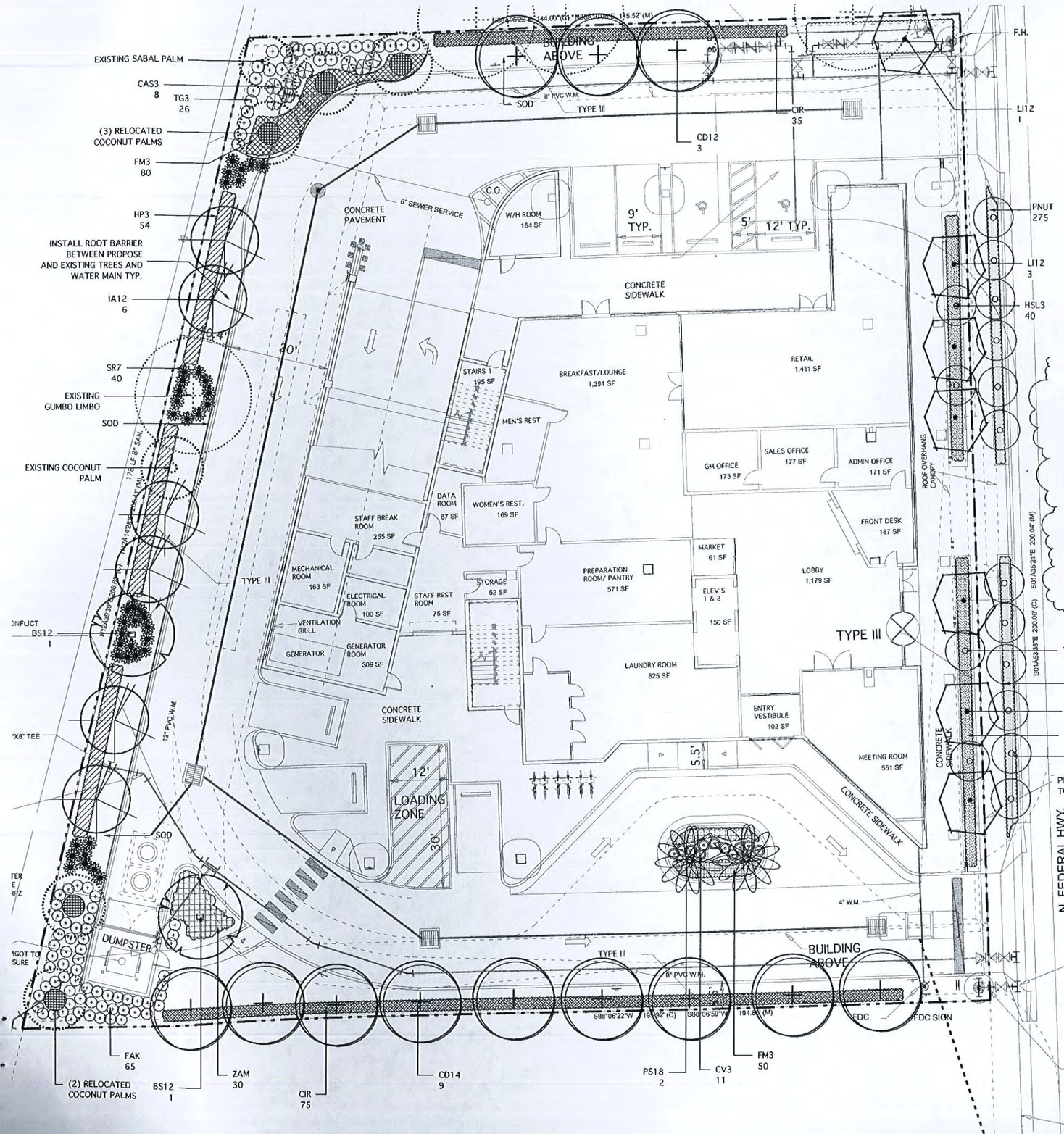
PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461 LIC.# QB-0015697

WINGATE BY WYNDHAM
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

JAY CORLISS EVANS LICENSE No. 39461 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE: 1"=20'
DATE: 06/25/15
DRAWN BY: JRW
SHEET No. FR-1
15011A

SHEET TITLE
FIRE & RESCUE PLANS



MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAS3	CRINUM ASIATICUM CRINUM LILLY, QUEEN EMMA PURPLE	36"X 30" O.A. 5 PFP MIN. HIGH DROUGHT TOLERANCE	8
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	30" X 24". SPR. 24" O.C. NATIVE	110 12
CY3	CODIUM VARIEGATUM MAMMY CROTON	30" X 24" SPR. 24" O.C. MED. DROUGHT TOLERANT	11
EAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	36" X 24" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	65
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12"X15" 18" OC. HIGH DROUGHT TOLERANCE	130
HP3	HEMEILIA VIRGINIANA FIRE BUSH	36"X 24" 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	54
HSL3	HYMENOCALLIS LATIFOLIA SPIDER LILY	12" X 8" FULL TO POT 15"O.C. NATIVE HIGH DROUGHT TOLERANCE	90
SR7	SERENOA REPENS SAW PALMETTO	24"X 24" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	40
PNUT	PERENNIAL PEANUT	1 GAL. 6" O.C.	550
TG3	GALPHIMIA GRACILIS THRYALLIS	24"X24 4" SPR. 2' OC FULL TO GROUND SHRUB MEDIUM DROUGHT TOLERANCE	26
ZAM	ZAMIA FLORIDANA COONTIE FERN	18" X 20" 24" OC. NATIVE HIGH DROUGHT TOLERANCE	30

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
BS14	BURSERA SIMARUBA GUMBO LIMBO	14'X 6' SPR. 4.5' CT MIN. 2.5" DBH. B&B FG NATIVE	2
CD12	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	12' X 5' SPR. 4.5' CT MIN. 2" DBH. B&B NATIVE, HIGH DROUGHT TOLERANCE	3
CD14	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	14' X 5' SPR., B&B, FG 2.5" DBH. 4.5' CT. NATIVE	9
IA12	ILEX X ATTENUATA 'EAST PALATKA' HYBRID HOLLY	12 X 5' SPR. 2" DBH. 4.5 CT. B&B FG. NATIVE HIGH DROUGHT TOLERANCE	6
LI12	LAGERSTROEMIA INDICA CREPE MYRTLE 'TUSKEGEE'	12' X 5' SPR. 2" DBH. 4.5' CT. B&B SINGLE TRUNK HIGH DROUGHT TOLERANCE	7
PS18	PHOENIX SYLVESTRIS SILVER DATE PALM	18' OA. B&B MATCHED HIGH DROUGHT TOLERANCE AMEND SOIL AS NEEDED	2
THR10	THRINAX RADIATA KEY THATCH PALM ALT: SILVER PALM	10' OA. SINGLE TRUNK NATIVE STAGGER HTS. HIGH DROUGHT TOLERANCE	16

CITY OF DANIA
LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 34,018
ZONING: CRA DISTRICT

TOTAL GREEN AREA: 5,917 SF. (15% 5,087.4)

INTERIOR LANDCAPE AREA FOR VUA
VUA = 13,454 SF. X .10 = 1,345
PROVIDED = 1,345 - 180 SF OF PARKING ISLANDS = 1,166
(1) TREE PER 200 SF. OF VUA LANDSCAPE AREA
/200 = 6
REQUIRED = 6
PROVIDED = 6

(1) CAT 1TREE OR
2 CAT 2 TREES PER PARKING ISLAND
REQUIRED = 1 CAT 1 OR 10 CAT 2 TREES
PROVIDED = 1 CAT. 1 TREES

OPEN SPACE LANDSCAPING = 2,959 SF.
(1) TREE AND 10 SHRUBS PER 2,000 SF
REQUIRED = 2 TREES 15 SHRUBS
PROVIDED = 2 TREES + 15 SHRUBS

PERIMETER BUFFERS:
(1) TREE PER 40 LF. + CONT. HEDGE.
CONT. HEDGE PROVIDED
NORTH (144) = 4 REQUIRED
PROVIDED = 4
WEST (207) = 6 REQUIRED
PROVIDED = 6

ABUTTING A R.O.W.:
(1) TREE PER 40 LF. + CONT. HEDGE
CONT. HEDGE PROVIDED
EAST FEDERAL HWY. (200) = 5 REQUIRED
PROVIDED = 5

TOTAL TREES REQUIRED = 24
TREES PROVIDED = 24 + 1 EXISTING
CANOPY TREES REQ. = 10 (40%) 14' HT. 2" DBH. 4.5' CT
PROVIDED =10
INTERMEDIATE TREES REQ. = 8 (30%) 12'HT. 2" DBH. 4' CT.
PROVIDED 7
SMALL TREES REQ. = 3 (10%) 10' HT. 1.5" DBH. 3' CT.
PROVIDED = 3
PALM MAX = 5 (20% MAX)
PROVIDED = 0
NATIVES REQUIRED = 10 (40%)
PROVIDED = 10

MITIGATION TREES REQUIRED FOR THE REMOVAL OF 10 PALMS
1,032 SF.
TREES OVER CODE = 5 CAT 1 TREES
PALMS OVER CODE = 4

REV: 11-5-15
REV: 6-30-16

NOTES:
CONTRACTOR SHALL DO TAKE OFF FROM PLANTING PLAN . PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IF DISCREPENCIES OCCUR.

CONTRACTOR SHALL ADHEAR TO ALL LOCAL CODES AND REQUIREMENTS.

CONTRACTOR SHALL REVIEW CIVIL AND UTILITY PLANS PRIOR TO INSTALLATION OF MATERIALS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE THAT CAN NOT BE FIELD ADJUSTED.

CONTRACTOR SHALL REFER TO SHEET L-3 FOR ALL PLANTING DETAILS AND SPECIFICATIONS.

A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY LANDSCAPE CONSULTANT IS REQUIRED PRIOR TO LANDSCAPE ACTIVITY INCLUDING THE REMOVAL OF TREES OR INSTALLATION OF PLANT MATERIAL. CONTACT DANIA BEACH COMMUNITY DEVELOPMENT DEPT. 954-624-6805 A MIN. 5 DAYS PRIOR TO DESIRED START DATE TO SCHEDULE MEETING.

