

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 9, 2018 - 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.
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1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Special Event request by Dolphins Cycling Challenge, Inc. for the annual Miami Dolphins Charity Bike Ride Cancer Challenge to be held February 10, 2018, beginning and ending at the Hard Rock Stadium, 347 Don Shula Drive, Miami Gardens, Florida from 8:15 a.m. - 12:00 p.m.
- 2. Special Event request by the South Florida Regional Transportation Authority to have their annual "Rail Fun Day" on January 27, 2018 from 11:00 a.m. - 3:00 p.m., at the Tri Rail Station located at 500 Gulf Stream Way
- 3. Special Event request by the City of Dania Beach to have various Martin Luther King, Jr. Day activities throughout the City between January 13–15, 2018. The applicant is requesting the following: Special Event fee waiver of \$150.00; Port-o-lets for CW Thomas Park; BSO Police Escort Detail for the parade; and BSO Security Detail at C.W. Thomas Park for the festivities.

4. PROCLAMATIONS

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 the December 11, 2017 City Commission Meeting

2. Travel Requests:

Request from Mayor Tamara James to attend the Annual Women Economic Forum (WEF) 2018 in New Delhi, India on April 25 - May 1, 2018 (Estimated cost \$2,412.25-\$2,715.31)

3. RESOLUTION NO. 2018-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND PROGRESSIVE WASTE SOLUTIONS OF FL, INC., A DELAWARE CORPORATION D/B/A WASTE CONNECTIONS OF FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY THE COMPANY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION OF THE CITY OF DANIA BEACH TO PROCEED WITH THE BID ADVERTISEMENT FOR THE PROJECT KNOWN AS THE PARKS & RECREATION DEPARTMENT TEN (10) YEAR MASTER PLAN PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2018-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN

AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE DANIA BEACH BATHROOM RENOVATION AND PUBLIC SHOWER PROJECT UNDER PHASE II OF THE BEACH REVITALIZATION IN AN AMOUNT NOT TO EXCEED SEVENTY SEVEN THOUSAND FOUR HUNDRED EIGHTY DOLLARS (\$77,480.00), AND FURTHER AUTHORIZING THE CITY MANAGER TO BID THE PROJECT AFTER DESIGN IS COMPLETED AND PERMITTED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2018-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN SERVICES, BIDDING AND CONSTRUCTION INSPECTION SERVICES FOR THE ELECTRICAL SERVICE LATERAL PROJECT UNDER PHASE II OF THE BEACH REVITALIZATION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2018-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00) FOR DEBRIS HAULING AND DISPOSAL SERVICES FROM BERGERON EMERGENCY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

2. ORDINANCE NO. 2017-036

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE DANIA BEACH COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE TEXT TO ADD AN ELECTRICAL GENERATION FACILITIES LAND USE CLASSIFICATION AS ATTACHED HERETO AND TO AMEND THE FUTURE LAND USE PLAN MAP TO CHANGE THE DESIGNATION OF APPROXIMATELY 373 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS ORDINANCE, FROM UTILITIES AND INDUSTRIAL TO ELECTRICAL GENERATION FACILITIES FOR PROPERTY LOCATED AT 3051 SW 30th AVENUE, PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, FLORIDA POWER & LIGHT COMPANY (LU-87-17);

PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. ORDINANCE NO. 2017-038

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BCD DANIA OAKS, LLC, TO REZONE PROPERTY LOCATED AT 5501 AND 5525 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY FROM SINGLE FAMILY 6000 RESIDENTIAL DISTRICT (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS, AND PROVIDING FOR THE ALLOCATION OF 21 RESIDENTIAL FLEX UNITS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Continued from December 11, 2017)*

4. RESOLUTION NO. 2018-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-24-17) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from December 11, 2017)*

5. RESOLUTION NO. 2018-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “OAKS PLACE PLAT” (PL-23-17) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from December 11, 2017)*

6. ORDINANCE NO. 2018-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DENNIS MELE, ESQ./GREENSPOON MARDER, P.A., AGENT FOR THE PROPERTY OWNER, STIRLING ALYA LLC, TO REZONE PROPERTY LOCATED AT 2851 STIRLING ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RS-6000 (SINGLE FAMILY 6000) AND C-2 (COMMUNITY BUSINESS) TO MULTI-FAMILY 25 DU/AC (RM-2), (APPLICATION NO. RZ-104-17) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

7. RESOLUTION NO. 2018-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE H2O SITE PLAN (SP-99-17) AND VARIANCE REQUEST (VA-115-17) SUBMITTED BY FIGTREE HOLDINGS, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 4632-48 SW 32ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. Special Designation of Code Fines for Branding - Mayor James
2. City Manager Recruitment Plan - Mayor James

11. COMMISSION COMMENTS

1. Commissioner Brandimarte
2. Commissioner Grace
3. Commissioner Salvino
4. Vice-Mayor Harris
5. Mayor James

12. APPOINTMENTS

1. Dania Beach Housing Authority

Mayor James - 1 appointment for a 4-year term of a resident who is current in rent in a housing project, or a person of low income who is receiving rent subsidy through a project administered by the Authority (Tiffany Carlisle's term expired October 31, 2017, and she has expressed a desire to remain on the board)

2. Green Advisory Board

1 Alternate Appointment

3. Marine Advisory Board

Vice-Mayor Harris - 1 appointment

Mayor James - 1 appointment

13. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders

Tuesday, January 23, 2018 - 7:00 p.m.

Tuesday, February 13, 2018 - 5:30 p.m.

Tuesday, February 13, 2018 - 7:00 p.m.

City Commission Meeting

CRA Board Meeting

City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request by Dolphins Cycling Challenge, Inc. for the annual Miami Dolphins Charity Bike Ride Cancer Challenge to be held February 10, 2018, beginning and ending at the Hard Rock Stadium, 347 Don Shula Drive, Miami Gardens, Florida from 8:15 a.m. - 12:00 p.m.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo to Commission, Special Event Application, Letter to City, Route Info, Full Route Map, Dania Route Map - Enlarged



City of Dania Beach

Parks and Recreation Department

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 924-6813 (fax)

Date: January 9, 2018

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Parks and Recreation Director

Subject: 2018 Miami Dolphins Charity Bike Ride Cancer Challenge

Event Date: February 10, 2018

A special event is requested by the Miami Dolphins for the annual Dolphins Cancer Challenge which is a charity bike ride to raise money for cancer research on February 10, 2018. The requested event starts and ends at Hard Rock Stadium 347 Don Shula Drive from 8:15 a.m. – 12:00 p.m. Bike route is attached.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	No issues raised.	
BSO Police Dept. - Lt. Manfre	I have been informed that BSO Regional Traffic will be handling intersections and based upon this fact I am approving this request.	
Code Enforcement - Eric Walton	No issues raised.	

Community Dev. - Julio Briceno	No building permits required.	
Community Dev. - Corinne Lajoie	Is there a stop in the city or just a ride through the city? <i>One the routes will lead riders towards Boater's Park which will serve as a water stop; riders will be able to hydrate and recover there before making their way towards Hard Rock Stadium.</i> No issues raised.	
City Attorney - Tom Ansbro	No issues raised.	
HR/Risk Mgmt. - Kristin Milligan	No issues raised.	
Parks & Recreation - Mark Felicetty	No issues raised.	
Public Services - Ronnie Navarro	No issues raised.	



City of Dania Beach
Parks and Recreation Department
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6800
(954) 924-6813 FAX

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

Please be advised that starting May 1, 2006 this application and all its requirements are to be completed and complied with by anyone wishing to utilize public or private property in the City of Dania Beach for a special event **regardless of whether or not the event has been held in the past.** This application process has been designed to ensure the safety and protection of all involved, to include the City of Dania Beach, the host of the event, and all attendees. Please complete the enclosed application, provide all requested attachments and submit it to the City of Dania Beach, Parks & Recreation Offices, Attention: Martha Riguro. **Incomplete applications will be returned.**

The completed application, including all attachments, must be received **AND ALL REQUIREMENTS SET FORTH BY THE CITY OF DANIA BEACH MUST BE MET 60 days prior** to scheduling any special event, including payment of all appropriate fees (see attached). This timeframe is required to ensure proper placement on the City Commission agenda for approval in time for the event. **Failure to comply with the required 60 day timeframe and payment requirements will result in denial of your application.**

Section 33-44 of the City of Dania Beach requires outdoor shows and special events to be reviewed and approved by the City Commissioners [as an agenda item on the next available meeting at 7:00 p.m. Please plan to attend.]

The operation of any type of traveling circus, carnival, outdoor show and like amusements of a transient nature in the city shall be governed by the following provisions:

- (1) Traveling circuses, carnivals, outdoor shows, amusement parks, devices and exhibitions, and all such operations, avocations or businesses operating under tents or in temporary buildings or structures shall not be permitted in the city except upon approval of the chief of police and city commission.
- (2) Nothing herein contained is intended to apply to local shows or amusements held in theaters, auditoriums or permanent buildings in the city. Further, nothing herein contained is intended to apply to any amusement park established in the city on a permanent basis prior to the effective date of this chapter and located in an AP district. Specifically, without limitation on the foregoing, this section shall apply to traveling shows, carnivals, fairs, exhibitions and the like which are transient in nature and which operate only for temporary periods.



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:

Dolphins Cancer Challenge, Saturday February 10th, 2018. 8:15 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 Don Shula Drive, Miami Gardens, FL, 33056

Event Coordinator: Pedro Penaherrera

Telephone #1: 305-943-6711 E-mail Address: ppenaherrera@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: 305-943-6711 Fax: Cell:

Is this a Non-Profit Organization? ☒ Yes ☐ No Tax ID #: 45-4808311

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

Dolphins Cycling Challenge, Inc.

Date of Incorporation: 07/20/2012 State of Incorporation: Florida

Federal ID #: 45-4808311

Authorizing Official for the Organization: Jennifer Jehn

Telephone #1: 305-943-6504 E-mail Address: jjehn@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 ☒ No

Will any portion of this event take place on Public or City Property? ☒ Yes ☐ No

Will there be a charge for admission? ☒ Yes ☐ No If yes, how much? \$150 at registration

Has this event been held in the past? ☒ Yes ☐ No

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

Is the event to take place: ☐ Indoors ☒ 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	02/10/18	8:15 am	12:00 pm	3.75

Anticipated Date and Time to Begin Set-Up: saturday 02/10/18

Anticipated Date and Time for Completion of Break-Down: saturday 02/10/18

*Do you have a site plan for the event to be submitted with this application? ☒ 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 ☒ 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 ☒ 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 ☒ 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 retardancy 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 ☒ 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 ☒ 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 ☒ 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 ☒ No

*Please note Fire Extinguisher Requirement in the next question.

*Do you have adequate fire extinguishers for this event? ☐ 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 ☒ 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:

- ☒ 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 ☒ 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 ☒ 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 ☒ 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: ☒ N/A ☐ Beer ☐ Wine ☐ Liquor
☐ Mixed Drinks ☐ Other: _____

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

Other: _____

Will there be alcohol given away at this event? ☐ Yes ☒ No

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

Will there be retail sales at this event? ☐ Yes ☒ No

Please Specify: _____

*Will there be any carnival rides, mechanical or vehicular rides, or animal rides at this event?

☐ Yes ☒ No

*If yes, please describe: _____

What is the name of the vendor or vendors providing the rides? ☒ 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 ☒ 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 ☒ 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 ☒ 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 ☒ 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 ☒ 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 ☐ 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 ☒ 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:

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

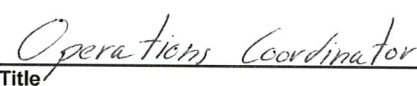
Engine (1500 gpm) - \$71.00 per hour

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.


Signature of Applicant


Title

Pedro Penaherrera
Print name of Applicant

10/24/2017
Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on 10/24, 20017.
by Pedro Penaherrera, who is personally known to me, or, if not, such person produced the
following form of identification: _____.



NOTARY PUBLIC

My Commission expires:

My Commission number:

Heidi B. Alfassa

2-1-21

GG037948

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

Special events requiring the use of Broward Sheriff's Office shall require advance payment of the applicable special detail rate.

Special Events requiring the use of personnel from the Fire Department or the use of City Lifeguards shall require advance payment of the applicable overtime rate.

A late fee of \$75.00 will be assessed for any application that is received by the City sixty (60) days or less before the date (or starting date) of the event.

Rental rates are subject to the applicable 6% sales tax.



October 23, 2017

City of Dania Beach Officials,

As we prepare for the eighth annual Dolphins Cancer Challenge, we want to first thank you for your support of last year's DCC, which raised an incredible \$6,000,157 for cancer research and treatment at the Sylvester Comprehensive Cancer Center at the University of Miami.

Thank you for helping us accomplish this amazing feat, which made the DCC – once again – the single largest fundraising event in all of professional sports.

In our continued mission to tackle cancer one mile at a time, this year, it is our goal to raise \$7.11 million for cancer research. With the help of our committed community leaders, we know that we can make this goal a reality.

The 2018 Dolphins Cancer Challenge will take place on Saturday, February 10th. The event will again cover the tri-county area and utilize many of the same routes from last year's DCC. Route information is available on our website at www.DolphinsCancerChallenge.com/routes.

As you know, safety is paramount for an event of this size and scope. The success of this event in the short and long-term depends not only on our riders and staff, but also on the support of community leaders such as you. To ensure that we create a safe environment for the riders, we have asked for your police department's assistance and support with traffic control while our riders pass through your municipality. All requests for police assistance will be coordinated individually through each municipality. Your municipality's efforts in the fight against cancer will be recognized in our rider handbook and on our website.

As we have proved since its inception, the Dolphins Cancer Challenge has had a significant impact on cancer patients and their families throughout South Florida. Your municipality's assistance is critical to this event's success, and we would deeply appreciate your cooperation and support of DCC VIII.

At your earliest convenience, please acknowledge that on Saturday, February 10, 2018 you are aware of the 2018 Dolphins Cancer Challenge will be passing through or near your municipality. If you have any questions, please contact Will Leahy, Manager of Operations and Logistics for the Dolphins Cancer Challenge, via email at WLeahy@Dolphins.com or via telephone at 305-943-6315.

Thank you in advance for your consideration. We look forward to seeing you in February.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Jehn". The signature is fluid and cursive.

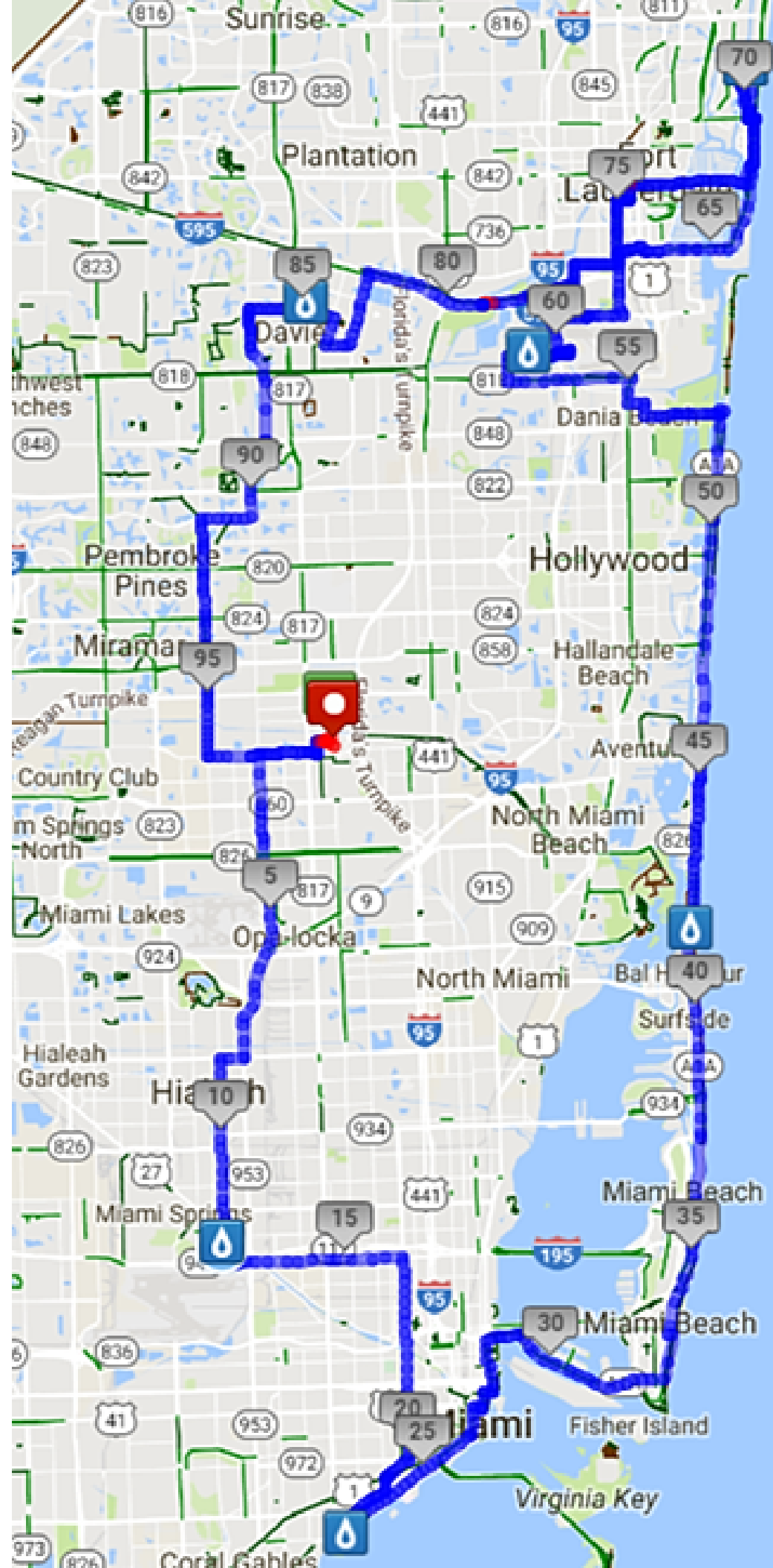
Jennifer Jehn
SVP, Miami Dolphins Foundation.
Executive Director, Dolphins Cancer Challenge.

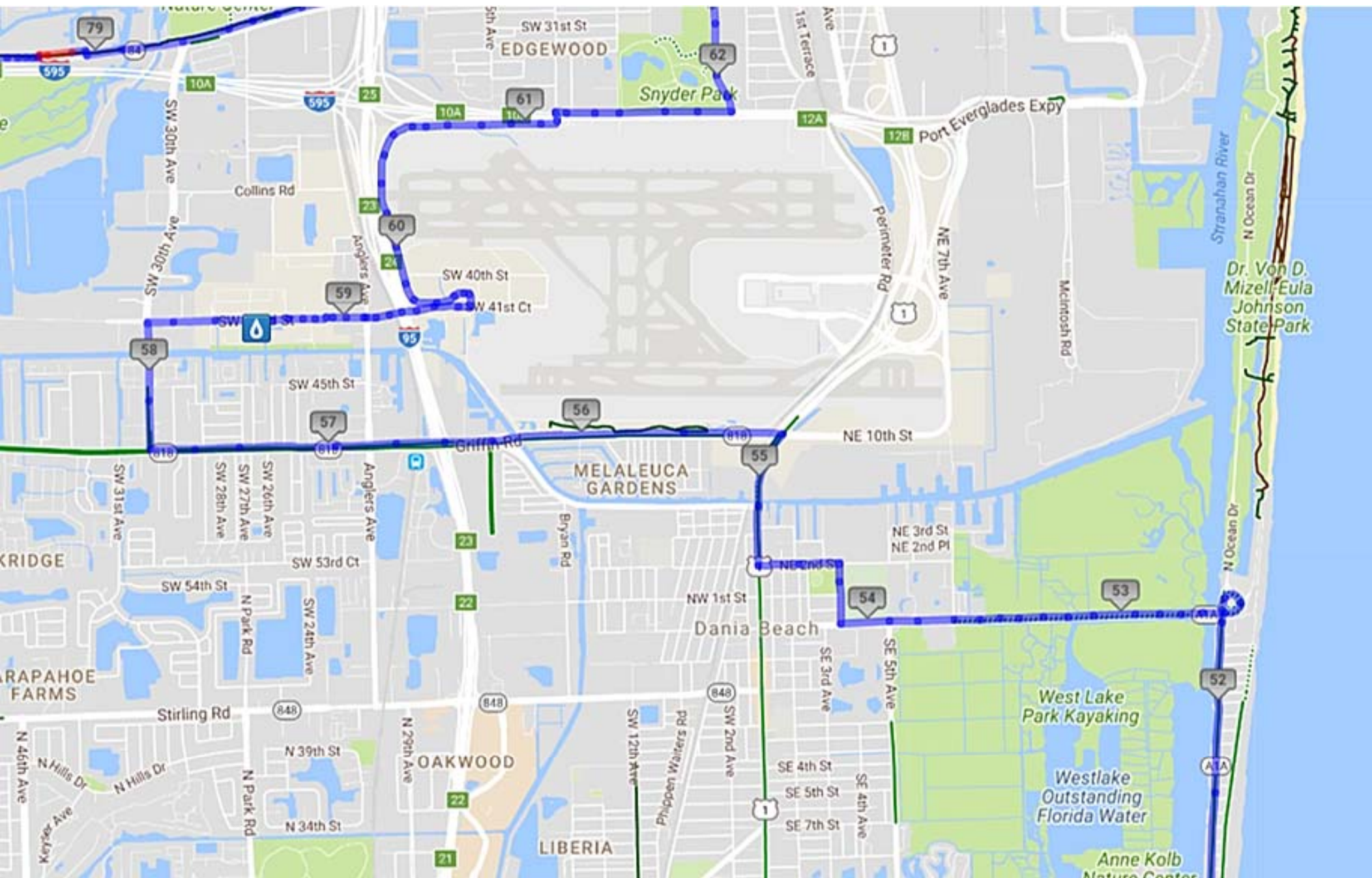
DOLPHINS CANCER CHALLENGE

Hurricanes Hundred

SATURDAY, FEBRUARY 10TH 2018

Location	Distance	Distance From Last Checkpoint	FASTEST GROUP (23 + MPH)			FAST GROUP (18-22 MPH)			MIDDLE GROUP (15-18 MPH)			SLOWEST GROUP (12-15 MPH)		
			Speed	Duration	Time	Speed	Duration	Time	Speed	Duration	Time	Speed	Duration	Time
Hard Rock Stadium - START	0.00	0.00		0:00:00	6:00 AM		0:00:00	6:00 AM		0:00:00	6:00 AM		0:00:00	6:00 AM
NW 37th Ave / Miami Garden Dr	3.58	3.58	20	0:10:44	6:10 AM	17	0:12:38	6:12 AM	15	0:14:19	6:14 AM	12	0:17:54	6:17 AM
Le Jeunne Connector / E 65th St	8.85	5.27	21	0:15:03	6:25 AM	17	0:18:36	6:31 AM	16	0:19:46	6:34 AM	12	0:26:21	6:44 AM
E 4th Ave / E 21st St	11.10	2.25	22	0:06:08	6:31 AM	18	0:07:30	6:38 AM	17	0:07:56	6:42 AM	12	0:11:15	6:55 AM
SE 4th Ave / Charles B. Stafford Park	13.10	2.00	22	0:05:27	6:37 AM	18	0:06:40	6:45 AM	17	0:07:04	6:49 AM	12	0:10:00	7:05 AM
East Dr. / NW 36th St	13.46	0.36	22	0:00:59	6:38 AM	19	0:01:08	6:46 AM	18	0:01:12	6:50 AM	12	0:01:48	7:07 AM
NW 36th St / NW 12th Ave	17.01	3.55	21	0:10:09	6:48 AM	20	0:10:39	6:57 AM	18	0:11:50	7:02 AM	12	0:17:45	7:25 AM
NW 12 Ave - UM SYLVESTER	18.50	1.49	22	0:04:04	6:52 AM	19	0:04:42	7:01 AM	17	0:05:16	7:07 AM	12	0:07:27	7:32 AM
SW 12th Ave / SW 8th St	20.05	1.55	22	0:04:14	6:56 AM	19	0:04:54	7:06 AM	17	0:05:28	7:12 AM	12	0:07:45	7:40 AM
SW 17th Ave / S Dixie Hwy	21.68	1.63	22	0:04:27	7:01 AM	19	0:05:09	7:11 AM	17	0:05:45	7:18 AM	12	0:08:09	7:48 AM
Miami City Hall	23.55	1.87	22	0:05:06	7:06 AM	19	0:05:54	7:17 AM	16	0:07:01	7:25 AM	12	0:09:21	7:57 AM
City Hall - Water Stop				0:25:00	7:31 AM		0:20:00	7:37 AM		0:15:00	7:40 AM		0:15:00	8:12 AM
S Miami Ave / SW 15th Rd	27.05	3.50	22	0:09:33	7:40 AM	19	0:11:03	7:48 AM	18	0:11:40	7:52 AM	12	0:17:30	8:30 AM
Biscayne Blvd / MacArthur Causeway Onramp	29.30	2.25	22	0:06:08	7:47 AM	19	0:07:06	7:56 AM	15	0:09:00	8:01 AM	12	0:11:15	8:41 AM
5th St. / Collins Ave	32.42	3.12	22	0:08:31	7:55 AM	20	0:09:22	8:05 AM	16	0:11:42	8:12 AM	12	0:15:36	8:57 AM
Collins Ave / Indian Creek Dr	35.48	3.06	22	0:08:21	8:03 AM	20	0:09:11	8:14 AM	15	0:12:14	8:25 AM	12	0:15:18	9:12 AM
Collins Ave / 71st St	38.29	2.81	22	0:07:40	8:11 AM	20	0:08:26	8:22 AM	16	0:10:32	8:35 AM	12	0:14:03	9:26 AM
Collins Ave / Haulover Park	41.78	3.49	22	0:09:31	8:21 AM	20	0:10:28	8:33 AM	15	0:13:58	8:49 AM	12	0:17:27	9:43 AM
Haulover Park - Water Stop				0:10:00	8:31 AM		0:10:00	8:43 AM		0:10:00	8:59 AM		0:10:00	9:53 AM
SR A1A / E Hallandale Beach Blvd	47.71	5.93	22	0:16:10	8:47 AM	21	0:16:57	9:00 AM	16	0:22:14	9:21 AM	12	0:29:39	10:23 AM
SR A1A / Hollywood Blvd	49.51	1.80	22	0:04:55	8:52 AM	21	0:05:09	9:05 AM	17	0:06:21	9:28 AM	12	0:09:00	10:32 AM
SR A1A / Sheridan St	51.05	1.54	22	0:04:12	8:56 AM	20	0:04:37	9:10 AM	17	0:05:26	9:33 AM	12	0:07:42	10:40 AM
SE 5th Ave / E Dania Beach Blvd	53.91	2.86	22	0:07:48	9:04 AM	21	0:08:10	9:18 AM	16	0:10:43	9:44 AM	12	0:14:18	10:54 AM
US-1 / Griffin Road	55.20	1.29	22	0:03:31	9:07 AM	20	0:03:52	9:22 AM	16	0:04:50	9:49 AM	12	0:06:27	11:01 AM
SW 42nd St / Boater's Park	58.62	3.42	22	0:09:20	9:17 AM	21	0:09:46	9:31 AM	16	0:12:49	10:02 AM	12	0:17:06	11:18 AM
Boater's Park - Water Stop				0:10:00	9:27 AM		0:10:00	9:41 AM		0:10:00	10:12 AM		0:10:00	11:28 AM
SW 34th St / SW 4th Ave	61.85	3.23	21	0:09:14	9:36 AM	20	0:09:41	9:51 AM	17	0:11:24	10:23 AM	12	0:16:09	11:44 AM
SE 17th St / S Federal Hwy	63.79	1.94	22	0:05:17	9:41 AM	20	0:05:49	9:57 AM	17	0:06:51	10:30 AM	12	0:09:42	11:53 AM
N Ocean Blvd / E Las Olas Blvd	66.76	2.97	22	0:08:06	9:49 AM	20	0:08:55	10:06 AM	16	0:11:08	10:41 AM	12	0:14:51	12:08 PM
SR A1A / E Sunrise Blvd	68.07	1.31	22	0:03:34	9:53 AM	21	0:03:45	10:10 AM	16	0:04:55	10:46 AM	12	0:06:33	12:15 PM
Hugh Taylor Birch State Park	69.35	1.28	21	0:03:39	9:56 AM	20	0:03:50	10:13 AM	17	0:04:31	10:50 AM	12	0:06:24	12:21 PM
Hugh Taylor - Water Stop				0:10:00	10:06 AM		0:10:00	10:23 AM		0:15:00	11:05 AM		0:15:00	12:36 PM
E Sunrise Blvd / SR A1A	70.61	1.26	22	0:03:26	10:10 AM	20	0:03:47	10:27 AM	16	0:04:44	11:10 AM	12	0:06:18	12:43 PM
E Las Olas Blvd / S Andrews Ave	74.30	3.69	22	0:10:04	10:20 AM	20	0:11:04	10:38 AM	16	0:13:50	11:24 AM	12	0:18:27	1:01 PM
SW 20th St / SW 15th Ave	77.00	2.70	22	0:07:22	10:27 AM	20	0:08:06	10:46 AM	16	0:10:08	11:34 AM	12	0:13:30	1:15 PM
SR 84 / SW 30th Ave	78.64	1.64	22	0:04:28	10:32 AM	20	0:04:55	10:51 AM	17	0:05:47	11:40 AM	12	0:08:12	1:23 PM
SR 84 / Davie Rd	81.68	3.04	22	0:08:17	10:40 AM	21	0:08:41	11:00 AM	18	0:10:08	11:50 AM	12	0:15:12	1:38 PM
SW 39th St / College Ave	83.15	1.47	22	0:04:01	10:44 AM	21	0:04:12	11:04 AM	17	0:05:11	11:55 AM	12	0:07:21	1:45 PM
Miami Dolphins Training Facility	84.81	1.66	22	0:04:32	10:49 AM	21	0:04:45	11:09 AM	17	0:05:52	12:01 PM	12	0:08:18	1:54 PM
Miami Dolphins Training Facility - Water Stop				0:05:00	10:54 AM		0:10:00	11:19 AM		0:10:00	12:11 PM		0:15:00	2:09 PM
SW 30th St / S Pine Island Road	86.07	1.26	22	0:03:26	10:57 AM	20	0:03:47	11:23 AM	18	0:04:12	12:15 PM	12	0:06:18	2:15 PM
S Pine Island Road / Taft St	90.43	4.36	22	0:11:53	11:09 AM	20	0:13:05	11:36 AM	17	0:15:23	12:31 PM	12	0:21:48	2:37 PM
NW 101st Ave / Pines Blvd	92.41	1.98	22	0:05:24	11:14 AM	19	0:06:15	11:42 AM	17	0:06:59	12:38 PM	12	0:09:54	2:47 PM
NW 101st Ave / Miramar Pkwy	94.32	1.91	22	0:05:13	11:19 AM	20	0:05:44	11:48 AM	17	0:06:44	12:44 PM	12	0:09:33	2:56 PM
NW 47th Ave / NW 199th St	96.17	1.85	22	0:05:03	11:24 AM	19	0:05:51	11:54 AM	17	0:06:32	12:51 PM	12	0:09:15	3:05 PM
NW 199th St / NW 27th Ave	98.54	2.37	22	0:06:28	11:31 AM	20	0:07:07	12:01 PM	15	0:09:29	1:00 PM	12	0:11:51	3:17 PM
Hurricanes Hundred Finish - Finish	99.34	0.80		0:00:00	11:31 AM		0:00:00	12:01 PM		0:00:00	1:00 PM		0:00:00	3:17 PM
Duration & Speed w/o Water Stops		99.34	17.98	5:31:27		16.50	6:01:15		14.16	7:00:56		10.69	9:17:42	
			18.84	5:16:27		17.47	5:41:15		15.05	6:35:56		11.30	8:47:42	





CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Special Event request by the South Florida Regional Transportation Authority to have their annual "Rail Fun Day" on January 27, 2018 from 11:00 a.m. - 3:00 p.m., at the Tri Rail Station located at 500 Gulf Stream Way		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo to Commission, Special Event Application, Site Plan, Fire Marshal Review



City of Dania Beach

Parks and Recreation Department

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 924-6813 (fax)

Date: January 9, 2018

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Parks and Recreation Director

Subject: 2018 Rail Fun Day

Event Date: January 27, 2018

A special event is requested by the South Florida Regional Transportation Authority (Tri-Rail) to host the annual Rail Fun Day at 500 Gulfstream Way to be held January 27, 2018 from 11:00 a.m. - 3:00 p.m.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	<i>See attached Fire Review</i>	
BSO Police Dept. - Lt. Manfre	Recommending a detail of two Deputies between 10am to 4PM.	
Code Enforcement - Eric Walton	No issued raised.	
Community Dev. - Julio Briceno	Permits required for Electrical, Building and Plumbing.	
Community Dev. - Corinne Lajoie	No issued raised.	

City Attorney - Tom Ansbro	No issued raised.	
HR/Risk Mgmt. - Kristin Milligan	No issued raised.	
Parks & Recreation - Mark Felicetty	No issued raised.	
Public Services - Ronnie Navarro	No issued raised.	



City of Dania Beach
Parks and Recreation Department
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6800
(954) 924-6813 FAX

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

Please be advised that starting May 1, 2006 this application and all its requirements are to be completed and complied with by anyone wishing to utilize public or private property in the City of Dania Beach for a special event **regardless of whether or not the event has been held in the past.** This application process has been designed to ensure the safety and protection of all involved, to include the City of Dania Beach, the host of the event, and all attendees. Please complete the enclosed application, provide all requested attachments and submit it to the City of Dania Beach, Parks & Recreation Offices, Attention: Antoine Johnson . **Incomplete applications will be returned.**

The completed application, including all attachments, must be received **AND ALL REQUIREMENTS SET FORTH BY THE CITY OF DANIA BEACH MUST BE MET 60 days prior** to scheduling any special event, including payment of all appropriate fees (see attached). This timeframe is required to ensure proper placement on the City Commission agenda for approval in time for the event. **Failure to comply with the required 60 day timeframe and payment requirements will result in denial of your application.**

Section 33-44 of the City of Dania Beach requires outdoor shows and special events to be reviewed and approved by the City Commissioners [as an agenda item on the next available meeting at 7:00 p.m. Please plan to attend.]

The operation of any type of traveling circus, carnival, outdoor show and like amusements of a transient nature in the city shall be governed by the following provisions:

- (1) Traveling circuses, carnivals, outdoor shows, amusement parks, devices and exhibitions, and all such operations, avocations or businesses operating under tents or in temporary buildings or structures shall not be permitted in the city except upon approval of the chief of police and city commission.
- (2) Nothing herein contained is intended to apply to local shows or amusements held in theaters, auditoriums or permanent buildings in the city. Further, nothing herein contained is intended to apply to any amusement park established in the city on a permanent basis prior to the effective date of this chapter and located in an AP district. Specifically, without limitation on the foregoing, this section shall apply to traveling shows, carnivals, fairs, exhibitions and the like which are transient in nature and which operate only for temporary periods.



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:

Rail Fun Day January 27, 2018 11 am - 3 pm

*Brief Description of the Event: Free family fun day in celebration of Tri-Rail at the Dania Beach

Tri-Rail station.

Address/Location of Event: 500 Gulf Stream Way Dania Beach, FL

Event Coordinator: Robert Wagenseil - Goodman Public Relations, Inc.

Telephone #1: 954-446-0813

E-mail Address: robert@goodmanpr.com

Telephone #2: 941-224-7357

Fax: 954-446-0801

Additional Contact Person for the Event: Michael Goodman - Goodman Public Relations Inc.

Telephone #1: 954-446-0806

E-mail Address: michael@goodmanpr.com

Telephone #2: 954-806-2869

Fax: 954-446-0801

Organization or Sponsor of Event: South Florida Regional Transportation Authority (Tri-Rail)

Address: 800 NW 33rd St.

City, State, Zip Code: Pompano Beach, FL 33064

Telephone: 954-788-7915

Fax: _____

Cell: _____

Is this a Non-Profit Organization? ☐ Yes ☒ No Tax ID #: _____

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

South Florida Regional Transportation Authority

Date of Incorporation: 7/1/2003 State of Incorporation: Florida

Federal ID #: 65-0002789

Authorizing Official for the Organization: Diane Hernandez Delcalvo

Telephone #1: 954-788-7915

E-mail Address: _____

Telephone #2: _____

Authorizing Official for the Organization: _____

Telephone #1: _____ 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 ☐ No

Will any portion of this event take place on Public or City Property? ☒ Yes ☐ No

Will there be a charge for admission? ☐ Yes ☒ No If yes, how much? _____

Has this event been held in the past? ☒ Yes ☐ No

If so, Indicate the city location of last event: Dania Beach, FL

Is the event to take place: ☐ Indoors ☒ Outdoors ☐ Both

Number of Expected Daily Attendants: 2,500 (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	January 27, 2018	11:00 AM	3:00 PM	4

Anticipated Date and Time to Begin Set-Up: 5 AM

Anticipated Date and Time for Completion of Break-Down: 6 PM

*Do you have a site plan for the event to be submitted with this application? ☒ 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 ☒ 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 ☒ 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 ☐ 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 retardancy 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 ☐ 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 ☐ 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 ☐ No

Please indicate the type (Band, DJ, Live Performers, etc.): DJ and live performers

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	January 27, 2018	11:00 AM	3:00 PM	4

***Will a stage(s) be used in this event?** ☒ Yes ☐ No

***Please note Fire Extinguisher Requirement in the next question.**

***Do you have adequate fire extinguishers for this event?** ☒ 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 ☐ No

Please specify: Hot dogs, tacos, ice cream and food trucks as before

****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:**

- ☐ 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 ☐ 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 ☐ 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 ☒ 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: ☐ N/A ☐ Beer ☐ Wine ☐ Liquor

☐ Mixed Drinks ☐ Other: _____

If alcohol is being served, please indicate how the beverages will be served: ☐ N/A

☐ Draft Truck ☐ Cold Plate ☐ Mini-Bar ☐ Beer Tub ☐ Table Service

Other: _____

Will there be alcohol given away at this event? ☐ Yes ☒ No

Please Specify Types of Alcohol to be given away: ☐ N/A ☐ Beer ☐ Wine ☐ Liquor

☐ Mixed Drinks ☐ Other: _____

Will there be retail sales at this event? ☐ Yes ☐ No

Please Specify: _____

***Will there be any carnival rides, mechanical or vehicular rides, or animal rides at this event?**

☐ Yes ☒ No

*If yes, please describe: _____

What is the name of the vendor or vendors providing the rides? ☐ 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 ☒ 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 ☒ 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 ☒ 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 ☒ 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 ☐ No

If so, How many? ¹ _____ ☐ 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 ☒ 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 ☒ 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:

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.

Signature of Applicant

Title

Robert Wagenseil

Print name of Applicant

Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____, 200____.
by _____, who is personally known to me, or, if not, such person produced the
following form of identification:_____.

NOTARY PUBLIC

My Commission expires: _____

My Commission number: _____

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

Special events requiring the use of Broward Sheriff's Office shall require advance payment of the applicable special detail rate.

Special Events requiring the use of personnel from the Fire Department or the use of City Lifeguards shall require advance payment of the applicable overtime rate.

A late fee of \$75.00 will be assessed for any application that is received by the City sixty (60) days or less before the date (or starting date) of the event.

Rental rates are subject to the applicable 6% sales tax.



es:
 There will be a minimum of 20
 of space between rows to
 w for fire lane.

Each numbered tent is a 10' x
 tent that will be secured with
 5 lb concrete bucket weight.

Fire extinguishers will be
 located throughout the site, but
 to exceed further apart than
 feet.

Parking is available in the
 area on the west side of the
 tracks.

Emergency vehicles can enter
 through via Gulf Stream Way on
 east side of the station.

-  10' x 10' Tent w/ 4 Side Walls (George Green Break Area)
-  10' x 10' Tent
-  Portable Restrooms
-  5KW Generator
-  Food Truck
-  Barricades
-  Trackless Path



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

SPECIAL EVENT APPLICATION REVIEW / COMMENTS

Event Name: **Tri Rail Fun Day**
Event Date(s): **January 27th 2017 11am-3pm**
Event Location: **500 Gulfstream Way, Dania Beach**
Event Reviewed By: **Lt. Suarez** Date of Review: **11/20/17**

☐ EVENT IS APPROVED ☒ EVENT IS APPROVED WITH CONDITIONS (See Below)
☐ EVENT CANNOT BE APPROVED UNTIL FURTHER INFORMATION HAS BEEN PROVIDED (See Below) ☐ EVENT HAS BEEN DENIED BY THE FIRE MARSHAL

Special Event Applicant must address any and all checked items below.

☒ **Insurance Rider Required** – Provide a legible copy of the liability insurance rider naming the Broward Sheriff's Office/ 2601 West Broward Boulevard / Ft. Lauderdale, FL 33312.

☐ **Site Plan Required** – 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.

☐ **Crowd Control / Management Plan** – Provide a written plan as to how crowd management will be obtained. Include the number of personnel being utilized to achieve maintaining the Maximum Capacity within the structure and the locations where these personnel will be stationed. Include the locations of all ingress and egress locations for the structure / building. In addition, provide the mechanism or method that will be utilized for maintaining an accurate count of the number of persons inside the structure at all times. Please be sure to include the Maximum Capacity assigned to the structure or building on this plan and ensure that adequate signs are obscurely posted in the structure of building. This Crowd Control / Management Plan must be approved by the Fire Marshal prior to the event.

☐ **Fire extinguishers Required** – 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.

☒ **Tent/Canopy Permits Required** - Obtain permits from the City of Dania Beach Building Department. (Note: Minimum spacing requirements between tents utilized for cooking shall be 10 feet).

☐ **Tent/Canopy Egress Plan Required** – Provide an egress plan for Tents / Canopies to indicate all the following: Locations of Exits, Locations of all exit signs and emergency lighting, aisle spacing, table and seating arrangements (Including spacing between tables, chairs, etc.), locations of any service area including but not limited to bars and food, locations of any stage, DJ, band, etc.

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

● **Generator Permits May Be Required** – Confirm with City of Dania Beach Building Department for determination.

⚡ **Power cords** shall be sufficiently protected from water and shall not create a trip hazard for patrons and/or event workers.

⚡ **Gas Grills** (other than those with a UL Listing and typically bought at Home Depot, Lowes, etc. for home grilling, non-commercial use) must be permitted and pass a fire inspection and drop test (performed by a licensed Gas Company). Obtain permits from the City of Dania Beach Building Department.

● **LP Gas Containers** must be secured in an approved method and cordoned off from patron access in an approved method. The LP Gas containers must be a minimum of 10 feet from any heat source or open flame. “NO SMOKING” signs shall be posted at all LP Gas Container locations.

● **Fire Department Access (or additional access) required** - Contact the Fire Marshal’s Office at (954)342-4262.

● **Street Closure Conflict** - Contact the Fire Marshal’s Office at (954)342-4262.

● **Fenced Area Conflict** - Contact the Fire Marshal’s Office at (954)342-4262.

⚡ **Stages** - Identify the type of construction (Wood, Metal, Stage made from a Trailer, etc.). Plans & Permits may be required.

● **Grandstands / Bleachers** - Identify the type of construction (Wood, Metal, Grandstands/Bleachers made from a Trailer, etc.) (Plans & Permits may be required)

⚡ **Any trailer or vehicle used in the preparation of food that creates grease laden vapors** must have a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor

● **Grease Fryers**

Grease Fryers are not permitted indoors unless they are protected with an approved a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor.

Grease Frying Areas must have a Class K Fire Extinguisher that has is currently certified and tagged by a licensed company. Any grease frying area that does not have a currently certified and tagged Class K Fire Extinguisher will not be permitted to operate or be put in use. All grease fryers must be secured in an area located away from the general public access.

⚡ **Food Trucks** that utilize cooking appliances for foods that create grease-laden vapors must be equipped with a currently certified and tagged Automatic Fire Suppression System and must pass a fire inspection prior to use.

● **No overnight lodging** is permitted at the event unless the lodging is in an “RV” or other approved accommodation and the location of the “RV” or other accommodation has been approved by the Fire Marshal’s Office.

● **Amusement Rides must be currently tagged** by the Florida Department of Agriculture & legible copies of the amusement ride inspections shall be provided to the Fire Marshal’s Office at the time of Fire Inspection. Any amusement ride that does not pass Florida Department of Agriculture Inspection(s), City Electrical Inspection(s) and Fire Inspection(s) shall not be permitted to open. Those rides not passing any of the above inspections shall remain closed to patrons until such time as the inspections have been approved. The rides shall be cordoned off with Fire Line Tape

⚡ **Each individual amusement ride must have a dedicated fire extinguisher.** The fire extinguisher(s) must be commercial, “ABC” Multi-purpose type fire extinguisher(s) (Minimum 5 lbs.), and be currently tagged and certified by a Florida-licensed fire extinguisher contractor. The fire extinguisher(s) must be easily accessible and not obscured from view.

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

● The use of pyrotechnics and/or fireworks display is not permitted at this location.

● The use of pyrotechnics and/or fireworks display shall comply with the currently adopted edition of the Florida Fire Prevention Code.

❄ Other Requirements and/or Special Notes:

- **PRE EVENT INSPECTION AND FIRE INSPECTOR STAND-BY DETAIL IS REQUIRED.**

- **INVOICE MUST BE PAID IN FULL PRIOR TO EVENT IN ORDER TO PROPERLY SCHEDULE EVENT INSPECTIONS.**

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:

● NO ❄ YES

● N/A ● (Dates & Times): January 27th, 2017 0900 hours

TYPE OF INSPECTION REQUIRED:

☐ Normal Inspection Hours

☒ After-Hours (4-Hours or Less)

☐ After Hours (Greater than 4 Hours)

Fire Inspector Stand-By Detail Required:

● NO ❄ YES

● N/A ● (Dates & Times): January 27th, 2017 0900-1500 hours

Operational Detail Required:

❄ NO ● YES

Type: _____

Dates & Times: _____

● N/A ❄ **INVOICE TO FOLLOW FOR PRE-EVENT INSPECTIONS AND/OR DETAILS.**

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request by the City of Dania Beach to have various Martin Luther King, Jr. Day activities throughout the City between January 13–15, 2018. The applicant is requesting the following: Special Event fee waiver of \$150.00; Port-o-lets for CW Thomas Park; BSO Police Escort Detail for the parade; and BSO Security Detail at C.W. Thomas Park for the festivities.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum to Commission, Special Event Application, Route Info, Site Plan for CW Thomas Park, Flyer for Events



City of Dania Beach

Parks and Recreation Department

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 924-6813 (fax)

Date: January 9, 2018

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Parks and Recreation Director

Subject: Martin Luther King Activities 2018

Event Date(s): January 13 and 15, 2018

A special event is requested by the Parks and Recreation Department to host the annual Martin Luther King, Jr. Celebration and Parade in the City of Dania Beach January 13 & 15, 2018.

1. MLK Peace Social and Dance at I.T. Parker Community Center Saturday, January 13, 2018 from 6:00 p.m. – 10:00 p.m.
2. MLK Breakfast (free) at C.W. Thomas Park Monday, January 15, 2018 from 7:30 a.m. – 9:00 a.m.
3. MKL Community Parade starting and ending at C.W. Thomas Park Monday, January 15, 2018 from 9:00 a.m. – 10:00 a.m. Activities will conclude at C.W Thomas Park from 12:30 p.m. – 5:00 p.m.

The applicant is requesting the following:

1. Special Event fee waiver of a \$150.00.
2. Port-o-toilets for CW Thomas Park.
3. BSO Police Escort Detail for the parade.
4. BSO Security Detail at C.W. Thomas Park for festivities.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	<i>Please see attached Fire Marshal review.</i>	
BSO Police Dept. - Lt. Manfre	Approved as requested.... BSO will provide Parade Traffic Control and security at CW Thomas. Additional Comments : 1- The special events application does not state the start time of the parade, in years past it started at 9am..... Please confirm. 2- I am recommending that the last leg of the parade route continue W. on NW 1 street and turn North onto NW 10th Court. This recommendation will provide parade participants with a safer ending location and easier access to the park.	
Code Enforcement - Eric Walton	No comments received	
Community Dev. - Julio Briceno	No comments received	
Community Dev. - Corinne Lajoie	No issued raised.	
City Attorney - Tom Ansbro	No issued raised.	
HR/Risk Mgmt. - Kristin Milligan	GL COIs for the food vendors, stage, portable toilets, bounce houses and slides. Hold harmless agreements from the DJ and bands.	
Parks & Recreation - Mark Felicetty	Parks & Recreation will staff the MLK Banquet on Saturday, 1/14/17 and	

	open C.W. Thomas Park on Monday, 1/16/17 at 7am for Peace Breakfast.	
Public Services - Ronnie Navarro	No comments received	



City of Dania Beach
Parks and Recreation Department
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6800
(954) 924-6813 FAX

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

Please be advised that starting May 1, 2006 this application and all its requirements are to be completed and complied with by anyone wishing to utilize public or private property in the City of Dania Beach for a special event **regardless of whether or not the event has been held in the past.** This application process has been designed to ensure the safety and protection of all involved, to include the City of Dania Beach, the host of the event, and all attendees. Please complete the enclosed application, provide all requested attachments and submit it to the City of Dania Beach, Parks & Recreation Offices, Attention: Martha Riguro. **Incomplete applications will be returned.**

The completed application, including all attachments, must be received **AND ALL REQUIREMENTS SET FORTH BY THE CITY OF DANIA BEACH MUST BE MET 60 days prior** to scheduling any special event, including payment of all appropriate fees (see attached). This timeframe is required to ensure proper placement on the City Commission agenda for approval in time for the event. **Failure to comply with the required 60 day timeframe and payment requirements will result in denial of your application.**

Section 33-44 of the City of Dania Beach requires outdoor shows and special events to be reviewed and approved by the City Commissioners [as an agenda item on the next available meeting at 7:00 p.m. Please plan to attend.]

The operation of any type of traveling circus, carnival, outdoor show and like amusements of a transient nature in the city shall be governed by the following provisions:

- (1) Traveling circuses, carnivals, outdoor shows, amusement parks, devices and exhibitions, and all such operations, avocations or businesses operating under tents or in temporary buildings or structures shall not be permitted in the city except upon approval of the chief of police and city commission.
- (2) Nothing herein contained is intended to apply to local shows or amusements held in theaters, auditoriums or permanent buildings in the city. Further, nothing herein contained is intended to apply to any amusement park established in the city on a permanent basis prior to the effective date of this chapter and located in an AP district. Specifically, without limitation on the foregoing, this section shall apply to traveling shows, carnivals, fairs, exhibitions and the like which are transient in nature and which operate only for temporary periods.



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:

M.L.K. Parade & Celebration at C.W. Thomas Park on Monday, January 15th from 9am-5pm

*Brief Description of the Event:

Address/Location of Event: 100 N.W. 8th Avenue

Event Coordinator: Parks & Recreation Deartment

Telephone #1: 954-924-3692

E-mail Address: hismail@danibeachfl.gov

Telephone #2: 954-924-3881

Fax:

Additional Contact Person for the Event: Rafael Acosta

Telephone #1: 954-924-3638

E-mail Address: racosta@daniabeachfl.gov

Telephone #2: 954-924-3690

Fax:

Organization or Sponsor of Event: City of Dania Beach

Address: 100 W.Dania Beach Blvd.

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

Telephone: same

Fax:

Cell:

Is this a Non-Profit Organization? ☐ Yes ☒ No Tax ID #:

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

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: _____ E-mail Address: _____

Telephone #2: _____

*Property Owner: City of Dania Beach

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

Is the letter attached? ☐ Yes ☒ No

Will any portion of this event take place on Public or City Property? ☒ Yes ☐ No

Will there be a charge for admission? ☐ Yes ☒ No If yes, how much? _____

Has this event been held in the past? ☒ Yes ☐ No

If so, Indicate the city location of last event: _____

Is the event to take place: ☐ Indoors ☒ Outdoors ☐ Both

Number of Expected Daily Attendants: 500 (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
Monday	1/15/18	7am	5pm	10

Anticipated Date and Time to Begin Set-Up: 6am

Anticipated Date and Time for Completion of Break-Down: 5pm

***Do you have a site plan for the event to be submitted with this application?** ☒ 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 ☐ No

Please identify the street name(s) and/or locations for closure requests: see attached parade route

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

***Are you requesting to fence the event area?** ☐ Yes ☒ 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 ☒ 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 retardancy 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 ☒ 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 ☐ 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 ☐ No

Please indicate the type (Band, DJ, Live Performers, etc.): D.J & 2 Bands

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Monday	1/15/18	10am	5pm	7

***Will a stage(s) be used in this event?** ☒ Yes ☐ No

***Please note Fire Extinguisher Requirement in the next question.**

***Do you have adequate fire extinguishers for this event?** ☒ 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 ☐ No

Please specify: Vendors

****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:**

- ☐ 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 ☐ 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 ☐ 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 ☒ 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: ☒ N/A ☐ Beer ☐ Wine ☐ Liquor
☐ Mixed Drinks ☐ Other: _____

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

Other: _____

Will there be alcohol given away at this event? ☐ Yes ☒ No

Please Specify Types of Alcohol to be given away: ☒ N/A ☐ Beer ☐ Wine ☐ Liquor

☐ Mixed Drinks ☐ Other: _____

Will there be retail sales at this event? ☐ Yes ☒ No

Please Specify: _____

***Will there be any carnival rides, mechanical or vehicular rides, or animal rides at this event?**

☒ Yes ☐ No

If yes, please describe: **Bounce Houses & Slides**

What is the name of the vendor or vendors providing the rides? ☐ N/A

All Star Events

***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 ☐ 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 ☒ 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 ☒ 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 ☐ 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 ☐ No

If so, How many? ⁴⁻⁶ ☐ 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 ☐ 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 ☐ No

If yes, please explain: **BSO Police & Fire participation in parade**

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.

Mark T. Felicetty
Digitally signed by Mark T. Felicetty
DN: cn=Mark T. Felicetty, email=mfelicetty@ci.dania-beach.fl.us,
c=USA
Date: 2017.12.15 14:53:45 -0500

Signature of Applicant

Parks & Recreation Director

Title

Mark Felicetty

Print name of Applicant
12/20/17

Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____, 200____.
by _____, who is personally known to me, or, if not, such person produced the
following form of identification:_____.

NOTARY PUBLIC

My Commission expires: _____

My Commission number: _____

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

Special events requiring the use of Broward Sheriff's Office shall require advance payment of the applicable special detail rate.

Special Events requiring the use of personnel from the Fire Department or the use of City Lifeguards shall require advance payment of the applicable overtime rate.

A late fee of \$75.00 will be assessed for any application that is received by the City sixty (60) days or less before the date (or starting date) of the event.

Rental rates are subject to the applicable 6% sales tax.

MLK Parade Route 2018

Line up begins at C. W. Thomas Park on NW 2nd Street facing East.

Then proceed to NW 7th Avenue and head South to NW 1st Street

Turn Left on NW 1st Street and head East to Federal Highway (US 1)

Turn Right onto Federal Highway and head South to Stirling Rd.

Turn Right on to Stirling Rd and head West to Phippen Waiters Rd.

Turn Right on Phippen Waiters Road head North to SW 1st Street

Turn Left onto SW 1st Street and head West to SW 7th Avenue

Turn Right onto SW 7th Avenue and head North to NW 1st Street

Turn Left on Northwest 1st Street and end at C.W. Thomas Park.



NW 10th Ct

Bounce House

STAGE

Bleachers

Bounce House

Food Vendors

South

North

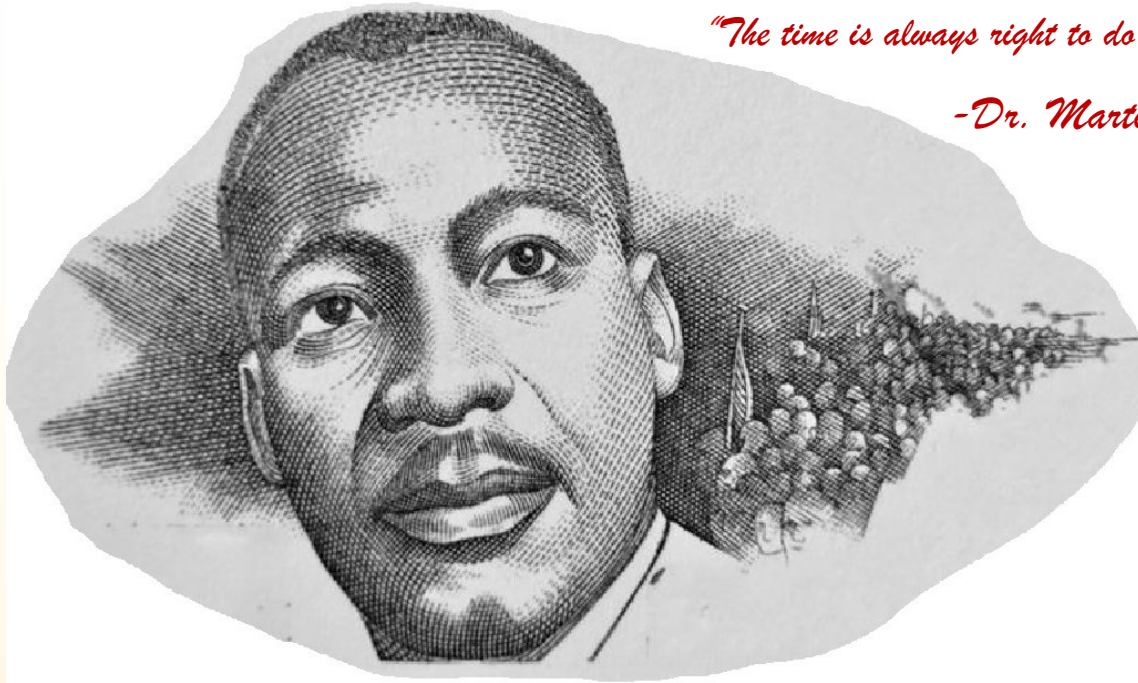
NW 8th Ave

NW 7th Ave

NW 1st St

GOO

City of Dania Beach 2018 MLK Festivities



"The time is always right to do what is right"

-Dr. Martin Luther King,

Please join us for the following events:

(Peace in the Park is immediately following the Parade from 10am-4pm)

MLK Peace Social & Dance

Saturday, January 13, 2018

6pm-10pm

I.T. Parker Community Center

901 NE 3rd Street

Dania Beach, FL 33004

MLK Peace Breakfast— Free

Monday, January 15, 2018

7:30am-9am

CW Thomas Park

100 NW 8th Avenue

Dania Beach, FL 33004

MLK Community Parade

Monday, January 15, 2018

9am—10am

CW. Thomas Park

100 N.W. 8th Avenue

Dania Beach, FL 33004



For more information:

C.W. Thomas Park (954)924-3692

Parade & Vendors Roni Larkins (954)394-8091 & Ivie Cure (954) 558-2775

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
MONDAY, DECEMBER 11, 2017 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	Tamara James
Vice-Mayor:	Bill Harris
Commissioners:	Chickie Brandimarte
	Bobbie H. Grace
	Marco A. Salvino, Sr.
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

- 3.1 Dania Beach Marina Restroom Renovation Design - Public Services and Cartaya and Associates Architects, P.A.

Teen Woon, Cartaya & Associates Architects, presented two options for the Commission to choose from.

Mayor James chose #1.

Commissioner Grace chose #1, and said we need something more modern for the marker.

Commissioner Brandimarte chose #1.

Commissioner Salvino chose #1.

Vice-Mayor Harris chose #1.

4. Proclamations

- 4.1 Proclamation of anti-violence and memorial of Christopher Jordan and Rasheed Cunningham, Jr. - Mayor James

Mayor James presented the proclamation to the families of Christopher Jordan and Rasheed Cunningham, Jr.

5. Citizen Comments

Antonio Arciere, 2601 SW 58 Manor, questioned why there are only two people working on maintenance for the City. City Manager Baldwin responded there are more than two people. Mayor James said she will have the Public Works Director call Mr. Arciere. Mr. Arciere noted they have problems with lights being replaced.

Karen Fernander, 27 SW 7 Avenue, voiced her opinion on the variance for property located at SW 1st Street and SW 8th Avenue (Item #9.1)

Patricia Tyra, 2912 SW 54 Street, spoke of solar lights that do not work, and City Hall tree safety with the electrical cord that runs to the parking garage.

6. Public Safety Reports

BSO Lieutenant Darryl Stallings addressed the issues of vehicle burglaries, theft, panhandling and homelessness. He also reported on officers who will be recognized this week.

7. Consent Agenda

7.1 Minutes:
Approve Minutes of the November 14, 2017 City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2017-147

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE CONSTRUCTION SERVICES FOR CONCRETE AND ASPHALT PAVEMENT REPAIRS AND RECONSTRUCTION INCLUDING BUT NOT LIMITED TO SIDEWALKS WITHIN CITY ROAD RIGHTS OF WAY, TO BE PERFORMED BY METRO EXPRESS, INC., UNDER THE SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP INVITATION TO BID NO. ITB 15-16-039(A), IN AN AMOUNT NOT TO EXCEED ALLOCATED DEPARTMENTAL BUDGET APPROPRIATIONS WHICH WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) IN FISCAL YEAR 2017-2018 WITH OPTIONS FOR RENEWALS UP TO FISCAL YEAR 2021-2022; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.4 RESOLUTION #2017-148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT FOR SCANNING SERVICES TO BE PROVIDED BY UPLAND FILE BOUND FOR FISCAL YEAR 2017-2018, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES, THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.5 RESOLUTION #2017-149

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN ENGAGEMENT LETTER WITH RON L. BOOK, P.A., FOR CONSULTING (LOBBYIST) SERVICES RELATED TO ISSUES OF CONCERN TO THE CITY OF DANIA BEACH INCLUDING MATTERS ASSOCIATED WITH BROWARD COUNTY AND WITH THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT, AS WELL AS GENERAL LEGISLATION AND RELATED ISSUES AT THE STATE LEVEL IN AN AMOUNT NOT TO EXCEED FORTY ONE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$41,250.00) FOR A NINE MONTH TERM TO BE CONSISTENT WITH THE CITY'S FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.6 RESOLUTION #2017-150

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO PURCHASE SHADE SHELTERS FOR THE CHESTER BYRD PARK PLAYGROUND, IN AN AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND THREE HUNDRED DOLLARS (\$35,300.00) FROM SHADE SYSTEMS INC., USING AVAILABLE PRICING PROVIDED BY THE SCHOOL DISTRICT OF OSCEOLA COUNTY CONTRACT BID NO. SDOC-16-B-087-LH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.7 RESOLUTION #2017-151

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL AQUATIC FACILITIES MANAGEMENT SERVICES EXISTING BETWEEN THE CITY OF DANIA BEACH AND JEFF ELLIS MANAGEMENT LLC, RELATING TO THE INCREASE IN CONTRACT PRICE DUE TO THE MONDAY OPENING OF THE PARKS & RECREATION FACILITIES IN AN AMOUNT NOT TO EXCEED SEVENTY TWO THOUSAND SIX HUNDRED FORTY FOUR DOLLARS (\$72,644.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.8 RESOLUTION #2017-152

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING THE TRI-RAIL COASTAL LINK (TRCL) COMMUTER RAIL SERVICE AND EXPRESSING A COMMITMENT TO WORK WITH REPRESENTATIVES OF FLORIDA EAST COAST INDUSTRIES AND ITS AFFILIATES, THE FLORIDA DEPARTMENT OF TRANSPORTATION, BROWARD COUNTY, THE BROWARD METROPOLITAN PLANNING ORGANIZATION, AND THE SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY TO DEVELOP A COST EFFECTIVE RAIL SYSTEM WITH A SOUND FINANCIAL PLAN TO PROVIDE FOR CAPITAL AND OPERATING COSTS FOR THE EXTENSION OF THE PASSENGER RAIL SERVICE FROM NORTHEAST MIAMI-DADE COUNTY INTO SOUTHEAST BROWARD COUNTY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.9 RESOLUTION #2017-153

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT FOR "GUARANTEED PARTIAL SERVICE BUILDING CODE SERVICES" TO BE PERFORMED BY THE BROWARD COUNTY PERMITTING, LICENSING AND CONSUMER PROTECTION DIVISION OF THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT UNDER THE CURRENT CITY CONTRACT DATED OCTOBER 1, 2014 THROUGH SEPTEMBER 30, 2019, INCLUSIVE OF EXISTING PURCHASES THAT MAY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE FROM THE BUILDING FUND APPROVED ANNUAL APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Grace motioned to adopt the Consent Agenda; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

8. Bids and Requests for Proposals

8.1 RESOLUTION #2017-154

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD A BID RELATED TO INVITATION TO BID ("ITB") NO. 17-007 TO HARTZELL CONSTRUCTION, INC. FOR THE DESIGN, PERMITTING AND INSTALLATION OF COMMUNITY BUS SHELTERS IN AN AMOUNT NOT TO EXCEED SEVENTY THOUSAND FOUR HUNDRED FIFTY ONE DOLLARS (\$70,451.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2017-154.

Commissioner Grace motioned to adopt Resolution #2017-154; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

9. Public Hearings and Site Plans

City Attorney Ansbro advised the remaining items, except #9.5, #9.6, and #9.7, 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 #2017-037

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DENNIS MELE, ESQ./GREENSPOON MARDER, P.A., AGENT FOR THE PROPERTY OWNERS SUNSHINE REO XI, LLC AND CF & A HILL FAMILY, LTD, TO REZONE PROPERTY GENERALLY LOCATED NORTH OF STIRLING ROAD, SOUTH OF SW 1ST STREET, EAST OF SW 11TH AVENUE AND WEST OF PHIPPEN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT TO GENERAL INDUSTRIAL DISTRICT (I-G), (APPLICATION NO. RZ-34-17) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

City Attorney Ansbro read the title of Ordinance #2017-037.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the rezoning request.

Dennis Mele, on behalf of the applicant, addressed the 11 uses that will be included in the Restrictive Covenants. They would be willing to remove #2 and #8 from the list. The development will consist of an Aldi Grocery Store, retail development and self-storage units.

Mayor James opened the Public Hearing.

Steven Jones, Jr., 4930 SW 29 Way, questioned how many jobs will be created with the development.

Veronica Larkins, 211 NW 12 Avenue, questioned if we could relocate some of the trees that were damaged in the hurricane to the beach.

Eddie Henderson, 761 Stirling Road, expressed opposition to the 5-story self-storage building in his neighborhood.

Emmanuel George, 17 NE 2nd Avenue, said he favors the Aldi's only if they employ teenagers and young adults from the neighborhood, and is against the self-storage unit.

Rodney Collins, 24 SW 5 Avenue, opposed the rezoning for several reasons.

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

Attorney Mele responded to issues raised by the public. The self-storage unit does not employ a lot of people; the bulk of the employment will be Aldi's and the retail. They always make an effort to offer jobs to people who live close to the site. He addressed the current zoning district, restrictive covenants, and the need for self-storage units.

Rodney Collins, 24 SW 5 Avenue, addressed the self-storage and zoning issues raised.

Emmanuel George, 17 NE 2nd Avenue, questioned whether there is a plan for hiring from the community, and if not, he is completely opposed to the development.

Eddie Henderson, 761 Stirling Road, stated it comes down to residential versus industrial.

Commissioner Grace noted she had asked the City Manager and City Attorney for a partnership agreement with new development for hiring Dania Beach residents first. She added we have always asked every developer coming into the City to have a hiring workshop for our residents. She spoke of the opposition to previous proposals, and noted in the long-run these developments will make the City stronger and better. She understands the residents' concerns, but the Commission has to make sure they are doing everything for the residents and also for the growth of Dania Beach. She feels there is not a problem with the proposed grocery store and storage.

Commissioner Brandimarte noted we have to do what benefits everybody, and spoke of the importance of development and growth in the City.

Mayor James noted the concerns of the residents are valid concerns, and she is not prepared to vote on this matter. City Attorney Ansbro clarified that she cannot abstain from voting on this matter.

Commissioner Grace motioned to adopt Ordinance #2017-037, on second reading; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	No
Commissioner Salvino	Yes		

9.2 ORDINANCE #2017-038

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BCD DANIA OAKS, LLC, TO REZONE PROPERTY LOCATED AT 5501 AND 5525 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY FROM SINGLE FAMILY 6000 RESIDENTIAL DISTRICT (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS, AND PROVIDING FOR THE ALLOCATION OF 22 RESIDENTIAL FLEX UNITS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

9.3 RESOLUTION #2018-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-24-17) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9.4 RESOLUTION #2018-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "OAKS PLACE PLAT" (PL-23-17) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH

AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Ordinance #2017-038, Resolution #2018-001 and Resolution #2018-002, as they involve the same property. He noted the applicant requested a continuance until the January 9, 2018 City Commission meeting.

Mayor James opened the Public Hearings.

Dennis McGowan, 5551 SW 40th Avenue, spoke against the development as proposed; it should remain single family homes.

Monica Sorg, 3920 SW 56 Court, spoke against the development. She requested speed bumps be installed on 40th Avenue.

David Sorg, 3920 SW 56 Court, spoke against the development.

Steve Goldberg, 4010 SW 54 Court, said he offered his property to the developer in exchange for a home in the development in order to ease the traffic issue on Lucky Street. If they are disingenuous, he is against their project.

Lisa Stevens, 3860 SW 56 Court, spoke against the development.

Steve Goldberg, 4010 SW 54 Court, added he wanted it on the record that his house is on a sinkhole.

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

Commissioner Grace motioned to continue Ordinance #2017-038, on second reading, until the January 9, 2018 City Commission meeting at 7:00 p.m.; seconded by Vice-Mayor Harris. The motion carried unanimously.

Commissioner Salvino motioned to continue Resolution #2018-001 until the January 9, 2018 City Commission meeting at 7:00 p.m.; seconded by Commissioner Grace. The motion carried unanimously.

Commissioner Salvino motioned to continue Resolution #2018-002 until the January 9, 2018 City Commission meeting at 7:00 p.m.; seconded by Commissioner Grace. The motion carried unanimously.

9.5 ORDINANCE #2017-039

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA REPEALING ARTICLE II ENTITLED, “REQUIREMENTS FOR CITY EMPLOYMENT”, DIVISION 1. “GENERALLY”, SECTION 2-27, “DISQUALIFICATIONS FOR EMPLOYMENT”, OF THE CODE OF ORDINANCES OF THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;

FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

City Attorney Ansbro read the title of Ordinance #2017-039.

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

Commissioner Grace motioned to adopt Ordinance #2017-039, on second reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

9.6 ORDINANCE #2018-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00) FOR DEBRIS HAULING AND DISPOSAL SERVICES FROM BERGERON EMERGENCY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2018-001.

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

Commissioner Grace motioned to adopt Ordinance #2018-001, on first reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

9.7 ORDINANCE #2018-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, OF THE "LAND DEVELOPMENT CODE," OF THE CITY CODE OF ORDINANCES BY AMENDING ARTICLE 115, SECTION 115-40, SCHEDULE OF PERMITTED USES, IN COMMERCIAL DISTRICTS; PROVIDING FOR THE USE OF OUTDOOR SALES, LEASING, RENTAL, AND DISPLAY OF AUTOMOBILES, MOTORCYCLES OR TRUCKS, INCLUDING MAINTENANCE AND SERVICE THEREOF IN AN OPAQUE-COVERED FACILITY OR INDOORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2018-002.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the proposed changes.

Jim Brady, representing the applicant, noted the zoning change would bring very valuable businesses to the site (Mack Trucks and Penske Truck Rental).

Mayor James opened the Public Hearing.

Emerson Allsworth, representing a developer in the area, spoke in favor of the proposal.

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

Vice-Mayor Harris motioned to adopt Ordinance #2018-002, on first reading; seconded by Commissioner Grace. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

9.8 RESOLUTION #2017-155

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-107-17) SUBMITTED BY JOSEPH DENIS ON BEHALF OF DANIA LIVE 1748, LLC FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2017-155.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the site plan for the two proposed Marriott hotels.

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

Vice-Mayor Harris motioned to adopt Resolution #2017-155; seconded by Commissioner Grace. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

9.9 RESOLUTION #2017-156

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-86-17) APPLICATION SUBMITTED BY RAHIL SANGHVI ON BEHALF OF THE PROPERTY OWNER DANIA RESORTS, LLC FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF STATE ROAD 84 AND NORTH OF I-595 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS

ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2017-156.

Corinne Lajoie, Planning & Zoning Manager, explained the plat note amendment.

Rahil Sanghvi, applicant, noted they want to develop an Avid Hotel on the site, which is under the umbrella of IHG Hotels.

Mayor James opened the Public Hearing.

Ms. Tripoli, 4960 Sabal Palm Drive, Tamarac, representing a business, questioned how traffic would be addressed.

Planning & Zoning Manager Lajoie noted traffic will be addressed when the site plan is submitted.

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

Vice-Mayor Harris motioned to adopt Resolution #2017-156; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

10. Discussion and Possible Action

10.1 Athletic Director

City Manager Baldwin asked the Commission to approve the proposed job description.

Commissioner Grace noted her concern is for a person who can implement programs for our parks and children. She is not sure the person needs to have a degree; it needs to be an on-hands person. She would like to remove the requirement for the Bachelor's Degree.

Mayor James and Commissioner Salvino concurred.

Kristin Milligan, Acting Human Resources/Risk Manager, noted we can post the position tomorrow.

10.2 Comprehensive 10-Year Master Plan for Parks and Recreation Department

City Manager Baldwin noted this is funded in the current budget.

Mark Felicetty, Director of Parks and Recreation, noted this is to develop a well-defined, long-range vision to bring us into the next 5-10 years. If the Commission approves, we could bring this forward for bidding in January.

Mayor James noted there may be a possibility to build a community center at Frost Park, and questioned how this could be included.

Director Felicetty responded that is why we would hire consultant services; they can identify these possibilities. He noted the consultant would also develop a 10-year Capital Improvement Plan.

Commissioner Brandimarte motioned to move forward with the 10-Year Master Plan for Parks and Recreation; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	Yes	Mayor James	Yes
Commissioner Salvino	Yes		

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte offered her condolences to Commissioner Grace on the passing of her father.

11.2 Commissioner Grace

Commissioner Grace noted this is not an easy job and you have to be dedicated to do it.

Commissioner Grace addressed the list of charitable contribution requests. She wants the Commission to narrow it down to the \$35,000.00 budget.

Colin Donnelly, Assistant City Manager, noted that when Commissioner Grace made her suggestions it included organizations that had not submitted requests and exceeded the \$35,000.00 amount.

Commissioner Grace suggested not bringing this to the Parks and Recreation Board, and Assistant City Manager Donnelly will make the appropriate adjustments.

Commissioner Salvino motioned to approve the recommendations of Commissioner Grace as modified by Assistant City Manager Donnelly; seconded by Commissioner Brandimarte. The motion carried unanimously.

Commissioner Grace said she wants another Oasis project before she leaves the Commission. City Manager Baldwin noted it is in this year's budget.

Commissioner Grace spoke of upcoming Christmas events.

11.3 Commissioner Salvino

Commissioner Salvino offered his condolences to Commissioner Grace on the passing of her father.

Commissioner Salvino commended Commissioner Grace for being very organized in her efforts in the food giveaways for Thanksgiving.

Commissioner Salvino spoke of Jackie Beauzil's memorial service.

Commissioner Salvino also spoke of community events.

11.4 Vice-Mayor Harris

Vice-Mayor Harris mentioned that maybe we could look at installing a metal detector and security checks at City Hall.

Vice-Mayor Harris noted he will discuss the stop sign at NW 1st and Bryan Road with the MPO at an upcoming meeting.

Vice-Mayor Harris spoke of the renovation of the Commission conference room.

Vice-Mayor Harris also spoke of the League of Cities conference in Orlando last week.

11.5 Mayor James

Mayor James offered her condolences to Commissioner Grace on the passing of her father.

Mayor James asked Commissioner Grace if she would accept being one of the Grand Marshalls for the MLK Parade. Commissioner Grace said she would be delighted.

Mayor James spoke of recent Food Drives and giveaways, and thanked everyone who participated.

Mayor James commented on Jackie Beauzil's memorial service; these are tremendous shoes to be filled and she will be interested in how that process goes.

Mayor James spoke of the Christmas Tree Lighting and noted we need better outdoor lighting at City Hall.

Commissioner Brandimarte noted that Waste Management offered to contribute to our holiday event next year.

Mayor James said she is looking at options for City Hall, and will bring more information to the Commission.

Mayor James noted the Arts & Seafood Festival will be held May 19-20, 2018.

12. Appointments

12.1 Dania Beach Housing Authority – no appointment

12.2 Green Advisory Board

Mayor James appointed David Simonetta, who is currently an alternate on the Board and wants to be a regular member, to fill her vacancy.

12.3 Marine Advisory Board – no appointments

Commissioner Grace motioned to approve the appointments; seconded by Commissioner Salvino. The motion carried unanimously.

Commissioner Salvino requested an attendance report for all the boards prior to the next meeting.

13. Administrative Reports

13.1 City Manager

City Manager Baldwin offered his condolences to Commissioner Grace.

13.2 City Attorney

City Attorney Ansbro echoed City Manager Baldwin's remarks.

13.3 City Clerk - Reminders

January 9, 2018 – 5:30 p.m.

January 9, 2018 - 7:00 p.m.

January 23, 2018 - 7:00 p.m.

CRA Board Meeting

City Commission Meeting

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 10:00 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
--

Request from Mayor Tamara James to attend the Annual Women Economic Forum (WEF) 2018 in New Delhi, India on April 25 - May 1, 2018 (Estimated cost \$2,412.25-\$2,715.31)

Purchasing Requests ONLY		
--------------------------	--	--

Dept:	Acct #:	Amt:
-------	---------	------

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Travel Request - Mayor James

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Mayor Tamara James
DEPARTMENT: Commission
LOCATION: New Delhi, India
TRIP/TRAINING DATE: April 25 - May 1, 2018
PURPOSE: Annual Women Economic Forum (WEF) 2018

CHECK ONE

- ☐ Certification
☐ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

FLC Legislative Days Tallahassee Mar 21-22, 2017
 FLC IEMO Training, Tampa, FL, Jun 1-4, 2017
 FLC Conference, Orlando, FL, Aug 16-20, 2017
 2017 FRA Conference, Daytona Beach Oct 18-20, 2017

ACCOUNT NO: 001-11-01-511-40-10

COST SUMMARY			
Expense	Description	Original Venue	Alternate
Registration Fee	WEF 2018 Conference		\$ 600.00
Hotel Venue	Hotel Taj Dwarka	\$ 978.00	
Alternate Venue & Airfare	Holiday Inn/United Airlines		\$ 1,637.17
Airfare Only	United Airlines	\$ 991.81	
Shuttle/Airport to Hotel		\$ 6.44	\$ 3.84
Shuttle/Holiday Inn to Venue			\$ 38.30
Per Diem (M&IE) Allowance		\$ 436.00	\$ 436.00
TOTAL EST. TRAVEL COSTS		\$ 2,412.25	\$ 2,715.31

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.

Traveler (print)	Signature	Date
Tamara James		
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
Nicki Satterfield	FUNDING APPROVED Nicki Satterfield	1/3/18
City Manager (print)	Signature	Date
Robert Baldwin	Colin Donnelly Col Donnelly	1/3/2018

TO BE COMPLETED BY FINANCE

Preparer (print name)	Signature	Date
Tania Stevens	TAS	1/3/18

City of Dania Beach
Travel Per Diem Calculator

Traveler Name: Mayor Tamara James

Description of Trip: Annual Women Economic Forum (WEF) 2018

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 109.00

Location New Delhi, India

First Date of Travel 25-Apr-18

Last Date of Travel 1-May-18

	Monday	Tuesday	Wednesday	Thursday	Travel Friday	Travel Saturday	Sunday
Date			25-Apr-18	26-Apr-18	27-Apr-18	28-Apr-18	29-Apr-18
Breakfast 15%							
Lunch 35%							
Dinner 50%				\$ 54.50	\$ 54.50	\$ 54.50	\$ 54.50
Total Daily total =	\$ -	\$ -	\$ 81.75	\$ 54.50	\$ 54.50	\$ 54.50	\$ 54.50

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	30-Apr-18	1-May-18					
Breakfast 15%							
Lunch 35%							
Dinner 50%	\$ 54.50						
Total Daily total =	\$ 54.50	\$ 81.75					

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 81.75

Total Per Diem Due to Traveler \$ 436.00

Meal Exclusions		
Date	Meal Provided	Amount



Foreign Per Diem Rates In U.S. Dollars

Country: **INDIA**
 Publication Date: **01/01/2018**

Country Name	Post Name	Season Begin	Season End	Maximum Lodging Rate	M & IE Rate	Maximum Per Diem Rate	Footnote	Effective Date
INDIA	Agra	01/01	12/31	181	114	295	N/A	01/01/2015
INDIA	Bangalore	01/01	12/31	364	110	474	N/A	11/01/2006
INDIA	Chennai	01/01	12/31	300	111	411	N/A	05/01/2011
INDIA	Goa	01/01	12/31	155	55	210	N/A	06/01/2017
INDIA	Hyderabad	01/01	12/31	235	110	345	N/A	08/01/2011
INDIA	Kolkata	01/01	12/31	281	95	376	N/A	08/01/2017
INDIA	Mumbai	01/01	12/31	389	126	515	N/A	01/01/2008
INDIA	New Delhi	01/01	12/31	291	109	400	N/A	02/01/2011
INDIA	Other	01/01	12/31	200	91	291	N/A	04/01/2011
INDIA	Pune	01/01	12/31	273	72	345	N/A	02/01/2007
INDIA	Trivandrum	01/01	12/31	182	56	238	N/A	01/01/2005

**** This Data Page Provided By PerDiem101.com ****

Source: <https://www.perdiem101.com/calculator>

Travel Dates:

Travelling 6 days from Wednesday, April 25th 2018 until Tuesday, May 1st 2018

Destination:

New Delhi, India

Per Diem Rates:

April 2018	\$291 / night (lodging)	\$109 / day (M&IE)
May 2018	\$291 / night (lodging)	\$109 / day (M&IE)

Trip Totals:

- 🏠 **\$1746.00** lodging
- 🍴 **\$565.50** meals
- 🧾 **\$143.00** incidentals

Options:

Use reduced travel day meal rates

Date	Lodging	M&IE	
Wednesday, April 25th	\$291.00	\$81.75	†
Thursday, April 26th	\$291.00	\$109.00	
Friday, April 27th	\$291.00	\$109.00	
Saturday, April 28th	\$291.00	\$109.00	
Sunday, April 29th	\$291.00	\$109.00	
Monday, April 30th	\$291.00	\$109.00	
Tuesday, May 1st	\$0.00	\$81.75	†
Totals:	\$1746.00	\$708.50	

† On a travel day, 75% of the normal M&IE rate applies

* Flat-rate rules set a reduced per diem of 75% and 55% of the regular rate for trips over 30 and 180 days, respectively

Annual WEF 2018 – April 26th – 1st May 2018

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The Women Economic Forum is a place for ordinary women to seek to rise to extraordinary heights. A place for dreamers and achievers to learn and explore. A place for living life to its fullest while embracing personal growth. A place to love and care and contribute to societal upliftment.

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WEF 2018 Program Details





Session Guidelines:

* Plenary Sessions: Each plenary session of one hour will have 7- 8 speakers/awardees who will speak for 5-6 minutes each. Awards will be conferred at the close of the plenary session.

* Parallel Sessions: Each session of one hour will have 4 co-speakers on a panel. Who will speak 10-12 minutes each. Balance time will be for interaction remarks and Q&A.

* Role of Moderator: The speakers in each parallel session are advised to select from amongst themselves a moderator who will strictly enforce the time allotted for each speaker.

All speakers in a session will also be connected to each other via email in advance so they can coordinate their discussions, ahead of the conference. If a moderator is not selected by the speakers, then a member of the WEF 18 organising committee allotted to that session will handle that part. In Addition, Two members from the WEF 18 organising committee will be allotted to each conference hall for coordination among speakers. These names will be given to speakers closer to the date. (The session topics & timing are subject to change)

* (*) accepted tentatively

Moderator Lead Co-Lead Panelist Via Video Keynotes & Others

Time Allocation

For Lead: 12 Min, Co-Lead :12 Min, Panelist: 5 Min.

Annual WEF-2018 “The Economics of Goodness: Empowering Potential, Engineering Change”

DAY 1: Thursday, 26th April, 2018

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
7:30 to 9:30am		Registration at Conference Venue		
Venus Pavilion 09:00 AM – 10:00 AM	Opening Plenary 26A	In Conversation with Leaders of the Decade in Thought Leadership and Innovation	Alexandra Pascalidou (http://www.wef.org.in/alexandra-pascalidou/) Amitabh Kant (http://www.wef.org.in/amitabh-kant/) Dr Anna Neistat (http://www.wef.org.in/dr-anna-neistat/) Nicole Joseph (http://www.wef.org.in/nicole-joseph/) Ayelet Baron (http://www.wef.org.in/ayelet-baron/)	
Venus Pavilion 10:00 AM – 10:30 AM	Opening Plenary 26A(I)	Special Session with delegation from New Mexico State University	Dr. Rolando A. Flores (http://www.wef.org.in/dr-rolando-flores/) Dr. Manoj K. Shukla (http://www.wef.org.in/dr-manoj-k-shukla/) Angelina P Palumbo Claudia Trueblood Ana Escalante Anita Rodriguez Emily Creegan Mikayla Allan Isabella Morrow Kendra Wardon Kynzi Creighton Mary Catey	
Parallel Session 09:00 AM-10:30 AM				
Tango Hall 1	2611	Empowering the culture of care at homes and workplaces	Maureen Manyama (http://www.wef.org.in/maureen-manyama/)	Renu Bajpai (http://www.wef.org.in/redu-bajpai/) Nikki Zanchi (http://www.wef.org.in/nikki-zanchi/)

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Tango Hall 2	2612	Validating the impact of businesses that serve the greater good	Busi Raphekwane (http://www.wef.org.in/busi-raphewane/)	Lucy Akua Kyeredede Quainoo (http://www.wef.org.in/lucy-akua-quainoo/) Prof Durreen Shahnaz (http://www.wef.org.in/prof-durreen-shahnaz/) Shellie Hunt (http://www.wef.org.in/shellie-hunt/)
Tango Hall 3	2613	How to foster understanding amidst divisions and disagreements	Marut Bhardwaj (http://www.wef.org.in/marut-bhardwaj/)	Anju Mattou Razdan (http://www.wef.org.in/anju-mattou-razdan/)
Nucleus Hall	2614	Key attitudes that determine our altitude of success	Deep Laxmi (http://www.wef.org.in/Deep-Laxmi/)	Michelle Mras (http://www.wef.org.in/michelle-mras/) Avital Miller (http://www.wef.org.in/avital-miller/) Sue Curr (http://www.wef.org.in/sue-curr/)
Strategy Hall	2615	Implementation over Idea	Taran deep (http://www.wef.org.in/taran-deep/)	Virginie Guignard Legros (http://www.wef.org.in/virginie-guignard-legros/) Aarushi Bafna (http://www.wef.org.in/aarushi-bafna/) Urmi Chakravorty (http://www.wef.org.in/urmi-chakravorty/)
Debate Hall	2616	Revitalizing companies with creativity and inclusion		Perry Kamel (http://www.wef.org.in/perry-kamel/) Eryka T. Johnson (http://www.wef.org.in/eryka-t-johnson/)
Agenda Boardroom	2617	Why partnership is the new leadership	Connie Pheiff (http://www.wef.org.in/connie-pheiff/)	Oyeboade Makinde (http://www.wef.org.in/oyeboade-makinde/) Aparna Mahajan (http://www.wef.org.in/annualwef/aparna-mahajan/) Iris Almeida Cote (http://www.wef.org.in/iris-almeida-cote/) Wemo Kitawa (http://www.wef.org.in/wemo-kitawa/)

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Venus Pavilion 10:30 AM-11:30 AM	Plenary 26B	The Economics of Goodness in Creating Business & Social Impact	Nicola Grace (http://www.wef.org.in/nicola-grace/) Oyeboade Makinde (http://www.wef.org.in/oyeboade-makinde/) Siame El Kaouakibi (http://www.wef.org.in/siame-el-kaouakibi/) Camilla Persson (http://www.wef.org.in/camilla-persson/) Kezy Mukiri (http://www.wef.org.in/kezy-mukiri/) Jo Ann A. Hamilton (http://www.wef.org.in/jo-ann-hamilton/) Virginie Guignard Legros (http://www.wef.org.in/virginie-guignard-legros/) Maria Appelqvist (http://www.wef.org.in/maria-appelqvist/) Vumile Msweli (http://www.wef.org.in/vumile-msweli/) Dr. Carmen M. Castro (http://www.wef.org.in/dr-carmen-m-castro-d-b/) Catherine Ward (http://www.wef.org.in/catherine-ward/) Shyam Krishna Kedia (http://www.wef.org.in/shyam-krishna-kedia/) Rosemary Ntoipo (http://www.wef.org.in/rosemary-ntoipo/)	
Parallel Session 10:30 AM-11:30 AM				
Tango Hall 1	2621	Exploring Corporate Citizenship	Aparna Mahajan (http://www.wef.org.in/annualwef/aparna-mahajan/)	
Tango Hall 2	2622	Creating thinking teams at work	Aarushi Bafna (http://www.wef.org.in/aarushi-bafna/)	Anju Mattou Razdan (http://www.wef.org.in/anju-mattou-razdan/) Deborah Edirisinghe (http://www.wef.org.in/deborah-edirisinghe/) Aakanksha Bhargava (http://www.wef.org.in/aakanksha-bhargava/)
Tango Hall 3	2623	Intimate and family practices, generational justice, environmental justice and global inequalities		
Nucleus Hall	2624	Socio-Cultural Sustainability on: Education	Meghna Tare	Sintija Bernava (http://www.wef.org.in/sintija-bernava/)
Strategy Hall	2625	Environmental, Food, and Health Sustainability on : Informational Technology		

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Debate Hall	2626	Promoting generous relationships and networks	Vumile Msweli (http://www.wef.org.in/vumile-msweli/)	Jenny Wagstaff (http://www.wef.org.in/jenny-wagstaff/) Cheryl Collins (http://www.wef.org.in/cheryl-collins/) Jeanne Holm (http://www.wef.org.in/jeanne-holm/)
Agenda Boardroom	2627	Positive attitudes drive performance	Satinder Kaur (http://www.wef.org.in/satinder-kaur/)	Michelle Mras (http://www.wef.org.in/michelle-mras/) Sue Curr (http://www.wef.org.in/sue-curr/) Ush Dhanak (http://www.wef.org.in/ush-dhanak/) Ayelet Baron (http://www.wef.org.in/ayelet-baron/) Sintrel P Dass (http://www.wef.org.in/sintrel-p-dass/)
Venus Pavilion 11:30 PM-12:30 PM	Plenary 26C	Empowering Potential with an Ecosystem for Entrepreneurship	Mamie-Jean Lamley (http://www.wef.org.in/mamie-jean-lamley/) Lucy Akua Kyeredee Quainoo (http://www.wef.org.in/lucy-akua-quainoo/) Liliana Domingues (http://www.wef.org.in/liliana-domingues/) Dr. Joe White (http://www.wef.org.in/dr-joe-white/) Ma Hnin Wai (http://www.wef.org.in/ma-hnin-wai/) Carol Hanlon (http://www.wef.org.in/carol-hanlon/) Aparajita Agrawal (http://www.wef.org.in/aparajita-agrawal/) Busi Raphekwane (http://www.wef.org.in/busi-raphekwane/) Salone Sehgal (http://www.wef.org.in/salone-sehgal/) Evelyn Nzambu (http://www.wef.org.in/evelyn-nzambu/) Roxane Jurkovskaja (http://www.wef.org.in/roxane-jurkovskaja/) Sable Badaki (http://www.wef.org.in/sable-badaki/)	
Parallel Session 11:30 PM-12:30 PM				
Tango Hall 1	2631	Awakening Compassion, Mitigating Anger	Jody Colvard (http://www.wef.org.in/jody-colvard/)	Jose Carlos Gil Santos (http://www.wef.org.in/jose-carlos-gil-santos/)
Tango Hall 2	2632	Economic Sustainability on:E-Commerce		Sonal Puri (http://www.wef.org.in/sonal-puri/)
Tango Hall 3	2633	Leveraging digital distractions as a tool for business		
Nucleus Hall	2634	Harnessing the power of emotions to lead	Mucha Mlingo (http://www.wef.org.in/mucha-mlingo/)	Jo Ann A. Hamilton (http://www.wef.org.in/jo-ann-hamilton/) Heather Harris (http://www.wef.org.in/heather-harris/)

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Strategy Hall	2635	Women in the sciences : Opportunity & Challenges	Jeanne Holm (http://www.wef.org.in/jeanne-holm/)	Bertha Dlamini (http://www.wef.org.in/bertha-dlamini/)
Debate Hall	2636	Making a company that everyone wants to work for	Senela Jayasuriya Abeynaike (http://www.wef.org.in/senela-jayasuriya-abeynaike/)	Pernille Andersen (http://www.wef.org.in/pernille-andersen/)
Agenda Boardroom	2637	People buy into the brand you are	Stacey Schieffelin (http://www.wef.org.in/stacey-schieffelin/)	Sarah Richson (http://www.wef.org.in/sarah-richson/) Vana Koutsomitis (http://www.wef.org.in/vana-koutsomitis/)
Venus Pavilion 12:30 PM-1:30 PM	Plenary 26D	Engineering Change for an Equitable & Sustainable World	Yasmin Rasyid (http://www.wef.org.in/yasmin-rasyid/) Betty Mutua (http://www.wef.org.in/betty-mutua/) Desheen Levans (http://www.wef.org.in/desheen-levans/) Anna B. Sexton (http://www.wef.org.in/anna-b-sexton/) Perla Buenrostro Rodriguez (http://www.wef.org.in/perla-buenrostro-rodriguez/) Alandys Sanchez-Tineo (http://www.wef.org.in/alandys-sanchez-tineo/) Rumaita Al Busaidi (http://www.wef.org.in/rumaita-al-busaidi/) Renu Bajpai (http://www.wef.org.in/renu-bajpai/) Bertha Dlamini (http://www.wef.org.in/bertha-dlamini/) Paula Mattio Lastra (http://www.wef.org.in/paula-mattio-lastra/)	
Parallel Session 12:30 PM-1:30 PM				
Tango Hall 1	2641	Educational projects to model good businesses	Shweta Singh (http://www.wef.org.in/shweta-singh/)	Goreti Coutinho (http://www.wef.org.in/goreti-coutinho/)
Tango Hall 2	2642	Yoga as a system of meditation and physical postures		Ritu Chagti (http://www.wef.org.in/ritu-chagti/)
Tango Hall 3	2643	How to be a Micropreneur	Jyoti Khetarpal (http://www.wef.org.in/jyoti-khetarpal/)	
Nucleus Hall	2644	Leadership and Love: how to have the best of both	Avital Miller (http://www.wef.org.in/avital-miller/)	Maria Appelqvist (http://www.wef.org.in/maria-appelqvist/) Kanchan S Satpathy (http://www.wef.org.in/kanchan-s-satpathy/) Nancy Aketch (http://www.wef.org.in/nancy-aketch/)
Strategy Hall	2645	How to have loyal customers		
Debate Hall	2646	How to overcome ego bias in relationships		Tania Castilho (http://www.wef.org.in/tania-castilho/)

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Agenda Boardroom	2647	Reverse mentoring: learning from our children		Rumana Sinha Sehgal (http://www.wef.org.in/rumana-sinha-sehgal/)
Venus Pavilion 1:30 PM-2:30 PM	Plenary 26E	The Economics of Goodness in Lifestyle Design & Architecture	Anab Jain (http://www.wef.org.in/anab-jain/) Elisa Maceratini (http://www.wef.org.in/elisa-maceratini/) Ghada Wali (http://www.wef.org.in/ghada-wali/) Winky Singh (http://www.wef.org.in/annualwef/winky-singh/)	
Parallel Session 1:30 PM-2:30 PM				
Tango Hall 1	2651	Design Thinking for entrepreneurship		
Tango Hall 2	2652	Empowering the social good: Vibrant Civil Societies	Pritha Dutt (http://www.wef.org.in/pritha-dutt/)	
Tango Hall 3	2653	Reinventing Skills: How to keep up with Lifelong learning		
Nucleus Hall	2654	Innovations to deal with unemployment	Sriparna Das Chakraborty (http://www.wef.org.in/sriparna-das-chakraborty/)	Tracey Gilmore (http://www.wef.org.in/tracey-gilmore/)
Strategy Hall	2655	Impact Investing: Balancing the Impact with Investment returns		
Debate Hall	2656	The challenges of pitching a social enterprise	Nicole Joseph (http://www.wef.org.in/nicole-joseph/)	
Agenda Boardroom	2657	Tools for communicating your idea in the visual age	Bianca Ghose (http://www.wef.org.in/bianca-ghose/)	
Venus Pavilion 2:30 PM-3:30 PM	Plenary 26F	Empowering Potential with Cutting Edge Agriculture Research & Organic Production	Joynicole Martinez (http://www.wef.org.in/joynicole-martinez/) Cheryl Collins (http://www.wef.org.in/cheryl-collins/) Dr. Manju Sharma (http://www.wef.org.in/dr-manju-sharma/)	
Parallel Session 2:30 PM-3:30 PM				
Tango Hall 1	2661	Businesses modeled to empower marginalized groups	Jo Ann A. Hamilton (http://www.wef.org.in/jo-ann-hamilton/)	Busi Raphekwane (http://www.wef.org.in/busi-raphekwane/)
Tango Hall 2	2662	An education that ignites the 'fire in the belly'	Vayjayanti Pugalia (http://www.wef.org.in/vayjayanti-pugalia/)	
Tango Hall 3	2663	Innovative models of Healthcare to the last mile		

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Nucleus Hall	2664	Innovative models of Education so that no child left behind	Tracey Chambers (http://www.wef.org.in/tracey-chambers/)	Vidya Ragu (http://www.wef.org.in/vidya-ragu/) Madelle Kangha (http://www.wef.org.in/madelle-kangha/)
Strategy Hall	2665	Tools for Zero-tolerance for violence against women		
Debate Hall	2666	Bitcoins & Crypto currencies – What exactly is it and are they a secure investment		
Agenda Boardroom	2667	Tapping into the skills and experience of All		
Venus Pavilion 3:30 PM-4:30 PM	Plenary 26G	Engineering Change through Personal Responsibility & Legal Awareness	Manjula Chawla (http://www.wef.org.in/manjula-chawla/) Megan Nobert (http://www.wef.org.in/megan-nobert/) Abby Goldberg (http://www.wef.org.in/abby-goldberg/) Ashu Thakur (http://www.wef.org.in/ashu-thakur/) Jyoti Khetarpal (http://www.wef.org.in/jyoti-khetarpal/) Raya Abu Gulal (http://www.wef.org.in/raya-abu-gulal/) Dr. Robyn S. Joppy (http://www.wef.org.in/dr-robyn-s-joppy/) Sue Curr (http://www.wef.org.in/sue-curr/)	
Parallel Session 3:30 PM-4:30 PM				
Tango Hall 1	2671	Impact Investing: Courting Financial Risk or Mitigating It	Aparajita Agrawal (http://www.wef.org.in/aparajita-agrawal/)	
Tango Hall 2	2672	Solving local problems: the global opportunity	Dr. Carmen M. Castro (http://www.wef.org.in/dr-carmen-m-castro-d-b/)	Sable Badaki (http://www.wef.org.in/sable-badaki/)
Tango Hall 3	2673	Innovative models for Funding your Idea		
Nucleus Hall	2674	Why green practices matter to every business		
Strategy Hall	2675	Mastering the elevator pitch	Salone Sehgal (http://www.wef.org.in/salone-sehgal/)	Sonal Puri (http://www.wef.org.in/sonal-puri/) Vana Koutsomititis (http://www.wef.org.in/vana-koutsomititis/) Kanchan S Satpathy (http://www.wef.org.in/kanchan-s-satpathy/)
Debate Hall	2676	Creative Capitalism: changing the rules of the game	Prof Durreen Shahnaz (http://www.wef.org.in/prof-durreen-shahnaz/)	

Time/Hall	Session No.	Topic	Lead Speakers	Co-Lead Speakers
Agenda Boardroom	2677	Opportunities for All in emerging markets	Miriam Feiler (http://www.wef.org.in/miriam-feiler/)	
Venus Pavilion 4:30 PM-5:30 PM	Plenary 26H	In Conversation with Business Leaders of the Decade	Rebecca L. Branham (http://www.wef.org.in/rebecca-l-branham/) Nabilah Al-Tunisi (http://www.wef.org.in/nabilah-al-tunisi/) Mona Zulficar (http://www.wef.org.in/mona-zulficar/) Ciara Donlon (http://www.wef.org.in/ciara-donlon/) Eng. Ghosson Ghassan Al-Khaled (http://www.wef.org.in/eng-ghosson-ghassan-al-khaled/) Salma Abdulai (http://www.wef.org.in/salma-abdulai/)	
Parallel Session 4:30 PM-5:30 PM				
Tango Hall 1	2681	Staying away from biases, misinformation and fake news		
Tango Hall 2	2682	How can social enterprise influence good governance		
Tango Hall 3	2683	Financial basics to start a business		
Nucleus Hall	2684	Cross-sector entrepreneurship		
Strategy Hall	2685	Delivering a Brand Experience		
Debate Hall	2686	Delivering products versus solutions	Dr. Joe White (http://www.wef.org.in/dr-joe-white/)	
Agenda Boardroom	2687	Entrepreneurial Fundraising		Salone Sehgal (http://www.wef.org.in/salone-sehgal/)
Venus Pavilion 5:30 PM-7:00 PM	Inaugural Plenary 26I	Gala Inaugural of WEF 2018: The Economics of Goodness : Empowering Potential, Engineering Change	Ouided Bouchamaoui (http://www.wef.org.in/ouided-bouchamaoui/) (Guest of honour) Fatima Al Jaber (http://www.wef.org.in/fatima-al-jaber/) Dr. Maya Morsy (http://www.wef.org.in/dr-maya-morsy/) Dr. Raja Al Gurg (http://www.wef.org.in/dr-raja-al-gurg/) Tjasa Ficko Tanja Wehsely (http://www.wef.org.in/tanja-wehsely/)	
8:00 PM-10:00 PM		Dinner Talk with Nobel Peace Laureate 2015, Mrs. Ouided Bouchamaoui followed by cocktails & dinner (Ticketed & by invitation only)		

DAY 2: Friday, 27th April 2018

Venus Pavilion 9:00 AM-10:00 AM	Opening Plenary 27A	The Economics of Goodness in Technology & Research	Samantha Gooden (http://www.wef.org.in/samantha-gooden/) Perry Kamel (http://www.wef.org.in/perry-kamel/) Chereesca Bejasa (http://www.wef.org.in/chereesca-bejasa/) Claudia Gärtner (http://www.wef.org.in/claudia-gartner/) Sonal Puri (http://www.wef.org.in/sonal-puri/) Eryka T. Johnson (http://www.wef.org.in/eryka-t-johnson/) Tamara McLemore (http://www.wef.org.in/tamara-mclemore/)	
Parallel 9:00AM-10:00 AM				
Tango Hall 1	2711	Diverse structures and forms of social enterprises		
Tango Hall 2	2712	Rural entrepreneurship		
Tango Hall 3	2713	Financial Inclusion and Smartphones		
Nucleus Hall	2714	Is Scaling the only way for Survival	Sable Badaki (http://www.wef.org.in/sable-badaki/)	
Strategy Hall	2715	Discovering Opportunities in Western Australia		
Debate Hall	2716	School and Higher Education needs to Evolve		Rosa Laura Junco (http://www.wef.org.in/rosa-laura-junco/)
Agenda Boardroom	2717	Crowdfunding and Cooperative Models of Enterprise		
Venus Pavilion 10:00 AM-11:00 AM	Plenary 27B	In Conversation with Leaders of the Decade in Entrepreneurship	Vicki Saunders (http://www.wef.org.in/vicki-saunders/) Sarah Collins Rosa Laura Junco Jessica O. Matthews Dijana Galijasevic Miriam Feiler (http://www.wef.org.in/miriam-feiler/) Elizabeth Gore (http://www.wef.org.in/elizabeth-gore/)	
Parallel 10:00 AM-11:00 AM				
Tango Hall 1	2721	The Sustainable Development Goals and libraries		
Tango Hall 2	2722	Developing equitable access to information in multicultural communities		

Tango Hall 3	2723	Standardized terrestrial and marine ecosystems of Oceania		
Nucleus Hall	2724	Minerals Bio-availability in Soil, Water, Forage and Dairy Cattle at High Altitude		
Strategy Hall	2725	Effects of New Agri Techniques on World Hunger		
Debate Hall	2726	"Work Stress and Negative Core Affect: The Effect of Negotiator Resilience on Negotiation Outcomes		
Agenda Boardroom	2727	Sustainable Energy on: Energy Efficient Buildings		
Venus Pavilion 11:00 PM-12:00 PM	Plenary 27C	Empowering Potential Inclusiveness & Inspiration	Deep Laxmi (http://www.wef.org.in/Deep-Laxmi/) Katie Day (http://www.wef.org.in/katie-day/) Tiffany Brar (http://www.wef.org.in/tiffany-brar/) Rumana Sinha Sehgal (http://www.wef.org.in/rumana-sinha-sehgal/) Urmi Chakravorty (http://www.wef.org.in/urmi-chakravorty/) Edna Ogwangi (http://www.wef.org.in/edna-ogwangi/) Michelle Mras (http://www.wef.org.in/michelle-mras/) Marut Bhardwaj (http://www.wef.org.in/marut-bhardwaj/) Salone Sehgal (http://www.wef.org.in/salone-sehgal/) Laura Lluhen (http://www.wef.org.in/laura-lluhen/) Anjali Aggarwal (http://www.wef.org.in/anjali-aggarwal/)	
Parallel 11:00 AM-12:00 AM				
Tango Hall 1	2731	Improving gender equality in the STEM environment	Trine Angeline Sig (http://www.wef.org.in/trine-angeline-sig/)	Farzanna S. Haffizulla (http://www.wef.org.in/farzanna-sherene-haffizulla/)
Tango Hall 2	2732	Energy policy: The twin challenges of development and sustainability		
Tango Hall 3	2733	Shaping the future of production management – the path to intelligent, collaborative and sustainable manufacturing".		
Nucleus Hall	2734	Artificial intelligence and journalism		
Strategy Hall	2735	Populism — a threat to values		
Debate Hall	2736	Post-truth politics and our future	Avis Jones-DeWeever (http://www.wef.org.in/dr-avis-jones-deweever/)	

Agenda Boardroom	2737	Country Specific Talks		
Venus Pavilion 12:00 PM-1:00 PM	Plenary 27D	Engineering Change with Data & Analytics	Bhawna Manchanda (http://www.wef.org.in/bhawna-manchanda/) Wendy Alexander (http://www.wef.org.in/wendy-alexander/)	
Parallel 12:00 PM-1:00 PM				
Tango Hall 1	2741	Inter-sectoral and multi-sectoral challenges & solutions to urban health		
Tango Hall 2	2742	Youth, adolescent and children as partners: promoting healthy cities		
Tango Hall 3	2743	Built environment and sustainable urban infrastructure/ Low carbon development and sustainable housing		
Nucleus Hall	2744	Non-Governmental Organizations (NGO's) and community health		
Strategy Hall	2745	Inovations in the field of education	Evelyn Nzambu (http://www.wef.org.in/evelyn-nzambu/)	
Debate Hall	2746	Stimulating the creative thinking of pupils / students//Team teaching and interdisciplinary integration	Debbie Saviano (http://www.wef.org.in/debbie-saviano/)	
Agenda Boardroom	2747	Strategies and business models for sustainable development	Bhavini Mehta (http://www.wef.org.in/bhavinimehta/)	Kanchan Agarwal (http://www.wef.org.in/kanchan-agarwal/)
Venus Pavilion 1:00 PM-2:00 PM	Plenary 27E	The Economics of Goodness in Health & Wellness	Yumnah Hattas (http://www.wef.org.in/yumnah-hattas/) Sara-Kristina Hannig Nour (http://www.wef.org.in/sara-kristina-hannig-nour/) Oluwakemi Olukoya-Dosumu (http://www.wef.org.in/dr-oluwakemi-olukoya-dosumu/) Mucha Mlingo (http://www.wef.org.in/mucha-mlingo/) Janet Ward (http://www.wef.org.in/janet-ward/) Nikki Zanchi (http://www.wef.org.in/nikki-zanchi/) Ush Dhanak (http://www.wef.org.in/ush-dhanak/) Pat Duckworth (http://www.wef.org.in/pat-duckworth/) Komal Shah (http://www.wef.org.in/komal-shah/)	
Parallel 1:00 PM-2:00 PM				
Tango Hall 1	2751	The Sharing Economy and the Evolution of Crowd-Based Capitalism		

Tango Hall 2	2752	Focus on core strength – the deep inner strength both physical and mental that guides us through life	Sarah Richson (http://www.wef.org.in/sarah-richson/)
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Tango Hall 3	2753	What can be done to create more healthy, livable, and sustainable communities?	Meghna Tare (http://www.wef.org.in/meghna-tare/)
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Nucleus Hall	2754	How targeted private capital can drive opportunity, especially for women	
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Strategy Hall	2755	Music is a mixing bowl where cultures meet and merge, creating new sounds and new connections.	
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Debate Hall	2756	Gender Constructs and Stereotypes of Adolescent Females in Traditionally Masculine Sports	
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Agenda Boardroom	2757	Women's Underrepresentation in Sports Governance	Ethenia A Scott (http://www.wef.org.in/ethenia-a-scott/)
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Venus Pavilion 2:00 PM-3:00 PM	Plenary 27F	Empowering Potential with an Engaged Education	Aggeliki Pappa (http://www.wef.org.in/aggeliki-pappa/) Madelle Kangha (http://www.wef.org.in/madelle-kangha/) Nusrath Hassan (http://www.wef.org.in/nusrath-hassan/) David C Schmitten (http://www.wef.org.in/david-c-schmitten/) Bhavini Mehta (http://www.wef.org.in/bhavinimehta/) Mary-Jo de Leeuw (http://www.wef.org.in/mary-jo-de-leeuw/) Sintija Bernava (http://www.wef.org.in/sintija-bernava/) Nneka Offor (http://www.wef.org.in/nneka-offor/) Heather Harris (http://www.wef.org.in/heather-harris/)
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Parallel
2:00 PM-3:00 PM

CM 2	Tango Hall 1	Enhancing learning and the undergraduate experience	
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Tango Hall 2	2762	Technology Watch analysis of big data	
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Tango Hall 3	2763	Building Sustainable Relationships and Communities	
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Nucleus Hall	2764	Fashion in luxury with an emphasis on sustainability, innovation and empowering women	
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Strategy Hall	2765	Creating sustainable cities : a holistic approach to urban development that ensures universal access to basic services, housing and mobility	
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Debate Hall	2766	The Power of Media local and global media platforms	Rosa Laura Junco (http://www.wef.org.in/rosa-laura-junco/)
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Agenda Boardroom	2767	Dance & Music as a Way of Life	Komal Shah (http://www.wef.org.in/komal-shah/)	
Venus Pavilion 3:00 PM-4:00 PM	Plenary 27G	Engineering Change with Conscious Social Media	Yosha Gupta (http://www.wef.org.in/yosha-gupta/) Ethenia Scott (http://www.wef.org.in/ethenia-scott/) Shukti Roy (http://www.wef.org.in/shukti-roy/) Senela Jayasuriya Abeynaike (http://www.wef.org.in/senela-jayasuriya-abeynaike/) Bianca Ghose (http://www.wef.org.in/bianca-ghose/) Vana Koutsomitis (http://www.wef.org.in/vana-koutsomitis/)	
Parallel 3:00 PM-4:00 PM				
Tango Hall 1	2771	Never Say Die: Make Adversity a Virtue	Anjali Aggarwal (http://www.wef.org.in/anjali-aggarwal/)	
Tango Hall 2	2772	How to build socially robust e-coaching devices? Designers dealing with ethical and legal preconditions for societal acceptance.		
Tango Hall 3	2773	Building Passion & Positive Attitudes	Mani Kamboj (http://www.wef.org.in/mani-kamboj/)	Kanchan Agarwal (http://www.wef.org.in/kanchan-agarwal/) Pat Duckworth (http://www.wef.org.in/pat-duckworth/)
Nucleus Hall	2774	Digital Literacy and The Digital Gender Gap	Zine Nkukwana (http://www.wef.org.in/zine-nkukwana/)	Evelyn Nzambu (http://www.wef.org.in/evelyn-nzambu/)
Strategy Hall	2775	When a social enterprise is serving the mental suffering people	Dr. Robyn S. Joppy (http://www.wef.org.in/dr-robyn-s-joppy/)	
Debate Hall	2776	How to Adopt a Holistic Mindset to Reinvent Your Inner Strengths	Dr. Manisha Anwekar (http://www.wef.org.in/dr-manisha-anwekar/)	Komal Shah (http://www.wef.org.in/komal-shah/)
Agenda Boardroom	2777	The Importance of Social Investment & Charity		
Venus Pavilion 4:00 PM-5:00 PM	Plenary 27H	In Conversation with Leaders of the Decade in Digital, Print & Social Media	Nora Herting (http://www.wef.org.in/nora-herting/) Debbie Saviano (http://www.wef.org.in/debbie-saviano/) Sarah Jones	
Parallel 4:00 PM-5:00 PM				
Tango Hall 1	2781	Preventing Violence Against Women	Shukti Roy (http://www.wef.org.in/shukti-roy/)	Marian Karina Nanorki Darlington (http://www.wef.org.in/marian-karina-nanorki-darlington/)
Tango Hall 2	2782	Free online education : A revolution sweeping the world		

Tango Hall 3	2783	Why it makes sense to put customers at the core of your business	Sanmeet Kaur (http://www.wef.org.in/sanmeet-kaur/)	
Nucleus Hall	2784	Social entrepreneurship: How we can all build businesses that can make a difference ?	Rumana Sinha Sehgal (http://www.wef.org.in/rumana-sinha-sehgal/)	Madelle Kangha (http://www.wef.org.in/madelle-kangha/)
Strategy Hall	2785	War begins in the mind: end your inner conflict to create a world of peace		
Debate Hall	2786	Rising depression among women: what's going wrong ?	Maria Appelqvist (http://www.wef.org.in/maria-appelqvist/)	
Agenda Boardroom	2787	Cyber economics: Dinosaur hackers and the rising titanic losses in world economy		Mary-Jo de Leeuw (http://www.wef.org.in/mary-jo-de-leeuw/)
Venus Pavilion 5:00 PM-6:00 PM	Plenary 27I	In Conversation with Celebrities in Entertainment, Lifestyle & Cinema		
Venus Pavilion 6:00 PM-6:30 PM	Plenary 27J	Special Country Focus with delegation from UK	Krishna Pujara (http://www.wef.org.in/Krishna-Pujara/)	
Venus Pavilion 6:30 PM-7:00 PM	Plenary 27K	In Conversation with a Political Leader		
8:00 PM-10:00 PM		Dinner Talk with cocktails & dinner (Ticketed & by invitation only)		

DAY 3: Saturday, 28th April 2018

Venus Pavilion 9:00 AM-10:00 AM	Opening Plenary 28A	The Economics of Goodness in Holistic Healing and Integrative Medicine	Anne Skare Nielsen (http://www.wef.org.in/anne-skare-nielsen/) Avital Miller (http://www.wef.org.in/avital-miller/) Dr. Aruna Wadkar (http://www.wef.org.in/dr-aruna-wadkar/) Dr. Manisha Anwekar (http://www.wef.org.in/dr-manisha-anwekar/) Bijal Doshi (http://www.wef.org.in/bijal-doshi/) Anu Mehta (http://www.wef.org.in/anu-mehta/)	
Parallel 9:00 AM-10:00 AM				
Tripple Hall 1	2811	The Healing Power Of Sound , Music , Dance and the Creative arts		
Tripple Hall 2	2812	What distinguishes exceptional vs. ordinary living? It's all about attitude & beliefs having a point of view		
Tango Hall 3	2813	Anti-Bullying : Learning to Speak up		
Nucleus Hall	2814	The World of Luxury, Fashion & Beauty		

Strategy Hall	2815	Integral Holism- integrating Yoga, Psychology, Crosscultural Faiths & Philosophy for creating our own unique path for Self Fulfillment & Flourishing		
Debate Hall	2816	Inspiring Businesses for Peace & Sustainability: Through The Way as of Ubuntu, & Inner Peace		Vumile Msweli (http://www.wef.org.in/vumile-msweli/)
Agenda Boardroom	2817	Motivation and drives: Why we do, what we do	Nidhika Bahl (http://www.wef.org.in/nidhika-bahl/)	
Venus Pavilion 10:00 AM-11:00 AM	Plenary 28B	In Conversation with Young and Iconic Leaders Creating a Better World For All	Ileana Crudu (http://www.wef.org.in/ileana-crudu/) Nicole Nageli (http://www.wef.org.in/nicole-nageli/) Shweta Singh (http://www.wef.org.in/shweta-singh/)	
Parallel 10:00 AM-11:00 AM				
Tripple Hall 1	2821	Game-based Teaching: How to convert curriculum into a game		
Tripple Hall 2	2822	War against Tobacco smoking and chewing – what women and NGO's can do ?		
Tango Hall 3	2823	What makes people want to give back to society		Saira Khan (http://www.wef.org.in/saira-khan/)
Nucleus Hall	2824	Revival of chakras – cleanse, energise & activate the main energy centers		Anjali Aggarwal (http://www.wef.org.in/anjali-aggarwal/)
Strategy Hall	2825	The image of women being portrayed by the media	Shar Moore (http://www.wef.org.in/shar-moore/)	Juliette M. Willoughby (http://www.wef.org.in/juliette-m-willoughby/)
Debate Hall	2826	What investors are looking for when investing in new ventures	Debra Langley (http://www.wef.org.in/debra-langley/)	Rina Neoh (http://www.wef.org.in/rina-neoh/)
Agenda Boardroom	2827	What challenges keep me awake at night?		Megan Nobert (http://www.wef.org.in/megan-nobert/)
Venus Pavilion 11:00 PM-12:00 PM	Plenary 28C	Engineering Change with Media (print, social and digital)	Mymoena Ismail (http://www.wef.org.in/mymoena-ismail/) Saba Shaukat (http://www.wef.org.in/saba-shaukat/) Deepshikha Kumar (http://www.wef.org.in/deepshikha-kumar/) Avis Jones-DeWeever (http://www.wef.org.in/dr-avis-jones-deweever/) Dolamu Badejo (http://www.wef.org.in/dolamu-badejo/) Jody Colvard (http://www.wef.org.in/jody-colvard/)	
Parallel 11:00 PM-12:00 PM				

Tripple Hall 1	2831	Understanding male psychology is crucial for women's optimum growth		
Tripple Hall 2	2832	The Art of Creative Living		
Tango Hall 3	2833	How to rewire the brain to break addiction to alcohol, tobacco, cigarette, or any other ?		
Nucleus Hall	2834	Diversity – Women on the Board of Companies	Catherine Ward (http://www.wef.org.in/catherine-ward/)	Paula Mattio Lastra (http://www.wef.org.in/paula-mattio-lastra/) Caroline Codsì (http://www.wef.org.in/caroline-codsi/)
Strategy Hall	2835	Impact of Self-Help-Group on women empowerment		
Debate Hall	2836	The role of fashion in women's empowerment		
Agenda Boardroom	2837	Are women better caretakers of their elderly parents and if so what cultural shifts must happen for society to become comfortable with the idea of parents staying with their daughters and not just with their sons?		Dr. Manisha Anwekar (http://www.wef.org.in/dr-manisha-anwekar/)
Venus Pavilion 12:00 PM-1:00 PM	Plenary 28D	In Conversation with Leaders of the Decade in Community Leadership	Farzanna S. Haffizulla (http://www.wef.org.in/farzanna-sherene-haffizulla/) Rosalind Lockyer (http://www.wef.org.in/rosalind-lockyer/) Aise Jisimah (http://www.wef.org.in/aise-jisimah/) Dazon Dixon Diallo (http://www.wef.org.in/dazon-dixon-diallo/) Janice Abbott Bina Silwal Bogaletch Gebre Kamilla Sultanova Alanna McCatty	
Parallel 12:00 PM-1:00 PM				
Tripple Hall 1	2841	Emerging Trends in agriculture science and equal opportunities to all in developing countries		
Tripple Hall 2	2842	The good, bad, ugly impact of reality TV on society and culture		
Tango Hall 3	2843	Innovation : A New Science and Psychology based technique to help people thrive in life		
Nucleus Hall	2844	Branding yourself in a male dominated field	Katie Day (http://www.wef.org.in/katie-day/)	christina Teo (http://www.wef.org.in/christina-teo/) Bianca Ghose (http://www.wef.org.in/bianca-ghose/)
Strategy Hall	2845	Showcasing your brand's unique narrative and story through effective PR and communication		

Debate Hall	2846	Healing through art : transforming the reason for your suffering into a reason for your joy		Nidhika Bahl (http://www.wef.org.in/nidhika-bahl/)
Agenda Boardroom	2847	How to increase creativity for personal & professional growth ?		
Venus Pavilion 1:00 PM-2:00 PM	Plenary 28E	Economics of Goodness in Giving, Philanthropy & Human Connect	Deborah Edirisinghe (http://www.wef.org.in/deborah-edirisinghe/) Vidya Ragu (http://www.wef.org.in/vidya-ragu/) Vayjayanti Pugalia (http://www.wef.org.in/vayjayanti-pugalia/) Vineet Siwal (http://www.wef.org.in/vineet-siwal/) Usha Aggarwala (http://www.wef.org.in/usha-aggarwal/)	
Parallel 1:00 PM-2:00 PM				
Tripple Hall 1	2851	Women in the forefront as global travelers : Is a new industry in the making ?	Wendy Alexander (http://www.wef.org.in/wendy-alexander/)	Dr. Robyn S. Joppy (http://www.wef.org.in/dr-robyn-s-joppy/)
Tripple Hall 2	2852	Why is the world so deficient of good leadership at the top?		
Tango Hall 3	2853	Breaking the cycle of poverty by inspiring change from within	Edna Ogwangi (http://www.wef.org.in/edna-ogwangi/)	
Nucleus Hall	2854	Women emerging as the new leadership : its impact on politics, culture and business	Paula Mattio Lastra (http://www.wef.org.in/paula-mattio-lastra/)	Connie Pheiff (http://www.wef.org.in/connie-pheiff/)
Strategy Hall	2855	Enough is Enough : How women can counter physical comparisons to create success		
Debate Hall	2856	The Power of Words to Change Our World		
Agenda Boardroom	2857	Leadership, vision, planning and culture building within the movement	(http://www.wef.org.in/annie-agle/)	
Venus Pavilion 2:00 PM-3:00 PM	Plenary 28F	Empowering Potential with Diplomacy, Conflict Resolution & Human Rights	Annie Agle (http://www.wef.org.in/annie-agle/) Beena Ammanath (http://www.wef.org.in/beena-ammanath/) Debbie Ariyo (http://www.wef.org.in/debbie-ariyo-obe-frsa/) Sheryll Fisher (http://www.wef.org.in/sheryll-fisher/) Vanesa Treers (http://www.wef.org.in/vanesa-treers/) Jenny Wagstaff (http://www.wef.org.in/jenny-wagstaff/) Laura Moschini (http://www.wef.org.in/annualwef/laura-moschini/) Anisha Singh (http://www.wef.org.in/anisha-singh/) Wemo Kitawa (http://www.wef.org.in/wemo-kitawa/)	

Parallel
2:00 PM-3:00
PM

Tripple Hall 1	2861	Empowering women to think differently	Mary-Jo de Leeuw (http://www.wef.org.in/mary-jo-de-leeuw/)	Senela Jayasuriya Abeynaike (http://www.wef.org.in/senela-jayasuriya-abeynaike/) Shar Moore (http://www.wef.org.in/shar-moore/)
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Tripple Hall 2	2862	Are we opening our hearts and minds towards becoming global citizens ?
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Tango Hall 3	2863	Ayurveda for holistic well being
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Nucleus Hall	2864	What can every home and every family do to counter irresponsible carbon foot printing and environmental degradation?
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Strategy Hall	2865	Beauty Redefined: The Impact of Body Image on Women's Confidence & Influence	Perry Kamel (http://www.wef.org.in/perry-kamel/)
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Debate Hall	2866	What can women do individually and collectively to foster crosscultural sensitivity and understanding?
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Agenda Boardroom	2867	Female entrepreneurship in a male start-up world	christina Teo (http://www.wef.org.in/christina-teo/)	Wendy Alexander (http://www.wef.org.in/wendy-alexander/)
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Venus Pavilion 3:00 PM-4:00 PM	Plenary 28G	Engineering Change through Volunteerism & Citizen Partnerships	Kenita Placide (http://www.wef.org.in/kenita-placide/) Aishwarya Narasimhadevara (http://www.wef.org.in/aishwarya-narasimhadevara/) Anna Blue (http://www.wef.org.in/anna-blue/) Aparna Mahajan (http://www.wef.org.in/annualwef/aparna-mahajan/)
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Parallel
3:00 PM-4:00
PM

Tripple Hall 1	2871	Metro and smart cities transforming India: The next generation India
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Tripple Hall 2	2872	Victimhood, Self-Awareness & Personal Accountability: A path to power	Megan Nobert (http://www.wef.org.in/megan-nobert/)	Michele Ellery (http://www.wef.org.in/speaker-details-wef2018/)
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Tango Hall 3	2873	Creating and nurturing professional and personal relationships through networking
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Nucleus Hall	2874	Energising the world through food and healthy lifestyle
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Strategy Hall	2875	The Power of Positive Company	Dijana Galijasevic
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Debate Hall	2876	The gift of kindness	Jenny Wagstaff (http://www.wef.org.in/jenny-wagstaff/)
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Agenda Boardroom	2877	How helping others is actually helping ourself	Tiffany Brar (http://www.wef.org.in/tiffany-brar/)
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Venus Pavilion 4:00 PM-5:00 PM	Plenary 28H	In Conversation with Leaders of the Decade in Social Entrepreneurship	Sabrina Natasha Habib (http://www.wef.org.in/sabrina-natasha-habib/) Tracey Chambers (http://www.wef.org.in/Tracey-%20Chambers/) Tracey Gilmore (http://www.wef.org.in/tracey-gilmore/) Siddhi Kamani (http://www.wef.org.in/siddhi-kamani/)	
Parallel 4:00 PM-5:00 PM				
Tripple Hall 1	2881	Conscious parenting: What every parent should know		
Tripple Hall 2	2882	Sports as an enabler of change		
Tango Hall 3	2883	Entrepreneurship in the corporate world: Is there room for "startup thinking" in established companies ?		
Nucleus Hall	2884	Helping women starting a "Start Up"	Rina Neoh (http://www.wef.org.in/rina-neoh/)	Nancy Aketch (http://www.wef.org.in/nancy-aketch/)
Strategy Hall	2885	Nurturing a culture and ecosystem for relevant innovation in developing countries		
Debate Hall	2886	Taking Responsibility – The Monument to world interdependence and responsibility		
Agenda Boardroom	2887	Women with disability- how they can fully integrate & contribute to upliftment of women and society		
Venus Pavilion 5:00 PM-6:00 PM	Plenary 28I	In Conversation with Leaders of the Decade in Technology Innovation & Advanced Analytics	Dr. Olga Kubassova (http://www.wef.org.in/dr-olga-kubassova/) Anne Stenros (http://www.wef.org.in/anne-stenros/) Dr. Danielle Wood (http://www.wef.org.in/dr-danielle-wood/) Jeanne Holm (http://www.wef.org.in/jeanne-holm/) Bonnie Butlin (http://www.wef.org.in/bonnie-butlin/) Gayemarie Brown (http://www.wef.org.in/gayemarie-brown/) Janeen Uzzell (http://www.wef.org.in/janeen-uzzell/)	
Venus Pavilion 6:00 PM-6:30 PM	Plenary 28J	Special Country Focus with delegation from Singapore		
Venus Pavilion 6:30 PM-7:00 PM	Plenary 28K	Special Country focus with delegation from South Africa		
8:00 PM-10:00 PM		Dinner Talk with cocktails & dinner (Ticketed & by invitation only)		

DAY 4: Sunday, 29th April 2018

Venus Pavilion 9:00 AM-10:00 AM	Opening Plenary 29A	The Economics of Goodness with Responsible Business and Branding	Florence Musundwa (http://www.wef.org.in/florence-musundwa/) Emma Elizabeth Perales Vega (http://www.wef.org.in/emma-elizabeth-perales-vega/) Monhla Hlahla (http://www.wef.org.in/monhla-hlahla/)	
Parallel 9:00 AM-10:00 AM				
Tripple Hall 1	2911	Make your Classroom a Virtual REALity!		
Tripple Hall 2	2912	What are the new innovative business opportunities for women with very little business exposure / knowledge ?		Trine Angeline Sig (http://www.wef.org.in/trine-angeline-sig/)
Tango Hall 3	2913	karma and reincarnation and the five languages of love		
Nucleus Hall	2914	Rising to the occasion of who you really are : The journey to self	Tahira Best (http://www.wef.org.in/tahira-best/)	Dolamu Badejo (http://www.wef.org.in/dolamu-badejo/)
Strategy Hall	2915	Investment in public health initiatives		
Debate Hall	2916	Giving small companies a global voice online	Pernille Andersen (http://www.wef.org.in/ernille-andersen/)	Miriam Feiler (http://www.wef.org.in/miriam-feiler/)
Agenda Boardroom	2917	Learn to be in the present movement through yoga	Bijal Doshi (http://www.wef.org.in/bijal-doshi/)	
Venus Pavilion 10:00 AM-11:00 AM	Plenary 29B	Empowering potential with HighTech Organic Farming & Food Processing	Sanjeev Chopra (http://www.wef.org.in/sanjeev-chopra/) Teresa Wickham (http://www.wef.org.in/teresa-wickham/) Leon Husson (http://www.wef.org.in/leon-husson/)	
Parallel 10:00 AM-11:00 AM				
Tripple Hall 1	2921	You should play to win" : how important is that thought in driving excellence ?		
Tripple Hall 2	2922	How to Foster sustainability by Creating Social Businesses		Liliana Domingues (http://www.wef.org.in/liliana-domingues/)
Tango Hall 3	2923	Fast Forward Your Online Retail Business		
Nucleus Hall	2924	What Doesn't Kill You Makes You Stronger: General Technologies, Supporting Assets and Firm Survival		
Strategy Hall	2925	The Architecture of Openness: What the Changing Face of Mobile Telco can Teach Us about Knowledge, Innovation and Strategy	Tamara McLemore (http://www.wef.org.in/tamara-mclemore/)	

Debate Hall	2926	Leadership, Knowledge Sharing and Power	Mamie-Jean Lamley (http://www.wef.org.in/mamie-jean-lamley/)	
Agenda Boardroom	2927	Strategic Thinking and Decision Making		Bhavini Mehta (http://www.wef.org.in/bhavinimehta/)
Venus Pavilion 11:00 PM-12:00 PM	Plenary 29C	Engineering Change with Travel, Tourism & Hospitality	Anne-Laure Orosco (http://www.wef.org.in/anne-laure-orosco/) Neerja Bhatia (http://www.wef.org.in/neerja-bhatia/) Amruda Nair (http://www.wef.org.in/amruda-nair/)	
Parallel 11:00 PM-12:00 PM				
Tripple Hall 1	2931	Impact of Dynamic Capabilities		
Tripple Hall 2	2932	Innovation in Emerging Markets and MNCs		
Tango Hall 3	2933	Institutional Environments, Globalization and Innovation		
Nucleus Hall	2934	Learning to Execute: Examining the Impact of Prior Experience on Learning-by-Doing		
Strategy Hall	2935	Knowledge Creation and Sharing in Virtual Communities	Leon Husson (http://www.wef.org.in/leon-husson/)	
Debate Hall	2936	Innovation Management in Networks, Ecosystems, and Innovation Hubs		
Agenda Boardroom	2937	Entrepreneurial Experience and Cognition: Implications for Venture Performance		
Venus Pavilion 12:00 PM-1:00 PM	Plenary 29D	In Conversation with Leaders of the Decade in Healthcare, Healthy Lifestyle Nutrition	Dr. Linda Girgis (http://www.wef.org.in/dr-linda-girgis/)	
Parallel 12:00 PM-1:00 PM				
Tripple Hall 1	2941	Open Innovation: Antecedents and Performance Effects		
Tripple Hall 2	2942	Moving Front-line Management Development from the Classroom to the Field		
Tango Hall 3	2943	The EnABLE Framework: Effective Learning and Performance Support Together		
Nucleus Hall	2944	Focusing on the Now and Next of Learning and Technology		
Strategy Hall	2945	Just Because You Can Make a Video Doesn't Mean You Should		
Debate Hall	2946	Learn Virtually Anything, Anywhere, at Any Time		
Agenda Boardroom	2947	Effective Time Management	Priti Gulati (http://www.wef.org.in/priti-gulati/)	

Venus Pavilion 1:00 PM-2:00 PM	Plenary 29E	The Economics of Goodness in Creative Visual Arts & Crafts	Sharesz T. Wilkinson (http://www.wef.org.in/sharesz-t-wilkinson/) Fungai Mtisi (http://www.wef.org.in/fungai-mtisi/) Humsa Dhir (http://www.wef.org.in/humsa-dhir/) Susie Wilson (http://www.wef.org.in/susie-wilson/) Mukta Jain (http://www.wef.org.in/mukta-jain/)	
Parallel 1:00 PM-2:00 PM				
Tripple Hall 1	2951	Moving beyond From "Sowing the Seeds" To "Nurturing the Spirit"		
Tripple Hall 2	2952	Religion, Politics, and Public Discourse		
Tango Hall 3	2953	Engendering Agriculture : The way forward	Sanjeev Chopra (http://www.wef.org.in/sanjeev-chopra/)	
Nucleus Hall	2954	The Importance of Meditation in the Modern World		Bhavna Srivastava (http://www.wef.org.in/bhavna-srivastava/)
Strategy Hall	2955	Spirituality and Leadership		
Debate Hall	2956	Benefits of the Vedic Way of Life : Ethics and Sustainable Banking in Spirituality		
Agenda Boardroom	2957	How to create a cohesive branding/marketing campaign for your organization		
Venus Pavilion 2:00 PM-3:00 PM	Plenary 29F	Empowering Potential by Collaboration and Public Relations	Karen Heras-Kelly (http://www.wef.org.in/karen-heras-kelly/) Melinda Wittstock (http://www.wef.org.in/melinda-wittstock/) Nancy Murphy (http://www.wef.org.in/nancy-murphy/) Keesa Schreane (http://www.wef.org.in/keesa-schreane/) Taran deep (http://www.wef.org.in/taran-deep/) Rashmee Sharma Pathak (http://www.wef.org.in/rashmee-sharma-pathak/)	
Parallel 2:00 PM-3:00 PM				
Tripple Hall 1	2961	Keeping the whole group working towards a common goal		
Tripple Hall 2	2962	Handling conflicting opinions when decision making in an organization		

Tango Hall 3	2963	Creating an Inspired, Sustainable & Integrated Global Ecosystem to Foster Entrepreneurship & Personal Growth	
Nucleus Hall	2964	How to plan a good community service event	
Strategy Hall	2965	Balanced Leadership: The Role of Behavior Styles and Emotional Intelligence	
Debate Hall	2966	How to translate/transfer your affinity affiliation to the work world	
Agenda Boardroom	2967	Building Successful IT Governance, Portfolio, and Project Management Processes	
Venus Pavilion 3:00 PM-4:00 PM	Plenary 29G	In Conversation with Leaders of the Decade in Start-Ups	Stacey Schieffelin (http://www.wef.org.in/stacey-schieffelin/) Pernille Andersen (http://www.wef.org.in/pernille-andersen/) Anna Cecilia Frellsen (http://www.wef.org.in/anna-cecilia-frellsen/) Prachi Baxi (http://www.wef.org.in/prachi-baxi/) Jacqueline Novogratz Devika Wood Norlin Robles Sunga Anna Cecilia Frellsen Mathilde K. Jakobsen Nicole Baldwin Sofia Fenichell (http://www.wef.org.in/sofia-fenichell/)
Parallel 3:00 PM-4:00 PM			
Tripple Hall 1	2971	Learning how to be a connector—By helping others you help yourself!	
Tripple Hall 2	2972	Stress Relief; taking time for yourself	
Tango Hall 3	2973	Time Management	
Nucleus Hall	2974	Skills Workshop—How to become a good facilitator	
Strategy Hall	2975	Transitioning from member to executive leaders	
Debate Hall	2976	How to manage academics and leadership involvement	
Agenda Boardroom	2977	Unlock the Hidden potential of your people	
Venus Pavilion 4:00 PM-5:00 PM	Plenary 29H	Engineering Change in Organic Foods, Ayurveda, and Holistic Lifestyle	Nandini Chakravorty (http://www.wef.org.in/nandini-chakravorty/)
Parallel 4:00 PM-5:00 PM			
Tripple Hall 1	2981	Innovations in strengthening ayurveda eco system	

Tripple Hall 2	2982	When is ignorance adaptive in cultural evolution?	
Tango Hall 3	2983	Effect of information source on squirrel monkey performance in two binary discrimination tasks	
Nucleus Hall	2984	Keystone to foster inclusive knowledge societies	
Strategy Hall	2985	To solve old problems, study new species	
Debate Hall	2986	How loss helped one artist find beauty in imperfection	
Agenda Boardroom	2987	Are you a giver or a taker?	Heather Harris (http://www.wef.org.in/heather-harris/)
Venus Pavilion 5:00 PM-6:00 PM	Plenary 29I	In Conversation with Leaders of the Decade in Venture Capital, Investments & Development Finance	Diarietou Gaye (http://www.wef.org.in/diarietou-gaye/) Jennifer Reynolds (http://www.wef.org.in/jennifer-reynolds/) Prof Durreen Shahnaz (http://www.wef.org.in/prof-durreen-shahnaz/) Iris Almeida Cote (http://www.wef.org.in/iris-almeida-cote/) Katarzyna Anna Nawrot
Venus Pavilion 6:00 PM-6:30 PM	Plenary 29J	Special Country Focus with delegation from Portugal	Tania Castilho Pedro Joao Rosa Fernandes Joana Neves Ferreira Carla Filipa Ferreira Goreti Coutinho Teresa Silveira Jose Carlos Gil Santos
Venus Pavilion 6:30 PM-7:00 PM	Plenary 29K	Special Country Focus with delegation from Iceland	
8:00 PM-10:00 PM		Dinner Talk with a Bollywood Personality followed by cocktails & dinner (Ticketed & by invitation only)	

DAY 5: Monday, 30th April 2018

Venus Pavilion 9:00 AM-10:00 AM	Opening Plenary 30A	The Economics of Goodness in Consulting and Professional Services	Christiane Bergevin (http://www.wef.org.in/christiane-bergevin/) Quanisha Green (http://www.wef.org.in/quanisha-green/) Sintrel P Dass (http://www.wef.org.in/sintrel-p-dass/)
Parallel 9:00 AM-10:00 AM			
Tango Hall 1	3011	Interaction Design in the Cultural Context	
Tango Hall 2	3012	Beautiful new words to describe obscure emotions	

Tango Hall 3	3013	An entertainment icon on living a life of meaning		
Nucleus Hall	3014	Asking for help is a strength, not a weakness		
Strategy Hall	3015	When we design for disability, we all benefit		
Debate Hall	3016	Success, failure and the drive to keep creating	Roxane Jurkovskaja (http://www.wef.org.in/roxane-jurkovskaja/)	
Agenda Boardroom	3017	How fake news does real harm		
Venus Pavilion 10:00 AM-11:00 AM	Plenary 30B	In Conversation with Leaders of the Decade in Life Sciences, Biotech & Cutting Edge Technologies	Deepanwita Chattopadhyay	
Parallel 10:00 AM-11:00 AM				
Tango Hall 1	3021	We should all be feminists		
Tango Hall 2	3022	Machine intelligence makes human morals more important		Annie Agle (http://www.wef.org.in/annie-agle/)
Tango Hall 3	3023	From an idea to a bankable Business plan		
Nucleus Hall	3024	We can fight terror without sacrificing our rights		
Strategy Hall	3025	It's time to reclaim religion		
Debate Hall	3026	Happiness in body and soul	Joana Ferreira (http://www.wef.org.in/joana-ferreira/)	
Agenda Boardroom	3027	Building emotional connections and human resilience		
Venus Pavilion 11:00 PM-12:00 PM	Plenary 30C	Empowering Potential with Micropreneurship, SME & Informative Technology	Sripama Das Chakraborty (http://www.wef.org.in/sripama-das-chakraborty/)	
Parallel 11:00 PM-12:00 PM				
Tango Hall 1	3031	Why it takes courage to succeed	Shilpa Sharad Shrikhande (http://www.wef.org.in/shilpa-sharad-shrikhande/)	Rumaitha Al Busaidi (http://www.wef.org.in/rumaitha-al-busaidi/)
Tango Hall 2	3032	Ayurveda in primary health delivery		
Tango Hall 3	3033	How do you define innovation in enterprise		
Nucleus Hall	3034	YouTube creators, communities and the studios of the future		
Strategy Hall	3035	From building a product, to building a global brand		
Debate Hall	3036	Securing the enterprise in an unsecure world		
CM 9	3037	Entrepreneurship in India & the Evolving Ecosystem		

Venus Pavilion 12:00 PM-1:00 PM	Plenary 30D	Engineering Change with Financial Inclusion	Eva Bufi (http://www.wef.org.in/eva-bufi/) Maureen Manyama (http://www.wef.org.in/maureen-manyama/) Andreja Kodrin (http://www.wef.org.in/dr-andreja-kodrin/) Charlotte Halkett (http://www.wef.org.in/charlotte-halkett/) Terry L. Allen (http://www.wef.org.in/terry-l-allen/) Okhela Ntsamai (http://www.wef.org.in/okhela-ntsamai/) Smita Bakhai (http://www.wef.org.in/smita-bakhai/)	
Parallel 12:00 PM-1:00 PM				
Tango Hall 1	3041	Building Sustainable Organizations		
Tango Hall 2	3042	Entrepreneurial Secrets into Balancing Mind, Body and Spirit: Balance is Sustainability	Samantha Gooden (http://www.wef.org.in/samantha-gooden/)	
Tango Hall 3	3043	Taking Tech to Agri		
Nucleus Hall	3044	Getting Our Health Priorities in Order: Prevention, Research, and Treatment		
Strategy Hall	3045	Cracking the Code of Addiction and Mental Health		
Debate Hall	3046	Feeding the Future: The Changing Landscapes of Food and Agriculture		Edna Ogwangi (http://www.wef.org.in/edna-ogwangi/)
Agenda Boardroom	3047	Disrupting Food: Alternative Proteins Leading to a More Sustainable Future		
Venus pavillion 1:00 PM-2:00 PM	Plenary 30E	In Conversation with Leaders of the Decade in Consulting & Coaching		
Parallel 1:00 PM-2:00 PM				
Tango Hall 1	3051	Unleashing Innovation: Advancing a Creative, Productive and Competitive Workforce		
Tango Hall 2	3052	Confronting Terrorism at Home and Abroad		
Tango Hall 3	3053	Global Real Estate Outlook: A More Attractive Asset?		
Nucleus Hall	3054	How Technology Trends Will Impact Your Portfolio		
Strategy Hall	3055	Investing in Sustainable Development		Kezy Mukiri (http://www.wef.org.in/kezy-mukiri/)
Debate Hall	3056	Young Entrepreneurs Who Are Rewriting the Biopharma Business Model	Deepanwita Chattopadhyay	

Agenda Boardroom	3057	Food Investors and Innovators Inspiring a Health Revolution		
Venus Pavilion 2:00 PM-3:00 PM	Plenary 30F	The Economics of Goodness in Going Back to Nature	Jennifer Kearney (http://www.wef.org.in/jennifer-kearney/) Shilpa Sharad Shrikhande (http://www.wef.org.in/shilpa-sharad-shrikhande/) Kiran Bali (http://www.wef.org.in/kiran-bali/) Marian Karina Nanorki Darlington (http://www.wef.org.in/marian-karina-nanorki-darlington/)	
Parallel 2:00 PM-3:00 PM				
Tango Hall 1	3061	Return on Longevity: Capitalizing on the Demographic Shift		
Tango Hall 2	3062	Climate Change: Causes and Impacts on International Business & their Strategy		
Tango Hall 3	3063	Leadership Performance and Management Development	Joynicole Martinez (http://www.wef.org.in/joynicole-martinez/)	
Nucleus Hall	3064	Industrial waste & wastewater treatment		Leon Husson (http://www.wef.org.in/leon-husson/)
Strategy Hall	3065	New business models for mass-customized products and services	Stacey Schieffelin (http://www.wef.org.in/stacey-schieffelin/)	
Debate Hall	3066	Doodling and Decision-Making: How Drawing Out Ideas Helps Leaders Innovate and Create Change		
Agenda Boardroom	3067	Empowerment of citizens through lifelong learning and self-monitoring		
Venus Pavilion 3:00 PM-4:00 PM	Plenary 30G	In Conversation with Leaders of the Decade in Branding, Marketing, HR , Diversity & Inclusion	Meesha Rosa Shar Moore (http://www.wef.org.in/shar-moore/) Anne Boysen (http://www.wef.org.in/anne-boysen/) Caroline Codsí (http://www.wef.org.in/caroline-codsi/)	
Parallel 3:00 PM-4:00 PM				
Tango Hall 1	3071	Bias, Barriers and Opportunities for Women in STEM Professions	Eryka T. Johnson (http://www.wef.org.in/eryka-t-johnson/)	Tamara McLemore (http://www.wef.org.in/tamara-mclemore/)
Tango Hall 2	3072	Entrepreneurial Mindset and Attitudes	Vineet Siwal (http://www.wef.org.in/vineet-siwal/)	
Tango Hall 3	3073	Innovative value chains, networks & frameworks		
Nucleus Hall	3074	Change management processes and sustainability growth of SME's		

Strategy Hall	3075	Reinvention: 3 Ways to Navigate Uncertainty Successfully		
Debate Hall	3076	Innovation and Management of Renewable Resources		
Agenda Boardroom	3077	Tourism planning and regional development		
Venus Pavilion 4:00 PM-5:00 PM	Plenary 30H	Empowering Potential by Celebrating Togetherness and Shared Human Values	Tania Castilho (http://www.wef.org.in/tania-castilho/) Ida Texell (http://www.wef.org.in/ida-texell/) Maureen Frank (http://www.wef.org.in/maureen-frank/) Elena Kozlovskaya (http://www.wef.org.in/elena-kozlovskaya/) Ethenia A Scott (http://www.wef.org.in/ethenia-a-scott/) Nidhika Bahl (http://www.wef.org.in/nidhika-bahl/) Zine Nkukwana (http://www.wef.org.in/zine-nkukwana/) Mani Kamboj (http://www.wef.org.in/mani-kamboj/) Juliette M. Willoughby (http://www.wef.org.in/juliette-m-willoughby/)	
Parallel 4:00 PM-5:00 PM				
Tango Hall 1	3081	Toward a Connected World: Partnerships, Collaborations & New Markets		
Tango Hall 2	3082	Economics of socially responsible behaviors		
Tango Hall 3	3083	The growing influence of social networks		
Nucleus Hall	3084	Intrinsic Motivation & Sports & Its Profound Effect on Professional Development		
Strategy Hall	3085	Social and non-profit marketing	Saira Khan (http://www.wef.org.in/saira-khan/)	Joynicole Martinez (http://www.wef.org.in/joynicole-martinez/)
Debate Hall	3086	Art & Culture- Creating & Developing Emotional Intelligence & Thinking		
Agenda Boardroom	3087	Human trafficking		
Venus Pavilion 5:00 PM-6:00 PM	Plenary 30I	In Conversation with Leaders of the Decade in Law, Policy & Public Life	Rabina Khan Assita Kanko (http://www.wef.org.in/assita-kanko/) Mayor Tamara James (http://www.wef.org.in/mayor-tamara-james/) Jessica N. Childress (http://www.wef.org.in/jessica-n-childress/)	

Venus Pavilion Plenary In Conversation with a Bollywood Personality
6:00 PM-6:30 PM 30J

Venus Pavilion Plenary In Conversation with a Political Leader
6:30 PM-7:00 PM 30K

8:00 PM-10:00 PM Dinner Talk with a Legendary Business Leader followed by cocktails & dinner (Ticketed & by invitation only)

DAY 6: Tuesday, 1st May 2018

Venus Pavilion Opening Plenary Engineering Change by Engaging Communities & Empowering Communication
9:00AM-10:00 AM 1A

Myren Garcia
[\(http://www.wef.org.in/myren-garcia/\)](http://www.wef.org.in/myren-garcia/)
 Maria Smith
[\(http://www.wef.org.in/maria-smith/\)](http://www.wef.org.in/maria-smith/)
 Khushnooma Kapadia
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 Tracy Calogheros
[\(http://www.wef.org.in/tracy-calogheros/\)](http://www.wef.org.in/tracy-calogheros/)
 Bhavna Srivastava
[\(http://www.wef.org.in/bhavna-srivastava/\)](http://www.wef.org.in/bhavna-srivastava/)

Parallel
 9:00 AM-10:00 AM

Tango Hall 1 1111 "Fashion is more powerful than any tyrant": How to make it a messenger of individual voice ?

Tango Hall 2 1112 Sports & Its Profound Effect, Meditation, Alternate Healing & Positivity for Life

Tango Hall 3 1113 Art, Media & Education as a Way of Shifting Consciousness Regarding Women

Nucleus Hall 1114 How Investors and Companies can work together to achieve sustainable long-term growth

Strategy Hall 1115 How to reshape business to deliver on SDGs (Sustainable Development Goal)

Debate Hall 1116 How technology can be harnessed to manage supply chain risks

Agenda Boardroom 1117 Laughter Yoga – One Stop Solution for Holistic Wellness

Venus Pavilion Plenary The Economics of Goodness in Overcoming Bias, Active Engagement and Inclusion
10:00 AM-11:00 AM 1B

Yvette Sitten
[\(http://www.wef.org.in/yvette-sitten/\)](http://www.wef.org.in/yvette-sitten/)

Parallel
 10:00 AM-11:00 AM

Tango Hall 1 1121 How engaging millennials will drive deeper CSR commitments

Tango Hall 2	1122	Children's rights: the risks and opportunities for business		
Tango Hall 3	1123	Unlocking the value of corporate sustainability	Veronica Baracat (http://www.wef.org.in/veronica-baracat/)	
Nucleus Hall	1124	Elevating girls to empower communities		
Strategy Hall	1125	Child Labor, Forced Labor and Labor Trafficking		
Debate Hall	1126	Challenges of Social Inclusion: Gender, Inequalities, and Human Rights		
Agenda Boardroom	1127	Cultural leadership and the place of the Artist		
Venus Pavilion 11:00 PM-12:00 PM	Plenary 1C	In Conversation with Leaders of the Decade in Finance , Banking & Capital Markets	Iman Al Damen (http://www.wef.org.in/ms-iman-al-damen/) Iman Mutlaq (http://www.wef.org.in/iman-mutlaq/) Catherine Moroney (http://www.wef.org.in/catherine-moroney/)	
Parallel 11:00 PM-12:00 PM				
Tango Hall 1	1131	Values and influential factors that determine success of female leaders		
Tango Hall 2	1132	Ayurveda education: bridging the gaps		
Tango Hall 3	1133	Leadership, vision, planning and culture building within a movement		
Nucleus Hall	1134	Developing Future Women Leaders and Diversity Initiatives		
Strategy Hall	1135	Fear LESS & LIVE More	Vidya Ragu (http://www.wef.org.in/vidya-ragu/)	Samantha Gooden (http://www.wef.org.in/samantha-gooden/)
Debate Hall	1136	Education of women leads to community development	Tracey Gilmore (http://www.wef.org.in/tracey-gilmore/)	
Agenda Boardroom	1137	The Gender Digital Divide: what, why, where, how to solve		
Venus Pavilion 12:00 PM-1:00 PM	Plenary 1D	Empowering Potential through Start-ups and Innovation	Jainee Gandhi (http://www.wef.org.in/jainee-gandhi/) Christine Lacharme (http://www.wef.org.in/christine-lacharme/) Barbara Schonhofer (http://www.wef.org.in/barbara-schonhofer/) Nwando Hilda (http://www.wef.org.in/nwando-hilda/) Saira Khan (http://www.wef.org.in/saira-khan/) Rina Neoh (http://www.wef.org.in/rina-neoh/)	

Parallel
12:00
PM-1:00 PM

Tango Hall 1	1141	Entrepreneurship in the corporate world – Is there room for “startup thinking” in established companies		Katie Day (http://www.wef.org.in/katie-day/)
Tango Hall 2	1142	Educating The Girl Child	Marian Karina Nanorki Darlington (http://www.wef.org.in/marian-karina-nanorki-darlington/)	Naseefa Hamid (http://www.wef.org.in/naseefa-hamid/)
Tango Hall 3	1143	Creating a business of purpose	Liliana Domingues (http://www.wef.org.in/liliana-domingues/)	Tracey Chambers (http://www.wef.org.in/Tracey-%20Chambers/)
Nucleus Hall	1144	Giving & Philanthropy – new models of giving and philanthropy to drive social impact		
Strategy Hall	1145	How women can help each other build a strength pyramid, to rise up together.		
Debate Hall	1146	Talent attraction and retention in Development Sector – with special reference to women employees		
Agenda Boardroom	1147	Can sports increase tolerance in our hearts?		
Venus Pavilion 1:00 PM-2:00 PM	Plenary 1E	In Conversation with Leaders of the Decade in Academia Education, Skills & Knowledge	Dr. Ellen Langer (http://www.wef.org.in/dr-ellen-langer/)	

Parallel
1:00 PM-2:00 PM

Tango Hall 1	1151	Reinventing Itself – Women Empowerment & Inclusion	Bhavna Srivastava (http://www.wef.org.in/bhavna-srivastava/)	
Tango Hall 2	1152	How to Adopt a Holistic Mindset		
Tango Hall 3	1153	Opportunities for All in All Emerging Markets: How can SMEs Benefit		
Nucleus Hall	1154	Youth & Social Media		
Strategy Hall	1155	What are Fund Managers & Investors Looking for in The Entrepreneurs		
Debate Hall	1156	Art & Media as a Way of Shifting Consciousness Regarding Women		
Agenda Boardroom	1157	The Power of Education to Make a Positive Change to Our World		
Venus Pavilion 2:00 PM-3:00 PM	Plenary 1F	In Conversation with Leaders of the Decade in CSR ,Philanthropy & Service to Society	Karin Ireton (http://www.wef.org.in/karin-ireton/) Manasi Kirloskar (http://www.wef.org.in/Manasi-Kirloskar/) Naseefa Hamid (http://www.wef.org.in/naseefa-hamid/) Meghna Tare (http://www.wef.org.in/meghna-tare/)	

Parallel
2:00 PM-3:00
PM

Tango Hall 1	1161	Purpose, Potential & Passion: Role of Corporate Sector, CSR, The Consumer & Personal Leadership	
Tango Hall 2	1162	Empowering Workplace Well Being & Workplace Design	
Tango Hall 3	1163	Turning Contacts into Relationships	
Nucleus Hall	1164	It's Time to Thrive Being Who You Are	
Strategy Hall	1165	Never Underestimate The Power of an Idea: Transforming an Idea into a Fundable Business Plan	Deepshikha Kumar (http://www.wef.org.in/deepshikha-kumar/)
Debate Hall	1166	Meeting The Challenge of Leadership for Fostering Innovation, Creativity, Communication & Collaboration	
Agenda Boardroom	1167	Women Entrepreneurs & Healthy Eating	
Venus Pavilion 3:00 PM-4:00 PM	Plenary 1G	In conversation with Leaders of the Decade in Agriculture, Food, Farming and Sustainability	Prof. Dr. Adel El-Beltagy (http://www.wef.org.in/prof-dr-adel-el-beltagy/) Teresa Wickham (http://www.wef.org.in/teresa-wickham/) Dr. Segenet Kelemu (http://www.wef.org.in/dr-segenet-kelemu/) Krysta Harden (http://www.wef.org.in/krysta-harden/) Agnes M. Kalibata

Parallel
3:00 PM-4:00
PM

Tango Hall 1	1171	Meeting The Challenge of Holistic Lifestyle & Healthy living – Issues of Pollution, Climate Change, Water, Waste	
Tango Hall 2	1172	Personal & Outdoor Leadership, Giving & Philanthropy: Women Exerting a Greater Cultural Influence	
Tango Hall 3	1173	Women in leadership Roles- The Harbingers of Change	Beena Ammanath (http://www.wef.org.in/beena-ammanath/)
Nucleus Hall	1174	Can We Learn Innovation	Satinder Kaur (http://www.wef.org.in/satinder-kaur/)
Strategy Hall	1175	Women's Economic Empowerment & Leadership	Carol Hanlon (http://www.wef.org.in/carol-hanlon/) Aparajita Agrawal (http://www.wef.org.in/aparajita-agrawal/) Vineet Siwal (http://www.wef.org.in/vineet-siwal/)
Debate Hall	1176	BE! – Love: Beyond Illusion	Tania Castilho (http://www.wef.org.in/tania-castilho/)

Agenda Boardroom	1177	Values & Influential Factors that Determine Success of Female Leaders		
Venus Pavilion 4:00 PM-5:00 PM	Plenary 1H	In conversation with leaders of the Decade in Culture, Arts, Design, Sports, Fashion & Lifestyle	Reynu Tandon (http://www.wef.org.in/reynu-tdandon/) Jennifer Weiter Jahnvi Dameron Nandan	
Parallel 4:00 PM-5:00 PM				
Tango Hall 1	1181	The Power of Personal Example & Self-Belief	Dolamu Badejo (http://www.wef.org.in/dolamu-badejo/)	Joana Ferreira (http://www.wef.org.in/joana-ferreira/) Juliette M. Willoughby (http://www.wef.org.in/juliette-m-willoughby/)
Tango Hall 2	1182	Living, Working and Leading in the Feminine		Karen Heras-Kelly (http://www.wef.org.in/karen-heras-kelly/)
Tango Hall 3	1183	The voice of our future, Millennials & Gen X leaders		
Nucleus Hall	1184	Body Wisdom, Our ability to create health & wellness without big pharma		
Strategy Hall	1185	The world of luxury, fashion and beauty		
Debate Hall	1186	Creating a healthy Environment of Conscious Entrepreneurship		
Agenda Boardroom	1187	Creating Environment for sustainable and Inclusive growth. Can new breakthrough technologies help address issues of large scale greening, clean water and agriculture in arid lands.	Yasmin Rasyid (http://www.wef.org.in/yasmin-rasyid/)	
Venus Pavilion 5:00 PM-5:30 PM	Plenary 1I	In conversation with a Bollywood Personality		
Venus Pavilion 5:30 PM-6:00 PM	Plenary 1J	In Conversation with a Chief Minister of a Leading State of India		
Venus Pavilion 6:00 PM-7:00 PM	valedictory Plenary 1K	Closing Plenary WEF 2018: Enabling a better, more sustainable, more inclusive, more tolerant and a more equitable world for ALL	Deepak Bagla (http://www.wef.org.in/deepak-bagla/) Janet Robb Lidewij Edelkoort	



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* Please choose only **{Open}** Plenary, Lead & Co-Lead Slots on Plenary & Parallel Sessions in Highlighted Area.

Speaker: *

For Plenary: ☒ Panelist

For Parallel I: ☐ Lead ☐ Co-Lead 1 ☐ Co-Lead 2 ☐ Co-Lead 3

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Footer Notes:

Time Allocation

For Plenary Session: All Speakers have 6 Min.

For Parallel Session:Lead: 12 min, Co-Lead: 12 min, Panelist: 5 min

Lead Co-Lead Panelist

View Full Topics Details (<http://www.wef.org.in/wef-2018-program-details/>)



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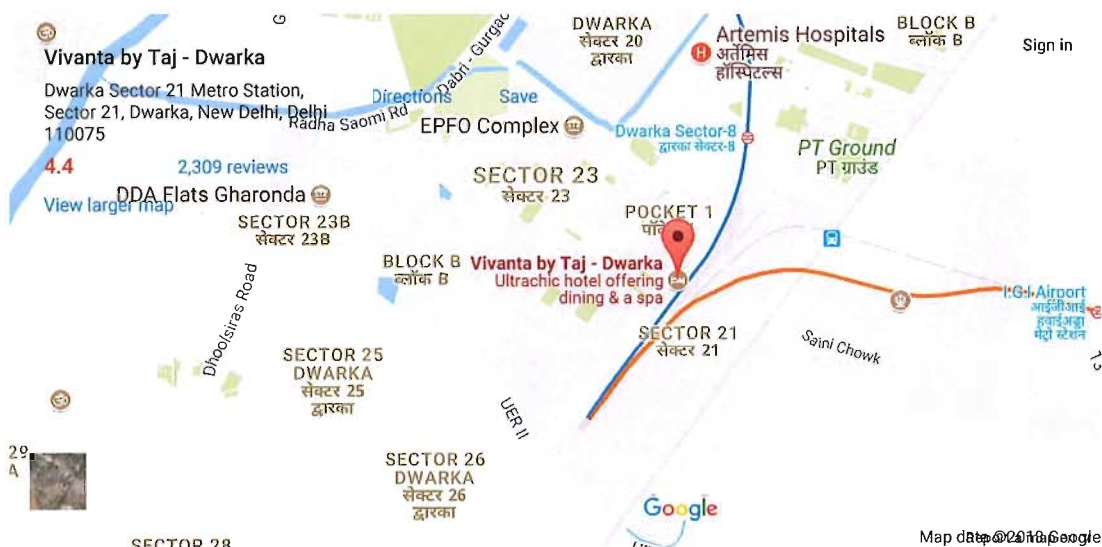
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WEF-2018 Venue/Hotel Details

Venue for Annual WEF-New Delhi 2018

Annual WEF New Delhi will be held at Hotel Taj Dwarka (<https://vivanta.tajhotels.com/en-in/dwarka-new-delhi/>)



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Conference Hotel Cost Annual WEF – 2018

Regarding the stay and conference fee registration for Annual WEF 2018: From April 26th to 1st May 2018.

✧ For those staying at The Hotel Taj Dwarka (<https://vivanta.tajhotels.com/en-in/dwarka-new-delhi/>) the conference fee which includes Lunches/Snacks/Beverages for all six days at the Conference Venue is **WAIVED OFF**. Rooms have to be booked Via **ALL Ladies League** only . Once booked & confirmed payment can be made to either **ALL Ladies League** or The Hotel via credit card as given below:

✧ All Prices below for hotel booking are for stay at the conference venue, The Hotel Taj Dwarka (<https://vivanta.tajhotels.com/en-in/dwarka-new-delhi/>). The cost includes stay for 5 Nights and 6 Days with Breakfast & taxes.
It's a very subsidized cost for a five star hotel and is recommended for convenience.

Prices are : Booked Pay by	Single Basis Room (Total for 5 nights/per person)			Double Sharing room (Total for 5 nights/per person)		
	Deluxe Delight Rooms	Premium Indulgence Rooms	Deluxe Allure Suites	Deluxe Delight Rooms	Premium Indulgence Rooms	Deluxe Allure Suites
31-Jan-18	USD 850	USD 978	USD 1275	USD 500	USD 575	USD 788
28-Feb-18	USD 1000	USD 1150	USD 1500	USD 600	USD 690	USD 900
1-Apr-18	USD 1250	USD 1438	USD 1313	USD 750	USD 863	USD 1125
1 April Onwards	USD 1500	USD 1725	USD 2250	USD 800	USD 920	USD 1200

✧ For the Services & Amenities for categories of the room please see the below :

Deluxe Delight Rooms (<https://vivanta.tajhotels.com/en-in/dwarka-new-delhi/rooms-and-suites/deluxe-delight-room/>)

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✧ For Pre-Conference (20th April-25th April 2018) & Post Conference from (1st-8th May 2018) Per night for stay at conference venue, The Hotel Taj Dwarka (<https://vivanta.tajhotels.com/en-in/dwarka-new-delhi/>) for Deluxe Delight Rooms is **USD120** includes Breakfast & taxes

✧ For those not staying at the hotel conference venue, you can pay USD 600 as the Conference Fee which includes all Lunches/Snacks/Beverages at Conference Venue for all the 6 days pay directly to **ALL Ladies League**.

Pay Conference fee as below:

Payment : The payment needs to be paid to **ALL Ladies League** directly via bank transfer. Bank details are as given below:

Bank Name	Bank Address	Account Type	A/c Name	A/c No	Bank IFSC Code	MICR CODE	SWIFT CODE
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✧ For Credit Card Authorization Form for WEF 2018 please download (<http://www.wef.org.in/wp-content/uploads/2017/07/Credit-Card-Authorization-Form.docx>) the form.

* The above is subject to change



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Holiday Inn New Delhi

**International Airport
New Delhi**

4/26/2018 - 5/1/2018

1 Room: 5 nights



Bundle to save 6%

**Private Car to and
from your hotel**~~\$83.30~~ Just \$78.30 for
1 traveler



Apr 25, 2018 - May 1, 2018

Roundtrip 1 traveler



5:00pm - 9:30pm

United

19h 0m

FLL - DEL

1 stop

1h 51m in EWR

Arrives Thu, Apr 26



11:35pm - 11:02am

United

20h 57m

DEL - FLL

1 stop

3h 10m in EWR

Arrives Wed, May 2

Show flight and baggage fee details ▾

[◀ Change flights](#)

Apr 26, 2018 - May 1, 2018

5 nights 1 room

Holiday Inn New Delhi International Airport

★★★★★

New Delhi

Superior Room, 1 King Bed, Non Smoking -

Advance Purchase Offers

✓Free return airport transfer

Show room information ▾

[◀ Change hotel](#)

Getting to and from your hotel

Skip the line! **241** people will land in Delhi, India on the same day as you are

Booking this bundle will unlock up to 6% off ground transportation!

[Add now](#)

Price

\$1,639.77

Your Savings

-\$2.60

Total due today: ▾

\$1,637.17

Pay as low as \$148/month

All prices include taxes & fees and are quoted in **US dollars**

[Continue Booking](#)[Save this Itinerary](#)

Same great rates,
expert advice

1-855-214-8328

Important Trip Information

We want you to know this trip has the following restrictions regarding your flight and hotel.

- Tickets are **non-refundable** 24 hours after booking and **non-transferable**. Name changes are not allowed.
- The airline may charge additional fees for checked baggage or other optional services.
- This hotel reservation is **non-refundable** and cannot be changed or canceled.
- To make arrangements for check-in please contact the property at least 24 hours before arrival using the information on the booking confirmation.
- 24-hour airport shuttle service is available on request. Contact the

**Private Standard Car:**
Delhi Airport (DEL)

2 2 1h

✓ Free cancellation until
Sun, Apr 22[Show more information](#)**Bundle to**
save 6%~~\$83.30~~**\$78.30**roundtrip for 1
travelerproperty in advance to make
arrangements.**Add to
Trip****Private Minivan: Delhi**
Airport (DEL)

3 3 1h

✓ Free cancellation until
Sun, Apr 22[Show more information](#)roundtrip for 1
traveler**Add to
Trip****Continue Booking****Explore More****Travelocity**[About Travelocity](#) [Customer Support](#) [Advertising](#) [Jobs](#) [TV Ads](#)
[Privacy Policy](#) [Terms of Use](#) [Site Map](#) [Accessibility](#)**Other Links**[Vacation Packages](#) [Flights](#) [Hotels](#) [Cars](#) [Cruise](#) [Travelocity Merchandise](#)
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Hello, Tamara ▾

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Review your trip

Trip Summary

Trip Summary ▾

Trip Total: **\$991^{.81}** **Price Guarantee**

Rates are quoted in US dollars

7071 customers protected their flight in the last 7 days. Add flight protection when you check out.

Apr 25, 2018

From Fort Lauderdale - Hollywood Intl. (FLL)
To Indira Gandhi Intl. (DEL)



United

4:00pm

FLL



9:30pm

DEL

20h 0m, 1 stop

EWR

Arrives Thu, Apr 26

[Show flight and baggage fee details ▾](#)**May 1, 2018**

From Indira Gandhi Intl. (DEL)
To Fort Lauderdale - Hollywood Intl. (FLL)



United

11:35pm

DEL



11:02am

FLL

20h 57m, 1 stop

EWR

Arrives Wed, May 2

Hol. day Inn to Hotel Taj Vivanta

XE Currency Converter: INR to USD



242.85 INR = **3.82843**

USD

Indian Rupee 1 INR = 0.0157646 USD ← US Dollar 1 USD = 63.4333 INR

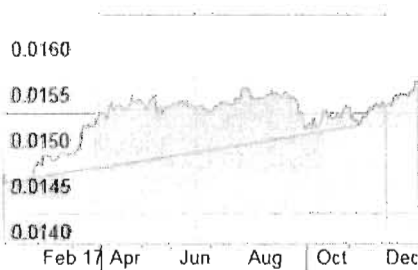
2018-01-03 17:07 UTC

All figures are based on live mid-market rates. These rates are not available to consumer clients.

[Set up a Rate Alert](#)

INR to USD Chart

4 Jan 2017 00:00 UTC - 3 Jan 2018 17:07 UTC
INR/USD close **0.01576**



1 INR to USD Quick Look

New ?

	Last 30 days	Last 90 days
High	0.01576	0.01576
Low	0.01549	0.01528
Average	0.01559	0.01547
Volatility	0.19%	0.22%

XE Market Analysis

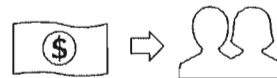
North American Edition

The dollar has literally fallen into 2018, starting the new year where it left off the last by declining against most other currencies. EUR-USD logged a four-month high of 1.2082, as did Cable, at 1.3567. AUD-USD and NZD-USD rallied to fresh ...
[Read More ►](#)

2018-01-02 11:55 UTC

Ria

Need to send money to friends
and loved ones?



Our sister company Ria has you covered.

XE Live Exchange Rates

USD	EUR	GBP	INR	AUD
1.00000	0.83125	0.73944	63.4333	1.27540
1.20301	1.00000	0.88756	76.3108	1.53431
1.35237	1.12416	1.00000	85.7852	1.72481
0.01576	0.01310	0.01166	1.00000	0.02011
0.78407	0.65176	0.57978	49.7361	1.00000

[Feedback](#)



Estimated Fare

Holiday Inn New Delhi International Airport, New Delhi,
Delhi, India
Hotel Taj Vivanta, Dwarka, New Delhi, Delhi, India



U B E R

₹ 242.85

Per Uber X - New Delhi, India rates
Compare with Uber and others

Cost with Traffic

₹ 232.22 **₹ 242.85** ₹ 349.13

Fare Information

Trip Information

Trip is 12.8 km, 34 mins

Notes

- How much does Uber X cost in New Delhi?
- ₹ 68.25 initial fare
- ₹ 9.45 per km
- ₹ 1.58 per minute
- At times of high demand rates may change
- Minimum fare is ₹ 72.45. Cancellation fee is ₹ 57.75. Tolls are additional.
- Prices are shown in INR
- Tolls & surcharges may apply

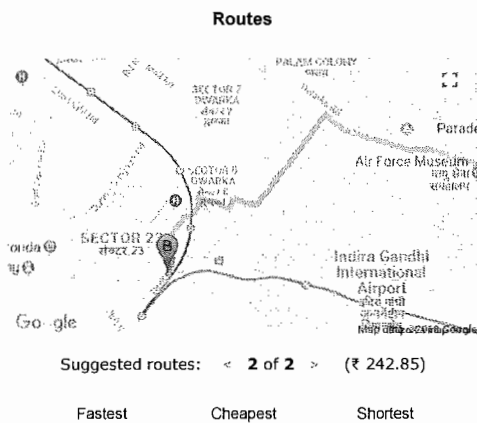
Approximate Breakdown

Initial Fare	₹ 68.25
Add. Metered Fare	₹ 174.60
Estimated Taxi Fare	₹ 242.85

More Info

- Walking takes about 3 hours, 11 minutes and burns around 798 calories.
- How much does it cost the driver?
- How does this compare? Taxi rates ranking by city.
- Check out our Newsroom.

How much does a taxi cab cost from Holiday Inn New Delhi International Airport, New Delhi, Delhi, India to Hotel Taj Vivanta, Dwarka, New Delhi, Delhi, India in Uber X - New Delhi, India?



Enter Start/End Locations

START NOW

3 Easy Steps:

1) Click 'Start Now'

2) Download on our

3) Get Free File Cor

Aerocity Access Rd, Aerocity, India Gandhi International Airport, New Delhi, Delhi 110037, India

12.8 km. About 34 mins

1. Head west	51 m
2. Turn right toward Aerocity Access Rd	0.1 km
3. Turn right onto Aerocity Access Rd	0.4 km
4. Turn left onto IGI Rd	0.1 km
5. Turn left	0.9 km
6. Continue straight	2.7 km
7. Merge onto Dwarka Rd	2.0 km
8. Turn left toward Old Palam Rd	56 m
9. Turn right onto Old Palam Rd Pass by IIS Air Force (on the left in 450 m)	1.8 km
10. Turn left at R D Eye Vision Care onto Old Mehrauli Rd Pass by Parvanchal restaurant (on the left)	93 m
11. Continue straight past Shiv Steel Fabricator	0.6 km
12. At Bhoja Cycle, continue onto Railway Rd Pass by Ganpati Tea Stall (on the right)	1.0 km
13. Continue onto Railway Line Rd Pass by Yadav Bldg Material and Cement Agency (on the right)	0.7 km
14. Turn left at Koyla K Dukan onto Dada Dev Mandir Rd	0.2 km
15. Turn right	0.6 km
16. Turn left Go through T roundabout	1.0 km
17. Turn left onto Service Rd Pass by Mehak di kitchen (on the left) Destination will be on the left	0.6 km

XE Currency Converter: INR to USD

122.36 INR = **1.92907**

USD

Indian Rupee 1 INR = 0.0157655 USD ↔ US Dollar 1 USD = 63.4296 INR

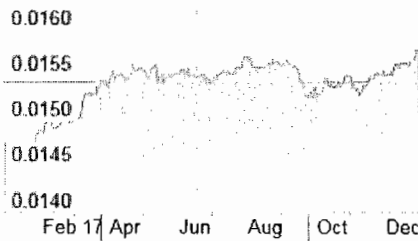
2018-01-03 17:15 UTC

All figures are based on live mid-market rates. These rates are not available to consumer clients.

[Set up a Rate Alert](#)

INR to USD Chart

4 Jan 2017 00:00 UTC - 3 Jan 2018 17:15 UTC

INR/USD close **0.01577**

1 INR to USD Quick Look

[New ?](#)

	Last 30 days	Last 90 days
High	0.01576	0.01576
Low	0.01549	0.01528
Average	0.01559	0.01547
Volatility	0.19%	0.22%

XE Market Analysis

North American Edition

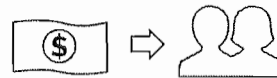
The dollar has literally fallen into 2018, starting the new year where it left off the last by declining against most other currencies. EUR-USD logged a four-month high of 1.2082, as did Cable, at 1.3567. AUD-USD and NZD-USD rallied to fresh ...

[Read More ▶](#)

2018-01-02 11:55 UTC



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XE Live Exchange Rates

USD	EUR	GBP	INR	AUD
1.00000	0.83121	0.73945	63.4296	1.27539
1.20307	1.00000	0.88961	76.3100	1.53438
1.35235	1.12406	1.00000	85.7789	1.72477
0.01577	0.01310	0.01166	1.00000	0.02011
0.78408	0.65173	0.57979	49.7336	1.00000

[Feedback](#)



Estimated Fare

Holiday Inn New Delhi International Airport, New Delhi,
Delhi, India
Indira Gandhi International Airport, New Delhi, Delhi,
India



U B E R

₹ 122.36

Per Uber X - New Delhi, India rates
Compare with Uber and others

Cost with Traffic

₹ 118.91	₹ 122.36	₹ 156.86
----------	-----------------	----------

Fare Information

Trip Information

Trip is 3.9 km, 11 mins

Notes

- How much does Uber X cost in New Delhi?
- ₹ 68.25 initial fare
- ₹ 9.45 per km
- ₹ 1.58 per minute
- At times of high demand rates may change
- Minimum fare is ₹ 72.45.Cancellation fee is ₹ 57.75. Tolls are additional.
- Prices are shown in INR
- Tolls & surcharges may apply

Approximate Breakdown

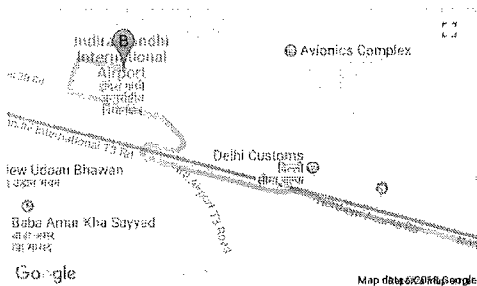
Initial Fare	₹ 68.25
Add. Metered Fare	₹ 54.11
Estimated Taxi Fare	₹ 122.36

More Info

- Walking takes about 58 minutes and burns around 242 calories.
- How much does it cost the driver?
- How does this compare? Taxi rates ranking by city.
- Check out our Newsroom.

How much does a taxi cab cost from Holiday Inn New Delhi International Airport, New Delhi, Delhi, India to Indira Gandhi International Airport, New Delhi, Delhi, India in Uber X - New Delhi, India?

Routes



Suggested routes: < 1 of 2 > (₹ 122.36)

Fastest Cheapest Shortest



Enter Start/End Locations

START NOW

3 Easy Steps:
 1) Click 'Start Now'
 2) Download on our app
 3) Get Free File Copy

A Aerocity Access Rd, Aerocity, Indira Gandhi International Airport, New Delhi, Delhi 110037, India

3.9 km, About 11 mins

1. Head west	51 m
2. Turn right toward Aerocity Access Rd	0.1 km
3. Turn right onto Aerocity Access Rd	0.4 km
4. Turn right onto IGI Rd	2.1 km
5. Continue onto Indira Gandhi International T3 Rd	0.1 km
6. Slight right toward Indira Gandhi International T3 Rd	75 m
7. Turn right onto Indira Gandhi International T3 Rd	0.1 km
8. Turn left onto Terminal 2B Rd	0.2 km
9. Turn left Destination will be on the right	0.7 km

B Indira Gandhi International Airport, New Delhi, Delhi, India

Map data ©2018 Google

XE Currency Converter: INR to USD

204.21 INR = **3.21941**

USD

Indian Rupee 1 INR = 0.0157652 USD ↔ US Dollar 1 USD = 63.4309 INR

2018-01-03 17:10 UTC

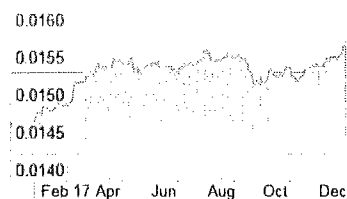
All figures are based on live mid-market rates. These rates are not available to consumer clients.

[Set up a Rate Alert](#)

INR to USD Chart

4 Jan 2017 00:00 UTC - 3 Jan 2018 17:10 UTC

INR/USD close:0.01577

1 INR to USD Quick Look [New ?](#)

	Last 90 days	Last 90 days
High	0.01576	0.01576
Low	0.01549	0.01528
Average	0.01559	0.01547
Volatility	0.19%	0.22%

XE Market Analysis

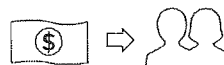
North American Edition

The dollar has literally fallen into 2018, starting the new year where it left off the last by declining against most other currencies. EUR-USD logged a four-month high of 1.2082, as did Cable, at 1.3567. AUD-USD and NZD-USD rallied to fresh ... [Read More ▶](#)

2018-01-02 15:35 UTC

Ria

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XE Live Exchange Rates

USD	EUR	GBP	INR	AUD
1.00000	0.83133	0.73949	63.4309	1.27552
1.20283	1.06096	0.88952	76.3001	1.53431
1.35228	1.12420	1.00000	85.7766	1.72497
0.01577	0.01311	0.01166	1.00000	0.02011
0.78899	0.65176	0.57975	49.7294	1.00000

2018-01-03 17:10 UTC

All figures are based on live mid-market rates. These rates are not available to consumer clients.

XE Currency Tools

- [XE Currency App](#)
- [Historical Currency Rates](#)
- [Travel Expenses Calculator](#)
- [Currency Email Updates](#)
- [Free Currency Converter](#)

[Feedback](#)



Estimated Fare

Vivanta by Taj - Dwarka, New Delhi, New Delhi, Delhi,
India
Indira Gandhi International Airport, New Delhi, Delhi,
India



₹ 204.21

Per Uber X - New Delhi, India rates
Compare with Uber and others

Cost with Traffic

₹ 198.21	₹ 204.21	₹ 264.20
Estimated cost with traffic. Actual cost may vary.		