NORTH

NOTES:
CONTRACTOR SHALL DO OWN MATERIAL TAKE OFF FROM FROM THE PLANS.
CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. ALL TREES/PALMS SHALL MAINTAIN A MIN. 5' SEPARATION.
CONTRACTOR SHALL RE-SOD/MULCH ALL AREAS IN POOR CONDITION OR DAMAGED BY CONSTRUCTION.
CONTRACTOR SHALL REPLACE ANY EXISTING LANDSCAPE MATERIALS IN POOR CONDITION OR DAMAGED BY CONSTRUCTION
CONTRACTOR SHALL ADJUST,REPAIR OR REPLACE ANY IRRIGATION EQUIPMENT DAMAGED BY CONSTRUCTION.
REFER TO SHEET IR-1 FOR IRRIGATION LAYOUT WITHIN LIMITS OF WORK

REFER TO SHEET L-2 FOR EXISTING TREE/PALM INFORMATION
REFER TO SHEET L-3 FOR PLANTING DETAILS AND SPECIFICATIONS

M. L. A. group Inc.
LANDSCAPE • ARCHITECTURE
REG. LA-6666695
ISA-0811A
1016 NE 45TH STREET,
OAKLAND PARK, FL 33334
PH: 954-563-4071
FAX: 954-563-4566
E: MLAGROUPINC@YAHOO.COM

REVISIONS:
REV: DRC COMMENTS 11-5-15
REV: DRC COMMENTS 6-30-16

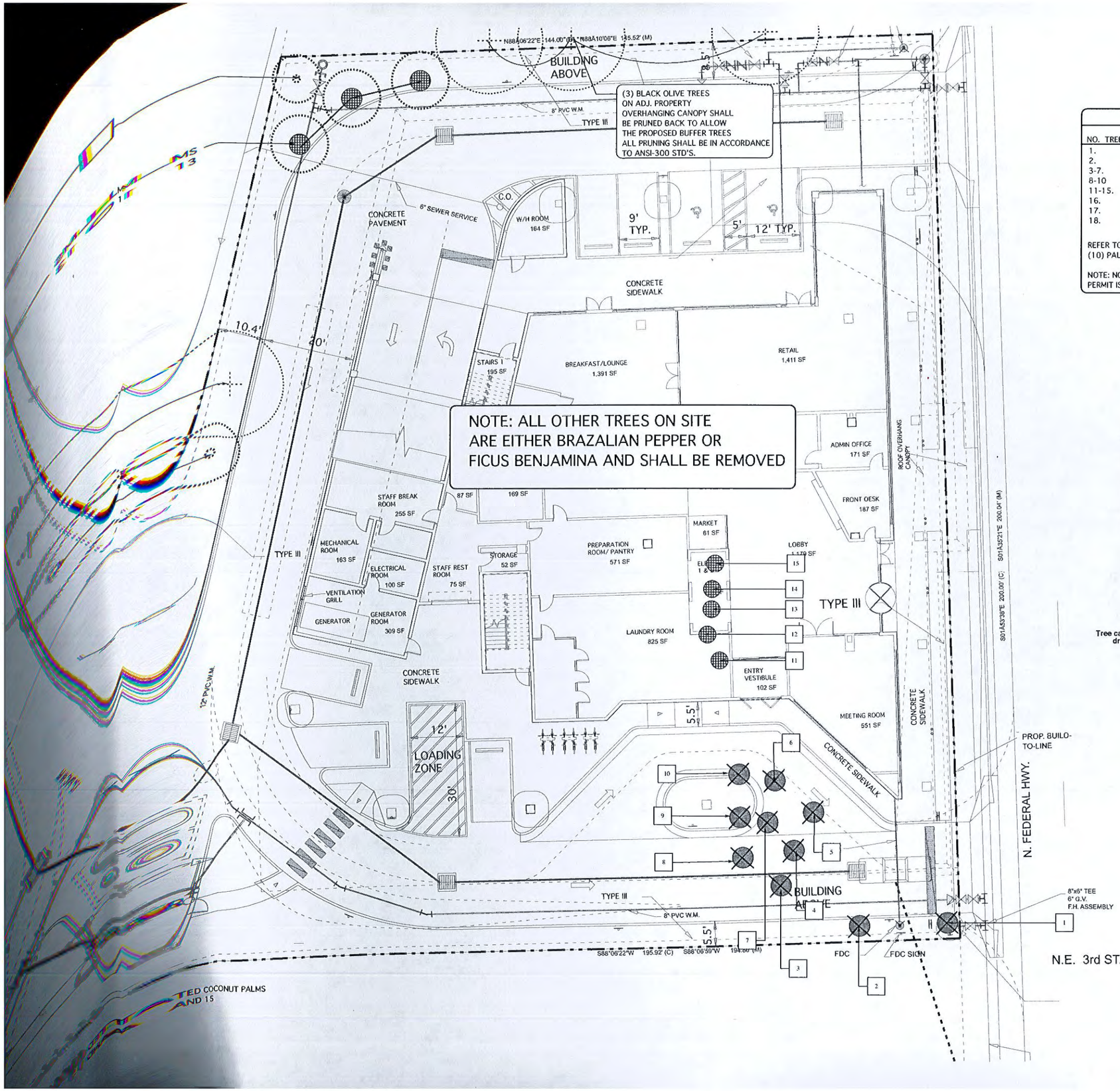
SHEET TITLE:
LANDSCAPE PLANTING PLAN

PROJECT:
WINGATE HOTEL
321 N. FEDERAL HWY.
DANIA BEACH, FL.

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

SEAL:

SCALE: 1"=10'
DATE DRAWN: 10-27-15
SHEET NO.
L-1
OF-3



EXISTING TREE INVENTORY

NO.	TREE NAME	SIZE (HT. X SPR.) DBH.	CONDITION	DETERMINATION	CANOPY SF.
1.	QUEEN PALM	18' OA. 10" DBH.	POOR	REMOVE/MITIGATE	100
2.	WASHINGTONIA PALM	35' OA. 12" DBH.	FAIR	REMOVE/MITIGATE	100
3-7.	QUEEN PALM	16'-20' OA. 8" DBH.	POOR	REMOVE/MITIGATE	400
8-10	COCONUT PALM	16'-20' OA. 10" DBH.	POOR	REMOVE/MITIGATE	432
11-15.	COCONUT PALM	16'-20' OA. 10" DBH.	GOOD	RELOCATE	
16.	COCONUT PALM	18' OA. 10" DBH.	FAIR	REMAIN	
17.	GUMBO LIMBO	20'X20' 25" DBH.	GOOD	REMAIN	
18.	SABAL PALM	18' OA. 12" DBH.	GOOD	REMAIN	

REFER TO SHEET L-1 FOR MITIGATION
(10) PALMS TO BE REMOVED (1,032 SF.)

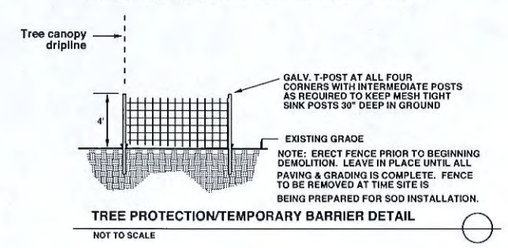
NOTE: NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF DANIA BEACH.

LEGEND

- # TREE NO.
- RELOCATED TREE
- PALM TO REMOVE
- EXISTING CANOPY TREE TO REMAIN
- EXISTING PALM TO REMAIN
- SEE SHEET L-2 FOR EXIST TREE DATA

PALM RELOCATION NOTE:
RELOCATED PALMS WILL NOT REQUIRE ROOT PRUNING, HOWEVER THE ROOT BALL SHALL BE DUG A MIN. OF 4' IN DIAMETER. CONTRACTOR SHALL ENSURE HAND WATERING DAILY FOR A PERIOD OF 2 WEEKS. REFER TO SHEET L-3 FOR PALM GUYING DETAIL.

NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED AROUND ALL TREES TO REMAIN ON SITE PRIOR TO STARTING WORK. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.



TREE PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE

M. L. A. group inc.
LANDSCAPE • ARCHITECTURE
REG. LA-6666695
ISA-0811A
1016 NE 45TH STREET,
OAKLAND PARK, FL 33334
PH: 954-693-0117
FAX: 954-693-3668
E: MLAGROUPINC@YAHOO.COM

REVISIONS:
REV: DRC COMMENTS 11-5-15

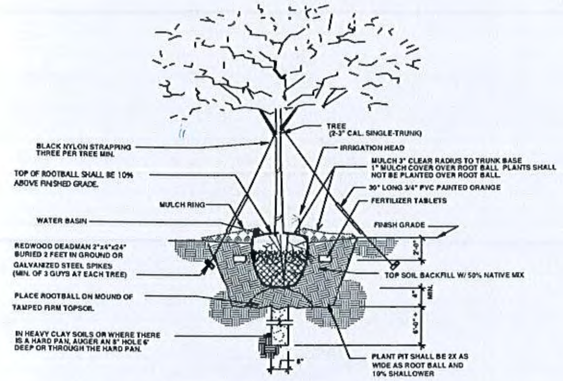
SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
WINGATE HOTEL
321 N. FEDERAL HWY.
DANIA BEACH, FL

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

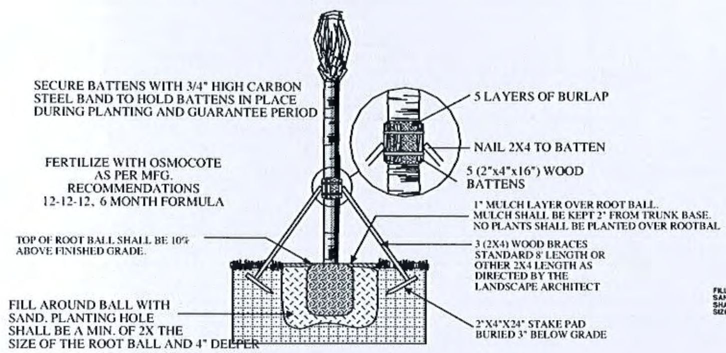
SEAL:

SCALE: 1"=10'
DATE DRAWN: 10-27-15
SHEET NO.
L-2
OF-3



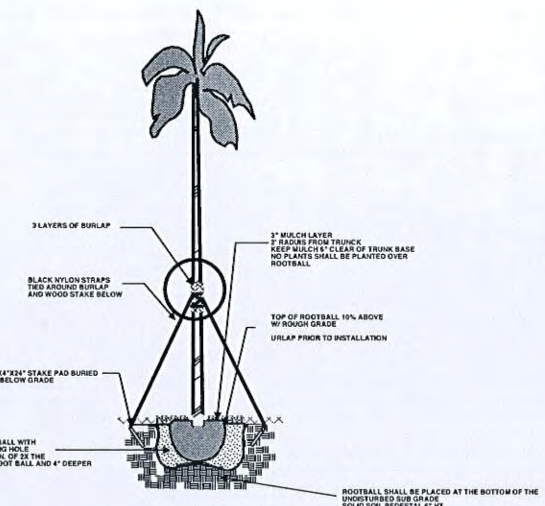
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



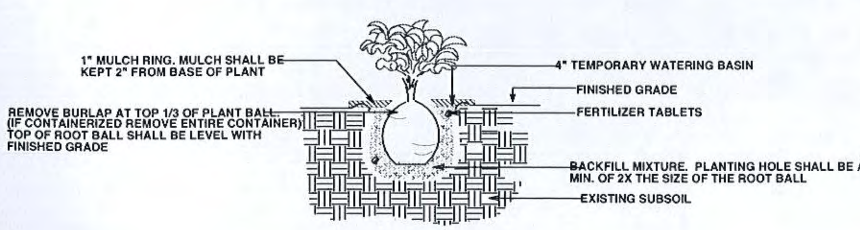
PALM PLANTING DETAIL

NOT TO SCALE



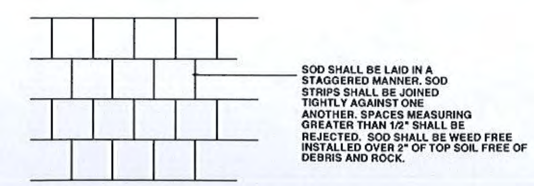
SMALL PALM PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

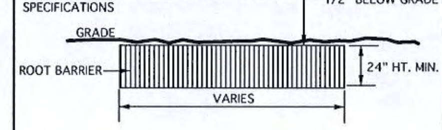
NOT TO SCALE



SOD PLANTING DETAIL

NOT TO SCALE

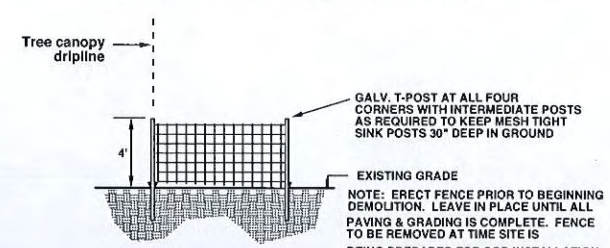
PRODUCT: DEEPROOT UB-24-2 OR EQUAL
ASSEMBLE AND INSTALL PER MANUFACTURER SPECIFICATIONS



ROOT BARRIER DETAIL

N.T.S.

NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR TO STARTING WORK ON SITE. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.



TREE PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/ FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE) MULCH TYPE SHALL BE FREE OF ARSENIC BY PRODUCTS.
8. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
9. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS. TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE PROVIDED BY OTHERS.
10. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
11. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
12. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
13. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
14. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
15. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
16. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
17. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.
18. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
19. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
20. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
21. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
22. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
23. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT.
24. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
25. COMMERCIAL FERTILIZER FOR TREES, SHURBS AND GROUND COVER
COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORT- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED
NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.
NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER.
PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS:
MATURE PLANTINGS:
TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT.
SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.
GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13
LOW PHOSPHORUS SHALL MEAN 2% OR LESS.
APPLICATION RATES SHALL BE ADHEARED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.
26. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE – 36" BALL SIZE
2 PAC PER TREE –OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1GAL. CONTAINER
27. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
28. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
29. IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK.
30. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
31. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
32. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY
33. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION
34. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
35. SOD. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.
36. EXCAVATION REQUIREMENT:
REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 3" BELOW THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE INSTALLED BELOW ALL SODDED AREAS.
37. A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSACPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.
38. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
    - MINIMUM SOIL DEPTH:
      REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
    - ROOTBALL SOIL:
      REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
    - NATIVE SOIL:
      REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
    - ARID PLAMS:
      REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
39. USE OF ORGANIC MULCHES:
A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
40. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
41. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITDA MAY BE USED FOR A HEDGE WITH A 5' SEPARATION FROM WATER LINES. FICUS HEDGES SHALL NOT BE PLANTED WITIN UTILITY EASEMENTS.
42. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
43. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP AT TIME OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED

M.L.A. group Inc.
LANDSCAPE • ARCHITECTURE
REG. LA-6666695
ISA-0817A
1016 NE 45TH STREET,
OAKLAND PARK, FL 33334
PH: 954-763-4071
FAX: 954-630-9668
E: MLAGROUPINC@YAHOO.COM

REVISIONS:

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:

WINGATE HOTEL
321 N. FEDERAL HWY.
DANIA BEACH, FL

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

SEAL:

SCALE: 1"=10'

DATE DRAWN: 10-27-15

SHEET NO.

L-3

OF-3

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8, BLOCK G, HANSON-NELSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

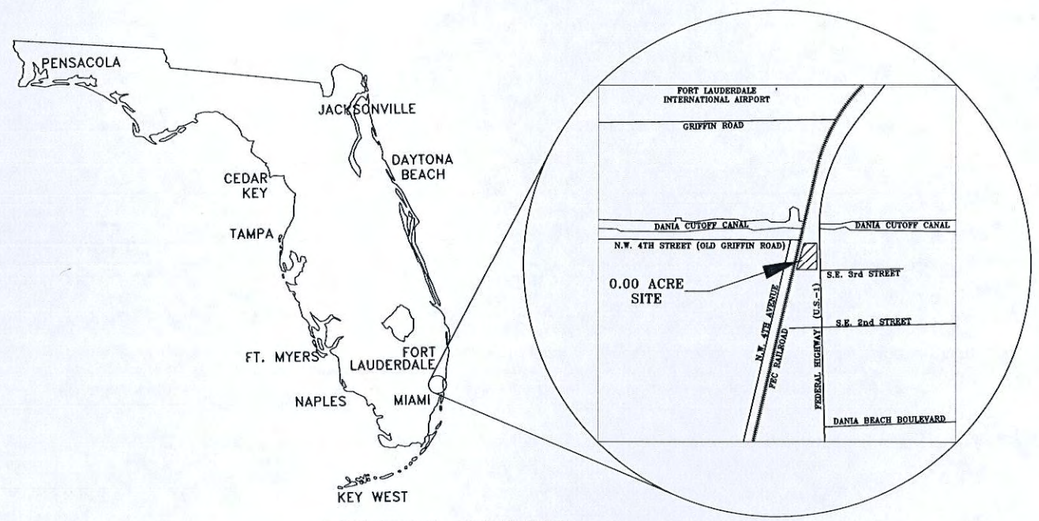
LESS:

THE EASTERLY 8.00 FEET THEREOF, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT 5363, SECTION 86010-2103, AT PAGE 3 OF 3.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 33,992.00 SQUARE FEET (0.78 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR AVS PROPERTY, LLC., HEREINAFTER KNOV AS THE CLIENT.
2. THE LEGAL DESCRIPTION, AS SHOWN HEREON, IS BASED UPON A WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 112968818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. BEARING REFERENCE:
   THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
   SAID LINE BEARS NORTH 89°42'16' EAST.
4. BENCHMARK REFERENCE:
   NATIONAL GEODETIC SURVEY BENCHMARK D-239. AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND OLD GRIFFIN ROAD, IN TOP OF AND 3.6 FEET WEST OF THE EAST END OF THE NORTH CONCRETE ABUTMENT OF THE RAILROAD BRIDGE SPANNING THE DANIA CUT-OFF CANAL, 136.8 FEET NORTH OF THE ROAD CENTERLINE, 8.5 FEET EAST OF THE NEAR RAIL, AND LEVEL WITH THE TRACK.
   ELEVATION = 15.78 (NAVD)
5. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED. ONLY THOSE ITEMS ABOVE GROUND, VISIBLE AND OBSERVABLE WERE LOCATED.
7. DATE OF LAST FIELD WORK: JULY 8, 2015.



LOCATION SKETCH
NOT TO SCALE

LEGEND:

P.B.	- PLAT BOOK	TOP	- TOP OF BANK
PG.	- PAGE	TOS	- TOE OF SLOPE
O.R.B.	- OFFICIAL RECORDS BOOK	TSB	- TRAFFIC SIGNAL BOX
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	TS	- TRAFFIC SIGNAL
D.C.R.	- DADE COUNTY RECORDS	W/	- WITH
B.C.R.	- BROWARD COUNTY RECORDS	(R)	- PER RECORDS
U.E.	- UTILITY EASEMENT	(P)	- PER PLAT
P.O.B.	- POINT OF BEGINNING	(C)	- AS CALCULATED
EB	- ELECTRIC BOX	(M)	- AS MEASURED
C&G	- CURB & GUTTER	F-ND	- FOUND NAIL & DISC
CLF	- CHAIN-LINK FENCE	F-IRC	- FOUND 5/8' IRON ROD WITH CAP
B.O.W	- BACK OF WALK	FIR	- FOUND 5/8' IRON ROD
CL	- CENTER LINE	F-NAIL	- FOUND NAIL
VG	- VALLEY GUTTER	W-UP	- WOOD UTILTIY POLE
EP	- EDGE OF PAVEMENT	C-UP	- CONCRETE UTILTIY POLE
CO	- CLEAN OUT	OT	- OVERHEAD TELEPHONE LINE
CONC	- CONCRETE	OE	- OVERHEAD ELECTRIC LINE
ALF	- ALUMINUM FENCE	P.R.M	- PERMANENT REFERENCE MONUMENT ALUMINUM DISC STAMPED 'PRM LB7024', SET IN CONCRETE OR 4' SQUARE CONCRETE WITH 5/8' REBAR 24' IN LENGTH
(W)	- MONITORING WELL	FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
WV	- WATER VALVE	(D)	- DRAINAGE MANHOLE
	- WATER METER	(S)	- SANITARY MANHOLE
	- FIRE HYDRANT		- LIGHT POLE
(C)	- COMMUNICATION MANHOLE	CB	- CATCH BASIN
	- WOOD UTILITY POLE		

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: TROY N. TOWNSEND DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6425
TROY@PILLARCONSULTANTS.COM