Fare Information

Trip Information

Trip is 11.2 km, 19 mins

Notes

- How much does Uber X cost in New Delhi?
- ₹ 68.25 initial fare
- ₹ 9.45 per km
- ₹ 1.58 per minute
- At times of high demand rates may change
- Minimum fare is ₹ 72.45. Cancellation fee is ₹ 57.75. Tolls are additional.
- Prices are shown in INR
- Tolls & surcharges may apply

Approximate Breakdown

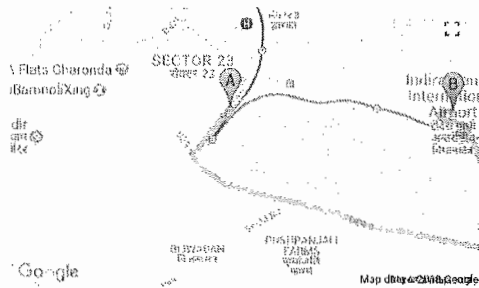
Initial Fare	₹ 68.25
Add. Metered Fare	₹ 135.96
Estimated Taxi Fare	₹ 204.21

More Info

- Walking takes about 2 hours, 47 minutes and burns around 696 calories.
- How much does it cost the driver?
- How does this compare? Taxi rates ranking by city.
- Check out our Newsroom.

How much does a taxi cab cost from Vivanta by Taj - Dwarka, New Delhi, New Delhi, Delhi, India to Indira Gandhi International Airport, New Delhi, Delhi, India in Uber X - New Delhi, India?

Routes



Suggested routes: < 1 of 1 > (₹ 204.21)

Fastest

Cheapest

Shortest



Enter Start/End Locations

3 Easy Steps:

- 1) Click 'Start Now'
- 2) Download on our
- 3) Get Free File Cor

A Dwarka Sector 21 Metro Station, Sector 21, Dwarka, New Delhi, Delhi 110075, India

11.2 km. About 19 mins

1. Head southwest on **Service Rd** 0.3 km
2. Keep right 0.7 km
3. Turn left onto **UER II** 3.9 km
4. Slight left onto **Old Jaipur Rd** 0.2 km
5. Slight left onto **UER II** 1.6 km
6. Slight left 1.2 km
Pass by the gas station (on the left in 1.1 km)
7. Slight left toward **IGI Airport T3 Road** 0.2 km
8. At the roundabout, take the 1st exit onto **IGI Airport T3 Road** 1.5 km
9. Continue straight to stay on **IGI Airport T3 Road** 0.5 km
10. Continue onto **Indira Gandhi International T3 Rd** 0.1 km
11. Slight right toward **Indira Gandhi International T3 Rd** 75 m
12. Turn right onto **Indira Gandhi International T3 Rd** 0.1 km
13. Turn left onto **Terminal 2B Rd** 0.2 km
14. Turn left 0.7 km
Destination will be on the right

B Indira Gandhi International Airport, New Delhi, Delhi, India

Map data ©2018 Google

Lottier, Christine

From: Dr. Harbeen Arora <harbeen.arora@aall.in>
Sent: Friday, December 22, 2017 7:06 AM
To: James, Tamara
Cc: Lottier, Christine; Annual WEF18; Nikita Agarwal Jio ALL Ladies League
Subject: Re: Honored to have you join us as a plenary speaker and WEF awardee of "Women of the Decade in Public Life" at the Women Economic Forum 2018 in New Delhi from 26th April to 1st May at Hotel Taj Dwarka.

Dear Christine,

That's great. We extend a very warm welcome to Madam Mayor Tamara James to the annual Women Economic Forum 2018.

Normally we have a conference fee of USD 600 for those not staying at the conference venue. However, in honor of Madam Mayor we will be pleased to waive that off. So then no other costs associated other than the flight and hotel that you are covering.

At the same time, we do advise staying at the conference venue for convenience and ease of networking. Plus it saves the taxi/travel costs to-and-fro from conference hotel.

Onwards: You can view the Full Program of the Annual Women Economic Forum (WEF) 26 April - 1 May 2018 here: <http://www.wef.org.in/wef-2018-program-details/>

Madam Mayor's award session is scheduled for 30 May (Plenary 30-I) . Each plenary session of one hour will have 7- 8 speakers/awardees who will speak for 5-6 minutes each. Awards will be conferred at the close of the plenary session.

In addition, we have 7 parallel sessions on different topics going on simultaneously along with the plenaries. You can select any two parallel sessions to speak. Each session of one hour will have 4 co-speakers on a panel; each will speak 10-12 minutes each. Balance time will be for interaction remarks and Q&A.

You can select the parallel sessions to speak in at the time of registering. (Should you like to have a new topic added to the program, do let us know and we'll be happy to add.)

We would request you to **REGISTER** here: <http://www.wef.org.in/annual-wef-2018/>
(To upload your bio/profile/select speaking sessions etc.)

Warm regards, and looking forward,

Harbeen

Dr. Harbeen Arora
Global Chairperson
ALL Ladies League (ALL) & Women Economic Forum (WEF)

Whatsapp/FaceTime/Mobile: +91-8860222228 ;
Skype: Harbeen ; Facebook: <https://www.facebook.com/harbeen.arora>
www.wef.org.in ; www.aall.in

On 22-Dec-2017, at 5:18 PM, James, Tamara <tamarajames@daniabeachfl.gov> wrote:

Good Morning,

We will find and pay for flight and hotel as I've found a really good deal. I believe the question is more information about the conference, a schedule of events, and the proposed information on speaking. Flight and hotel is The only cost associated with this conference correct?

Sent from my iPhone

On Dec 21, 2017, at 11:13 PM, Dr. Harbeen Arora <harbeen.arora@aall.in<<mailto:harbeen.arora@aall.in>>> wrote:

Dear Christine,

Thank you for your kind response and further queries. We are delighted that Mayor James is considering to come.

I'm placing the requested details below.

In the humble hope of Madam Mayor joining us, Nikita on cc will be coordinating hotel reservation and Pooja on cc will be coordinating the awards plenary for Public Life that is scheduled for 30 April 2018; and also speaking in the parallel sessions on any other dates as convenient.

Warm regards and greatly looking forward,

Harbeen

Dr. Harbeen Arora

Regarding the stay and conference fee registration for Annual WEF 2018: From April 26th to 1st May 2018<x-apple-data-detectors://0>.

For those staying at The Hotel Taj Dwarka the conference fee which includes Lunches/Snacks/Beverages for all six days at the Conference Venue is WAIVED OFF.

All Prices below for hotel booking are for stay at the conference venue, Hotel Taj Dwarka, for Deluxe room. The cost includes stay for 5 Nights and 6 Days of the duration of the conference with Breakfast & taxes. It's a very subsidized cost for a five star hotel and is recommended for convenience.

Prices are : Book/Pay by

Single Basis Room (Total for 5 nights/per person)

Double Sharing room (Total for 5 nights/per person)

31 Dec 2017<x-apple-data-detectors://1>

USD 850

USD 500

28 Feb 2018<x-apple-data-detectors://4>

USD 1000

USD 600

1 April 2018<x-apple-data-detectors://7>

USD 1250

USD 750

1 April<x-apple-data-detectors://10> Onwards

USD 1500

USD 800

For Pre-Conference (20thApril-25th April 2018) & Post Conference from (1st-8th May 2018<x-apple-data-detectors://13>) Per night rates for stay at conference venue Hotel Taj Dwarka for Deluxe room is USD120 that includes BreakFast & taxes

Payment: The total payment needs to be paid to ALL Ladies League directly via bank transfer. Bank details are as given below:

Bank Name

Bank Address

Account Type

A/c Name

A/c No

Bank IFSC Code

MICR CODE

SWIFT CODE

Vijaya Bank

Nehru Place, New Delhi-110048

Saving A/c

ALL LADIES LEAGUE

603501011003818<x-apple-data-detectors://15>

VIJB0006035

110029032<tel:110029032>

VIJBINBBRFC

From: Lottier, Christine [<mailto:clottier@daniabeachfl.gov>]

Sent: Friday, December 22, 2017 12:57 AM

To: harbeenarora@aall.in<<mailto:harbeenarora@aall.in>>

Cc: James, Tamara

Subject: FW: Honored to have you join us as a plenary speaker and WEF awardee of "Women of the Decade in Public Life" at the Women Economic Forum 2018 in New Delhi from 26th April to 1st May at Hotel Taj Dwarka.

Importance: High

Good Afternoon Dr. Arora,

I am writing to you regarding the invitation sent to City of Dania Beach Mayor Tamara James to attend the WEF event in New Delhi as a speaker and awardee. Can you please provide me with detailed information regarding the costs of registration, hotel, etc. The link that you listed below presents me with an error message and I am unable to locate this information on your website.

Thank you in advance for your assistance.

Have a great day!

Chris

Christine Lottier

Executive Assistant to the City Manager

City of Dania Beach

100 West Dania Beach Blvd.

Dania Beach, Florida 33004

clottier@daniabeachfl.gov<<mailto:clottier@ci.dania-beach.fl.us>>

954-924-6800 x3606

954-921-2604 Fax

From: James, Tamara
Sent: Thursday, December 21, 2017 2:08 PM
To: Lottier, Christine
Subject: Fwd: Honored to have you join us as a plenary speaker and WEF awardee of "Women of the Decade in Public Life" at the Women Economic Forum 2018 in New Delhi from 26th April to 1st May at Hotel Taj Dwarka.

Hey Chris,

Following up.
Sent from my iPhone

Begin forwarded message:

From: "On Behalf of Dr. Harbeen Arora" <harbeenarora@aall.in<<mailto:harbeenarora@aall.in>>>

Date: December 20, 2017 at 5:56:24 AM EST

To: <tamarajames@daniabeachfl.gov<<mailto:tamarajames@daniabeachfl.gov>>>

Subject: Honored to have you join us as a plenary speaker and WEF awardee of "Women of the Decade in Public Life" at the Women Economic Forum 2018 in New Delhi from 26th April to 1st May at Hotel Taj Dwarka.

Dear Respected Madam Mayor Tamara James,

We deeply honor your empowering leadership and stellar contributions.

We would be honoured to have you join us as a plenary speaker and confer on you our highest WEF award of "Women of the Decade in Public Life".

The award will be conferred at the Annual edition of the Women Economic Forum (WEF) in New Delhi in April next year. We warmly hope for your kind acceptance and confirmation.

WEF 18 is in New Delhi, India from 26th April to 1st May 2018 at the Hotel Taj Dwarka , New Delhi with the over 2000 women and men from 150 countries on the theme: "The Economics of Goodness: Empowering Potential, Engineering Change".

The Guest of Honor at the inaugural ceremony of WEF 18 is the most distinguished and legendary Nobel Peace Laureate 2015, Mrs. Ouided Bouchamaoui. Also President of UTICA, the Tunisian Employers' Confederation of Industry, Trade and Handicrafts, Mrs. Bouchamaoui played a historic role by spearheading and steering the peaceful transition of Tunisia to a democratic constitution with transparent elections, becoming an exemplar of vibrant democracy in the region. Plus we also have two Forbes listed businesswomen speakers from UAE who are the most powerful Arab businesswomen: H.E Fatima Al-Jaber; and H.E. Dr. Raja Al-Gurg. We'll also have the head of National Council of Women of Egypt, Dr. Maya Morsy. We will also be joined by Ms Tjaša Ficko, Deputy Mayor of Ljubljana, Slovenia, and likely to have the Mayor of Victoria, British Columbia. We have elected representatives joining from Brussels, UK and Vienna; and also have leading businesswomen, entrepreneurs, educators, engineers, innovators and leaders joining from across cultures and continents.

We already have 350+ confirmed speakers from 50+ countries and expect 1000+ from 120 countries. We also have business and country delegations confirmed from South Africa, Singapore, Tunisia, as also university delegations from the US, Israel, Cyprus, and others. View Program details: <http://www.wef.org.in/wef-2018-program-details><<http://www.wef.org.in/wef-2018-program-details>/>>/

The Women Economic Forum is a global conference of the ALL Ladies League (ALL) to foster empowering

conversations, connections and collaborations among women entrepreneurs and leaders from ALL walks of life.

We believe the way forward for greater empowerment is for ALL of us to come together and co-create the change we wish to see.

Also, being an NGO and having free membership by invitation, we cannot cover any costs. Wherever possible we work with partners to ensure access for women from underserved sections and students.

We hope you will be able to join us at the Annual Women Economic Forum. Do let us know.

I would be delighted to speak anytime and share more details as requested.

Warm regards and in sisterhood,

Harbeen

Dr. Harbeen Arora

Global Chairperson, ALL Ladies League & Women Economic Forum

Office Mobile: +91-886022222<tel:+91-8860222225>8; skype: harbeen

www.wef.org.in<<http://www.wef.org.in>> ; www.aall.in<<http://www.aall.in>>

More about ALL Ladies League (ALL) and Women Economic Forum (WEF)

Women Economic Forum (WEF) is an associate of ALL Ladies League (ALL), the world's largest All-inclusive international women's chamber and a movement for the Welfare, Wealth and Wellbeing of ALL.

As a superhighway of 'Internet of women', ALL is a worldwide web of women's leadership, friendship and entrepreneurship. With over 500+ chapters and over 70,000 members across 150 countries (and ever growing by referral), ALL & WEF together are the fastest growing global network of women where women as also men who support them are coming together to unleash our collective potential in all walks of life. By 2018, we aim to have a Million Members.

WEF events take place throughout the year and across the globe empowering women to expand their business opportunities and increase their global influence through peer exchange, networking across borders while being inspired by some of the world's most successful entrepreneurs, authors, speakers, leaders, and celebrities. Full schedule on website.

We are non-religious and non-political. We are committed to women's economic empowerment and also promote global sisterhood that greatly serves women's social and economic needs.

About Dr. Harbeen Arora:

Global leader, Educationist, Philanthropist and Businesswoman

Dr Arora is the Global Chairperson of the ALL Ladies League and Women Economic Forum. Dr Arora is the Chancellor of Rai University in Ahmedabad, Rai Technology University in Bangalore and Jharkhand Rai University in Ranchi, India.

Personal Education

Dr. Arora holds a Bachelor's degree in Economics from Delhi University, a Masters from King's College, London University and the Royal Academy of Dramatic Art, and a PhD from Sorbonne Nouvelle, University of Paris III.

Distinguished Members of the Advisory Board for Women Economic Forum 2018

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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND PROGRESSIVE WASTE SOLUTIONS OF FL. INC., A FLORIDA CORPORATION D/B/A WASTE CONNECTIONS OF FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY THE COMPANY; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

memo, Resolution, Exhibit A- Waste Connections Agreement



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

Date: January 9, 2018

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Brad Kaine, Director of Public Services

Subject: Settlement Agreement between the City and Waste Connections (a.k.a. Progressive Waste)

The City has a long-term disposal agreement that requires waste haulers operating in the City to dispose of all of their waste at the Reuters facility. As part of that, Agreement the City receives a rebate of \$7.50 per ton per year, which is based on 19,000 tons per year from garbage generated from Dania Beach. Over the past five years there have discrepancies with the reported tonnages being taken to Reuters various hauling firms. A review of hauling records has found Waste Connections out of compliance with the disposal requirements. Through this Settlement Agreement, the City and Waste Connections have amicably resolved the matter.

A copy of the proposed Settlement Agreement is attached as Exhibit A.

Recommendation

Public Services are recommending City Commission to approve an agreement with Waste Connections for payment to the City in the amount of \$28,976.39, for collection and disposal of solid waste and recycling materials.

RESOLUTION NO. 2018-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND PROGRESSIVE WASTE SOLUTIONS OF FL, INC., A DELAWARE CORPORATION D/B/A WASTE CONNECTIONS OF FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY THE COMPANY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the City Commission authorizes the proper City officials to execute a Settlement Agreement between the City and Progressive Waste Solutions of FL, Inc., a Delaware corporation d/b/a Waste Connections of Florida pertaining to a payment to the City related to collection and disposal of solid waste and recycling materials in the amount of Twenty Eight Thousand Nine Hundred Seventy Six Dollars and Thirty Nine Cents (\$28,976.39); a copy of the Settlement Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Resolution by this reference.

Section 2. That the City Manager and City Attorney are authorized to make revisions to such Settlement Agreement as are deemed necessary and proper and in the best interests of the City, and agreed to by the other party.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in full force and take effect immediately upon its passage and adoption.

PASSED and ADOPTED on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

SETTLEMENT AND RELEASE AGREEMENT FOR SOLID WASTE AND DISPOSAL SERVICES

This Settlement and Release Agreement ("Agreement") is entered into as of _____, 2018, between Progressive Waste Solutions of FL, Inc., a Delaware corporation d/b/a Waste Connections of Florida ("Waste Connections") and the City of Dania Beach, Florida, a municipal corporation ("City"). Waste Connections and City are referred to throughout this Agreement as the "Parties" or as each "Party".

WHEREAS, Waste Connections provides services to **commercial customers** in the City pursuant to a City Solid Waste Hauling Permit (the "Dania Beach Permit") for the provisions of services under the Ordinances of the City of Dania Beach for collection and disposal of solid waste; and

WHEREAS, the Parties have agreed that Waste Connections owes payment to the City for solid waste and recyclable materials collection, or disposal services or both, rendered prior to April 1, 2017; and

WHEREAS, the Parties have agreed to enter into this Agreement to resolve all possible claims and liabilities of Waste Connections (the "Claims") relating to the services provided by Waste Connections;

IT IS THEREFORE AGREED, in consideration of the mutual promises and covenants of both Parties in this Agreement, the recitals above, and other valuable consideration the receipt and sufficiency of which are acknowledged and agreed upon, as follows:

TERMS

1. **Incorporation of Recitals.** The Parties agree and acknowledge that the foregoing Recitals to this agreement are true and correct and are incorporated into and made a part of this Agreement as if fully set forth in this Agreement.

2. **Terms of Settlement.** The City and Waste Connections acknowledge and agree as follows:

- A. No later than thirty (30) days after the approval by the City Commission and execution of this Agreement by the City, Waste Connections will pay the City

Twenty Eight Thousand Nine Hundred Seventy Six Dollars and Thirty Nine Cents (\$28,976.39) as full and final payment due to the City in connection with delivery of waste to the City's designated waste disposal site.

B. Waste Connections shall make and City shall accept the Settlement Payment, to resolve and completely satisfy the Claims, and any and all remaining actions, bills, causes of action, claims, controversies, damages, debts, demands, disputes, invoices, lawsuits, liabilities, liens, sums of money, or other losses for any and all other amounts due or owing, or alleged to be due or owing, or accruing for any services rendered by Waste Connections or arising from Waste Connections and its partners, shareholders, members, managers, parents, subsidiaries, affiliates, joint ventures, related companies and any of its agents, employees, attorneys, directors, officers, employees, representatives, and subcontractors providing or arising from any solid waste collection and disposal services of Waste Connections prior to April 1, 2017.

C. Notwithstanding the foregoing, except as expressly set forth in this Agreement, this Agreement is not intended to modify any future obligations as set forth in the Dania Beach Code of Ordinances and the Dania Beach Permit for services rendered subsequent to April 1, 2017, all of which shall remain in full force and effect except as specifically released or otherwise modified in this Agreement.

D. Each Party shall bear its own costs, attorney fees and other expenses incurred in resolving the Claims and any other matters resolved by this Agreement. Each Party warrants that it will not pursue claims for or entitlement to past or present costs, attorney fees or other expenses related in any way to the Claims and this Agreement (including but not limited to, expert and professional fees, administrative or collection costs, interest, late charges/fees, service interruption costs, fees or other expenses). Notwithstanding the foregoing, the prevailing Party in any action to enforce this Agreement (and the releases

included in it) shall be entitled to its reasonable expenses, including reasonable attorney fees, costs and litigation expenses incurred at all levels of trial and appeal.

E. Nothing in this Agreement, including the payment as set forth in it, shall be deemed as an admission of liability by any Party of any claim that was or could have been asserted by any Party.

3. **Mutual General Release.** The Parties mutually release and forever unconditionally and irrevocably release and discharge each other and covenant not to sue each other, and their respective directors, officers employees, principals, agents, managers, general and limited, partners, members, council members, staff, representatives, attorneys, successors, heirs, assigns, and the successors and assigns of professional associations, from any and all rights, obligations, liens, claims, damages, demands, relief, liabilities, equities, actions, suits, bonds, bills, covenants, contracts, judgments and execution, and causes of action of whatever kind and character, in law or in equity, in contract or in tort or public policy, both known and unknown, suspected or unsuspected, disclosed and undisclosed, actual or consequential, fixed or contingent, specific or general, declaratory or injunctive, for compensatory or punitive damages, remuneration, attorney fees, costs, expenses, or anything of value whatsoever, claims, cross claims, counter claims, and third-party claims which the Parties have or had against each other from the beginning of the world through April 1, 2017 relating to all Claims.

4. **No Release of Obligations.** Notwithstanding anything to the contrary in this Agreement, the Mutual General Release set forth in Paragraph 3 shall not include the release of any of the Parties' obligations under this Agreement.

5. **Release Effective Only Upon Closing.** The Mutual General Release in Paragraph 3 shall become effective only upon the payment and clearance of the Settlement Funds as set forth in Paragraph 2, above.

6. **Warranty.** City acknowledges and agrees that as of the date of this Agreement, Waste Connections is not in breach or default of, and is in good standing with City, under the City Ordinances and Waste Connections' Dania Beach Permit.

7. **Cooperation.** City agrees to take such further actions and execute and deliver such further documents as may be reasonably necessary to evidence approval of this Agreement.

8. **Choice of Law and Venue.** This Agreement shall be construed in accordance with Florida law, without regard to conflict of laws principles. The Parties agree that personal jurisdiction over them in Florida shall be proper for purposes of enforcing any provisions of this Agreement and that the exclusive venue for any action arising out of or related to this Agreement shall be exclusively in the state or federal courts for Broward County, Florida. Each Party to this Agreement waives any objection based on forum non conveniens and waives any objection to venue of any action instituted under this Agreement except for the purposes of enforcing the foregoing exclusive venue provision.

9. **Dispute Resolution.** All claims, counterclaims, disputes and other matters in question between City and Waste Connections arising out of, relating to or pertaining to this Agreement, or the breach of it, or 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 such non-binding mediation. If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction. In any litigation, the parties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party. It is acknowledged and agreed upon that each Party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement.

10. **Merger.** This Agreement represents the entire agreement between the Parties and supersedes any and all prior agreements or understandings. This document may be executed in counterparts, with all copies, together, comprising one and the same instrument. Further, a photocopy, PDF, or facsimile signature on this document shall be effective as the original for all purposes.

11. **No Oral Modification.** No supplement, modification, or amendment to this Agreement shall be binding unless in writing and executed by both Parties. No waiver of any of the provisions of this Agreement shall be, or shall constitute, a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed by the Party making the waiver.

12. **Severability.** In the event any provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid or unenforceable, such provision shall be given its nearest legal meaning as such authority reasonably determines, and the remainder of this Agreement shall be construed to be in full force and effect.

13. **Headings.** The section headings appearing in this document are inserted for convenience only. They do not define, limit or extend the scope or intent of the language of the sections to which they pertain.

14. **City Commission Approval.** This Agreement requires advance approval by the City Commission.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS OF THE FOREGOING, the Parties have executed this Agreement as of the day and year first written above.

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS

THOMAS J. ANSBRO
CITY ATTORNEY

ROBERT BALDWIN
CITY MANAGER

WITNESSES:

**PROGRESSIVE WASTE SOLUTIONS
OF FL, INC., a Delaware corporation
d/b/a Waste Connections of Florida**

Signature

Signature

PRINT Name

PRINT Name

Signature

Title

PRINT Name

Dated: _____, 20__

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____,
2018, by _____, as _____ of PROGRESSIVE WASTE SOLUTIONS
OF FL, INC., a Delaware corporation, d/b/a Waste Connections of Florida, for and on behalf of
the company, to me personally known or who presented _____ as
identification.

Notary Public

Print Name: _____

My commission expires: _____

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION OF THE CITY OF DANIA BEACH TO PROCEED WITH THE BID ADVERTISEMENT FOR THE PROJECT KNOWN AS THE PARKS & RECREATION DEPARTMENT TEN (10) YEAR MASTER PLAN PROJECT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo to Commission, Resolution, Parks and Recreation Master Plan



Department of Parks and Recreation

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Parks & Recreation Director

Date: January 9, 2018

Subject: Authorization to Bid the Parks & Recreation 10 Year Master Plan Project

Following the City Commission's discussion of December 12, 2017, the formal request to advertise for bids for the Parks & Recreation 10 Year Master Plan project is on tonight's agenda.

The City Commission approved funding for the Parks & Recreation Master Plan project in the FY 2017-2018 Parks & Recreation operating budget. The funding appropriation is available in the Parks & Recreation Administrative Professional Services account No. # 001 72 01 572 31 10 in the amount of \$60,000.00.

The 10 Year Master Plan project will serve as a tool to ensure we are maximizing the use of our facilities, community centers, and parks. Additionally the Master Plan will provide future direction in regards to open space, recreation park planning and provide a comprehensive analysis of existing resources to meet the future needs and growth in the City.

RESOLUTION NO. 2018-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION OF THE CITY OF DANIA BEACH TO PROCEED WITH THE BID ADVERTISEMENT FOR THE PROJECT KNOWN AS THE PARKS & RECREATION DEPARTMENT TEN (10) YEAR MASTER PLAN PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2-16 of the City Code of Ordinances provides that the CRA and all City Departments, Divisions and City Staff, prior to placing an item on a City Commission agenda for formal City Commission approval for competitive bidding or for waiver of bidding, shall obtain advance City Commission conceptual approval by Resolution of any proposed capital project or capital purchase appropriated in the City Budget approved by the City Commission when bidding would otherwise be required, and the Resolution shall also identify all sources of planned funding, including appropriations of available cash balances, loans and grants; and

WHEREAS, the Parks & Recreation Department is ready to advertise the project known as the “The City of Dania Beach Parks & Recreation Department Ten-Year Master Plan”; and

WHEREAS, the City Commission approved funding in the amount of Sixty Thousand Dollars (\$60,000.00) in Fiscal Year 2017-2018 in the Parks and Recreation Department budget account #001-72-01-572-31-10;

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 specific part of this Resolution.

Section 2. That the City Administration is authorized to proceed with bidding of the project known as the Parks & Recreation Ten (10) Year Master Plan Project.

Section 3. That funding of Sixty Thousand Dollars (\$60,000.00) is planned and appropriated in the FY 2017-2018 Recreation Professional Services Account #001-72-01-572-31-10.

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 be in full force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Comprehensive 10 Year Dania Beach Parks & Recreation Master Plan

1. Community Profile:

Research and identify unique qualities, geography, demographics, and trends specific to the Dania Beach community that will affect Recreation Master Plan considerations for the future.

2. Inventory and Assessment:

Describe the inventory and conditions of existing park lands and other recreation facilities.

Work with the City staff and the Community to identify and define both immediate short-term and long range needs and desired improvements within existing developed parks and greenways

Identify open space resources for potential park system acquisition or parks development opportunity within the community. (Olsen Middle School six (6) acres)

Identify redevelopment opportunities within the existing community for potential park development. (Olsen Middle School six (6) acres)

Establish and recommend a long range maintenance objective that accomplishes park system master plan goals.

Create and recommend a 10 year parks development and redevelopment Capital Improvement Plan (CIP) and implementation schedule including immediate and long range budget projections and potential revenue sources. This should include projections of all costs associated with the capital improvements within existing parks. This should also include and anticipate any related operating costs such as future maintenance and staffing necessary to implement and maintain the CIP.

3. Community Involvement:

Involve as many Dania Beach residents in the development of the Master Plan as possible. To encourage community-wide involvement, utilize several public input methodologies (neighborhood meetings, community forums, questionnaires, presentations, and focus groups). Community involvement is a critical component to the study.

Based on resident input, identify and address major issues, concerns, and challenges specific to Dania Beach that will affect parks, open space, and recreational service decisions now and in the future.

4. Master Plan Documents:

Compile findings and recommendations from above study components into one or more documents which together identify community priorities and define Dania Beach's comprehensive Park, Recreation, and Open Space 10 year Master Plan.

5. The Master Plan Deliverables:

- A well-defined long range vision for the Dania Beach Parks & Recreation Department including specific goals and priorities that incorporate all findings from each of the study components and particularly reflect community interest and significant levels of support. This should include identification of park types, possible future acquisition, and development plans.
- A framework for maximizing citizen use and enjoyment of existing parks, facilities, and recreation services.
- A framework for meeting future needs and achieving long range parks system development and recreation program service goals.
- A specific action plan for the next five (5) years that implements standards, guidelines, policies and recommendations of the Master Plan, particularly the Capital Improvement Plan (CIP) for parks system development. This plan should address maintenance and operations for both parks development and recreation program services.
- Recommendations for improved public relations and communications to maximize community awareness of Parks and Recreation Department programs and services.

6. General Requirements of the Consultant:

The consultant will hold regular meetings with City staff to review progress, present information, and recommend direction for the remaining portions of the project.

The consultant will plan and facilitate public workshops including a minimum of three (3) neighborhood meetings as necessary to accomplish comprehensive public input. The consultant will prepare and make presentations to City staff and City commission as necessary to accomplish support and successful adoption of Master Plan recommendations. This will include presentation of draft as well as final Master Plan documents for approval.

The consultant will provide six (6) draft copies of all reports and maps for review and comment by City staff prior to the presentations of project findings and recommendations.

The consultant will provide one (1) professionally bound copy and one (1) electronic copy of the final adopted Dania Beach Parks and Recreation Master Plan and separate "Executive Summary".

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE DANIA BEACH BATHROOM RENOVATION AND PUBLIC SHOWER PROJECT UNDER PHASE II OF THE BEACH REVITALIZATION IN AMOUNT NOT TO EXCEED SEVENTY SEVEN THOUSAND FOUR HUNDRED EIGHTY DOLLARS (\$77,480.00), AND FURTHER AUTHORIZING THE CITY MANAGER TO BID THE PROJECT AFTER DESIGN IS COMPLETED AND PERMITTED; PROVIDING FOR CONFLICT; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

memo, Resolution, Exhibit A-Cartaya/DB Bathroom & Shower Proposal, Exhibit B-Conceptual Design



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: Honorable Mayor and Commissioners

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services
Ronnie S. Navarro, PE, City Engineer

DATE: January 3, 2018

RE: Approval to Commence Work on the Beach Revitalization Design
and Authorization to Bid (Bathroom and Public Showers)

Introduction and Background

Following the success of Phase 1 of the Beach Revitalization, the City is moving to the next phase which includes upgrading the current restroom facilities at the Ocean Rescue facility, providing additional shower areas, and undergrounding the existing electrical overhead facilities.

Cartaya and Associates Architects, P.A. had been tasked to provide conceptual layouts for the restroom and median renovations. The next step would be to move forward with the construction drawings for the proposed upgrading of the existing bathroom and additional showers within the surrounding area. The City Commission at their December 12, 2017 meeting reviewed and approved the concept plan.

Cartaya and Associates was recently prequalified as one of fifteen firms awarded as an approved architectural consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142. In this regard, Public Services Department is requesting Commission approval to exceed the City's \$25,000.00 for Cartaya and Associates and engage Cartaya & Associates Architects, P.A. for construction design, bidding and constructions services in an amount to exceed \$77,480.00 a copy of which proposal is attached as Exhibit "A".

That funding is available and shall be appropriated in the amount of from the Capital Projects Beach Revitalization Project Account 301-72-60-572-63-10 which has a current available balance of \$1,153,798.00.

Recommendation



City of Dania Beach

Department of Public Services

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

Public Services is recommending the City Commission to approve this resolution to commence work on the Beach Revitalization Design and Authorization to Bid and authorize the City Manager and City Attorney to execute all necessary documents.

RESOLUTION NO. 2018-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE DANIA BEACH BATHROOM RENOVATION AND PUBLIC SHOWER PROJECT UNDER PHASE II OF THE BEACH REVITALIZATION IN AN AMOUNT NOT TO EXCEED SEVENTY SEVEN THOUSAND FOUR HUNDRED EIGHTY DOLLARS (\$77,480.00), AND FURTHER AUTHORIZING THE CITY MANAGER TO BID THE PROJECT AFTER DESIGN IS COMPLETED AND PERMITTED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, following the success of Phase I of the Beach Revitalization, the City is moving to the next phase which includes upgrading the current restroom facilities by the Life Guard facility, providing additional shower areas, and undergrounding the existing electrical overhead facilities; and

WHEREAS, Public Services is seeking to purchase architectural and construction administration services for this project; and

WHEREAS, Cartaya & Associates Architects, P.A. was prequalified as one of fifteen (15) firms awarded as an approved architectural consultant by the City Commission on October 25, 2016 under RFQ No. 16-004 under Resolution No. 2016-142; and

WHEREAS, Cartaya & Associates Architects, P.A. will provide the architectural design and construction administration services for the proposed upgrading of the existing bathroom and additional showers within the surrounding area in an amount not to exceed Seventy Seven Thousand Four Hundred Eighty Dollars (\$77,480.00), a copy of proposal is attached as Exhibit "A" ; and

WHEREAS, the City Public Services Department is requesting City Commission approval to exceed the City's Twenty Five Thousand Dollar (\$25,000.00) vendor threshold for a single vendor in a fiscal year; and

WHEREAS, The City Manager is further authorized to bid the Marina Bathroom and Public Shower Project after design completion; and

WHEREAS, upon review and recommendation of the Director of Public Services and the Deputy Director/City Engineer, the Administration recommends City Commission approval of same;

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 Cartaya & Associates Architects, P.A. submitted a construction design attached as “Exhibit B” and is now further authorized to provide the architectural and construction administration services for the Dania Beach Bathroom and Public Shower Project component of the Phase II Beach Revitalization in an amount not to exceed Seventy Seven Thousand Four Hundred Eighty Dollars (\$77,480.00).

Section 3. That the City Manager is further authorized to advertise the Bathroom Renovation and Public Showers component of the project after the design is completed.

Section 4. That funding is available and shall be appropriated from the Capital Projects Beach Revitalization Project Account 301-72-60-572-63-10, which has a current available balance of One Million One Hundred Fifty Three Thousand Seven Hundred Ninety Eight Dollars (\$1,153,798.00).

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 January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

November 10, 2017

(Revised: December 6, 2017)

Ronnie Navarro
Deputy Director/City Engineer
Public Service Department
City of Dania Beach
1201 Stirling Road
Dania Beach, FL 33004

Re: Dania Beach Marina Restroom Renovation and Public Shower Project

Dear Mr. Navarro,

We are pleased to submit the following fee proposal for the Architectural and Engineering Services for the above referenced Public Restroom Renovation Project including public shower based on the previously approved Schematic Design.

We understand the renovation project scope of work includes the following:

Existing Restroom Area:

1. Men's and Women's Restroom complete renovation to include 3 sinks, 6 water closets (or combination of urinals), 1 shower and other typical accessories.
2. Outdoor Shower Column on circular deck connecting to the entrance of the restrooms.
3. Native landscape shall be integrated around the built up outdoor shower circular deck area.
4. Security lighting shall be provided and designed to avoid light pollution and sensitive to sea turtles.
5. A new lower entry canopy with signage at the entrance of the restrooms.
6. A new City of Dania Beach logo (designed provided by City) shall be prominently displayed and integrated on façade.

South Portal:

1. Pedestrian walkway shall connect the existing restrooms and the beach through South Portal.
2. Public outdoor showers (same design as above) shall be integrated into the South Portal. One of the two conceptual options shall be implemented.
3. Design contoured berms with native landscape and sculpture (benches) to physically separate and visually screen the shower areas.

Optional FPL Transformer (Underground Electrical Cable):

1. The City is working with FPL to have the exiting overhead powerline relocated to underground. Hence, there will be about 4 above ground transformers along the underground powerline. The City would like the design team to assist making the above ground transformer box visually not intrusive.
2. See below separate fee for exploring a solution.

AAC001388

QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

The following is the breakdown of our A/E Fee:

Architecture – Cartaya and Associates

Design Development:

Principal: 2 hours @ \$150.00/Hour.....	\$ 300.00
Project Manager: 40 hours @ \$110.00/Hour.....	\$ 4,400.00
CAD Operator: 40 hours @ \$70.00/Hour.....	\$ 2,800.00
Subtotal Design Development.....	\$ 7,500.00

Construction Documents:

Principal: 2hours @ \$150.00/Hour.....	\$ 300.00
Project Manager: 60 hours @ \$110.00/Hour.....	\$ 6,600.00
CAD Operator: 80 hours @ \$70.00/Hour.....	\$ 5,600.00
Subtotal Construction Documents.....	\$12,500.00

Permitting:

Principal: 2 hours @ \$150.00/Hour.....	\$ 600.00
Project Manager: 24 hours @ \$110.00/Hour.....	\$ 2,640.00
CAD Operator: 16 hours @ \$70.00/Hour.....	\$ 1,120.00
Subtotal Permitting	\$ 4,360.00

Bidding:

Principal: 4 hours @ \$150.00/Hour.....	\$ 600.00
Project Manager: 60 hours @ \$110.00/Hour.....	\$ 6,600.00
CAD Operator: 20 hours @ \$70.00/Hour.....	\$ 1,400.00
Subtotal Bidding.....	\$ 8,600.00

Construction Administration:

Principal: 4 hours @ \$150.00/Hour.....	\$ 600.00
Project Manager: 40 hours @ \$110.00/Hour.....	\$ 4,400.00
CAD Operator: 16 hours @ \$70.00/Hour.....	\$ 1,120.00
Subtotal Bidding.....	\$ 6,120.00

Subtotal Architecture.....\$39,080.00

Landscape/Irrigation – Duland Design

See attachment.....\$ 9,750.00

Structural Engineering – Thornton Tomasetti

See attachment.....\$ 3,800.00

Mechanical, Electrical and Plumbing Engineering – Delta G

See attachment.....\$14,850.00

Total A/E Fee\$67,480.00

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FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

Optional Services (Hourly Basis)

The following is the breakdown of our A/E Fee to assist with FPL Transformer design solution:

Architecture – Cartaya and Associates

Design Development:

Principal: 4 hours @ \$150.00/Hour.....	\$ 600.00
Project Manager: 60 hours @ \$110.00/Hour.....	\$ 6,600.00
CAD Operator: 40 hours @ \$70.00/Hour.....	\$ 2,800.00
Total Architectural Fee – FPL Coordiantion.....	\$10,000.00

Reimbursable expenses for printing, courier service, etc. will be invoiced additionally at cost.

Items Not Included:

- Survey
- Geotechnical Report
- Civil Engineering
- Revit/BIM
- LEED Services
- Permit Fees
- Engineering (except as noted above)

We are looking forward to begin working on this project immediately upon your endorsement of this proposal.

If you have any inquiries regarding the above information, please do not hesitate to contact our office.

Sincerely,

Juan Justiniano
Vice President

Accepted by: _____ Date: _____

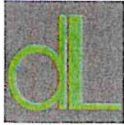
Printed Name: _____

AAC001388

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AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



DULAND DESIGN

November 09, 2017

Mr. Teen Woon

Cartaya and Associates Architects, P.A.
2400 E. Commercial Blvd., Suite 201
Fort Lauderdale, FL 33308

Email: twoon@cartayaassociates.com

Re: Dania Beach Ocean Park – South Portal Landscape Architectural Services

Dear Mr. Woon,

Thank you for the opportunity to present this proposal for the landscape architecture design services for the Dania Beach Ocean Park South Portal Project in Dania Beach, Florida. We are enthusiastic about working with your team to contribute to the aesthetic looks of the property and to conform to the City of Dania Beach' landscape requirements.

PROJECT DESCRIPTION

Based on our previous phone conversation with you, and the information provided, it is our understanding that project site consists of renovation of the existing public restroom and the South Portal to the Ocean Park. The extent of DULAND DESIGN services will cover the landscape design for all landscape areas on site.

SCOPE OF SERVICES

As part of the Design Development phase, we will work in coordination with you and your team to study in detail the configuration, scale and relationship between site elements and architecture and the approved Conceptual/Schematic Design to prepare a landscape plan for the property. Landscape design will conform to the City of Dania Beach' landscape requirements.

After we all agree on the direction of the landscape plan, DULAND DESIGN will prepare required number of copies of signed and sealed landscape permit set/Construction Documents for the submittal to the City of Dania Beach for Permitting. This set will also be sufficient for Bidding and Construction. This drawing set will include:

1. Tree Disposition Plan – identify and evaluation existing trees or palms in the project area. Propose necessary actions towards existing trees to retain or to be removed as per Schematic Design.
2. Planting Plans – massing, location and species of trees, shrubs and groundcovers. These plans will also reflect the location and basic dimensioning of hardscape elements, such as parking lot, special paving areas, walkways, walls, ramps, etc. DULAND DESIGN service excludes architectural, structural, mechanical, electrical and related engineering services for hardscape elements. Quantity, size and description of the following:
 - Trees, shrubs and groundcovers
 - Soil mixes
 - Planting details
 - Specifications
3. Conceptual Landscape Grading Plan – indication of water runoff for landscape areas such as earth mounds and slopes to retention areas. Hardscape area grading as well as subsurface drainage requirements and drainage structure specifications to be provided by the project engineer.
4. Irrigation Plans – these plans shall be used for bidding, permitting and construction to include the actual irrigation system layout, a list of materials, specifications and typical installation details.

Design Development

We will prepare one landscape plan concept for your review. Our focus will mainly be general landscape massing and character to compliment the building and to conform to the City of Dania Beach' landscape

requirements. We will also be collaborating with you on the concepts of the hardscape elements such as benches. Based on your feedback and comments, we will make necessary refinements to the concept and changes will be reflected in the next step of work.

We will attend meetings with you and the design team for review and coordination.

Additional data needed from you includes electronic survey document of the property with location of existing trees, existing utilities, existing perimeter walls in AutoCAD format, conceptual site plan of the proposed area in AutoCAD format any other additional information of the project that may be available.

Construction Documents/Landscape Permit Set

Following the acceptance of the landscape plan concept, we will prepare required number of copies of signed and sealed landscape permit set for the submittal to the City of Dania Beach for permit.

It is assumed that this set of drawings will be used to obtain development approvals as required.

Permitting & Bidding Assistance

DULAND DESIGN will be available during this phase to assist you with the permitting, bidding and negotiation of a Contract for Construction with qualified contractor(s). We will answer questions during the bid phase and issue addenda and clarifications as required. We can also assist in bid review and contractor interviews as necessary.

Construction Observation

The construction phase will commence with the award of the contract for construction. DULAND DESIGN services shall be oriented toward reviewing the progress of construction, specifically design and aesthetics of the site work described above, and preparing written documents advising the Owner of the items which appear to need correction. DULAND DESIGN will assist the Owner and contractor with the interpretation of the requirements of the Construction Documents and shall render interpretations necessary for the proper execution of the work with reasonable promptness.

DULAND DESIGN shall also review and take appropriate action upon the contractor's submittals, such as shop drawings, product data, and samples, but only for conformance with the design concept and with the information given in the Construction Documents. DULAND DESIGN will not be responsible for construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in connection with the work, or for the acts or omissions of the contractor.

The Client will have a field supervisor to coordinate and administrate the construction. DULAND DESIGN will provide the following during this phase:

1. One (1) site visit at 25% landscape installation completion to observe construction progress and report to the Client.
2. One (1) substantial completion walk-through.
3. Prepare a punch list of items to be corrected and/or completed for final inspection.
4. One (1) final inspection of completed construction.
5. Issuance of Landscape Certification Letter once the final inspection is deemed satisfactory.

Additional Services

Additional services shall be considered for those services related to making revisions or additions to drawings, specifications, or other documents outlined when such revisions are inconsistent with instructions previously given, or those services which are in addition to the Scope of Services outlined in this Agreement. Time spent during the construction phase to correct, clarify, or redesign due to error or omissions of DULAND DESIGN shall be performed at no additional cost. Likewise, time spent to address program or design changes by the Owner or operator, or major field revisions caused by construction issues of other disciplines, shall be considered for additional services. Coordination meetings, permitting meetings and/or presentations shall be considered additional services. Additional services will be provided if requested and authorized by the Owner.

COMPENSATION

For the tasks above, we propose the following fees:

A. Landscape Design Development	\$ 3,500
B. 100% Landscape Permit Set/Construction Documents	\$ 4,000
C. Permitting / Bidding Assistance	\$ 750
D. Construction Observation	\$ 1,500
E. Additional Services	Time Card as per Billing Rate

PAYMENT SCHEDULE

In line with our standard practice of assignments of this type, the payment schedule is as follows:

Retainer	\$ 2,500
Payment at completion of Design Development	\$ 2,500
Payment at completion of 100% Permit Set	\$ 3,000
Payment at completion of Bidding & Permitting Assistance	\$ 750
Payment at completion of Construction	\$ 1,000

This proposal is valid for 30 days from date of issuance.

The above proposed fee includes three copies of signed and sealed landscape permit set for submittal. We can provide additional copies as necessary and production cost will be billed as reimbursable expenses as outlined in General Terms & Conditions. On projects of this nature, we request a retainer of \$ 2,500.

If the above meets with your understanding and approval, please sign a copy of this proposal and return with a deposit check, which will serve as our authorization to proceed. If you feel modifications to this proposal are required, please do not hesitate to call us. We very much look forward to working together on this project.

Sincerely,



Chang Du
Principal

Attachments: General Terms and Conditions and Rate Schedule

APPROVED and ACCEPTED on this ____ day of _____, 2017.

By: _____

Teen Woon

From: Wassink, Derek <DWassink@ThorntonTomasetti.com>
Sent: Tuesday, November 07, 2017 2:56 PM
To: Teen Woon
Cc: Juan Justiniano
Subject: RE: City of Dania Restroom Renovation, Public Shower, North Portal - Proposal for Design Development through Construction Administration

CDs \$3,300
CA \$500
Total \$3,800

Derek A. Wassink, P.E., R.A., S.I., LEED AP
Vice President
Thornton Tomasetti
101 NE Third Avenue, Suite 1170
Fort Lauderdale, FL 33301
T +1.954.903.9300 F +1.954.903.9301
D +1.1.954.903.9320 M +1.954.439.2218

1

DWassink@ThorntonTomasetti.com
www.ThorntonTomasetti.com

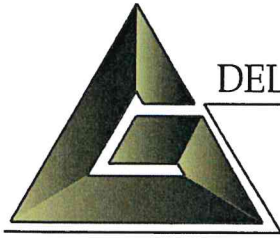
From: Teen Woon [mailto:twoon@cartayaandassociates.com]
Sent: Wednesday, November 01, 2017 9:12 AM
To: George SanJuan <gsanjuan@deltag.net>; Wassink, Derek <DWassink@ThorntonTomasetti.com>
Cc: Juan Justiniano <jjustiniano@cartayaandassociates.com>
Subject: City of Dania Restroom Renovation, Public Shower, North Portal - Proposal for Design Development through Construction Administration

Good afternoon George and Derek,

Please provide a proposal for MEP and Structural Engineering Services of your discipline of work for the above referenced project. Please refer to the approved Conceptual/Schematic Design attached which shall be used as the basis for our A/E services. The following Phases shall be included in our proposals:

1. Design Development Phase
2. Construction Documents Phase
3. Permitting/Bidding Phase
4. Construction Administration Phase.

2



Cartaya and Associates

1 November 2017

2400 E. Commercial Blvd. Suite 415
Fort Lauderdale, FL 33308
V:954.771.2724

Re: Proposal for professional engineering construction documents for the ***Dania Beach Restrooms Renovation Project***. The following is a general overall description of the design intent and scope of work:

Existing Restroom Area:

1. Men's and Women's Restroom complete renovation to include 3 sinks, 6 water closets (or combination of urinals), 1 shower and other typical accessories.
2. The design of outdoor Shower Column on circular deck connecting to the entrance of the restrooms shall be consistent with that of the existing North Portal.
3. Security lighting shall be provided and designed to avoid light pollution and sensitive to sea turtles.
4. A new lower entry canopy with signage shall be implemented for the two restrooms.
5. A new City of Dania Beach logo shall be prominently displayed and integrated on façade.
6. Provision shall be made so that the shower and restroom drains and floor traps will not be clogged by the sand.

South Portal:

1. Pedestrian walkway shall connect the existing restrooms and the beach through the South Portal.
2. Public outdoor showers (same design as above) shall be integrated into the South Portal. One of the two conceptual options shall be implemented.
3. Design of shower drainage shall make provision to avoid clogging from the sand.

FPL Powerline:

1. The City is working with FPL to have the existing overhead power line relocated to underground. Hence, there will be about 4 above ground transformers along the underground power line. The City would like the design team to assist making the above ground transformer box not intrusive visually.
2. Cartaya will explore the options and can be provided as a separate fee item.

Dear Mr. Cartaya,

Thank you for considering us with regard to this project. Delta G Consulting Engineers, Inc. agrees to provide professional services to design systems for the above project as required for permit and code compliance. Services shall include detailed construction documents with electrical, plumbing, and mechanical systems with specifications and coordination with regulatory agencies and building departments for permit.

ELECTRICAL SYSTEMS

- Field documentation of existing conditions
- Set up of Power Distribution from new facilities with FPL Coordination
- Lighting – New Energy Efficient LED Illumination

HEATING VENTILATION AND AIR CONDITIONING

- Field documentation of existing conditions
- Ventilation Load Calculations and Florida State Energy Calculations
- Unit Sizing, selections and schedules for Fans as per code requirements
- Ductwork layout modifications

PLUMBING & PIPING SYSTEMS

- Field documentation of existing conditions
- Domestic Water Distribution
- Sanitary Collection

CONSTRUCTION ADMINISTRATION SERVICES

- Responses to building department comments for permit
- Responses to RFI's
- Processing of Shop Drawings

SERVICES NOT INCLUDED

- Solar Lighting
- Telephone and CTV Distribution
- Fire Alarm System Design
- Changes to documents after Design Development Phase is approved
- On site CA shall be additional

SPECIFICATIONS AND DOCUMENTS COMPLETE

- All coordination meetings with Design team as needed.
- All construction documents can be completed within your schedule

REIMBURSABLE EXPENSES**AMOUNT**

Additional Prints and Courier Fees

Cost +10%

HOURLY SERVICES

Should additional service beyond the scope of those listed above be required, these services shall be separately negotiated at the time of the request. Typical hourly fees for services are:

Principal Time	\$225.00
Site Survey and Field Engineering Time and Project Manager Time	\$155.00
In Office Engineering Time for Engineers and Designers	\$135.00
AutoCad/Technician	\$ 85.00
Clerical Time- Administrative Time	\$ 65.00

TOTAL FEE FOR SERVICES**AMOUNT**

1) Design Development of MEP systems	\$ 3,300.00
2) 100% Construction Documents Signed and Sealed	\$ 7,950.00
3) Permitting/Bidding Services	\$ 900.00
4) Bidding:	\$ 900.00
5) Limited Construction Administration Services:	\$ 1,800.00
Total Fee	\$14,850.00

GENERAL CONTRACT TERMS AND CONDITIONS

Proposals:

As applicable, Delta G Consulting Engineers, Inc., (Delta G), extends this proposal to perform the services or invoices for having performed the services as identified in the proposal, invoice, or agreement, (written), for the stated fee arrangement. Proposals offered by Delta G to the Client shall be valid for 30 days. Invoices shall be payable upon receipt or as otherwise noted in this written agreement. If any part of this or related documents are deemed illegal or otherwise unsuitable, the remaining portions of the documents shall remain intact and enforced.

Access to Site:

Unless otherwise stated, Delta G will have access to the site for activities necessary for the performance of the services noted herein. The firm will take or has taken precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damages or repairs.

Indemnification:

The client shall, to the fullest extent permitted by law, indemnify and hold harmless Delta G, its officers, directors, employees, agents and sub-consultants from and against any damage, liability and cost, including all attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of Delta G Consulting Engineers, Inc.

Dispute Resolution:

Any claim or dispute made during design, construction or post-construction between the Client and Delta G shall be submitted to non-binding mediation. Client and Delta G Consulting Engineers, Inc. agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings/Payments:

Invoices for Delta G's services shall be submitted at Delta G's option, or per written project schedule; either upon completion of services or as agreed. Invoices shall be payable upon receipt. If the invoice is not paid within 15 days Delta G may, without waving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminated the performance of the service. Retainers shall be credited on final invoice.

Late Payment:

A lien for professional services may be filed if Delta G's invoices are not paid in full upon delivery. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5%, (or the maximum legal rate in the state), on the unpaid balance. In the event any portion or all of an account remains unpaid 45 days after the billing, the Client shall pay all costs of collection, including Notices to Owner and all attorneys' fees.

Certifications:

Guarantees and Warranties: Delta G shall not be required to execute any document that would result in its certifying, guaranteeing, or warranting the existence of conditions whose existence Delta G cannot ascertain.

Limitation of Liability:

In recognition of the relative risks, rewards and benefits of the project to both Client and Delta G the risks have been allocated such that the Client agrees that, to the fullest extent permitted by the law, the Firm's total liability to the Client for any and all injuries, claims losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed one half of the fees actually paid under this invoice or contract as applicable. Such causes include, but are not limited to, Delta G's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Termination of Services:

This agreement may be terminated by the Client or Delta G should the other fail to perform its obligation hereunder. In the event of termination, the Client shall pay for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Documents:

All documents produced by Delta G Consulting Engineers, Inc. under this agreement shall remain the property of Delta G and may not be used by the Client for any endeavor without the written consent of Delta G.

Your signed acceptance of this proposal and an initial payment in the sum of \$3,300.00 shall constitute a binding agreement between us.

Accepted:

Cartaya and Associates

Delta G Consulting Engineers, Inc.

George San Juan, P. E., LEED AP, President

By _____

By *George San Juan*

Date _____

Date *1 November 2017*



CITY OF DANIA BEACH

CONCEPTUAL DESIGN

EXISTING PUBLIC RESTROOM RENOVATION & NEW PUBLIC SHOWERS



2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33308
(954) 778-2724



PROJECT
CONCEPTUAL DESIGN
CITY OF DANIA BEACH
DANIA BEACH FL, 33004

TITLE PAGE
DATE: OCTOBER 11, 2017
DRAWN BY: MIP
CHECKED BY: TIV, JJ
JOB NO. 1756

SHEET
A1
1 of 14

GOALS:

- MAXIMIZE FIXTURE COUNT FOR EXISTING PUBLIC RESTROOMS
- DESIGN OUTDOOR SHOWERS TO INTEGRATE SEAMLESSLY INTO THE EXISTING ENVIRONMENT
- IMPROVE OVERALL AESTHETIC AND THE BEACH EXPERIENCE
- DESIGN TO BE CONSISTENT WITH PHASE 1 REVITILIZATION OF OCEAN PARK
- COST EFFECTIVE SOLUTION



2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33306
(954) 778-2724

AA 000088
REAL

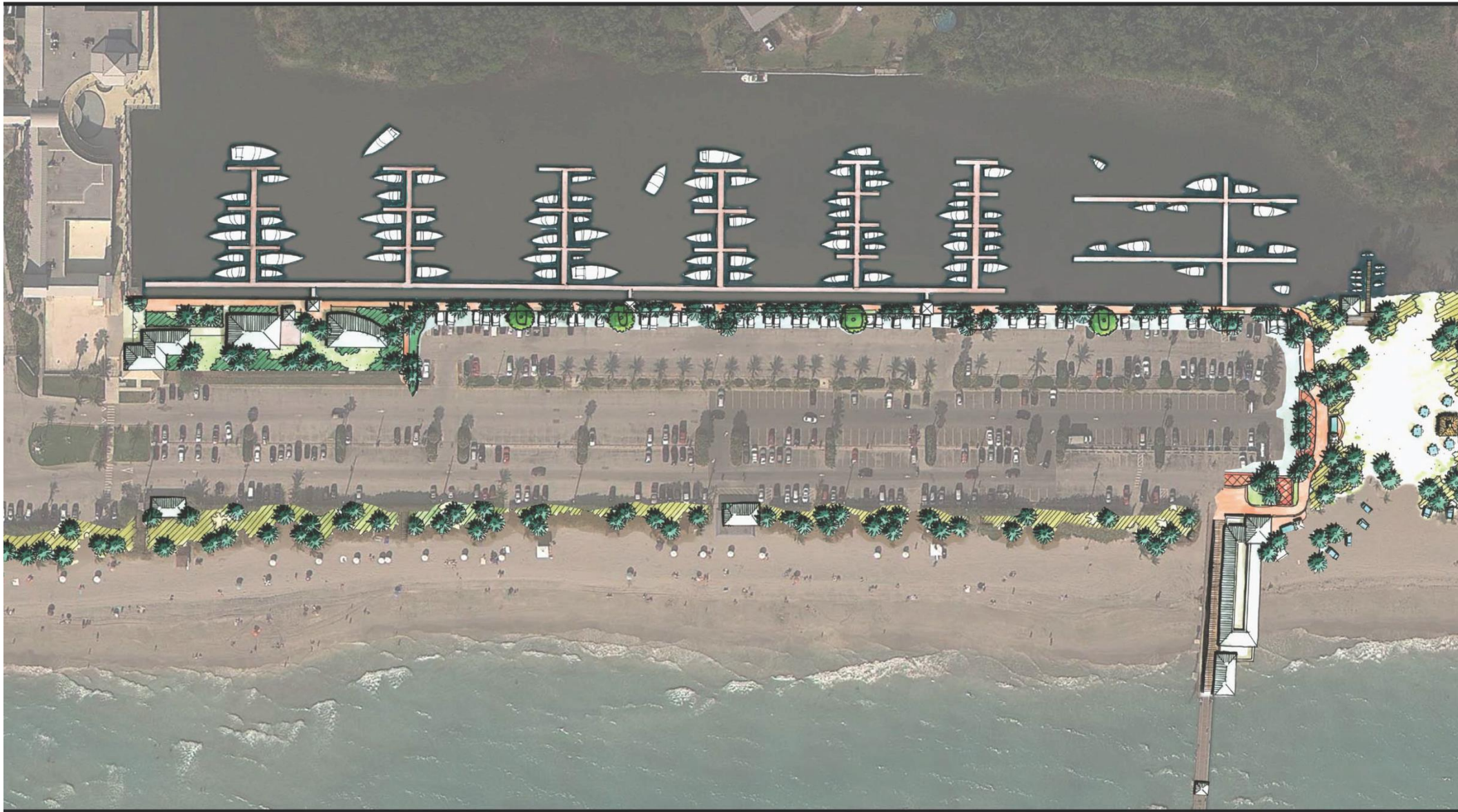
PROJECT
CONCEPTUAL DESIGN
CITY OF DANIA BEACH
DANIA BEACH FL, 33004

THIS DOCUMENT IS THE PROPERTY OF CARTAYA & ASSOCIATES ARCHITECTS P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARTAYA & ASSOCIATES ARCHITECTS P.A.

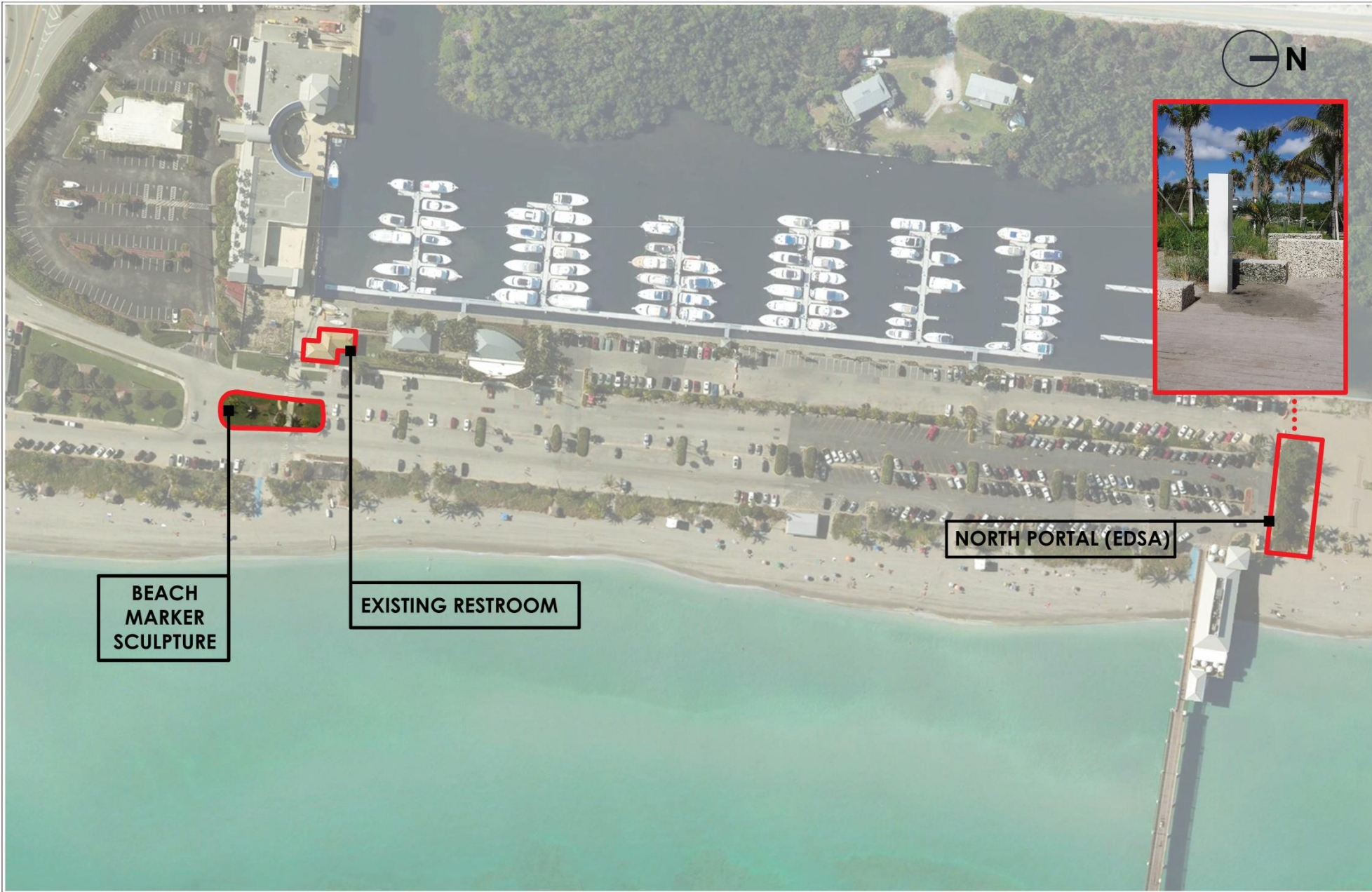
TITLE: PROJECT GOALS
DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ
JOB NO. 1756

SHEET
A2
2 OF 14

CITY OF DANIA BEACH



PHASE 1 REVITALIZATION OF OCEAN PARK by EDSA



BEACH
MARKER
SCULPTURE

EXISTING RESTROOM

NORTH PORTAL (EDSA)

 CARTAYA & ASSOCIATES ARCHITECTS P.A. 240 E. COMMERCIAL BLVD., SUITE 201 FT. LAUDERDALE, FLORIDA 33306 (954) 778-2724	
PROJECT: CONCEPTUAL DESIGN CITY OF DANIA BEACH DANIA BEACH FL, 33004	
TITLE: LOCATION PLAN	
DATE: OCTOBER 11, 2017 DRAWN BY: MJP CHECKED BY: TIV, JJ	1756
SHEET: A4 4 OF 14	

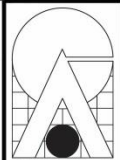


CIRCULATION

VEHICULAR TRAFFIC



PEDESTRIAN TRAFFIC



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.
cartayaandassociates.com

240 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33306
(954) 778-2724

AA 000388

CONCEPTUAL DESIGN
CITY OF DANIA BEACH
DANIA BEACH FL, 33004

DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ

A5
5 of 14



2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
(954)771-2724

The seal of the American College of Surgeons, featuring a circular design with the text "AMERICAN COLLEGE OF SURGEONS" around the perimeter and a central emblem.

CONCEPTUAL DESIGN
CITY OF DANIA BEACH
DANIA BEACH FL, 33004

PROPOSED SOUTH PORTAL

JOB NO:	1756	REVISIONS
DATE	OCTOBER 11, 2017	
DRAWN BY	MP	
CHECKED BY	TW JJ	

1756
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SHEET:
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6 OF 14

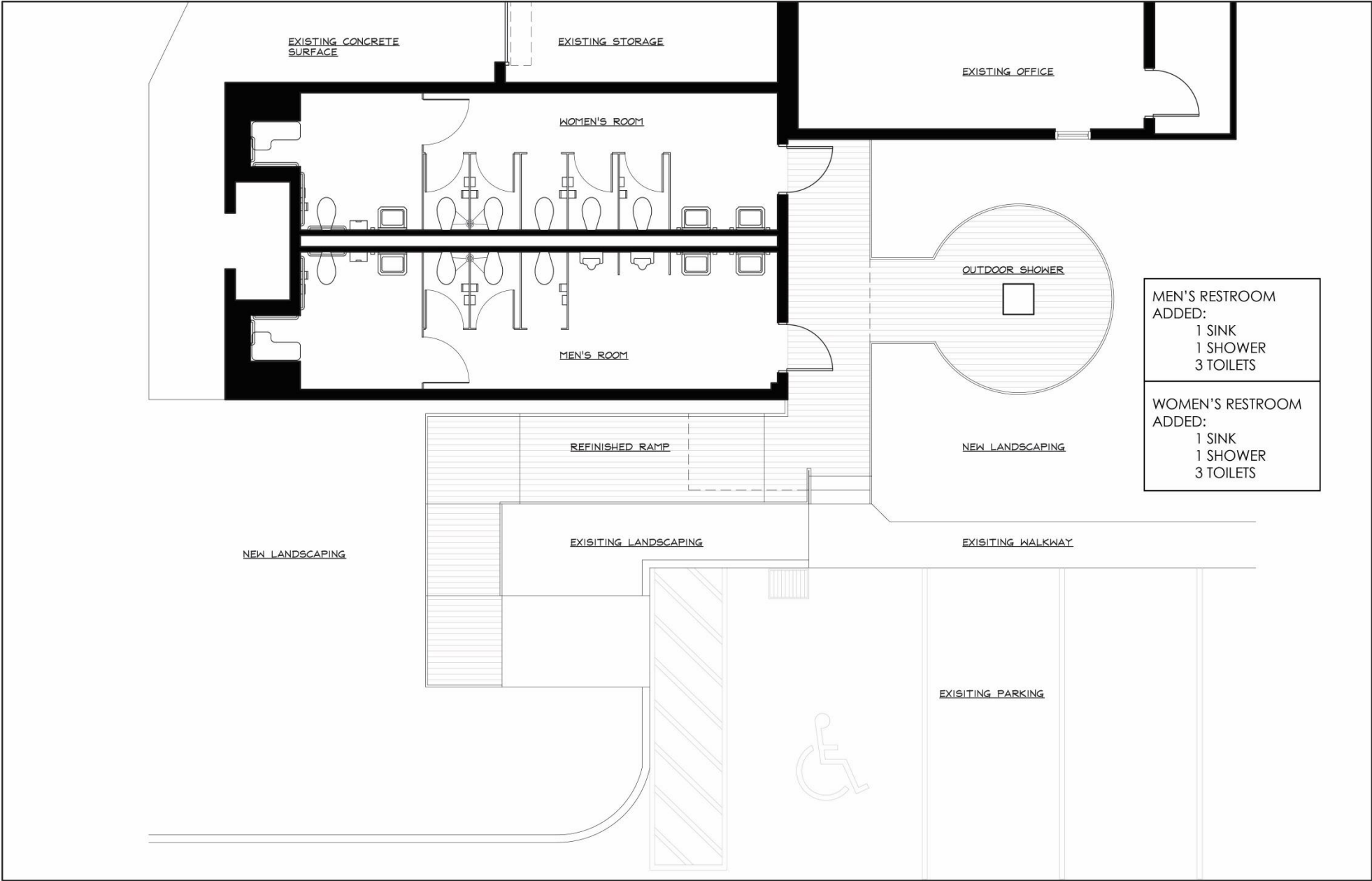




 CARTAYA & ASSOCIATES ARCHITECTS P.A. cartayaandassociates.com 2400 E. COMMERCIAL BLVD., SUITE 201 FT. LAUDERDALE, FLORIDA 33308 (954) 775-2724	
REAL	AA 000388
CONCEPTUAL DESIGN CITY OF DANIA BEACH DANIA BEACH FL, 33004 THIS DOCUMENT IS THE PROPERTY OF CARTAYA & ASSOCIATES ARCHITECTS P.A. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARTAYA & ASSOCIATES ARCHITECTS P.A.	
TITLE: CONCEPTUAL PLAN 1	DATE: OCTOBER 11, 2017 DRAWN BY: MJP CHECKED BY: TIV, JJ
SHEET	1756
A7 7 of 14	



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REAL	AA 000386
PROJECT: CONCEPTUAL DESIGN CITY OF DANIA BEACH DANIA BEACH FL, 33004	
DATE: OCTOBER 11, 2017 DRAWN BY: MJP CHECKED BY: TIV, JJ	
TITLE: CONCEPTUAL PLAN 2	REVISIONS
SHEET: A8	1756
8 OF 14	





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REVISIONS
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CITY OF DANIA BEACH
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PROJECT
REVISIONS
DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ

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SCALE

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TITLE: SOUTH PORTAL RENDERING

REVISIONS

DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ

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11 OF 14



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TITLE: SOUTH PORTAL RENDER 2
DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ
JOB NO. 1756

SHEET
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REVISIONS
AA 0000388

PROJECT
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CITY OF DANIA BEACH
DANIA BEACH FL, 33004

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TITLE: SOUTH PORTAL RENDERING
DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ
JOB NO. 1756

SHEET
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Order of Magnitude Cost Estimate for Conceptual Design			
	Unit	Price/Unit	Cost
Existing Restrooms Area			
Men's Restroom (SF)	300.00	200.00	60,000.00
Women's Restroom (SF)	300.00	200.00	60,000.00
Canopy (SF)	150.00	50.00	7,500.00
Shower Deck (SF)	140.00	50.00	7,000.00
Outdoor Shower	1.00	4,000.00	4,000.00
Railing (LF)	146.00	50.00	7,300.00
Exterior Painting	1,200.00	5.00	6,000.00
Exterior Lighting (Unit)	8.00	1,000.00	8,000.00
New Dania Beach Slogan	1.00	3,000.00	3,000.00
Contingency 20%			32,560.00
Sub Total			195,360.00
South Portal Area			
Pedestrian Pavement	1,000.00	20.00	20,000.00
Shower Deck	1,600.00	50.00	80,000.00
Outdoor Showers	2.00	4,000.00	8,000.00
Native Landscape	3,320.00		13,000.00
Irrigation	3,320.00		2,000.00
Concrete Sculpture	104.00	250.00	26,000.00
Contingency 20%			29,800.00
Sub Total			178,800.00



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PROJECT

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ORDER OF MAGNITUDE

DATE: OCTOBER 11, 2017
DRAWN BY: MJP
CHECKED BY: TIV, JJ

1756

SHEET
A13
14 OF 14



CITY OF DANIA BEACH

Thank You



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PROJECT
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DANIA BEACH FL, 33004

TITLE: TITLE PAGE
DATE: OCTOBER 11, 2017
DRAWN BY: MIP
CHECKED BY: TIV, JJ
JOB NO. 1756

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1 of 14

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN SERVICES, BIDDING AND CONSTRUCTION INSPECTION SERVICES FOR THE ELECTRICAL SERVICE LATERAL PROJECT UNDER PHASE II OF BEACH REVITALIZATION; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

memo, Resolution, Exhibit A- FPL Undergrounding Proposal



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: Honorable Mayor and Commissioners

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services
Ronnie S. Navarro, PE, City Engineer

DATE: January 3, 2018

RE: Approval to Engage Cartaya & Associates Architects P.A.
(Electrical Service Laterals)

Introduction and Background

Following the success of Phase 1 of the Beach Revitalization, the City is moving to the next phase which includes upgrading the current restroom facilities at the Ocean Rescue facility, providing additional shower areas, and undergrounding the existing electrical overhead facilities.

Cartaya and Associates had been tasked to provide conceptual layouts for the restroom and median renovations. The next step would be to move forward with the electrical service laterals. Cartaya and Associates was recently prequalified as one of fifteen firms awarded as an approved architectural consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142.

In this regard, Public Services Department is requesting Commission approval to engage Cartaya & Associates Architects, P.A. for construction design, bidding and constructions services in an amount to exceed \$35,590.00 a copy of which proposal is attached as Exhibit "A".

Funding is available and shall be appropriated from the Capital Projects Beach Revitalization Project Phase II Account 301-72-60-572-63-10 which has a current available balance of \$1,073,318.00

Recommendation



City of Dania Beach

Department of Public Services

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

Public Services is recommending the City Commission to approve this resolution to commence work on the Electrical Service Lateral Design and authorize the City Manager and City Attorney to execute all necessary documents.

RESOLUTION NO. 2018-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PURCHASE OF SERVICES FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A., RELATING TO ARCHITECTURAL DESIGN SERVICES, BIDDING AND CONSTRUCTION INSPECTION SERVICES FOR THE ELECTRICAL SERVICE LATERAL PROJECT UNDER PHASE II OF THE BEACH REVITALIZATION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, following the success of Phase I of the Beach Revitalization, the City is moving to the next phase which includes upgrading the current restroom facilities by the Life Guard facility, providing additional shower areas, and undergrounding the existing electrical overhead facilities; and

WHEREAS, Public Services is seeking to purchase architectural and construction administration services for this project; and

WHEREAS, Cartaya & Associates Architects, P.A. was prequalified as one of fifteen (15) firms awarded as an approved architectural consultant by the City Commission on October 25, 2016 under RFQ 16-004 by Resolution No. 2016-142; and

WHEREAS, Cartaya & Associates Architects, P.A. will provide the architectural design and construction administration services for the proposed electrical service laterals in an amount not to exceed Thirty Five Thousand Five Hundred Ninety Dollars (\$35,590.00), a copy of the proposal is attached as Exhibit "A"; and

WHEREAS, Cartaya & Associates Architects, P.A. will be responsible in coordinating work with its electrical engineering subcontractor and Florida Power and Light (FPL) for lateral connections to existing facilities at the beach; and

WHEREAS, upon review and recommendation of the Director of the City Public Services Department and Deputy Director/City Engineer, the Administration recommends City Commission approval of same;

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 is authorized to engage Cartaya & Associates Architects, P.A. in an amount not to exceed Thirty Five Thousand Five Hundred Ninety Dollars (\$35,590.00) to provide design, bidding and construction administration services for the electrical service laterals as provided in the proposal; a copy of which is attached as Exhibit “A”.

Section 3. That funding is available and shall be appropriated from the Capital Projects Beach Revitalization Project Phase II Account 301-72-60-572-63-10, which has a current available balance of One Million Seventy Three Thousand Three Hundred Eighteen Dollars (\$1,073,318.00).

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 be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



December 15, 2017

Ronnie Navarro
Deputy Director/City Engineer
Public Service Department
City of Dania Beach
1201 Stirling Road
Dania Beach, FL 33004

Re: Coordination with FPL for New Pad Mounted Tx's and Service Laterals

Dear Mr. Navarro,

We are pleased to submit the following fee proposal for the Architectural and Engineering Services for the above referenced Project.

We understand the City is working with FPL to relocate the exiting overhead powerline to underground along the parking lot parallel to the beach. There will be about 4 above ground transformers along the underground powerline.

Cartaya and Associates Architects' architectural scope of work includes exploring solutions to address the above ground transformer to make them visually less intrusive, and coordination with Electrical Engineering Consultant.

Delta G's scope of work includes coordination with FPL to site 4 transformer pads, run service laterals to the 4 buildings, and reconfigure the service equipment at each building to receive underground service conductors, and finally call for the removal of the existing overhead service conductors.

The following is the breakdown of our A/E Fee:

Architecture – Cartaya and Associates

Design Development:

Principal: 4 hours @ \$150.00/Hour.....	\$ 600.00
Project Manager: 60 hours @ \$110.00/Hour.....	\$ 6,600.00
CAD Operator: 40 hours @ \$70.00/Hour.....	\$ 2,800.00
Subtotal Construction Documents.....	\$10,000.00

Construction Documents :

Project Manager: 24 hours @ \$110.00/Hour.....	\$ 2,640.00
Subtotal Construction Documents.....	\$ 2,640.00

Permitting:

Not included

Subtotal Architecture..... \$ 12,640.00

Electrical Engineering – Delta G

See attachment..... \$ 7,950.00

AAC001388

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AND SERVICE
SINCE 1979

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FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

Assistance in Bidding:

*Allowance.....\$ 3,000.00

Redesign during Construction:

*Allowance.....\$ 5,000.00

Construction Inspection:

*Allowance.....\$ 7,000.00

Total A/E Fee\$35,590.00

*The allowance above shall be used at the discretion of the City of Dania Beach.

Reimbursable expenses for printing, courier service, etc. will be invoiced additionally at cost.

Items Not Included:

- Survey
- Landscape Design
- Geotechnical Report
- Civil Engineering
- Revit/BIM
- LEED Services
- Permit Fees
- Engineering (except as noted above)

Additional services beyond the scope of work above if deemed necessary by the Owner, can be provided on an hourly basis at the following rates:

Principal	\$150.00
Project Manager	\$110.00
CAD Operator	\$70.00

We are looking forward to work with you again and will begin immediately upon your endorsement of this proposal.

If you have any inquiries regarding the above information, please do not hesitate to contact our office.

Sincerely,

Juan Justiniano
Vice President

Accepted by: _____ Date: _____

Printed Name: _____

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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000.00.00) FOR DEBRIS HAULING AND DISPOSAL SERVICES FROM BERGERON EMERGENCY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE. (SECONDING READING)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Ordinance



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: Honorable Mayor and Commissioners

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services

DATE: October 24, 2017

RE: Approval to Authorize Expenditure of Funds to Exceed One Million Dollars for Hauling and Disposal Services From Bergeron Emergency Services, Inc.

On September 10, 2017, Hurricane Irma hit Dania Beach and left major debris throughout the City. Public Services under emergency provisions acquired Bergeron Emergency Services, Inc. to handle debris disposal and debris hauling. Therefore, Public Services entered into a disposal and debris hauling agreements with Bergeron Emergency Services, Inc.

BES offered a competitive disposal rate that was more cost effective than the Broward County Interlocal Agreement for vegetative waste. In addition, BES provided the City of Dania Beach with a disposal site that was not shared with any other municipal city. This reduced wait times for our debris hauler by a significant amount.

Funding for debris hauling and debris disposal will exceed the City's monetary threshold and therefore, Public Services are requesting expenditure of City funds that exceeds One Million Dollars (\$1,000,000.00). Two (2) advertised public hearings are being scheduled for this Ordinance,

Funding for debris disposal, debris hauling services will be appropriated from the Hurricane Expense Account No. 001-18-00-519-52-90.

Recommendation

Public Services is recommending the City Commission approve an Ordinance to authorize expenditure of funds for disposal services and hauling services by Bergeron Emergency Services, Inc. in amount to exceed One Million Dollars (\$1,000,000.00).

ORDINANCE NO. 2018-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00) FOR DEBRIS HAULING AND DISPOSAL SERVICES FROM BERGERON EMERGENCY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2, “Certain Expenditures” of Article 3, “Powers of the City”, of the City Code of Ordinances, the City Commission must, by ordinance approve any expenditure of City funds that exceeds One Million Dollars (\$1,000,000.00) after two (2) advertised public hearings of the ordinance; and

WHEREAS, City staff anticipates that funding for debris hauling and debris disposal will exceed the monetary threshold; and

WHEREAS, the expenditure is expected to exceed One Million Dollars (\$1,000,000.00) for debris hauling and debris disposal with Bergeron Emergency Services;

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

Section 1. That the proper City officials are authorized to expend more than One Million Dollars (\$1,000,000.00) relating to the debris hauling and debris disposal provided by Bergeron Emergency Services.

Section 2. That the authorization by the City Commission to exceed more than One Million Dollars (\$1,000,000.00) applies to debris hauling and debris disposal.

Section 3. 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 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 5. That this Ordinance shall take effect immediately at the time of its passage and adoption.

PASSED on first reading on December 11, 2017.

PASSED AND ADOPTED on second reading on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
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)

ADOPT ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE DANIA BEACH COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE TEXT TO ADD AN ELECTRICAL GENERATION FACILITIES LAND USE CLASSIFICATION AS ATTACHED HERETO AND TO AMEND THE FUTURE LAND USE PLAN MAP TO CHANGE THE DESIGNATION OF APPROXIMATELY 373 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT “A” ATTACHED TO THIS ORDINANCE, FROM UTILITIES AND INDUSTRIAL TO ELECTRICAL GENERATION FACILITIES FOR PROPERTY LOCATED AT 3051 SW 30th AVENUE, PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, FLORIDA POWER & LIGHT COMPANY (LU-87-17); PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Staff Report, Ordinance, Application and Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **LU-87-17:** The applicant, Leigh Robinson Kerr and Associates, Inc. on behalf of Florida Power and Light Company (FPL), is requesting amendments to the City's Comprehensive Plan for the property located at 3051 SW 30 Avenue (SECOND READING).

REQUEST

COMPREHENSIVE PLAN TEXT AMENDMENT

To amend the City's Comprehensive Plan to add Electrical Generation Facilities Use category to the Future Land Use Element.

COMPREHENSIVE PLAN MAP AMENDMENT

To change the Future Land Use designation of the existing FPL plant from "Utilities and Industrial" to "Electrical Generation Facilities" on the City's Future Land Use map.

PROPERTY INFORMATION

EXISTING ZONING:	General Industrial (IG)
LAND USE DESIGNATION:	Utilities (U)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The site has been utilized as a power generation facility since 1927 and is currently utilized as such by FPL. In 2002, the Broward County Commission established a new Electrical Generation Facilities category within the Broward County Land Use Plan. The applicant has requested to change the subject site from "Utilities and Industrial" land use designation to "Electrical Generation Facilities" land use designation on the City's Land Use Plan map to be consistent with the Broward County Plan. The request includes both a text amendment and map amendment. The amendment to the text will add a definition of the use and a description of uses permitted on land with Electrical Generation Facilities designation. The map amendment will change the Future Land Use map designation for the property.

The proposed text amendment will read as follows:

u. Electrical Generation Facilities Use

Electrical Generation Facilities Uses are designated on the Land Use Plan Map, to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of the City's and Broward County's population.

The permitted uses in area designated electrical generation facilities are as follows:

Electrical power plants.

Other uses determined to be ancillary to the primary uses.

Recreation and open space uses may also be permitted as long as the location of the uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

This application was reviewed by the State of Florida's Department of Economic Opportunity which "identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted".

Once the change is adopted by the City of Dania Beach the applicant will file for recertification with Broward County.

CITY COMMISSION PREVIOUS ACTION

On September 12, 2017, the City Commission approved the Future Land Use amendment on first reading.

PLANNING AND ZONING BOARD ACTION

On August 16, 2017 the Planning and Zoning Board, recommended approval of the Comprehensive Plan amendments.

ORDINANCE NO. 2017-036

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE DANIA BEACH COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE TEXT TO ADD AN ELECTRICAL GENERATION FACILITIES LAND USE CLASSIFICATION AS ATTACHED HERETO AND TO AMEND THE FUTURE LAND USE PLAN MAP TO CHANGE THE DESIGNATION OF APPROXIMATELY 373 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS ORDINANCE, FROM UTILITIES AND INDUSTRIAL TO ELECTRICAL GENERATION FACILITIES FOR PROPERTY LOCATED AT 3051 SW 30th AVENUE, PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, FLORIDA POWER & LIGHT COMPANY (LU-87-17); PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article 650 "Land Use Plan Amendment", of Chapter 28, "Land Development Code", of the City of Dania Beach (the "City") Code of Ordinances and Section 163.3184, Florida Statutes, the Applicant, Leigh Robinson Kerr & Associates, Inc./Leigh R. Kerr, AICP. on behalf of the property owner, Florida Power & Light Co., has applied to the City for approval of a future land use text amendment to add an Electrical Generation Facilities land use classification to the Future Land Use Element of the City's Comprehensive Plan as provided in Exhibit "B", and a Future Land Use Map ("FLUM") Amendment to the Comprehensive Plan from Utilities and Industrial to Electrical Generation Facilities on an approximately 373 acre parcel located at 3051 SW 30th Avenue as shown in Exhibit "C", and legally described in Exhibit "A"; and

WHEREAS, the City Commission of the City of Dania Beach has conducted duly noticed public hearings, in accordance with Section 163.3184(11), Florida Statutes, on the proposed Amendments; and

WHEREAS, staff recommended approval of the requested Future Land Use Text Amendment and the FLUM Amendment in its report dated September 12, 2017; and

WHEREAS, the City's Planning and Zoning Board, sitting as the Local Planning Agency, reviewed this request at its August 16, 2017 meeting and voted to recommend approval of this request; and

WHEREAS, after reviewing the Local Planning Agency's recommendation, the recommendation of City staff, and the comments from the public, the City Commission finds the proposed Future Land Use Text Amendment, attached as Exhibit "B" and the FLUM amendment to the City's Comprehensive Plan, as shown in Exhibit "C" for property legally described in Exhibit "A" to this Ordinance, are in compliance with and consistent with Florida law and its adopted Comprehensive Plan;

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

Section 1. That the foregoing Whereas clauses are ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That pursuant to Section 163.3184, Florida Statutes, the Future Land Use Text Amendment to add the Electrical Generation Facilities land use classification, attached as Exhibit "B" and the FLUM Amendment to the Comprehensive Plan for the Property, legally described in Exhibit "A," from Industrial and Utilities to Electrical Generation Facilities as shown in Exhibit "C", are adopted.

Section 3. That the City staff is authorized to transmit the Amendment to the Florida Department of Community Affairs and other state agencies pursuant to the requirements of Chapter 163.3184, Florida Statutes.

Section 4. That City staff is authorized to transmit an application to the Broward County Planning Council to request amendment of the Broward County Land Use Plan map and to request recertification of the City's Future Land Use Plan including the Future Land Use Plan Map.

Section 5. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 7. That the effective date of this Amendment shall be after the second reading and adoption of the amendment by the City Commission and, subsequently, the date a final order is issued by the Florida Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes.

PASSED AND ADOPTED on first reading on September 12, 2017.

PASSED AND ADOPTED on second and final reading on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

SKETCH AND DESCRIPTION

FP & L

LAUDERDALE PLANT

Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is in based on a survey by A.R. Toussaint & Associates, Inc., dated June 1989, provide by Florida Power & Light and Company.
4. Bearings shown hereon are referenced to the North-South centerline of section 30-50-42, having a bearing of N 01°41'25" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: A = Arc Length; C = Calculated; Δ = Central Angle; D = Per Deed; FP&L = Florida Power & Light; L.B. = Licensed Business; Ms = Measured; MHW = Mean High Water; NAD = North American Datum; O.R.B. = Official Records Book; ORD = Ordinance Number; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.B.C.F. = Public Records of Broward County Florida; R = Radius; R/W = Right-of-Way; S.F. = Square Feet; S.F.W.M.D. = South Florida Water Management District;

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 8/14/2017


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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				SCALE:	1" = 300'
		DATE:	08/04/2017		
		BY:	G.Y.C.		
		CHECKED:	J.T.D.		
		F.B.	PG.		
		SHEET	1 OF 10		

SKETCH AND DESCRIPTION

FP & L

LAUDERDALE PLANT

Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A PORTION OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND A PORTION OF SECTIONS 19, 20 AND 30 TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE S 01°41'18" E, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.58 FEET TO THE APPROXIMATE CENTERLINE OF DANIA CUT-OFF CANAL, BEING THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED BOUNDARY:

FROM SAID POINT OF BEGINNING; THENCE S 88°44'30" W, ALONG SAID APPROXIMATE CENTERLINE, FOR 3247.52 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL (C-11, 260' WIDE R/W), AS SHOWN ON ROUTE 441 RESOURCE RECOVERY SITE PLAT RECORDED IN PLAT BOOK 132 AT PAGE 41 P.R.B.C.F.; THENCE N 35°44'42" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 450.45 FEET; THENCE N 20°05'06" E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 1200.99 FEET TO A POINT ON THE COMMON SECTION LINE BETWEEN SECTION 25-50-41 AND SECTION 30-50-42; THENCE N 22°11'30" E FOR 847.25 FEET; THENCE N 22°17'02" E, ALONG EASTERLY LINE OF PARCEL 2-A, AS DESCRIBED IN O.R.B. 14269 AT PAGE 344 P.R.B.C.F.; THENCE N 33°08'26" E, CONTINUING ALONG EASTERLY LINE OF SAID PARCEL 2-A, FOR 321.26 FEET; THENCE N 38°52'20" E, ALONG LAST DESCRIBED LINE, FOR 390.68 FEET; THENCE N 61° 13' 50" E, CONTINUING ALONG EASTERLY LINE OF SAID PARCEL 2-A, FOR 667.79 FEET TO A POINT ON THE NORTH LINE OF THE NW ¼ OF SECTION 30-50-42; THENCE S 88°56'29" E, ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF PARCEL I, AS DESCRIBED IN O.R.B. 16063 AT PAGE 576 P.R.B.C.F., FOR 974.55 FEET TO THE NORTH ¼ CORNER; THENCE S 01°20'31" E, ALONG THE EAST LINE OF THE NW ¼ OF SECTION 30-50-42, FOR 125.00 FEET; THENCE N 66°27'10" E, CONTINUING ALONG THE SOUTHERLY LINE OF LAST DESCRIBED PARCEL I, FOR 2444.55 FEET; THENCE N 03°32'19" W, ALONG A LINE 275 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 19-50-42, FOR 180.00 FEET; THENCE N 26°21'15" E FOR 551.19 FEET TO A POINT ON THE COMMON SECTION LINE BETWEEN SECTION 19-50-42 AND SECTION 20-50-42; THENCE N 03°32'19" W ALONG WEST LINE OF SAID SECTION 20, FOR 460.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF THE SW ¼ OF SAID SECTION 20; THENCE N 89°20'02" E, ALONG NORTH LINE OF SAID SOUTH ½ OF NORTH ½ OF SW ¼ OF SECTION 20, FOR 1276.06 FEET; THENCE S 02°43'26" E, ALONG THE WEST LINE OF PARCEL DESCRIBED IN O.R.B. 15765 AT PAGE 565 P.R.B.C.F. FOR 568.15 FEET; THENCE S 03°59'55" W, CONTINUING ALONG LAST DESCRIBED DEED LINE, FOR 796.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ¼ OF THE SW ¼ OF SAID SECTION 20; THENCE S 89°38'50" W, ALONG THE NORTH LINE OF LAST DESCRIBED SOUTH ¼, ALSO BEING THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 13396 AT PAGE 92 P.R.B.C.F., FOR 515.16 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 20; ; THENCE S 03°07'49" E, ALONG THE WEST LINE OF THE SE ¼, OF SW ¼, OF SW ¼, OF SECTION 20, ALSO BEING THE WEST LINE OF LAST DESCRIBED RECORDED PARCEL, FOR 680.05 FEET TO THE SOUTHWEST CORNER OF SAID SE ¼, SW ¼, SW ¼; THENCE S 89°48'27" W, ALONG THE SOUTH LINE OF THE SW ¼ OF SECTION 20, FOR 643.77 FEET TO THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30; THENCE S 01°41'35" E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 30-50-42, FOR 678.23 FEET; THENCE S 89°34'28" W FOR 100.02 FEET; THENCE S 01°41'35" E, ALONG A LINE 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NE ¼, FOR 900 FEET;

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SKETCH AND DESCRIPTION

FP & L

LAUDERDALE PLANT

Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

THENCE S 58°55'51" W FOR 513.52 FEET; THENCE S 00°59'09" E FOR 150.00 FEET; THENCE S 89°00'51" W FOR 150.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CENTRAL ANGLE OF 24°35'20", A RADIUS OF 300.00 FEET, FOR AN ARC DISTANCE OF 128.75 FEET TO THE POINT OF TANGENT; THENCE S 64°25'31" W FOR 250.00 FEET; THENCE S 86°37'11" W FOR 144.67 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN O.R.B. 15188 AT PAGE 433 P.R.B.C.F.; THENCE S 86°20'16" W, ALONG THE NORTH LINE OF LAST DESCRIBED RECORDED PARCEL, FOR 976.33 FEET; THENCE S 01°41'18" E, ALONG THE WEST LINE OF LAST DESCRIBED RECORDED PARCEL, FOR 400.00 FEET; THENCE N 88°12'52" W, ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE ¼ OF SAID SECTION 30, FOR 161.61 FEET; THENCE S 89°09'16" W FOR 138.70 FEET; THENCE S 01°41'18" E FOR 50.01 FEET; THENCE S 89°09'16" W FOR 100.01 FEET TO A POINT ON THE WEST LINE OF THE SE ¼ OF SAID SECTION 30; THENCE S 01°41'18" E, ALONG THE WEST LINE OF SAID SE ¼, FOR 793.62 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION OF THE DANIA CUT-OFF CANAL WHICH LIES BELOW THE MEAN HIGH WATER LINE.