NOT VALD WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

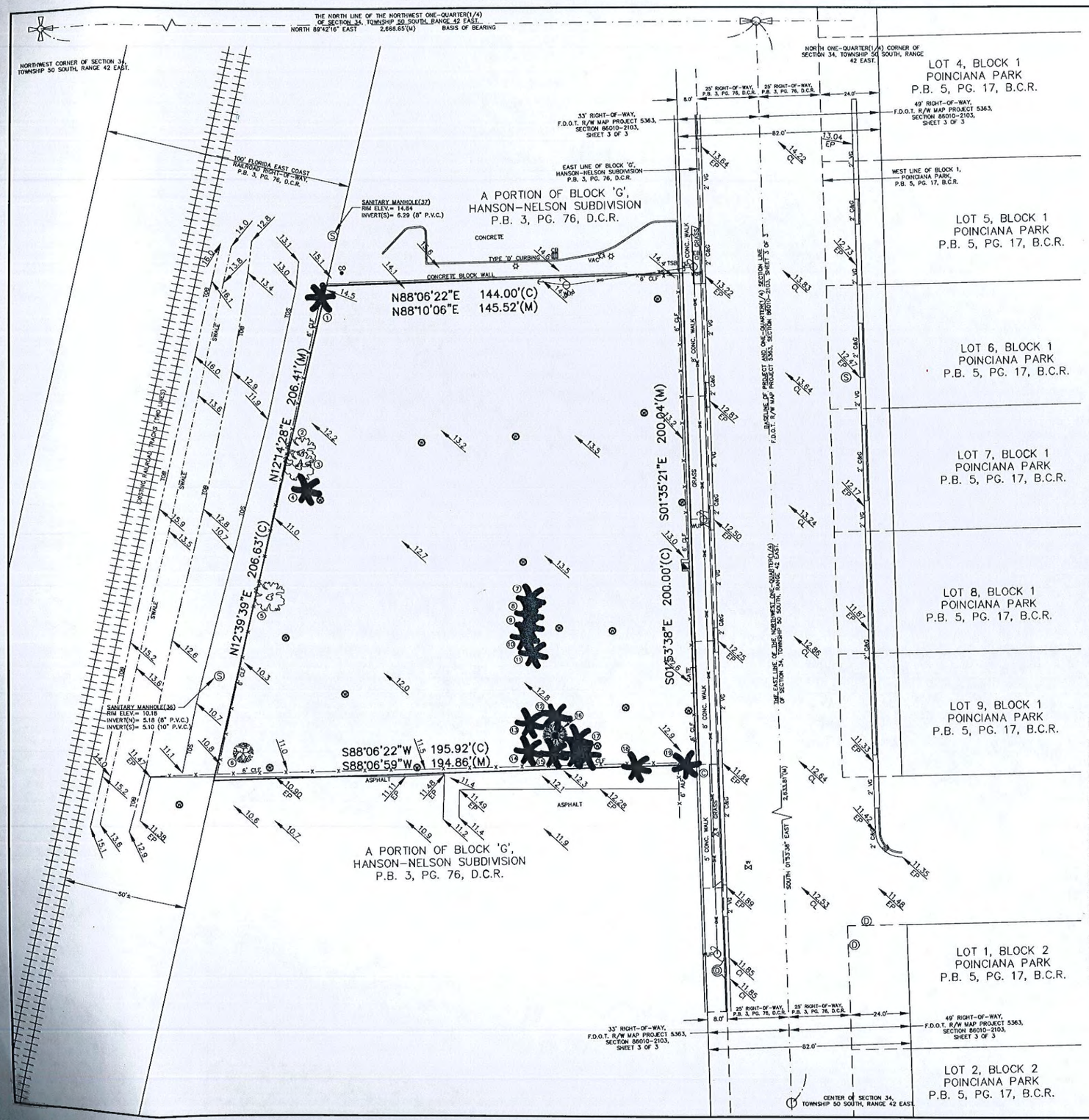
SHEET TITLE
BOUNDARY SURVEY

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
P.E. # 39461 Phone: (954) 680-6533 Fax: (954) 680-0323

WINGATE HOTEL
321 NORTH FEDERAL HIGHWAY
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
DATE: 07/09/15
DRAWN BY: TNT
SHEET No.
SU-1 OF 2
15011



SURVEY NOTES:

1. THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR AVS PROPERTY, LLC., HEREINAFTER KNOW AS THE CLIENT.
2. THE LEGAL DESCRIPTION, AS SHOWN HEREON, IS BASED UPON A WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 112968818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. BEARING REFERENCE:
   THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
   SAID LINE BEARS NORTH 89°42'16" EAST.
4. BENCHMARK REFERENCE:
   NATIONAL GEODETIC SURVEY BENCHMARK D-239. AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND OLD GRIFFIN ROAD, IN TOP OF AND 3.6 FEET WEST OF THE EAST END OF THE NORTH CONCRETE ABUTMENT OF THE RAILROAD BRIDGE SPANNING THE DANIA CUT-OFF CANAL, 136.8 FEET NORTH OF THE ROAD CENTERLINE, 8.5 FEET EAST OF THE NEAR RAIL, AND LEVEL WITH THE TRACK.
   ELEVATION = 15.78 (NAVD)
5. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED. ONLY THOSE ITEMS ABOVE GROUND, VISIBLE AND OBSERVABLE WERE LOCATED.
7. DATE OF LAST FIELD WORK: JULY 8, 2015.

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TREE LIST:

1.	18' PALM	11.	7' PALM
2.	4' GUMBO LIMBO	12.	8' PALM
3.	24' GUMBO LIMBO	13.	5' PALM
4.	8' PALM	14.	8' PALM
5.	5' GUMBO LIMBO	15.	12' PALM
6.	5' CARROTWOOD	16.	7' SHADE
7.	8' PALM	17.	PALM CLUSTER
8.	6' PALM	18.	12' PALM
9.	6' PALM	19.	12' PALM
10.	8' PALM		

LEGEND:

P.B.	- PLAT BOOK	TOP	- TOP OF BANK
PG.	- PAGE	TOS	- TOE OF SLOPE
O.R.B.	- OFFICIAL RECORDS BOOK	TSB	- TRAFFIC SIGNAL BOX
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	TS	- TRAFFIC SIGNAL
D.C.R.	- DADE COUNTY RECORDS	W/	- WITH
B.C.R.	- BROWARD COUNTY RECORDS	(R)	- PER RECORDS
U.E.	- UTILITY EASEMENT	(P)	- PER PLAT
P.O.B.	- POINT OF BEGINNING	(C)	- AS CALCULATED
EB	- ELECTRIC BOX	(M)	- AS MEASURED
C&G	- CURB & GUTTER	F-ND	- FOUND NAIL & DISC
CLF	- CHAIN-LINK FENCE	F-IRC	- FOUND 5/8' IRON ROD WITH CAP
B.O.W	- BACK OF WALK	FIR	- FOUND 5/8' IRON ROD
CL	- CENTER LINE	F-NAIL	- FOUND NAIL
VG	- VALLCY GUTTER	W-UP	- WOOD UTILTIY POLE
EP	- EDGE OF PAVEMENT	C-UP	- CONCRETE UTILTIY POLE
CO	- CLEAN OUT	OT	- OVERHEAD TELEPHONE LINE
CONC	- CONCRETE	OE	- OVERHEAD ELECTRIC LINE
ALF	- ALUMINUM FENCE	P.R.M	- PERMANENT REFERENCE MONUMENT ALUMINUM DISC STAMPED 'PRM LB7024', SET IN CONCRETE OR 4' SQUARE CONCRETE WITH 5/8' REBAR 24' IN LENGTH
⊗	- MONITORING WELL	FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
WV	- WATER VALVE	Ⓓ	- DRAINAGE MANHOLE
	- WATER METER	Ⓢ	- SANITARY MANHOLE
	- FIRE HYDRANT		
Ⓒ	- COMMUNICATION MANHOLE		

SHEET TITLE

BOUNDARY SURVEY

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461

WINGATE HOTEL
321 NORTH FEDERAL HIGHWAY
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
DATE: 07/09/15
DRAWN BY: TNT
SHEET No.
SU-2
15011

RESOLUTION NO. 2016-109

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-75-15) AND DESIGN VARIATIONS (OT-64-16) AND (OT-82-16) SUBMITTED BY DAVID L. WALLACE & ASSOCIATES, INC. ON BEHALF OF THE OWNER, ALEXEY SHCHETNIKOV, FOR PROPERTY LOCATED AT 321 NORTH FEDERAL HIGHWAY IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements", Article 635, entitled "Site Plans" of Section 635-20(A), provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, David L Wallace & Associates, Inc. on behalf of the owner, Alexey Shchetnikov (the "Applicant"), is requesting site plan approval for the proposed construction of a new 6-story (108 unit) hotel to be located at 321 North Federal Highway, in the City of Dania Beach, Florida, as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, Chapter 28, Part 3, entitled, "Special Zoning Districts," of Subpart 1, entitled, "Community Redevelopment Area ("CRA") Form-Based Zoning District" of Article 301, entitled, "Legal and Administrative Provisions" of Section 301-50, entitled, "Variations In Design; Procedures For Review Of Design Variations", provides that the City Commission is authorized to approve design variations within certain districts, if they are consistent with the intent of that section in lieu of the variance process provided for in Article 625, entitled, "Variances", of the LDC; and

WHEREAS, the Applicant has requested design variances from Section 265-10, entitled, "Off-Street Parking Requirements"; and

WHEREAS, the requested design variation (OT-64-16) is to provide a clearance of less than two and one half feet (2.5') between parking space and wall or other solid obstruction in the parking garage, where Section 265-10(C) of the LDC requires a minimum two and one half feet (2.5') clearance; and

WHEREAS, the requested design variation (OT-82-16) is to provide a maximum twenty five percent (25%) slope at the parking garage ground floor and a maximum of sixteen percent

(16%) ramp slope for the two (2) remaining upper garage floors where Section 265-10(D) of the LDC requires a ramp slope of twelve percent (12%); and

WHEREAS, pursuant to Section 301-50 (c) (1) of the LDC, the above referenced variations shall be considered as part of the proposed site plan (SP-75-15); and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-75-15) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That pursuant to Chapter 28, entitled, "Land Development Regulations", Part 6, entitled, "Development Review Procedures and Requirements", of Article 635, entitled, "Site Plans", the following Site Plan (SP-75-15) and design variations (OT-64-16) and (OT-82-16), attached as Exhibit "B," are approved subject to compliance with the following conditions:

1. According to aerial photographs, there are existing trees on site. Per Sec. 275-80 (C), a tree survey table shall be submitted with the following information listed by tree number corresponding to the numbered existing trees on the plan view (Landscape):
    - Scientific species names
    - Diameter at breast height in accordance with the definition in section 825-50, and clear wood measurements for palms (A measurement was provided but did not specify if it is DBH);
    - Canopy cover in square feet;
    - Tree condition;
    - Proposed disposition (remain, relocate or remove);
    - Dollar value of specimen trees and palms calculated in accordance with section 825-140 of the Dania Beach Code (See definition of specimen tree under Sec. 825-50).

2. Existing trees and shrubs and site improvements on abutting properties within 25 feet of property line shall be depicted on the plans.

3. Per Sec. 275-80 (M), an irrigation plan shall be submitted (Landscaping)

4. Per Sec. 307-20 (A and B), street trees shall be planted as shown in the street sections approved by the city commission in the CRA redevelopment plan. Please provide copy of the City Commission Resolution to determine landscape requirements (Landscaping).

5. There are some inconsistencies between the Master Plant List and the vegetation depicted on L-1: three live oaks listed under the plant list, one depicted on drawings; east Palatka holly is listed as IA14 but shown on drawings as IA12 (Landscaping).

6. It appears like several of the existing trees will be removed. Indicate how the mitigation for the removal of these trees will be accomplished (Landscaping).

7. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which establishes a rate of $21.26 per p.m. peak hour trip. Based on traffic study prepared by Thomas A. Hall Inc., dated 7/18/25, the projected PM peak hour trips will be 106, therefore payment of $2,253.56 is required at time of building permit issuance. 2nd time requested (Planning).

8. The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Must receive approval prior to issuance of a building permit. 2nd time requested (Planning).

9. Per Section 306-20, Section 307-20(C) & Section 309-10(C) streetscape elements such as benches, trash cans & lighting shall be provided based on the street sections and streetscape specifications approved by the City Commission in the CRA Redevelopment Plan. See attached CRA Redevelopment Plan sub-sheets attached for your reference. Much show location and detail on plan. Must address this code provision through redesign or payment in lieu of construction as identified in Section 309-10(D). Must be addressed with next submittal. 2nd time requested (Planning).