LESS AND EXCEPTING THE FOLLOWING: (CITY OF HOLLYWOOD)

THAT PORTION OF THE NORTH (N ½) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 30 TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, LYING NORTH OF THE DANIA CUT-OFF CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE S 01°41'18" E, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.58 FEET TO THE APPROXIMATE CENTERLINE OF DANIA CUT-OFF CANAL, BEING THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED BOUNDARY:

FROM SAID POINT OF BEGINNING; THENCE S 88°44'30" W, ALONG SAID APPROXIMATE CENTERLINE, FOR 940.99 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE EXTENDED OF THE "RESUBDIVISION OF DAVIS ISLES SECTION 3" AS RECORDED IN PLAT BOOK 43 PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE MUNICIPAL LIMITS OF THE CITY OF HOLLYWOOD AS DESCRIBED IN CITY OF HOLLYWOOD ORDINANCE NUMBER 89-72; THENCE N 01°43'41" W ON SAID EAST BOUNDARY LINE FOR 800.46 FEET TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF PARCEL "I", OF "PORT 95 COMMERCE PARK", AS RECORDED IN PLAT BOOK 144, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 89°09'19" W ON SAID NORTHERLY LINE FOR 941.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SE ¼ OF SAID SECTION 30; THENCE S 01°41'18" E, ALONG THE WEST LINE OF SAID SE ¼, FOR 793.62 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION OF THE DANIA CUT-OFF CANAL WHICH LIES BELOW THE MEAN HIGH WATER LINE.

SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA, CONTAINING TOTAL NET 16,284,498 SQUARE FEET (373.8406 ACRES), MORE OR LESS.

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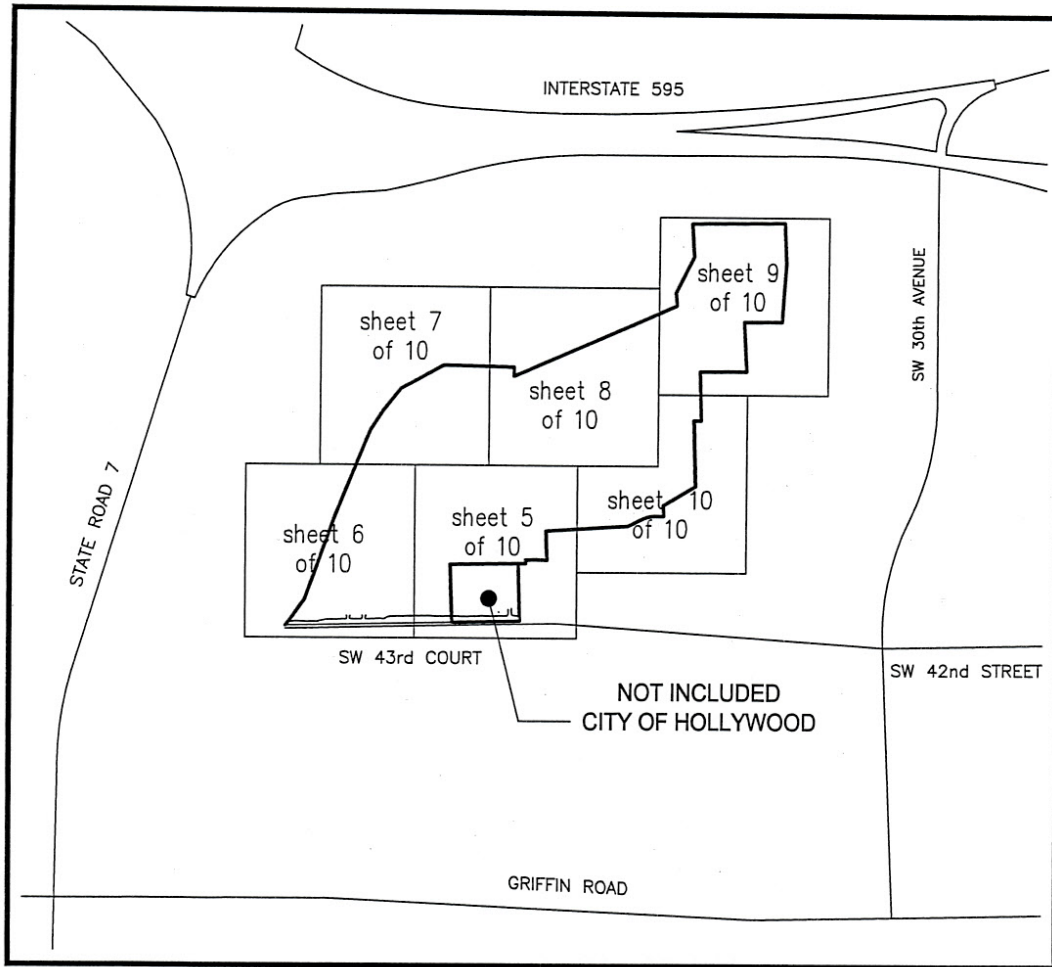
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SKETCH AND DESCRIPTION

FP & L

LAUDERDALE PLANT

Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



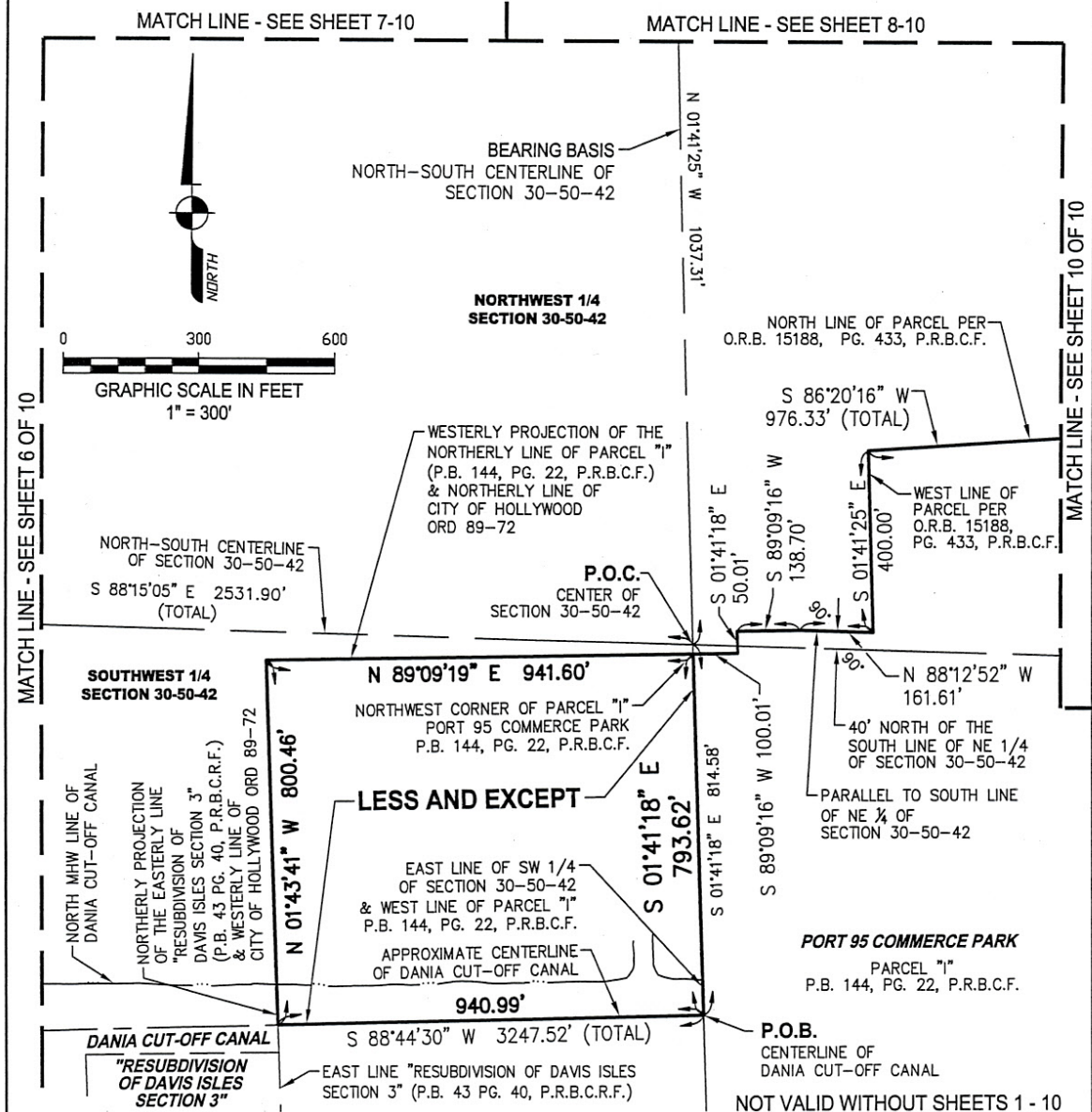
LOCATION SKETCH

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SKETCH AND DESCRIPTION F P & L

LAUDERDALE PLANT
Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



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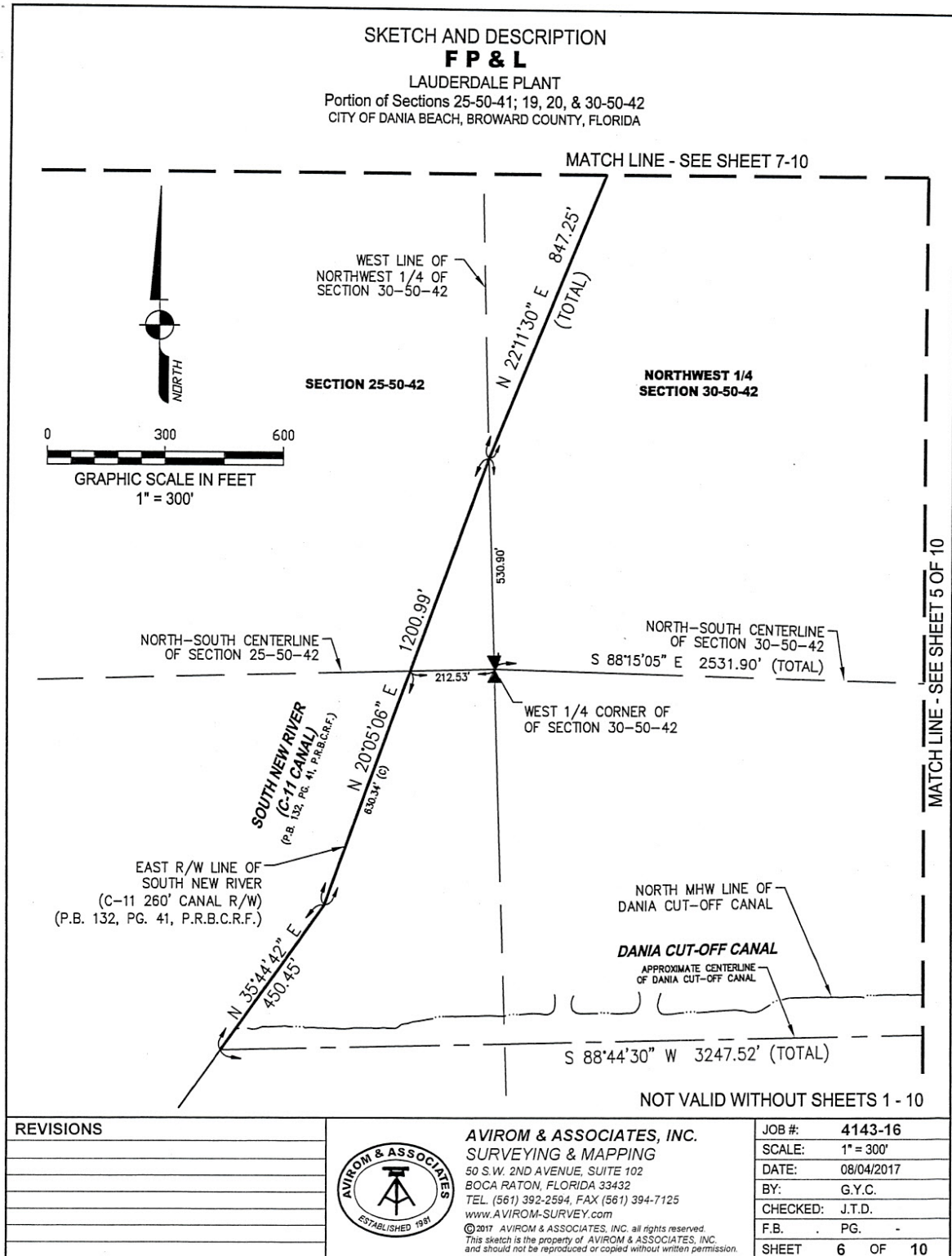
DATE: 08/04/2017

BY: G.Y.C.

CHECKED: J.T.D.

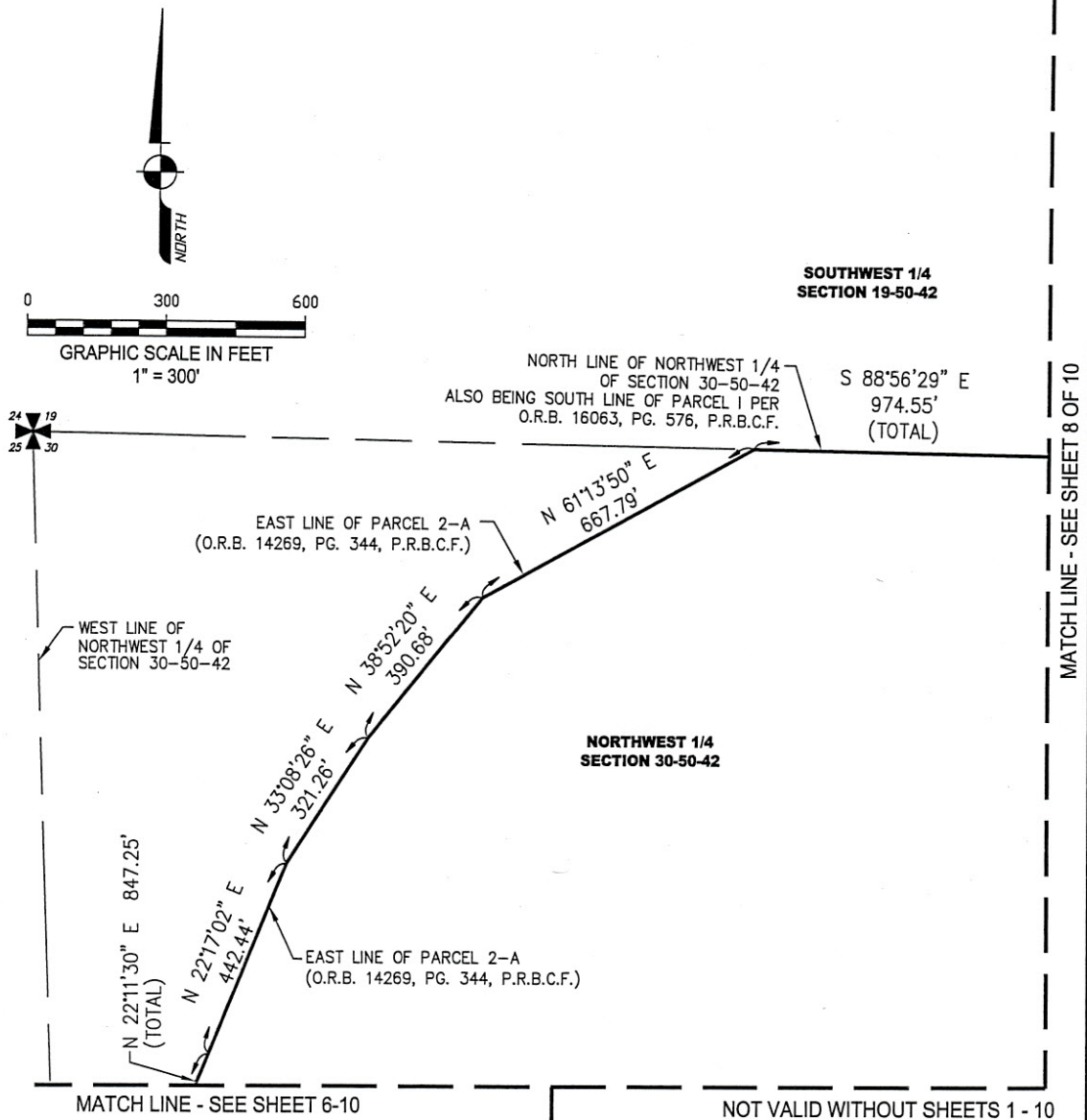
F.B. PG. -

SHEET 5 OF 10



**SKETCH AND DESCRIPTION
F P & L**

LAUDERDALE PLANT
Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



REVISIONS



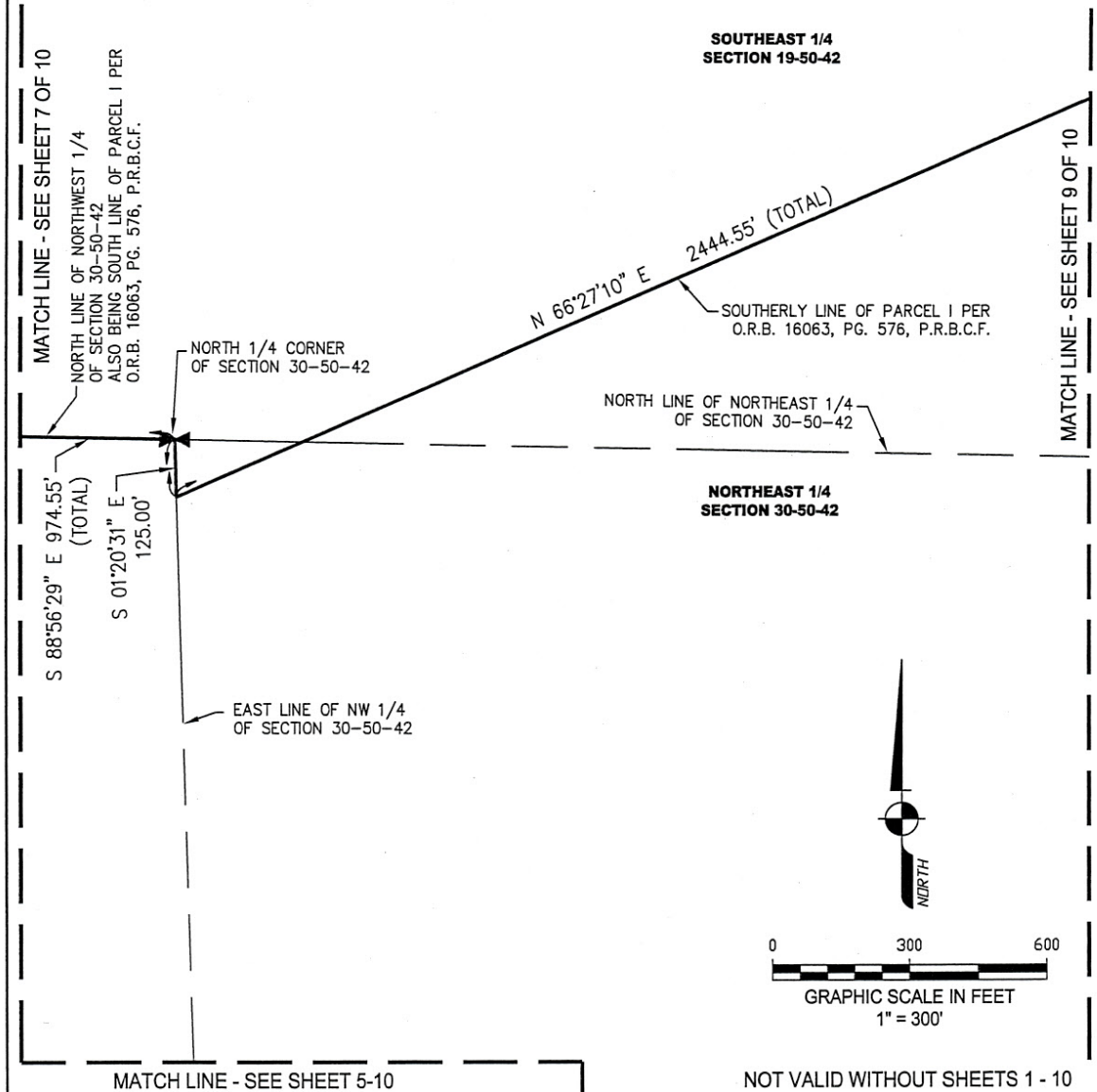
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F.B.	PG. -
SHEET	7 OF 10

**SKETCH AND DESCRIPTION
F P & L**

LAUDERDALE PLANT
Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



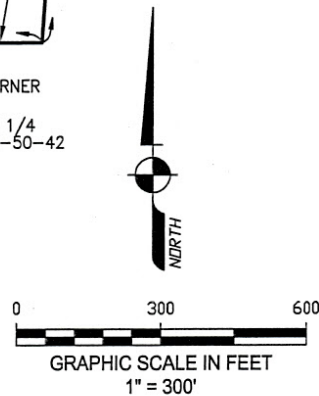
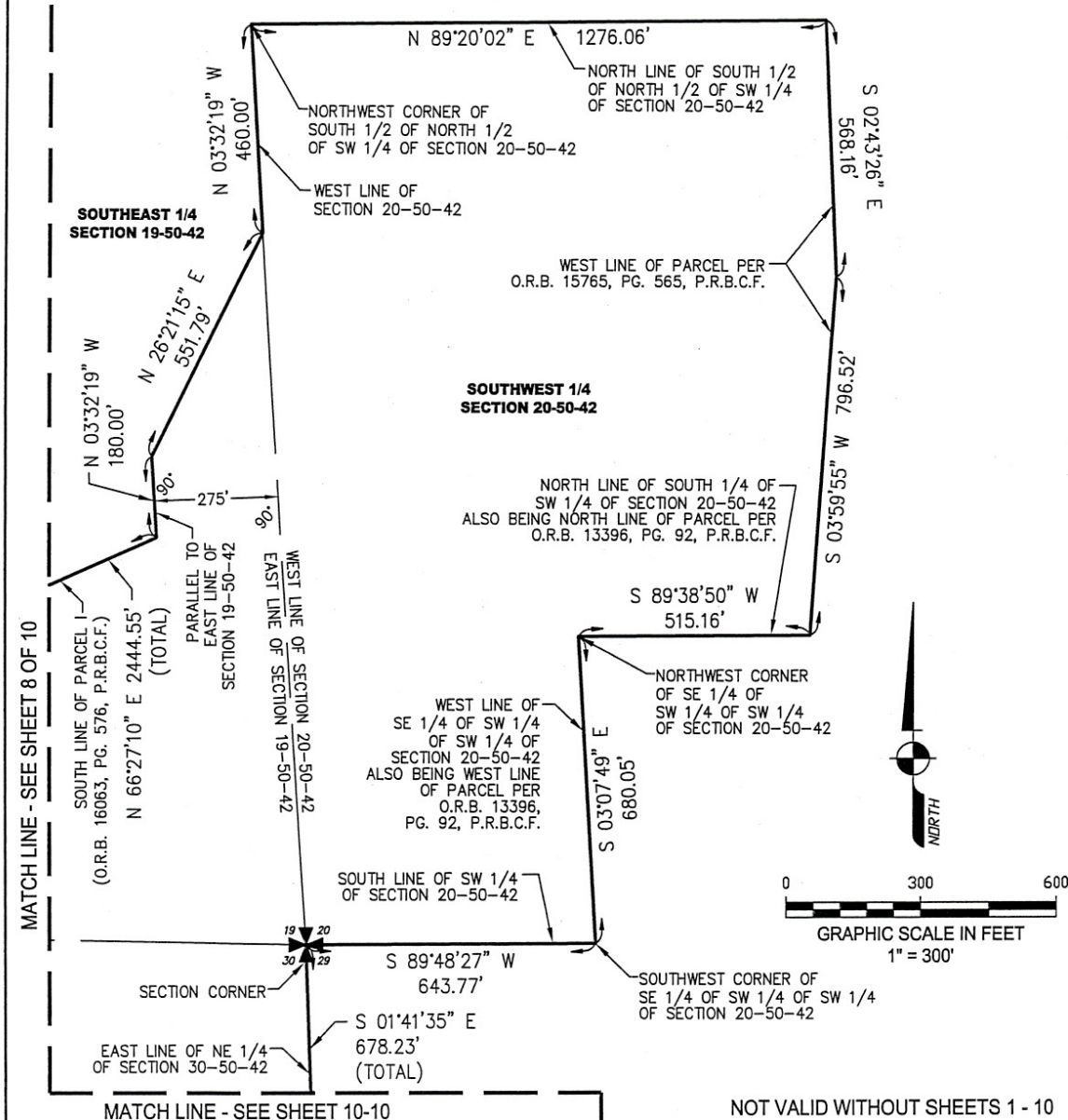
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		SHEET 8 OF 10	

SKETCH AND DESCRIPTION

FP & L

LAUDERDALE PLANT

Portion of Sections 25-50-41; 19, 20, & 30-50-42
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



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		CHECKED:	J.T.D.
		F.B.	PG. -
		SHEET	9 OF 10

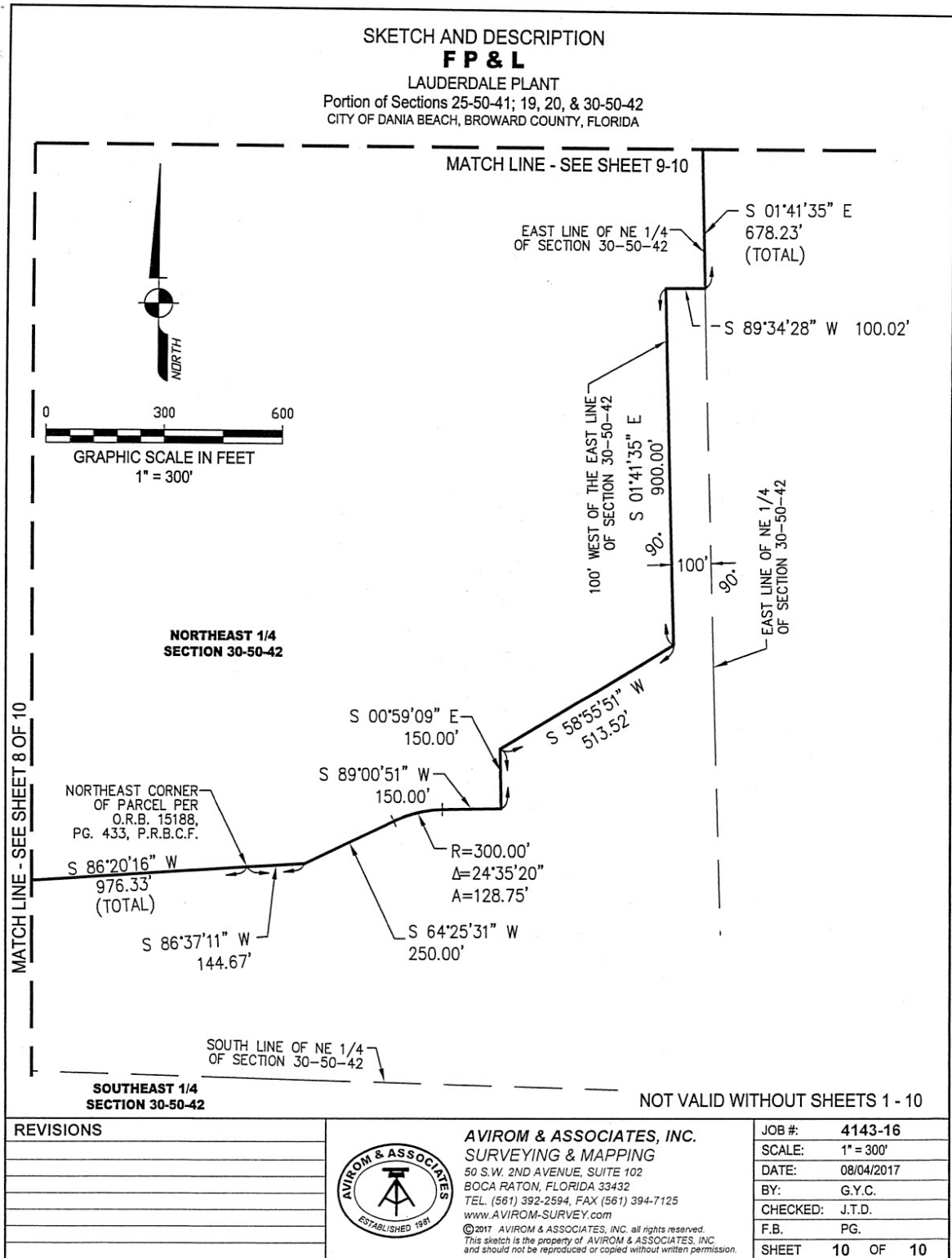


EXHIBIT B

Proposed Text Amendment **To the City of Dania Beach Comprehensive Plan** (revisions indicated in strike-thru/underline)

Future Land Use Element

C. Land Requirements

1. Permitted Uses for the City of Dania Beach Land Use Plan

u. Electrical Generation Facilities Use

Electrical Generation Facilities Uses are designated on the Land Use Plan Map, to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of the City's and Broward County's population.

The permitted uses in areas designated electrical generation facilities are as follows:

Electrical power plants.

Other uses determined to be ancillary to the primary uses.

Recreation and open space uses may also be permitted as long as the location of the uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

ORDINARY MEETINGS 550



808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

FPL DANIA BEACH

Application for Amendment to the City of Dania Beach Land Use Plan

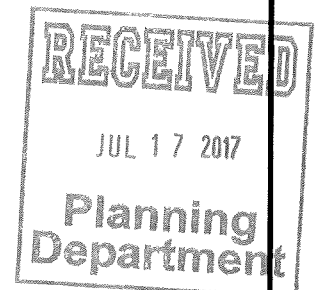
Map & Text Amendment

July 17, 2017

Prepared By:

**Leigh Robinson Kerr
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, FL 33301
Phone: (954) 467-6308 Fax: (954) 467-6309
Lkerr808@bellsouth.net
Established 1985



TABLES

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ATTACHMENTS

Proposed Text Amendment	I
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EXHIBITS

Location Map - Aerial	A1
Location Map	A2
Current Future Land Use	B
Proposed Future Land Use	C

APPENDIX

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

Corinne Lajoie AICP, LEED GA
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004
phone: (954) 924-6805 X3704
cchurch@ci.dania-beach.fl.us

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

To be provided.

- E. Description of public notification procedures followed for the amendment by the local government.

Per Chapter 163, F.S.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, FL 33408
Contact: Jeffrey Conte
E: Jeffrey.Conte@fpl.com

- B. Name, title, address, telephone, facsimile number and email of the agent.

Dennis D. Mele, Esquire
Greenspoon Marder
200 E. Broward Boulevard, 18th Floor
Fort Lauderdale, FL 33301
Ph: 954-527-2409
Email: dennis.mele@gmlaw.com

Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard #104
Fort Lauderdale, FL 33301

- B. Sealed survey, including legal description of the area proposed to be amended.

Please see Appendix I.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see Exhibit A: Location Map.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

TABLE 1 CURRENT AND PROPOSED LAND USE DESIGNATIONS			
	Acres	Current	Proposed
Dania Beach	325	Utility	Electrical Generation Facilities
	48	Industrial	Electrical Generation Facilities
Broward County	373	Electrical Generation Facilities	Electrical Generation Facilities

- B. Current land use designations for the adjacent properties.

The current land use designations for the properties surrounding the amendment site are provided below:

TABLE 2 ADJACENT LAND USES		
	CITY	COUNTY
North	Industrial, Utilities	Commerce
South	Industrial Utilities Water	Commerce EGF* Water
East	Industrial Utilities	Commerce Community EGF*

the guidelines of both the City and the County Land Use Plans, which is consistent with the analysis done in 2002 by Broward County. Therefore, the analysis that follows examines the capacities of the various facilities and the availability of capacity to support the land-use change.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development project such as a site plan, plat or DRI.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The area west of Ravenswood Road is served by Broward County Utilities. Broward County 201 Wastewater Facilities Plan in turn provides that wastewater from Dania Beach be treated by the City of Hollywood Wastewater Treatment Facility.

TABLE 4 SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	36.26 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The area west of Ravenswood Road is served by Broward County Utilities. Broward County entered into a large user agreement with the City of Hollywood for the provision of water for Dania Beach.

The below table excerpted from the Dania Beach Comprehensive Plan indicates a sufficient supply of potable water is available to serve the site.

TABLE 6 Dania Beach Water Demand v. Supply						
Year	City Service Area Demand vs Supply			County Service Area Demand vs Supply		
	Population	Avg Flow MGD	Total Water Supply Available	Population	Avg Flow MGD	Total Water Supply Available from Hollywood
2008	16317	2.4	2.9	15247	3.8	3.8
2010	16568	2.4	2.9	15712	3.9	3.9
2015	20054	2.8	3.1	16992	4.4	4.4
2020	22869	3.1	3.1	18173	4.7	4.7
2025	24192	3.4	4.1	18959	5	5
2028	24601	3.6	4.1	19403	5.2	5.2

Source City of Dania Beach Potable Water Sub-Element

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 7 PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25.19 MGD
SFWMD Permitted Withdrawal	34.9 MGD MGD
Expiration Date of SFWMD Permit	April 10, 2028

Source: Hollywood Utilities Element Potable Water January 2015; ; City of Hollywood Correspondence dates 2/2/2017

Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 **Fx:** 954.921-3481
Email: wzephyr@hollywoodfl.org

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The City adheres to the minimum standards of Broward County and the South Florida Water Management District and establishes the following levels of service.

Road Protection

Residential and primary streets crown elevation meet the minimum elevations as published on the Broward County 10 year Flood Criteria Map.

Buildings

The lowest floor elevation shall not be lower than the elevation published on the Broward County 100 year flood elevation map or 18 inches above the adjacent crown of road for residential and 6 inches above the adjacent crown of road for commercial/industrial.

Storm Sewers

Shall be designed using the Florida Department of Transportation Zone 10 rainfall curves.

Flood Plain Routing

Modified SCS routing method as established by the SFWMD "Basis of Review".

Best Management Practice

Efforts shall be utilized to use best management practice to reduce pollutants entering the groundwater.

2. Identify the drainage district and drainage systems serving the amendment area.

The primary drainage system of the City of Dania Beach, as well as Broward County, is controlled by the canal and pump system of the South Florida Water Management District (SFWMD). The SFWMD maintains a canal and pump systems and controls discharge based on the capacity of the system to remove storm water. Drainage systems primarily consist of

Name: Joe Heilman
Position: Natural Resource Specialist II
Agency: Broward County Water Management Division
Address: 2555 W. Copans Road Pompano Beach, FL 33069
Email: E-mail: JHeilman@Broward.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

Solid waste pickup services are provided by Waste Management of Florida. Waste is collected and hauled to the Reuter Recycling Facility. Waste from Reuter is transported to Monarch Hill or elsewhere in the Waste Management system of facilities. The landfill capacity is approximately 24,000,000 cubic yards. The landfill demand is approximately 3,000 tons per day. The Waste Management facility has sufficient capacity to handle the proposed amendment area. Plant capacity is not expected to increase in the next 5 years.

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

N/A. This amendment does not propose residential uses.

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

TABLE 9 EXISTING ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<i>NORTH-SOUTH</i>							
RAVENSWOOD ROAD N of Griffin Road	2	7800	13320	D	741	1197	D
SW 30 th AVE N of Griffin Road	2	7400	13320	D	703	1197	D
SR7/441 N of Stirling Road	6	52500	59900	C	4988	5390	C
N of Griffin Road	6	46500	59900	C	4418	5390	C
<i>EAST-WEST</i>							
GRIFFIN ROAD E of SR7	6	29000	59900	C	2755	5390	C
E of I95	6	15100	59900	C	1435	5390	C
SW 42 STREET E of SW 30 Ave	2	3600	13320	C	342	1197	C
E of Ravenswood Rd	2	6800	13320	D	646	1197	D

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

The requested change from Utility and Industrial to Electrical Generation Facilities results in a trading of landuse categories with equal intensity under the guidelines of the both the City and the County Land Use Plans, which is consistent with the analysis done in 2002 by Broward County. Therefore, there is no change in impact.

4. Provide any transportation studies relating to this amendment, as desired.

None provided at this time.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

TABLE 12 MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
6	Griffin Rd/ SW 30 Ave/ Ravenswood Rd	30- min. headways	60- min. headways
15	Griffin Rd	60- min. headways	None

2. Quantify the change in demand resulting from this amendment.

The requested change from Utility and Industrial to Electrical Generation Facilities results in a trading of land-use categories with equal intensity under the guidelines of the both the City and the County Land Use Plans, which is consistent with the analysis done in 2002 by Broward County. Therefore, there is no change in impact.

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site. However, LAPC #23 is located to the west.

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any "Priority Planning Areas for Sea Level Rise" and if so, how they will be protected or mitigated.

A review of the Priority Planning Area Map indicates the subject site is located within a Priority Planning Area. The applicant will work with the City and Broward County with regard to enhanced flood protection and adaptation from rising sea levels.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The following have been observed on site. Little Blue Heron (*Egretta caerulea*); Tricolored Heron (*Egretta tricolor*); Least Tern (*Sternula antillarum*); West Indian Manatee (*Trichechus manatus*). No known specific habitat on site except for cooling canals.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any listed species on the site.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield

The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area's natural features

the amendment will facilitate redevelopment and promote approved redevelopment plans.

The subject site is not located within a CRA or CDBG area.

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is located adjacent to the City of Hollywood

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

POLICY 2.11.9 Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise. (f/k/a Policy 70 and Policy 8.01.20(3))

POLICY 2.11.10 Broward County shall coordinate land use plan amendment proposals to designate sites to the Electrical Generation Facility land use category with the Florida Electrical Power Plant Siting Act, as amended, and ensure such amendments are consistent with the Act. (f/k/a Policy 71 and Policy 8.09.02)

POLICY 3.4.5 Local Governments. Florida Power and Light Company, developers and landowners should coordinate and cooperate with one another with respect to the utilities route selection and location of electric facilities to ensure the future electrical energy needs of Broward County residents will be served. New electric transmission lines subject to the Florida Transmission Lines Siting Act should be sited in a manner that will consolidate such lines within existing corridors and that new corridors should be planned in coordination with land use plans of local governments (f/k/a Policy 8.01.20(1))

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

Objective XXIII Continue to implement those requirements and procedures which ensure consistency between the Broward County Land Use Plan and the Dania Beach Land Use Plan. (B.C.O.#13.01.00).

Policy 23.1 The land use plans and plan amendments of Dania each shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council. (B.C.P. #13.01.06)

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

Not applicable.

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

Not applicable.

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

Not applicable.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Not applicable.

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.

To be provided with transmittal.

Attachment 1

Proposed Text Amendment To the City of Dania Beach Comprehensive Plan (revisions indicated in strike-thru/underline)

Future Land Use Element

C. Land Requirements

1. Permitted Uses for the City of Dania Beach Land Use Plan

u. Electrical Generation Facilities Use

Electrical Generation Facilities Uses are designated on the Land Use Plan Map, to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of the City's and Broward County's population.

The permitted uses in areas designated electrical generation facilities are as follows:

Electrical power plants.

Other uses determined to be ancillary to the primary uses.

Recreation and open space uses may also be permitted as long as the location of the uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

FPL DANIA BEACH
LAND USE PLAN AMENDMENT



EXHIBIT A1: LOCATION AERIAL



Subject Property



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

1 inch = 1,125 feet

FPL DANIA BEACH LAND USE PLAN AMENDMENT



EXHIBIT B: CURRENT FUTURE LAND USE

1 inch = 1,000 feet



Subject Property



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

APPENDIX

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

July 17, 2017

Via E-mail: wzephyr@hollywoodfl.org

Mr. Wilford Zephyr
Department of Public Utilities
Engineering & Construction Services
City of Hollywood
2600 Hollywood Boulevard, Room 308
Hollywood, FL 33022-9045

**Re: "FPL Dania Beach" Land Use Plan Amendment –
Sanitary Sewer & Potable Water Analysis**

Mr. Zephyr:

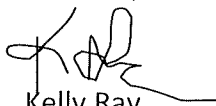
My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. The subject site is served by City of Hollywood Utilities. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer and Potable Water.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The requested change from Utility and Industrial to Electric Generation Facility results in to a trading of land-use categories with equal intensity under the guidelines of the both the City and the County Land Use Plans. Accordingly, both the impacts and the existing use are the same as they are for the proposed use in this regard. The analysis is consistent with Broward County's 2002 analysis (In 2002, the Broward County Commission established a new Electrical Generation Facility category within the Broward County Land Use Plan), which reflects that there will be no measurable impact to the facility and services under the change of land use.

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	55.5 MGD	55.5 MGD
Projected Plant Demand	55.5 MGD	55.5 MGD
Planned Plant Expansions	Expansions planned to accommodate projected flows	
Funding Sources	Revenue bonds	
Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dates 2/2/2017		

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

Name: Wilford Zephyr, PE, LEED AP, CFM
Position: City of Hollywood Public Utilities
Address: 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 **Fx:** 954.921-3481
Email: wzephyr@hollywoodfl.org

Source: Hollywood Utilities Element Potable Water January 2015; City of Hollywood Correspondence dates 2/2/2017

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Biscayne Aquifer: 11,205 MGD

Florida Aquifer System-Floridan Wellfield: 3,168 MGD

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence dates 2/2/2017

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

The requested change from Utility and Industrial to Electric Generation Facility results in to a trading of land-use categories with equal intensity under the guidelines of the both the City and the County Land Use Plans. Accordingly, both the impacts and the existing use are the same as they are for the proposed use in this regard. The analysis is consistent with Broward County's 2002 analysis (In 2002, the Broward County Commission established a new Electrical Generation Facility category within the Broward County Land Use Plan), which reflects that there will be no measurable impact to the facility and services under the change of land use.

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

Projected Capacity & Demand – Potable Water		
	2020	2025
Projected Plant Capacity	59.5 MGD	59.5 MGD
Projected Plant Demand	23.9 MGD	24.1 MGD
Planned Plant Expansions	None	

Source: Hollywood Utilities Element Potable Water January 2015; City of Hollywood Correspondence dates 2/2/2017

FPL DANIA BEACH
LAND USE PLAN AMENDMENT

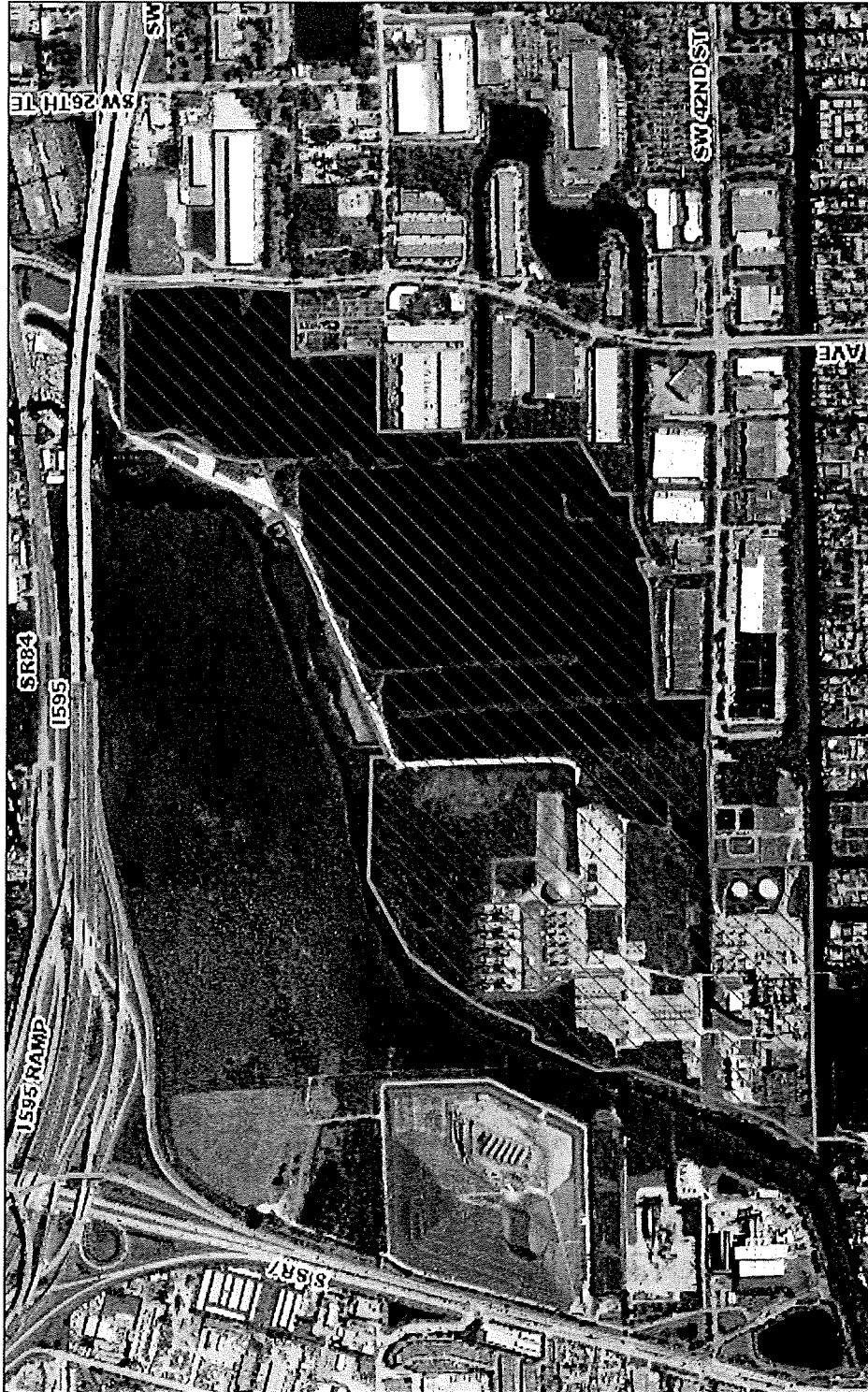
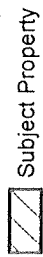


EXHIBIT A1: LOCATION AERIAL



Subject Property

1 inch = 1,125 feet



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Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

July 17, 2017

Via E-mail: JHeilman@Broward.org

Joe Heilman
Natural Resource Specialist II
Broward County Water Management Division
2555 W. Copans Road
Pompano Beach, FL 33069

Re: "FPL Dania Beach" Land Use Plan Amendment – Drainage Analysis

Mr. Heilman:

My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Flood Plain Routing

Modified SCS routing method as established by the SFWMD "Basis of Review".

Best Management Practice

Efforts shall be utilized to use best management practice to reduce pollutants entering the groundwater.

2. Identify the drainage district and drainage systems serving the amendment area.

The primary drainage system of the City of Dania Beach, as well as Broward County, is controlled by the canal and pump system of the South Florida Water Management District (SFWMD). The SFWMD maintains a canal and pump systems and controls discharge based on the capacity of the system to remove storm water. Drainage systems primarily consist of storm sewers, exfiltration trench systems and onsite retention/detention systems.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All drainage improvements will be those approved by the Florida Department of Environmental Protection (FDEP) as identified during the SCA review.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The Surface Water Management Plan was approved through the Power Plant Siting Act (PPSA), which is the State of Florida's process for the licensing of Plants through its Department of Environmental Protection and is permitted under #PA89-26.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

FPL DANIA BEACH
LAND USE PLAN AMENDMENT

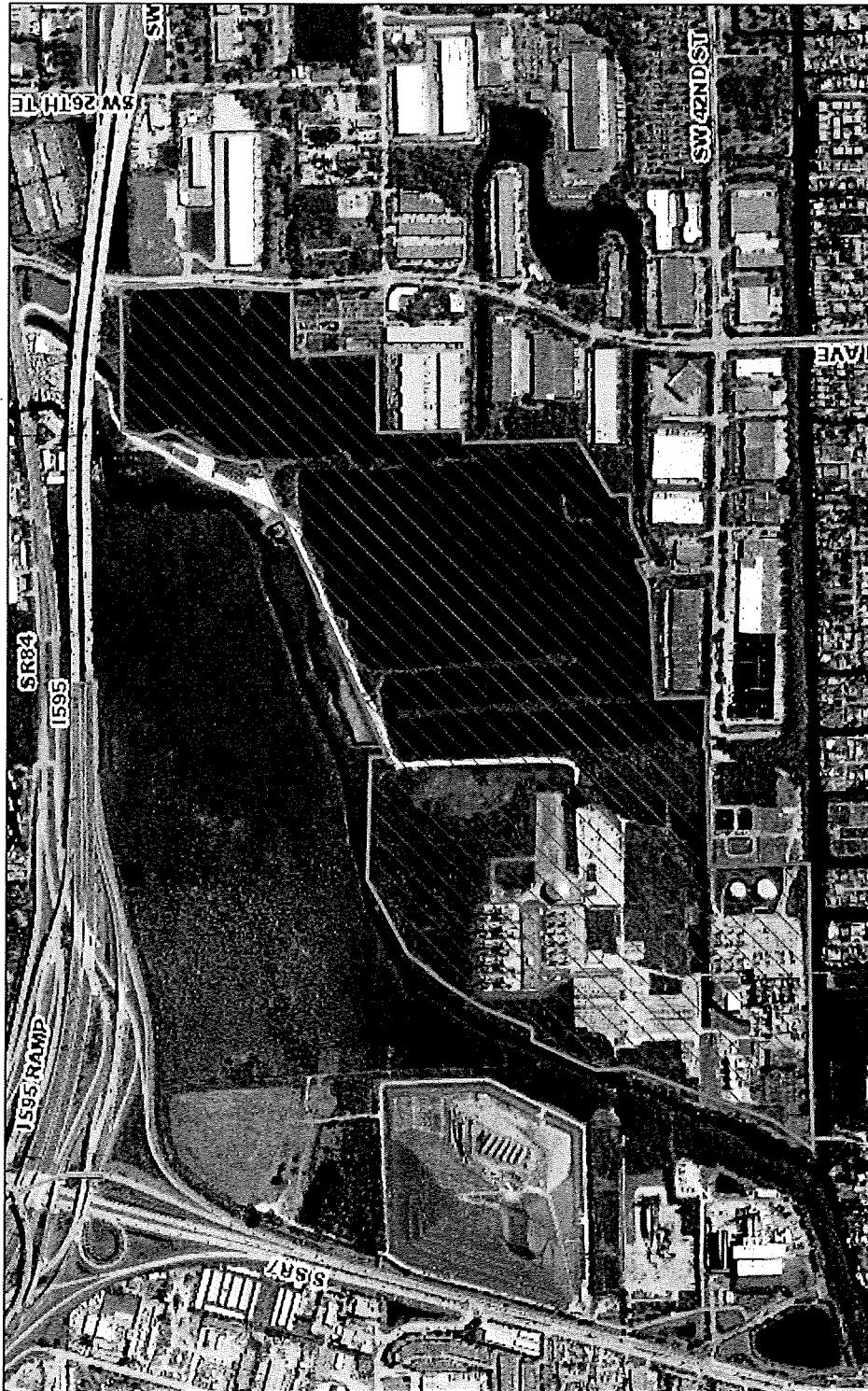


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Ph: 954-467-6308 E: Lkerr808@bellsouth.net

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

July 17, 2017

Via E-mail: rkaplan@wm.com

Ronald Kaplan, Senior Counsel
Waste Management Inc. of Florida
2700 Wiles Road
Pompano Beach FL 33073

Re: "FPL Dania Beach" Land Use Plan Amendment – Solid Waste

Mr. Kaplan:

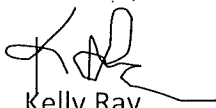
My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

Solid waste pickup services are provided by Waste Management of Florida. Waste is collected and hauled to the Reuter Recycling Facility. Waste from Reuter is transported to Monarch Hill or elsewhere in the Waste Management system of facilities. The landfill capacity is approximately 24,000,000 cubic yards. The landfill demand is approximately 3,000 tons per day. The Waste Management family has sufficient capacity to handle the proposed amendment area. Plant capacity is not expected to increase in the next 5 years.

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The requested change from Utility and Industrial to Electric Generation Facility results in to a trading of land-use categories with equal intensity under the guidelines of the both the City and the County Land Use Plans. Accordingly, both the impacts and the existing use are the same as they are for the proposed use in this regard. The analysis is consistent with Broward County's 2002 analysis (In 2002, the Broward County Commission established a new Electrical Generation Facility category within the Broward County Land Use Plan), which reflects that there will be no measurable impact to the facility and services under the change of land use.

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix III: Solid Waste Correspondence and below:

Name: Ronald Kaplan, Senior Counsel
Agency: Waste Management Inc. of Florida
Address: 2700 Wiles Road, Pompano Beach FL 33073
Ph: 954-984-2021

APPENDIX V
Mass Transit Letter

A. PROJECT INFORMATION

The site is currently utilized by FPL as a power generation facility. In 2002, the Broward County Commission established a new Electrical Generation Facility category within the Broward County Land Use Plan. This application is a request to change the subject site from Utilities to Electrical Generation Facility on the City of Dania Beach Land Use Plan to be consistent with the Broward County Plan, which is required under the Broward County Charter. The request includes both a text amendment and a map amendment to the City of Dania Beach Comprehensive Plan.

The proposed amendment site contains approximately 373 acres. The amendment site is generally situated on the north side of Dania Cut-off Canal and east of the South Fork of the New River.

CURRENT AND PROPOSED LAND USE DESIGNATIONS

Acres	Current	Proposed
325	Utility	Electrical Generation Facility
48	Industrial	Electrical Generation Facility

B. MASS TRANSIT

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
6	Griffin Rd/ SW 30 Ave/ Ravenswood Rd	30- min. headways	60- min. headways
15	Griffin Rd	60- min. headways	None

2. Quantify the change in demand resulting from this amendment.

The requested change from Utility and Industrial to Electric Generation Facility results in to a trading of land-use categories with equal intensity under the guidelines of the both the City and the County Land Use Plans. Accordingly, both the impacts and the existing use are the same as they are for the proposed use in this regard. The analysis is consistent with Broward County's 2002 analysis (In 2002, the Broward County Commission established a new Electrical Generation Facility category within the Broward County Land Use Plan), which reflects that there will be no measurable impact to the facility and services under the change of land use.

FPL DANIA BEACH
LAND USE PLAN AMENDMENT

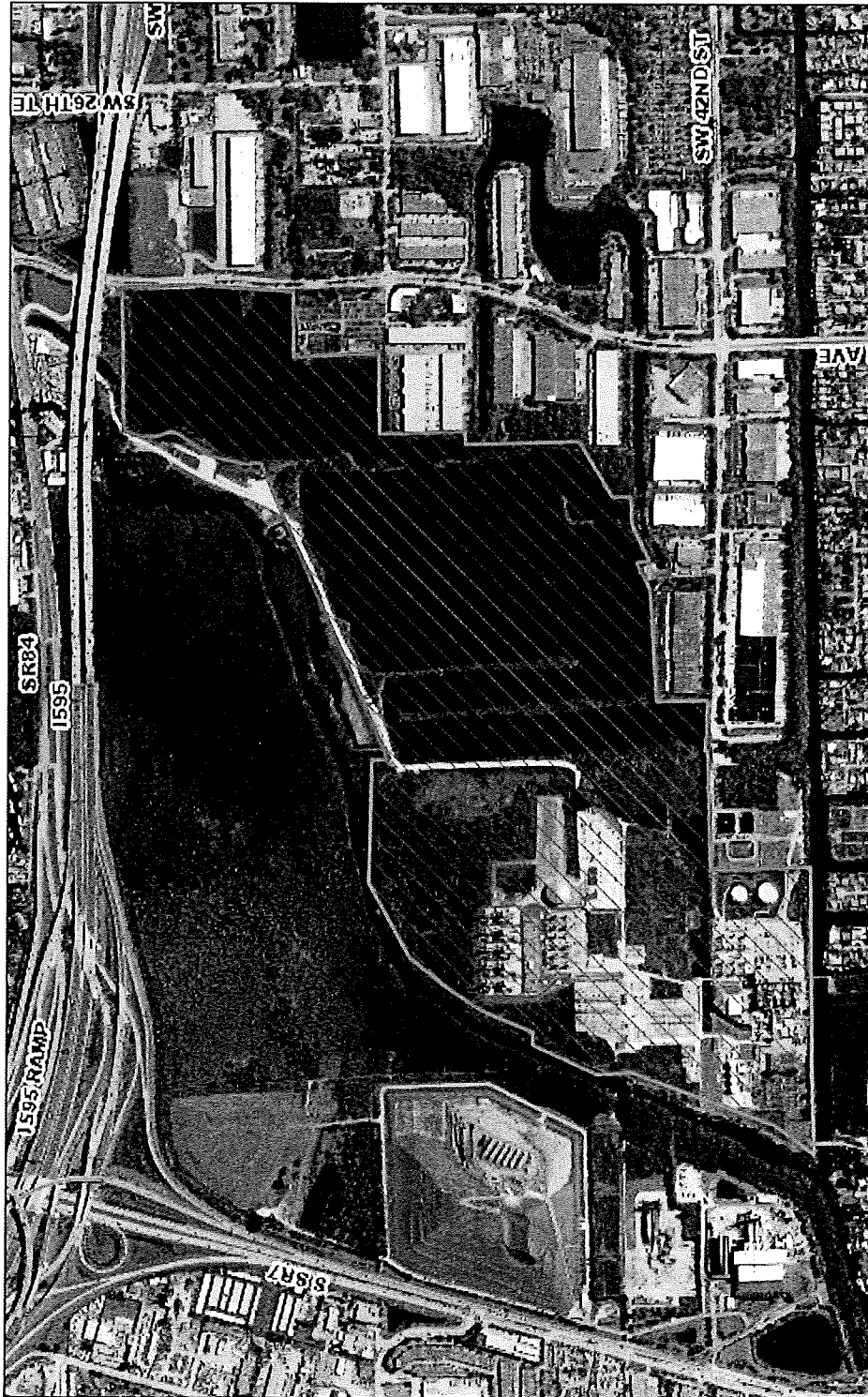


EXHIBIT A1: LOCATION AERIAL

 Subject Property

1 inch = 1,125 feet



Leigh Robinson Kerr
& Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

Wray, Macee

From: Daniel Hardin <danielhardin@hardinholdings.com>
Sent: Thursday, August 17, 2017 11:35 AM
To: Wray, Macee
Cc: Cori Barnes
Subject: RE: LU-87-17 FPL Land Use.pdf
Attachments: LU-87-17 FPL Land Use.pdf

Good morning, Ms. Wray.

Thank you for forwarding the FP&L proposed development plans to my attention yesterday, it was most helpful!

I respectfully request that as an adjacent property owner with valuable property rights (a digital billboard oriented to traffic on Interstate 595), this written comment be made a part of the record of the City of Dania's considerations of the FP&L development request.

Comment by:

Daniel L. Hardin, President
Hardin Holdings, Inc.
2755 NE 28th Avenue, Suite D-3
Lighthouse Point, Florida 33064-8279
954/806-7870
danielhardin@hardinholdings.com

Property Owner: 3410 SW 30th Avenue, Hollywood, Florida

As an adjacent property owner, the position of Hardin Holdings, Inc. on the development request by Florida Power & Light before the City of Dania Beach is that Hardin Holdings, Inc. is in support of the proposed development - provided that such development will in no way adversely affect the visibility of the Hardin Holdings, Inc. existing digital billboard oriented to eastbound traffic on Interstate 595.

Thank you.

Daniel L. Hardin, President
Hardin Holdings, Inc.

From: Wray, Macee [<mailto:mwray@daniabeachfl.gov>]
Sent: Wednesday, August 16, 2017 4:43 PM
To: Daniel Hardin
Subject: LU-87-17 FPL Land Use.pdf

Lajoie, Corinne

From: Lunkins, Angel
Sent: Wednesday, August 16, 2017 11:56 AM
To: Walton, Eric
Cc: Lajoie, Corinne
Subject: RE: FPL

Eric, No code violations or fines on the folios provided below, also see notes below. Thanks

1. 504230000050
2. 504230000000- Folio not Valid
3. 504220000290
4. 504220000270
5. 504230000011
6. 504220000280
7. 504219000121-
8. 504125010000- Folio not Valid
9. 504125010250
10. 504219000123
11. 504230000053
12. 504125010000- Folio not Valid

From: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]

Sent: Wednesday, August 16, 2017 9:56 AM

To: Walton, Eric

Cc: Lunkins, Angel; Leigh Kerr - Office

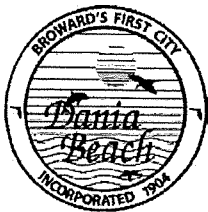
Subject: RE: FPL

Please see below folios:

1. 504230000050
2. 504230000000
3. 504220000290
4. 504220000270
5. 504230000011
6. 504220000280
7. 504219000121
8. 504125010000
9. 504125010250
10. 504219000123
11. 504230000053
12. 504125010000

Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 x3543
(954) 922-2687 Fax

Standard Development Application

JUL 17 2017

Planning
Department

- ☐ Administrative Variance
☒ Land Use Amendment - Comprehensive Plan Map & Text Change
☐ Plat
☐ Rezoning
☐ Site Plan
☐ Special Exception
☐ Variance
☐ Other: _____

Date Rec'd: _____

Petition No.: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 3051 S.W. 30th Avenue

Lot(s): N/A Block: _____ Subdivision: N/A

Recorded Plat Name: N/A

Folio Number(s): Multiple Legal Description: See attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc. on behalf of
Florida Power & Light Company

Address of Applicant: 808 E. Las Olas Blvd. #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: Not applicable.

Address of Property Owner: N/A

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: Amendment to City Comprehensive Plan.

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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

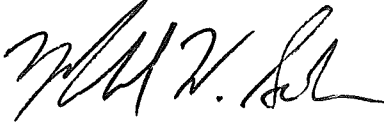
Existing Use: N/A Proposed Use: N/A

AGENT CONSENT

I Michael W. Sole hereby authorize Leigh Robinson Kerr & Associates, Inc. and Greenspoon Marder P.A., as agents, to submit and process development approval applications for the subject Florida Power & Light Company property.

Thank you for your consideration.

Sincerely,

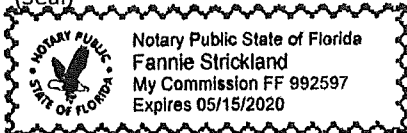


ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Florida)
COUNTY OF Palm Beach) SS.
)

The foregoing instrument was acknowledged before me this 19th day of June, 2017, by Michael W. Sole who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

(Seal)



My Commission expires:

NOTARY PUBLIC

Fannie Strickland 992597

Print Name:

Commission No.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from: December 11, 2017

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BCD DANIA OAKS, LLC, TO REZONE PROPERTY LOCATED AT 5501 AND 5525 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY FROM SINGLE FAMILY 6000 RESIDENTIAL DISTRICT (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS, AND PROVIDING FOR THE ALLOCATION OF 22 RESIDENTIAL FLEX UNITS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Ordinance, Application and Backup, Amendment request



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA *[Signature]*

SUBJECT: **RZ-70-17/OT-72-17:** The applicant, Greenspoon Marder, on behalf of the property owner BCD Dania Oaks, LLC., is requesting rezoning and flex allocation for the property located at 5501 and 5525 SW 40th Avenue (SECOND READING).

**REQUEST
REZONING**

To rezone the subject property from Single Family Residential (RS-6000) to Planned Residential District (PRD-1).

FLEX

To assign twenty-one (21) flex units to the property.

PROPERTY INFORMATION

EXISTING ZONING:	Single Family Residential (RS-6000)
PROPOSED ZONING:	Planned Residential Development (PD-1)
LAND USE DESIGNATION:	Low (5) residential

VIOLATIONS

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property is made up of two (2) parcels; each currently has a single family home on the property, both of which will be demolished. In preparation of developing the site, the applicant has also submitted applications for plat, site plan, and variance for a larger development site, which includes the two subject parcels.

REZONING

The applicant is requesting to rezone the two parcels to be combined with the development site to the north to ultimately construct a residential townhouse development on the property. Currently the property has a Single Family (RS-6000) zoning designation. The applicant is requesting to rezone the entire property to Planned Residential District (PRD-1), which allows residential developments with greater flexibility.

Per the City's Land Development Code (LDC), the requested rezoning must be reviewed in accordance with the criteria identified in Section 645-40 as shown below in order for the City Commission to approve the request.

- (1) "That the request 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."
- (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 applicant has provided a written justification statement identifying how the requested rezoning is consistent with these criteria.

Additionally, the LDC requires the City Commission to review the site development plan when rezoning to PRD-1 and it "shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards, open spaces and relationships to adjacent property. More specifically:

- (1) The site development plan shall be consistent with the comprehensive plan and where applicable, the community redevelopment area plan.
- (2) The site development plan shall provide for an effective and unified treatment of the development possibilities on the project site.
- (3) Application of the principles of new urbanism is encouraged where appropriate with respect to the location of parking, building orientation and open space.
- (4) The design of buildings and parking facilities shall take advantage of the natural features and topography of the project site, where appropriate.
- (5) All buildings shall be arranged so as to be accessible to emergency vehicles.
- (6) Existing specimen trees shall, to the greatest extent possible, be preserved or relocated on site and integrated into the landscape plan.
- (7) Roads, pedestrian walks and open space shall be designed as integral parts of an overall site design.
- (8) Parking areas shall be landscaped and screened from public view to mitigate their visual impact.

(9) Parking areas shall be designed with careful regard to orderly arrangement, landscaping and ease of access, and shall be developed as an integral part of an overall site design.

(10) The site development plan shall be designed to be compatible with existing and conforming development, and proposed development in the area surrounding the project site.”

The applicant has provided a written justification statement identifying how the proposed project is consistent with these criteria.

On October 5, 2017 the applicant provided a traffic study for this project. The City Engineer has provided staff with his analysis of the traffic study and had indicated that the study is complete and accepted. The approved traffic study identifies the existing level of service for the roadway as “C”. The capacity of the road is identified in the traffic study as “D”. The project will add 41 PM peak hour trips which will not affect the “C” level of service on the road.

At the November 14, 2017 City Commission meeting, the applicant agreed to contribute money toward traffic calming improvements on SW 40 Avenue.

FLEX ALLOCATION

In order to develop the project with the proposed sixty (60) townhouse units, the applicant is requesting allocation of twenty-one (21) units from Flex Zone eighty-one (81). The allocation will result in a density of twelve (12) units per acre. If approved, forty-six (46) flex units will remain in Flex Zone 81. Flex Zone 81 is located in the western portion of the city in the area south of the Dania Canal, and west of Ravenswood Road.

On September 8, 2015, the City Commission approved Rezoning, Site Plan and Flex Units for the northern portion of the site, which assigned fourteen (14) Flex Units for a total of twenty-five (25) dwelling units. Since then the applicant has purchased additional property to the south (the subject property) and wishes to incorporate it into one cohesive development project, which is reflected in the site plan currently proposed.

At the Planning and Zoning Board’s request, the applicant held three (3) neighborhood meetings in June, August, and October to discuss this project with the neighboring residents.

The City has received multiple letters, emails and phone calls of objection to this project. Copies of the letters and emails are attached to this document.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2017 the City Commission continued this item at the applicant’s request.

On November 14, 2017 the City Commission recommended approval of this rezoning and flex request on first reading.

On September 8, 2015 the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the property immediately to the north.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On October 18, 2017 the Planning and Zoning Board heard this item where the motion for conditional approval failed.

This item was continued from the July 19, 2017 and the September 20, 2017 Planning and Zoning Board meeting.

STAFF RECOMMENDATION

Approve the ordinance.

ORDINANCE NO. 2017-038

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BCD DANIA OAKS, LLC, TO REZONE PROPERTY LOCATED AT 5501 AND 5525 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY FROM SINGLE FAMILY 6000 RESIDENTIAL DISTRICT (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS, AND PROVIDING FOR THE ALLOCATION OF 21 RESIDENTIAL FLEX UNITS, 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"), BCD Dania Oaks, LLC, (the "Applicant"), has applied to the City of Dania Beach, Florida (the "City"), for approval of a rezoning (RZ-25-17) and a related residential flex unit allocation (OT-72-17) for property legally described in Exhibit "A"; and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on July 19, 2017, and determined that the proposed rezoning and related residential flex unit allocation is consistent with the City of Dania Beach Comprehensive Plan (the "Comprehensive Plan"), and therefore, recommended approval of the requested applications; 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 rezoning and related residential flex unit allocation 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 and City Code;

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 “Land Development Code,” Part 6, “Development Review Procedures and Requirements,” Article 645, “Rezoning” of the City Code, the rezoning request (RZ-25-17) from Single Family 6000 Residential District (RS-6000) to Planned Residential Development District (PRD-1), for the property located at 5501 and 5525 SW 40th Avenue, as legally described in Exhibit “A,” is approved.

Section 3. Concurrent with the approved rezoning to Planned Residential Development District (PRD-1), the assignment of twenty-one (21) residential flex units from Flex Zone 81 (OT-72-17), for the property located at 5501 and 5525 SW 40th Avenue, as legally described in Exhibit “A,” is approved.

Section 4. 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 5. 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 6. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 7. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on November 14, 2017.

PASSED AND ADOPTED on second reading on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO, CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

AND:

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

YOU'RE INVITED TO A FOLLOW-UP NIEGHBORHOOD MEETING

Monday, October 30, 2017 – 7:00 pm
PJ Meli Park Community Center
2901 SW 52nd Street – Dania Beach

October 17, 2017

RE: *Property located at 5471-5521 SW 40th Avenue*

Dear Neighbor:

You are invited to attend a Citizen Participation meeting regarding a proposed development on the property at 5471-5521 SW 40th Avenue, which is currently being processed at the City of Dania Beach.

At our last two meeting we discussed many topics – traffic being the main issue. We look forward to following up with all of you who have attended before, and also seeing some new faces.

If you would like more information about this meeting, please feel free to contact:

Sarah Stewart, AICP
Greenspoon Marder, PA
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
954-214-8952

We hope to see you there!



YOU'RE INVITED TO A FOLLOW-UP NIEGHBORHOOD MEETING

AMENDED

**Tuesday, August 1, 2017 – 7:00 pm
PJ Meli Park Community Center
2901 SW 52nd Street – Dania Beach**

July 18, 2017

RE: *Property located at 5471-5521 SW 40th Avenue*

Dear Neighbor:

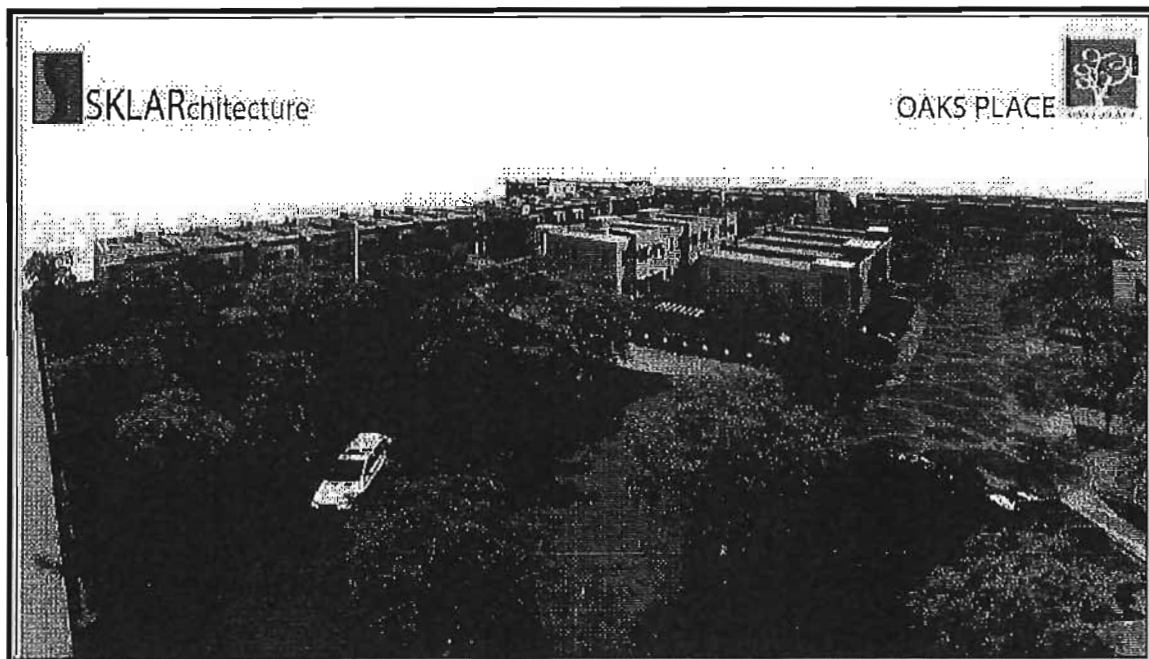
You are invited to attend a Citizen Participation meeting regarding a proposed development on the property at 5471-5521 SW 40th Avenue, which is currently being processed at the City of Dania Beach.

At our last meeting we discussed many topics – traffic being the main issue. We look forward to following up with all of you and seeing some new faces.

If you would like more information about this meeting, please feel free to contact:

Sarah Stewart, AICP
Greenspoon Marder, PA
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
954-214-8952

We hope to see you there!



YOU'RE INVITED TO A NIEGHBORHOOD MEETING

**Wednesday, June 28, 2017 – 7:00 pm
PJ Meli Park Community Center
2901 SW 52nd Street – Dania Beach**

June 20, 2017

RE: *Property located at 5471-5521 SW 40th Avenue*

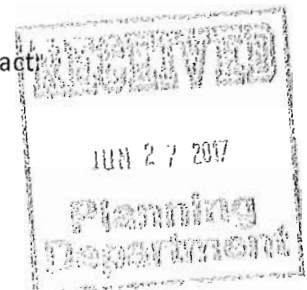
Dear Neighbor:

You are invited to attend a Citizen Participation meeting regarding a proposed development on the property at 5471-5521 SW 40th Avenue, which is currently being processed at the City of Dania Beach.

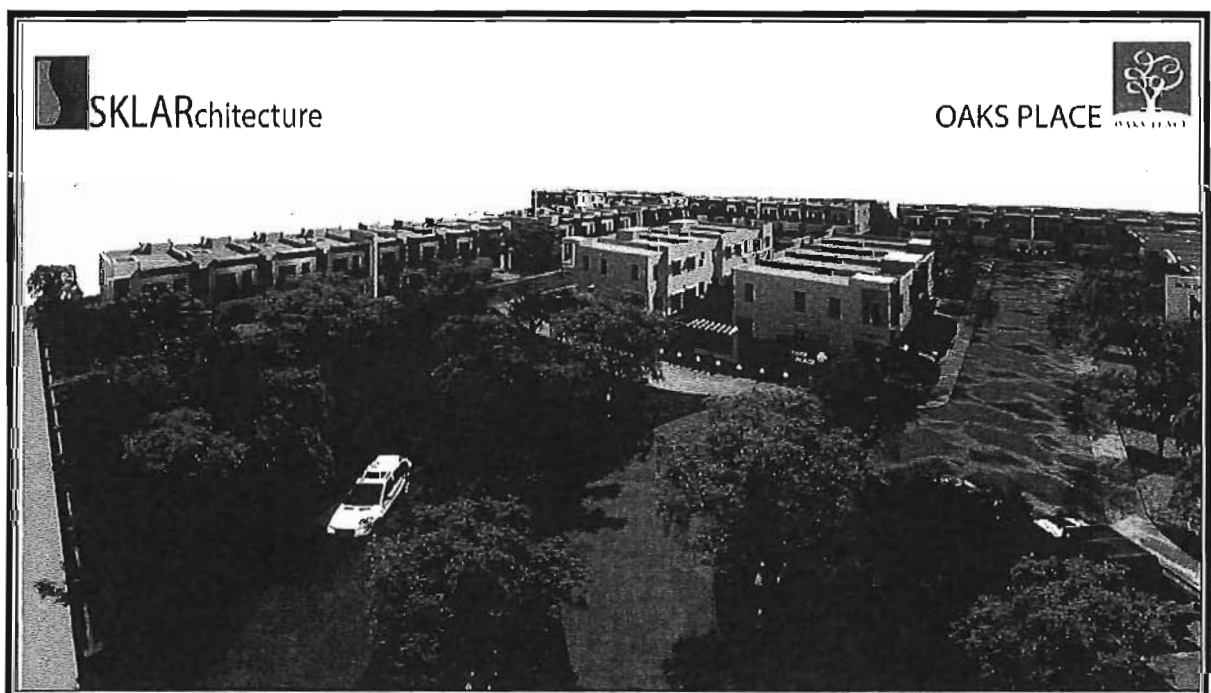
The project will consist of 61 luxury townhomes, a clubhouse and pool, surrounded by abundant open space. The townhomes will be 3 bedrooms and 2.5 baths - each townhome will provide approximately 1,600 sf of living space. We will be preserving as many existing trees as possible to ensure an environment in keeping with the surrounding neighborhood.

If you would like more information about this meeting, please feel free to contact:

Sarah Stewart, AICP
Greenspoon Marder, PA
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
954-214-8952



We hope to see you there!



Wray, Macee

From: Lajoie, Corinne
Sent: Wednesday, October 18, 2017 9:49 AM
To: Wray, Macee
Subject: FW: Zoning change on properties west of SW 40th Avenue to allow higher density housing
Attachments: IMG_1760.JPG; IMG_1761.JPG

Please print, date stamp, and provide copied to the P&Z Board tonight and attached a copy to the file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Rosalind Hodges [<mailto:puddyhodges@gmail.com>]
Sent: Wednesday, October 18, 2017 8:10 AM
To: Lajoie, Corinne; James, Tamara
Subject: Zoning change on properties west of SW 40th Avenue to allow higher density housing

Mayor James and Ms. Lajoie,

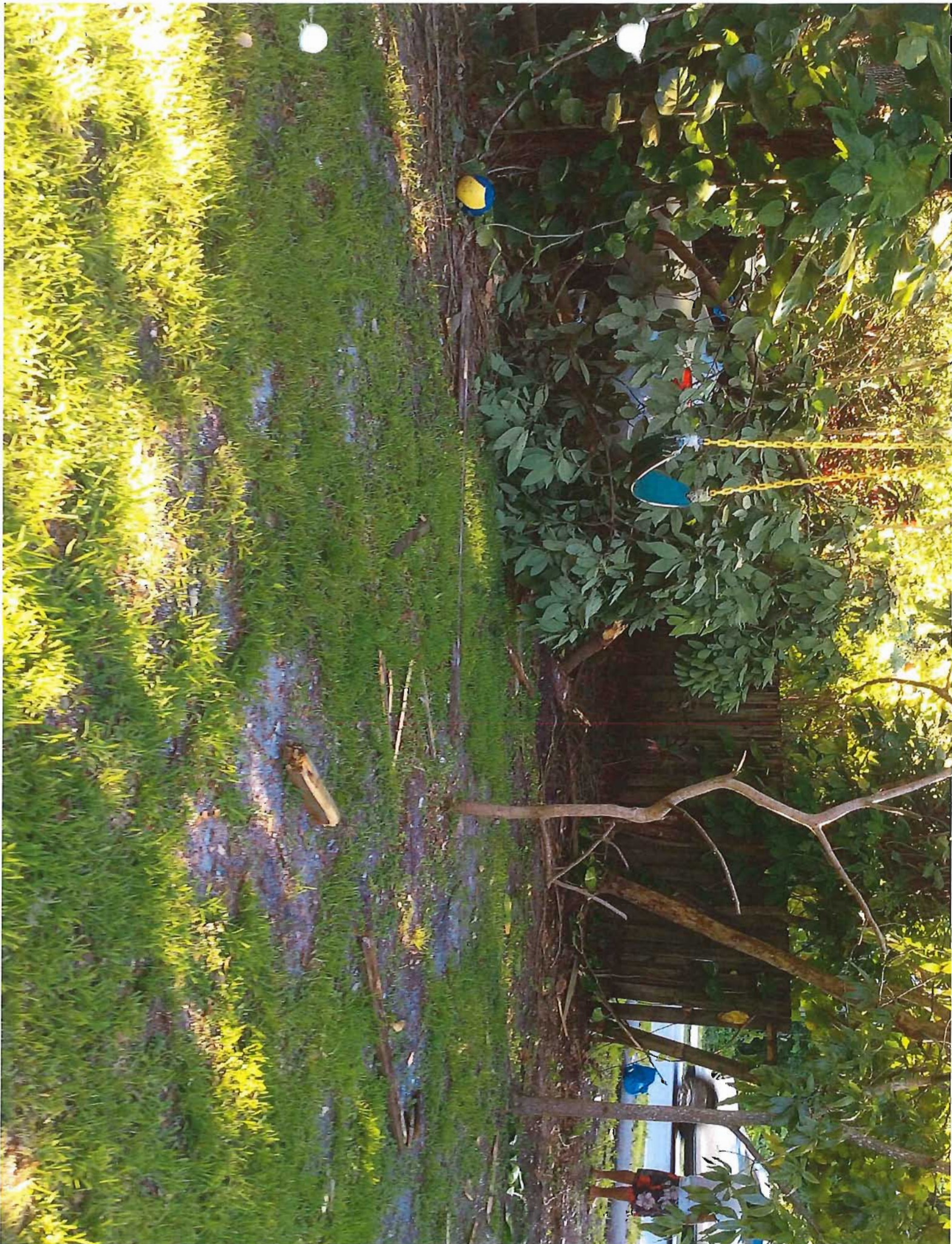
We (Perry and I) continue to be opposed to any and all zoning changes along SW 40th Avenue between Stirling and Griffin Road if those changes allow for higher density housing than what is already permitted by current zoning. As thirty-four year residents of 3920 SW 56th Street we are seriously concerned about the traffic danger along 40th Avenue that exists already. The traffic is a hazard to cars and pedestrians. I have attached photos of the July accident which took down my neighbors' fence with the car crossing the backyard play space of her children.

No amount of information provided by the developer can change our minds on this subject. The city and county already need to take action to mitigate the dangerous situation. Helpful actions include removing passing lanes along all two lane sections of SW 40th Avenue and reinstalling signs saying "no through trucks" that were removed several years ago. The unnecessary trucks damage road and trees as well as contributing to the traffic dangers. Regular law enforcement presence would be a help as well.

Please do not make zoning changes that allow higher density housing in neighborhood.

Thank you for your attention to this important matter.

Rosalind Marjorie Hodges





Wray, Macee

From: Lajoie, Corinne
Sent: Tuesday, July 25, 2017 9:25 AM
To: Wray, Macee
Subject: FW: rezoning at 5501/5525 SW 40th

Please print and add to the Dania Oaks rezoning file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: kim265@comcast.net [<mailto:kim265@comcast.net>]
Sent: Tuesday, July 25, 2017 8:59 AM
To: Lajoie, Corinne
Subject: rezoning at 5501/5525 SW 40th

This is to let you know that I am opposed to any rezoning of these properties for more units.

Kim Christiansen
3861 SW 56 Ct.
Dania Beach, Fl. 33312
954-985-6782

SHADY RIDGE HOME OWNERS ASSOCIATION

JULY 22, 2017

Hon. Bill Harris
100 Dania Beach Blvd.
Dania Beach, FL.

Dear Commission Harris,

The Shady Ridge Home Owners Association wishes to go on record urging the Dania Beach Commission to give serious and prolonged thought when considering the request for rezoning parcels along South West Fortieth Avenue. This is roughly an area designated an OASIS project. We believe the requested zoning, if granted, would have results inconsistent with Oasis goals. We believe it would decrease the feeling of "neighborliness" as well as "lessening the property value" of the remaining homes.

Please consider the impact on *aesthetics*:

There are many manicured areas in Dania Beach but very few areas that come up with the bucolic ambiance that this section of Fortieth Avenue provides—a simple, unashamed, rural honesty. Almost the entire stretch is canopied with venerable oaks. The mandatory widening of the street would totally destroy this desirable and positive addition to the area. North from 54th Court on Fortieth Avenue you can see the negative blight of condominium entrenchment. Do we really need more of this?

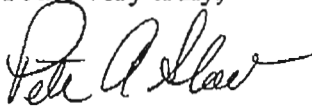
Please also consider the *health and safety* aspects:

For many years Dania Beach has been known as a tree friendly city. (Yes, Broward's oldest.) Trees are well known to lessen harmful vapors in the atmosphere. Students attending the two public and one private school in the area use Fortieth Avenue to attend classes. The increased housing proposed by the change in zoning automatically increases the population density and the local number of cars.. Fortieth Avenue will have to be widened and no doubt turning lanes will have to be added—all to the peril of these young and exuberant children going to, and coming home from, school. Do you want to be responsible for an increase in the likelihood of auto/children accidents?

Incidentally, in the 2000s when many unincorporated areas were forced to join an existing municipality, a team of our home owners organization went door to door in this area urging voters to choose Dania Beach over Hollywood in part because Dania Beach was a

smaller entity and likely a more responsive city to its citizens' wishes. Our door to door efforts prevailed. In this representative governance, the Shady Ridge Home Owners Association trusts you will reflect in a positive manner to the concerns we briefly enumerated.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Pete Shaw".

Pete Shaw,
President
954 296-9115

FILE COPY

Wray, Macee

From: Lajoie, Corinne
Sent: Friday, July 21, 2017 12:01 PM
To: Wray, Macee
Subject: FW: FW: 40th ave Proposed town house development discussed at P&Z hearing on July 19th, 2017

Please print and add to the Dania Oaks rezoning file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Bob Banks [<mailto:rwbanksre@bellsouth.net>]
Sent: Thursday, July 20, 2017 10:21 PM
To: Lajoie, Corinne
Subject: FW: FW: 40th ave Proposed town house development discussed at P&Z hearing on July 19th, 2017

At the P&Z hearing last night, about a dozen property owners from the SW 40 Ave neighborhood clearly and unanimously expressed our concern to the Board that increasing the density of the area would have a negative effect on safety, traffic, property values, and the (natural, rare and precious hammock we live in.

While the northern property adjacent to 5501 & 5525 SW 40 Ave was rezoned in 2015, no one I spoke to had been aware of that change before the meeting last night. (Mr. Mele did mention that the notification area has been expanded recently.) The proposed rezoning of 5501 & 5525 would allow for 22 new townhouses. However, combined with the northern property, 61 new townhouses would be added on about 5 acres where previously four homes stood or stand.

Every resident and homeowner along the SW 40th Ave corridor and connecting streets will be affected, not just those families within the notification area. The question is by how much?

Traffic Safety

Traffic patterns have changed thanks to GPS apps that are routing traffic to SW 40th Ave from 441 and even from I-95 when those roads are jammed. This is a new phenomenon exacerbated by the change of SW 35 Ave from a city street to a practically exclusive neighborhood road with circles, speed bumps, etc created to accommodate Maple Ridge and Oakridge. As a result, SW 40 Ave

already carries more traffic than it was intended for. What was a once neighborhood street, SW 40 Ave has become a main artery where 45 mph or more is common, and cars passing is a hazard to residents turning onto it.

Additionally, the Hardrock Hotel & Casino is an evolving entity with another 300-room hotel currently under construction plus hundreds of acres just south of Stirling Rd with unknown plans and impacts.

With that understanding of the traffic volume, please consider that scores of children walk to and from three schools along two-lane 40th Ave, which has no curb, barely a swale in some places and on the east side it has no actual sidewalk.

As these changes continue, 122 cars from 61 new townhouses would add to the congestion. Traffic accidents and injuries to children, walkers, bicyclists would increase. Perhaps the City can get accident rate information from the county Sheriff's department to determine if SW 40th Ave is already a high accident rate street.

Loss of Property Value

There may easily be millions of dollars of reduced property value, perhaps enough for the city to have a net tax loss even when the new townhouses come onto the tax rolls. Clearly with the approval of the expanded townhouse project, current property owners may lose millions of dollars so a developer can make millions of dollars. This developer would score big by purchasing two single-family homes and replacing them with 25 townhouses. Meanwhile, neighboring City of Dania homeowners grow their investment year-by-year, remodel-by-remodel, and are likely to lose value. How is that just?

Pandora's Box

Granting the requested change in density will encourage the same requests. That trend should be stopped now before townhouses and condo complexes choke SW 40 Ave to Stirling Rd.

Please let me know if this email constitutes receipt of a letter concerning this matter. If a hard copy is required, I will be glad to send it.