10. Per Section 303-40(Q), Figure 303-10 & 304-30 allowable height is based on proximity to residential and FEC railroad. Provide illustration showing building mass is outside of the 1:66 slope. Provide illustration with next submittal. 2nd time requested (Planning).

11. Sustainable Building Practices, Per Section 305-50(H) a performance bond or letter of credit must be posted with the City at time of building permit submittal (Planning).

Section 3. Pursuant to Section 635-100 "Expiration of Site Plans" of the Land Development Code, the Site Plan (SP-75-15) and design variation (OT-64-16) and (OT-82-16) approvals shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

LOT: 5,6,7,& 8 LESS THE EAST 8 FEET. BLOCK: G. SUBDIVISION: HANSEN & NELSON
SUBDIVISION. PLAT BOOK: 3. PAGE: 76 OF BROWARD COUNTY, FLORIDA.

EXHIBIT “B”
SITE PLAN

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: September 27, 2016 City Commission Hearing

Requested Action (Identify appropriate Action or Motion)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-77-16 AND VA-94-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
VA-77-16 Staff Report, Application and Backup VA-77-16 VA-94-16, RESOLUTION NO. 2016-132

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A.

SUBJECT: **VA-77-16/VA-94-16:** The owner applicant, John Bartley, is requesting variances to reduce the setback requirements for a property generally located at the southwestern ending of SW 39 Way.

REQUEST
VARIANCE

1. To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

2. To provide a three-foot (3') side setback for mechanical equipment where Section 215-50 (E) of the LDC requires seven feet (7').

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low (5) Residential (L-5)

VIOLATIONS ON PROPERTY

There are no violations on this property.

The subject property contains a single family home and is located in the RS-6000 zoning district. The lot is generally situated at the southwest corner of SW 39 Way and east of SW 40 Avenue. There is a vacant residential lot to the north, and a two (2) acre parking lot to the south.

REQUEST
VARIANCES

1. The applicant is requesting a variance to allow a twenty (20) foot setback at the front of the property where Section 205-10 of the LDC requires a minimum of twenty-five (25) feet in the RS-6000 zoning district. The applicant's justification letter indicates that the road at the front of the property is privately owned. The applicant's intent is to develop several single-family homes along this road. Based on the proposed development plan for the area, the road will curve to the west and reduce the property's available area for a front yard. The applicant's future structures would follow the same twenty-foot (20') front setback and not be adversely affected by the Variance request. Furthermore, the applicant has indicated that the reduced setbacks would make the subject property visually consistent with the front entrance of the existing homes situated further north of

the property. The proposed reduction in setback would only be used if the configuration of the land prevented the applicant from meeting the existing regulation.

2. The applicant is also requesting a variance to allow a setback of three feet (3') between the side lot line and an at-grade air conditioning unit. Section 215-50 (E) of the LDC requires a setback of seven feet (7') between the interior property lines and mechanical equipment. Per the applicant's justification letter, the configuration of the site and the layout of the home prevent the applicant from providing the required distance between the side lot line and the proposed equipment. The applicant is requesting the variance to further the enjoyment of the lot's back yard by placing the mechanical equipment to the side of the home and away from view.

These variance requests are the minimum required and may be utilized on multiple properties when the parcel is divided for development. The intent of a setback is to provide adequate separation between uses and to provide adequate space for parking on the property. Approval of these variance requests would maintain the intent of the setback regulations. The variance requests are compatible with the use of the neighboring lots, as well as the vacant the parcels which the applicant owns and hopes to develop into single family homes in the near future. The requests would not be detrimental to the community and are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan by maintaining and improving the residential housing stock in the city.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

(1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

(3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

(4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant's requests and justification are consistent with the variance criteria.

CITY COMMISSION PREVIOUS ACTION

On September 27, 2016 the City Commission continued the item VA-77-16 at the applicant's request.

RECOMMENDATION

The requests meet the Variance Criteria identified in the LDC. Approve the resolution.

BARTLEY PLAT

A REPLAT OF A PORTION OF TRACT 11, BLOCK 3, OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
"PLAT OF SEC'S 28, 29, 31 & 32, T 50 S, R 42 E" PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
APRIL, 2014

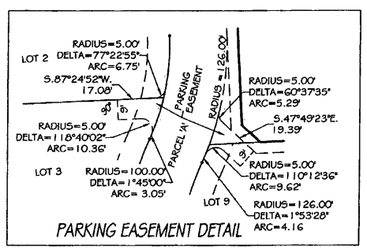
PREPARED BY:
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FLORIDA 33020
(954-923-7666)

GRAPHIC SCALE

0 25 50 100 150

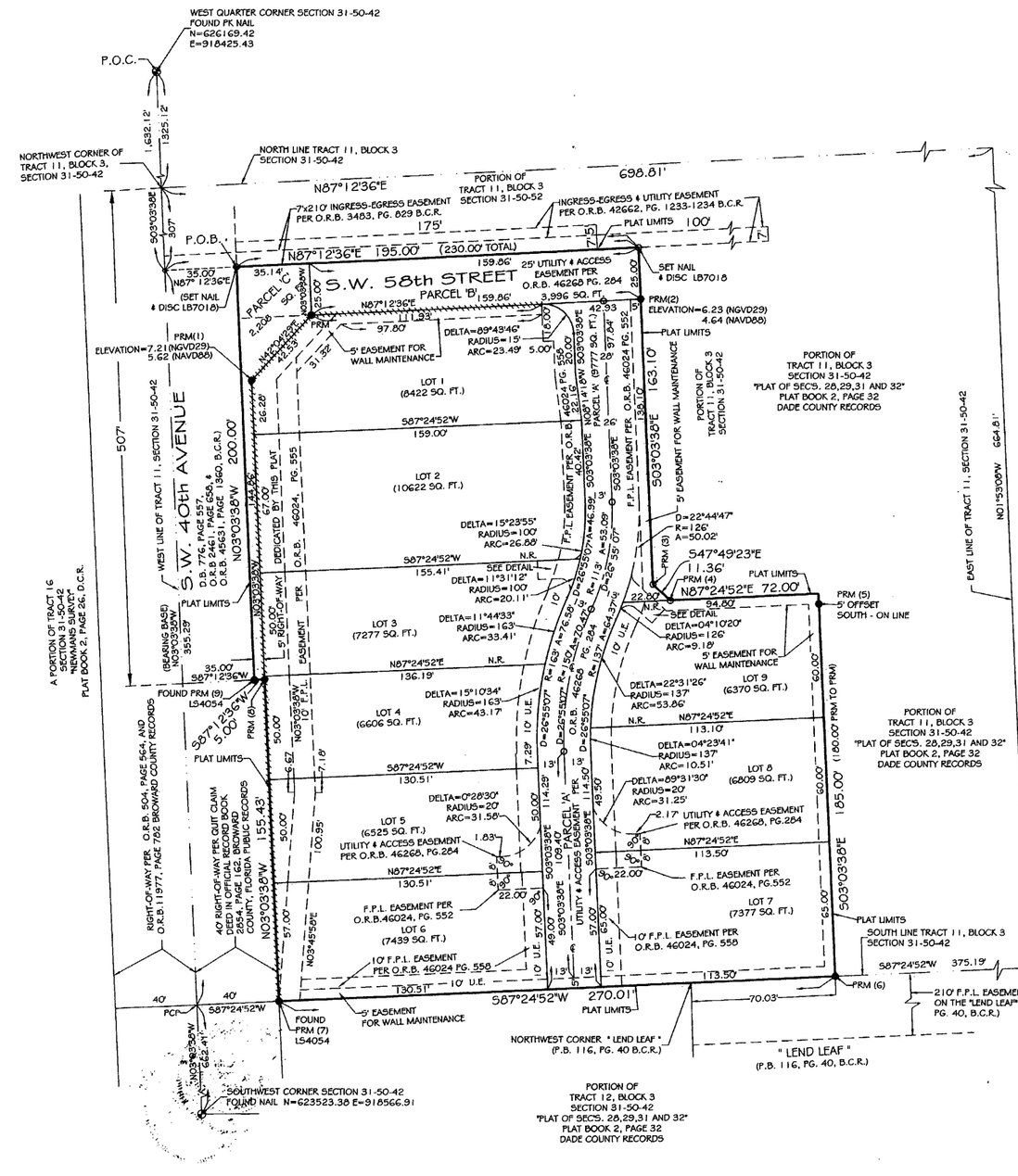
(IN FEET)
1 inch = 30 ft.

NORTH



PARKING EASEMENT DETAIL

PRM NORTHING (N) & EASTINGS (E)
1) N=624486.51 E=918555.48
2) N=624525.86 E=918743.64
3) N=624367.95 E=918751.01
4) N=624380.32 E=918759.43
5) N=624378.57 E=918831.62
6) N=624198.83 E=918841.24
7) N=624186.65 E=918571.51
8) N=624341.86 E=918563.21
9) N=624341.62 E=918558.21



LEGEND

1) D - DELTA
2) ℄ - CENTER LINE
3) N.R. - NOT RADIAL
4) P.O.B. - POINT OF BEGINNING
5) P.O.C. - POINT OF COMMENCEMENT
6) O.R.B. - OFFICIAL RECORD BOOK
7) SQ. FT. - INDICATES SQUARE FEET
8) ○ PCP - INDICATES PERMANENT CONTROL POINT - NAIL & DISC LB 7018
9) P.B., PG., B.C.R. - PLAT BOOK AND PAGE, BROWARD COUNTY RECORDS.
10) INDICATES NON-VEHICULAR ACCESS LINE
11) ● P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET ALUMINUM DISC IN 4" SQUARE x 24" CONCRETE MONUMENT - STAMPED "GIBBS - PRM - LB7018 - UNLESS OTHERWISE NOTED
12) ○ P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET NAIL & DISC LB7018 STAMPED "P.R.M."
13) F.P.L. - FLORIDA POWER AND LIGHT COMPANY
14) U.E. - UTILITY EASEMENT

NOTES

1) BENCHMARK REFERENCE: BROWARD COUNTY, FLORIDA BENCHMARK (B.M.) #159 - SPIKE IN PLATE CENTERLINE SW 54 COURT, 50' WEST OF CENTERLINE S.W. 40 AVENUE.
ELEVATION=5.75 - NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
4.15 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2) NORTH ARROW RELATIVE TO NORTH 03°03'38" WEST ALONG THE CENTERLINE OF S.W. 40TH AVENUE (SEE NOTE #9 FOR BEARING BASIS).
3) RIGHT-OF-WAY DEDICATED BY THIS PLAT= 0.05 ACRES (2208 SQUARE FEET), MORE OR LESS.
4) TOTAL LOTS AND PARCELS W & 'B' ACREAGE= 1.86 ACRES (81232 SQUARE FEET), MORE OR LESS.
5) THIS PLAT IS RESTRICTED TO 9 SINGLE FAMILY DETACHED UNITS (1 EXISTING AND 8 PROPOSED). ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT AND WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
6) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
7) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
8) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
9) GRID BEARINGS AND STATE PLANE COORDINATES, AS SHOWN HEREON, ARE REFERENCED TO THE WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONEBRIDGE RESURVEY NO. III OF TOWNSHIP 50 SOUTH, RANGE 41 EAST AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. SAID BEARINGS ARE GRID BEARINGS.

JOHN BARTLEY
201 SE 2ND AVENUE
DANIA BEACH, FLORIDA 33004

To: City of Dania Beach Planning and Zoning Board

Date: July 29, 2016

RE: Variance Requests for Parcels located on 5848 SW 40th Avenue and SW 39th Way

The Dania Beach Zoning Code also requires that air conditioning equipment must be set back a minimum of 7' from the side yard line. The first request is to allow encroachment of the air conditioning units into the side yard setback. Each home has a side yard setback of 7.5', which will require a variance approval in order to accommodate air conditioning units for each residence. Due to the configuration of the site and the way the homes are proposed to be laid out, placing the air conditioning units in the rear yard is not feasible and will have an impact the usefulness and enjoyment of the rear yards.

The Dania Beach Zoning Code requires a 25' front yard setback for single-family residences. The second request is for folio numbers 5042-31-01-0700, 5042-31-01-0712 and 5042-31-01-0713 and is to allow development of single-family homes on these lots utilizing a 20' front yard setback instead of a 25' front yard setback, a reduction of five (5) feet.

The proposed development is for single-family residences along Southwest 39th Way. Southwest 39th Way is a private road that will only service the homes within this development. Due to the road configuration, the three parcels listed above are subject to an irregular shaped frontage causing unique circumstances that will affect the homes to be constructed and the need to reduce the 25' front yard setback by five feet. This is the minimum reduction in setback needed and will only impact portions of these homes.

The reduction in setback will allow compatibility with the homes proposed for this development by maintaining consistency with the front entrance areas. Driveway parking areas should not be impacted and pervious areas will remain in compliance.
The variance will have no impact on Southwest 40th Avenue to the west or other properties within this area and does not affect the goals, objectives and policies of the Dania Beach Zoning and Comprehensive Plans.

3 Lots West Side Jol Bartley

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUL 28 2016
Planning Department

Standard Development Application

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ❑ **Variance**
- ❑ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: VA-77-16
VA-94-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 5848 SW 40th Ave

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): 5042 31 01 0700 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** John Bartley

Address of Applicant: 201 SE 2nd Ave Dania Beach Fl

Business Telephone: 954 448 1873 Home: 954 927 0793 Fax: 954-927-1850

E-mail address: doreenbartley@comcast.net

Name of Property Owner: John and Doreen Bartley

Address of Property Owner: 201 SE 2nd Ave

Business Telephone: SAA Home: SAA Fax: SAA

Explanation of Request: 20' Front Set Back & A.C. To Be In 7' to 10' Side Set Back
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 1.92 Gross Acreage: _____ Prop. Square Footage: 83,428

Existing Use: Vacant Proposed Use: Single Family

Is property owned individually, by a corporation, association, or a joint venture? individually

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 28th **DAY OF** July **, 20** 16

By:
John Bartley
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Donna H Kirby
(Signature of Notary Public – State of FL**)**

DONNA H. KIRBY
MY COMMISSION # FF 208380
EXPIRES: June 27, 2019
Bonded Thru Notary Public Underwriters

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

RESOLUTION NO. 2016-132

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-77-16 AND VA-94-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance requests (VA-77-16 and VA-94-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-77-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant is also requesting a variance (VA-94-16) to provide an interior side setback of four feet (4') for mechanical equipment, where LDC Section 215-50 requires a seven (7) foot setback from the side lot line; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance is consistent with the City's Land Development Code and Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2. That these certain applications (VA-77-16 and VA-94-16) for a variance approval is approved.

Section 3. Pursuant to Section 625-50 "Expiration of Variances" of the Land Development Code, the variance approvals (VA-77-16 and VA-94-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 THAT PT OF TR 11 DESC AS: S 100 OF N 607 OF W 210 OF SAID TR 11 BLK 3 EXCEPT THEREFROM W 33 FOR RD; AND W 210 OF TR 11, BLK 31 LESS N 607 & LESS W 35 FOR RD; TR 11 BLK 3 LESS N 307 AKA: LOTS J & K

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: September 27, 2016 City Commission Hearing

Requested Action (Identify appropriate Action or Motion)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-78-16 AND VA-95-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
VA-78-16 Staff Report, RESOLUTION NO. 2016-133, VA-78-16 Application and Backup

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A.

SUBJECT: **VA-78-16/VA-95-16:** The owner applicant, John Bartley, is requesting variances to reduce the setback requirements for a property generally located at the southeast ending of SW 39 Way.

REQUEST
VARIANCE

1. To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

2. To provide a three-foot (3') side setback for mechanical equipment where Section 215-50 (E) of the LDC requires seven feet (7').

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low (5) Residential (L-5)

VIOLATIONS ON PROPERTY
There are no violations on this property.

The subject property is in the RS-6000 zoning district and currently vacant. It is located at the rear of a single family home to the north and is at the southeast corner of the ending of SE 39 Way. To the east of the subject property is a single family home.

REQUEST
VARIANCES
1. The applicant is requesting a variance to allow a twenty (20) foot setback at the front of the property where Section 205-10 of the LDC requires a minimum of twenty-five (25) feet in the RS-6000 zoning district. The applicant's justification letter indicates that the road at the front of the property is privately owned. The applicant's intent is to develop several single-family homes along this road. Based on the proposed development plan for the area, the road will curve to the west and create an uneven area for the front yards once the parcel is divided for development of single homes by the property owner. The applicant's future structures would follow the same twenty-foot (20') front setback and not be adversely affected by the Variance request. Furthermore, the applicant has indicated that the reduced setbacks would make the subject property visually consistent with the front entrance of the existing homes situated further north of the property. The proposed

reduction in setback would only be used if the configuration of the land prevented the applicant from meeting the existing regulation.

2. The applicant is also requesting a variance to allow a setback of three feet (3') between the side lot line and an at-grade air conditioning unit. Section 215-50 (E) of the LDC requires a setback of seven feet (7') between the interior property lines and mechanical equipment. Per the applicant's justification letter, the configuration of the site and the layout of the homes prevent the applicant from providing the required distance between the side lot line and the proposed equipment. The applicant is requesting the variance to further the enjoyment of the lot's back yard by placing the mechanical equipment to the side of the home and away from view.

These variance requests are the minimum required and may be utilized on multiple properties when the parcel is divided for development. The intent of a setback is to provide adequate separation between uses and to provide adequate space for parking on the property. Approval of these variance requests would maintain the intent of the setback regulations. The variance requests are compatible with the use of the neighboring lots, as well as the vacant the parcels which the applicant owns and hopes to develop into single family homes in the near future. The requests would not be detrimental to the community and are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan by maintaining and improving the residential housing stock in the city.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

(1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

(3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

(4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant's requests and justification are consistent with the variance criteria.

CITY COMMISSION PREVIOUS ACTION

On September 27, 2016 the City Commission continued the item VA-78-16 at the applicant's request.

RECOMMENDATION

The requests meet the Variance Criteria identified in the LDC. Approve the resolution.

RESOLUTION NO. 2016-133

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-78-16 AND VA-95-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance requests (VA-78-16 and VA-95-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-78-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant is also requesting a variance (VA-94-16) to provide an interior side setback of four feet (4') for mechanical equipment, where LDC Section 215-50 requires a seven (7) foot setback from the side lot line; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance is consistent with the City's Land Development Code and Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2. That these certain applications (VA-78-16 and VA-95-16) for variance approval is approved.

Section 3. Pursuant to Section 625-50 "Expiration of Variances" of the Land Development Code, the variance approvals (VA-78-16 and VA-95-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 THE E 20 OF W 230 OF TR 11 LESS N 307 AND S 185 OF E 100 OF W 310 AKA: LOT L

BARTLEY PLAT

A REPLAT OF A PORTION OF TRACT 11, BLOCK 3, OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
"PLAT OF SEC'S 28, 29, 31 & 32, T 50 S, R 42 E" PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
APRIL, 2014

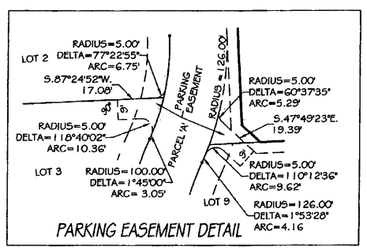
PREPARED BY:
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FLORIDA 33020
(954-923-7666)

GRAPHIC SCALE

0 25 50 100 150

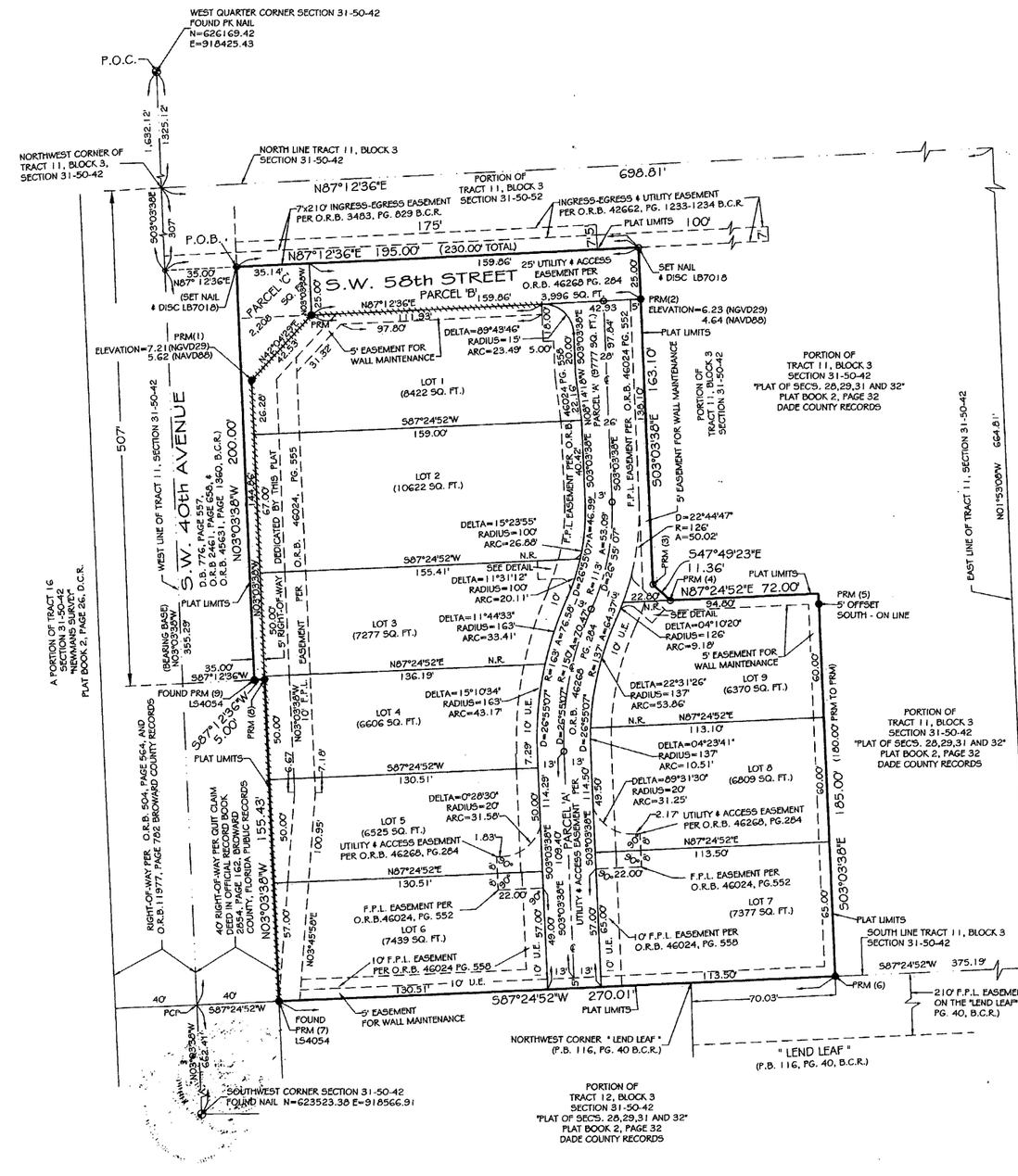
(IN FEET)
1 inch = 30 ft.