Robert Banks

3831 SW 56 Street

Dania Beach, fl 33312

954 401 8689

FILE COPY

Wray, Macee

From: Lajoie, Corinne
Sent: Wednesday, September 20, 2017 8:57 AM
To: Wray, Macee
Subject: FW: Planning & Zoning: SW 40th Ave

Please print and add a copy to the rezoning file and provide a copy to each Board member this evening.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

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

From: Patio Furniture Supplies Customer Service [<mailto:megan@patiofurnituresupplies.com>]
Sent: Tuesday, September 19, 2017 5:52 PM
To: Lajoie, Corinne
Subject: Planning & Zoning: SW 40th Ave

To whom it may concern:

My husband and I chose our single-family home two years ago amid other single-family homes in a single-family neighborhood. The developer also bought into this single-family neighborhood but only to build multi-family townhouses. Surely, they can be built where zoning already allows.

A few streets north of ours, apartments, townhouses and duplexes mix side-by-side with single-family homes in an unattractive hodge-podge disconnected from the majesty of the 150-year old trees that tower above them.

Rezoning more single-family properties is unnecessary as demonstrated on a property on the east side of SW 40th Ave just north of Stirling.

Construction of new single-family homes is providing development with a higher density than existed, but I believe it's still within the five units per acre allowed. I would not object to new construction of this sort on the property in question.

To allow the requested rezoning will be to let increased density seep even further south on SW 40th Ave. A For Sale sign large enough to imply "Investment" already stands south of the requested change. If the current developer's request is granted, changes to current zoning will be more easily obtained by other developers. And these 22 proposed townhouses will be 100s.

The fact that SW 40th Ave divides our home from the proposed development does not separate us into to different neighborhoods. SW 40th Ave is a modest two-lane street, not a six-lane Stirling Road, and we would reasonably expect mingling townhouses with existing single-family homes would cause values to drop. And in that case, the developer's profit would literally be at our expense.

Also, we are sympathetic to our neighbor whose property will be abutted on two sides by this new development.

I presume the petitioning developer purchased the properties knowing the allowed density, and he is entitled to ask for a zoning change. However, he is not a neighbor and will not be a resident of our community. We live here in part

because these are single-family homes. We didn't change the rules of the game when he bought into the neighborhood. I would be offended if he is allowed to do so.

Sincerely,

Megan Emery
3839 SW 56 Street
Dania Beach, FL 33312

FILE COPY

Wray, Macee

From: Lajoie, Corinne
Sent: Tuesday, September 19, 2017 4:32 PM
To: Wray, Macee
Subject: FW: Request for rezoning on SW 40th Avenue, 5471-5521
Attachments: IMG_1760.JPG; IMG_1761.JPG

Please print this email. Add to the Dania Oaks rezoning file and make copies to hand out to the Planning and Zoning Board members tomorrow night.

Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Rosalind Hodges [<mailto:puddyhodges@gmail.com>]
Sent: Tuesday, September 19, 2017 4:16 PM
To: Lajoie, Corinne; James, Tamara
Cc: TIM RYAN
Subject: Request for rezoning on SW 40th Avenue, 5471-5521

Mayor James and Dania Zoning Board,

My husband, Perry Hodges, and I have lived at 3920 SW 56th Street, 33312, for thirty-four years. I spoke at a recent zoning board meeting against the request for rezoning the above mentioned property. We continue to oppose this rezoning request. There is no amount of information that will change our position on rezoning this property. Evidently the adjacent property was rezoned without notification to us and we are most disappointed about this.

We do not wish to live near multiple family housing. The traffic on 40th Avenue is already dangerous to pedestrian (including children walking to and from school) and vehicle traffic. I am attaching photos of a recent accident on 40th Avenue showing where a car entered my neighbor's yard, took down the fence, and crossed the area where her children play, disappearing into the foliage and fence on the back line. Fortunately the neighbors were in the house at the time. You can read the police report to see day, date, and time (July 27). The accident occurred during what is a regular backup of traffic on 40th Avenue.

At the last zoning meeting the developer agreed to do a traffic study after school started to get a realistic traffic picture. This study took place Labor Day week when many on our street and in the neighborhood were away for the holiday and/or evacuating for the hurricane. If the study included September 4th, 7th and 8th these were days school was not in session. It was not a usual traffic week.

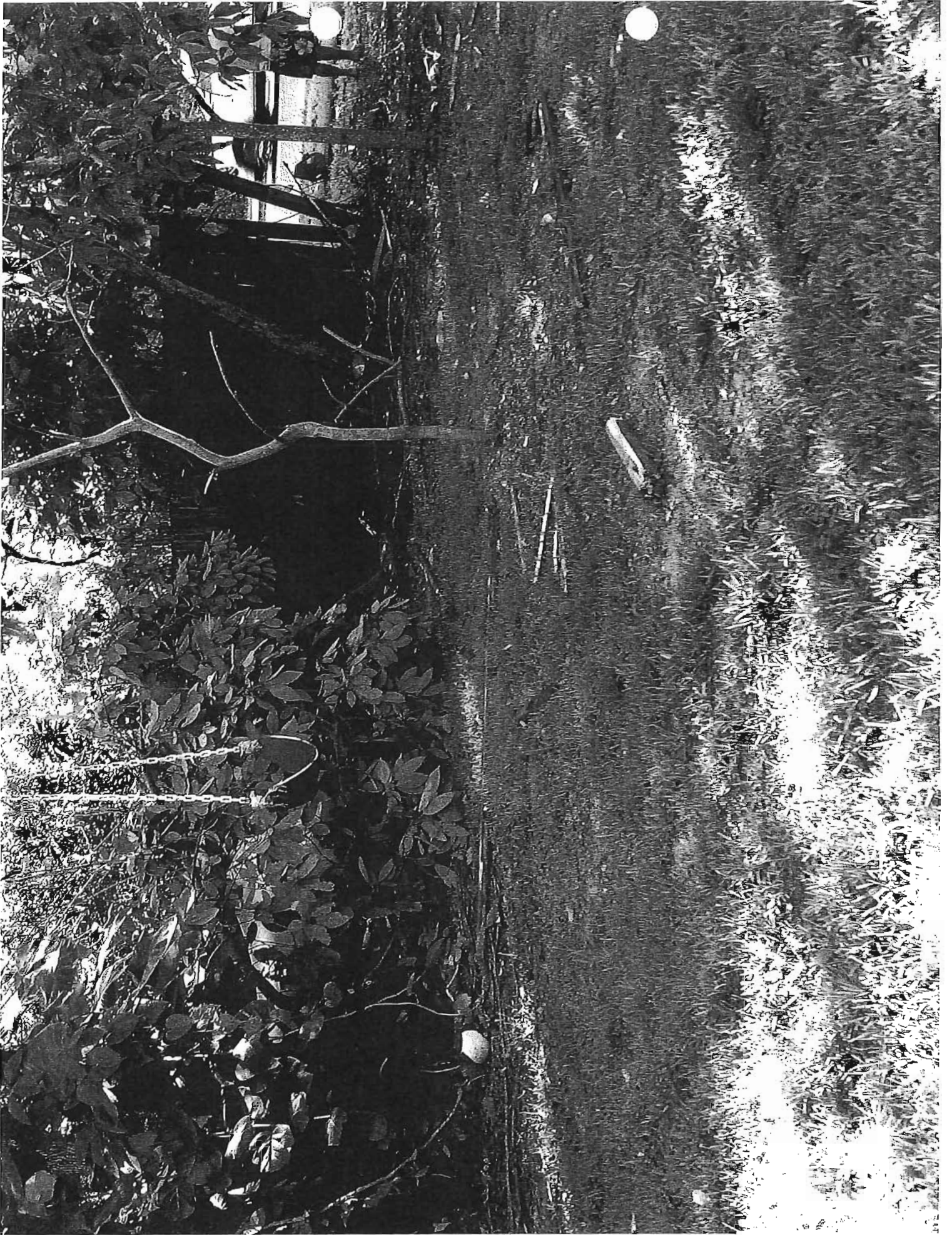
The traffic on 40th Avenue has increased dramatically over recent years with the addition of the casino and multiple new traffic lights on 441. It is difficult many times to leave our street; adding excess housing will make it worse! Dania needs to work with Broward County to mitigate the traffic danger we already have. Passing zones between Griffin and Stirling should be eliminated. Greater law enforcement presence is needed. Eliminating unnecessary heavy trucks and equipment that are just passing through to avoid lights on 441 is a must! Years ago there were signs on the north and south ends of SW 40th between Griffin and Stirling that said NO THROUGH TRUCKS. Those signs should return. Traffic

safety precautions should be taken to help lessen the danger we have already but they will not eliminate additional danger created by adding excess housing access on this stretch of 40th Avenue.

By the way, I have received no written notice of the next zoning meeting to consider this issue. I believe the meeting is tomorrow night.

Marjorie Hodges
954-599-6866



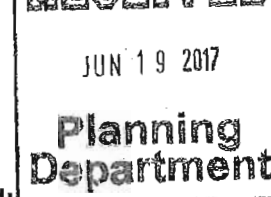




City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division

(954) 924-6805 X3643

(954) 924-2687 Fax



Standard Development Application

- ☐ Administrative Variance
☐ Land Use Amendment
☐ Plat
☒ Rezoning
☐ Site Plan
☐ Special Exception
☐ Variance
☐ Other: _____

Date Rec'd: _____

Petition No.: RZ-070-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 5501 and 5525 SW 40th Avenue

Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

Folio Number(s): 504136010400 and 0410 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: _____ Fax: _____

Explanation of Request: Rezoning from RS-6000 to PRD-1 with allocation of 22 Flex units
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: 2.47 Gross Acreage: 2.61 Prop. Square Footage: 107,752 sf

Existing Use: SFR Proposed Use: 36 townhouses

Is property owned individually, by a corporation, association, or a joint venture? Florida 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 Greenspoon Marder (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

BCD DANIA OAKS, LLC

By: [Signature]
(Owner / Agent signature*)

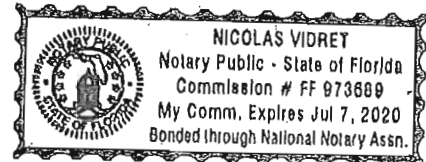
BEFORE ME THIS 23 DAY OF 03, 2016

By:

JOEL BARR
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(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.**

LEGAL DESCRIPTION:

THE SOUTH 85.00 FEET OF THE NORTH 714.50 FEET OF THE EAST 512.50 FEET OF TRACT 9, AND THE WEST 125 FEET OF THE SOUTH 712.50 FEET OF THE NORTH 927.00 FEET OF THE EAST 512.50 FEET OF TRACT 9, IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF NEWMAN'S SURVEY AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST .35 FEET FOR ROAD RIGHT OF WAY.

AND

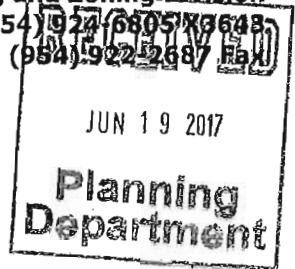
THE SOUTH 85.01 FEET OF THE NORTH 629.05 FEET OF THE EAST 512.5 FEET OF TRACT 9, IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF NEWMAN'S SURVEY AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA EXCEPTING THEREFROM THE EAST .35 FEET FOR ROAD RIGHT OF WAY.

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



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division

(954) 922-6805 x3648
(954) 922-2687 Fax



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: Allocation of 22 Flexibility Units (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No. OE-072-17

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY 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.**

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Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

Folio Number(s): 504136010400 and 0410 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: _____ Fax: _____

Explanation of Request: Rezoning from RS-6000 to PRD-1 with allocation of 22 Flexibility units
*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: 2.47 Gross Acreage: 2.61 Prop. Square Footage: 107,752 sf

Existing Use: SFR Proposed Use: 36 townhouses

Is property owned individually, by a corporation, association, or a joint venture? Florida 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 Greenspoon Marder (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

BCD DANIA OAKS, LLC

By: [Signature]
(Owner / Agent signature*)

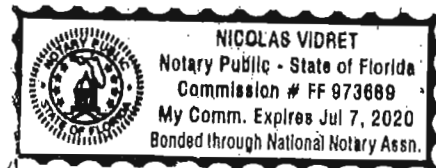
BEFORE ME THIS 08 DAY OF JUNE, 2017

By:

JOEL BARY
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known _____ or Produced Identification PL

Type of identification produced: _____ or Drivers License PL

***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.***

South Parcels

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

AND:

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.



Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

May 25, 2017

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Rezoning to PRD-1 with allocation of 22 Flexibility Units

Oaks Place is a proposed development of 61 townhomes on 4.67 acres of land located at 5471-5521 SW 40th Avenue in the City of Dania Beach. THB, Inc. is submitting this Application for Rezoning to the City of Dania Beach together with applications for Site Plan Approval and for approval of the Oaks Place Plat.

The Rezoning is being requested on a parcel of land which contains 2.47 acres. This parcel is being developed with an adjacent parcel which is currently zoned PRD-1. The combined parcel contains 4.67 acres net, 5.13 acres gross.

This Development meets the criteria outlined in Paragraph E of Section 105-220 of the Dania Beach Code of Ordinances outlined below:

1. The site development plan shall be consistent with the comprehensive plan and where applicable, the community redevelopment area plan.

Objective I

Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Policy 1.1 Provide for a mix of residential communities which will promote a diverse population and a healthy environment.

Policy 3.3 Dania Beach shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

The proposed Oaks Place will provide quality moderate income housing to the area. Also, the applicant will be paying park impact fees in order to satisfy the park requirements.

OBJECTIVE VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

The proposed Oaks Place is located in a residential area where services are available and meet the level of service standards of the Comprehensive Plan. Adequate drainage and stormwater management has been provided on the site plan for the development.

2. The site development plan shall provide for an effective and unified treatment of the development possibilities on the project site.

This development will be a unified community of residential units with amenities such as open space, clubhouse, and pool for residents.

3. Application of the principles of new urbanism is encouraged where appropriate with respect to the location of parking, building orientation and open space.

New urbanism is an urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods. With the ever diminishing land area in South Florida, a compact townhouse development, with amenities located within the development, encourages the residents to enjoy their surroundings. Many of the existing trees will be preserved making Oaks Place a desirable community for the citizens of Dania Beach.

4. The design of buildings and parking facilities shall take advantage of the natural features and topography of the project site, where appropriate.

The design of Oaks Place takes advantage of the tree canopy that exists on the property. The neighborhood is designed to preserve as many of the existing trees and other vegetation as possible. Also existing specimen trees are being relocated where possible.

5. All buildings shall be arranged so as to be accessible to emergency vehicles.

The site has been designed so that every structure is accessible to emergency vehicles.

6. Existing specimen trees shall, to the greatest extent possible, be preserved or relocated on site and integrated into the landscape plan.

The design of Oaks Place takes advantage of the tree canopy that exists on the property. The neighborhood is designed to preserve as many of the existing trees and other vegetation as possible. Also existing specimen trees are being relocated where possible.

7. Roads, pedestrian walks and open space shall be designed as integral parts of an overall site design.

This development has been designed as a cohesive development, with roads, pedestrian walks and open space easily accessible to the residents.

8. Parking areas shall be landscaped and screened from public view to mitigate their visual impact

Oaks Place has been designed so that all surface parking is interior to the site and will be screened from public view with landscape features.

9. Parking areas shall be designed with careful regard to orderly arrangement, landscaping and ease of access, and shall be developed as an integral part of an overall site design.

Parking for Oaks Place is a mixture of garage and surface parking. Most of the parking is included in the individual units. Parking areas have been designed to be accessible, and an integral part of the site plan.

10. The site development plan shall be designed to be compatible with existing and conforming development, and proposed development in the area surrounding the project site.

City of Dania Beach
March 2, 2017
Page No. 4

Oaks Place will be a quality development for Dania Beach. With diminishing land availability in South Florida, this townhouse development will be an asset to the community.

We are requesting the allocation of 25 flexibility units to the site. As stated above, this parcel is being developed as part of a combined site which includes an adjacent parcel which is currently zoned PRD-1. The combined parcel contains 4.67 acres net, 5.07 acres gross. The combined site will include 61 townhouse units for a combined density of 12 du/ac. The zoning Code allows for a maximum density of 16 du/ac for townhouse developments.

Very truly yours,

GREENSPOON MARDER, P.A.



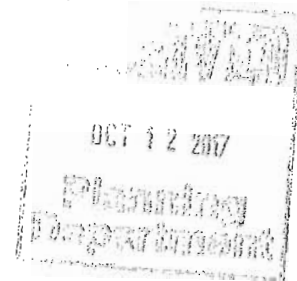
Sarah Stewart, AICP

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

October 12, 2017

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304



Re: Oaks Place Rezoning to PRD-1 with allocation of 22 Flexibility Units

Oaks Place is a proposed development of 61 townhomes on 4.67 acres of land located at 5471-5521 SW 40th Avenue in the City of Dania Beach. THB, Inc. is submitting this Application for Rezoning to the City of Dania Beach together with applications for Site Plan Approval and for approval of the Oaks Place Plat.

The Rezoning is being requested on a parcel of land which contains 2.47 acres. This parcel is being developed with an adjacent parcel which is currently zoned PRD-1. The combined parcel contains 4.67 acres net, 5.13 acres gross.

This Development meets the criteria outlined in Section 645-40 (A) of the Dania Beach Code of Ordinances outlined below:

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

Objective 1

Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Policy 1.1 Provide for a mix of residential communities which will promote a diverse population and a healthy environment.

Policy 3.3 Dania Beach shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

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In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

The proposed Oaks Place will provide quality moderate income housing to the area. Also, the applicant will be paying park impact fees in order to satisfy the park requirements.

OBJECTIVE VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

The proposed Oaks Place is located in a residential area where services are available and meet the level of service standards of the Comprehensive Plan. Adequate drainage and stormwater management has been provided on the site plan for the development.

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

There are no existing redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the City Commission in the area of the property that is the subject of this Application.

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

Quite the contrary – there are 8 developments on or near the east boundary of SW 40th Street and within ½ mile of the property being rezoned, that have an average of 18.5 dwelling units per acre. The established single family community is on the east side of SW 40th.

a. The request furthers the City's Adopted community redevelopment Plan, if applicable;

There is no adopted community redevelopment plan for this area.

b. An error or ambiguity must be corrected; or

There is no error or ambiguity to be corrected.

c. There exists changed or changing conditions which make approval of the request appropriate; or

As stated above, there are there are 8 developments on or near the east boundary of SW 40th Street and within ½ mile of the property being rezoned, that have an average of 18.5 dwelling units per acre. The established single family community is on the east side of SW 40th. Our development is a reasonable use of this site.

d. Substantial reasons exist why the property cannot be used in accordance with existing zoning; or

With the predominance of multi-family communities on the west side of SW 40th Avenue, it is unlikely that this property would be appealing to single family ownership.

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.

Again, there are there are 8 developments on or near the east boundary of SW 40th Street and within ½ mile of the property being rezoned, that have an average of 18.5 dwelling units per acre. The established single family community is on the east side of SW 40th. This new development will be the highest (tax revenue) and best use of this property.

Oaks Place will be a quality development for Dania Beach. With diminishing land availability in South Florida, this new townhouse development will an asset to the community.

We are requesting the allocation of 22 flexibility units to the site. As stated above, this parcel is being developed as part of a combined site which includes an adjacent parcel which is currently zoned PRD-1. The combined parcel contains 4.67 acres net, 5.07 acres gross. The combined site will include 61 townhouse units for a combined density of 12 du/ac. The zoning Code allows for a maximum density of 16 du/ac for townhouse developments.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP
Land Planner

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com



October 2, 2017

Joel Bary
20900 NE 30th Avenue
Miami, FL 33180

RE: Oaks Place Additional Traffic Services
Project No. 201649.02

Dear Mr. Bary:

As requested, Thomas A. Hall, Inc. has completed a review of existing traffic conditions along SW 40th Avenue, SW 54th Court, and SW 56th Street in the City of Dania Beach, Florida. The basis of the traffic review was 24-hour traffic counts collected on SW 40th Avenue, on SW 54th Court and on SW 56th Street. The traffic counts collected on SW 40th Avenue also included measurement of vehicle speeds.

Study Purpose

At a meeting with area residents on August 1, 2017 it was learned that residents were very concerned with traffic on SW 40th Avenue in particular, as well as other neighborhood roadways. It was their contention that SW 40th Avenue and, to a lesser extent, SW 54th Court, are being used by traffic from the Hard Rock Casino that wished to avoid SR 7. With the addition of the traffic to be generated by the proposed Dania Oaks project, residents believed that delays, traffic intrusion and hazardous driving conditions would merely increase. This study was commissioned to determine the existing conditions and what might be done to reduce the attractiveness of SW 40th Avenue as an alternative route for Hard Rock Casino traffic.

Data Collection

Twenty-four-hour, bi-directional, machine counts were collected on Tuesday, September 5, 2017, at the following three locations:

1. SW 40th Avenue between SW 54th Court and SW 56th Street
2. SW 54th Court west of SW 40th Avenue
3. SW 56th Street east of SW 40th Avenue.

Copies of the traffic counts are enclosed.

A field review of the studied roadways was conducted on September 18, 2017 to obtain roadway characteristics such as lane widths, pavement markings and signing.

Existing Roadway Conditions

SW 56th Street is a two-lane, median-divided, east-west local street with no posted speed limit. It forms a "T" intersection with SW 40th Avenue to the west and ends in a cul-de-sac to the east.

SW 54th Court is a two-lane, undivided, east-west local street with a posted speed limit of 30 mph. It connects to SR 7 to the west where the intersection is traffic signal controlled. West of SR 7, it is the entrance/exit to the Hard Rock Casino's parking garage.

SW 40th Avenue is a two-lane, undivided, north-south local collector roadway with a posted speed limit of 30 mph. It widens to the north to include a left-turn lane and a median.

Traffic Volumes

As the enclosed traffic counts demonstrate, traffic volumes on the studied roadways are typical of each roadway's use. SW 56th Street has extremely low traffic volumes, which is to be expected of a one-to-two-block-long residential street. In the morning peak hour, the two-way traffic volume was merely 14 vehicles. In the afternoon peak hour, the two-way volume was only 21 vehicles. This roadway segment will be minimally affected by the proposed development.

SW 54th Court, which connects SR 7 to SW 40th Avenue, had moderately higher traffic volumes with a morning peak-hour, two-way volume of 159 vehicles. The afternoon peak-hour, two-way volume was 162 vehicles. These traffic volumes are approximately ten times the volumes found on SW 56th Street and reflect the heightened profile of the roadway.

SW 40th Avenue, as a collector roadway, would be expected to carry the highest volume of the three studied roadways and, in fact, it does. The morning peak hour occurred between 7:30 a.m. and 8:30 a.m. and the afternoon peak hour occurred between 5:00 p.m. and 6:00 p.m. The two-way traffic on SW 40th Avenue was 1,066 vehicles in the morning peak hour and 1,237 vehicles in the afternoon peak hour.

It isn't surprising that SW 40th Avenue has much higher traffic volumes. As a parallel facility to SR 7 running from Miami-Dade County north to Griffin Road, it is a relatively significant collector roadway. Portions of the roadway have been widened and even had a median added to increase roadway capacity. However, the studied roadway link has had none of these capacity improvements.

Project Trip Generation

Tables 1, 2 and 3 provide the trip generation estimates for the proposed Oaks Place development. Table 1 shows the daily trip generation, Table 2 shows the morning peak-hour trip generation and Table 3 shows the afternoon peak-hour trip generation. Oaks Place is expected to generate 430 daily trips, 36 morning peak-hour trips and 41 afternoon peak-hour trips.

The Oaks Place project trips were distributed to the three studied roadways as follows: 100% of the project trips were assumed to be on SW 40th Avenue between SW 56th Street and SW 54th Court, 40% of the project trips were assumed to be on SW 54th Court west of SW 40th Avenue, and 1% were assumed to be on SW 56th Street east of SW 40th Avenue. Note that, even with 100% of the project trips on SW 40th Avenue, the project trips are equivalent to a mere three (3) percent of the existing traffic on SW 40th Avenue whether considering the daily total volume or just the peak hours of the day.

Capacity Analysis

Table 4 – Morning Peak Hour Roadway Link Capacity Analysis shows the roadway link capacity of each of the three studied roadways. As the table reveals, all of the studied roadways currently operate well below their Level of Service (LOS) "D" maximum service volume in the morning peak hour. As the table shows, the addition of Oaks Place project trips doesn't change the roadway link capacity.

Table 5 – Afternoon Peak Hour Roadway Link Capacity Analysis shows the roadway link capacity of the three studied roadways in the afternoon peak hour of the day. The roadway link capacity analysis remains at a good LOS "C" for all studied roadways. Notice again that the addition of Oaks Place traffic has no effect upon roadway levels of service.

SW 40th Avenue Travel Speeds

As a review of the enclosed traffic counts for SW 40th Avenue will show, travel speeds were measured for 24 hours. The two most accepted methods for determining “appropriate” travel speeds are the 85th Percentile and the Ten-Mile Pace.

The 85th Percentile method simply assumes that the travel speed adopted by 85 percent of the drivers on a roadway is representative of the travel speed that generally fits the roadway conditions. The two-way 85th Percentile speed along SW 40th Avenue was determined to be 38.3 mph, which is well above the posted speed limit of 30 mph.

The Ten-Mile Pace is that ten mph range of travel speeds that contains the highest number of vehicles. In the case of SW 40th Avenue, the two-way Ten-Mile Pace occurred between 25 and 34 mph. Many speed limits around the country are set on the basis of the upper limit of the Ten-Mile Pace, which in this case would be 34 mph. this, again, is well above the posted speed limit of 30 mph.

Based on the speed study data contained in the traffic counts for SW 40th Avenue, it is apparent that a significant percentage of vehicles are traveling well above the posted speed limit. This is an indication that drivers perceive the roadway, with its open shoulders and straight alignment, to be safe at these higher speeds.

Traffic Calming Measures

There is no speed limit on SW 40th Avenue between SW 54th Court and SW 56th Street—signs posting the acceptable speed for this right of way would be helpful in controlling the speed of vehicles.

The Federal Highway Administration (FHWA) has been a leader in testing traffic calming devices over the last 25 years. Common traffic calming devices include: roundabouts, traffic circles, chicanes, speed tables (humps), lane narrowing, etc. Speed humps have been used widely in South Florida to encourage lower travel speeds on local streets. Horizontal curves, such as those introduced by chicanes, seem less discomforting to many drivers.

In our field review of SW 40th Avenue, it was noted that there are relatively wide, open shoulders on both sides of the roadway and no curb and gutter. Such wide open spaces encourage higher travel speeds because drivers don’t feel much “friction” from objects near their travel lanes.

It is recommended that two traffic calming measures be considered as first steps for implementation along SW 40th Avenue in the study area. First, a small lane narrowing could be created using a slight chicane at one or more locations. Since SW 40th Avenue is 22 feet wide, it is recommended that the road be narrowed another two (2) feet for a total roadway width of 20 feet. Second, shrubbery that grows no higher than 30 inches could be planted along both sides of the roadway to further narrow the roadway visually. The enclosed **Figure 1 – Traffic Calming Measures** provides a graphic sample of how these traffic calming measures might be installed along SW 40th Avenue.

Conclusion and Recommendations

Based on the data and analyses discussed above, it is concluded that SW 40th Avenue currently carries traffic volumes in the afternoon peak hour that are substantially higher than the other studied roadways. Further, both 85th Percentile and Ten-Mile Pace vehicular travel speeds along SW 40th Avenue exceed the posted speed limit. For these reasons, it is recommended that traffic calming devices such as lane narrowing chicanes, constructed of simple pavement markings and shrubbery planted along the roadway edge should be considered for implementation. It is further recommended that a follow-up speed study should be conducted at least six weeks after the installation of the recommended traffic calming measures

Joel Bary
October 2, 2017
Page 4 of 4

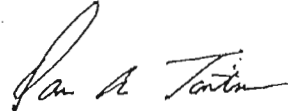
to determine whether the traffic calming is working. If it is not, a further step, the installation of Broward County standard design speed humps should also be considered for installation in the study area.

Should you have any questions or comments regarding this study or its findings, please do not hesitate to contact this office.

Very truly yours,

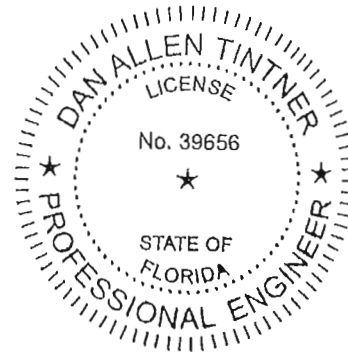


Thomas A. Hall
President


10-3-17

Dan A. Tintner, P.E.
FL Registration No. 39656
814 S. Military Trail
Deerfield Beach, FL 33442

TAH/kh



Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 54th Court West of SW 40th Avenue

Comments: Danla Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	8	5	13
00:15 - 00:29	2	0	2
00:30 - 00:44	2	2	4
00:45 - 00:59	5	3	8
01:00 - 01:14	0	1	1
01:15 - 01:29	2	1	3
01:30 - 01:44	3	2	5
01:45 - 01:59	0	1	1
02:00 - 02:14	1	3	4
02:15 - 02:29	6	2	8
02:30 - 02:44	1	5	6
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	1	0	1
03:45 - 03:59	0	0	0
04:00 - 04:14	1	0	1
04:15 - 04:29	0	0	0
04:30 - 04:44	1	1	2
04:45 - 04:59	0	0	0
05:00 - 05:14	3	0	3
05:15 - 05:29	3	1	4
05:30 - 05:44	6	2	8
05:45 - 05:59	2	3	5
06:00 - 06:14	6	3	9
06:15 - 06:29	6	0	6
06:30 - 06:44	8	13	21
06:45 - 06:59	16	3	19
07:00 - 07:14	13	11	24
07:15 - 07:29	19	16	35
07:30 - 07:44	17	20	37
07:45 - 07:59	20	26	46
08:00 - 08:14	17	22	39
08:15 - 08:29	15	11	26
08:30 - 08:44	22	10	32
08:45 - 08:59	26	14	40
09:00 - 09:14	21	12	33
09:15 - 09:29	26	13	39
09:30 - 09:44	5	7	12
09:45 - 09:59	13	14	27
10:00 - 10:14	13	13	26
10:15 - 10:29	15	5	20
10:30 - 10:44	18	2	20
10:45 - 10:59	6	2	8
11:00 - 11:14	6	10	16
11:15 - 11:29	10	7	17
11:30 - 11:44	15	16	31
11:45 - 11:59	10	13	23
12:00 - 12:14	16	12	28
12:15 - 12:29	10	2	12
12:30 - 12:44	13	14	27
12:45 - 12:59	9	8	17

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 54th Court West of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	10	14	24
13:15 - 13:29	14	9	23
13:30 - 13:44	18	5	23
13:45 - 13:59	12	11	23
14:00 - 14:14	17	15	32
14:15 - 14:29	12	22	34
14:30 - 14:44	21	13	34
14:45 - 14:59	23	13	36
15:00 - 15:14	13	15	28
15:15 - 15:29	22	14	36
15:30 - 15:44	25	19	44
15:45 - 15:59	19	16	35
16:00 - 16:14	22	19	41
16:15 - 16:29	15	14	29
16:30 - 16:44	27	13	40
16:45 - 16:59	17	15	32
17:00 - 17:14	24	16	40
17:15 - 17:29	21	21	42
17:30 - 17:44	24	15	39
17:45 - 17:59	18	14	32
18:00 - 18:14	23	26	49
18:15 - 18:29	23	13	36
18:30 - 18:44	23	12	35
18:45 - 18:59	16	14	30
19:00 - 19:14	19	11	30
19:15 - 19:29	10	7	17
19:30 - 19:44	10	12	22
19:45 - 19:59	10	13	23
20:00 - 20:14	14	12	26
20:15 - 20:29	10	8	18
20:30 - 20:44	9	7	16
20:45 - 20:59	9	6	15
21:00 - 21:14	10	6	16
21:15 - 21:29	17	9	26
21:30 - 21:44	12	7	19
21:45 - 21:59	10	5	15
22:00 - 22:14	10	5	15
22:15 - 22:29	6	3	9
22:30 - 22:44	4	1	5
22:45 - 22:59	2	6	8
23:00 - 23:14	2	3	5
23:15 - 23:29	6	3	9
23:30 - 23:44	10	3	13
23:45 - 23:59	7	3	10
Totals	1084	819	1903
AM Peak Time	08:30 - 09:29	07:12 - 08:11	07:14 - 08:13
AM Peak Volume	95	86	159
PM Peak Time	16:23 - 17:22	17:15 - 18:14	16:39 - 17:38
PM Peak Volume	92	76	162

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 54th Court West of SW 40th Avenue

Comments: Dania Beach, Florida

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	0	0
00:45 - 00:59	0	0	0
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	0	0	0
04:15 - 04:29	0	0	0
04:30 - 04:44	0	0	0
04:45 - 04:59	0	0	0
05:00 - 05:14	0	0	0
05:15 - 05:29	0	0	0
05:30 - 05:44	0	0	0
05:45 - 05:59	2	2	4
06:00 - 06:14	0	0	0
06:15 - 06:29	0	0	0
06:30 - 06:44	0	2	2
06:45 - 06:59	0	1	1
07:00 - 07:14	1	2	3
07:15 - 07:29	0	3	3
07:30 - 07:44	0	0	0
07:45 - 07:59	0	2	2
08:00 - 08:14	2	1	3
08:15 - 08:29	2	5	7
08:30 - 08:44	1	1	2
08:45 - 08:59	0	0	0
09:00 - 09:14	1	0	1
09:15 - 09:29	1	1	2
09:30 - 09:44	2	1	3
09:45 - 09:59	0	3	3
10:00 - 10:14	1	0	1
10:15 - 10:29	0	1	1
10:30 - 10:44	1	0	1
10:45 - 10:59	1	1	2
11:00 - 11:14	3	0	3
11:15 - 11:29	2	0	2
11:30 - 11:44	1	3	4
11:45 - 11:59	1	2	3
12:00 - 12:14	1	2	3
12:15 - 12:29	2	2	4
12:30 - 12:44	1	3	4
12:45 - 12:59	0	0	0

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Danla Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	1	0	1
13:15 - 13:29	0	0	0
13:30 - 13:44	2	0	2
13:45 - 13:59	1	1	2
14:00 - 14:14	0	1	1
14:15 - 14:29	1	1	2
14:30 - 14:44	2	0	2
14:45 - 14:59	3	0	3
15:00 - 15:14	2	2	4
15:15 - 15:29	0	2	2
15:30 - 15:44	1	2	3
15:45 - 15:59	2	1	3
16:00 - 16:14	2	5	7
16:15 - 16:29	2	4	6
16:30 - 16:44	0	0	0
16:45 - 16:59	2	2	4
17:00 - 17:14	3	0	3
17:15 - 17:29	4	3	7
17:30 - 17:44	3	1	4
17:45 - 17:59	1	1	2
18:00 - 18:14	2	5	7
18:15 - 18:29	3	1	4
18:30 - 18:44	1	0	1
18:45 - 18:59	1	0	1
19:00 - 19:14	1	1	2
19:15 - 19:29	6	4	10
19:30 - 19:44	6	0	6
19:45 - 19:59	0	1	1
20:00 - 20:14	0	1	1
20:15 - 20:29	0	0	0
20:30 - 20:44	1	2	3
20:45 - 20:59	1	2	3
21:00 - 21:14	1	1	2
21:15 - 21:29	0	0	0
21:30 - 21:44	2	0	2
21:45 - 21:59	0	3	3
22:00 - 22:14	1	0	1
22:15 - 22:29	1	0	1
22:30 - 22:44	0	0	0
22:45 - 22:59	1	1	2
23:00 - 23:14	0	0	0
23:15 - 23:29	0	0	0
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	86	86	172
AM Peak Time	10:21 - 11:20	07:28 - 08:27	07:43 - 08:42
AM Peak Volume	7	9	14
PM Peak Time	18:45 - 19:44	16:27 - 16:26	17:16 - 18:15
PM Peak Volume	14	13	21

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Dania Beach, Florida

Traffic Survey Specialists, Inc. Daily Northbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

NB: There is no posted speed. A resident supplied this information.

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	1	3	0	1	2	0	0	0	0	0	0	7
00:15 - 00:29	0	0	0	0	2	2	1	1	3	2	0	1	0	0	0	12
00:30 - 00:44	0	0	0	0	1	0	1	3	0	1	0	0	0	0	0	6
00:45 - 00:59	0	0	0	0	0	3	0	1	2	3	0	0	0	0	0	9
01:00 - 01:14	0	0	0	0	0	4	2	1	0	1	0	0	0	0	0	8
01:15 - 01:29	0	0	0	0	0	1	1	2	3	1	0	0	0	0	0	8
01:30 - 01:44	0	0	0	0	1	2	2	0	0	1	0	0	0	0	0	6
01:45 - 01:59	0	0	0	0	0	2	2	3	2	0	0	0	0	0	0	9
02:00 - 02:14	0	0	0	0	0	0	0	2	0	1	1	0	0	0	0	4
02:15 - 02:29	0	0	0	0	1	2	1	1	1	2	0	0	0	0	0	8
02:30 - 02:44	0	0	0	0	1	2	1	1	2	2	0	1	0	0	0	10
02:45 - 02:59	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	4
03:00 - 03:14	0	0	0	0	0	1	2	1	1	0	0	0	0	0	0	5
03:15 - 03:29	0	0	0	0	0	1	0	1	1	2	1	1	0	0	0	7
03:30 - 03:44	0	0	0	0	1	0	2	1	1	0	0	0	0	1	0	6
03:45 - 03:59	0	0	0	0	0	1	0	1	2	1	1	0	0	0	0	6
04:00 - 04:14	0	0	0	0	0	0	1	1	0	4	0	2	0	0	0	8
04:15 - 04:29	0	0	0	0	0	2	2	2	2	0	1	0	0	0	0	9
04:30 - 04:44	0	0	0	0	0	2	0	1	3	0	2	0	0	0	0	8
04:45 - 04:59	0	0	0	0	0	1	1	4	5	2	0	1	0	0	0	14
05:00 - 05:14	0	0	0	0	0	2	2	1	2	4	1	1	0	0	2	15
05:15 - 05:29	0	0	0	0	1	1	4	3	2	0	3	1	1	0	0	16
05:30 - 05:44	0	0	0	0	0	1	7	7	3	0	2	0	0	1	0	21
05:45 - 05:59	0	0	1	0	0	7	4	4	5	1	0	0	0	0	0	22
06:00 - 06:14	0	0	0	3	4	3	3	3	1	1	0	0	0	0	0	18
06:15 - 06:29	0	0	1	0	13	15	9	11	5	1	0	2	0	0	0	57
06:30 - 06:44	0	0	0	0	15	23	9	14	3	0	0	0	0	1	0	65
06:45 - 06:59	0	0	3	4	24	17	3	3	0	0	0	0	0	0	0	54
07:00 - 07:14	0	2	10	13	22	12	3	1	0	0	1	0	0	0	0	64
07:15 - 07:29	1	18	31	20	11	2	1	0	0	0	0	0	0	0	0	84
07:30 - 07:44	3	20	32	33	22	2	1	0	1	0	0	1	0	0	0	115
07:45 - 07:59	5	9	45	58	31	12	0	0	0	0	1	0	0	0	1	162
08:00 - 08:14	4	17	16	58	50	35	3	3	1	0	0	1	0	0	1	189
08:15 - 08:29	0	0	4	14	36	40	17	5	5	1	0	0	0	0	0	122
08:30 - 08:44	0	3	1	8	30	25	10	8	3	0	0	0	0	0	0	88
08:45 - 08:59	4	12	7	11	41	26	10	6	1	0	2	0	0	0	1	121
09:00 - 09:14	0	2	3	2	21	33	20	13	7	1	0	1	0	0	0	103
09:15 - 09:29	3	0	0	4	34	46	12	4	5	2	1	1	0	0	0	112
09:30 - 09:44	0	0	4	8	23	47	14	8	2	1	1	0	0	0	0	108
09:45 - 09:59	0	0	1	10	20	42	6	10	5	1	1	0	0	0	0	96
10:00 - 10:14	0	0	0	3	22	47	18	11	4	0	0	0	0	0	0	105
10:15 - 10:29	0	0	0	0	33	33	15	6	2	0	0	0	0	0	0	89
10:30 - 10:44	1	0	1	0	32	29	15	7	4	5	1	0	0	0	0	95
10:45 - 10:59	2	0	0	0	23	28	15	9	5	2	0	0	0	0	0	84
11:00 - 11:14	0	0	0	9	12	19	14	10	2	1	0	1	0	0	0	68
11:15 - 11:29	0	1	1	6	20	32	10	9	1	2	0	0	0	0	0	82
11:30 - 11:44	0	3	4	9	16	49	9	16	2	2	0	0	0	0	0	110
11:45 - 11:59	0	0	0	3	13	44	17	17	4	0	0	0	0	0	0	98
12:00 - 12:14	0	0	0	1	14	34	23	15	5	2	0	0	0	0	0	94
12:15 - 12:29	0	0	0	1	5	37	21	14	5	1	0	0	0	1	1	86
12:30 - 12:44	0	1	1	3	21	41	13	6	1	0	0	0	0	0	2	89

Traffic Survey Specialists, Inc. Daily Northbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Danla Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	0	0	20	48	9	7	5	2	1	1	0	0	0	93
13:00 - 13:14	0	0	1	8	11	44	16	10	3	3	1	0	0	0	0	97
13:15 - 13:29	0	0	0	2	11	41	11	11	7	1	0	0	0	1	1	86
13:30 - 13:44	0	0	0	0	6	21	29	16	4	2	0	0	0	0	0	78
13:45 - 13:59	0	2	6	7	15	29	11	12	5	0	1	1	0	0	1	90
14:00 - 14:14	0	13	14	18	33	14	3	1	0	0	0	0	0	0	0	96
14:15 - 14:29	2	17	23	41	22	8	0	1	0	0	0	0	0	0	1	115
14:30 - 14:44	0	0	5	21	21	22	5	11	1	1	0	0	0	0	1	88
14:45 - 14:59	0	7	16	30	26	15	3	2	0	0	0	0	0	0	0	99
15:00 - 15:14	0	7	8	27	36	22	6	4	1	3	0	0	1	0	0	115
15:15 - 15:29	0	0	9	6	72	65	13	3	2	0	0	0	0	0	0	170
15:30 - 15:44	6	22	11	14	11	3	3	1	0	0	0	0	0	0	2	73
15:45 - 15:59	0	4	4	11	29	34	10	8	1	0	0	0	0	0	0	101
16:00 - 16:14	0	2	3	16	38	48	13	10	4	0	1	0	0	0	0	135
16:15 - 16:29	1	0	4	10	39	54	16	7	2	1	0	1	0	0	0	135
16:30 - 16:44	4	9	6	11	25	40	10	6	1	1	0	1	0	0	0	114
16:45 - 16:59	1	0	0	9	32	58	12	8	3	1	1	0	0	0	0	125
17:00 - 17:14	0	1	5	38	39	30	9	3	8	2	2	0	0	0	0	137
17:15 - 17:29	0	0	0	29	44	48	14	12	1	0	0	0	0	0	1	149
17:30 - 17:44	2	2	3	25	25	63	13	5	4	0	0	1	0	0	0	143
17:45 - 17:59	0	1	2	5	45	76	11	12	1	1	0	0	0	0	0	154
18:00 - 18:14	0	0	0	13	40	60	18	6	1	0	1	0	0	0	1	140
18:15 - 18:29	0	1	4	7	35	42	27	11	4	3	2	0	0	0	0	136
18:30 - 18:44	0	0	1	0	22	59	19	17	2	0	1	0	0	0	0	121
18:45 - 18:59	0	0	1	2	29	52	19	8	5	3	1	0	0	0	0	120
19:00 - 19:14	0	0	0	0	13	36	21	15	3	2	0	0	0	0	1	91
19:15 - 19:29	0	0	0	4	8	39	22	13	3	1	0	1	0	0	0	91
19:30 - 19:44	0	0	0	0	20	28	10	11	6	3	2	0	0	0	0	80
19:45 - 19:59	0	0	0	8	19	30	9	12	3	1	0	0	0	0	1	83
20:00 - 20:14	0	2	6	13	17	41	11	11	1	2	0	0	0	0	0	104
20:15 - 20:29	0	0	0	0	12	37	12	5	5	1	1	0	0	0	0	73
20:30 - 20:44	0	0	1	1	16	32	12	6	6	1	0	1	0	0	0	76
20:45 - 20:59	0	0	2	3	6	22	18	4	3	2	0	0	0	0	0	60
21:00 - 21:14	0	0	0	3	14	20	11	7	3	1	0	0	0	0	1	60
21:15 - 21:29	0	0	0	0	16	13	10	9	4	1	1	0	0	0	0	54
21:30 - 21:44	0	0	0	0	6	26	9	4	5	1	0	0	0	0	0	51
21:45 - 21:59	0	0	0	2	8	16	7	6	6	1	0	0	0	0	0	46
22:00 - 22:14	0	0	0	2	4	14	13	13	3	3	0	0	0	0	0	52
22:15 - 22:29	0	0	0	3	5	17	9	4	4	2	1	0	0	0	0	45
22:30 - 22:44	0	0	0	1	3	17	2	4	5	3	0	0	0	0	0	35
22:45 - 22:59	0	0	0	1	0	15	10	3	4	1	1	0	0	0	0	35
23:00 - 23:14	0	0	0	0	4	12	4	9	1	2	0	0	0	0	0	32
23:15 - 23:29	0	0	0	0	1	13	3	4	3	1	0	0	0	0	0	25
23:30 - 23:44	0	0	0	0	0	7	2	4	3	1	0	0	0	0	0	17
23:45 - 23:59	0	0	0	0	1	3	7	2	2	3	1	0	0	0	0	19
Totals	39	178	301	672	1516	2247	830	591	254	110	39	22	2	5	19	6825
Percent of Total	0.6	2.6	4.4	9.8	22.2	32.9	12.2	8.7	3.7	1.6	0.6	0.3	0.0	0.1	0.3	100
Percent of AM	0.9	3.5	6.6	11.0	22.9	27.9	10.8	8.7	4.2	2.0	0.8	0.6	0.0	0.1	0.2	100
Percent of PM	0.4	2.1	3.2	9.2	21.8	35.9	13.0	8.7	3.5	1.4	0.4	0.2	0.0	0.0	0.3	100

Traffic Survey Specialists, Inc.
Daily Northbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.9 MPH
Mean Speed: 31.5 MPH
Median Speed: 31.9 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent in Ten Mile Pace: 55.1%

85th Percentile: 38.1 MPH
15th Percentile: 24.5 MPH
90th Percentile: 40.4 MPH
95th Percentile: 42.7 MPH

Traffic Survey Specialists, Inc. Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Danla Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	2	4	0	1	1	0	1	1	0	0	0	10
00:15 - 00:29	0	0	0	0	1	3	1	1	1	0	1	0	0	0	0	8
00:30 - 00:44	0	0	0	0	0	4	6	5	0	0	0	0	0	0	0	15
00:45 - 00:59	0	0	0	1	2	5	0	0	0	0	0	0	0	0	0	8
01:00 - 01:14	0	0	0	0	0	2	0	1	2	2	0	0	0	0	0	7
01:15 - 01:29	0	0	0	0	0	3	0	1	1	1	1	0	0	0	0	7
01:30 - 01:44	0	0	0	0	1	3	2	1	1	0	1	0	0	0	0	9
01:45 - 01:59	0	0	0	0	0	3	1	1	1	0	0	0	0	0	0	6
02:00 - 02:14	0	0	0	1	0	0	2	5	0	0	0	0	0	0	0	8
02:15 - 02:29	0	0	0	0	2	5	1	0	0	0	0	0	0	0	0	8
02:30 - 02:44	0	0	1	0	0	3	0	1	0	0	0	0	0	0	0	5
02:45 - 02:59	0	0	0	0	1	1	1	2	0	1	0	0	0	0	0	6
03:00 - 03:14	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
03:15 - 03:29	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
03:30 - 03:44	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
03:45 - 03:59	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	3
04:00 - 04:14	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
04:15 - 04:29	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
04:30 - 04:44	0	0	0	0	1	3	1	2	0	2	0	1	0	0	0	10
04:45 - 04:59	0	0	0	0	0	2	1	1	0	0	0	1	0	0	0	5
05:00 - 05:14	0	0	0	0	4	0	2	3	0	1	0	0	0	0	0	10
05:15 - 05:29	0	0	0	0	0	7	1	3	2	1	0	0	0	0	0	14
05:30 - 05:44	0	0	0	0	4	2	2	1	2	1	1	0	0	0	0	13
05:45 - 05:59	0	0	0	1	4	4	5	3	2	1	0	0	0	0	1	21
06:00 - 06:14	0	0	0	4	4	8	6	3	4	1	0	0	0	0	0	30
06:15 - 06:29	0	0	0	1	8	11	7	3	1	1	1	0	0	0	0	33
06:30 - 06:44	0	0	1	5	13	18	3	4	1	0	0	0	0	0	0	45
06:45 - 06:59	0	0	0	15	21	25	5	2	1	0	0	0	0	0	0	69
07:00 - 07:14	0	7	35	35	9	3	1	0	0	0	0	0	0	0	0	90
07:15 - 07:29	2	11	56	36	2	0	1	0	1	0	0	0	0	0	0	109
07:30 - 07:44	7	14	41	37	10	3	1	0	0	0	0	0	0	0	0	113
07:45 - 07:59	0	5	51	56	9	1	1	2	0	2	0	0	0	0	1	128
08:00 - 08:14	2	1	3	18	32	36	14	2	0	0	0	0	0	0	1	109
08:15 - 08:29	0	0	1	14	39	49	15	8	1	0	0	1	0	0	0	128
08:30 - 08:44	0	0	1	17	43	36	12	3	1	0	0	0	1	1	0	115
08:45 - 08:59	0	0	1	16	50	41	15	1	2	0	0	0	0	0	1	127
09:00 - 09:14	1	2	0	6	27	37	10	10	2	0	0	0	1	0	0	96
09:15 - 09:29	0	0	1	5	34	50	6	9	1	1	0	0	0	1	0	108
09:30 - 09:44	0	4	4	4	16	28	10	9	3	2	0	0	0	0	0	80
09:45 - 09:59	0	0	3	9	15	41	13	13	4	1	0	0	0	0	0	99
10:00 - 10:14	1	0	0	2	15	33	18	10	3	2	1	0	0	1	0	86
10:15 - 10:29	0	0	1	2	10	30	16	14	6	2	0	0	0	1	0	82
10:30 - 10:44	0	0	0	2	17	40	24	9	3	1	1	0	0	0	0	97
10:45 - 10:59	3	0	0	0	16	26	13	13	4	3	0	0	1	0	0	79
11:00 - 11:14	1	1	2	8	18	29	6	3	5	0	0	1	0	0	0	74
11:15 - 11:29	0	0	1	3	17	35	16	7	3	1	0	0	0	0	0	83
11:30 - 11:44	0	0	0	1	16	32	16	10	6	2	0	0	0	0	0	83
11:45 - 11:59	0	0	0	1	9	25	16	8	2	3	0	0	0	0	1	65
12:00 - 12:14	2	0	2	5	31	39	13	13	3	2	0	0	0	0	0	110
12:15 - 12:29	0	0	5	3	15	30	15	6	4	0	1	0	0	0	0	79
12:30 - 12:44	0	1	0	3	15	25	18	3	1	1	0	0	0	0	0	67

Traffic Survey Specialists, Inc. Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Danla Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	2	6	17	28	14	10	1	1	0	1	0	0	0	80
13:00 - 13:14	0	0	0	4	13	43	14	11	5	2	0	1	0	0	0	93
13:15 - 13:29	0	0	0	4	15	42	22	8	4	1	1	0	0	0	0	97
13:30 - 13:44	0	1	1	2	22	49	13	5	7	0	0	0	0	0	0	100
13:45 - 13:59	0	0	0	5	30	39	13	5	3	0	1	0	0	0	0	96
14:00 - 14:14	0	1	24	26	27	11	2	0	0	0	0	0	0	0	0	91
14:15 - 14:29	0	2	17	25	15	1	1	1	0	0	0	0	0	0	0	62
14:30 - 14:44	0	0	5	32	35	22	4	2	0	1	0	0	0	0	0	101
14:45 - 14:59	0	0	7	36	32	18	5	1	0	0	0	0	0	0	1	100
15:00 - 15:14	1	2	1	18	37	29	7	4	3	0	0	0	0	0	0	102
15:15 - 15:29	1	0	14	43	36	21	3	2	0	0	0	0	0	0	0	120
15:30 - 15:44	9	16	46	52	17	4	0	2	0	0	0	0	1	0	0	147
15:45 - 15:59	9	29	33	46	20	5	0	0	0	0	0	0	0	0	3	146
16:00 - 16:14	0	0	0	10	50	53	7	7	3	0	1	0	0	0	1	132
16:15 - 16:29	0	1	1	4	62	49	6	3	0	1	1	0	0	0	0	128
16:30 - 16:44	1	2	29	45	33	7	0	0	0	0	1	0	0	0	0	118
16:45 - 16:59	6	16	24	43	31	11	3	1	0	0	0	0	0	0	0	135
17:00 - 17:14	0	1	7	38	49	31	7	5	1	0	2	1	0	0	1	143
17:15 - 17:29	0	0	2	11	64	68	23	8	4	2	1	0	0	0	0	183
17:30 - 17:44	1	2	1	12	54	74	15	6	2	0	0	0	0	0	0	167
17:45 - 17:59	3	6	9	18	56	61	5	2	0	1	0	0	0	0	0	161
18:00 - 18:14	11	2	1	12	38	49	10	5	7	3	0	0	0	0	1	139
18:15 - 18:29	0	0	1	7	42	75	15	13	4	1	0	0	0	0	0	158
18:30 - 18:44	0	0	0	9	39	48	23	13	2	0	0	0	0	0	0	134
18:45 - 18:59	0	0	0	3	32	54	18	6	1	1	0	0	0	0	0	115
19:00 - 19:14	0	0	0	2	38	57	12	10	2	2	0	0	0	0	0	123
19:15 - 19:29	0	0	2	3	15	38	14	9	3	3	0	1	0	0	0	88
19:30 - 19:44	0	0	1	2	17	32	11	6	5	0	1	0	0	0	0	75
19:45 - 19:59	0	0	0	5	25	27	13	7	4	2	0	0	0	0	0	83
20:00 - 20:14	0	0	1	6	23	32	11	5	2	0	0	0	0	0	0	80
20:15 - 20:29	0	0	0	2	13	36	10	5	2	1	0	0	0	0	0	69
20:30 - 20:44	0	0	0	0	15	21	11	3	1	1	0	1	0	1	0	54
20:45 - 20:59	0	0	0	8	17	20	12	5	2	4	0	0	0	0	0	68
21:00 - 21:14	0	0	0	3	18	26	12	5	3	0	1	0	0	0	0	68
21:15 - 21:29	0	0	0	4	16	31	5	5	0	1	1	0	0	0	0	63
21:30 - 21:44	0	0	0	2	15	14	5	6	6	0	0	0	0	0	0	48
21:45 - 21:59	0	0	0	0	10	22	4	11	0	1	0	0	0	0	0	48
22:00 - 22:14	0	0	0	0	8	18	6	5	2	0	0	0	0	0	0	39
22:15 - 22:29	0	0	0	1	7	13	5	8	4	1	0	0	0	0	0	39
22:30 - 22:44	0	0	0	0	5	6	6	5	1	0	0	0	0	0	0	23
22:45 - 22:59	0	0	0	0	6	12	2	3	1	1	0	1	0	0	0	26
23:00 - 23:14	0	0	0	0	6	8	6	3	4	0	0	0	0	0	0	27
23:15 - 23:29	0	0	0	1	9	9	3	3	1	1	0	0	0	0	0	27
23:30 - 23:44	0	0	0	0	6	11	4	3	1	2	0	0	0	0	0	27
23:45 - 23:59	0	0	0	0	4	7	6	3	1	2	0	0	0	0	0	23
Totals	61	127	439	861	1673	2122	709	428	167	71	21	11	5	6	12	6713
Percent of Total	0.9	1.9	6.5	12.8	24.9	31.6	10.6	6.4	2.5	1.1	0.3	0.2	0.1	0.1	0.2	100
Percent of AM	0.7	1.9	8.8	13.0	20.5	30.1	11.9	7.6	2.9	1.4	0.4	0.2	0.2	0.2	0.2	100
Percent of PM	1.0	1.9	5.4	12.7	27.3	32.4	9.9	5.7	2.3	0.9	0.3	0.1	0.0	0.0	0.2	100

Traffic Survey Specialists, Inc.
Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.7 MPH
Mean Speed: 30.3 MPH
Median Speed: 30.6 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent In Ten Mile Pace: 56.5%

85th Percentile: 37.4 MPH
15th Percentile: 22.6 MPH
90th Percentile: 38.5 MPH
95th Percentile: 41.6 MPH

Traffic Survey Specialists, Inc. Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	0	3	7	0	2	3	0	1	1	0	0	17
00:15 - 00:29	0	0	0	0	0	3	5	2	2	4	2	1	1	0	0	20
00:30 - 00:44	0	0	0	0	1	4	7	8	0	1	0	0	0	0	0	21
00:45 - 00:59	0	0	0	1	2	8	0	1	2	3	0	0	0	0	0	17
01:00 - 01:14	0	0	0	0	0	6	2	2	2	3	0	0	0	0	0	15
01:15 - 01:29	0	0	0	0	0	4	1	3	4	2	1	0	0	0	0	15
01:30 - 01:44	0	0	0	0	2	5	4	1	1	1	1	0	0	0	0	15
01:45 - 01:59	0	0	0	0	0	5	3	4	3	0	0	0	0	0	0	15
02:00 - 02:14	0	0	0	1	0	0	2	7	0	1	1	0	0	0	0	12
02:15 - 02:29	0	0	0	0	3	7	2	1	1	2	0	0	0	0	0	16
02:30 - 02:44	0	0	1	0	1	5	1	2	2	2	0	1	0	0	0	15
02:45 - 02:59	0	0	0	0	1	1	2	3	0	3	0	0	0	0	0	10
03:00 - 03:14	0	0	0	0	0	2	2	1	1	0	1	0	0	0	0	7
03:15 - 03:29	0	0	0	0	0	3	1	1	1	2	1	1	0	0	0	10
03:30 - 03:44	0	0	0	0	1	0	3	2	1	0	0	0	0	1	0	8
03:45 - 03:59	0	0	0	0	1	1	1	1	2	1	1	0	1	0	0	9
04:00 - 04:14	0	0	0	0	0	1	1	1	0	4	0	2	0	1	0	10
04:15 - 04:29	0	0	0	0	0	3	3	2	2	0	1	0	0	0	0	11
04:30 - 04:44	0	0	0	0	1	5	1	3	3	2	2	1	0	0	0	18
04:45 - 04:59	0	0	0	0	0	3	2	5	5	2	0	2	0	0	0	19
05:00 - 05:14	0	0	0	0	4	2	4	4	2	5	1	1	0	0	2	25
05:15 - 05:29	0	0	0	0	1	8	5	6	4	1	3	1	1	0	0	30
05:30 - 05:44	0	0	0	0	4	3	9	8	5	1	3	0	0	1	0	34
05:45 - 05:59	0	0	1	1	4	11	9	7	7	2	0	0	0	0	1	43
06:00 - 06:14	0	0	0	7	8	11	9	6	5	2	0	0	0	0	0	48
06:15 - 06:29	0	0	1	1	21	26	16	14	6	2	1	2	0	0	0	90
06:30 - 06:44	0	0	1	5	28	41	12	18	4	0	0	0	0	1	0	110
06:45 - 06:59	0	0	3	19	45	42	8	5	1	0	0	0	0	0	0	123
07:00 - 07:14	0	9	45	48	31	15	4	1	0	0	1	0	0	0	0	154
07:15 - 07:29	3	29	87	56	13	2	2	0	1	0	0	0	0	0	0	193
07:30 - 07:44	10	34	73	70	32	5	2	0	1	0	0	1	0	0	0	228
07:45 - 07:59	5	14	96	114	40	13	1	2	0	2	1	0	0	0	2	290
08:00 - 08:14	6	18	19	76	82	71	17	5	1	0	0	1	0	0	2	298
08:15 - 08:29	0	0	5	28	75	89	32	13	6	1	0	1	0	0	0	250
08:30 - 08:44	0	3	2	25	73	61	22	11	4	0	0	0	1	1	0	203
08:45 - 08:59	4	12	8	27	91	67	25	7	3	0	2	0	0	0	2	248
09:00 - 09:14	1	4	3	8	48	70	30	23	9	1	0	1	1	0	0	199
09:15 - 09:29	3	0	1	9	68	96	18	13	6	3	1	1	0	1	0	220
09:30 - 09:44	0	4	8	12	39	75	24	17	5	3	1	0	0	0	0	188
09:45 - 09:59	0	0	4	19	35	83	19	23	9	2	1	0	0	0	0	195
10:00 - 10:14	1	0	0	5	37	80	36	21	7	2	1	0	0	1	0	191
10:15 - 10:29	0	0	1	2	43	63	31	20	8	2	0	0	0	1	0	171
10:30 - 10:44	1	0	1	2	49	69	39	16	7	6	2	0	0	0	0	192
10:45 - 10:59	5	0	0	0	39	54	28	22	9	5	0	0	1	0	0	163
11:00 - 11:14	1	1	2	17	30	48	20	13	7	1	0	2	0	0	0	142
11:15 - 11:29	0	1	2	9	37	67	26	16	4	3	0	0	0	0	0	165
11:30 - 11:44	0	3	4	10	32	81	25	26	8	4	0	0	0	0	0	193
11:45 - 11:59	0	0	0	4	22	69	33	25	6	3	0	0	0	0	1	163
12:00 - 12:14	2	0	2	6	45	73	36	28	8	4	0	0	0	0	0	204
12:15 - 12:29	0	0	5	4	20	67	36	20	9	1	1	0	0	1	1	165
12:30 - 12:44	0	2	1	6	36	66	31	9	2	1	0	0	0	0	2	156

Traffic Survey Specialists, Inc. Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	2	6	37	76	23	17	6	3	1	2	0	0	0	173
13:00 - 13:14	0	0	1	12	24	87	30	21	8	5	1	1	0	0	0	190
13:15 - 13:29	0	0	0	6	26	83	33	19	11	2	1	0	0	1	1	183
13:30 - 13:44	0	1	1	2	28	70	42	21	11	2	0	0	0	0	0	178
13:45 - 13:59	0	2	6	12	45	68	24	17	8	0	2	1	0	0	1	186
14:00 - 14:14	0	14	38	44	60	25	5	1	0	0	0	0	0	0	0	187
14:15 - 14:29	2	19	40	66	37	9	1	2	0	0	0	0	0	0	1	177
14:30 - 14:44	0	0	10	53	56	44	9	13	1	2	0	0	0	0	1	189
14:45 - 14:59	0	7	23	66	58	33	8	3	0	0	0	0	0	0	1	199
15:00 - 15:14	1	9	9	45	73	51	13	8	4	3	0	0	1	0	0	217
15:15 - 15:29	1	0	23	49	108	86	16	5	2	0	0	0	0	0	0	290
15:30 - 15:44	15	38	57	66	28	7	3	3	0	0	0	0	1	0	2	220
15:45 - 15:59	9	33	37	57	49	39	10	8	1	0	0	0	0	0	3	246
16:00 - 16:14	0	2	3	26	88	101	20	17	7	0	2	0	0	0	1	267
16:15 - 16:29	1	1	5	14	101	103	22	10	2	2	1	1	0	0	0	263
16:30 - 16:44	5	11	35	56	58	47	10	6	1	1	1	1	0	0	0	232
16:45 - 16:59	7	16	24	52	63	69	15	9	3	1	1	0	0	0	0	260
17:00 - 17:14	0	2	12	76	88	61	16	8	9	2	4	1	0	0	1	280
17:15 - 17:29	0	0	2	40	108	116	37	20	5	2	1	0	0	0	1	332
17:30 - 17:44	3	4	4	37	79	137	28	11	6	0	0	1	0	0	0	310
17:45 - 17:59	3	7	11	23	101	137	16	14	1	2	0	0	0	0	0	315
18:00 - 18:14	11	2	1	25	78	109	28	11	8	3	1	0	0	0	2	279
18:15 - 18:29	0	1	5	14	77	117	42	24	8	4	2	0	0	0	0	294
18:30 - 18:44	0	0	1	9	61	107	42	30	4	0	1	0	0	0	0	255
18:45 - 18:59	0	0	1	5	61	106	37	14	6	4	1	0	0	0	0	235
19:00 - 19:14	0	0	0	2	51	93	33	25	5	4	0	0	0	0	1	214
19:15 - 19:29	0	0	2	7	23	77	36	22	6	4	0	2	0	0	0	179
19:30 - 19:44	0	0	1	2	37	60	21	17	11	3	3	0	0	0	0	155
19:45 - 19:59	0	0	0	13	44	57	22	19	7	3	0	0	0	0	1	166
20:00 - 20:14	0	2	7	19	40	73	22	16	3	2	0	0	0	0	0	184
20:15 - 20:29	0	0	0	2	25	73	22	10	7	2	1	0	0	0	0	142
20:30 - 20:44	0	0	1	1	31	53	23	9	7	2	0	2	0	1	0	130
20:45 - 20:59	0	0	2	11	23	42	30	9	5	6	0	0	0	0	0	128
21:00 - 21:14	0	0	0	6	32	46	23	12	6	1	1	0	0	0	1	128
21:15 - 21:29	0	0	0	4	32	44	15	14	4	2	2	0	0	0	0	117
21:30 - 21:44	0	0	0	2	21	40	14	10	11	1	0	0	0	0	0	99
21:45 - 21:59	0	0	0	2	18	38	11	17	6	2	0	0	0	0	0	94
22:00 - 22:14	0	0	0	2	12	32	19	18	5	3	0	0	0	0	0	91
22:15 - 22:29	0	0	0	4	12	30	14	12	8	3	1	0	0	0	0	84
22:30 - 22:44	0	0	0	1	8	23	8	9	6	3	0	0	0	0	0	58
22:45 - 22:59	0	0	0	1	6	27	12	6	5	2	1	1	0	0	0	61
23:00 - 23:14	0	0	0	0	10	20	10	12	5	2	0	0	0	0	0	59
23:15 - 23:29	0	0	0	1	10	22	6	7	4	2	0	0	0	0	0	52
23:30 - 23:44	0	0	0	0	6	18	6	7	4	3	0	0	0	0	0	44
23:45 - 23:59	0	0	0	0	5	10	13	5	3	5	1	0	0	0	0	42
Totals	100	305	740	1533	3189	4369	1539	1019	421	181	60	33	7	11	31	13538
Percent of Total	0.7	2.3	5.5	11.3	23.6	32.3	11.4	7.5	3.1	1.3	0.4	0.2	0.1	0.1	0.2	100
Percent of AM	0.8	2.7	7.6	11.9	21.7	28.9	11.3	8.2	3.6	1.7	0.6	0.4	0.1	0.2	0.2	100
Percent of PM	0.7	2.0	4.3	11.0	24.6	34.1	11.4	7.2	2.9	1.1	0.4	0.1	0.0	0.0	0.2	100

Traffic Survey Specialists, Inc.
Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.8 MPH
Mean Speed: 30.9 MPH
Median Speed: 31.2 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent in Ten Mile Pace: 55.8%

85th Percentile: 38.3 MPH
15th Percentile: 23.5 MPH
90th Percentile: 39.6 MPH
95th Percentile: 41.6 MPH

Table 1
Daily Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 2.46$ (50/50)	215	215	430	0	0	0	0	0.0%	215	215
Total				215	215	430	0	0	0	0	0	215	430

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 2
AM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$ (17/83)	6	30	36	0	0	0	0	0.0%	6	30
Total				6	30	36	0	0	0	0	0	6	30

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 3
PM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$ (67/33)	28	13	41	0	0	0	0	0.0%	28	13
Total				28	13	41	0	0	0	0	0	28	13

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 4
Morning Peak Hour Roadway Link Capacity Analysis
Oaks Place Traffic Study

Roadway	Link	Existing Level of Service				Proposed Level of Service					
		Volume	Capacity	LOS	V/C	Volume	Trips	Adjusted Volume	Capacity	LOS	V/C
SW 40th Avenue ⁽¹⁾	SW 56th Street to SW 54th Court	1,066	1,710	C	0.62	1,066	36	1,102	1,710	C	0.64
SW 54th Court ⁽²⁾	West of SW 40th Avenue	159	1,197	C	0.13	159	14	173	1,197	C	0.14
SW 56th Street ⁽²⁾	East of SW 40th Avenue	14	1,264	C	0.01	14	0	14	1,264	C	0.01

⁽¹⁾ Roadway link capacity determined by the Florida Department of Transportation's ARTPLAN software.

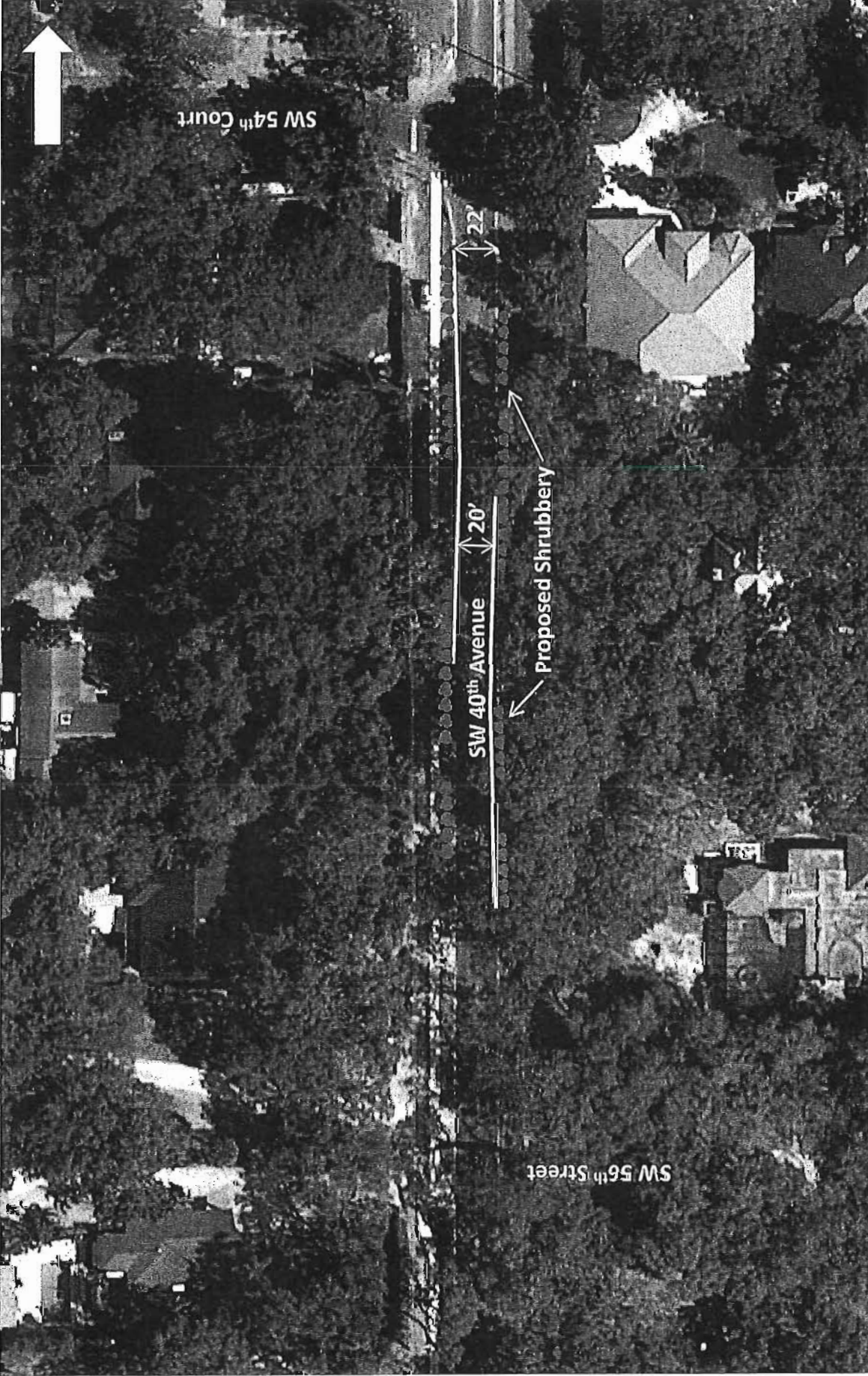
⁽²⁾ Roadway link capacity obtained from the Florida Department of Transportation's Quality/Level of Service Handbook.

Table 5
Afternoon Peak Hour Roadway Link Capacity Analysis
Oaks Place Traffic Study

Roadway	Link	Existing Level of Service				Proposed Level of Service						
		LOS D		LOS	V/C	Volume	Trips	Adjusted Volume	LOS D	Capacity	LOS	V/C
Volume	Capacity											
SW 40th Avenue ⁽¹⁾	SW 56th Street to SW 54th Court	1,237	1,710	C	0.72	1,237	41	1,278	1,710	C		0.75
SW 54th Court ⁽²⁾	West of SW 40th Avenue	162	1,197	C	0.14	162	16	178	1,197	C		0.15
SW 56th Street ⁽²⁾	East of SW 40th Avenue	21	1,264	C	0.02	21	0	21	1,264	C		0.02

⁽¹⁾ Roadway link capacity determined by the Florida Department of Transportation's ARTPLAN software.

⁽²⁾ Roadway link capacity obtained from the Florida Department of Transportation's Quality/Level of Service Handbook.



Thomas A. Hall, Inc.

Figure 1 – Traffic Calming Measures

Oaks Place
Dania Beach, Florida

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	TAH	Arterial Name	SW 40th Avenue	Study Period	Standard K
Date Prepared	9/25/2017 11:12:46 AM	From	Griffin Road	Modal Analysis	Auto Only
Agency		To	Sheridan Street	Program	ARTPLAN 2012
Area Type	Large Urbanized	Peak Direction	Southbound	Version Date	12/12/2012
Arterial Class	2				
File Name	C:\Work\201649 - Oaks Place Traffic Statement\201649.02 - Additional Services\Report\SW 40th Avenue ARTPLAN Analysis.xap				
User Notes					

Arterial Data

K	0.09	PHF	1	Control Type	Coordinated Actuated
D	0.541	% Heavy Vehicles	2.9	Base Sat. Flow Rate	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir. Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Stirling Road	160	0.46	4	1	12	12	Yes	Protected	1	235	0.15	Yes
Sheridan Street	160	0.46	4	1	12	12	Yes	Protected	1	235	0.15	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir. Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Stirling Road)	5860	13500	657	1	30	35	None	No	N/A
2 (to Sheridan Street)	1000	13500	657	1	30	35	None	No	N/A

Automobile LOS

Segment #		Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio		Speed (mph)	Segment LOS	
1 (to Stirling Road)		499	1484	0.731	28.22	C	0.35		26.78	B	
2 (to Sheridan Street)		499	1484	0.731	28.22	C	0.35		14.01	D	
Arterial Length	1.3220	Weighted g/C	0.46	FFS Delay	68.66	Threshold Delay	0.00	Auto Speed	23.53	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	810	920	***	***
2	**	1710	1800	***	***
3	**	2640	2720	***	***
4	**	3570	3640	***	***
*	**	810	920	***	***
Lanes	Hourly Volume In Both Directions				
2	**	1500	1710	***	***
4	**	3170	3350	***	***
6	**	4880	5040	***	***
8	**	6600	6740	***	***
*	**	1500	1710	***	***
Lanes	Annual Average Daily Traffic				
2	**	16700	19000	***	***
4	**	35200	37200	***	***
6	**	54300	56000	***	***
8	**	73400	74900	***	***
*	**	16700	19000	***	***

* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.

** Cannot be achieved based on input data provided.

*** Not applicable for that level of service letter grade. See generalized tables notes for more details.

Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.

Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.

Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

[illegible]

1. THE PLAT OF HENRY'S SUBDIVISION, RECORDED IN PLAT BOOK 22, PAGE 26, OF DE MOORE COUNTY, GEORGIA.
2. THE PLAT OF JOSEPH MOORE, PLAT BOOK 102, PAGE 26, OF DE MOORE COUNTY, OF DE MOORE COUNTY, GEORGIA.

[illegible][illegible][illegible]

SURVEYORS CERTIFICATE
 INC IS TO CERTIFY THAT THE SECTION
 BY RECORDS OF PLAT AND IS ACCORDING
 THAT THE SECTION MEETS THE STANDARDS
 MAPS, DATED 3-1-17, FLORIDA A
 DATE OF DOCUMENT 8/11/16

HOWARD C. CHAIKIN, JR.,
NATIONAL DIRECTOR AND MANAGER HQ. ASP
STATE OF FLORIDA
STORER AND ASSOCIATES, INC. (216) 641-1111
howard@storerandassociates.com

PROJECT	16-8416
SHEET NO	1 OF 2

NOT VALID UNTIL
EXPIRED NOT FOR
AN EXCHANGE
DIRECTOR, JAL

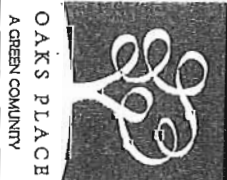
**SKETCH OF BOUNDARY, TOPOGRAPHIC
AND SPECIFIC PURPOSE (TREE) SURVEY**
BCD DANIA OAKS, LLC
6526 S.W. 40th AVENUE
DANIA BEACH, BROWARD COUNTY, FLORIDA 33314

 **STONER & ASSOCIATES, Inc.**
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 0033
TEL. (854) 585-
www.stonersurvey.com
4311 S.W. 62nd AVENUE, TOWN OF DADE, FLORIDA 33141

NEW TOWNHOUSE COMMUNITY FOR OWNER: BCD DANIA OAKS, LLC DEVELOPER: BJD DEVELOPMENT, GROUP LLC

5461-5471 & 5461-5472 S.W. 40th AVENUE
DANIA BEACH, FL 33014

RECEIVED
JUL 03 2007
Planning
Department



PROJECT TEAM

ARCHITECT OF RECORD:

SKLAR Architecture

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Hollywood, FL 33020
Tel: 954-928-8988
Fax: 954-928-8989
www.sklar.com

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www.della.com

SECTION CONSULTANT:
BRENNER DONATO INC.
10000 W. 11th Ave., Suite 100
Hollywood, FL 33020
Tel: 954-928-8988
Fax: 954-928-8989
www.brenner.com

LEGAL DESCRIPTION

Parcel 34, located on the South 34th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 34th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 34th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 35, located on the South 35th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 35th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 35th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 36, located on the South 36th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 36th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 36th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 37, located on the South 37th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 37th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 37th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 38, located on the South 38th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 38th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 38th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 39, located on the South 39th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 39th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 39th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 40, located on the South 40th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 40th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 40th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 41, located on the South 41st Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 41st Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 41st Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 42, located on the South 42nd Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 42nd Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 42nd Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 43, located on the South 43rd Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 43rd Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 43rd Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

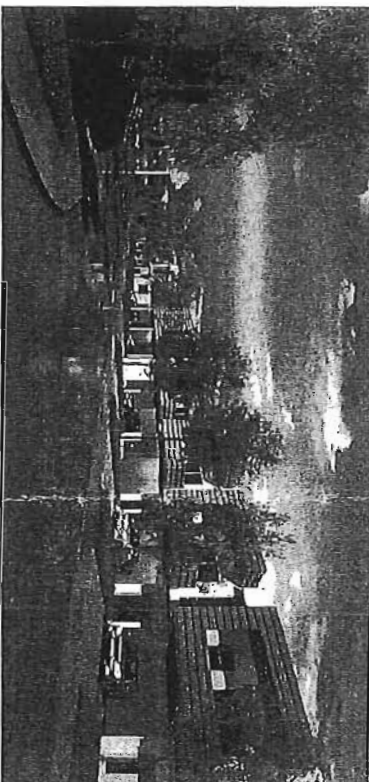
Parcel 44, located on the South 44th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 44th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 44th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 45, located on the South 45th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 45th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 45th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

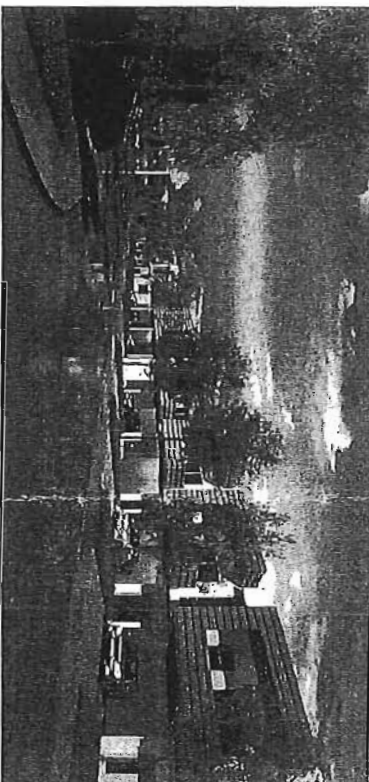
Parcel 46, located on the South 46th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 46th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 46th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

Parcel 47, located on the South 47th Street, between the East 34th Street and the East 35th Street, in the City of Dania Beach, Florida, as shown on the Plat of the South 47th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10, and as shown on the Plat of the East 47th Street, recorded in the Public Records of Dade County, Florida, at Book 10, Page 10.

KEY PLAN



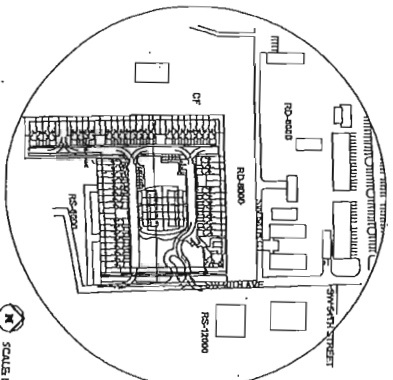
PROJECT RENDERING



RESIDENTIAL GREEN BUILDING PRACTICES

1. RAISING RAINFALL - DRAINAGE SYSTEM QUALIFIED - APPLIED TO ATTIC INSULATION.
2. ENERGY STAR APPROVED ROOFING MATERIALS.
3. PROGRESSIVE INSULATION TECHNIQUES.
4. DUAL FLUSH TOILETS LESS THAN 1 GALLON TO FLUSH LITERS AND 1.6 GALLONS OR LESS.
5. DUAL FLUSH TOILETS LESS THAN 1 GALLON TO FLUSH LITERS AND 1.6 GALLONS OR LESS.
6. Airtightness of the building envelope shall be less than 3.0 ACH50 at 75 Pa.
7. LANDSCAPE DESIGNER RECOMMENDATIONS FOR LIGHTING SHALL BE LESS THAN 1.0 WATT PER SQUARE FOOT.
8. ENERGY PERFORMANCE AT LEAST 70% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE 90.1-2001.
9. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1" INSULATION.
10. ENERGY OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-REPLETION, INCLUDING BURNER PIPES.
11. DRAINAGE WATER HEATER IN USE OF 1 STANDARD TANK WATER HEATER.
12. DRAINAGE WATER HEATER IN USE OF 1 STANDARD TANK WATER HEATER.

LOCATION MAP



LOCATION OF WORK



DRAWING INDEX

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	07/03/07
2	FOUNDATION	07/03/07
3	WALLS	07/03/07
4	ROOF	07/03/07
5	FLOOR	07/03/07
6	CEILING	07/03/07
7	DOORS	07/03/07
8	WINDOWS	07/03/07
9	MECHANICAL	07/03/07
10	ELECTRICAL	07/03/07
11	PLUMBING	07/03/07
12	LANDSCAPE	07/03/07
13	EXTERIOR	07/03/07
14	INTERIOR	07/03/07
15	SECTION	07/03/07
16	ELEVATION	07/03/07
17	DETAIL	07/03/07
18	ASSEMBLY	07/03/07
19	FINISH	07/03/07
20	PAINT	07/03/07
21	GLASS	07/03/07
22	IRONWORK	07/03/07
23	STEEL	07/03/07
24	CONCRETE	07/03/07
25	MASONRY	07/03/07
26	BRICK	07/03/07
27	STONE	07/03/07
28	WOOD	07/03/07
29	PLASTER	07/03/07
30	CEILING	07/03/07
31	FLOOR	07/03/07
32	WALL	07/03/07
33	DOOR	07/03/07
34	WINDOW	07/03/07
35	MECHANICAL	07/03/07
36	ELECTRICAL	07/03/07
37	PLUMBING	07/03/07
38	LANDSCAPE	07/03/07
39	EXTERIOR	07/03/07
40	INTERIOR	07/03/07
41	SECTION	07/03/07
42	ELEVATION	07/03/07
43	DETAIL	07/03/07
44	ASSEMBLY	07/03/07
45	FINISH	07/03/07
46	PAINT	07/03/07
47	GLASS	07/03/07
48	IRONWORK	07/03/07
49	STEEL	07/03/07
50	CONCRETE	07/03/07

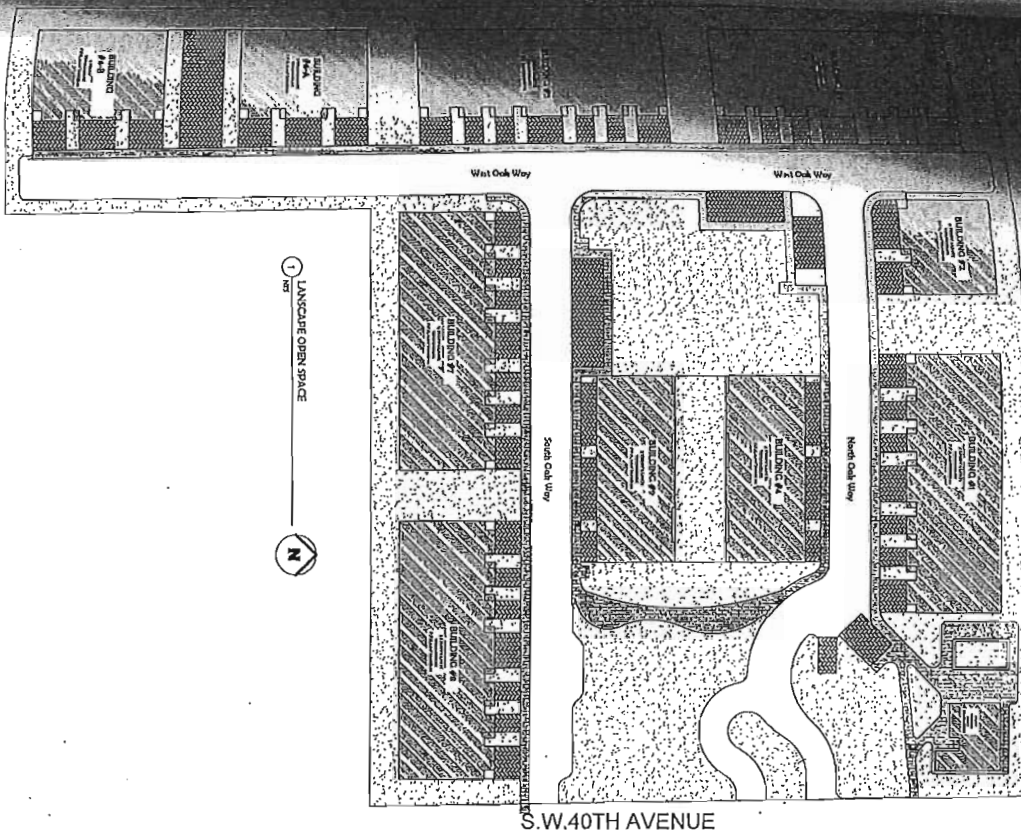
CODE ANALYSIS / PROJECT DATA

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	07/03/07
2	FOUNDATION	07/03/07
3	WALLS	07/03/07
4	ROOF	07/03/07
5	FLOOR	07/03/07
6	CEILING	07/03/07
7	DOORS	07/03/07
8	WINDOWS	07/03/07
9	MECHANICAL	07/03/07
10	ELECTRICAL	07/03/07
11	PLUMBING	07/03/07
12	LANDSCAPE	07/03/07
13	EXTERIOR	07/03/07
14	INTERIOR	07/03/07
15	SECTION	07/03/07
16	ELEVATION	07/03/07
17	DETAIL	07/03/07
18	ASSEMBLY	07/03/07
19	FINISH	07/03/07
20	PAINT	07/03/07
21	GLASS	07/03/07
22	IRONWORK	07/03/07
23	STEEL	07/03/07
24	CONCRETE	07/03/07
25	MASONRY	07/03/07
26	BRICK	07/03/07
27	STONE	07/03/07
28	WOOD	07/03/07
29	PLASTER	07/03/07
30	CEILING	07/03/07
31	FLOOR	07/03/07
32	WALL	07/03/07
33	DOOR	07/03/07
34	WINDOW	07/03/07
35	MECHANICAL	07/03/07
36	ELECTRICAL	07/03/07
37	PLUMBING	07/03/07
38	LANDSCAPE	07/03/07
39	EXTERIOR	07/03/07
40	INTERIOR	07/03/07
41	SECTION	07/03/07
42	ELEVATION	07/03/07
43	DETAIL	07/03/07
44	ASSEMBLY	07/03/07
45	FINISH	07/03/07
46	PAINT	07/03/07
47	GLASS	07/03/07
48	IRONWORK	07/03/07
49	STEEL	07/03/07
50	CONCRETE	07/03/07

SKLAR Architecture

10000 W. 11th Ave., Suite 100
Hollywood, FL 33020
Tel: 954-928-8988
Fax: 954-928-8989
www.sklar.com

AA.O



PERVIOUS/ IMPERVIOUS BREAKDOWN LEGEND

	100% POLYESTER NON-IRON NON-TOXIC	ELZYNE XL
	100% POLYESTER (NON-IRON) NON-TOXIC	AL-20 XL
	100% POLYESTER (NON-IRON) NON-TOXIC NON-IRON NON-TOXIC	AL-200 XL
	TOTAL LAINP/STOKS	100,000 XL
	100% POLYESTER (NON-IRON) NON-TOXIC	70,000 XL
	100% POLYESTER (NON-IRON) NON-TOXIC	17,000 XL
	TOTAL PREVIOUS	83,000 XL

[illegible]

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

November 16, 2017

Corinne Lajoie, AICP, LEED GA
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Rezoning RZ-25-17

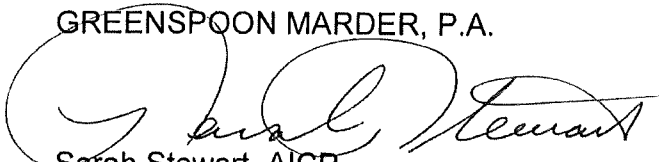
Dear Corinne:

As discussed at the City Commission meeting on November 14, 2017, the applicant under the above referenced Application for Rezoning requests that the number of flexibility units requested in the original application (22) be reduced to 21.

Should you need anything further, please let me know.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP
Land Planner

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: December 11, 2017

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-24-17) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Site Plans, Application and Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA

SUBJECT: **VA-47-17/SP-24-17:** The applicant, Greenspoon Marder, on behalf of the property owner BCD Dania Oaks, LLC., is requesting a variance and site plan approval for the property located at 5461 and 5525 SW 40th Avenue.