NORTH



PARKING EASEMENT DETAIL

PRM NORTHING (N) & EASTINGS (E)
1) N=624486.51 E=918555.48
2) N=624525.86 E=918743.64
3) N=624367.95 E=918751.01
4) N=624380.32 E=918759.43
5) N=624378.57 E=918831.62
6) N=624198.83 E=918841.24
7) N=624186.65 E=918571.51
8) N=624341.86 E=918563.21
9) N=624341.62 E=918558.21



LEGEND

1) D - DELTA
2) ℄ - CENTER LINE
3) N.R. - NOT RADIAL
4) P.O.B. - POINT OF BEGINNING
5) P.O.C. - POINT OF COMMENCEMENT
6) O.R.B. - OFFICIAL RECORD BOOK
7) SQ. FT. - INDICATES SQUARE FEET
8) ○ PCP - INDICATES PERMANENT CONTROL POINT - NAIL & DISC LB 7018
9) P.B., PG., B.C.R. - PLAT BOOK AND PAGE, BROWARD COUNTY RECORDS.
10) INDICATES NON-VEHICULAR ACCESS LINE
11) ● P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET ALUMINUM DISC IN 4" SQUARE x 24" CONCRETE MONUMENT - STAMPED "GIBBS - PRM - LB7018 - UNLESS OTHERWISE NOTED
12) ○ P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET NAIL & DISC LB7018 STAMPED "P.R.M."
13) F.P.L. - FLORIDA POWER AND LIGHT COMPANY
14) U.E. - UTILITY EASEMENT

NOTES

1) BENCHMARK REFERENCE: BROWARD COUNTY, FLORIDA BENCHMARK (B.M.) #159 - SPIKE IN PLATE CENTERLINE SW 54 COURT, 50' WEST OF CENTERLINE S.W. 40 AVENUE.
ELEVATION=5.75 - NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
4.15 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2) NORTH ARROW RELATIVE TO NORTH 03°03'38" WEST ALONG THE CENTERLINE OF S.W. 40TH AVENUE (SEE NOTE #9 FOR BEARING BASIS).
3) RIGHT-OF-WAY DEDICATED BY THIS PLAT= 0.05 ACRES (2208 SQUARE FEET), MORE OR LESS.
4) TOTAL LOTS AND PARCELS W & 'B' ACREAGE= 1.86 ACRES (81232 SQUARE FEET), MORE OR LESS.
5) THIS PLAT IS RESTRICTED TO 9 SINGLE FAMILY DETACHED UNITS (1 EXISTING AND 8 PROPOSED). ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT AND WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
6) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
7) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
8) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
9) GRID BEARINGS AND STATE PLANE COORDINATES, AS SHOWN HEREON, ARE REFERENCED TO THE WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONEBRIDGE RESURVEY NO. III OF TOWNSHIP 50 SOUTH, RANGE 41 EAST AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. SAID BEARINGS ARE GRID BEARINGS.

JOHN BARTLEY
201 SE 2ND AVENUE
DANIA BEACH, FLORIDA 33004

To: City of Dania Beach Planning and Zoning Board

Date: July 29, 2016

RE: Variance Requests for Parcels located on 5848 SW 40th Avenue and SW 39th Way

The Dania Beach Zoning Code also requires that air conditioning equipment must be set back a minimum of 7' from the side yard line. The first request is to allow encroachment of the air conditioning units into the side yard setback. Each home has a side yard setback of 7.5', which will require a variance approval in order to accommodate air conditioning units for each residence. Due to the configuration of the site and the way the homes are proposed to be laid out, placing the air conditioning units in the rear yard is not feasible and will have an impact the usefulness and enjoyment of the rear yards.

The Dania Beach Zoning Code requires a 25' front yard setback for single-family residences. The second request is for folio numbers 5042-31-01-0700, 5042-31-01-0712 and 5042-31-01-0713 and is to allow development of single-family homes on these lots utilizing a 20' front yard setback instead of a 25' front yard setback, a reduction of five (5) feet.

The proposed development is for single-family residences along Southwest 39th Way. Southwest 39th Way is a private road that will only service the homes within this development. Due to the road configuration, the three parcels listed above are subject to an irregular shaped frontage causing unique circumstances that will affect the homes to be constructed and the need to reduce the 25' front yard setback by five feet. This is the minimum reduction in setback needed and will only impact portions of these homes.

The reduction in setback will allow compatibility with the homes proposed for this development by maintaining consistency with the front entrance areas. Driveway parking areas should not be impacted and pervious areas will remain in compliance.
The variance will have no impact on Southwest 40th Avenue to the west or other properties within this area and does not affect the goals, objectives and policies of the Dania Beach Zoning and Comprehensive Plans.

3 lots EAST SIDE

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

RECEIVED
JUL 28 2016
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: VA-78-16
VA-95-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application.
For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: SW 39 WAY

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): 5042 31 01 0712 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** John Bartley

Address of Applicant: 201 SE 2nd AVE Dania Beach 33004

Business Telephone: 9544481873 Home: 954 927-0793 Fax: 954-927-1850

E-mail address: doreenbartley@comcast.net

Name of Property Owner: John and Doreen Bartley

Address of Property Owner: 201 SE 2nd AVE Dania Beach 33004

Business Telephone: SAA Home: SAA Fax: SAA

Explanation of Request: 20' Front Set Back & A.C. To BE in 7' To 10' S/D/B Set Back

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 1.92 Gross Acreage: _____ Prop. Square Footage: 83,428

Existing Use: Vacant Proposed Use: Single Family

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: John Bartley
(Owner / Agent signature*)

BEFORE ME THIS 28th **DAY OF** July**, 20**16

By:

John Bartley
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

DONNA H. KIRBY
MY COMMISSION # FF 208380
EXPIRES: June 27, 2019
Bonded Thru Notary Public Underwriters

Notary Donna H. Kirby

(Signature of Notary Public – State of FL**)**

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: September 27, 2016 City Commission Hearing

Requested Action (Identify appropriate Action or Motion)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-79-16 AND VA-96-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA AND DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
VA-79-16 Staff Report, RESOLUTION NO. 2016-134, VA-79-16 Application and Backup

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: October 10, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A.

SUBJECT: **VA-79-16/VA-96-16:** The owner applicant, John Bartley, is requesting variances to reduce the setback requirements for a property generally located to the south of SW 58 Street.

REQUEST
VARIANCE

1. To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

2. To provide a three-foot (3') side setback for mechanical equipment where Section 215-50 (E) of the LDC requires seven feet (7').

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low (5) Residential (L-5)

VIOLATIONS ON PROPERTY

There are no violations on this property.

The subject property is in the RS-6000 zoning district and currently vacant. It is south of a single-family home and east of SW 40 Avenue. To the northeast of the subject property is a single-family home.

REQUEST
VARIANCES

1. The applicant is requesting a variance to allow a twenty (20) foot setback at the front of the property where Section 205-10 of the LDC requires a minimum of twenty-five (25) feet in the RS-6000 zoning district. The applicant's justification letter indicates that the road at the front of the property is privately owned. The applicant's intent is to develop several single-family homes along this road. Based on the proposed development plan for the area, the road will curve to the west and reduce the property's available area for a front yard. The applicant's future structures would follow the same twenty-foot (20') front setback and not be adversely affected by the Variance request. Furthermore, the applicant has indicated that the reduced setbacks would make the subject property visually consistent with the front entrance of the existing homes situated further north of the property. The proposed reduction in setback would only be used if the configuration of the land prevented the applicant from meeting the existing regulation.

2. The applicant is also requesting a variance to allow a setback of three feet (3') between the side lot line and an at-grade air conditioning unit. Section 215-50 (E) of the LDC requires a setback of seven feet (7') between the interior property lines and mechanical equipment. Per the applicant's justification letter, the configuration of the site and the layout of the home prevent the applicant from providing the required distance between the side lot line and the proposed equipment. The applicant is requesting the variance to further the enjoyment of the lot's back yard by placing the mechanical equipment to the side of the home and away from view.

These variance requests are the minimum required and may be utilized on adjacent parcels as they are divided for development. The intent of a setback is to provide adequate separation between uses and to provide adequate space for parking on the property. Approval of these variance requests would maintain the intent of the setback regulations. The variance requests are compatible with the use of the neighboring lots, as well as the vacant the parcels which the applicant owns and hopes to develop into single family homes in the near future. The requests would not be detrimental to the community and are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan by maintaining and improving the residential housing stock in the city.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

(1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

(3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

(4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant's requests and justification are consistent with the variance criteria.

CITY COMMISSION PREVIOUS ACTION

On September 27, 2016 the City Commission continued the item VA-79-16 at the applicant's request.

RECOMMENDATION

The requests meet the Variance Criteria identified in the LDC. Approve the resolution.

RESOLUTION NO. 2016-134

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBERS VA-79-16 AND VA-96-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA AND DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance requests (VA-79-16 and VA-96-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-79-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant is also requesting a variance (VA-96-16) to provide an interior side setback of four feet (4') for mechanical equipment, where LDC Section 215-50 requires a seven (7) foot setback from the side lot line; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance is consistent with the City's Land Development Code and Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2. That these certain applications (VA-79-16 and VA-96-16) for variance approval are approved.

Section 3. That pursuant to Section 625-50 "Expiration of Variances" of the Land Development Code, the variance approvals (VA-79-16 and VA-96-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 10, 2016.

ATTEST:

LOUISE STILSON, CMC CITY CLERK	MARCO A. SALVINO, SR. MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 POR OF TR 11 BLK 3 DESC AS: COMM AT NW COR OF SAID TR, SE 455.28 ALG W/L TR 11, NE 52 TO POB, CONT NE 143.41 TO P/C, SWLY 20.11, SWLY 33.41, SW 124.19, NW 50 TO POB

BARTLEY PLAT

A REPLAT OF A PORTION OF TRACT 11, BLOCK 3, OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
"PLAT OF SEC'S 28, 29, 31 & 32, T 50 S, R 42 E" PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
APRIL, 2014

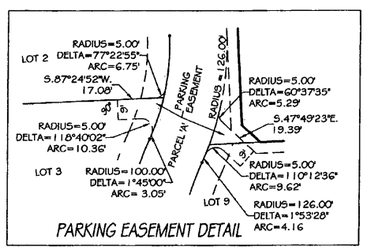
PREPARED BY:
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FLORIDA 33020
(954-923-7666)

GRAPHIC SCALE

0 25 50 100 150

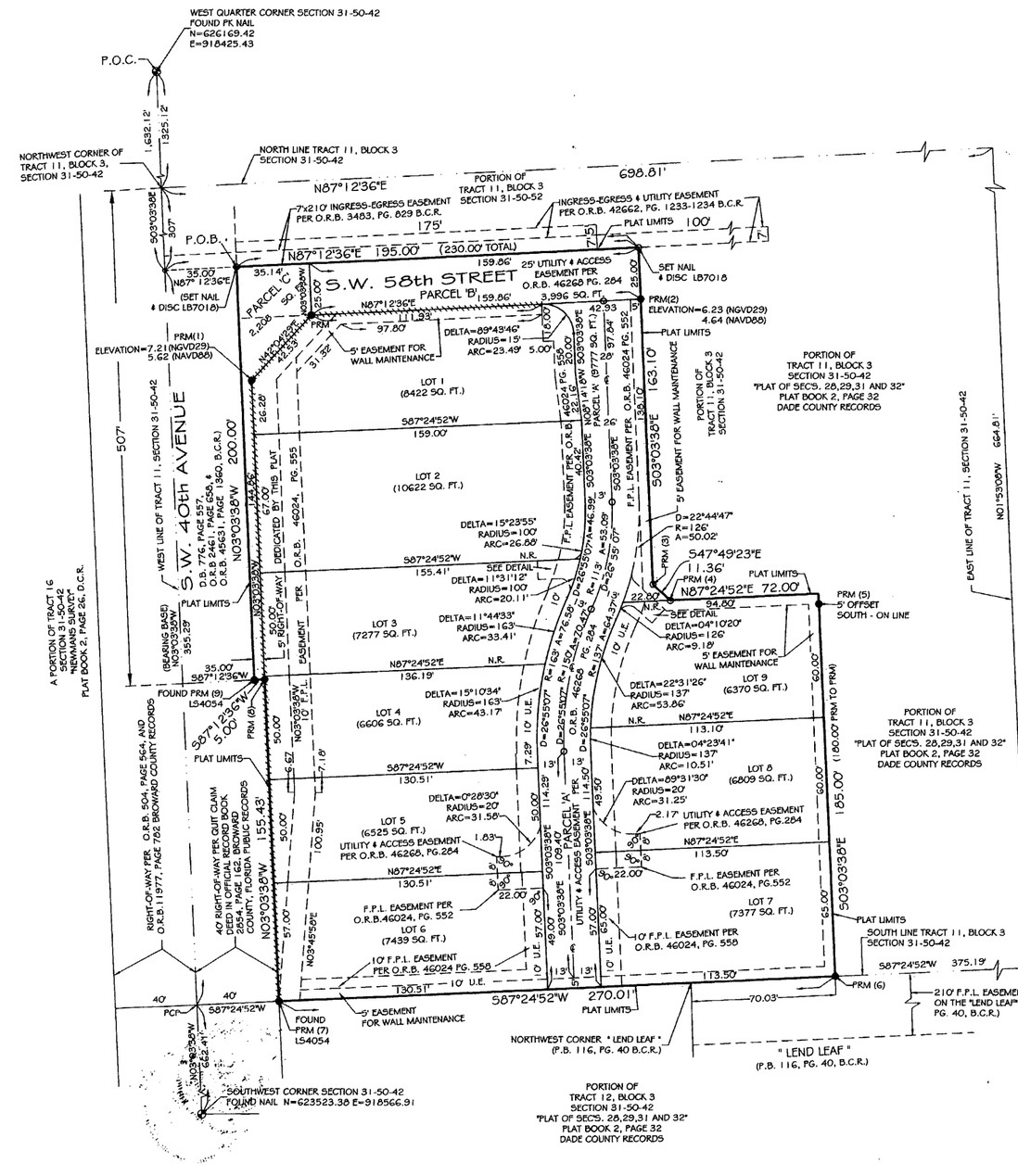
(IN FEET)
1 inch = 30 ft.

NORTH



PARKING EASEMENT DETAIL

PRM NORTHING (N) & EASTINGS (E)
1) N=624486.51 E=918555.48
2) N=624525.86 E=918743.64
3) N=624367.95 E=918751.01
4) N=624380.32 E=918759.43
5) N=624378.57 E=918831.62
6) N=624198.83 E=918841.24
7) N=624186.65 E=918571.51
8) N=624341.86 E=918563.21
9) N=624341.62 E=918558.21



LEGEND

1) D - DELTA
2) ℄ - CENTER LINE
3) N.R. - NOT RADIAL
4) P.O.B. - POINT OF BEGINNING
5) P.O.C. - POINT OF COMMENCEMENT
6) O.R.B. - OFFICIAL RECORD BOOK
7) SQ. FT. - INDICATES SQUARE FEET
8) ○ PCP - INDICATES PERMANENT CONTROL POINT - NAIL & DISC LB 7018
9) P.B., PG., B.C.R. - PLAT BOOK AND PAGE, BROWARD COUNTY RECORDS.
10) INDICATES NON-VEHICULAR ACCESS LINE
11) ● P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET ALUMINUM DISC IN 4" SQUARE x 24" CONCRETE MONUMENT - STAMPED "GIBBS - PRM - LB7018 - UNLESS OTHERWISE NOTED
12) ○ P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT - SET NAIL & DISC LB7018 STAMPED "P.R.M."
13) F.P.L. - FLORIDA POWER AND LIGHT COMPANY
14) U.E. - UTILITY EASEMENT

NOTES

1) BENCHMARK REFERENCE: BROWARD COUNTY, FLORIDA BENCHMARK (B.M.) #159 - SPIKE IN PLATE CENTERLINE SW 54 COURT, 50' WEST OF CENTERLINE S.W. 40 AVENUE.
ELEVATION=5.75 - NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
4.15 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2) NORTH ARROW RELATIVE TO NORTH 03°03'38" WEST ALONG THE CENTERLINE OF S.W. 40TH AVENUE (SEE NOTE #9 FOR BEARING BASIS).
3) RIGHT-OF-WAY DEDICATED BY THIS PLAT= 0.05 ACRES (2208 SQUARE FEET), MORE OR LESS.
4) TOTAL LOTS AND PARCELS W & 'B' ACREAGE= 1.86 ACRES (81232 SQUARE FEET), MORE OR LESS.
5) THIS PLAT IS RESTRICTED TO 9 SINGLE FAMILY DETACHED UNITS (1 EXISTING AND 8 PROPOSED). ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT AND WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
6) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 27, 2020 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
7) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
8) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
9) GRID BEARINGS AND STATE PLANE COORDINATES, AS SHOWN HEREON, ARE REFERENCED TO THE WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONEBRIDGE RESURVEY NO. III OF TOWNSHIP 50 SOUTH, RANGE 41 EAST AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. SAID BEARINGS ARE GRID BEARINGS.

JOHN BARTLEY
201 SE 2ND AVENUE
DANIA BEACH, FLORIDA 33004

To: City of Dania Beach Planning and Zoning Board

Date: July 29, 2016

RE: Variance Requests for Parcels located on 5848 SW 40th Avenue and SW 39th Way

The Dania Beach Zoning Code also requires that air conditioning equipment must be set back a minimum of 7' from the side yard line. The first request is to allow encroachment of the air conditioning units into the side yard setback. Each home has a side yard setback of 7.5', which will require a variance approval in order to accommodate air conditioning units for each residence. Due to the configuration of the site and the way the homes are proposed to be laid out, placing the air conditioning units in the rear yard is not feasible and will have an impact the usefulness and enjoyment of the rear yards.

The Dania Beach Zoning Code requires a 25' front yard setback for single-family residences. The second request is for folio numbers 5042-31-01-0700, 5042-31-01-0712 and 5042-31-01-0713 and is to allow development of single-family homes on these lots utilizing a 20' front yard setback instead of a 25' front yard setback, a reduction of five (5) feet.

The proposed development is for single-family residences along Southwest 39th Way. Southwest 39th Way is a private road that will only service the homes within this development. Due to the road configuration, the three parcels listed above are subject to an irregular shaped frontage causing unique circumstances that will affect the homes to be constructed and the need to reduce the 25' front yard setback by five feet. This is the minimum reduction in setback needed and will only impact portions of these homes.

The reduction in setback will allow compatibility with the homes proposed for this development by maintaining consistency with the front entrance areas. Driveway parking areas should not be impacted and pervious areas will remain in compliance.
The variance will have no impact on Southwest 40th Avenue to the west or other properties within this area and does not affect the goals, objectives and policies of the Dania Beach Zoning and Comprehensive Plans.

Single lot

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

JUL 28 2016
Planning Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: VA-79-16
VA-96-16

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: SW 39 WAY

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): 5042 31 01 0713 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** John Bartley

Address of Applicant: 201 SE 2nd AVE

Business Telephone: 9544481813 Home: 9549270793 Fax: 954 927-1850

E-mail address: doreenbartley@comcast.net

Name of Property Owner: John and Doreen Bartley

Address of Property Owner: 201 SE 2nd AVE

Business Telephone: SAA Home: SAA Fax: SAA

Explanation of Request: 20' Front set Back & A.C. To BE in 7'to 10' side set Back

*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 1.92 Gross Acreage: _____ Prop. Square Footage: 83428

Existing Use: VACANT Proposed Use: Single Family

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 28th **DAY OF** July, **20** 16

By:

John Bartley
(Print name of person acknowledging)

(Joint owner signature if applicable)

DONNA H. KIRBY
MY COMMISSION # FF 208380
EXPIRES: June 27, 2019
Bonded Thru Notary Public Underwriters

Notary Donna H. Kirby

(Signature of Notary Public – State of FL**)**

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.