**REQUEST
VARIANCE**

To allow a fifteen foot (15') front setback, the City's Land Development Code LDC) requires twenty-five feet (25'), per Land Development Code, Section 205-10(B).

SITE PLAN

To allow the construction of sixty (60) townhomes and one (1) clubhouse.

PROPERTY INFORMATION

EXISTING ZONING:	Single Family Residential (RS-6000)
PROPOSED ZONING:	Planned Residential Development (PD-1)
LAND USE DESIGNATION:	Low (5) residential

VIOLATIONS

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property is made up by four (4) parcels. Each parcel currently has a single family home on the property, all of which will be demolished in order to construct eight (8) townhouse buildings totaling sixty (60) units, and one (1) club house. In preparation of developing the site, the applicant has also submitted applications for rezoning, assignment of flex, and plat which will be heard as separate applications.

VARIANCE

The applicant has withdrawn their variance application. The applicant eliminated one (1) unit from building number eight in order to provide the required twenty-five foot (25') setback from the east property line without relocating the building.

SITE PLAN

The applicant is proposing a unified townhouse development on the four (4) combined lots, totaling sixty (60) units and one (1) clubhouse. The parcels currently have significant vegetation resulting in the relocation of several trees, and the removal of multiple others. The proposed tree removal requires the applicant to mitigate the lost tree canopy by providing ten (10) additional trees on the site and providing payment in lieu of tree mitigation into the City's Tree Trust Fund in the amount of \$31,028.00.

The project will provide a gated main entrance with a monument sign. A secondary exit only is proposed south of the main entrance.

The project currently meets all setback requirements. The single family homes that exist on the property today are located between sixty feet and one hundred, fifty-seven feet (60' – 157') from the east property line. The proposed club house at the north east corner of the property will provide a twenty-five foot, five inch (25' 5") east setback. The townhouse building number eight located in the south east corner of the property will provide a thirty-three foot, eleven inch (33' 11") east setback. The minimum setback required by code is twenty-five feet (25').

On October 5, 2017 the applicant provided a traffic study for this project. The City Engineer has provided staff with his analysis of the traffic study and had indicated that the study is complete and accepted. The approved traffic study identifies the existing level of service for the roadway as "C". The capacity of the road is identified in the traffic study as "D". The project will add 41 PM peak hour trips which will not affect the "C" level of service on the road.

The City anticipates the developer will propose traffic calming improvements on SW 40 Avenue. It is recommended that the improvements should have documented preliminary approval from the City, FDOT and Broward County.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on March, 24, 2017 and May 25, 2017 which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution.

CONDITIONS OF APPROVAL

4. The proximity to the airport will require FAA review and approval. 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. Contact Greg Jones, Airspace and Land Use Manager with FDOT at 850-414-4502 or at greg.jones@dot.state.fl.us.
2. Per Resolution No. 2015-071, \$1,825 per townhouse dwelling (60 X \$1,825 = \$109,500.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

3. Payment of \$31,028.00 is required to be paid into the City's Tree Trust Fund prior to issuance of a permit.
4. Provide revised landscape plans identifying ten (10) additional tree plantings to satisfy mitigation for tree removal. This is needed prior to issuance of a building permit.
5. Per Section 235-30 maximum fence height permitted in front yard (first 25' from SW 40 Avenue) is 4'. Clarify on Sheet A1.0 & A1.1 or request a variance.
6. Any traffic calming proposed by the developer for city or local right-of-ways must include approval from the City, FDOT and Broward Traffic Engineering division.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2017 the City Commission continued this item at the request of the applicant.

On November 14, 2017 the City Commission approved the Rezoning and Assignment of Flex Units on first reading.

On September 8, 2015 the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the two (2) north parcels.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On October 18, 2017 the Planning and Zoning Board heard this item where the motion for conditional approval failed.

This item was continued from the July 19, 2017, and the September 20, 2017 Planning and Zoning Board meeting.

STAFF RECOMMENDATION

Approve the resolution.

RESOLUTION NO. 2018-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-24-17) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, entitled "Development Review Procedures And Requirements," Article 635, entitled "Site Plans" of the City Code of Ordinances (the "City Code"), the property owner BCD Dania Oaks, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City"), for site plan approval to permit the development of sixty (60) townhomes and a clubhouse as referenced in Exhibit "B", for property located at 5461 to 5525 SW 40th Avenue in the City as legally described in Exhibit "A"; and

WHEREAS, the City Code Article 635, entitled "Site Plans", provides that site plan approval is required as a condition to the issuance of a building permit; 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-24-17) 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 reference.

Section 2. That pursuant to Chapter 28, "Land Development Code", Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan (SP-24-17), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by reference is approved.

Section 3. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. The proximity to the airport will require FAA review and approval. 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. Contact Greg Jones, Airspace and Land Use Manager with FDOT at 850-414-4502 or at greg.jones@dot.state.fl.us.
2. Per Resolution No. 2015-071, \$1,825 per townhouse dwelling (60 X \$1,825 = \$109,500.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.
3. Payment of \$31,028.00 is required to be paid into the City's Tree Trust Fund prior to issuance of a permit.
4. Provide revised landscape plans identifying ten (10) additional tree plantings to satisfy mitigation for tree removal. This is needed prior to issuance of a building permit.
5. Per Section 235-30 maximum fence height permitted in front yard (first 25' from SW 40 Avenue) is 4'. Clarify on Sheet A1.0 & A1.1 or request a variance.
6. Any traffic calming proposed by the developer for city or local right-of-ways must include approval from the City, FDOT and Broward Traffic Engineering division.

Section 4. That pursuant to LDC Section 635-100 "Expiration of Site Plans" and Section 625-50 "Expiration of Variances", the Site Plan (SP-24-17) 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 5. 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 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:
The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less..

and

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

and

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

**Exhibit “B”
Site Plan**

OWNER: BCD DANIA OAKS,LLC
DEVELOPER: B2J DEVELOPMENT, GROUP LLC

SKLARchitecture
2310 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL. • (954) 925-9272
FAX • (954) 925-6272
www.SKLARchitect.com
AA 005849
IB 000092
NCARB CERTIFIED

SEAL
ARI L SKLAR
LICENSE #ARI473

REVISIONS

DRAWING INDEX

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
#461-5471 & #461-5525 SW 40 AVENUE DANIA BEACH
FL 33314
OWNER: BCD DANIA OAKS LLC
DEVELOPER: B21 DEVELOPMENT, GROUP LLC

COVER

Ao.O

PROJECT # 16-019

DATE: 07-11-16

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5401 SW 41st & 54th SW SW 40TH AVENUE DANIA BEACH
FL 33024
OWNER: BOB DANIA OAKS, LLC
DEVELOPER: BZ DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

RENDERING

A0.1

PROJECT #: 16-019

DATE: 07-11-16



DEVELOPMENT FROM ABOVE



CONTEXTUAL AERIAL



1 3D VIEW -FRONT TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8



2 3D VIEW REAR TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
3445 SW 40 TH AVE.
Dania, Florida
OWNER: BCD DANIA OAKS, LLC
DEVELOPER: BCD DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:

Author

CHECKED BY:

ARI SKLAR

3D VIEWS - BUILDINGS 1, 3, 5,
7 & 8

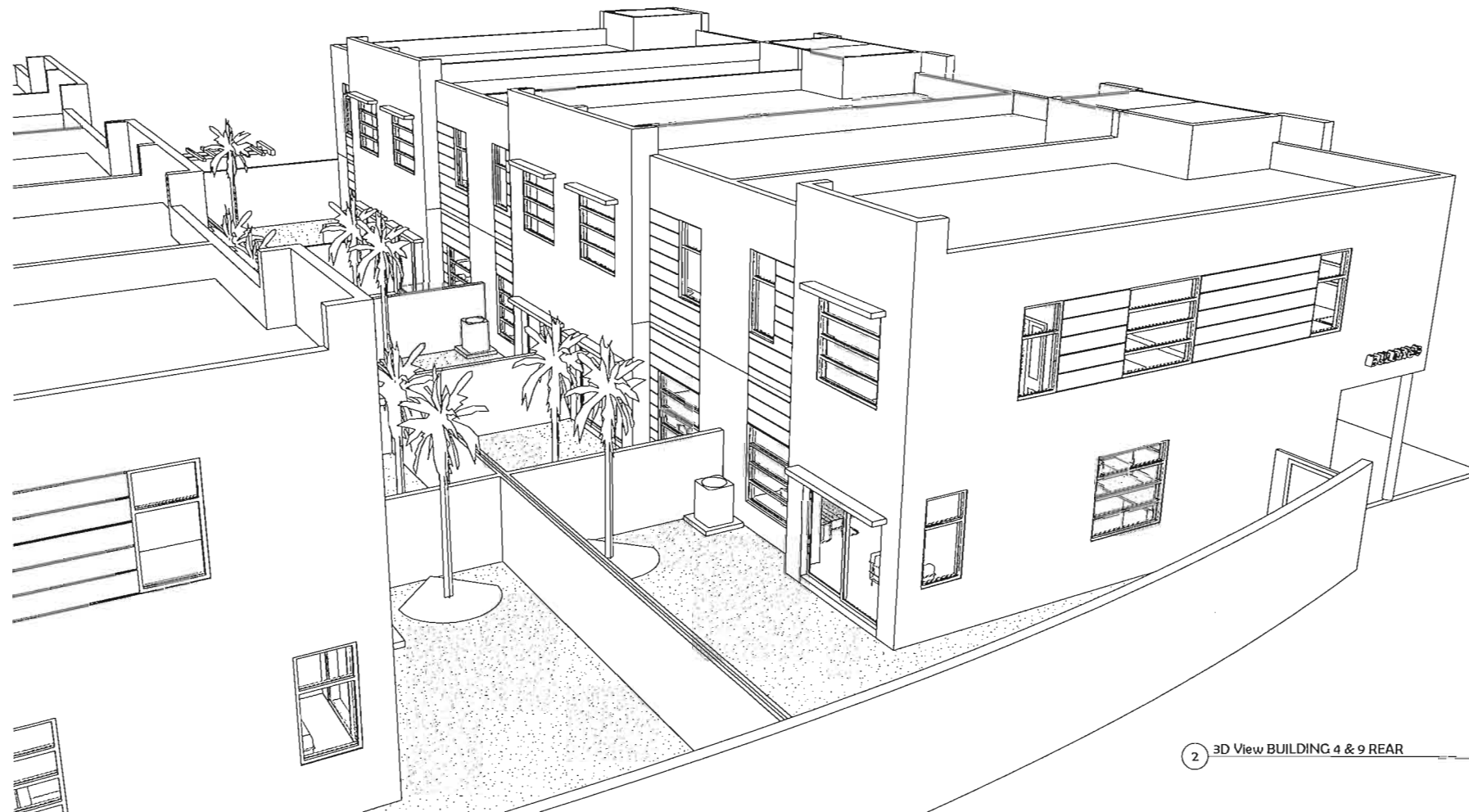
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PROJECT #: 16-019

DATE: 07-11-16



1 3D View Building 4 & 9 FRONT



2 3D View BUILDING 4 & 9 REAR

SKLARchitecture

3340 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL: (954) 925-1292
FAX: (954) 925-1292
www.sklararchitecture.com

AA 0002347
BS 0000898
HCA/BS CERTIFIED

SEAL
ARI L SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Dania, Florida

OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:

Author

CHECKED BY:

ARI SKLAR

3D VIEW BUILDING 4 & 9
TYP

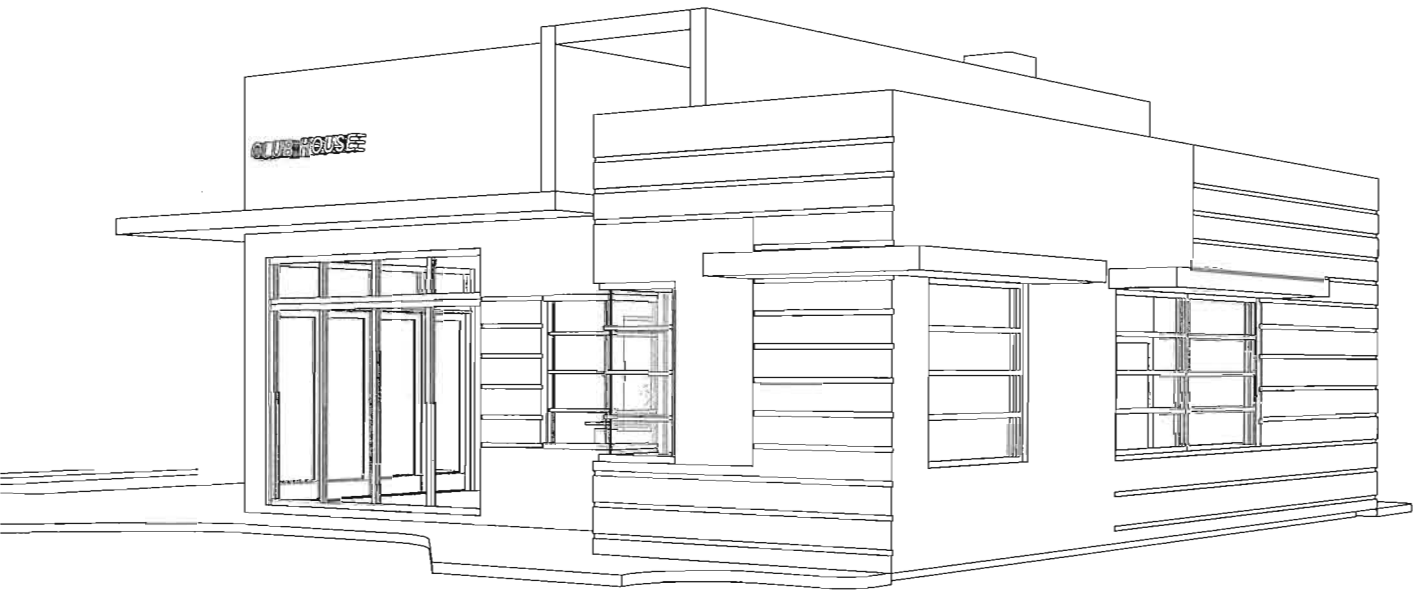
A0.3

PROJECT #: 16-019

DATE: 07-11-16



1 3D View - Club House South west corner



2 3D View Club House South-east corner

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LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES

5461 SW 40TH AVE.
Dania, Florida

OWNER: BCD DANIA OAKS LLC

DEVELOPER: DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

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Author
CHECKED BY:
ARI SKLAR

3D VIEW3- CLUB HOUSE

A0.4

PROJECT #: 16-019

DATE: 07-11-16

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES

5461 SW 40 TH AVE.,
Dania, Florida

OWNER: BO DANIA OAKS LLC

DEVELOPER: BO DANIA DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

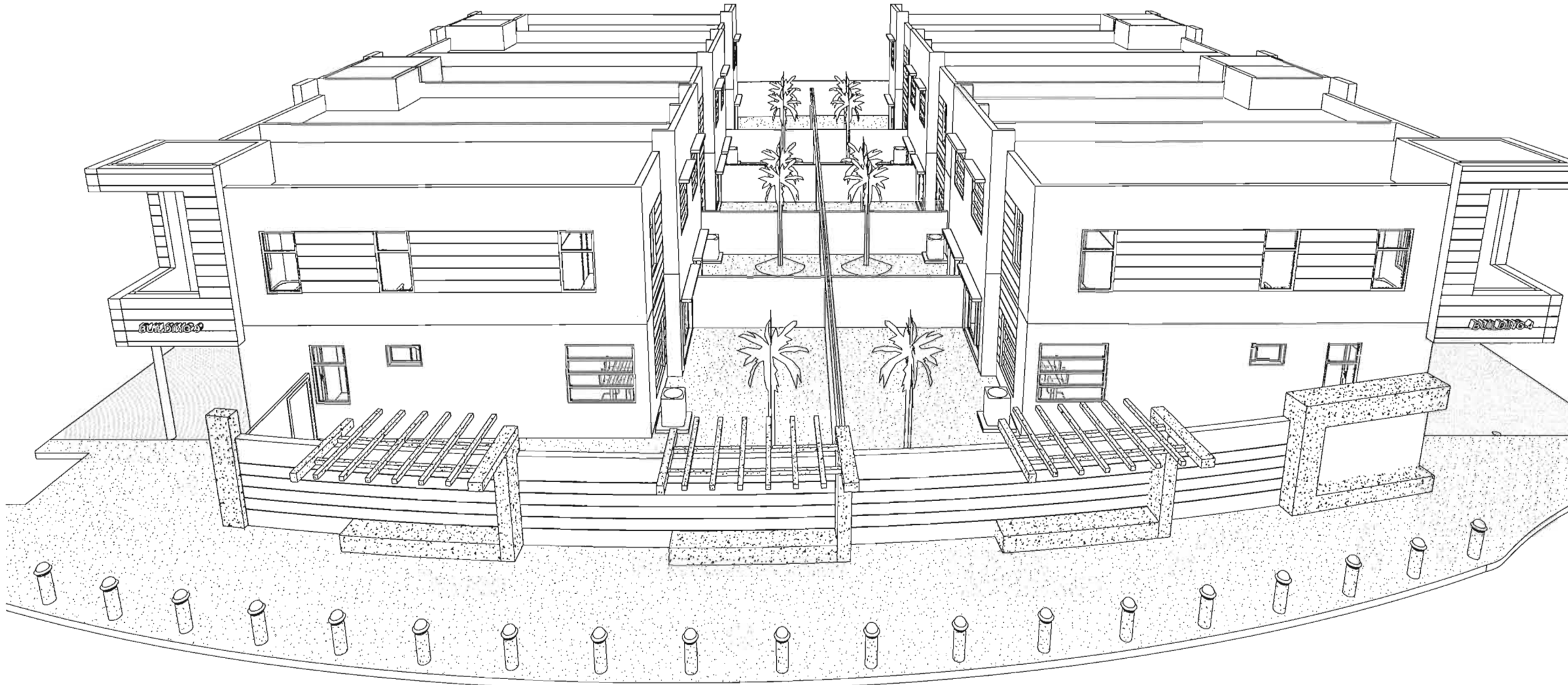
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**CURVED WALL & TRELLIS 3D
VIEW**

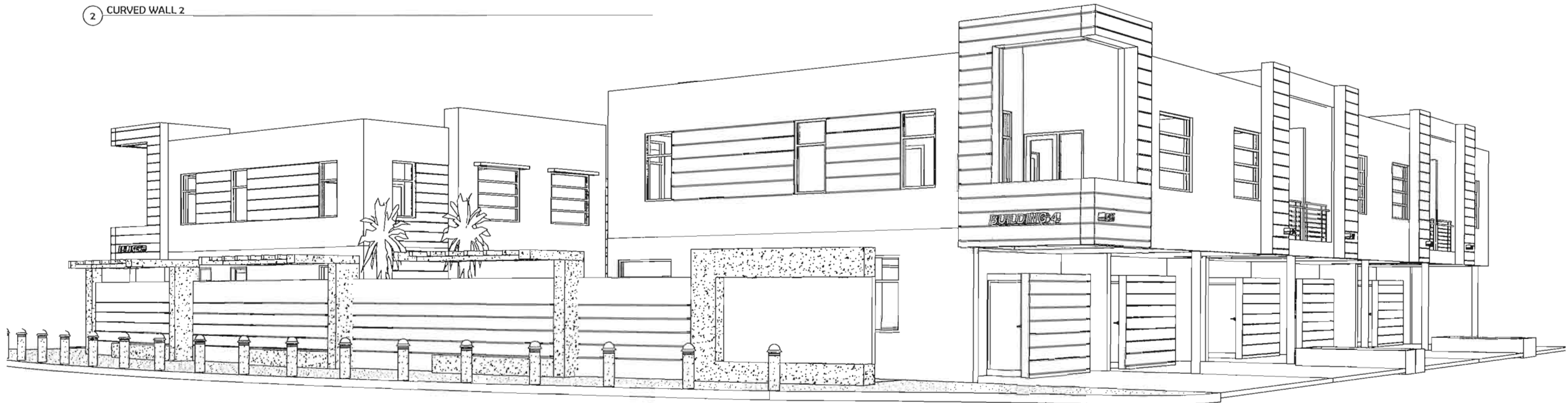
A0.5

PROJECT #: 16-019

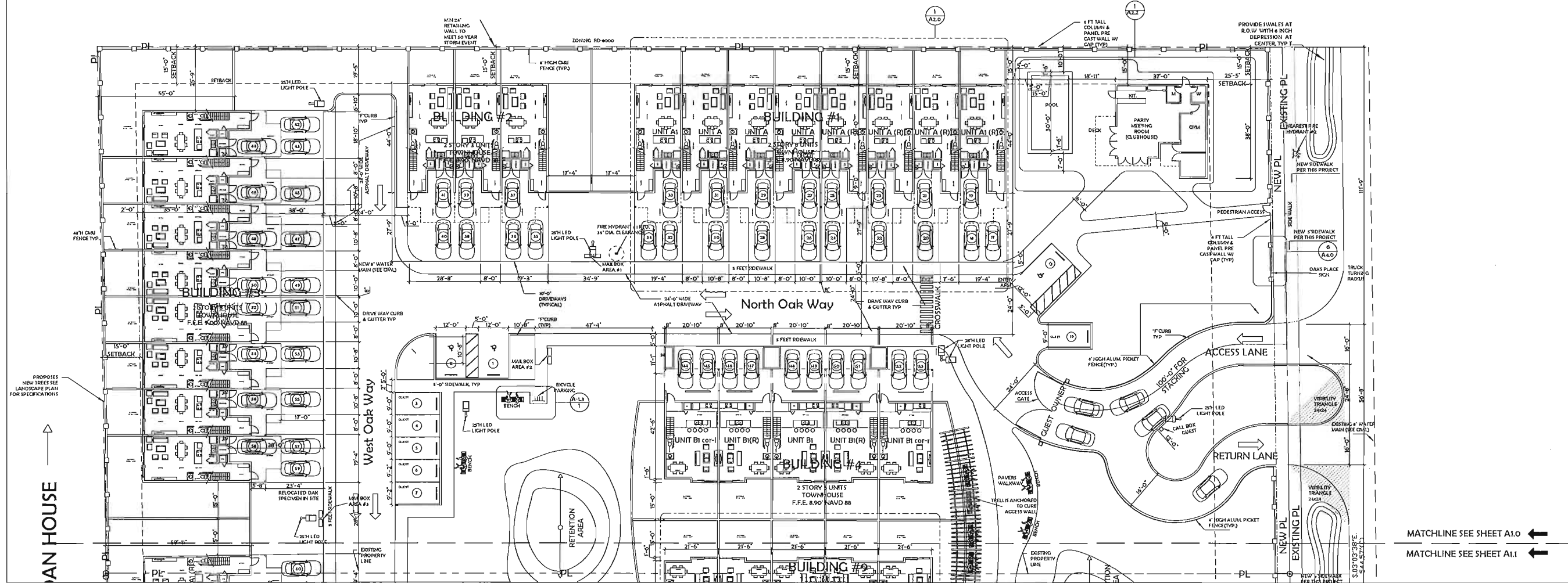
DATE: 07-11-16



2 CURVED WALL 2



1 CURVED WALL VIEW



PROPOSED
NEW TREES SEE
LANDSCAPE PLAN
FOR SPECIFICATIONS

AN HOUSE

MATCHLINE SEE SHEET A1.0
MATCHLINE SEE SHEET A1.1

PLAN LEGEND

- NEW 6" CMU WALL
- NEW 4 1/2" CMU WALL
- NEW FIRE HYDRANT
- 25' LED LIGHT POLE
- 6" HEIGHT PRIVACY WALL
- MAILBOXES TYP
- 5 SPOTS BICYCLE RACK
- BENCH TYP

PROJECT NOTES:

1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL.
2. PROVIDE PITCH PANS TO SEAL ALL NEW ROOF PENETRATIONS.
3. ALL UNITS SHALL BE SCREENED SEE MECHANICAL DRAWINGS FOR A/C UNIT RACK ATTACHMENT.
4. THE ROOF WILL NOT BE HABITABLE OR USED FOR RECREATION PURPOSES.
5. ALL EXTERNAL LADDERS FOR ROOF ACCESS WILL BE FOLDABLE, CONCEALED AND INSTALLED IN A UN INCONSPICUOUS LOCATION (SEE SITE PLAN) AND PAINTED TO MATCH THE BUILDINGS.
6. THE DEVELOPMENT WILL BE GATED.
7. SIGNAGE NOT INCLUDED W/ THIS APPLICATION.

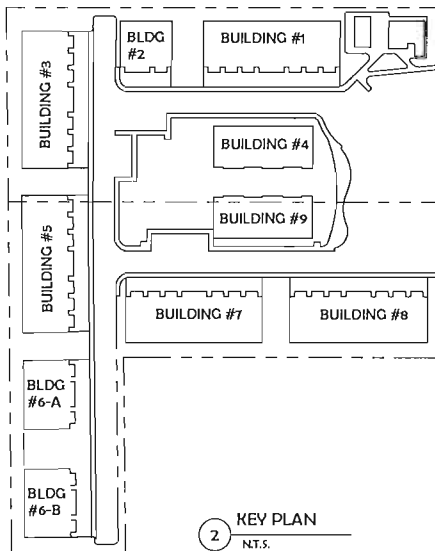
WILD LIFE PROTECTION NOTES:

- THE AVOIDANCE OF IMPACT TO THE SAFE CAPTURE AND RELOCATION OF ANY WILD LIFE SPECIES PROTECTED BY FEDERAL OR STATE LAW IN ACCORDANCE WITH RELEVANT PERMITS AND REGULATION SHALL BE PROVIDED.
- UPON REQUEST, A WRITTEN REPORT OF A QUALIFIED, INDEPENDENT, PRIVATE CONSULTANT, APPROVE BY THE CITY, WHICH EVALUATES THE LAND AREAS EXISTING CONDITIONS, WILDLIFE POPULATIONS OF PROTECTED SPECIES (BY NUMBERS AND TYPES) AND PROPOSES A SPECIFIC ACTION PLAN FOR THE CONSERVATION WILL BE PROVIDED.
 - UPON REQUEST, A PROOF OF PERMITS AND COORDINATION WITH FEDERAL, STATE AND COUNTY ENVIRONMENTAL REGULATORY AGENCIES WILL BE PROVIDED.

PROJECT REQUESTS:

- PLATTING
- RE ZONING
- FLEX/ RESERVE UNITS
- SITE PLAN APPROVAL
- SETBACK REDUCTION

1 SITE PLAN
120



2 KEY PLAN
N.T.S.

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOUSES

3441 SW 40TH AVENUE

OWNER:
BDO DANA OAKS, LLC

DEVELOPER:
BDO DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
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SUBMITTAL DATE: 05-04-2017

DRAWN BY:
Author CC

CHECKED BY:
ARI SKLAR

SITE PLAN

A1.0

PROJECT #: 16-019

DATE: 07-11-16

S.W.40TH AVENUE

OWNER
BCD DANIA OAKS, LLC
DEVELOPER
BZJ DEVELOPMENT, CRC

NEW TOWNHOUSES FOR!

REVIEW SET	
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PERMIT SET	
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CONSTRUCTION SET	

SUBMITTAL DATE: 05-04-2017

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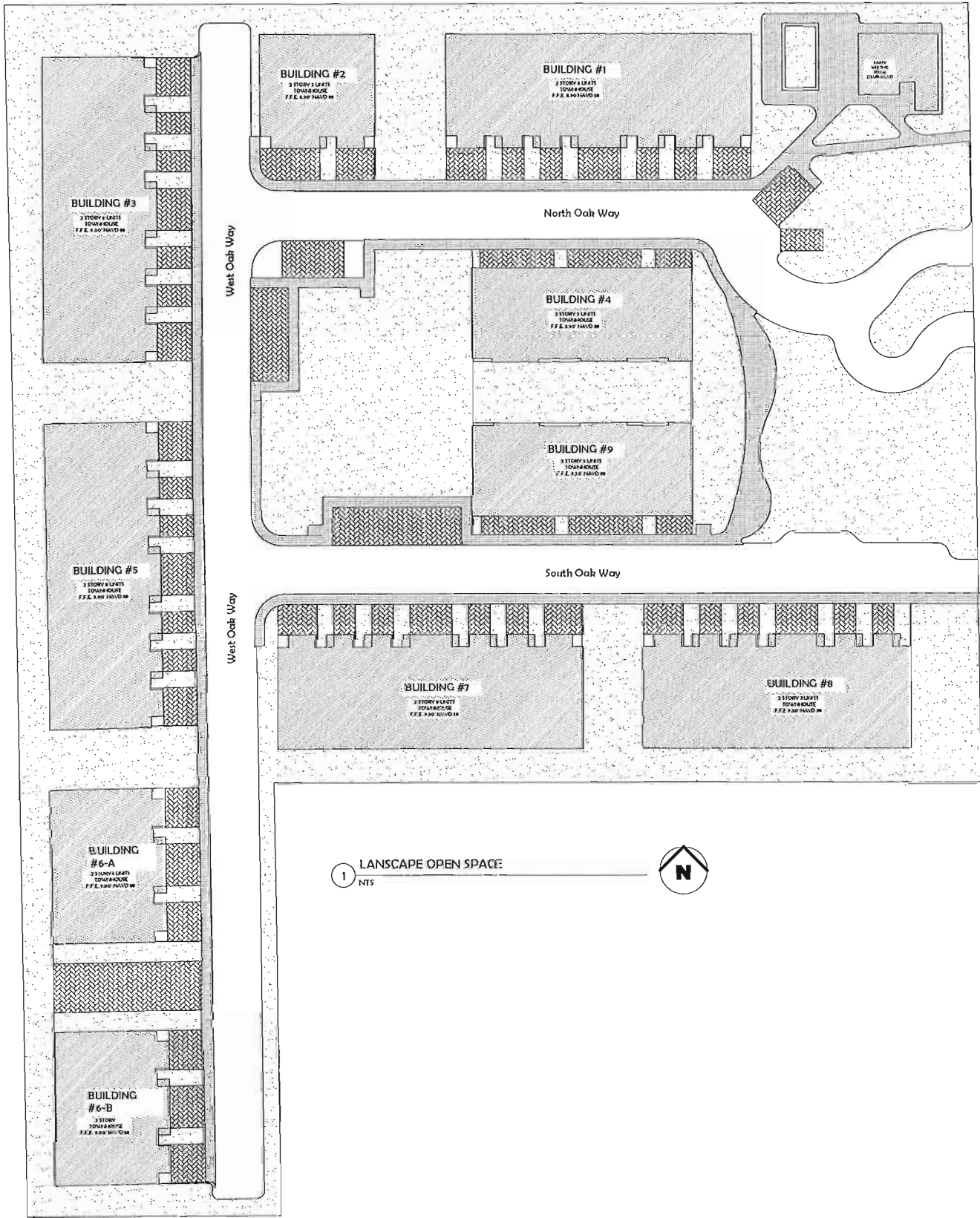
SITE PLAN

A1.1

PROJECT #: 16-019

DATE : 07-11-16





S.W.40TH AVENUE

PERVIOUS/ IMPERVIOUS BREAKDOWN LEGEND

	LOT COVERAGE BY ROOTED STRUCTURES - IMPERVIOUS	62,978 SF.
	PEDESTRIAN WALKWAYS - IMPERVIOUS	14,131 SF.
	VEHICULAR USE, ROADWAYS, ALLEYS, PARKING - IMPERVIOUS	33,878 SF.
TOTAL IMPERVIOUS		110,987 SF.
	LANDSCAPE & GREEN AREAS - PERVIOUS	78,914 SF.
	PAVED AREAS PERVIOUS CALCULATED @ 25%	17,323 SF. X .25 = 4,330 SF
TOTAL PERVIOUS		83,240 SF.

SITE DATA

GENERAL	REQ'D/ALLOWED	PROVIDED
ZONING:	RS-6000 = 5 UNITS/ACRE	PRD-1 = 16 UNITS/ACRE
LAND USE:	LOW (S) RESIDENTIAL	
NET :	N/A	207,224= 4.8 ACRES
GROSS - W PORTION R.O.W.	N/A	223,365= 5.13 ACRES
EXISTING DENSITY (RS-6000)	5.13 ACRES @ 5 UNITS/ACRE =25.65 ALLOWED	
PROPOSED DENSITY (PRD-1)	= 5.13 ACRES @ 16 UNITS/ACRE=82.08 =82 TOWNHOUSES ALLOWED	PROVIDED UNITS 60 TOWNHOUSES
LOT COVERAGE: MAX 40%	40% 40 X 207,224SF 100 = 83,715.2 SF	62,938SF 207,224 SF =30% = 62,938 SF
GREEN AREA 25 % PERVIOUS PAVERS, MIN 37% PERVIOUS AREA IMPERVIOUS AREA SHALL NOT EXCEED 60% IN RESIDENTIAL ZONING DISTRICTS PER §4c, 215-130.		79,150 SF 3,916 SF 83,066 SF TOTAL 83,240 SF 207,224 SF = 40% PERVIOUS

PRD-1 TOWNHOUSES

LOT MINIMUM	REQ'D/ALLOWED	PROVIDED
AREA (SQ FT.)	N/A	N/A
WIDTH (FT.)	22	124
DEPTH (FT.)	N/A	N/A
BULK MAXIMUM	REQ'D/ALLOWED	PROVIDED
HEIGHT (Stories/Ft.)	3/35'	2/25'
YARD MINIMUM	REQ'D/ALLOWED	PROVIDED
FRONT (FT.)	25'	25'
INTERIOR & REAR SIDE Both/One (Ft.)	15' for 2 stories	15'
CORNER SIDE (Ft.)	25'	N/A
INTERIOR OF LOTS BETWEEN BUILDINGS (Ft.)	15'	30'

ARTICLE 213 SPECIAL FLOOR AREA	REQ'D/ALLOWED	PROVIDED
MAXIMUM LENGTH OF A TOWNHOUSE (Ft.)	150'	150'
MINIMUM FLOOR AREA (900) SF for two-bedroom units (1,150) SF for three-bedroom units	900 SF for two-bedroom units (1,150) SF for three-bedroom units	1,538 SF for two-bedroom units 1,515 SF for three-bedroom units

PARKING CALCULATIONS			
		REQUESTED	PROVIDED
(15) PARKING PER UNIT: 1 GUEST PARKING PER 5 UNITS	OWNER PKNG. 15 X 60 UNITS =90 GUEST PKNG. (15) 60X5 UNITS =12	REQ. 102 PKNG	FOR OWNERS 133 PKNG 151 PKNG TOTAL
BICYCLE PARKING CALCULATIONS			
5% OF THE REQUIRED AUTOMOBILE SPACES	105 X .05 = 5.25	REQ. 5.25 PKNG	15 PKNG

UNITS/BUILDING BREAKDOWN				
BUILDING	NUMBER OF DWELLING UNITS	TOTAL (GROSS) S.F. LOT COVERAGE	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F. BUILDING (AC)
BUILDING # 1	8 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	7,872 SQ FT	1,614 SQ FT	12,912 SQ FT
BUILDING # 2	3 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	2,952 SQ FT	1,614 SQ FT	4,842 SQ FT
BUILDING # 3	8 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	7,872 SQ FT	1,614 SQ FT	12,912 SQ FT
BUILDING # 4	5 UNITS - , 2 BDR, 2.5 BATH, 2 STORY	4,575 SQ FT	1,598 SQ FT	7,990 SQ FT
BUILDING # 5	8 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	7,872 SQ FT	1,614 SQ FT	12,912 SQ FT
BUILDING # 6A	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,936 SQ FT	1,614 SQ FT	6,456 SQ FT
BUILDING # 6B	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,936 SQ FT	1,614 SQ FT	6,456 SQ FT
BUILDING # 7	8 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	7,872 SQ FT	1,614 SQ FT	12,912 SQ FT
BUILDING # 8	7 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	6,888 SQ FT	1,614 SQ FT	11,298 SQ FT
BUILDING # 9	5 UNITS - , 2 BDR, 2.5 BATH, 2 STORY	4,575 SQ FT	1,598 SQ FT	7,990 SQ FT
CLUB HOUSE	N/A	995 SQ FT	995 SQ FT	995 SQ FT
GRAND TOTAL	60 UNITS	59,345 SQ FT		99,289 SQ FT

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LICENSE #A16173

REVISIONS

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES

3440 SW 40TH AVENUE

OWNER:
BED DANA OAKS, LLC

DEVELOPER:
BD DEVELOPMENT, GROUP, LLC

☐ REVIEW SET
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☐ CONSTRUCTION SET
SUBMITTAL DATE: 05-04-2017

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ARI SKLAR

LANDSCAPE OPEN SPACE
& SITE DATA CALCULATIONS
BREAKDOWN

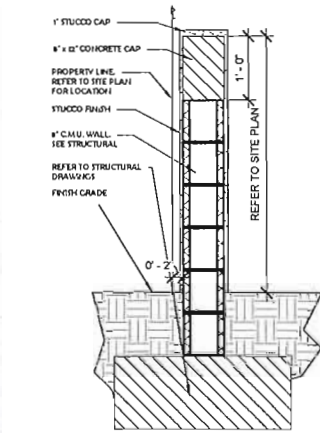
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PROJECT #: 16-019

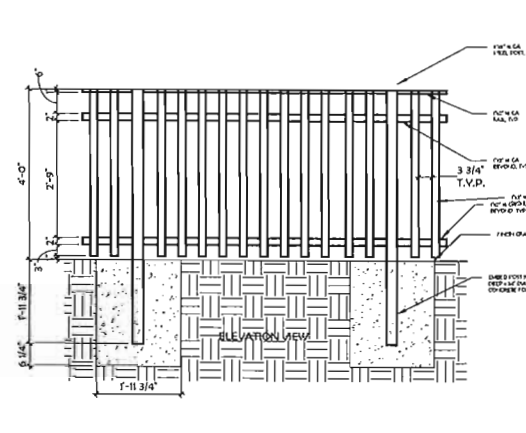
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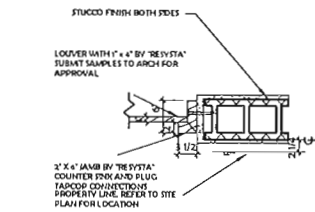
ZONING MAP



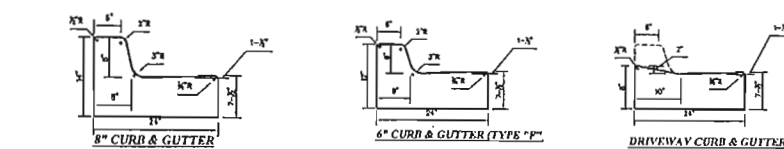
8 SECTION @ PARTY WALL 1
3/4" = 1'-0"



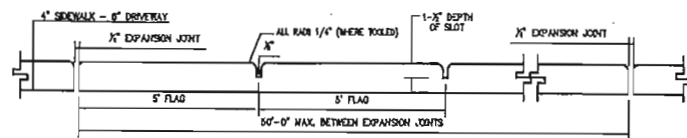
4 ALUMN. FENCE ELEVATION DETAILS
1/2" = 1'-0"



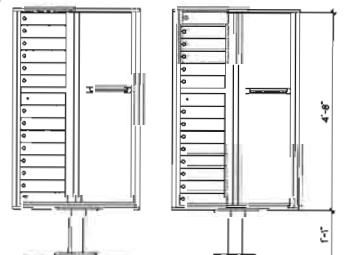
7 SECTION @ PARTY WALL 2
3/4" = 1'-0"



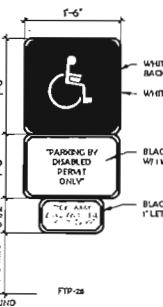
5 CURB DETAILS
3/4" = 1'-0"



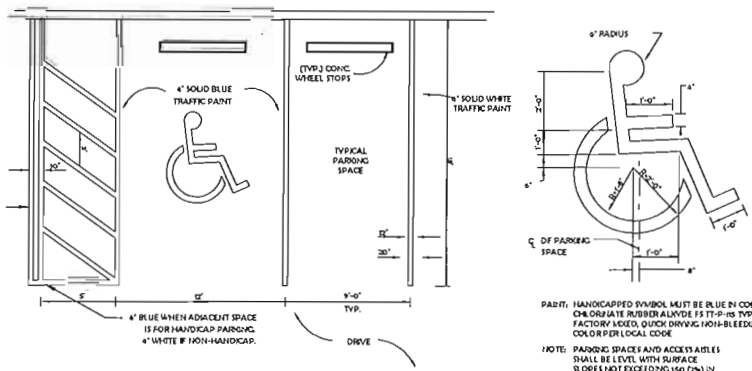
6 SIDEWALK SECTION
3/8" = 1'-0"



10 MAILBOX AREA ELEVATION
1/2" = 1'-0"

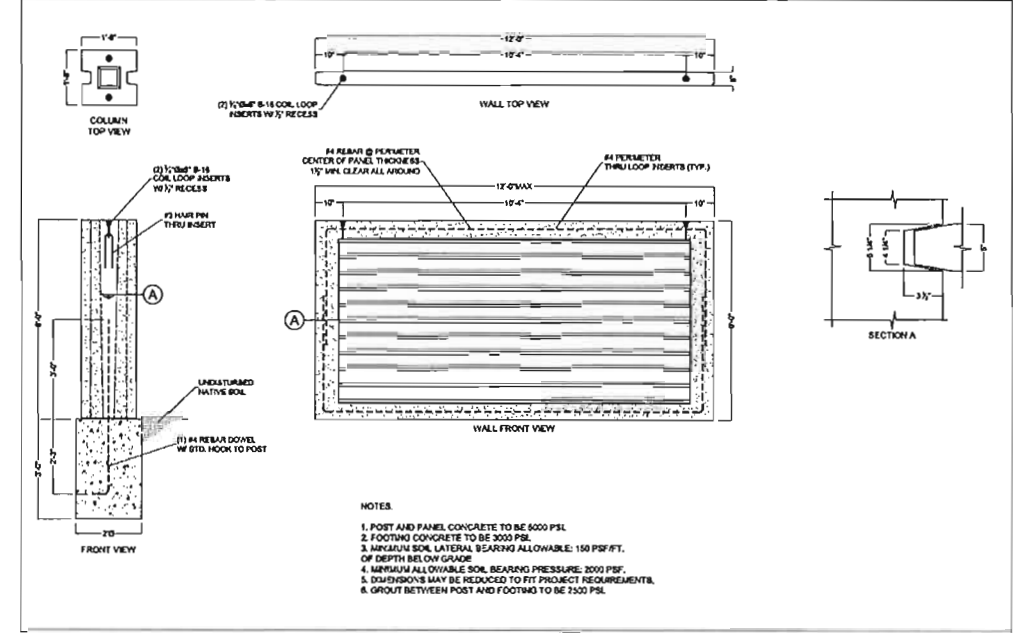


2 ADA SIGN DETAIL
3/4" = 1'-0"



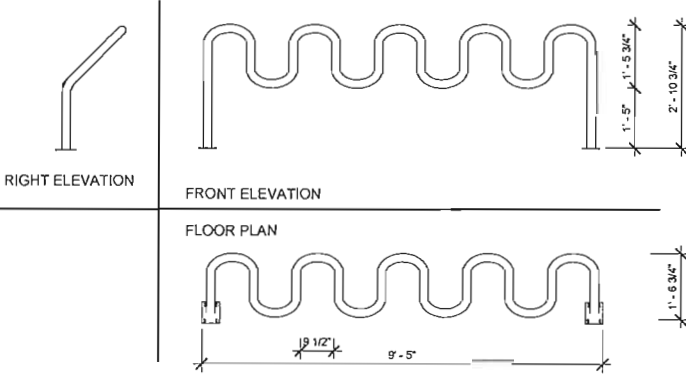
3 ADA TYPICAL SPACE MARKINGS
3/4" = 1'-0"

9 PRIVACY WALL
N/S



- NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
 2. FOOTING CONCRETE TO BE 3000 PSI.
 3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE.
 4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
 5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
 6. GROUT BETWEEN POST AND FOOTING TO BE 3000 PSI.

1 BICYCLE RACK DETAIL TYP
1/2" = 1'-0"



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REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5441-5447 & 5441-5452 SW 40TH AVENUE DANIA BEACH
FL 33304
OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

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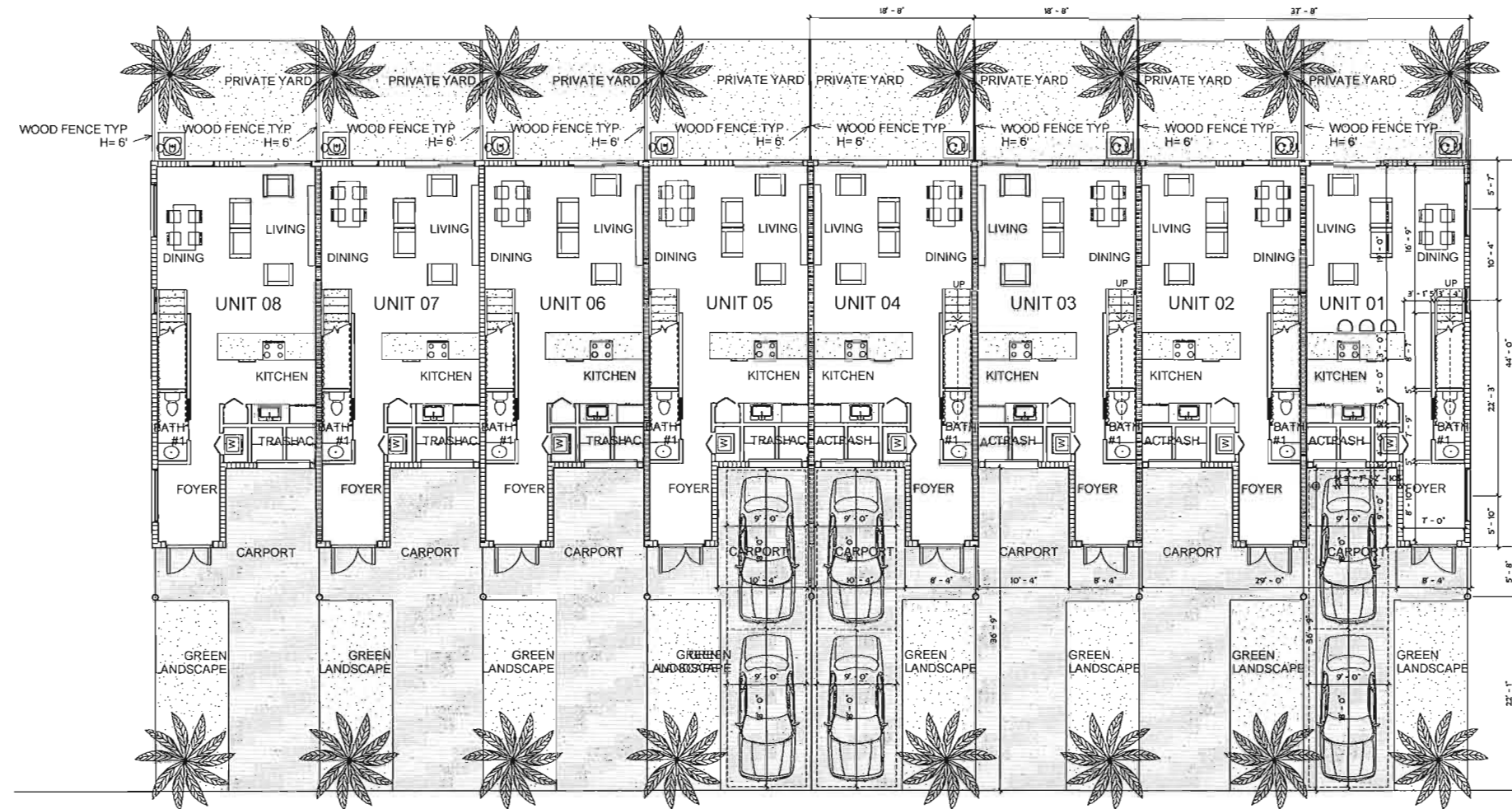
SITE PLAN DETAILS/ZONING PLAN

A1.3

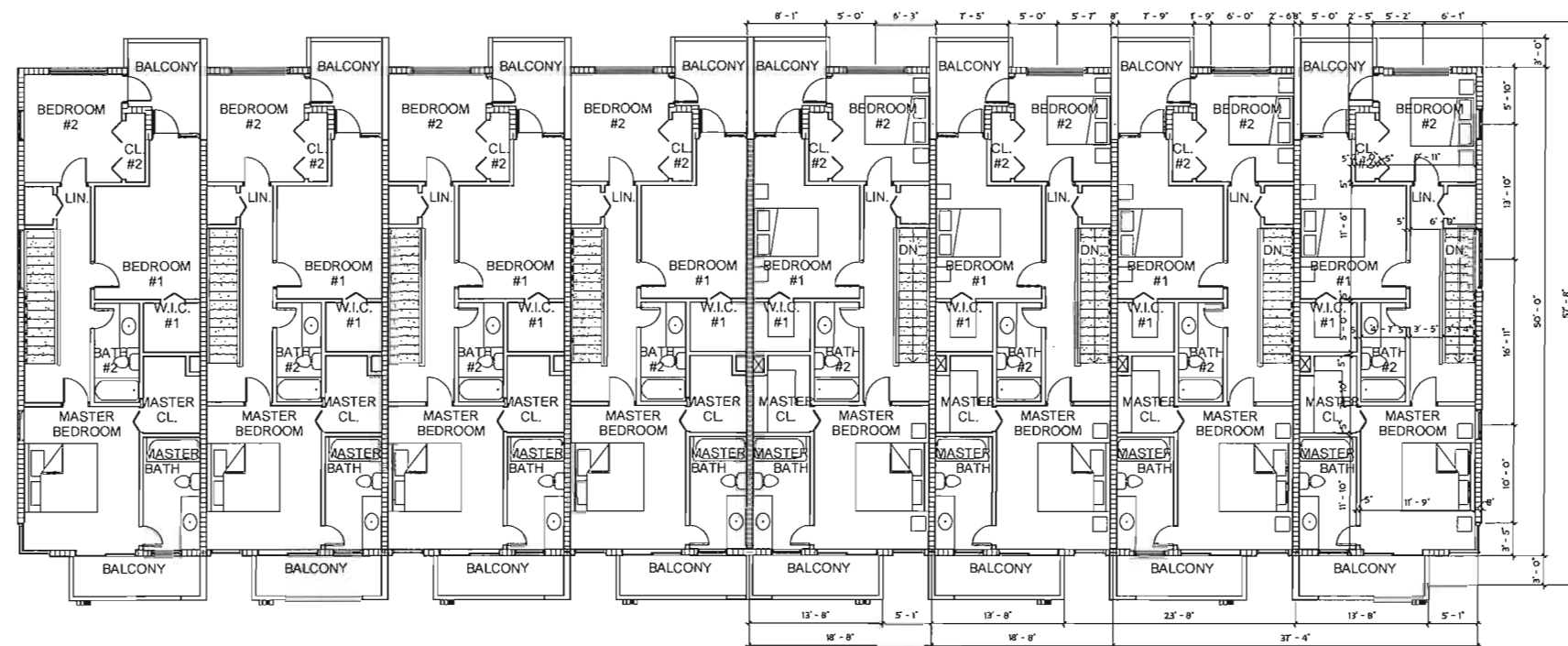
PROJECT #: 16-019

DATE: 07-11-16

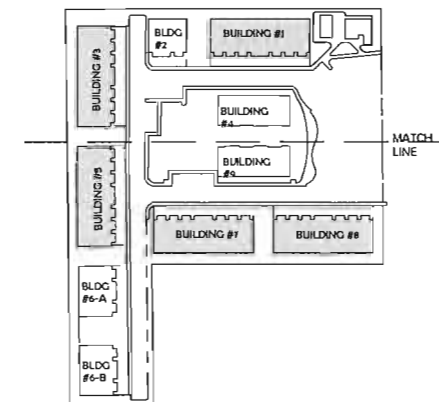
VICINITY MAP



1 Level 1 TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8
1/8" = 1'-0"



2 Level 2 TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8
1/8" = 1'-0"



3 KEY PLAN
N85

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LICENSE #A11473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461 DU 40 TH AVE.
Dania, Florida

OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

REVIEW SET
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PERMIT SET
BID SET
CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

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Author
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ARI SKLAR

TYPICAL ENLARGED 1ST &
2ND FLOOR PLANS
BUILDING 1, 3, 5, 7 & 8

A2.0

PROJECT #: 16-019

DATE: 07-11-16

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES

3461 SW 40TH AVE.
Dania Beach, FL 33024

OWNER: BCD DANIA OAKS, LLC
DEVELOPER: B2I DEVELOPMENT, GROUP, LLC

- ☐ REVIEW SET
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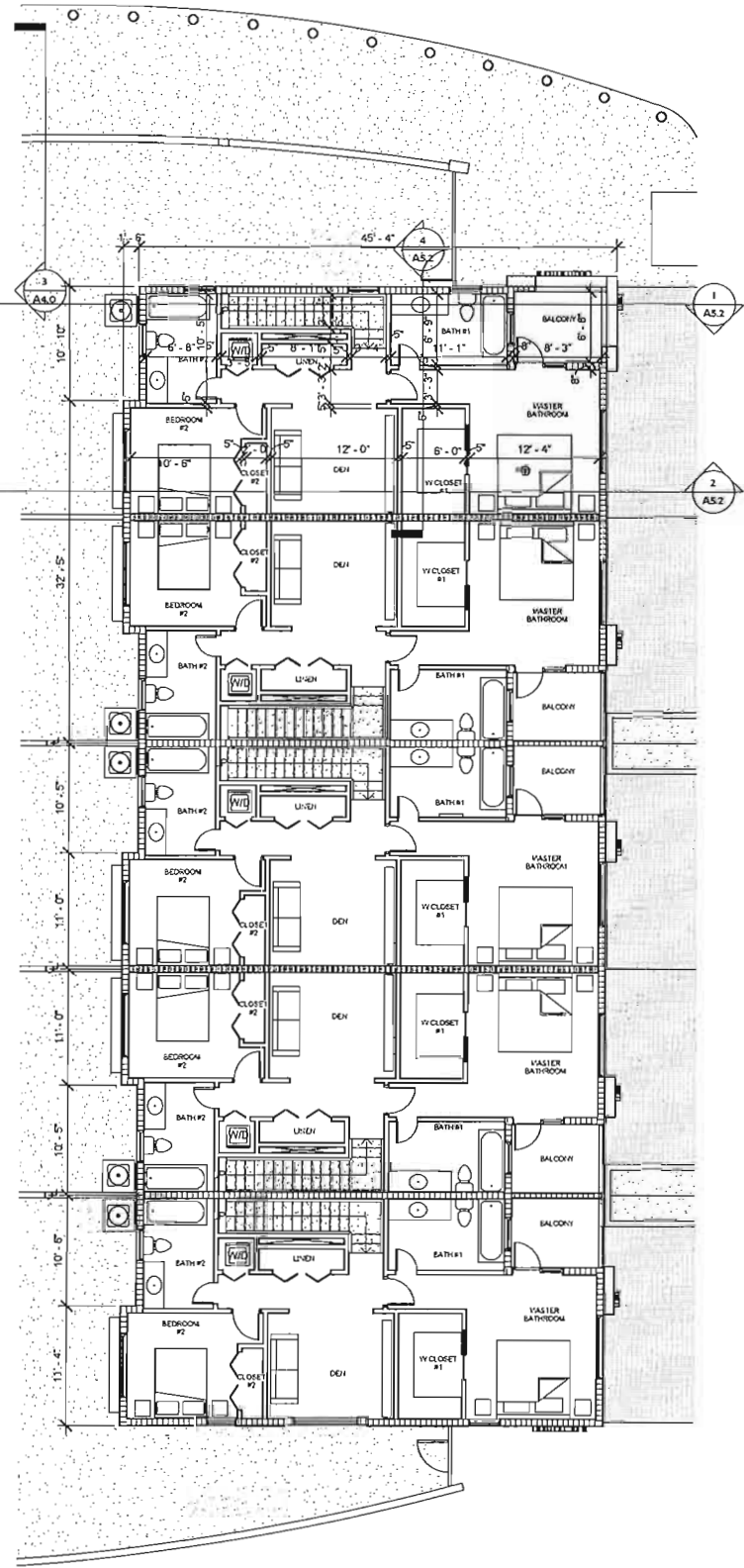
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BUILDING PLANS 4 & 9

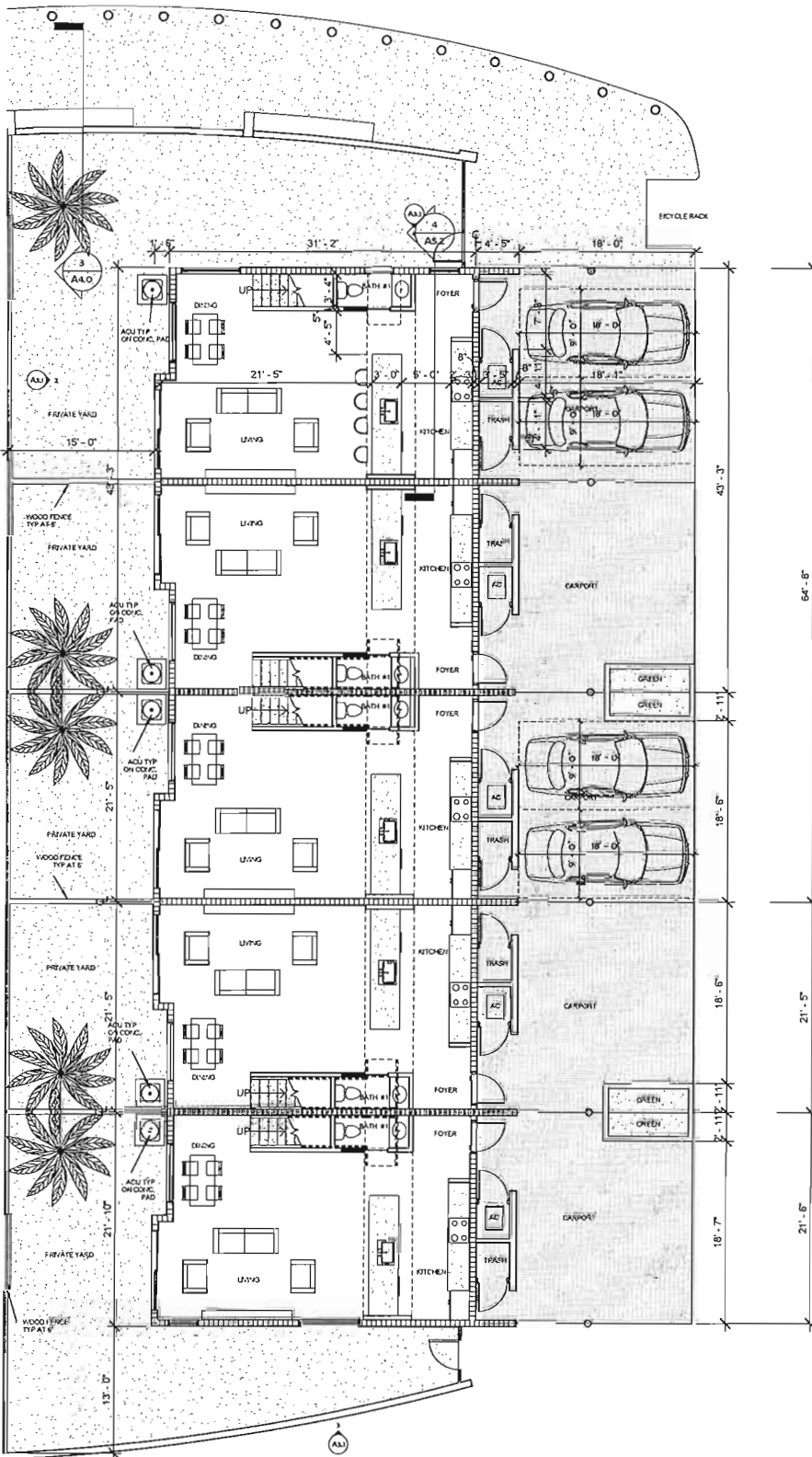
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PROJECT #: 16-019

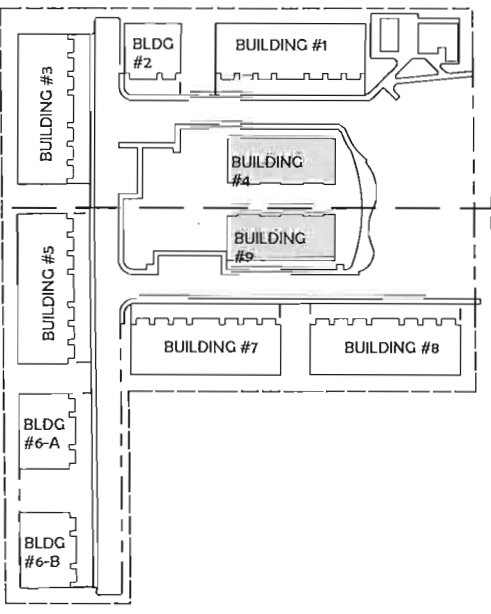
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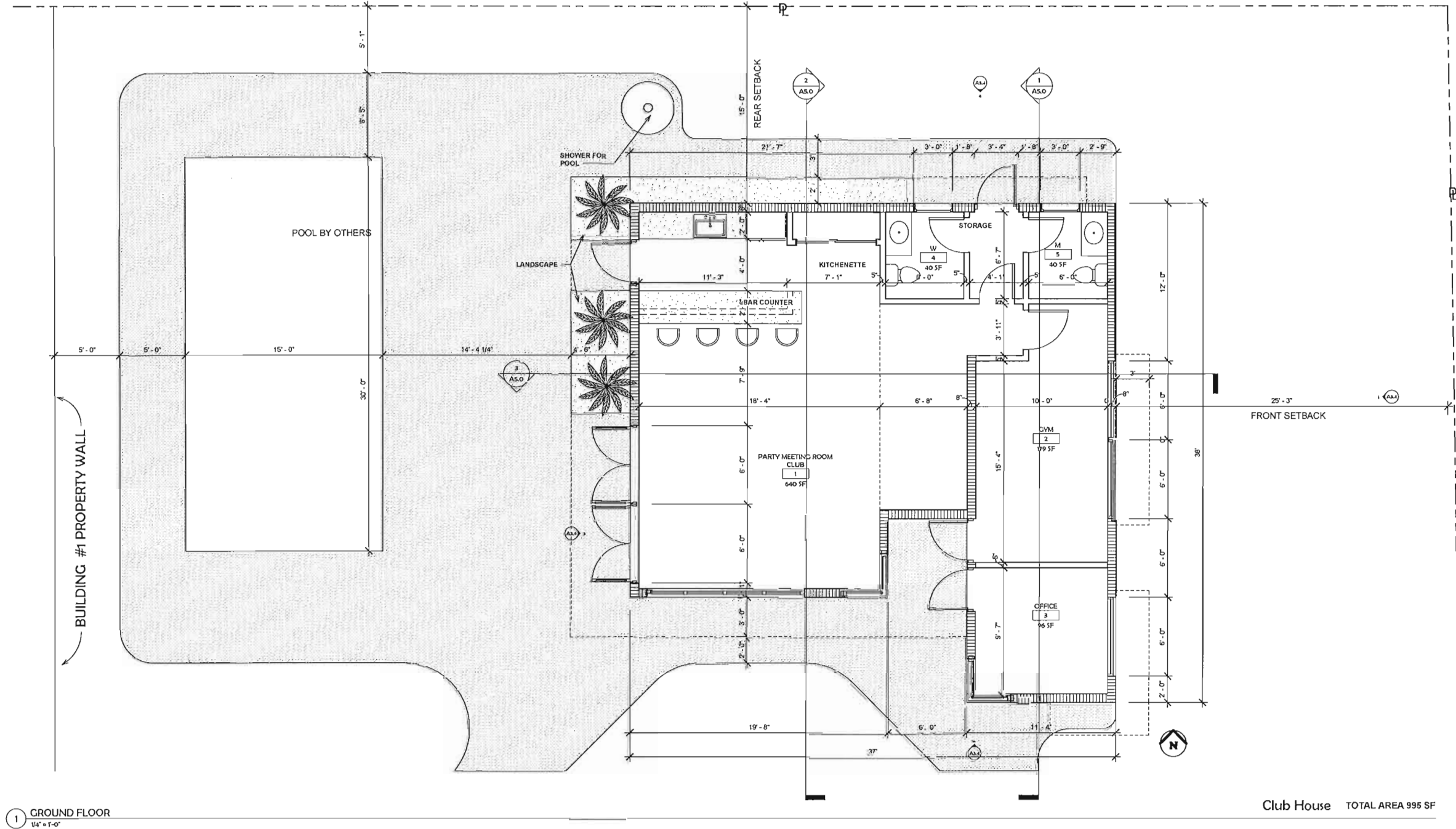
2 Level 2
1/8" = 1'-0"



1 Level 1
1/8" = 1'-0"



3 KEYPLAN
3/64" = 1'-0"



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

Club House TOTAL AREA 995 SF

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REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5401 SW 40TH AVE.
Dania, Florida
OWNER: BCD DANIA OAKS, LLC
DEVELOPER: BCD DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
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SUBMITTAL DATE: 05-04-17

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CHECKED BY:
ARI SKLAR

CLUB HOUSE FLOOR PLAN

A2.2

PROJECT #: 16-019

DATE: 07-11-16

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
3461 SW 40TH AVE.
Davie, Florida
OWNER: BOB DANNA OAKS, LLC
DEVELOPER: BZJ DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
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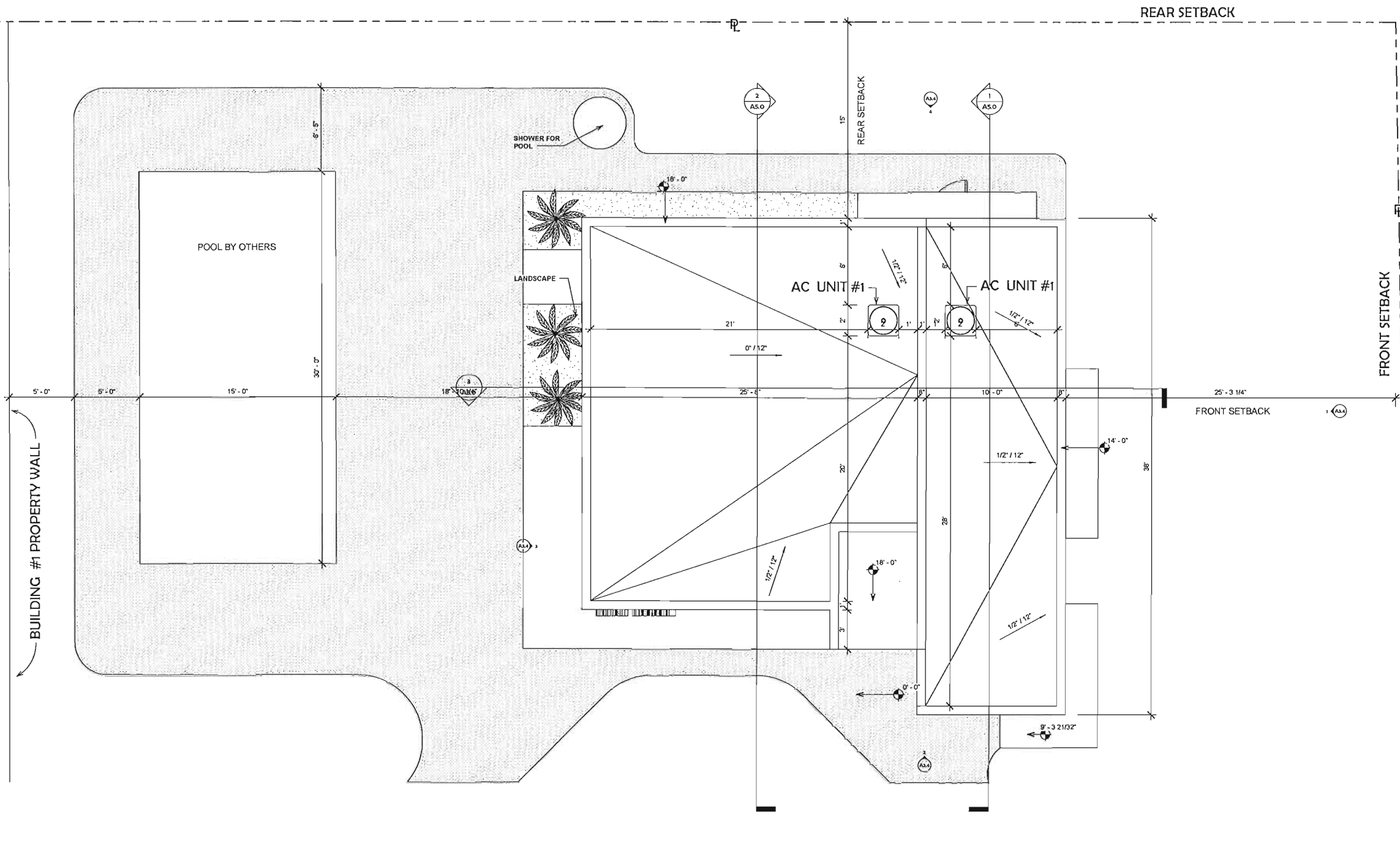
CLUB HOUSE ROOF PLAN

A2.3

PROJECT #: 16-019

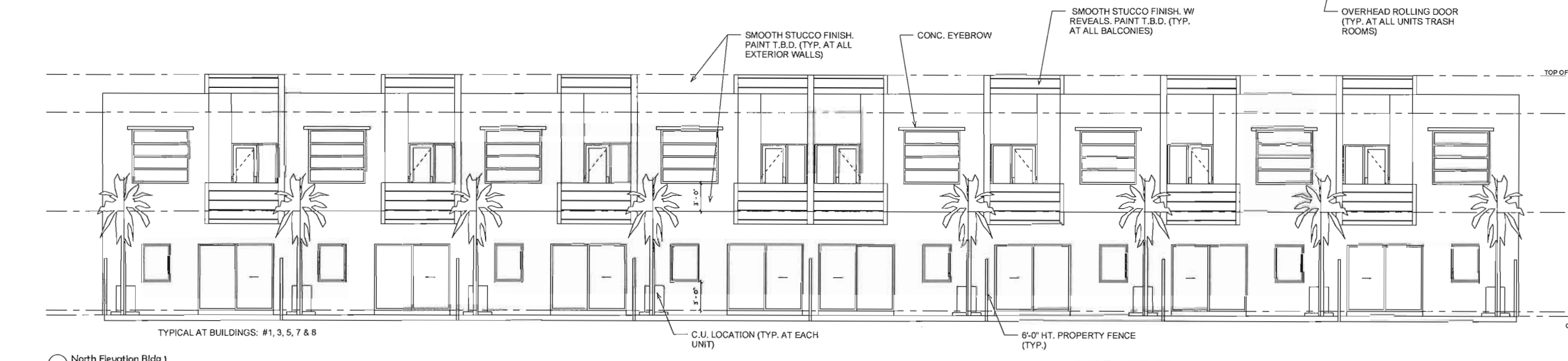
DATE: 07-11-16

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

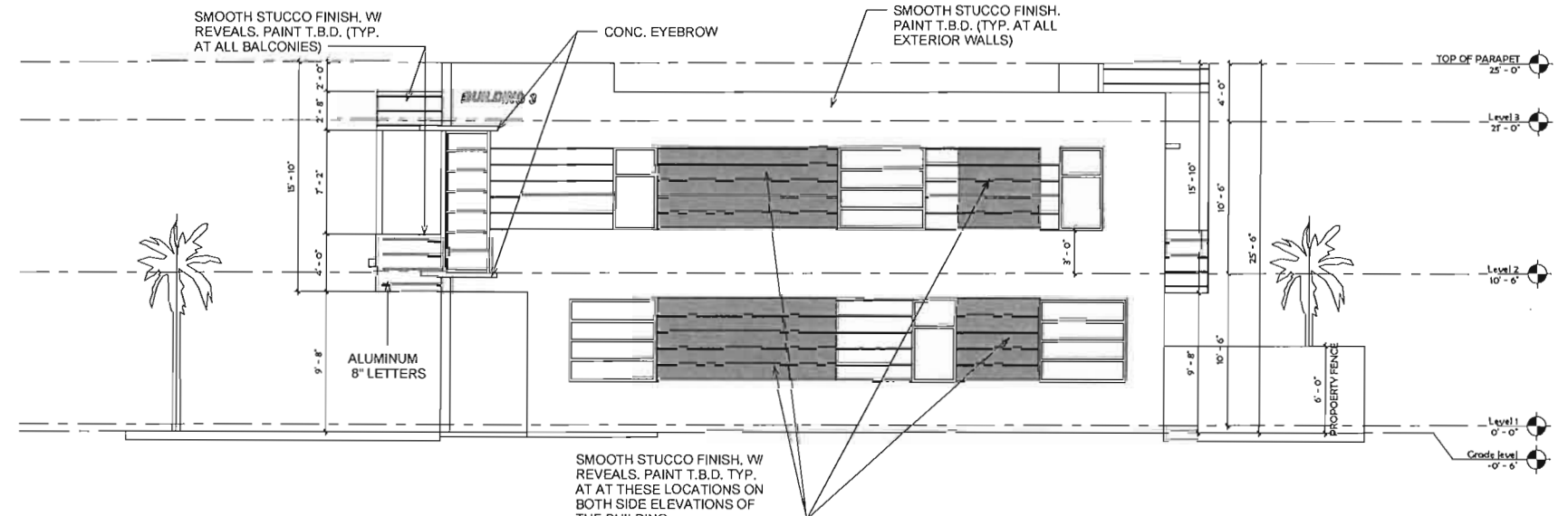




1 South Elevation Bldg TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8
3/16" = 1'-0"



2 North Elevation Bldg 1
3/16" = 1'-0"



3 East Elevation Bldg TYPICAL AT BUILDINGS: #1, 3, 5, 7 & 8
3/16" = 1'-0"

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
248 SW 40 TH AVE
Dania Beach, FL 33017
OWNER: BCD DANIA OAKS, LLC
DEVELOPER: BCD DEVELOPMENT, GROUP, LLC

- ☐ REVIEW SET
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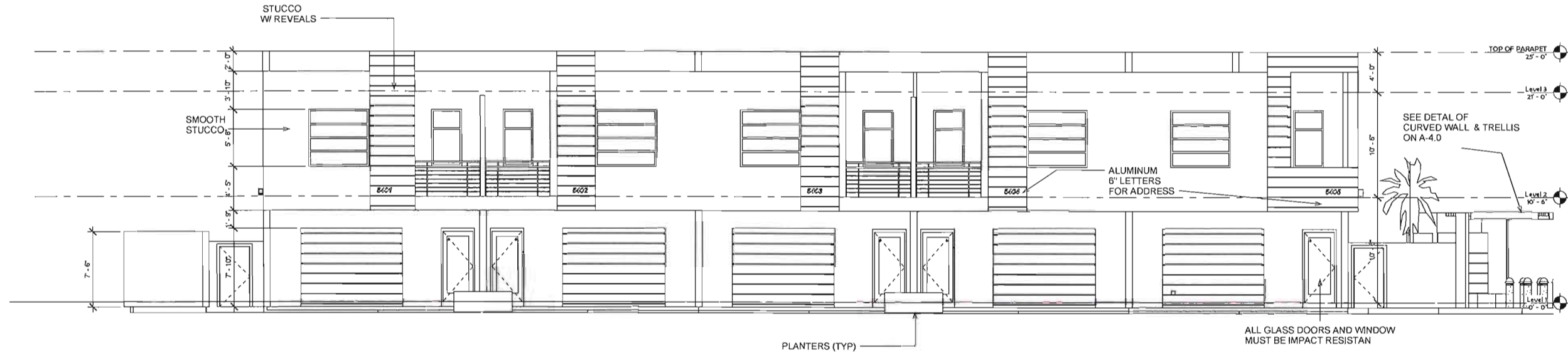
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ELEVATIONS BUILDING 1, 3,
5, 7 & 8

A3.0

PROJECT #: 16-019

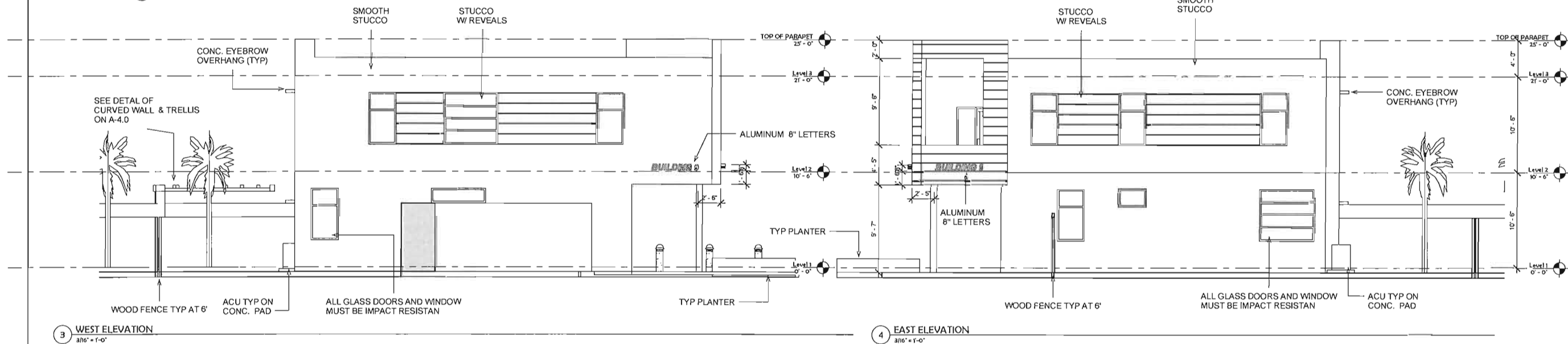
DATE: 07-11-16



1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"

4 EAST ELEVATION
3/16" = 1'-0"

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5441 SW 40 TH AVE.,
Dania Florida

OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
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SUBMITTAL DATE: 05-04-17

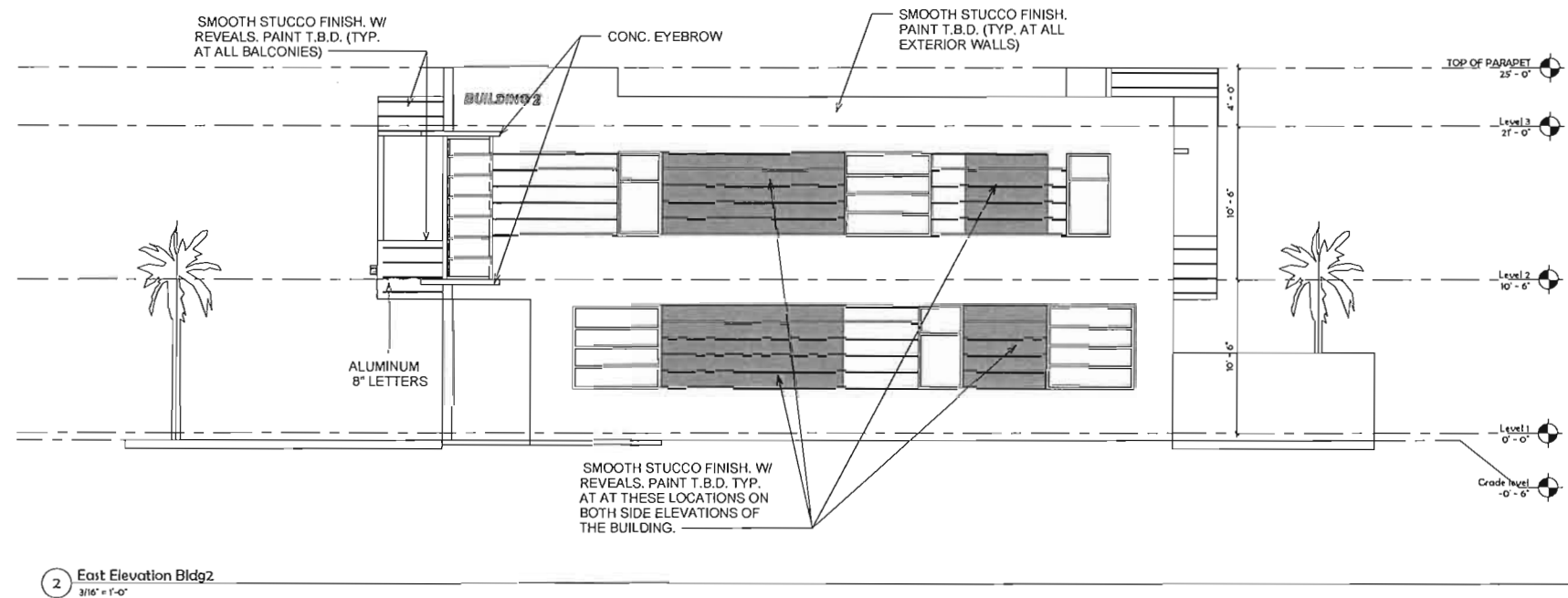
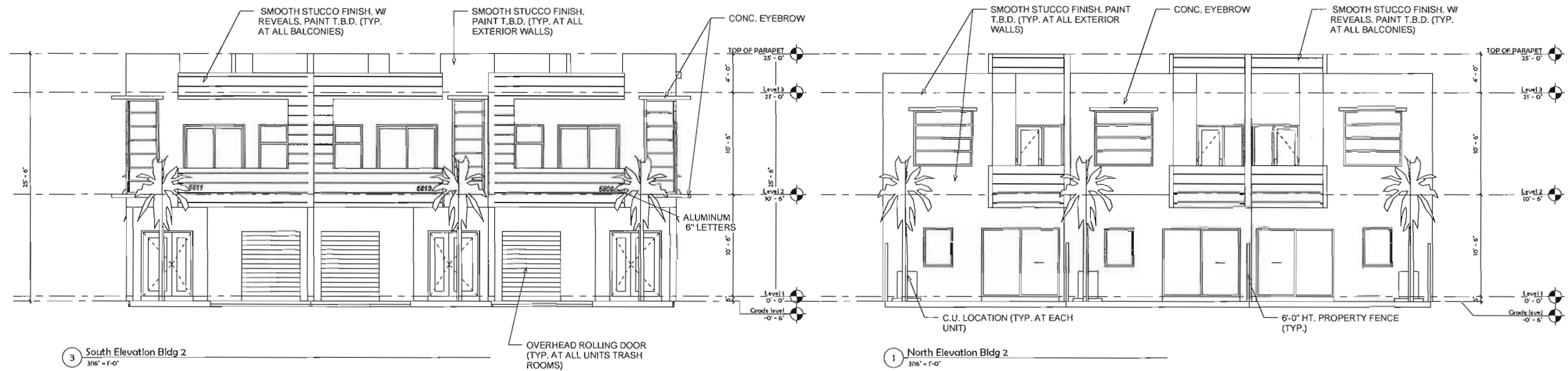
DRAWN BY:
Authen MV
CHECKED BY:
ARI SKLAR

BUILDING 4 & 9 ELEVATIONS

A3.1

PROJECT #: 16-019

DATE: 07-11-16



NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
 5461 SW 40 TH AVE
 Dania, Florida
 OWNER: BCD DANIA OAKS LLC
 DEVELOPER: BCD DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

ELEVATIONS BUILDING 2

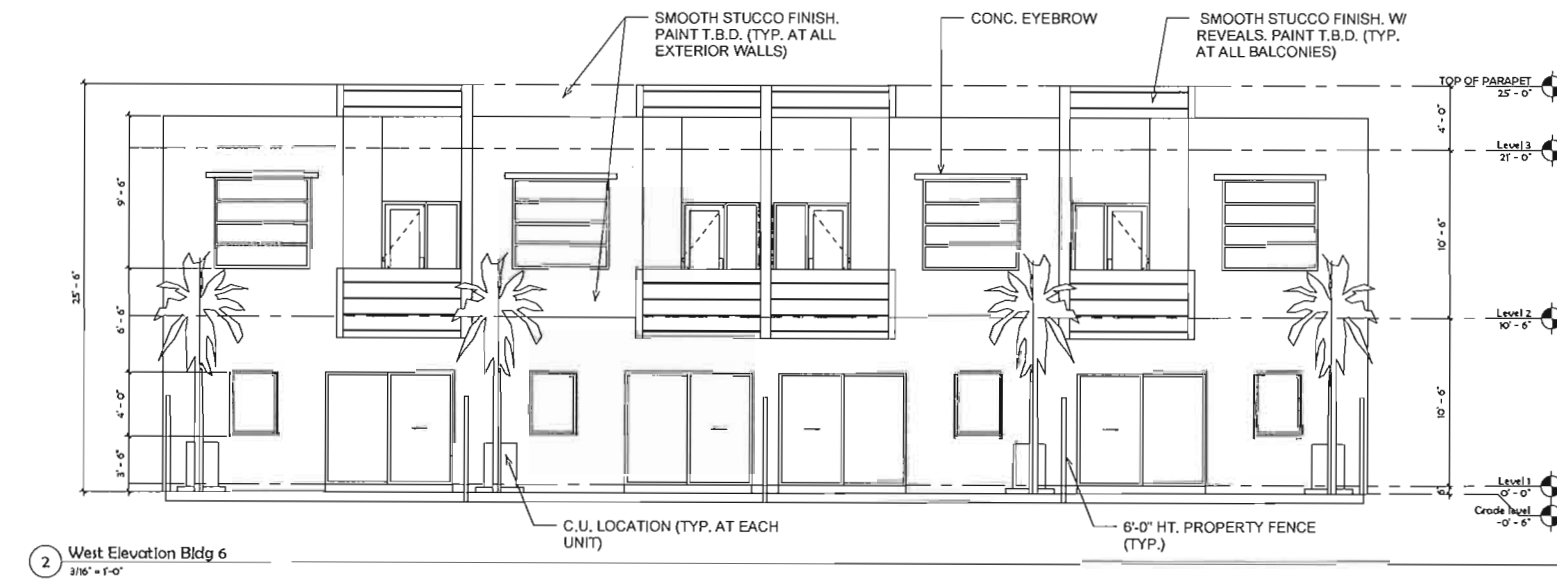
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PROJECT #: 16-019

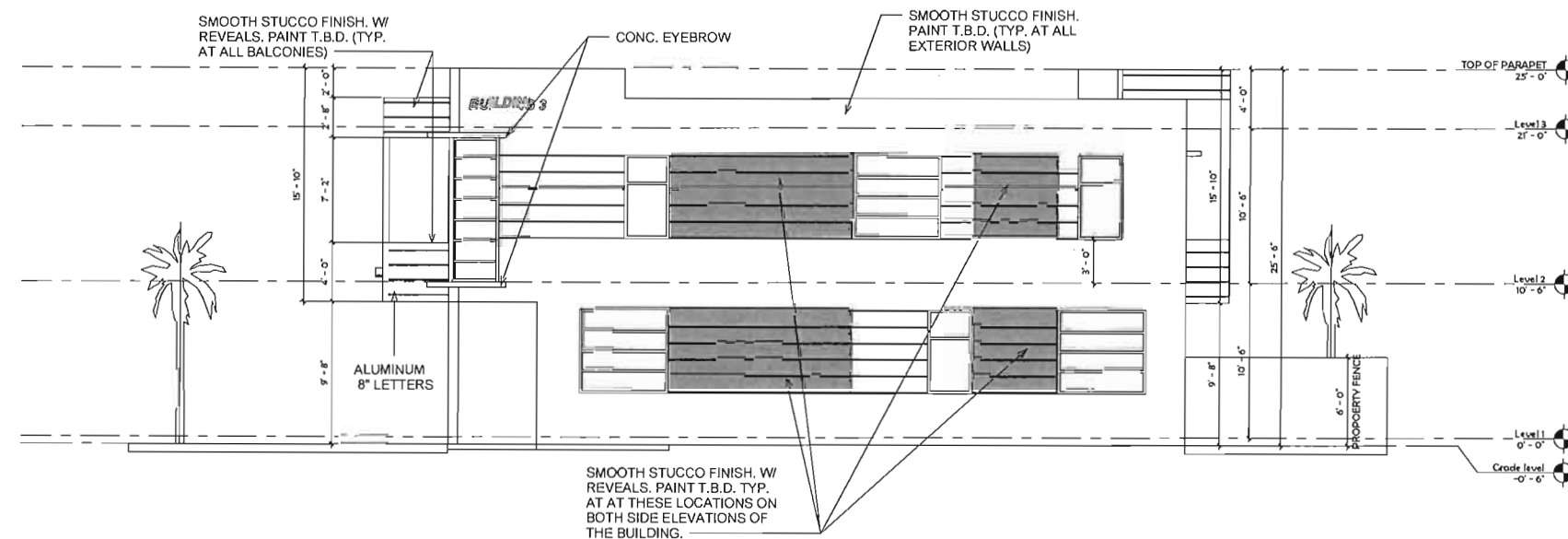
DATE: 07-11-16



1 East Elevation Bldg 6
3/16" = 1'-0"



2 West Elevation Bldg 6
3/16" = 1'-0"



3 North Elevation Bldg 6 - Dependent 1
3/16" = 1'-0"

SKLAR Architecture
230 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 923-9292
FAX - (954) 923-4292
www.SKLARArch.com
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33 0000004
FICARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES

5461 SW 40TH AVE
Davie, Florida

OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT, GROUP, LLC

- ☐ REVIEW SET
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- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

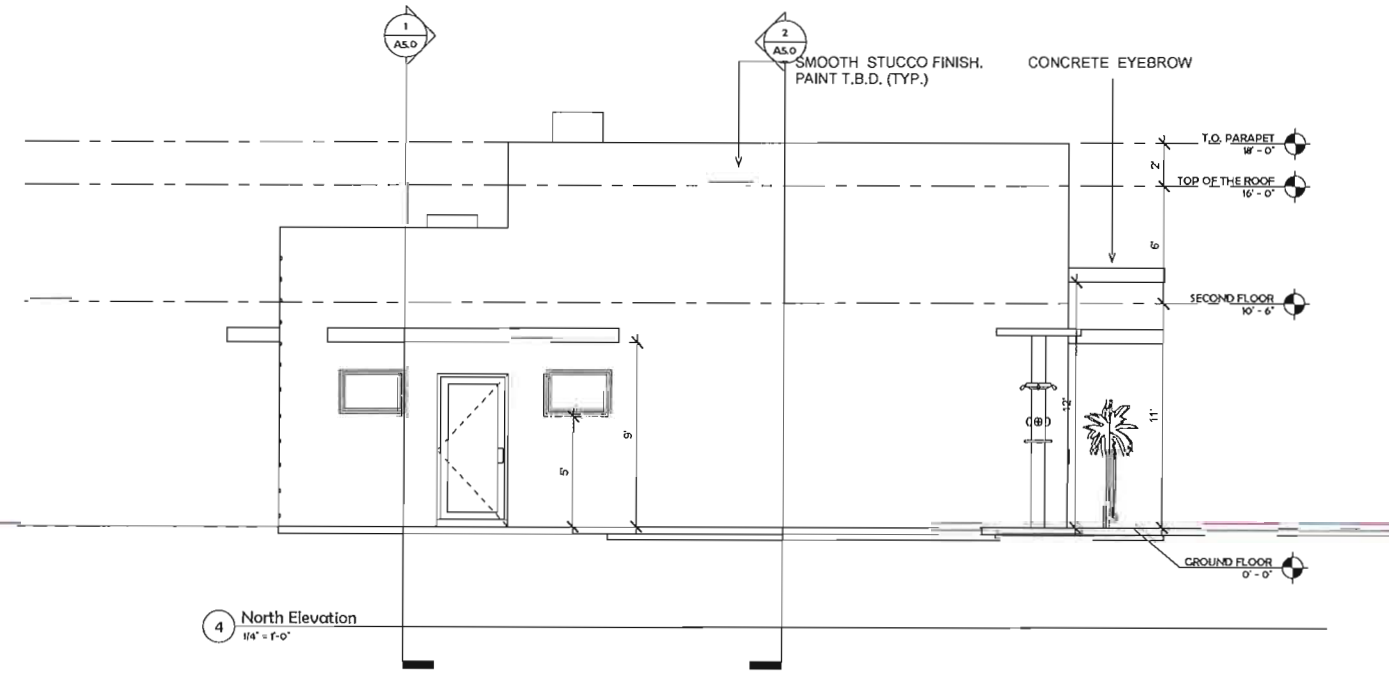
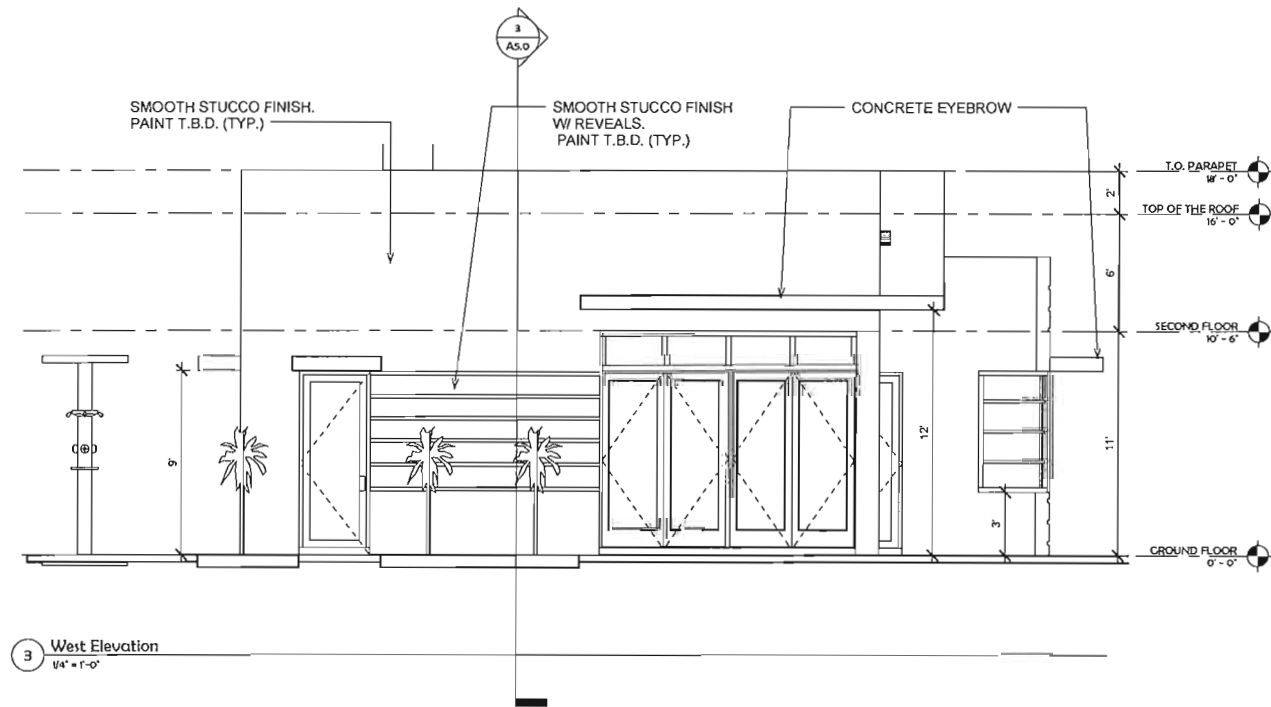
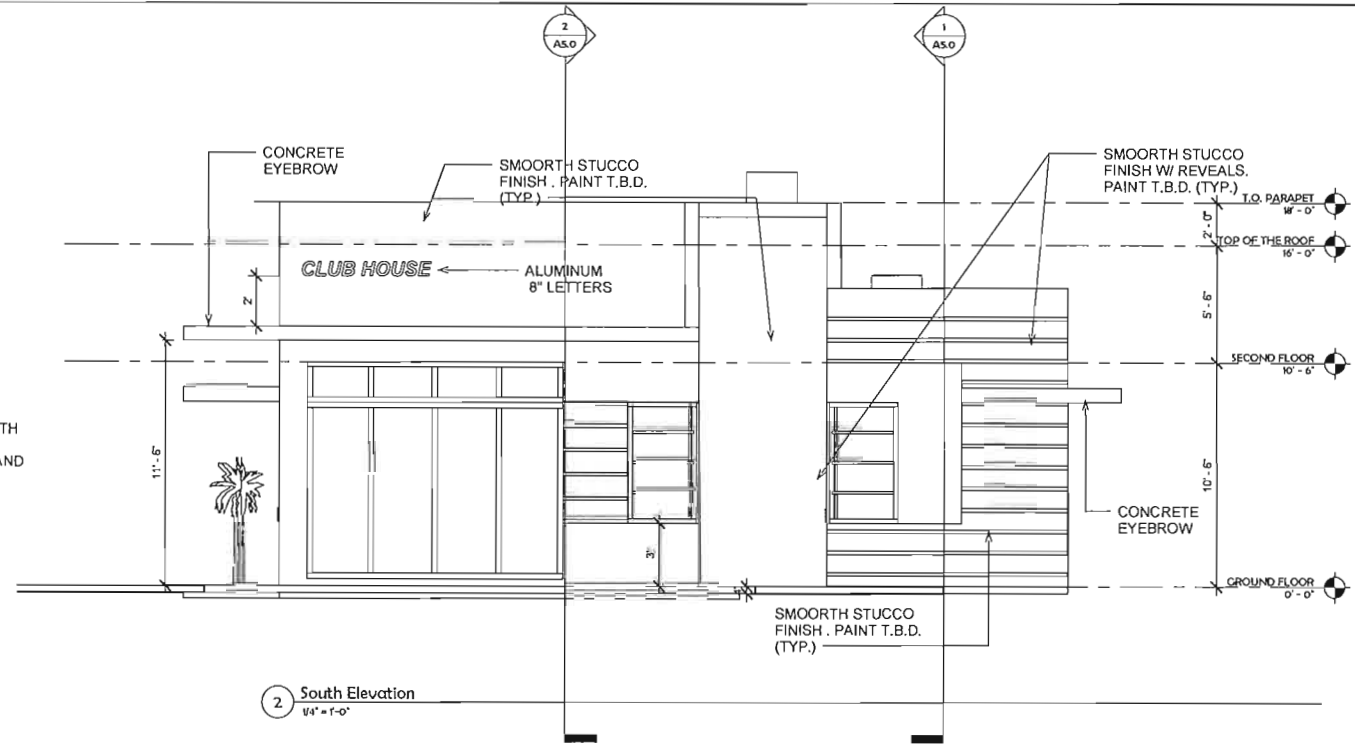
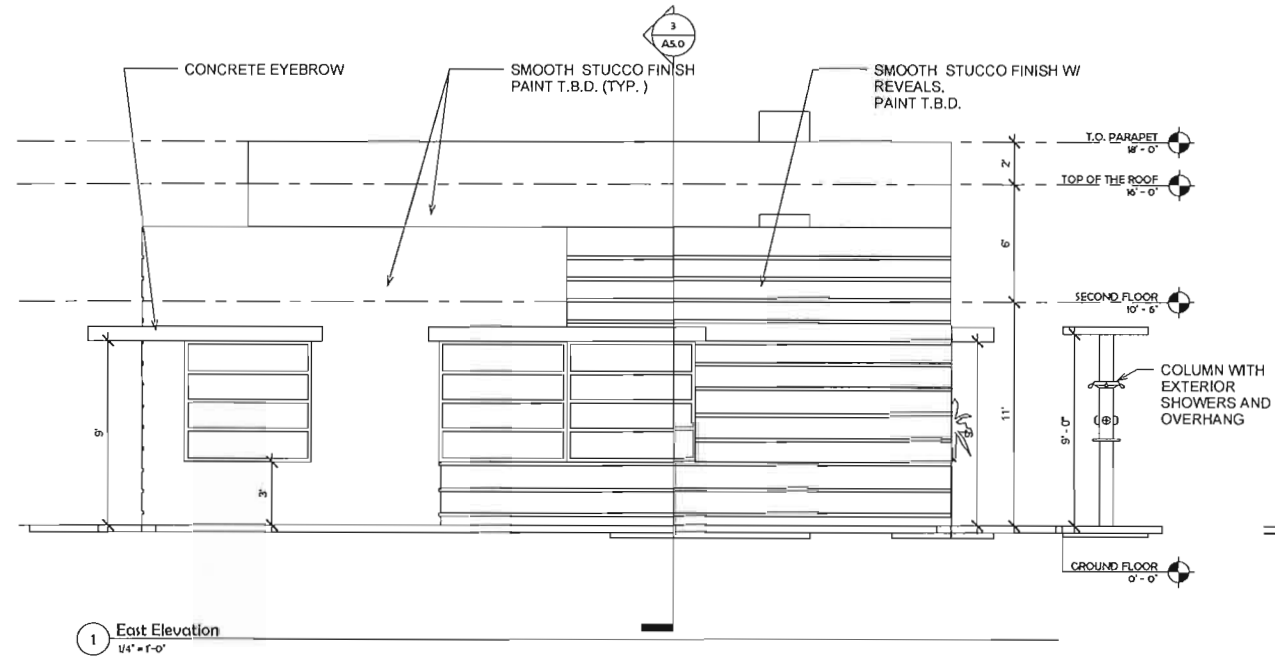
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Author
CHECKED BY:
ARI SKLAR

ELEVATIONS BUILDING 6

A3.3

PROJECT #: 16-019

DATE: 07-11-16



NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
 5461 SW 40TH AVE.
 Dania, Florida
 OWNER: BCD DANIA OAKS, LLC
 DEVELOPER: B2I DEVELOPMENT, GROUP, LLC

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

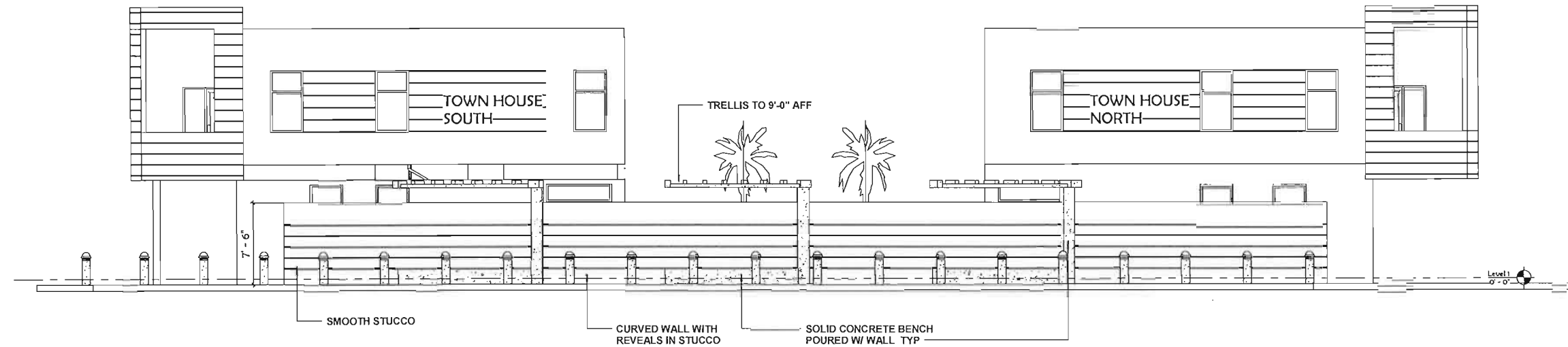
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 CHECKED BY:
 ARI SKLAR

CLUB HOUSE ELEVATIONS

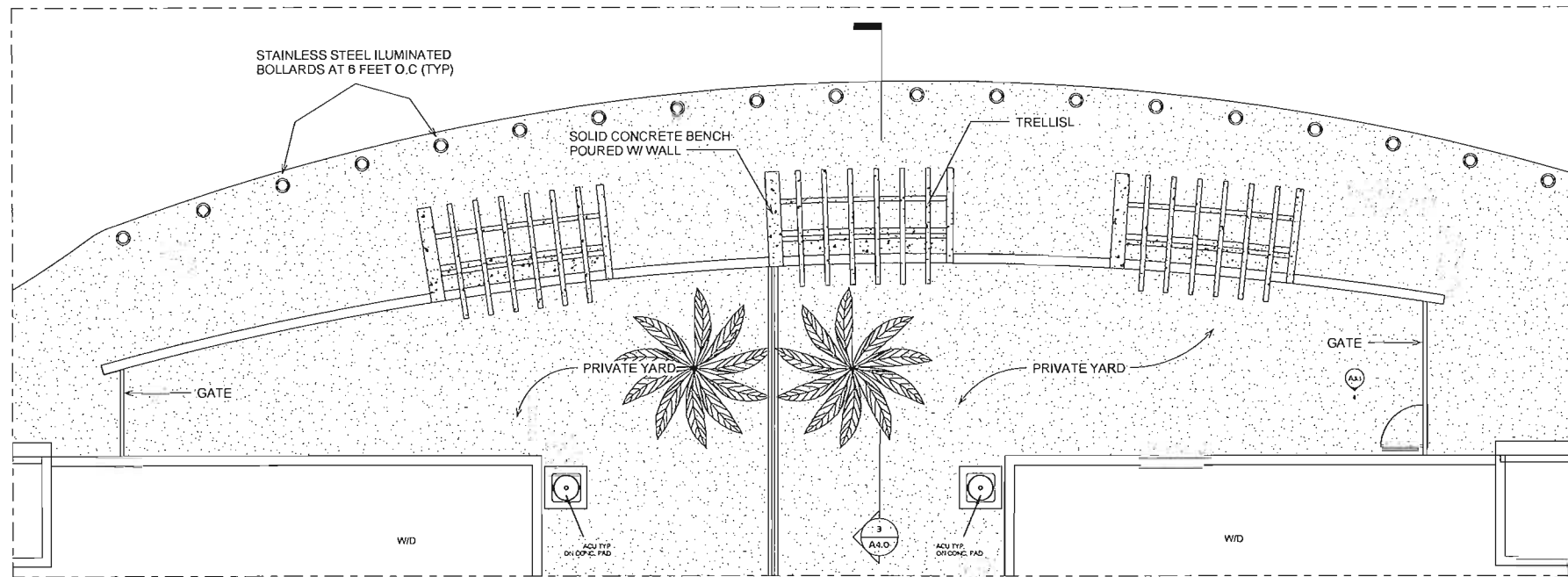
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PROJECT #: 16-019

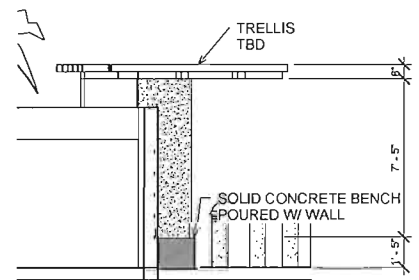
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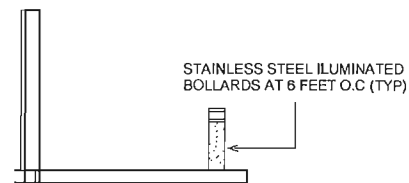
2 CURVED WALL ELEVATION
3/16" = 1'-0"



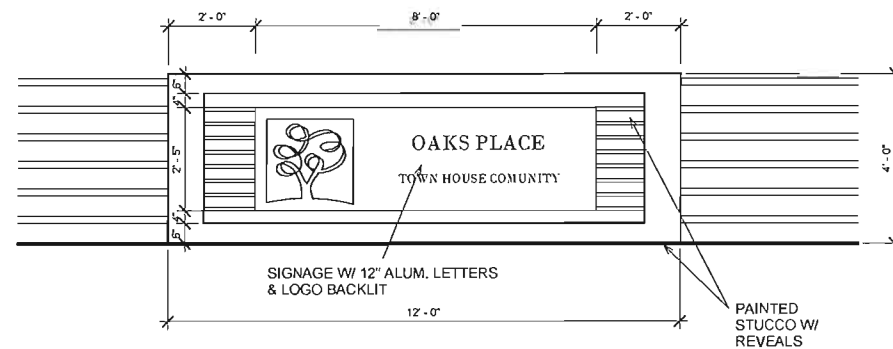
1 TRELLIS CURVED WALL- Callout 1
3/16" = 1'-0"



3 CURVED WALL SECTION 1
1/4" = 1'-0"



4 CURVED WALL SECTION 2
1/4" = 1'-0"



6 ENTRANCE FEATURE SIGN
1/2" = 1'-0"

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5405 SW 40 TH AVE.
Dania, Florida
OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

**SIGNAGE & ENLARGED
CURVED WALL & TRELLIS**

A4.0

PROJECT #: 16-019

DATE: 07-11-16

OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.

NEW DEVELOPMENT FOR:

Dania, Florida
OWNER: BCD DANIA OAKS, LLC
DEVELOPER: B2J DEVELOPMENT,

DEVELOPER: B2J DEVELOPMENT, GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

ENLARGED TYPE UNIT "A"
BLDG 1, 2, 3, 5, 6, 7, 8

A4.1

PROJECT #: 16-019

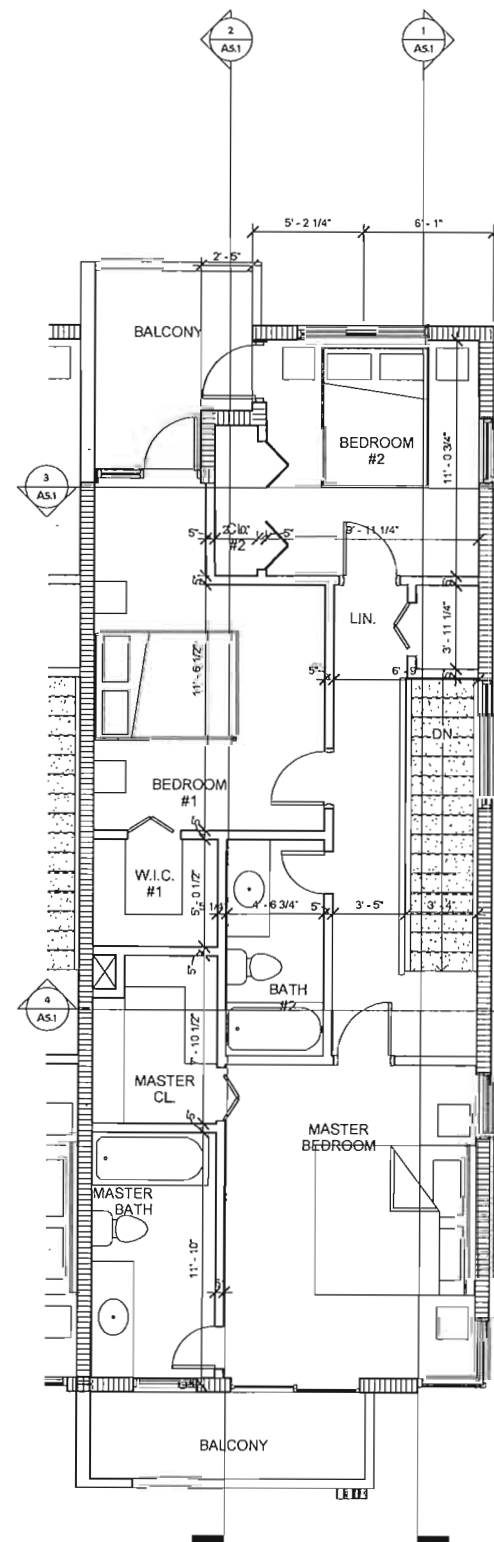
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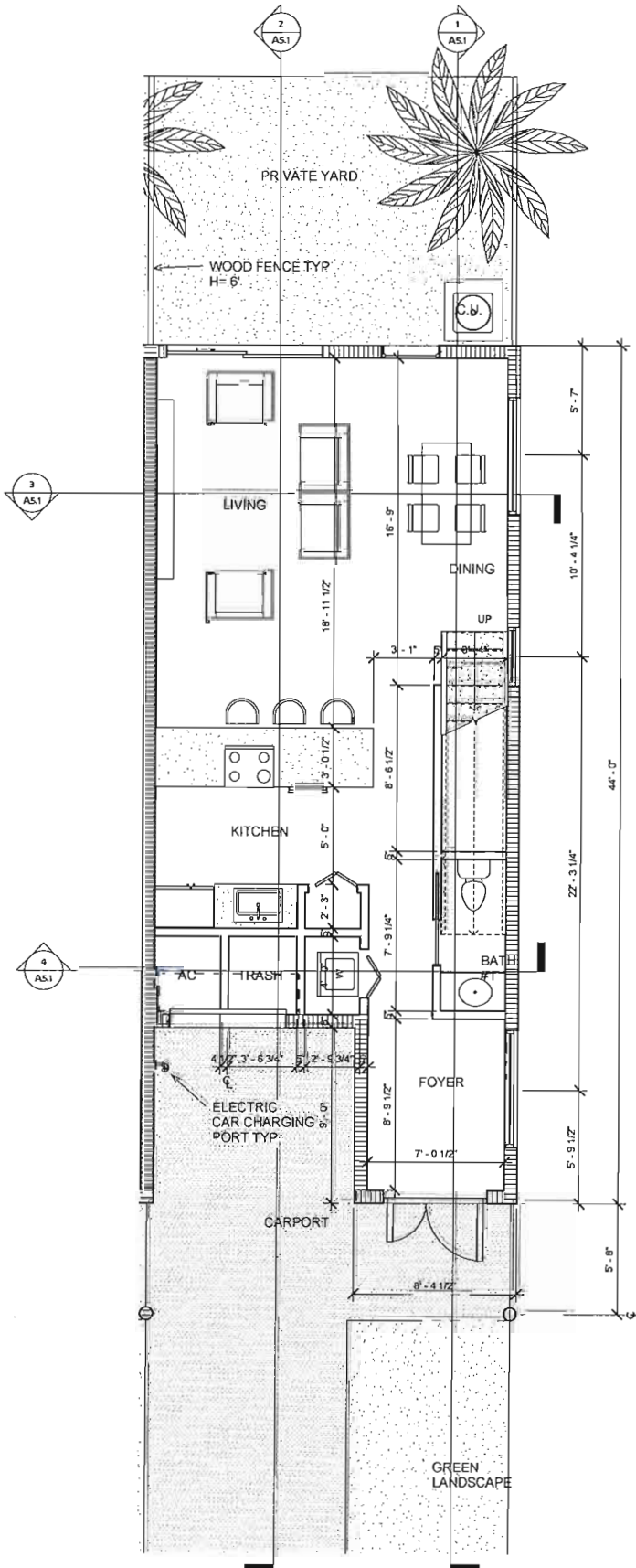
4 Area level 2
 $1/8" = 1'-0"$

3 Area level 1
 $1/8" = 1'-0"$

AC AREA CALCULATION		
Level	Name	Area
Level 1	AC AREA	726 SF
Level 2	AC AREA	888 SF
AC AREA: 2		1614 SF
Level 2	BALCONY	69 SF
Level 2	BALCONY	63 SF
BALCONY: 2		132 SF
Level 1	YARD	257 SF
YARD: 1		257 SF
Total Area		2004 SF



2 TYP UNIT "A" LEVEL 2
1/4" = 5'-0"



1 TYP UNIT "A" LEVEL 1
1/4" = 1'-0"

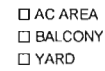
- SUBMITTAL DATE: 05-04-17

ENLARGED TYP UNIT 'B'
BLDG 419

A4.2

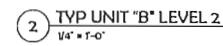
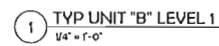
PROJECT # 16-019

DATE : 07-11-16



4 Area Level 2
1/8" = 1'-0"

AC AREA CALCULATION		
Level	Name	Area
Level 1	AC AREA	691 SF
Level 2	AC AREA	907 SF
AC AREA: 2		1598 SF
Level 2	BALCONY	60 SF
BALCONY: 1		60 SF
Level 1	YARD	328 SF
YARD: 1		328 SF
Total Area		1986 SF



NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461 SW 40TH AVE.
Davie, Florida
OWNER: BCD DAVIA OAKS LLC
DEVELOPER: DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BIO SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

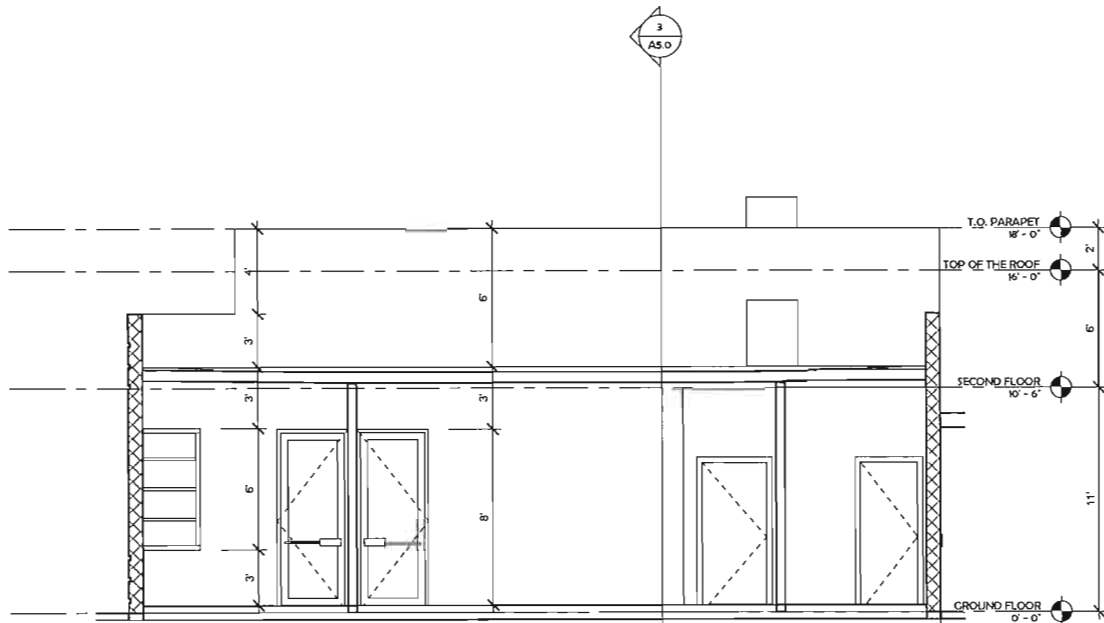
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

SECTION: CLUB HOUSE

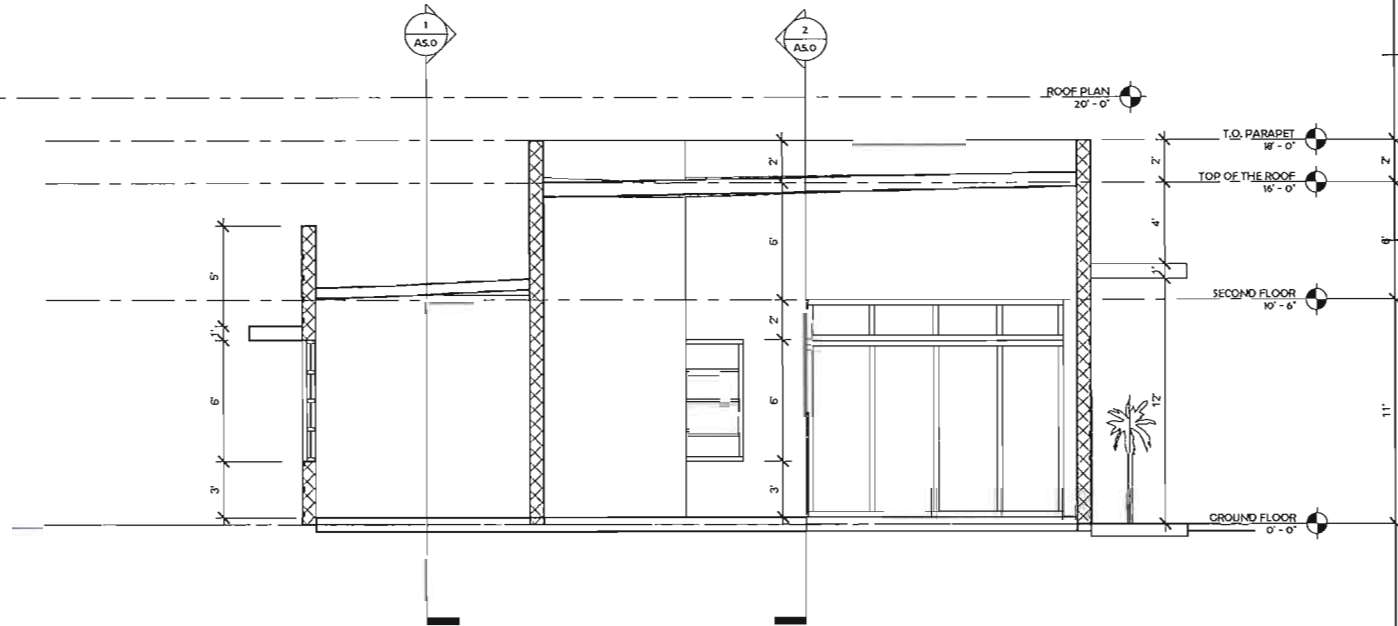
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PROJECT #: 16-019

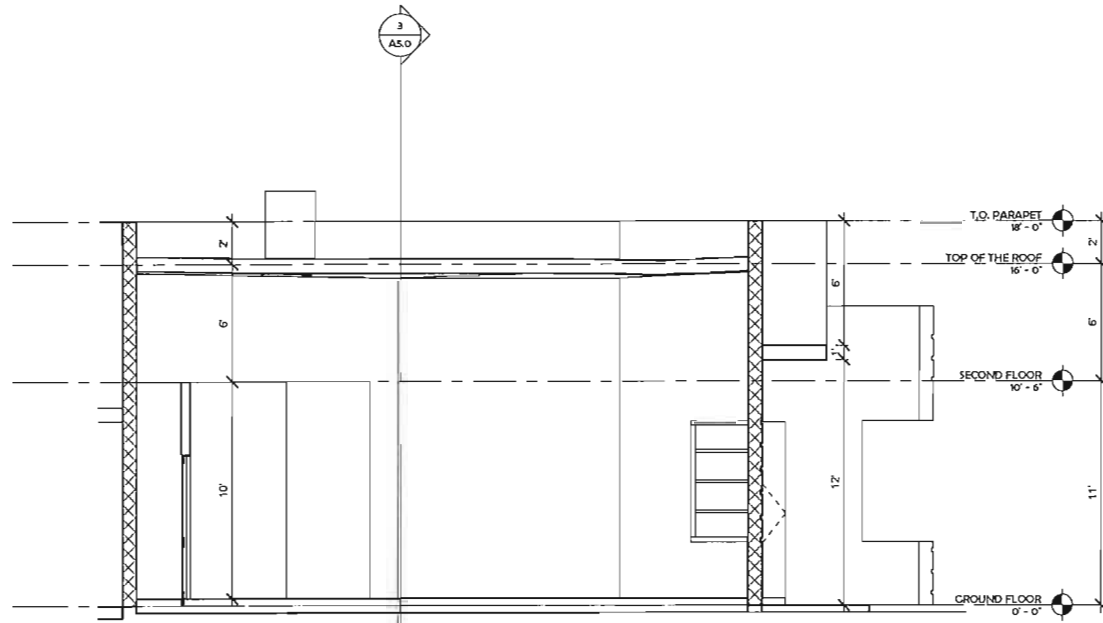
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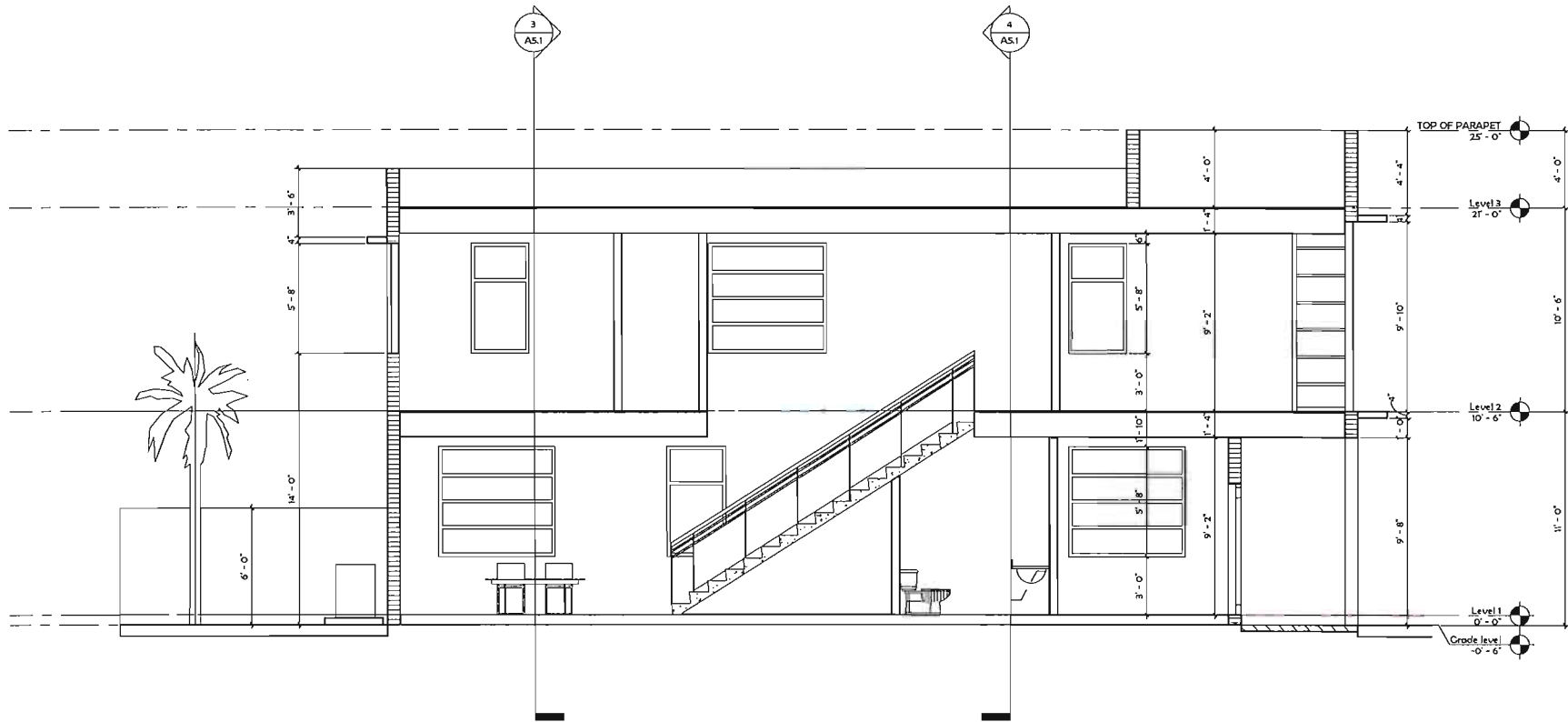
1 Section 1
1/4" = 1'-0"



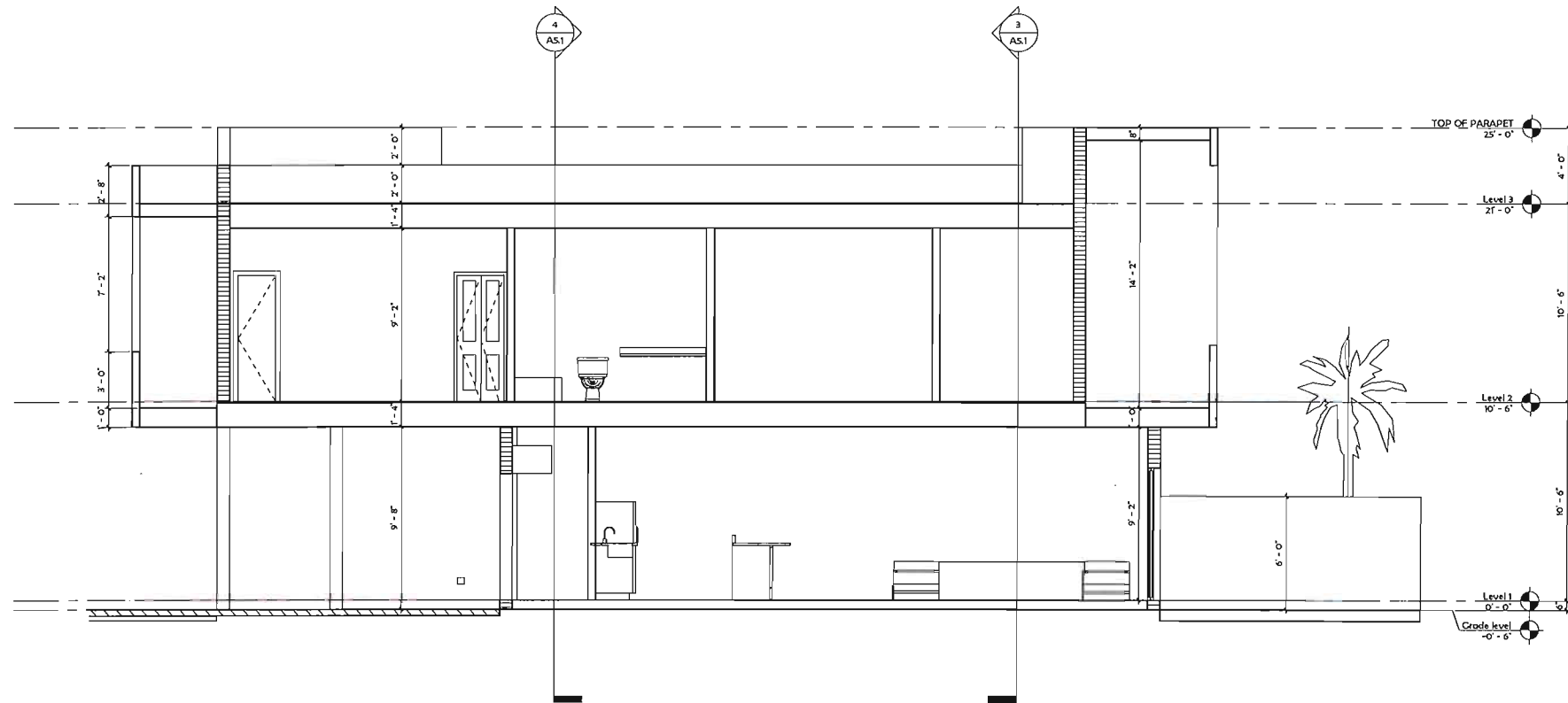
3 Section 3
1/4" = 1'-0"



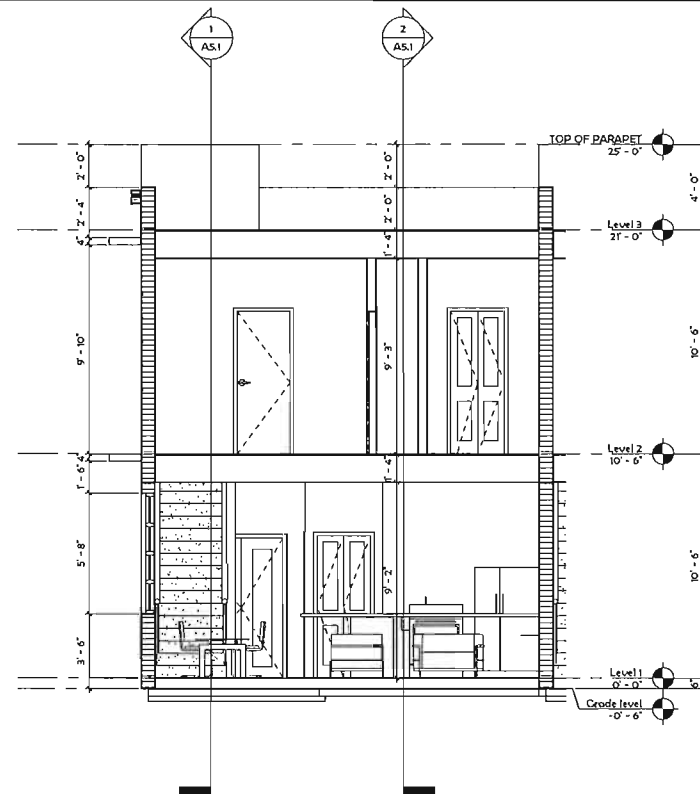
2 Section 2
1/4" = 1'-0"



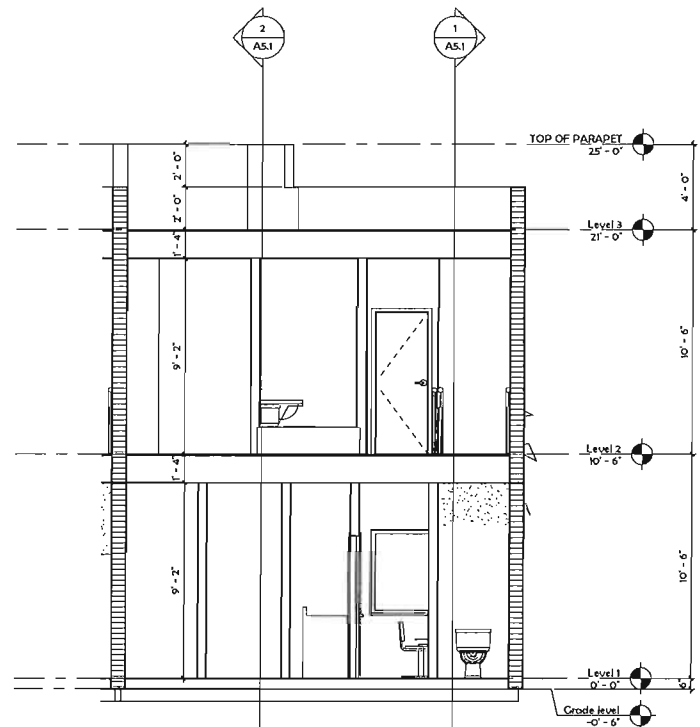
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"

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2310 HOLLYWOOD BLVD
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www.sklararchitecture.com
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IB 000098
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ARI L SKLAR
LICENSE #A19413

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5465 SW 40TH AVE.
Davie, Florida

OWNER: BCD DANA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

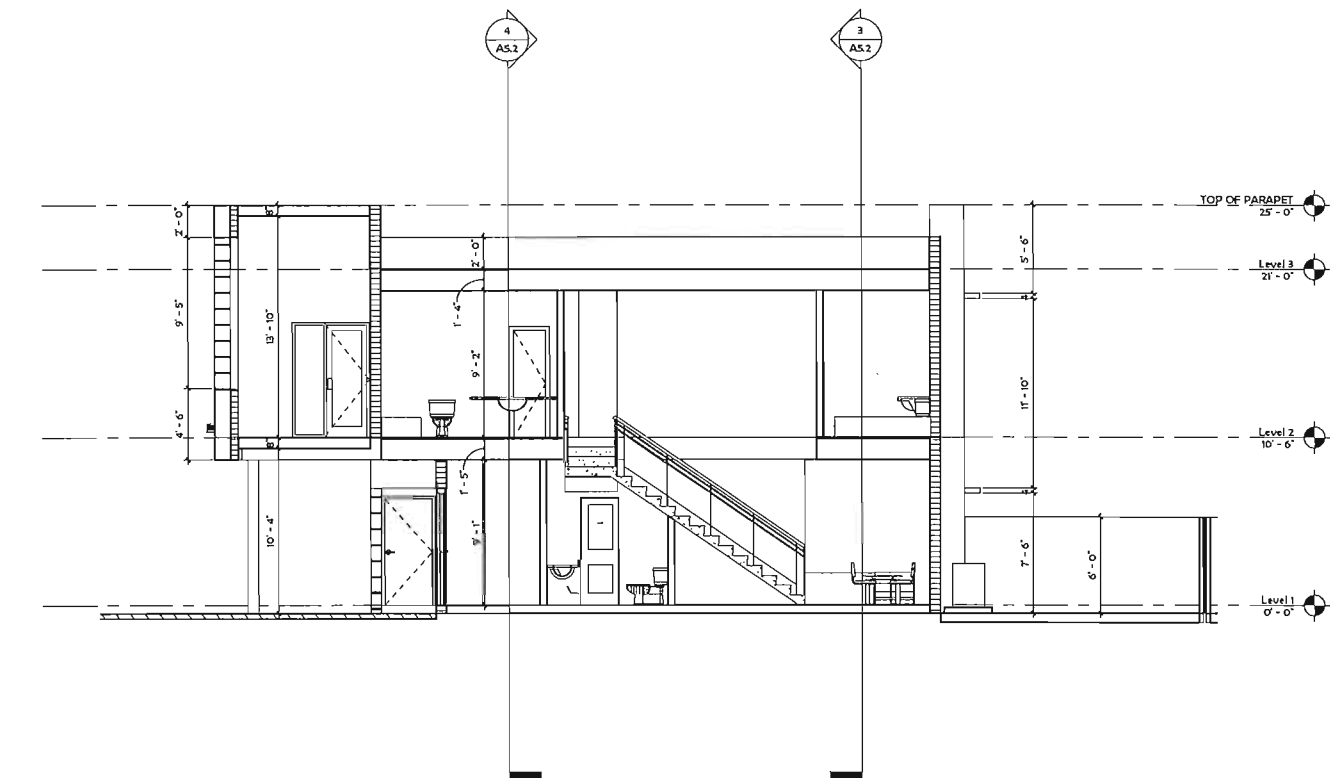
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

SECTION UNIT "A"
BLDG 1, 2, 3, 6, 7, 8

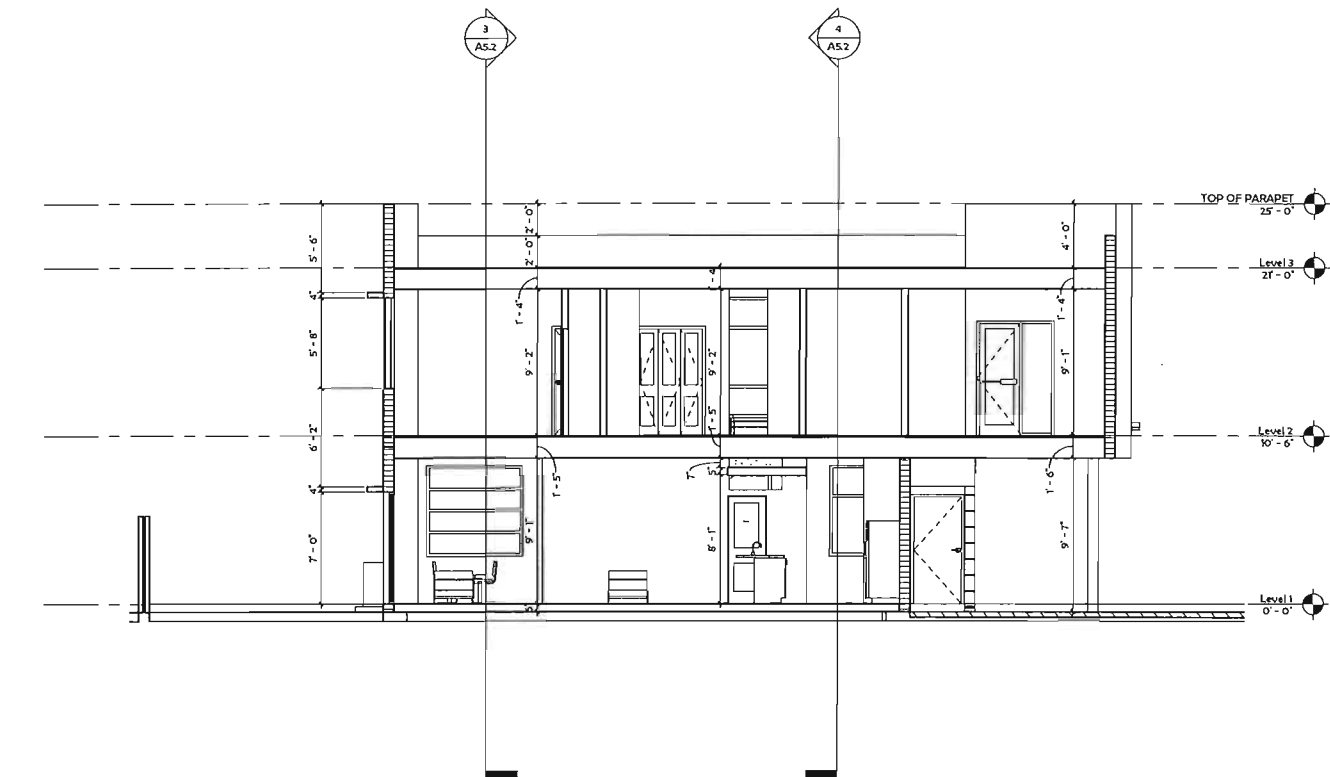
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PROJECT #: 16-019

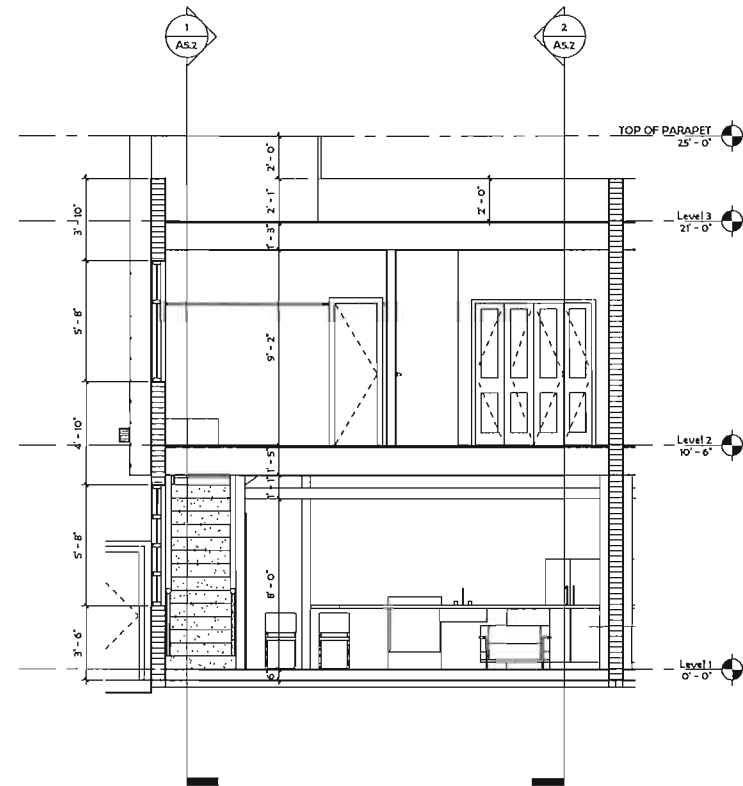
DATE: 07-11-16



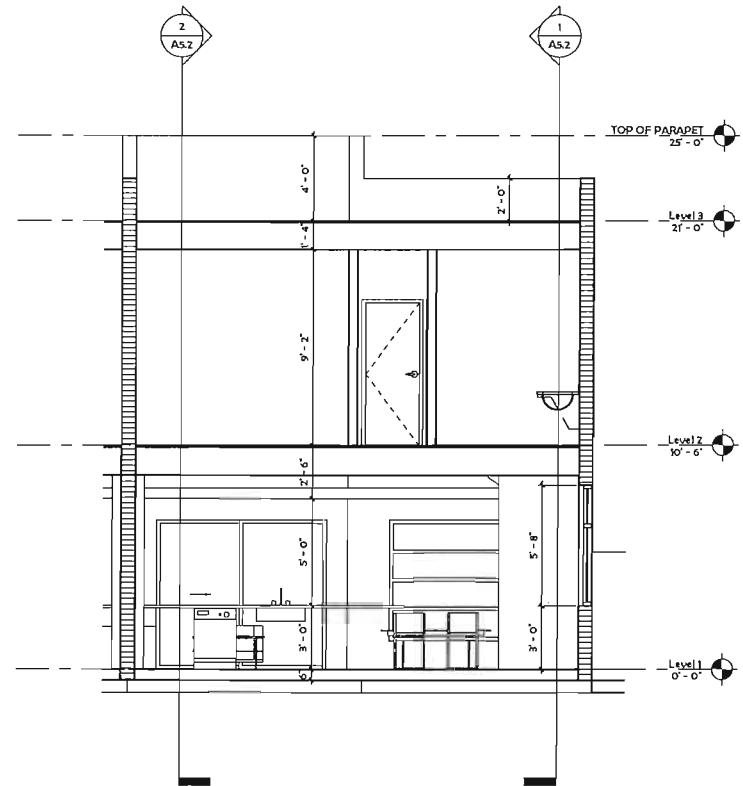
1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"



3 Section 3
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Davie, Florida
OWNER: BO DANA OAKS LLC
DEVELOPER: DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-17

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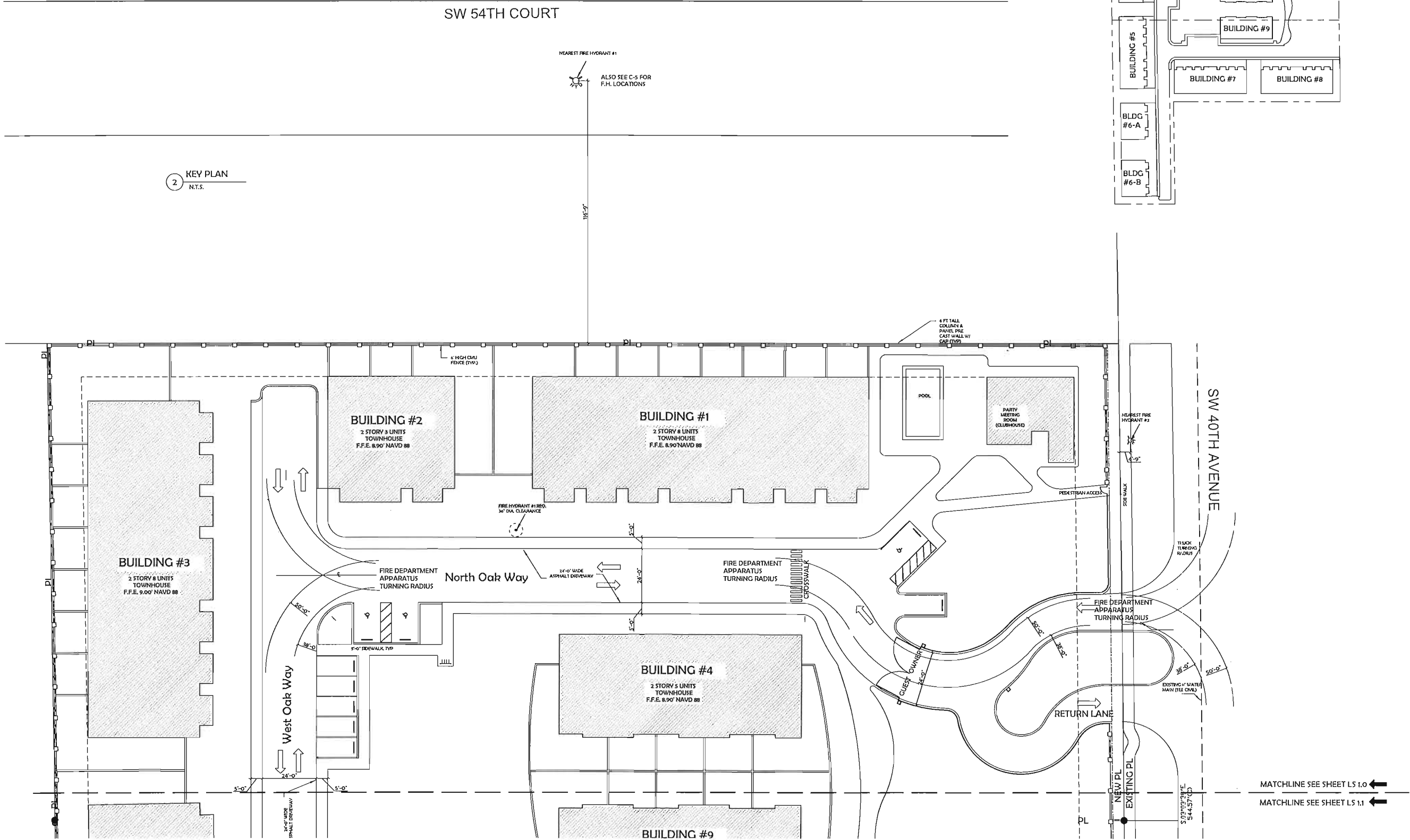
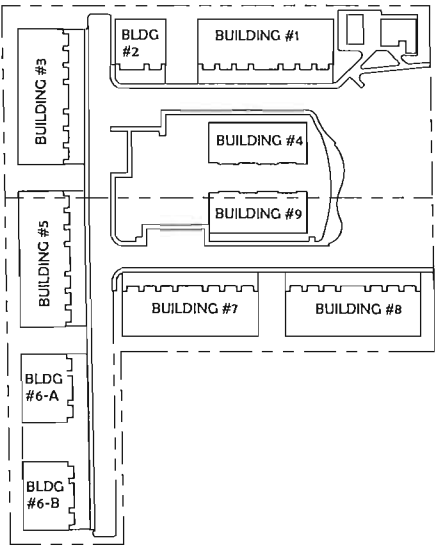
SECTION UNIT "B"
BLDG 449

A5.2

PROJECT #: 16-019

DATE: 07-11-16

2 KEY PLAN
N.T.S.



NEW TOWNHOUSES FOR
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BIO DANIA OAKS, LLC
DEVELOPER
B2I DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
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- ☐ CONSTRUCTION SET

SUBMITTAL DATE 05-04-2017

DRAWN BY:
Author CC
CHECKED BY:
ARI SKLAR

FIRE & LIFE SAFETY

LS 1.0

PROJECT #: 16-019

DATE: 07-11-16

1 LIFE SAFETY
120



MATCHLINE SEE SHEET LS 1.0
MATCHLINE SEE SHEET LS 1.1

S.W. 40TH AVENUE

BUILDING #9
2 STORY 5 UNITS
TOWNHOUSE
F.F.E. 9.50' NAVD 88

South Oak Way

BUILDING #7
2 STORY 8 UNITS
TOWNHOUSE
F.F.E. 9.50' NAVD 88

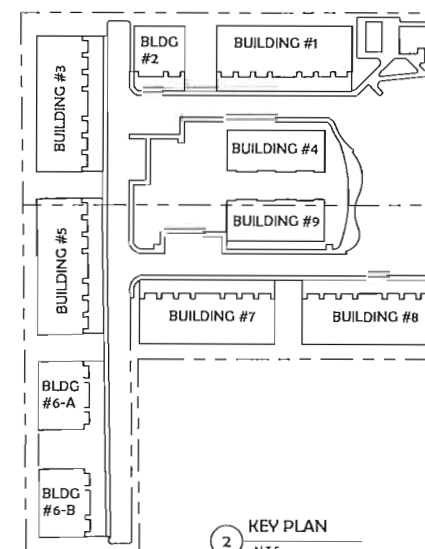
BUILDING #8
2 STORY 8 UNITS
TOWNHOUSE
F.F.E. 9.50' NAVD 88

BUILDING #5
2 STORY 8 UNITS
TOWNHOUSE
F.F.E. 9.00' NAVD 88

BUILDING #6-A
2 STORY 4 UNITS
TOWNHOUSE
F.F.E. 9.00' NAVD 88

BUILDING #6-B
2 STORY
TOWNHOUSE
F.F.E. 9.00' NAVD 88

1 LIFE SAFETY
1/20



NEW TOWNHOUSE FOR:
OAKS PLACE TOWNHOMES

8441 SW 40TH AVENUE

OWNER:
BIOZORNA OAKS, LLC

DEVELOPER:
BIOZORNA GROUP, LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-04-2017

DRAWN BY:
Author CC
CHECKED BY:
ARI SKLAR

FIRE & LIFE SAFETY

LS 1.1

PROJECT #: 16-019

DATE: 07-11-16

I. APPLICABLE CODES

- A. GENERAL
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DAINA BEACH PUBLIC WORKS DEPARTMENT, BROWARD COUNTY PUBLIC HEALTH UNIT (BCPHU), 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. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
b. A 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 RESPONSIBILITIES

- A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE WITH BCWWS AND DANIA BEACH PUBLIC WORKS.
- 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. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- F. 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.

III. INSPECTIONS

- A. THE CONTRACTOR SHALL NOTIFY THE CITY OF DANIA BEACH'S PUBLIC WORKS DEPARTMENT AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
1. STORM DRAINAGE
2. SANITARY SEWER
3. WATER SYSTEM
4. SUBGRADE
5. LIMEROCK BASE
6. ASPHALTIC CONCRETE
7. FINAL
- B. ALL WATER AND SEWER INSPECTIONS SHALL BE MADE BY BCWWS. ALL OTHER INSPECTIONS WILL BE MADE BY THE CITY OF DAINA BEACH'S PUBLIC WORKS DEPARTMENT. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

IV. SHOP DRAWINGS

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

SUBMITTALS OF SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

V. TEMPORARY FACILITIES

- A. TEMPORARY UTILITIES
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. TRAFFIC REGULATION
1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD.

2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
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 NORTH LAUDERDALE.

VI. EARTHWORK

- 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 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. DN-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL UNDER THOSE AREAS TO BE PAVED SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW FINISHED GRADE AND FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
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.
- C. OFF-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED.

VII. STORM DRAINAGE

- A. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L76-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
- B. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
- C. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- D. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- E. CATCH BASINS SHALL BE PRECAST WITH 3000 PSI CONCRETE AND GRADE 40 REINFORCING STEEL.

VIII. PAVING

- A. GENERAL
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIMEROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.
- B. MATERIALS
1. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 60% CARBONATES (CALCIUM AND MAGNESIUM) WITH A MINIMUM LBR OF 100.
2. PRIME COAT AND TACK COAT SHALL MEET FLORIDA DEPARTMENT OF TRANSPROTATION (FDOT) STANDARDS.
3. SURFACE COURSE SHALL BE EQUAL TO FDOT TYPE S-1 AND TYPE S-III TOP ASPHALTIC CONCRETE.
- C. INSTALLATION
1. LIMEROCK BASE MATERIAL SHALL BE 12" THICK AND 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. LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 2" THICK.
4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH FDOT STANDARDS.
5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS.
- D. TESTING
ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER.

IX. SIGNING AND MARKING

- A. ALL PAVEMENT MARING SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 711.
- B. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- C. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS A MARKERS MANUFACTURED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 706 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

X. WATER DISTRIBUTION AND GRAVITY SEWER SYSTEMS

SEE SHEET C10 WATER AND SEWER MAIN SEPARATION AND WATER SYSTEM NOTES.
SEE C10 AND C11 FOR WATER AND SEWER DETAILS.

XI. PROJECT CLOSEOUT

- 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 SWEEPED BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR CITY OF NORTH LAUDERDALE'S PUBLIC WORKS DEPARTMENT, 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 ROADWAY OR DRIVEWAY, WALK 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, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED, SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- B. PROJECT RECORD DOCUMENTS
1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS-BUILTS".
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.
4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. 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 AND SEALED BY A REGISTERED LAND SURVEYOR.
7. AS-BUILT INFORMATION ON THE WATER SYSTEM SHALL INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100' SPACING.
8. CERTIFIED ELEVATION CERTIFICATE OF THE FINISH FLOORS ARE REQUIRED IN NAVD 1988, PRIOR TO THE PERMIT CLOSE-OUT.



GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (854) 434-5905 FAX: (854) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE: 0800-JACKSON, P.E.
REGINA
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER:
B2J DEVELOPMENT GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS	DATE		DESCRIPTION
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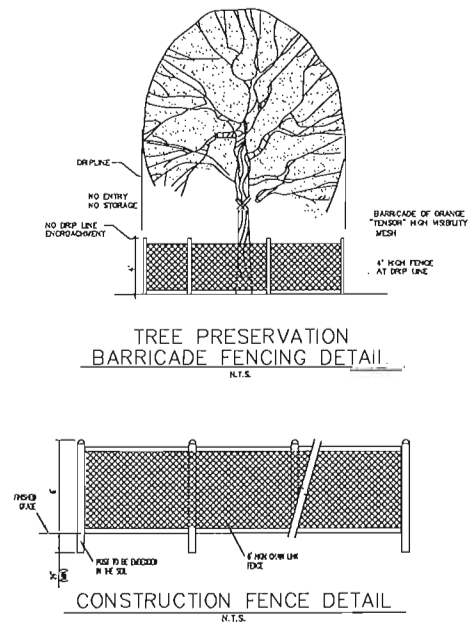
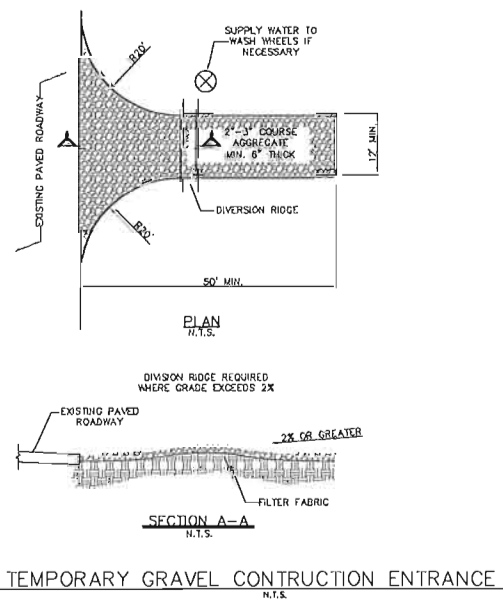
SEA PROJECT NO. 1-15091
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.A.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.A.

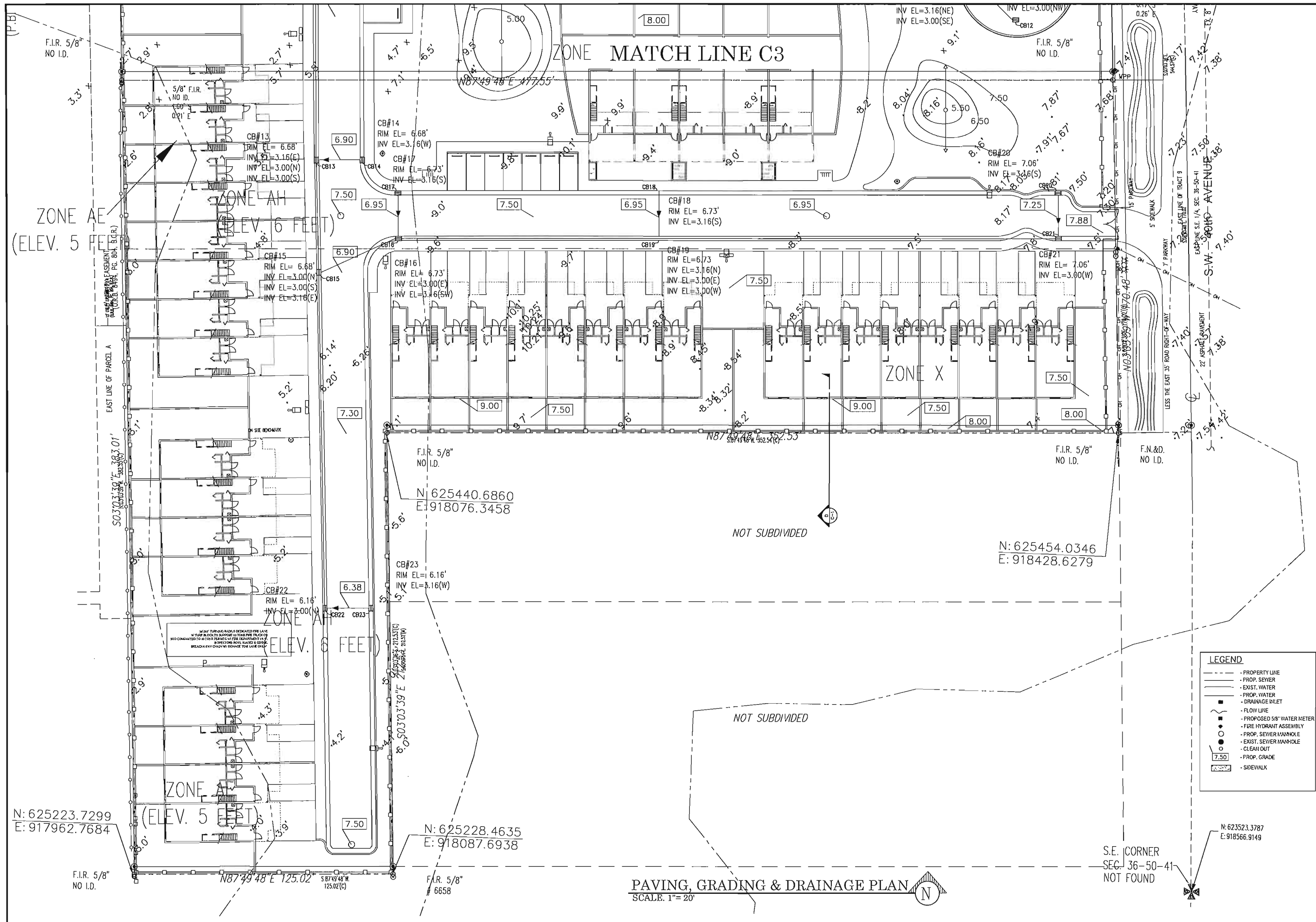
SHEET TITLE

GENERAL
NOTES

C1 of 11

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GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

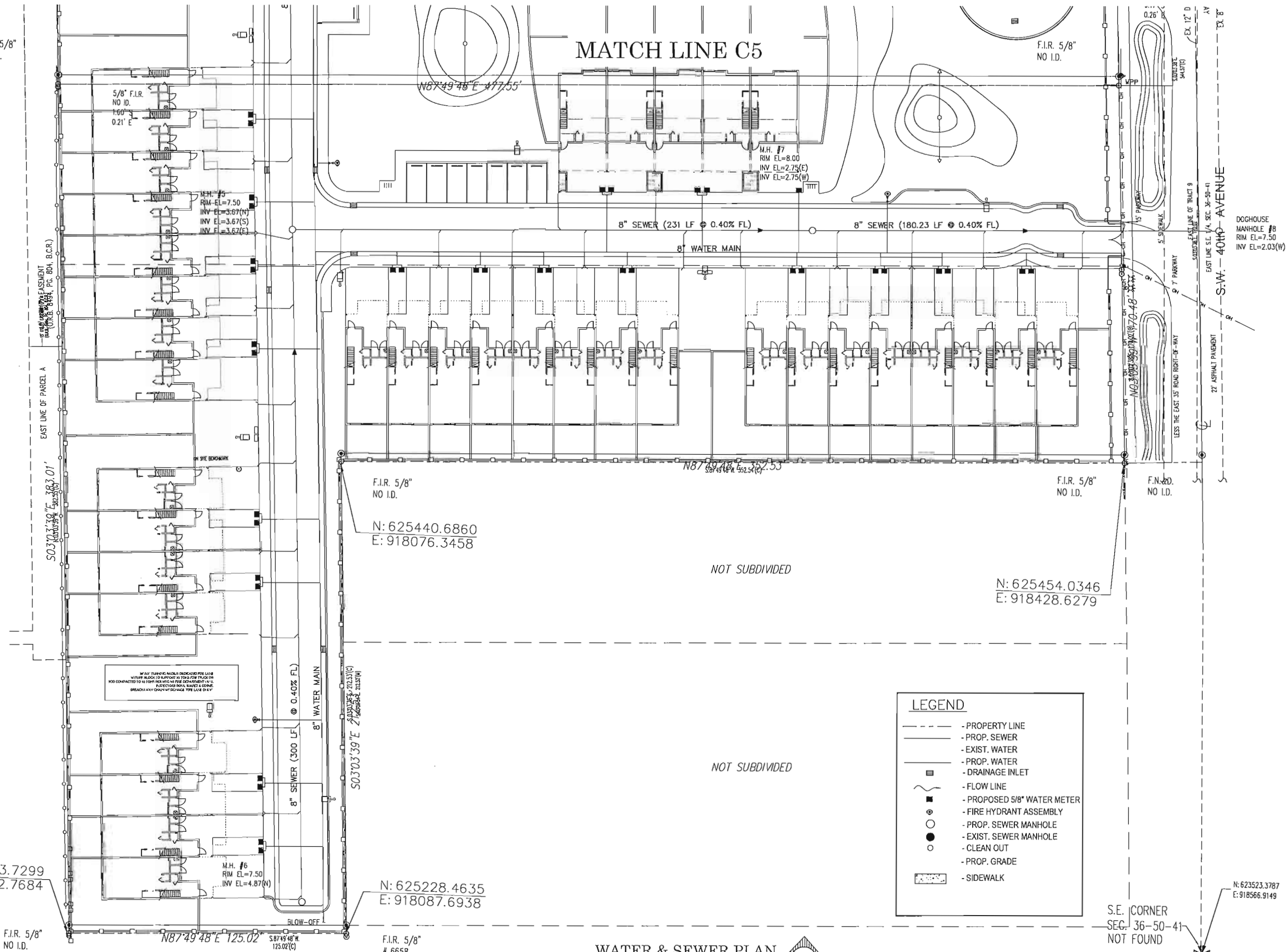
DATE: 08-08-2017
REGINA BOBRO-JACKSON, P.E.
FL. P.E. NO.: 58550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER:
B21 DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

NO.	DATE	REVISIONS
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F.I.R. 5/8"
NO I.D.



WATER & SEWER PLAN
SCALE: 1"= 20'



GATOR ENGINEERING
ASSOCIATES, INC.

11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

CEA

DATE: REGINA BOBO-JACKSON, P.E.

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES

5461 SW 40TH AVENUE

OWNER
BCD DANIA OAKS LLC

BCD DANIA OAKS, LLC
DEVELOPER

B2J DEVELOPMENT, GROUP LLC

NEW TOWNHOUSES FOR:

FOR SITE PLAN APPROVAL ONLY

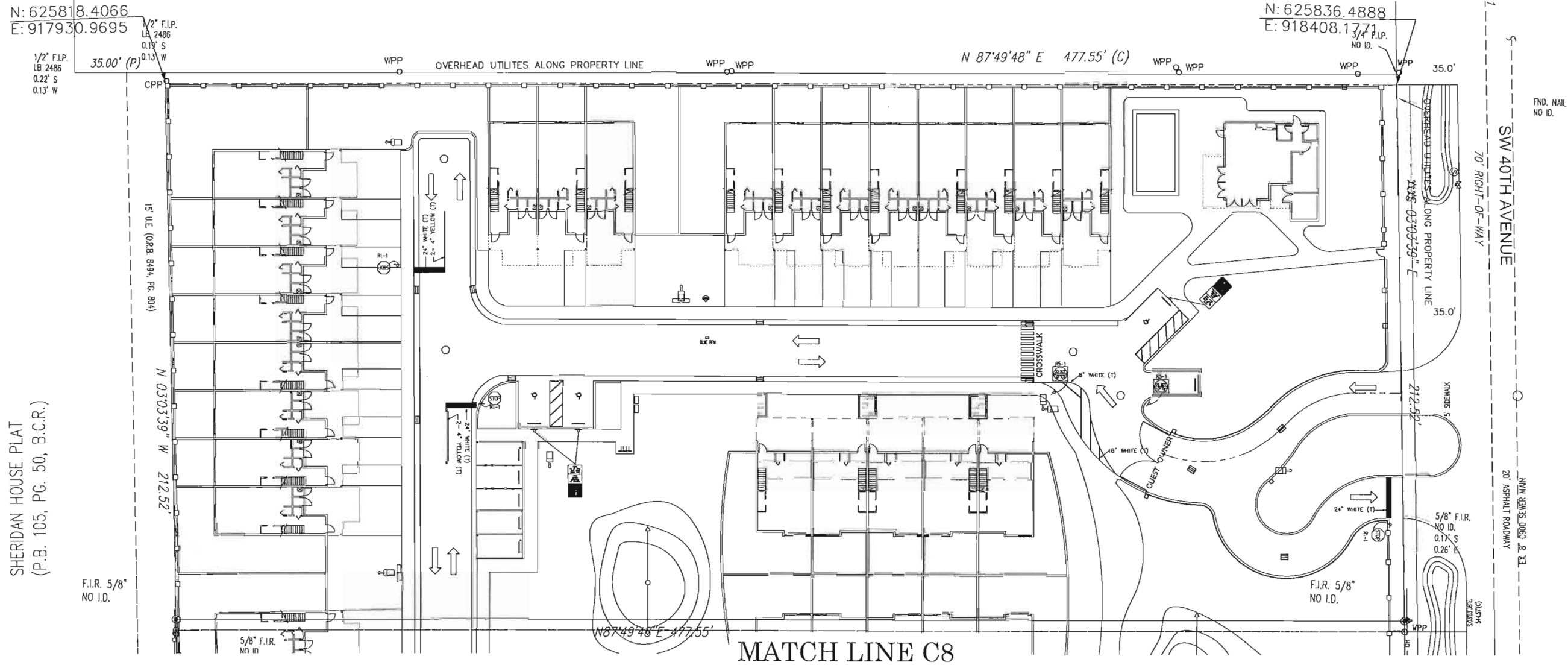
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GEA PROJECT NO.: 16081
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

W&S PLAN

C6 of 11



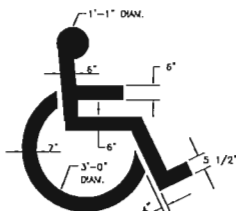
SIGNING & MARKING PLAN SCALE: 1"= 20'

- NOTES:
- 1) CONTRACTOR SHALL USE THERMOPLASTIC FOR MARKINGS UNLESS OTHERWISE SPECIFIED ON PLANS.
 - 2) PAVEMENT MARKINGS SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS LATEST EDITION, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS."
 - 3) ALL SIGNS SHALL BE HIGH INTENSITY.



R1-1

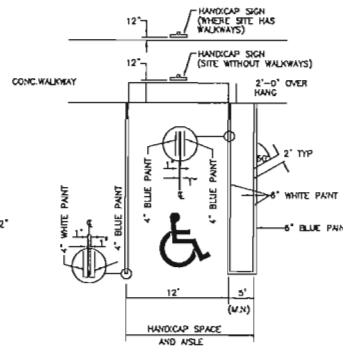
STOP SIGN DETAIL



SYMBOL SHALL BE PAINTED WITH HIGHWAY WHITE PAINT AND TO THE DIMENSIONS SHOWN.

SYMBOL PAINT DETAIL

N.T.S.



TYPICAL HANDICAP PARKING

N.T.S.



PARKING BY
DISABLED
PERMIT
ONLY

TOW AWAY
ZONE
AND
FINE UP TO
\$250

LEGEND

- ← THESE ARROW ARE NOT MARKINGS
THEY ARE TO SHOW DIRECTION
OF TRAVEL ONLY
- PROP. SEWER MANHOLE
- PROP. DRAINAGE INLET
- ▲ PROP. SIGN
- RV RAISED PAVEMENT MARKER



GATOR ENGINEERING
ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL
DATE: 02-23-2017
RECEIVED: 02-23-2017
FL. P.E. NO.: 38550

NEW TOWNHOUSES FOR: OAKS PLACE TOWNHOMES

5461 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER:
B2I DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

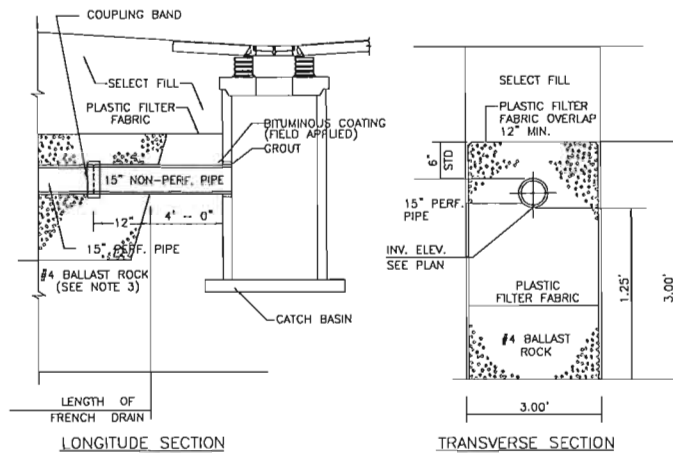
REVISIONS	DATE	DESCRIPTION

GEA PROJECT NO.: 14091
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

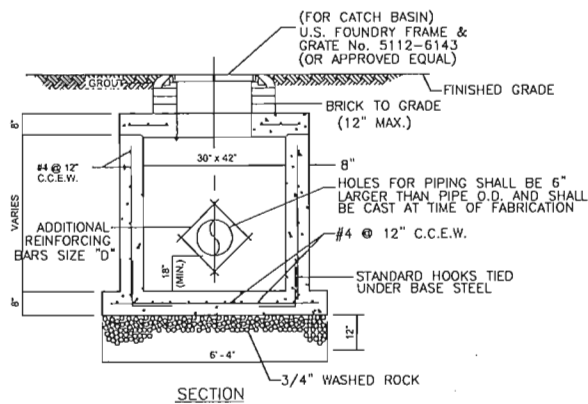
SIGNING &
MARKING
PLAN

C7 of 11

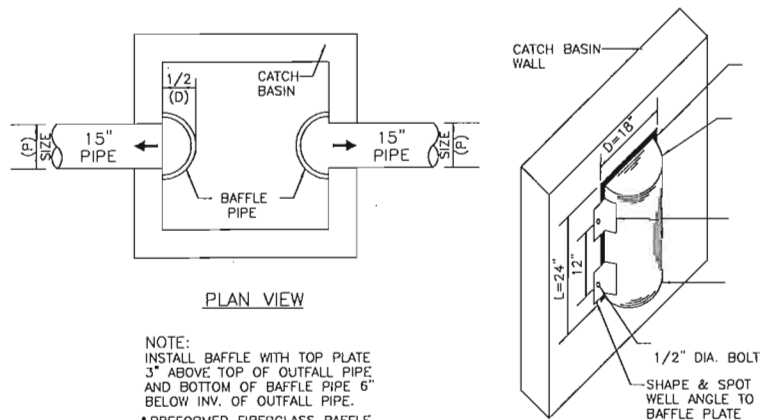


- NOTES:
1. PLASTIC FILTER FABRIC PER F.O.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
 2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 3.00 FEET.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

TYPICAL DETAIL - EXFILTRATION TRENCH
N.T.S.

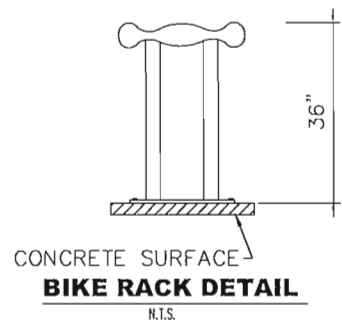


PRECAST DRAINAGE CATCH BASIN
N.T.S.

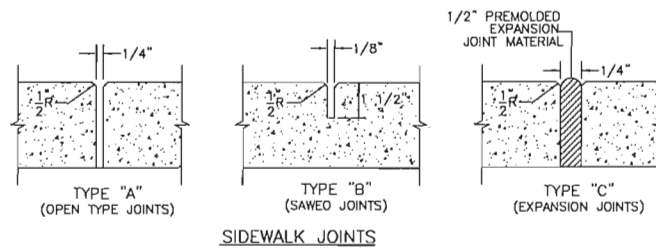
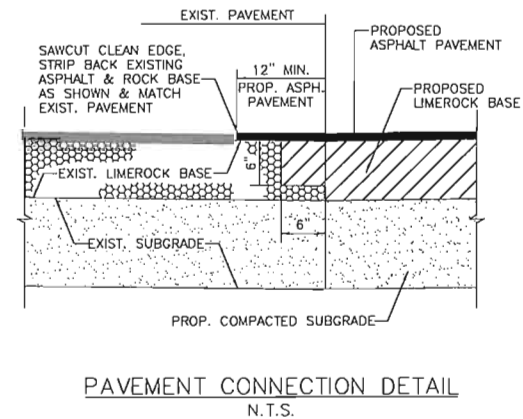
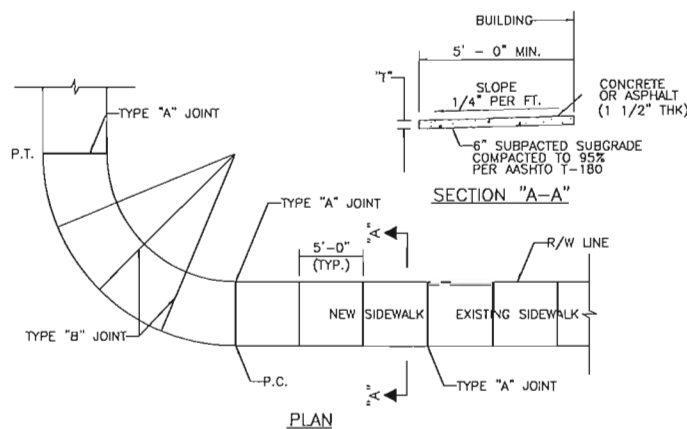
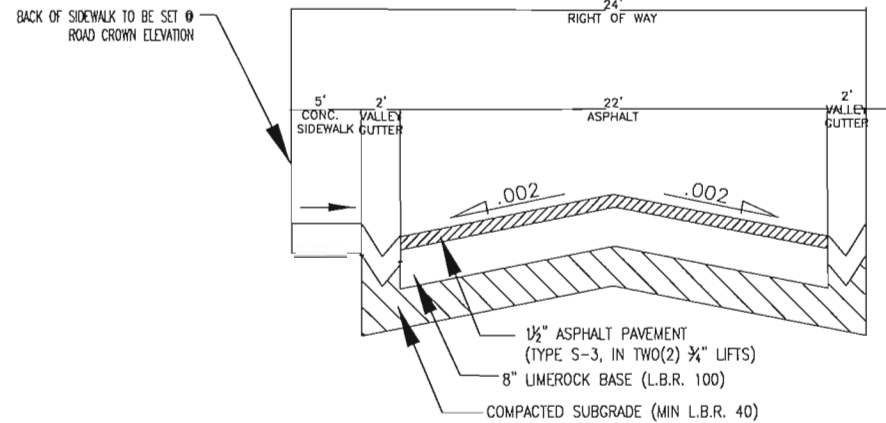


NOTE:
INSTALL BAFFLE WITH TOP PLATE
3" ABOVE TOP OF OUTFALL PIPE
AND BOTTOM OF BAFFLE PIPE 6"
BELOW INV. OF OUTFALL PIPE.
* PREFORMED FIBERGLASS BAFFLE
MAY BE USED INSTEAD OF PIPE

TYPICAL DETAIL - POLLUTION CONTROL BAFFLE
N.T.S.



DETAIL NOTES:
STEEL WITH BLACK FINISH
FOOTPLATE BOLTED (4) TO CONCRETE
SURFACE
RACK WILL SECURE 2 BIKES

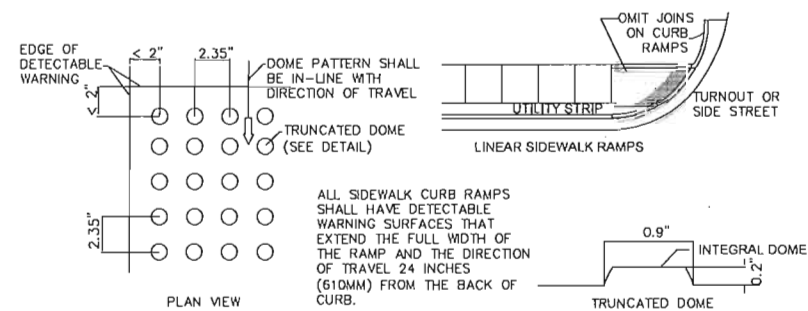


TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5' - 0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALKS ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: * AT THE DISCRETION OF ENGINEER.

SIDEWALK CONSTRUCTION
N.T.S.



ALL SIDEWALK CURB RAMPS
SHALL HAVE DETECTABLE
WARNING SURFACES THAT
EXTEND THE FULL WIDTH OF
THE RAMP AND THE DIRECTION
OF TRAVEL 24 INCHES
(610MM) FROM THE BACK OF
CURB.



DATE: 08-08-2017
REGINA BOBO-JACKSON, P.E.
FL. P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER:
B2I DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS	DATE	BY	CHKD
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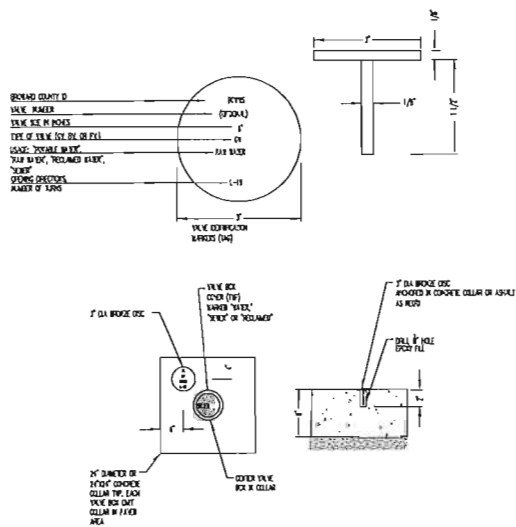
SEA PROJECT NO. 115081
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
**SITE
DETAILS**

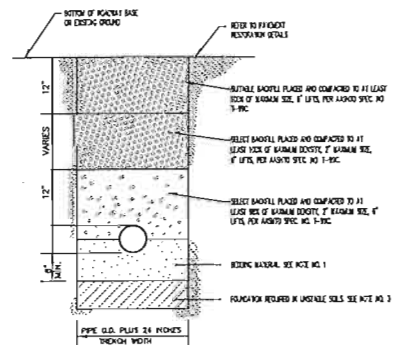


1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL OBTAIN ALL UTILITY INFORMATION THAT MAY AFFECT THE PROJECT AREA.
2. THE ABOVE SHOWN SHALL BE THE BASIS OF ALL CONSTRUCTION PLANS LOCATED IN THE COUNTY.

UTILITY LOCATES DETAIL 101 NTS



VALVE COLLAR AND IDENTIFICATION MARKER DETAIL 102 NTS



1. UNLESS OTHERWISE SPECIFIED, ALL VALVE COLLARS SHALL BE 12\"/>
2. IF THE VALVE COLLAR IS TO BE USED FOR IDENTIFICATION, IT SHALL BE IDENTIFIED BY A 1\"/>
3. IF THE VALVE COLLAR IS TO BE USED FOR IDENTIFICATION, IT SHALL BE IDENTIFIED BY A 1\"/>

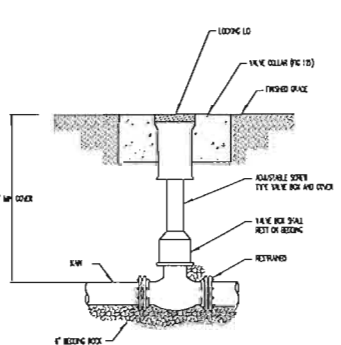
TYPICAL TRENCH BACKFILL DETAIL 103 NTS

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.014

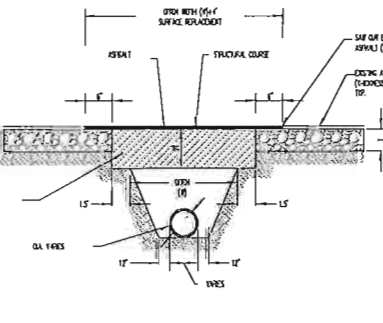
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STEEL PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum
DUCTILE IRON PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum
CONCRETE PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum
PVC PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum
CPVC PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum
PE PIPE	3 ft. minimum	3 ft. minimum	3 ft. minimum

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL OBTAIN ALL UTILITY INFORMATION THAT MAY AFFECT THE PROJECT AREA.
2. THE ABOVE SHOWN SHALL BE THE BASIS OF ALL CONSTRUCTION PLANS LOCATED IN THE COUNTY.

WATER MAIN SEPARATION DETAIL 105 NTS



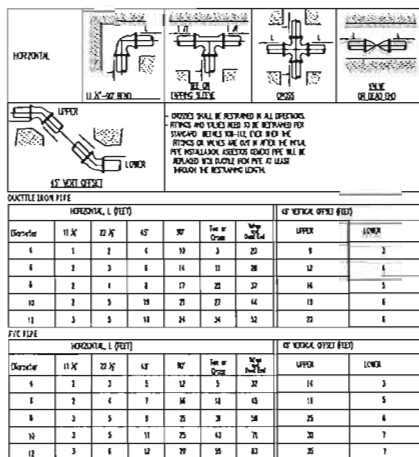
VALVE BOX DETAIL DETAIL 106 NTS



1. UNLESS OTHERWISE SPECIFIED, ALL VALVE COLLARS SHALL BE 12\"/>
2. IF THE VALVE COLLAR IS TO BE USED FOR IDENTIFICATION, IT SHALL BE IDENTIFIED BY A 1\"/>
3. IF THE VALVE COLLAR IS TO BE USED FOR IDENTIFICATION, IT SHALL BE IDENTIFIED BY A 1\"/>

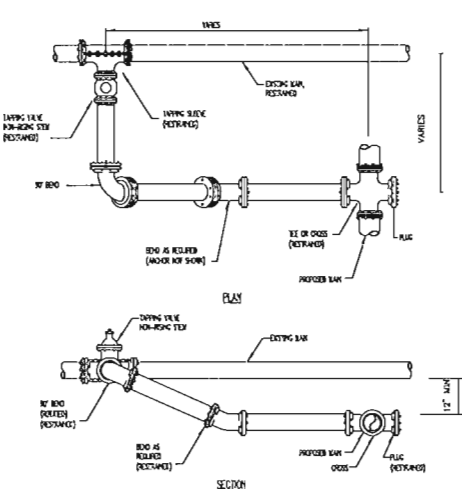
RESTORATION OF ROADWAY FOR EXPOSED WATER MAIN DETAIL 107 NTS

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL OBTAIN ALL UTILITY INFORMATION THAT MAY AFFECT THE PROJECT AREA.
2. THE ABOVE SHOWN SHALL BE THE BASIS OF ALL CONSTRUCTION PLANS LOCATED IN THE COUNTY.

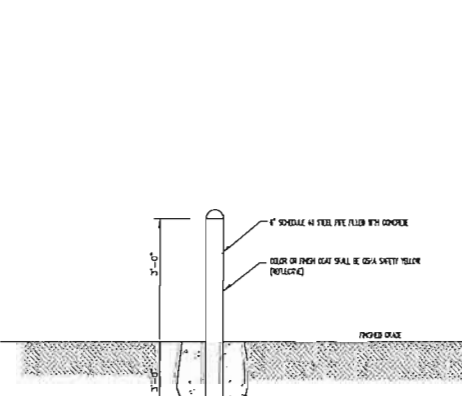


1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL OBTAIN ALL UTILITY INFORMATION THAT MAY AFFECT THE PROJECT AREA.
2. THE ABOVE SHOWN SHALL BE THE BASIS OF ALL CONSTRUCTION PLANS LOCATED IN THE COUNTY.

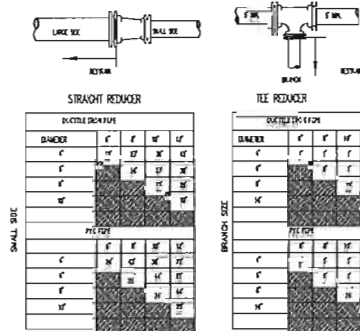
SINGLE FITTING RESTRAINED JOINT 150 PSI TEST PRESSURE DETAIL 108 NTS



TYPICAL CONNECTION TO EXISTING MAIN DETAIL 109 NTS

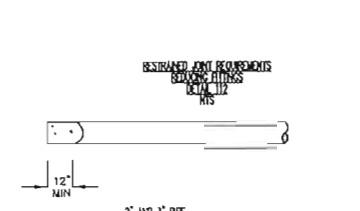


BOLLARD DETAIL 110 NTS

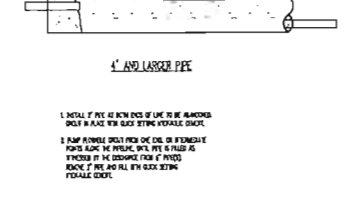


1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL OBTAIN ALL UTILITY INFORMATION THAT MAY AFFECT THE PROJECT AREA.
2. THE ABOVE SHOWN SHALL BE THE BASIS OF ALL CONSTRUCTION PLANS LOCATED IN THE COUNTY.

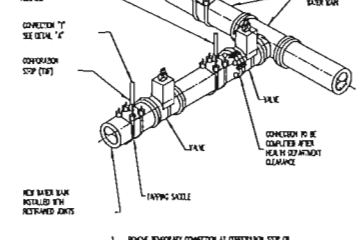
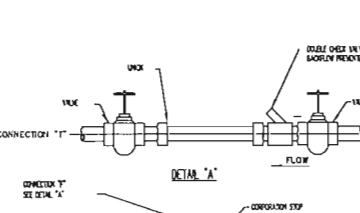
RESTRAINED BOLLARD FITTING 150 PSI TEST PRESSURE DETAIL 111 NTS



RESTRAINED JOINT REQUIREMENTS DETAIL 112 NTS



PIPE TO BE ABANDONED DETAIL 113 NTS



FILLING AND FLUSHING CONNECTION DETAIL 114 NTS



WATER SYSTEM NOTES

1. Specifications for this project shall be the BCWWS and City of Hollywood.
2. Ductile iron water main pipe shall conform to the requirements of A.N.S.I. A.W.W.A. C-111/A-21.11-02 and lined and coated per A.N.S.I. A.W.W.A. C-104/A-21.4-03. 20\"/>
3. All P.V.C. mains shall be series 1120, class 150 (OR 18) pressure pipe, conforming to A.N.S.I. A.W.W.A. C-900-97, or latest revision, and shall have push on joints, and iron pipe O.D.
4. Fittings shall be ductile iron meeting A.N.S.I. A.W.W.A. C-110/A21.10-03. Fittings must be cement lined and seal coated per A.N.S.I. A.W.W.A. C-104/A-21.4-03.
5. Topping valves shall be Mueller H667 or approved equal.
6. Gate valves 3\"/>
7. Topping sleeves shall be Mueller H615 or approved equal.
8. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.
9. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.
10. Gate valves 4\"/>
11. Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or American Darling type F.H.
12. Fire hydrants shall be installed with the center of the nozzle 18\"/>
13. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2\"/>
14. Proposed water mains shall be disinfected in accordance with ANSI/AWWA standards C651-05 and bacteriologically tested for two consecutive days. Bacteriological tests will be performed by a certified environmental testing laboratory and be witnessed by the engineer of record and BCWWS inspector.
15. All connections to existing mains shall be made under the direction of Broward County Water and Wastewater Engineering Division.
16. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = SD^2 P / 148,000$
 Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
 D = DIAMETER OF THE PIPE TESTED, IN INCHES
 S = TOTAL LENGTH OF PIPE TESTED, IN FEET
 P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.
17. Disinfection of mains shall comply with A.N.S.I. A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1500 feet.
18. Dead end water mains 6\"/>
19. No connections to the existing lines shall be made until the pressure and bacteriological test have been performed in the proposed water mains and the system is acceptable to BCWWS the City of Hollywood and Broward County Public Health Unit (BCPHU).
20. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.
21. 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\"/>
22. Where sanitary sewer force mains must cross a water main with less than 18\"/>
23. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.
24. In cases where it is not possible to maintain a 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\"/>
25. Where it is not possible to maintain a vertical distance of 18\"/>
26. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
27. Where a new pipe conflicts with an existing pipe with less than 18\"/>
28. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.
29. Retainer glands/megalug shall be used only if authorized by the Engineer and shall conform to A.N.S.I. A.W.W.A. standards C 111/A-21.11-00, or latest revision.
30. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.
31. Glands shall be CLOW Corporation model F-105B, standard fire protection equipment company, or approved equal.
32. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I. A.W.W.A. C 111/A-21.11-00 and company, or approved equal.
33. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for Installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color.
34. Deflecto tape on all P.V.C. mains shall be installed 18\"/>
35. All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' revision.
36. All DIP shall be installed in accordance with A.N.S.I. A.W.W.A. C-600-05, or latest manufacturer.
37. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the company.
38. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans. Rocks or stones larger than 3/4\"/>
39. All details and notes on this sheet shall be applicable unless otherwise indicated elsewhere in plans or specifications.
40. All water main installations shall comply with the color coding requirements of Chapter
41. A minimum cover of 30\"/>



DATE: 08-06-2008
REGINA JACKSON, P.E.
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER:
B2I DEVELOPMENT, GROUP LLC

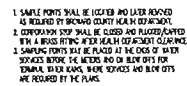
FOR SITE PLAN APPROVAL ONLY

REVISIONS	DATE	BY	DESCRIPTION
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2			
3			
4			
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10			

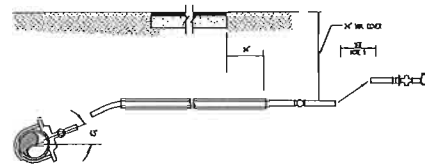
CEA PROJECT NO.: 15091
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

WATER
DETAILS
10 of 11



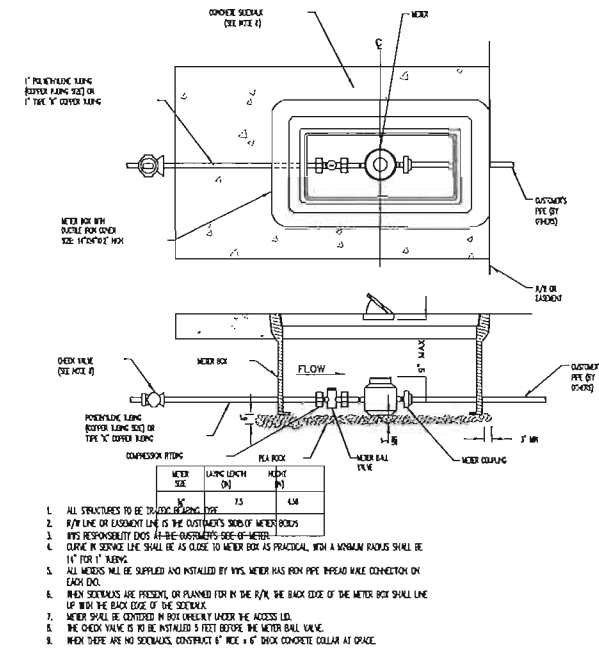
SAMPLING POINT
DETAIL 206
HTS



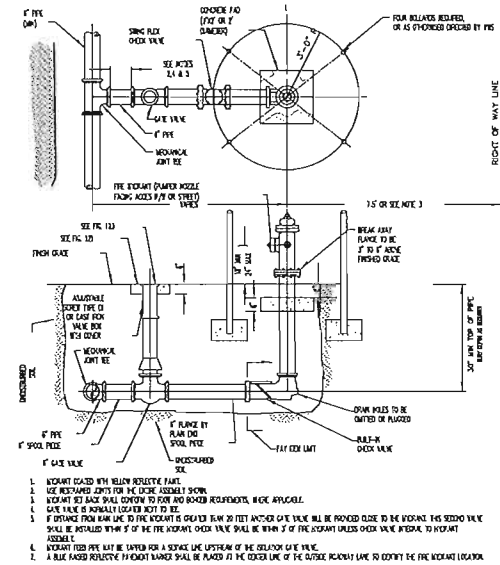
1. SUCCESSIVE SAPS INTO THE WATER BATH SHALL BE SPACED NOT LESS THAN 6" ON CENTER AND SAPS SHALL BE SPACED FROM 1" TO 4" INCH.
2. IF SERVICE REQUIRED, A 1" MINIMUM POCKET BARRIER COATING MUST BE APPLIED.
3. IF SERVICE REQUIRED, A 1" MINIMUM POCKET BARRIER COATING MUST BE APPLIED.
4. ALL COCK PIPES SHALL BE LOCATED AT MINIMUM OF 1" BEYOND THE EDGE OF FLYING SURFACES.
5. FIRST 1" SERVICE LINES THE MINIMUM SHALL BE 1".
6. FIRST 1" SERVICE LINES THE MINIMUM SHALL BE 1".
7. ALL COCK PIPE COCK SHALL BE PLACED SUCCESSIVE WITH NO BARRIERS AND BARRIER NOT OVERLAP FLOOR.
8. THE POLYURETHANE ON COVER LAMIN SHALL BE THE EQUIVALENT OF THE COCKING STEP TO THE COCK VALVE. NO JOINTS SHALL BE PERMITTED BETWEEN JOINT POINTS.
9. THE COCK VALVE SHALL BE INSTALLED 1" FEET BEFORE THE WATER VALVE.

THIS RATE APPLIES ONLY TO RESIDENTIAL HOMES WITH
LESS THAN 75 S.F. OF FLOORING OR OTHER EXEMPTS

TYPE 1 WATER SERVICE CONNECTION
DETAIL 221
HTS



WATER METER INSTALLATION FOR 5/8" & 1" METERS
DETAIL 226
HTS



FIRE HYDRANT INSTALLATION
DETAIL 231
HTS

1733

DATE: _____
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
B2J DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

[illegible]

GEA PROJECT NO. : 18091
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

	SHEET TITLE
--	-------------

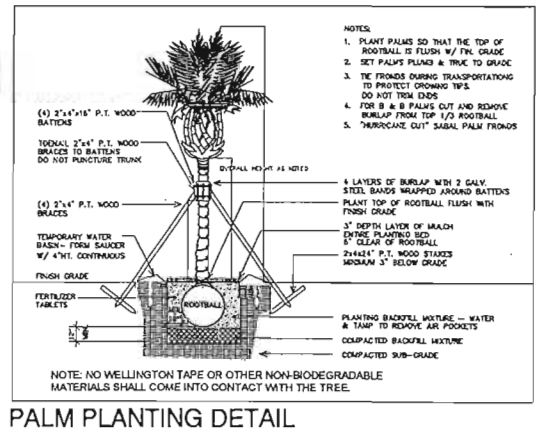
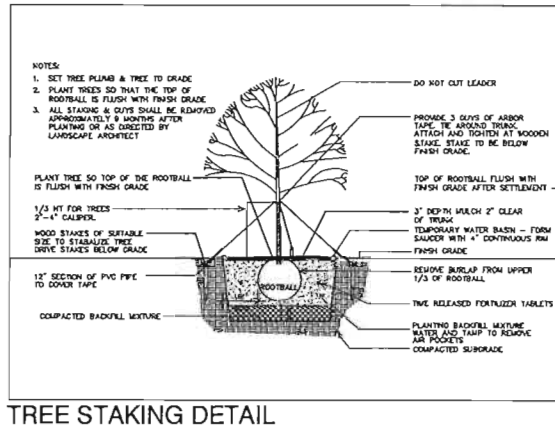
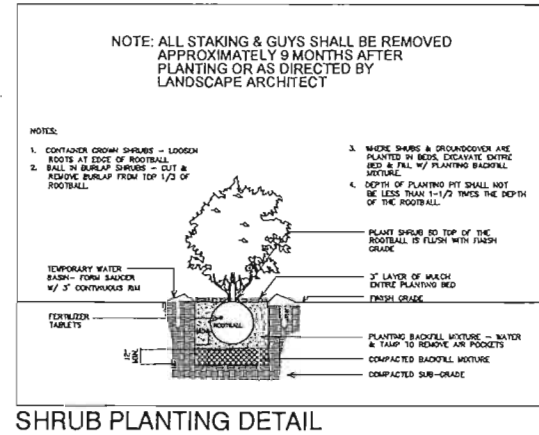
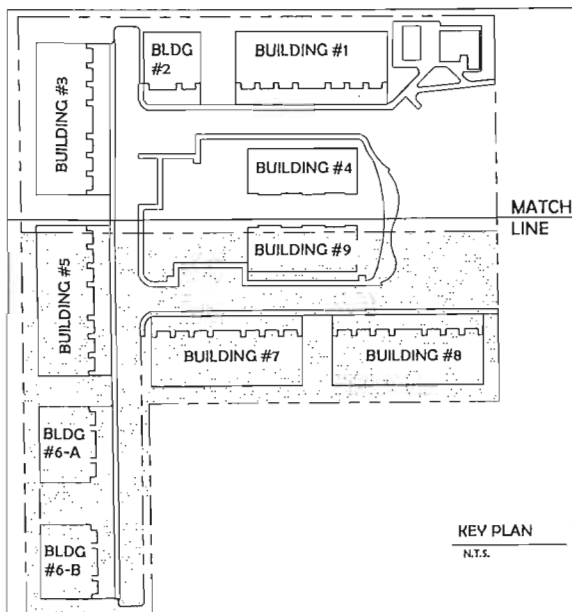
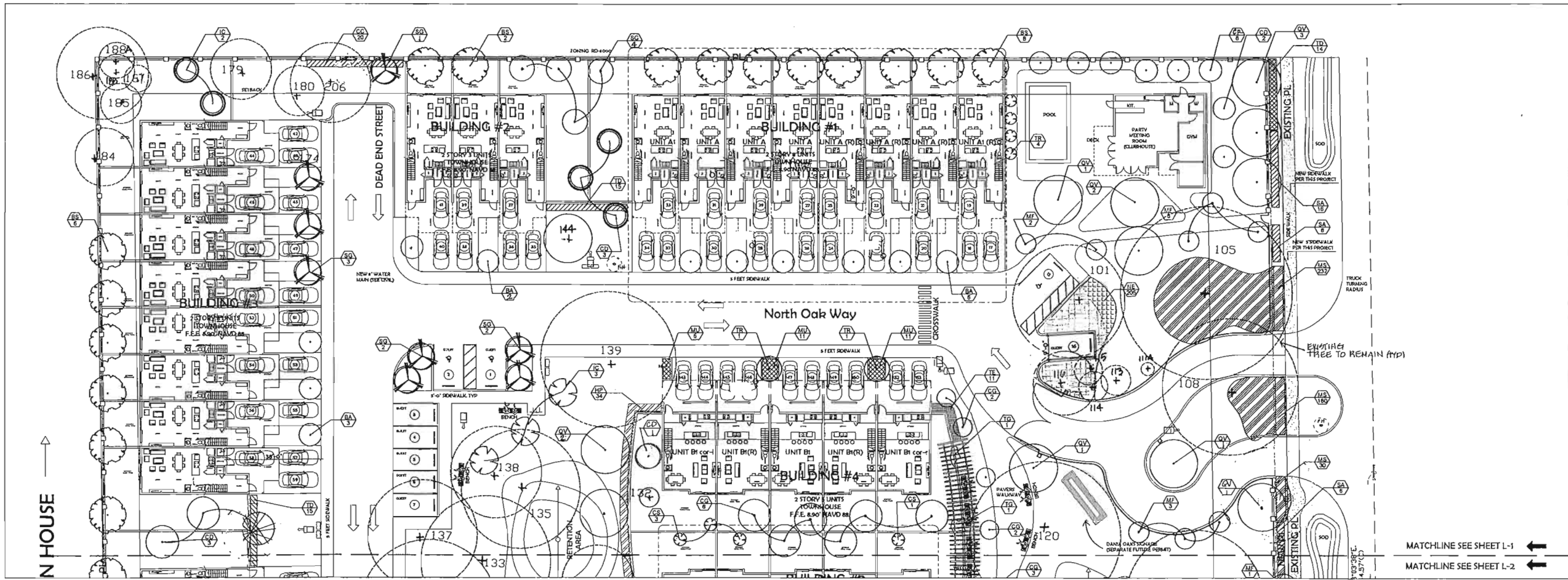
WATER & SEWER DETAILS



GATOR ENGINEERING
ASSOCIATES, INC.
11390 TEMPLE STREET

COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904

TEL: (954) 434-5905 FAX: (954) 434-5904
 CERTIFICATE OF AUTHORIZATION NUMBER 30230



NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
DADE COUNTY, FL 33143
OWNER: OAKS PLACE TOWNHOMES, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-2017

DRAWN BY:

LANDSCAPE PLAN

L-1

PROJECT #: 16-019

DATE: 05-01-17

SHERIDAN HOU

MATCHLINE SEE SHEET L-1
MATCHLINE SEE SHEET L-2

S.W. 40TH AVENUE

LANDSCAPE PLAN

SCALE: 1"=20'



LANDSCAPE NOTES

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

Landscape Code Requirements

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		25/ 40 LF	1	1
South		25/ 40 LF	1	1
Sec 275-100 VUA Interior Landsc	20%	33,878 sf (.20)	6775.60 sf	8224 sf (27%)
Land parking island	2 trees		2	2
Sec 275-130 Perimeter Buffer	1 tree/ 30 LF	378/ 30	13	13
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28
Non vehicular open space shrubs	6/ 3000 sf	83,244 sf/ 3000sf (6)	167	507
Sec 275-60				
Native Plants	50%	1380 (.50)	690	746
Sec 275-190(G)				
Palms Allowed	20%	161 trees (.20)	32 max	8

Plant List for Overall Site

Sym	Qty	Botanical/ Common Name	Size	Native
MF	13	Myrcianthes fragrans/ Simpson's Stopper	10' Ht x 4' Spr, 2" cal	Yes
BA	21	Bulnesia arborea/ Varwood	12' Ht x 4' Spr, 2" cal	No
SG	21	Simarouba glauca/ Paradise Tree	12' Ht x 4' Spr, 2" cal	Yes
BS	30	Bursera simaruba/ Gumbo Limbo	14' Ht x 4' Spr, 3" cal	Yes
GD	27	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 4' Spr, 2" cal	Yes
QV	17	Quercus virginiana/ Live Oak	16' Ht x 8' Spr, 5" cal	Yes
CG	19	Caesalpinia granadillo/ Bridalveil	12' Ht x 4' Spr, 2" cal	No
IC	15	Ilex cassine/ Daboon Holly	12' Ht x 4' Spr, 2" cal	Yes
CR	8	Clusia rosea/ Pitch Apple	12' Ht x 4' Spr, 2" cal	Yes
CS	4	Cordia sebestena/ Orange Geiger Tree	10' Ht x 4' Spr, 2" cal	No
TR	8	Thrinax radiata/ Thatch Palm	8' OA HI	Yes
NE	205	Nephrolepis exaltata/ Boston Fern	12" x 12", 24" O.C.	Yes
CC	184	Capparis cynophallophora/ Jamaica Caper	24" x 24", 24" O.C.	Yes
MS	484	Miconium scolopendrium/ Wart Fern	10" x 10", 18" O.C.	No
TD	98	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24"	Yes
HP	57	Hamelia patens/ Compacted Firebush	20" x 20", 24" O.C.	Yes
MU	65	Muhlenbergia capillaris/ Mule Grass	18" x 18", 24" O.C.	Yes
TG	3	Thunbergia grandiflora/ Sky Vine	4-36" Runners trellis	No
TE	22	Thunbergia erecta/ Kings Manilla	20" x 20", 24" O.C.	No
SA	81	Schefflera arboricola/ Trinitia/ Variegated Arboricola	24" x 20", 24" O.C.	No
Sod		SL Augustine		
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		

NEW TOWNHOUSE FOR
OAKS PLACE TOWNHOMES
444 S.W. 40TH AVENUE
UNIT 100
MIAMI, FL 33135
DEVELOPER
RED DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-2017

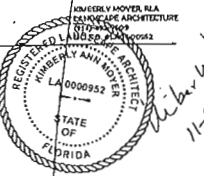
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LANDSCAPE PLAN

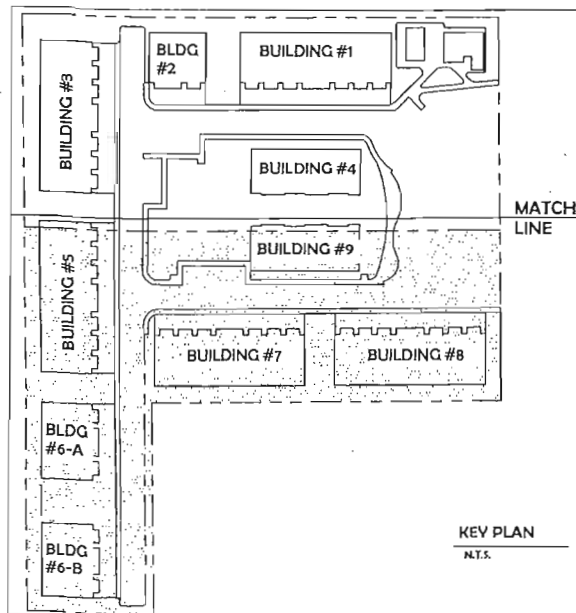
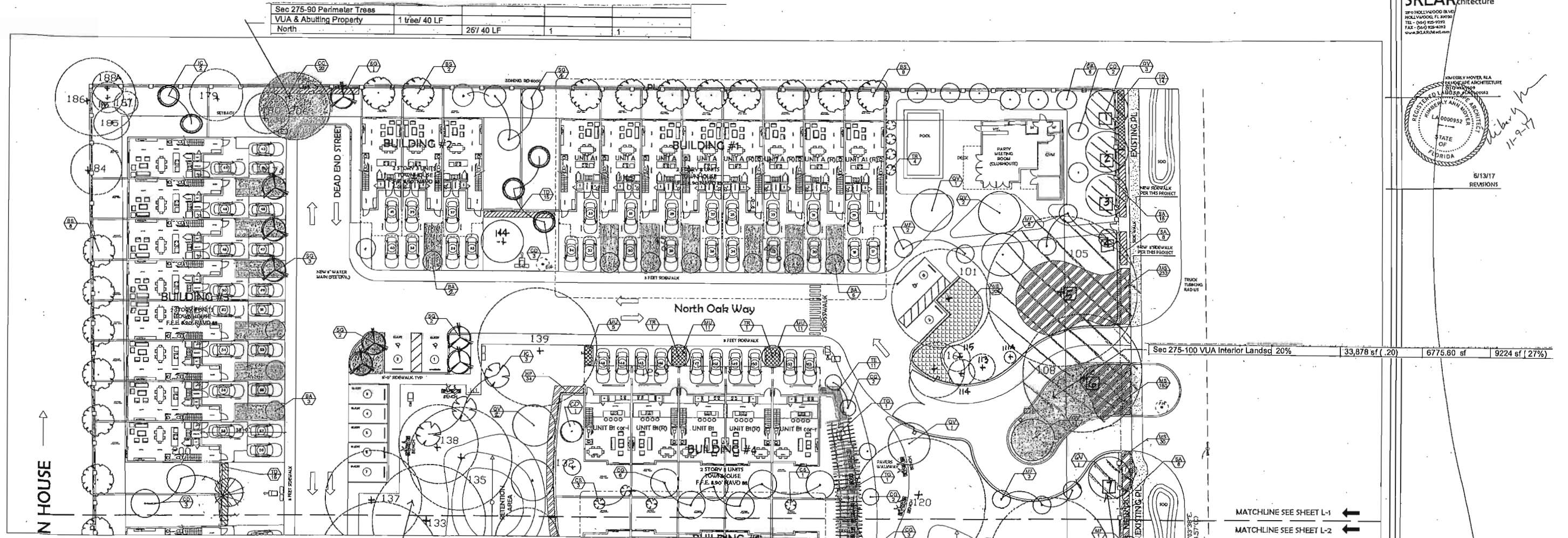
L-2

PROJECT #: 15-019

DATE: 05-01-17



5/13/17
REVISIONS



KEY PLAN
N.T.S.

Landscape Code Requirements

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		267/ 40 LF	1	1
South		267/ 40 LF	1	1
Sec 275-100 VUA Interior Landscaping	20%	33,878 sf (.20)	6775.80 sf	9224 sf (27%)
1 end parking island	2 trees		2	2
Sec 275-130 Perimeter Buffer	1 tree/ 30 LF	379/ 30	13	13
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28
Non vehicular open space shrubs	6/ 3000 sf	83,244 sf/ 3000sf (6)	167	507
Sec 275-60				
Native Plants	50%	1380 (.50)	690	746
Sec 275-190(G)				
Palms Allowed	20%	161 trees (.20)	32 max	8

Mitigation required:
101,129 sf canopy
+ 10 trees

Mitigation provided:
9 Simpson's Stopper (10' Ht) = 2700 sf
21 Verawood (12' Ht) = 11,500 sf
14 Paradise trees (12' Ht) = 7000 sf
30 Gumbo Limbo (14' Ht) = 18,000 sf
13 Live Oak (16' Ht) = 9100 sf
19 Bridalveil tree (12' Ht) = 8500 sf
15 Dahoon Holly (12' Ht) = 7500 sf
6 Pili Apple (12' Ht) = 3000 sf
4 Geiger trees (10' Ht) = 1200 sf
8 Thatch Palms = 600 sf

Total = 70,100 sf
Difference = 31,028 sf

The difference in mitigation shall be complied with by a donation in the amount of \$31,028 to the City's Tree Trust fund.

NEW TOWNHOMES FOR
OAKS PLACE TOWNHOMES

3445 SW 40TH AVENUE
OAKS PLACE
MIAMI, FL 33155
DEVELOPER: BDI DEVELOPMENT GROUP LLC

☐ REVIEW SET
☒ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-2017

DRAWN BY:

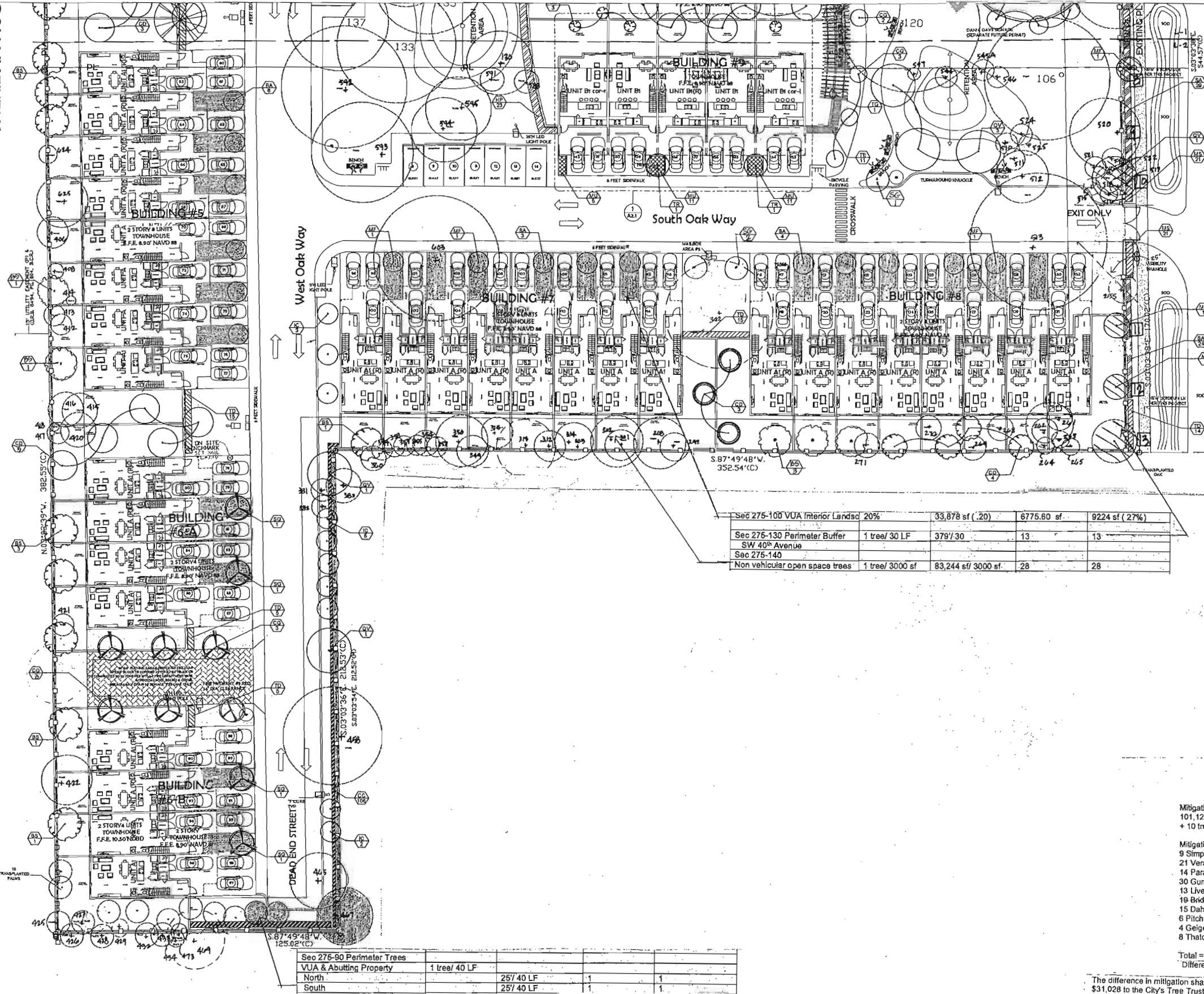
LANDSCAPE PLAN

L-3

PROJECT #: 16-019

DATE: 05-01-17

SHERIDAN HOU



MATCHLINE SEE SHEET L-1
MATCHLINE SEE SHEET L-2

S.W. 40TH AVENUE

LANDSCAPE PLAN
SCALE: 1"=20'

Sec 275-100 VUA Interior Landsc 20%		33,878 sf (.20)	6775.60 sf	9224 sf (27%)
Sec 275-130 Perimeter Buffer SW 40th Avenue	1 tree/ 30 LF	379/30	13	13
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28

Sec 275-90 Perimeter Trees VUA & Abutting Property	1 tree/ 40 LF			
North	25/ 40 LF	1		1
South	25/ 40 LF	1		1

Mitigation required:
101,129 sf canopy
+ 10 trees

Mitigation provided:
9 Simpson's Stopper (10' Ht) = 2700 sf
21 Verawood (12' Ht) = 11,500 sf
14 Paradise trees (12' Ht) = 7000 sf
30 Gumbo Limbo (14' Ht) = 18,000 sf
13 Live Oak (16' Ht) = 8100 sf
19 Bridelvelt tree (12' Ht) = 9500 sf
15 Dahoon Holly (12' Ht) = 7500 sf
6 Pitch Apple (12' Ht) = 3000 sf
4 Geiger trees (10' Ht) = 1200 sf
8 Thatch Palms = 600 sf

Total = 70,100 sf
Difference = 31,028 sf

The difference in mitigation shall be complied with by a donation in the amount of \$31,028 to the City's Tree Trust fund.

SKLARchitecture
2800 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
TEL: (305) 975-7700
FAX: (305) 975-7701
WWW.SKLARCHITECT.COM

LANDSCAPE ARCHITECT
STATE OF FLORIDA
LA 0000552
11-9-17

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
846 S.W. 40TH AVENUE
MIAMI, FL 33150
DEVELOPER: BTD DEVELOPMENT, GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-2017

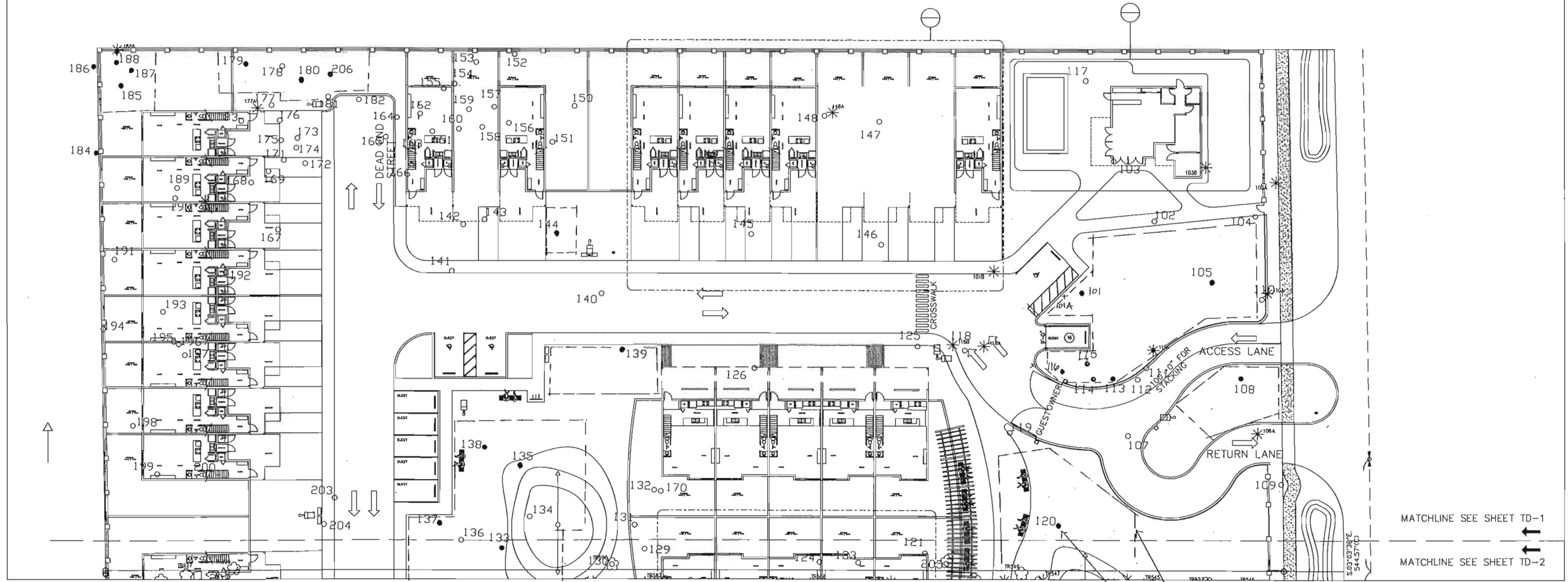
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LANDSCAPE PLAN

L-4

PROJECT #: 16-019

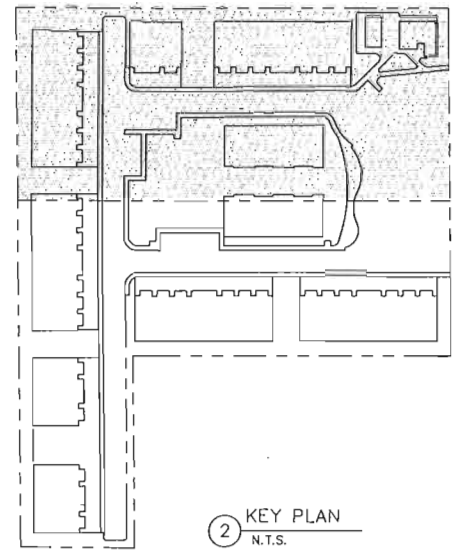
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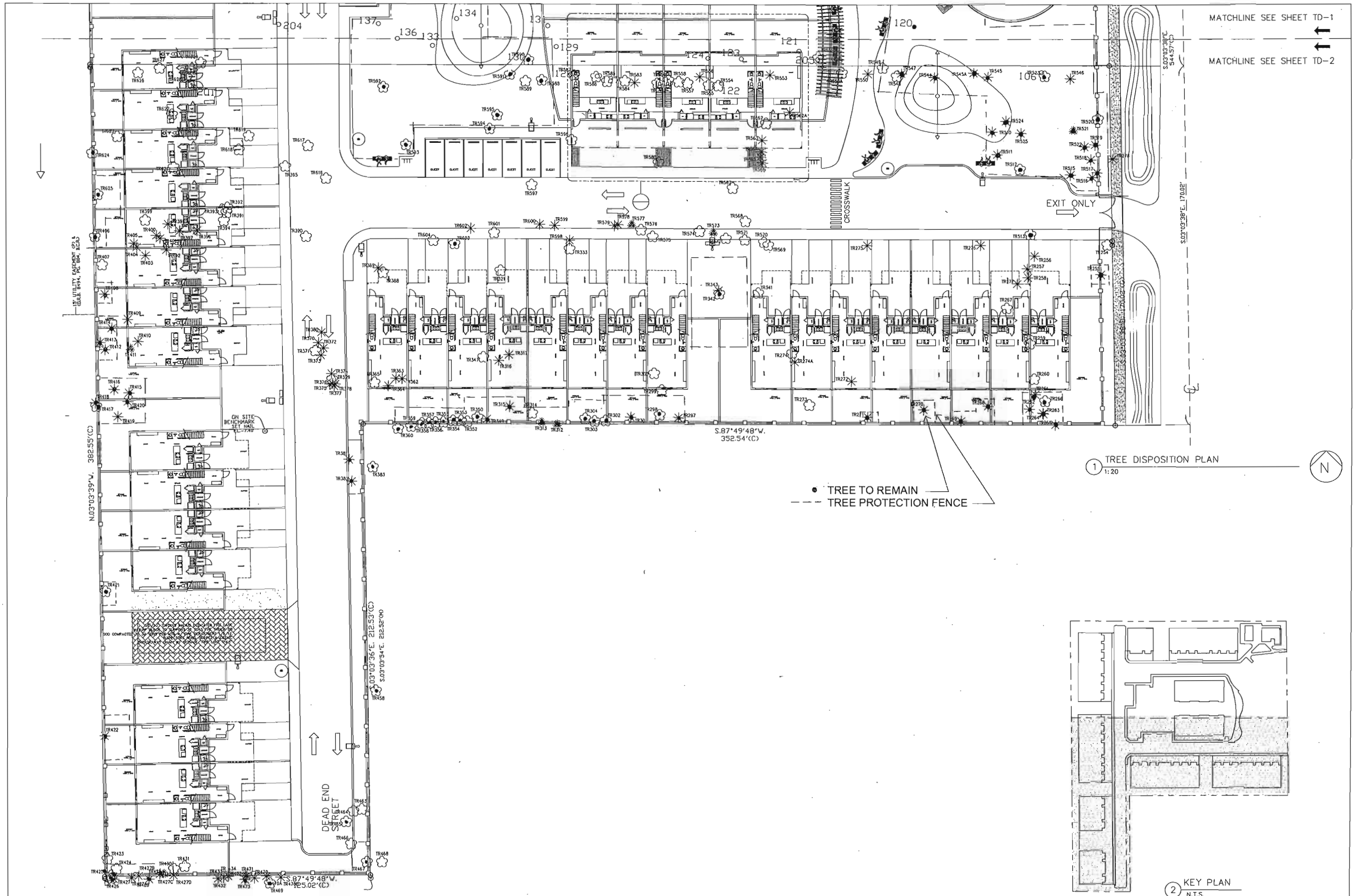
1 TREE DISPOSITION PLAN
1:20



● TREE TO REMAIN
--- TREE PROTECTION FENCE ---



2 KEY PLAN
N.T.S.



Oaks Place Townhomes Property Tree Inventory
(North Lot - 5461 and 5471 SW 40th Avenue)

TREE #	Common Name	Scientific Name	SPECIFICATIONS			CONDITION	CONDITION NOTES FOR SPECIMEN CANDIDATES			DISPOSITION	NOTES	MITIGATION REQUIREMENTS		
			DBH (in.)	Multi-Trunk 7	Canopy Spread (ft.)		Note 1	Note 2	Note 3			Non-FLEPPC Trees (Category 1-3)	FLEPPC Cat 1 Trees (Category 1-3)	Dead Trees to be Mitigated (1:1 Ratio)
101	Live Oak	Quercus virginiana	30	No	50	13E3	Fair	Lopsided Canopy	Stubs with Dead Wood	Conditioned Roots	To remain			
101A	Camelwood	Opuntia acanthodes	7	No	14	154	Fair				To be removed			
101B	Live Oak	Quercus virginiana	4	No	10	79	Fair				To be removed			
102	Live Oak	Quercus virginiana	23	No	50	1493	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed			
103	Live Oak	Quercus virginiana	60	No	64	2419	Fair	Major Limb Damage			To be removed			
103A	Live Oak	Quercus virginiana	16	No	18	254	Fair				To be removed			
103B	Live Oak	Quercus virginiana	11	No	18	254	Fair				To be removed			
104	Live Oak	Quercus virginiana	14	No	20	314	Fair				To be removed			
105	Live Oak	Quercus virginiana	2 X 28	Yes	60	2818	Fair	Lopsided Canopy	Stubs with Dead Wood		To remain			
105A	Live Oak	Quercus virginiana	36	No	50	1493	Fair				To remain			
105B	Live Oak	Quercus virginiana	8	No	16	201	Good				To be removed			
107	Live Oak	Quercus virginiana	30	No	60	2818	Fair	Reduced Canopy (Moderate)	Co-Dominant Leader	Stubs with Dead Wood	To be removed			
108	Live Oak	Quercus virginiana	22	No	50	1493	Poor	Reduced Canopy (Major)	Stubs with Dead Wood		To remain			
109	Live Oak	Quercus virginiana	28	No	54	2389	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed			
110	Live Oak	Quercus virginiana	24	No	30	707	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed			
110A	Christmas Palm	Chorizanthe acicularis	8	No	8	59	Good				To be removed			
111	Coconut Palm	Coccothrinax acicularis	10	No	18	254	Fair				To be removed			
111A	Christmas Palm	Chorizanthe acicularis	6	No	10	79	Good				To be removed			
112	Coconut Palm	Coccothrinax acicularis	8	No	18	201	Fair				To be removed			
113	Coconut Palm	Coccothrinax acicularis	10	No	18	201	Fair				To be removed			
114	Coconut Palm	Coccothrinax acicularis	10	No	20	314	Fair				To be removed			
115	Coconut Palm	Coccothrinax acicularis	8	No	10	79	Fair				To be removed			
116	Live Oak	Quercus virginiana	30	No	54	2219	Fair	Stubs with Dead Wood	Apical Dieback		To remain			
117	Live Oak	Quercus virginiana	15	Yes	48	128	Fair				To be removed			
118	Live Oak	Quercus virginiana	6	Yes	14	154	Fair				To be removed			
118A	Christmas Palm	Chorizanthe acicularis	49 (Caliper)	Yes	20	314	Good				To be removed			
119	Live Oak	Quercus virginiana	16	No	20	314	Poor				To be removed			
120	Live Oak	Quercus virginiana	24	No	60	2818	Fair	Lopsided Canopy	Stubs with Dead Wood		To remain			
121	Live Oak	Quercus virginiana	21	No	40	707	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed			
122	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
123	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
124	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
125	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
126	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
127	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
128	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
129	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
130	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
131	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
132	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
133	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
134	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
135	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
136	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
137	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
138	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
139	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
140	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
141	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
142	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
143	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
144	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
145	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
146	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
147	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
148	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
149	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
150	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
151	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
152	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
153	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
154	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
155	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
156	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
157	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
158	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
159	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
160	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
161	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
162	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
163	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
164	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
165	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
166	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
167	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
168	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
169	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
170	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
171	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
172	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
173	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
174	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
175	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
176	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
177	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
178	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
179	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
180	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
181	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
182	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
183	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
184	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
185	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
186	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
187	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
188	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
189	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
190	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
191	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
192	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
193	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
194	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
195	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
196	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
197	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
198	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
199	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
200	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
201	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
202	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
203	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
204	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
205	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			
206	Live Oak	Quercus virginiana	16	No	20	707	Poor				To be removed			

Notes:
1. Anterior assessment for specimen tree candidates consisted of thorough visual inspection of tree, as required by ISA Level 1 (Limited Visual Assessment), and documentation of overall condition as well as significant defects related to that condition. Photographs of individual trees (as clearly depicting a tree only) could not be recorded due to dense undergrowth and overlap between adjacent tree canopies.
2. Bold Text = Specimen Tree to remain on site.
3. Bold Red Text = Specimen Tree to be removed (see value calculations on separate sheet).
4. Bold Blue Text = FLEPPC Cat 1 Invasive/Noxious tree to be removed.

Total Canopy - non FLEPPC Trees (sq. ft.)	32,194
Total Canopy to be Mitigated (non FLEPPC Trees) w/50% mitigation (sq. ft.)	43,292
Total Canopy of FLEPPC Category 1 Trees (sq. ft.)	14,811
Total Canopy of FLEPPC Category 1 Trees to be Mitigated (75% w/50% (sq. ft.)	3,763
Total Canopy to be Mitigated (sq. ft.)	51,994
Total # of Dead Trees to be Mitigated (1:1 Replacement)	3
Total Value of Specimen Trees to be Removed (see attached sales)	\$7,394

SPECIMEN TREES TO BE REMOVED												
TREE #	SPECIES		DBH (in.)	CONDITION	SUITABLE REPLACEMENT TREE			Installation Factor	Size Factor	Health/Condition Factor	Location Score	Estimated Value
	Common Name	Scientific Name			Species	Size	Ave Market Price					
101	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	1.00	\$1,350
103	Live Oak	Quercus virginiana	60	Fair	Shinyleaf Elm	250, 1.5-2" Cal	\$115	2.7	4	0.50	1.00	\$1,150
107	Live Oak	Quercus virginiana	39	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	1.00	\$1,350
116	Live Oak	Quercus virginiana	54	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	1.00	\$1,350
137	Live Oak	Quercus virginiana	24	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	3	0.50	0.80	\$875
138	Live Oak	Quercus virginiana	25	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	3	0.50	0.80	\$875
160	Live Oak	Quercus virginiana	52	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	0.50	\$875
162	Live Oak	Quercus virginiana	27	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	0.50	\$875
191	Shinyleaf Elm	Platanus glabra	43	Fair	Shinyleaf Elm	250, 1.5-2" Cal	\$115	2.7	4	0.50	0.50	\$575
											Total	\$1,584

SPECIMEN TREES TO BE REMAIN												
TREE #	SPECIES		DBH (in.)	CONDITION	SUITABLE REPLACEMENT TREE			Installation Factor	Size Factor	Health/Condition Factor	Location Score	Estimated Value
	Common Name	Scientific Name			Species	Size	Ave Market Price					
101	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	1.00	\$1,350
105	Live Oak	Quercus virginiana	28.25	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	3	0.50	1.00	\$1,000
120	Live Oak	Quercus virginiana	24	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	3	0.50	1.00	\$1,000
133	Shinyleaf Elm	Platanus glabra	25	Good	Shinyleaf Elm	250, 1.5-2" Cal	\$115	2.7	4	0.50	0.80	\$530
139	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	0.80	\$875
168	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	\$250	2.7	4	0.50	0.80	\$875
											Total	\$4,600

Oaks Place Townhomes Property Tree Inventory
(South Lot - 5501 and 5525 SW 40th Avenue)

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Oaks Place Townhomes Property Tree Inventory
(South Lot - 5501 and 5525 SW 40th Avenue)

VIT LOCATIONS				CONDITION NOTES FOR REECON SURVEYS						MITIGATION REQUIREMENTS						
TREE #	Common Name	Botanical Name	SWR (%)	WUE (%)	Canopy Spread (m)	Canopy Area (m ²)	CONDITION	Rule 1	Rule 2	Rule 3	DISPOSITION	NOTES	PLP/PCP Class SWR (%) WUE (%) Canopy Area (m ²)	PLP/PCP Class SWR (%) WUE (%) Canopy Area (m ²)	Final Trees to be Mitigated (V.I. Rule)	Values of Structure Trees being Retained (V.I. Rule)
800	Palms (See Plan)	Phoenix dactyloides	10	10	10	10	10	10	10	10	10	10	10	10	10	10
801	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
802	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
803	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
804	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
805	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
806	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
807	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
808	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
809	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
810	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
811	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
812	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
813	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
814	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
815	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
816	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
817	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
818	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
819	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
820	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
821	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
822	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
823	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
824	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
825	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
826	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
827	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
828	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
829	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
830	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
831	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
832	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
833	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
834	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
835	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
836	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
837	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
838	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
839	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
840	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
841	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
842	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
843	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
844	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
845	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
846	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
847	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
848	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
849	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
850	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
851	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
852	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
853	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
854	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
855	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
856	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
857	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
858	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
859	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
860	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
861	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
862	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
863	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
864	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
865	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
866	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
867	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
868	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
869	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
870	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
871	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
872	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
873	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
874	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
875	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
876	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
877	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
878	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
879	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
880	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
881	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
882	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
883	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
884	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
885	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
886	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
887	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
888	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
889	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
890	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
891	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
892	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10	10	10
893	Acacia (See Plan)	Acacia senaria	10	10	10	10	10	10	10	10	10	10	10	10		

	Total Canopy of PLP/PCP Category 1 Trees (sq. ft.)
	Total Canopy of PL/PP/PCP Category 2 Trees to be Mitigated (sq. ft.) (Net (Adj. 3))
	Total Canopy to be Mitigated (sq. ft.)
	Total # of Dead Trees to be Mitigated (1:1 Replacement)
	Total Value of Specimen Trees to be Removed (see attached calc):

Photographs of individual trees (i.e. canopy crowding and the bark) could not be recorded due to dense undergrowth and overhanging branches of some tree crowns.

Inventory

enue)

[illegible]

Wateration Factor	Size Factor	Health Condition Factor	Location Score	Estimated Value
-------------------	-------------	-------------------------	----------------	-----------------

2.7	4	1.00	1.00	27,760
-----	---	------	------	--------

2.7	3	0.50	0.50	1973
2.7	4	0.50	0.50	1975

2.7	3	0.50	0.50	1574
2.7	4	0.50	0.50	1173

2.7	3	0.50	0.50	1506
2.7	4	0.53	0.50	1673

2.7	4	0.53	0.50	1675
2.7	4	0.53	1.60	\$1,350

2.7	3	0.50	0.60	1508
2.7	3	0.50	0.50	1508

2.7	4	1.09	0.60	\$1,350
2.7	4	0.50	0.50	1075

2.7	3	0.50	0.50	1568
2.7	3	0.50	0.50	1568

2.7	4	0.50	0.50	1575
2.7	4	0.50	0.50	1575

2.7	4	0.50	0.50	1675
2.9	4	0.50	0.50	1675

Total	515,198
-------	---------

Portation	Age	Health/Condition	Location	Estimated
-----------	-----	------------------	----------	-----------

Factor	Sub factor	Factor	Score	Value
2.7	3	0.50	0.50	1.50

Y0	2.7	3	1.00	0.50	\$1,820
Y1	2.7	4	0.50	0.50	1875

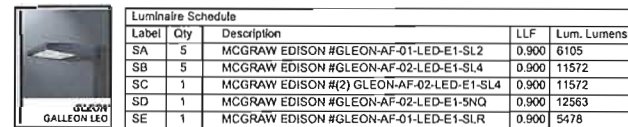
2.7	3	0.50	0.50	\$506
2.7	3	1.00	1.00	\$7,025

4	0.50	1.00	\$1,350
4	0.50	0.50	\$675

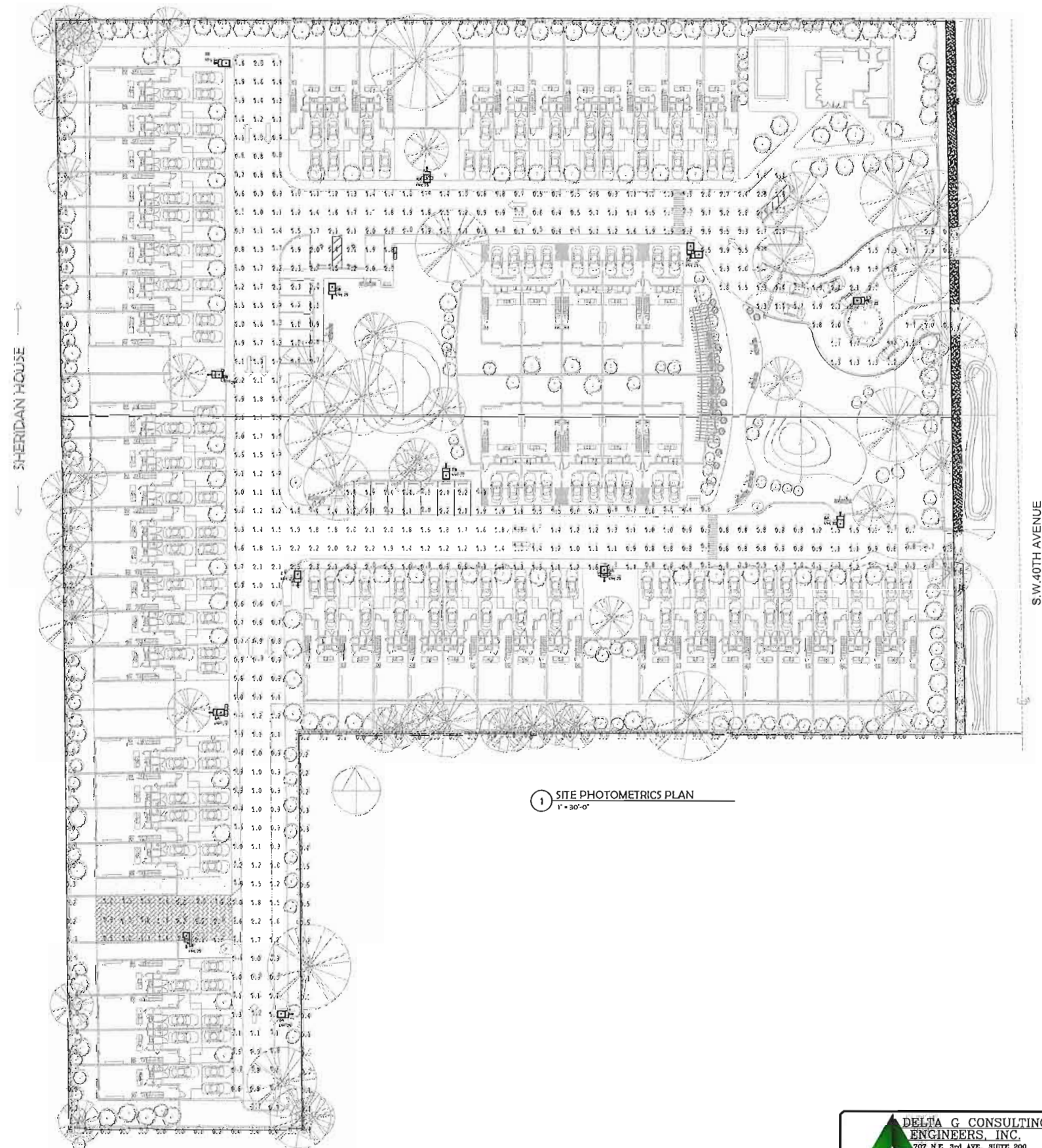
27%	4	0.60	0.60	1875
			Total	\$35,933

1. *Chlorophyll a* (Chl *a*)

REVISIONS



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW SITE	Illuminance	Fc	1.39	4.5	0.4	3.48	11.25
PROPERTY LINE	Illuminance	Fc	0.07	0.5	0.0	N/A	N/A



1 SITE PHOTOMETRICS PLAN
1" = 30'-0"

S.W. 40TH AVENUE

NEW 11 TOWNHOUSE, 5 PRG.
OAKS PLACE TOWNHOMES

NEAR N TOWNHOUSE. 5 BDR=

FLORIAN OAKS, LLC
PER JELOPER
BRI D HELLGREN

☐ REVIEW SET
☐ PRELIMINARY
☒ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE

DRAWN BY:
Autho_y
CHECKED BY:
G. SANJUAN

PHOTOMETRIC PLAN

PH1.0

PROJECT #: 16-019

DATE 07-11-16

LEGEND

BM = BENCHMARK
C = CENTERLINE
CONC. = CONCRETE
Δ = DELTA
F.I.R. = FOUND IRON ROD
F.N&D. = FOUND NAIL & DISC
F.N&T. = FOUND NAIL & TUB
L.B. = LICENSED SURVEY BUSINESS
L = ARC DISTANCE
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
P.C. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

AIR CONDITIONER
CATCH BASIN
WATER METER
POOL PUMP
WATER HEATER
FIRE HYDRANT
WATER VALVE
CABLE BOX
FPL TRANSFORMER
ELECTRIC BOX
TELEPHONE BOX
MANHOLE
UTILITY POLE
LIGHT POLE
CONCRETE POLE
WOOD POLE
EXISTING ELEVATION
COVERED AREA
CBS. WALL
OVERHEAD LINE (OH)
CHAIN LINK FENCE (C.L.F.)
WOOD FENCE (W.F.)
METAL FENCE (M.F.)
PLASTIC FENCE (P.F.)
WIRE FENCE (W.F.)
FLOOD ZONE LINE

LEGAL DESCRIPTION:

PARCEL "A"

A PARCEL DESCRIBED AS THE SOUTH 99.00 FEET OF THE NORTH 431.03 FEET OF THE WEST 184.50 FEET OF THE EAST 219.50 FEET OF TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 4.00 FEET OF THE EAST 103.72 THEREOF.

PARCEL "B"

A PORTION OF TRACT 9, SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 117.52 FEET OF THE NORTH 544.55 FEET OF THE WEST 322.55 FEET OF THE EAST 357.55 FEET OF TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING;

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF THE SOUTH 117.52 FEET OF THE NORTH 544.55 FEET OF THE WEST 322.55 FEET OF THE EAST 357.55 FEET OF TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 87°49'48" WEST FOR A DISTANCE OF 103.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°03'39" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 87°49'48" WEST, A DISTANCE OF 80.78 FEET; THENCE NORTH 03°03'39" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 87°49'48" EAST, A DISTANCE OF 80.78 FEET TO THE POINT OF BEGINNING.

PARCEL C

THE SOUTH 212.52 FEET OF THE NORTH 544.55 FEET OF THE WEST 293.05 FEET OF THE EAST 512.55 OF TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 117.52 FEET OF THE EAST 138.05 THEREOF.

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

TOGETHER WITH:

THE SOUTH 85.00 FEET OF THE NORTH 714.50 FEET OF THE EAST 512.50 FEET OF TRACT 9, AND THE WEST 125 FEET OF THE SOUTH 212.50 FEET OF THE NORTH 927.00 FEET OF THE EAST 512.50 FEET OF TRACT 9, IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 35 FEET FOR ROAD RIGHT OF WAY.

AND

THE SOUTH 85.01 FEET OF THE NORTH 629.05 FEET OF THE EAST 512.5 FEET OF TRACT 9, IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 35 FEET FOR ROAD RIGHT OF WAY.

CERTIFIED TO:

1. CITY OF DANIA BEACH
2. DANIA COVES 18, LLC
3. CASEY 18 DEVELOPMENT GROUP LLC
4. BROWARD COUNTY

BENCHMARK REFERENCES:

BROWARD COUNTY ENGINEERING DEPARTMENT BM #2408

ELEV. 5.73 NGVD29 = 4.129' NAVD88 (converted using VERTCON)

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING, INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988 UNLESS OTHERWISE NOTED. COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA STATE COORDINATE SYSTEM. SECTION CORNER COORDINATES USED TO TIE IN THE SURVEY WERE OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION. ALL DISTANCES SHOWN ARE IN US-FEET UNLESS OTHERWISE SHOWN.

40 0 20 40 80
1 inch = 40 ft



THE FLOOD ZONE DATA SHOWN BELOW IS REFERENCED TO NAVD 1988 TO COMPLY WITH THE NEW FEMA FLOOD MAPS REVISED 8/18/2014.

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 40'
COMMUNITY PANEL# 12011C-0562-H	FLOOD ZONE: X / AH	BASE FLOOD EL.: N/A / 6.0'	DRAWN BY: ELF
DATE OF FIRM: 08/18/2014		BASIS OF BEARING: NORTH LOT LINE N87°49'48"E	CHECKED BY: L.J.O.
PROPERTY ADDRESS: 5461 & 5471 SW 40TH AVENUE, DANIA BEACH, FL. 33314			
5461-5525 S.W. 40th AVENUE, DANIA BEACH, FLORIDA 33314			

NOTES/REVISIONS
ADD COORDINATES: 4/12/17
FLOOD ZONES ID: 3/24/17
COMBINED SURVEY: 2/23/17
PARTY CHIEF: PABLO
SURVEY DATE: 12/02/16

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11, FLORIDA ADMINISTRATIVE CODE.

LUIS J. ORTIZ, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 7006

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Date: 4/12/2017

FOUNDED IN 1993
BASELINE ENGINEERING AND LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-6439
JOB NO.: 16-11-046

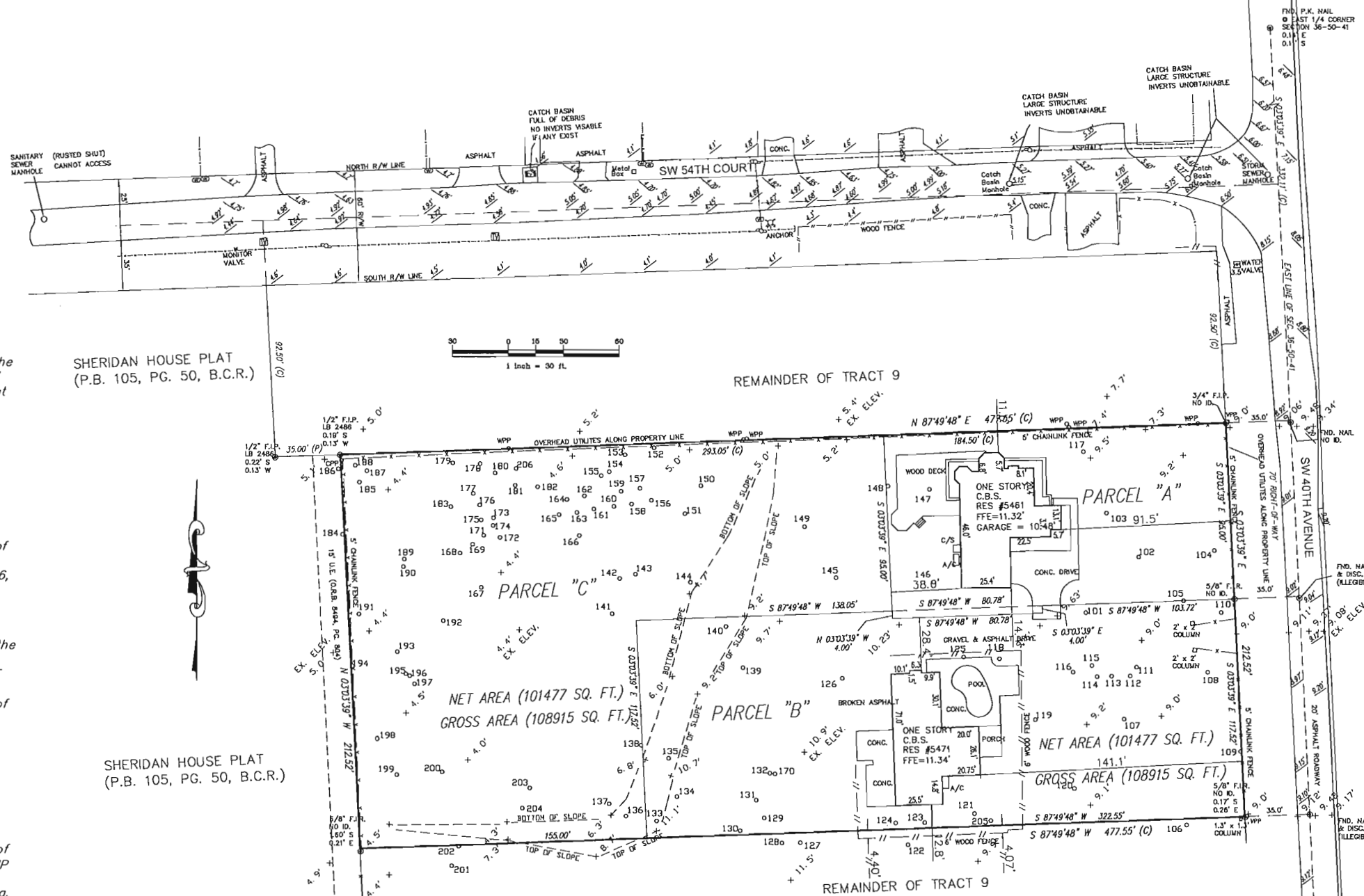
SHEET 1 OF 1

LEGEND
A/C = 1/2" Contour
B/L = Bench Mark
C.B.S. = Concrete Block Structure
D.W.T. = Ditch Water
D/W = Ditch
G.C. = Gully Cutter
(G) = Culvert
C = Center Line
O.M.C. = Concrete
D.E. = Drainage Easement
(B) = Bed
L = Ditch
L = Ditch
F.T. = Fresh Flow
F.D.H. = Found Ditch Hole
F.D.P. = Found Ditch Pipe
F.D.R. = Found Ditch Road
F.A. = Found Road
F.M.D. = Found Road & Ditch
F.M.T. = Found Road & Trench
F.P.L. = Found Power Line
F.P.M. = Found Power Line Manhole
L.H. = Location
L.C. & L.E. = Easement & Easement
L = Arc Distance
L.A.C. = Lake Access Easement
L.M.E. = Lake Maintenance Easement
(M) = Measure
N/A = Not Applicable
N.C.V. = National Geodetic Vertical Datum
O.R.B. = Official Record Book
O.R. = On Line
O/S = Offset
(P) = Plot
P.B. = Plot Book
P.C. = Point of Curvature
P.C. = Point
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
R = Radius
R/W = Right of Way
U.E. = Utility Easement
V.C. = Valley Cutter
x 0.00 = Direction Spot

SYMBOL
CATCH BASIN
WATER HATCH
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
CABLE BOX
OVERHEAD LINE (O/L)
DRAIN LINE (D/L)
WOOD FENCE (W/F)
METAL FENCE (M/F)
WIRE FENCE (W/F)

CERTIFIED TO:
1. SKLAR ARCHITECTURE

BOUNDARY SURVEY



LEGAL DESCRIPTION: PARCEL "A"

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the South 4.00 feet of the East 103.72 thereof.

PARCEL "B"

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'48" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

PARCEL C

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in Broward County, Florida.

101 30" OAK	117 10" UNKNOWN	132 12" PALM	148 15" OAK	164 9" PALM	179 CLUSTER/UNKNOWN
102 28" OAK	118 6" OAK	133 24" UNKNOWN	149 24" OAK	165 13" PALM	180 8" POINCIANA
103 LARGE FICUS	119 16" OAK	134 16" UNKNOWN	150 52" OAK	166 20" POINCIANA	181 7" POINCIANA
104 14" SHEFF	120 24" OAK	135 MASSIVE OAK	151 5" PALM	167 6" OAK	182 6" POINCIANA
105 TWIN 28" OAKS	121 16" OAK	136 16" OAK	152 10" MAGNOLIA	168 6" PALM	183 14" POINCIANA
106 36" OAK	122 16" OAK	137 24" OAK	153 10" MAGNOLIA	169 8" PALM	184 24" OAK
107 30" OAK	123 15" OAK	138 8" UNKNOWN	154 18" POINCIANA	170 23" OAK	185 15" OAK
108 32" OAK	124 16" OAK	139 30" OAK	155 18" POINCIANA	171 6" PALM	186 30" OAK
109 28" OAK	125 5" OAK	140 16" UNKNOWN	156 5" PALM	172 8" PALM	187 8" OAK
110 24" OAK	126 25" OAK	141 28" UNKNOWN	157 7" PALM	173 7" POINCIANA	188 8" OAK
111 8" COCO	127 18" OAK	142 15" UNKNOWN	158 6" PALM	174 8" PALM	189 7" POINCIANA
112 8" COCO	128 4" OAK	143 24" UNKNOWN	159 6" PALM	175 6" PALM	190 7" PALM
113 10" COCO	129 18" UNKNOWN	144 14" UNKNOWN	160 7" PALM	176 8" PALM	191 LARGE FICUS
114 8" COCO	130 23" OAK	145 MASSIVE FICUS	161 7" PALM	177 8" POINCIANA	192 8" OAK
115 8" COCO	131 14" UNKNOWN	146 15" UNKNOWN	162 8" PALM	178 26" UNKNOWN	193 10" OAK
116 30" OAK	132 12" PALM	147 MASSIVE FICUS	163 7" PALM	179 CLUSTER/UNKNOWN	194 12" OAK

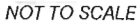
BOUNDARY SURVEY		SCALE: 1" = 30'	NOTES/REVISIONS		GENERAL NOTES		CERTIFICATION		FOUNDED 1993	
COMMUNITY PANEL NO. 13011C 0303 F	FLOOD ZONE: AE	BASIS OF BEARING: EAST LINE SECTION 36-30-41 S. 03°03'39" E.	ADD AREA CALCULATIONS 9/29/14	NEW CERTIFICATIONS 06/09/14	THE SURVEY SETS ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT.	THIS SURVEY SETS ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT.	ERNEST W. DUNN, P.S.M., State of Florida Professional Surveyor at Miami, Fla. 5182	ERNEST W. DUNN, P.S.M., State of Florida Professional Surveyor at Miami, Fla. 5182	1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432	BOCA RATON, FLORIDA 33432
DATE OF PLOT: 8/14/1992	BASE FLOOD ELEV: 6.0'	REMARKS: RETURNED TO: BROWARD COUNTY ENGINEERING DEPARTMENT (BY CLIENT ELEV. 5.23 (NO. 29))	UPDATE SURVEY (AROUND HOUSE) 8/22/12	FIELD BOOK: FOLDER PAGE: N/A	THE SURVEY SETS ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT.	THE SURVEY SETS ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT.	ERNEST W. DUNN, P.S.M., State of Florida Professional Surveyor at Miami, Fla. 5182	ERNEST W. DUNN, P.S.M., State of Florida Professional Surveyor at Miami, Fla. 5182	BOCA RATON, FLORIDA 33432	BOCA RATON, FLORIDA 33432
PROPERTY ADDRESS: 5441 & 5417 SW 40TH AVENUE, DANA BEACH, FL 33414			PARTY CHIEF: ERNE	SURVEY DATE: 04/10/12						

THE SOUTH 85.00 FEET OF THE NORTH 714.50 FEET OF THE EAST 512.50 FEET OF TRACT 9, AND THE WEST 125 FEET OF THE SOUTH 212.50 FEET OF THE NORTH 927.00 FEET OF THE EAST 512.50 FEET OF TRACT 9, IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF NEWMAN'S SURVEY AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 35 FEET FOR ROAD RIGHT OF WAY.

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

1. THE PLAT OF NEWMAN'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
2. THE PLAT OF SHERIDAN HOUSE PLAT, RECORDED IN PLAT BOOK 105, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3') CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE TO BE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN IN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.



1. THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAZED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STOKER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.030°33'39" N., ALONG THE EAST LINE OF PARCEL A, AS SHOWN ON THE PLAT OF SHERIDAN HOME PLAT, RECORDED IN PLAT BOOK 105, AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK NO. 1802, ELEVATION = 7.75' (N.A.V.D.88)
6. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - a. HIFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF DANIA BEACH 120034
 - b. COUNTY NAME: BROWARD COUNTY
 - c. STATE OF FLORIDA
 - d. MAP/PANEL NUMBER: 12011C0362
 - e. SUFFIX: H
 - f. FIRM INDEX DATE: AUGUST 18, 2014
 - g. FIRM PANEL EFFECTIVE/REVISED DATE: AUGUST 18, 2014
 - h. FLOOD ZONE: X, AH, AE
 - i. BASE FLOOD ELEVATION: (EL.G), (EL.S)

21. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON. AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

BCD DANIA OAKS, LLC

DATE OF SIGNATURE: 8/11/16

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
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STONER & ASSOCIATES, INC.
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BCD DANIA OAKS, LLC

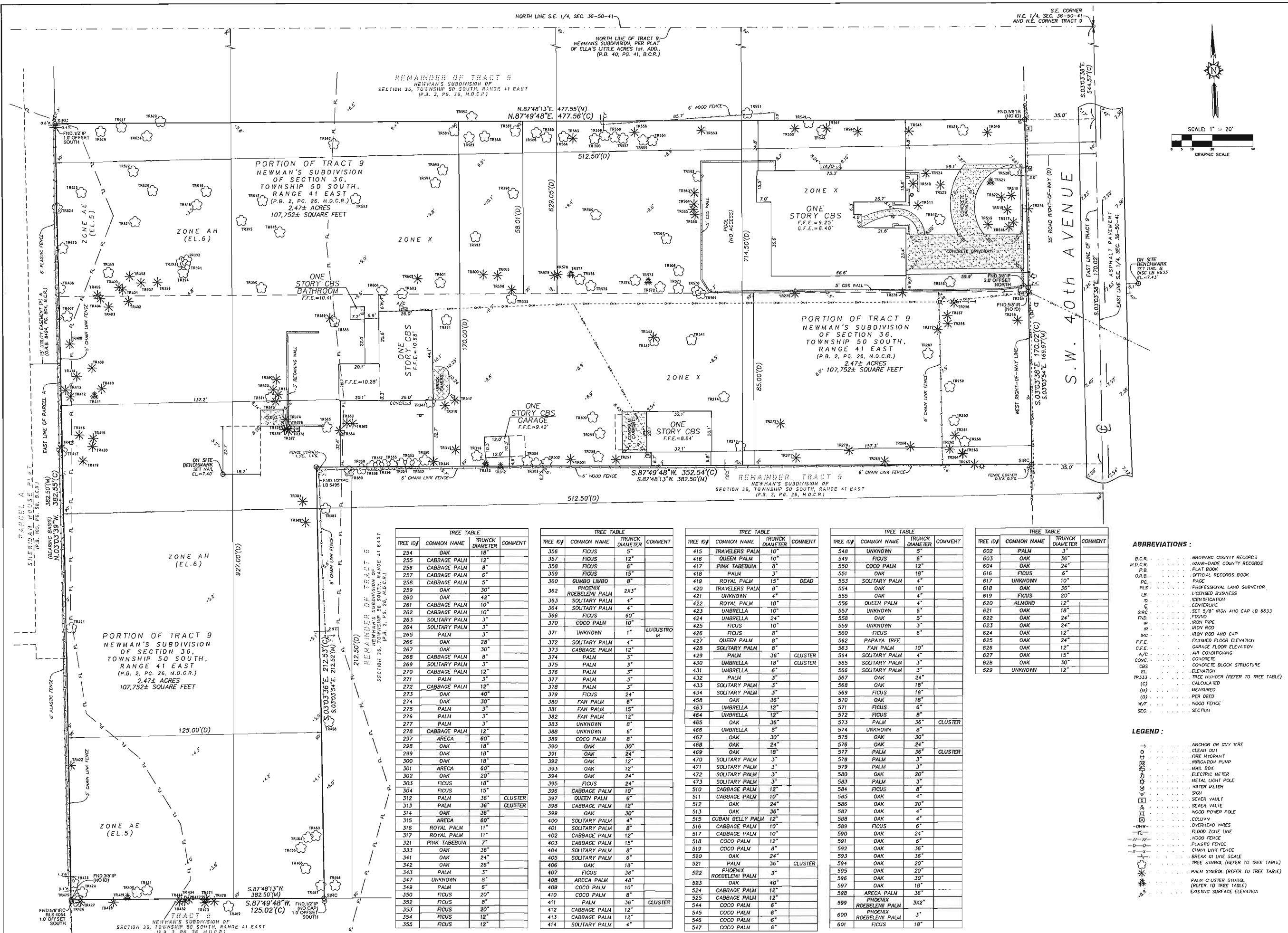
DANIA BEACH, BROWARD COUNTY, FLORIDA 33314

SEAS

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PROJECT
16-8416

SHEET NO.
1 OF 2



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SKETCH OF BOUNDARY, TOPOGRAPHIC
AND SPECIFIC PURPOSE (TREE) SURVEY
BCD DANIA OAKS, LLC
5525 S.W. 40th Avenue
DANIA BEACH, BROWARD COUNTY, FLORIDA 33314

PROJECT
16-8416
SHEET NO.
2 OF 2

REVISION
NO. DATE BY

DATE OF FIELD SURVEY: 06/02/15
DRAWN: DRL
CHECKED: JAC
BOOK/PAGES: 1015/8-13
BY DATA COLLECTOR

RICHARD C. CRAWFORD
PROFESSIONAL SURVEYOR
AND MAPPER NO. 5377
STATE OF FLORIDA

ABBREVIATIONS:
B.C.R. BROWARD COUNTY RECORDS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
P.D. PAGE
P.L.S. PROFESSIONAL LAND SURVEYOR
L.B. LICENSED BUSINESS
I.D. IDENTIFICATION
C. CENTERLINE
S.R.C. SET 5/8" IRON AND CAP LB 5633
F.I.D. FOUND
I.P. IRON PIPE
I.R. IRON ROD
I.R.C. IRON ROD AND CAP
F.F.E. FINISHED FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
A/C. AIR CONDITIONING
CONC. CONCRETE
CBS. CONCRETE BLOCK STRUCTURE
ELEVATION
CL. TREE NUMBER (REFER TO TREE TABLE)
(C) CALCULATED
(M) MEASURED
(D) PER DEED
W/F. WOOD FENCE
SEC. SECTION

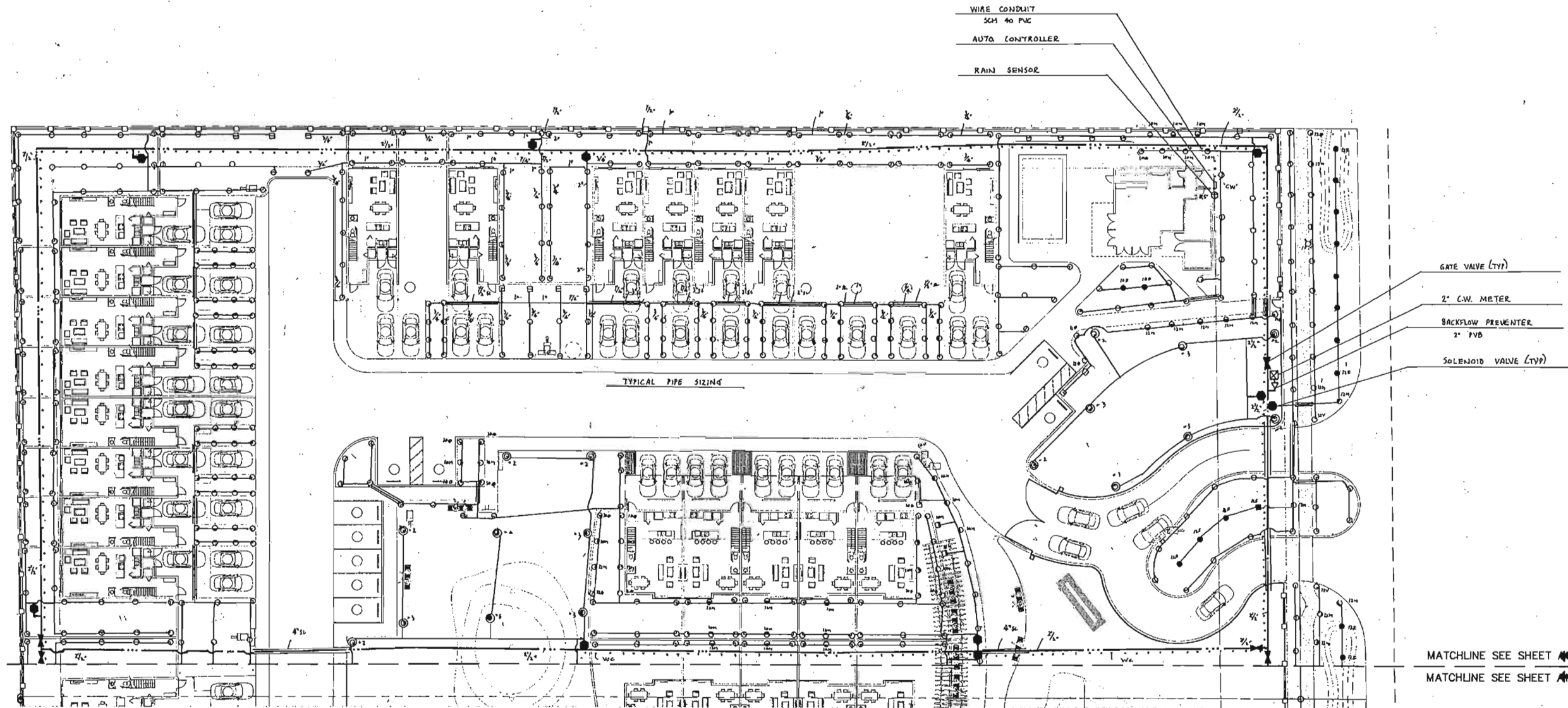
LEGEND:
ANCHOR OR GUY WIRE
CLEAR CUT
FIRE HYDRANT
IRRIGATION PUMP
MAIL BOX
ELECTRIC METER
METAL LIGHT POLE
WATER METER
SIGN
SEWER VAULT
SEWER VALVE
WOOD POWER POLE
CULVERT
OVERHEAD WIRES
FLOOD ZONE LINE
WOOD FENCE
PLASTIC FENCE
CHAIN LINK FENCE
BREAK IN LINE SCALE
TREE SYMBOL (REFER TO TREE TABLE)
PALM SYMBOL (REFER TO TREE TABLE)
PALM CLUSTER SYMBOL
(REFER TO TREE TABLE)
EASTING SURFACE ELEVATION

TREE TABLE				
TREE ID	COMMON NAME	TRUNK DIAMETER	COMMENT	
254	OAK	18"		
255	CABBAGE PALM	12"		
256	CABBAGE PALM	8"		
257	CABBAGE PALM	6"		
258	CABBAGE PALM	5"		
259	OAK	30"		
260	OAK	42"		
261	CABBAGE PALM	10"		
262	CABBAGE PALM	10"		
263	SOLITARY PALM	3"		
264	SOLITARY PALM	3"		
265	PALM	3"		
266	OAK	28"		
267	OAK	30"		
268	CABBAGE PALM	8"		
269	SOLITARY PALM	3"		
270	CABBAGE PALM	12"		
271	PALM	12"		
272	CABBAGE PALM	12"		
273	OAK	40"		
274	OAK	30"		
275	PALM	3"		
276	PALM	3"		
277	PALM	3"		
278	CABBAGE PALM	12"		
279	ARECA	60"		
280	OAK	18"		
281	OAK	18"		
282	OAK	18"		
283	ARECA	60"		
284	OAK	20"		
285	FICUS	18"		
286	FICUS	15"		
287	PALM	36"	CLUSTER	
288	PALM	36"	CLUSTER	
289	OAK	36"		
290	ARECA	60"		
291	ROYAL PALM	11"		
292	ROYAL PALM	11"		
293	PINK TABERBUA	7"		
294	OAK	36"		
295	OAK	24"		
296	OAK	26"		
297	PALM	3"		
298	UNKNOWN	8"		
299	PALM	6"		
300	FICUS	20"		
301	FICUS	20"		
302	FICUS	12"		
303	FICUS	12"		
304	FICUS	12"		
305	FICUS	12"		

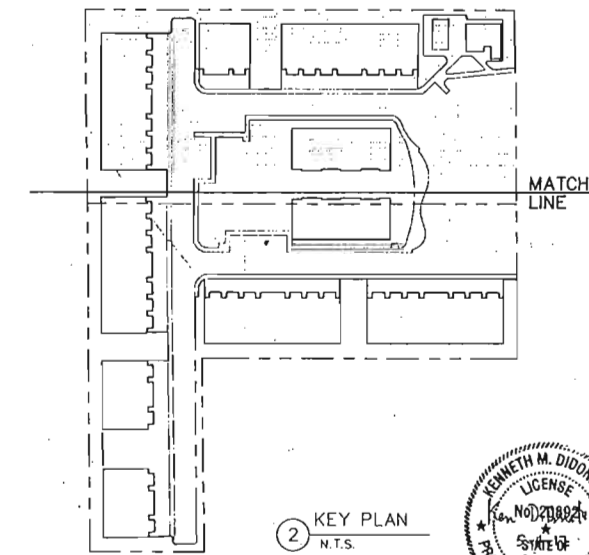
TREE TABLE				
TREE ID	COMMON NAME	TRUNK DIAMETER	COMMENT	
356	FICUS	5"		
357	FICUS	12"		
358	FICUS	6"		
359	FICUS	15"		
360	GUMBO LIMBO	8"		
361	ROEBELENI PALM	2X3"		
362	SOLITARY PALM	4"		
363	SOLITARY PALM	4"		
364	FICUS	60"		
365	COCO PALM	10"		
366	UNKNOWN	1"	LUDISTRO M	
367	SOLITARY PALM	4"		
368	CABBAGE PALM	12"		
369	PALM	3"		
370	PALM	3"		
371	PALM	3"		
372	PALM	3"		
373	PALM	3"		
374	PALM	3"		
375	PALM	3"		
376	PALM	3"		
377	PALM	3"		
378	PALM	3"		
379	FICUS	24"		
380	FAN PALM	6"		
381	FAN PALM	15"		
382	FAN PALM	12"		
383	UNKNOWN	8"		
384	UNKNOWN	6"		
385	COCO PALM	8"		
386	OAK	30"		
387	OAK	30"		
388	OAK	24"		
389	OAK	12"		
390	OAK	24"		
391	OAK	12"		
392	OAK	12"		
393	OAK	12"		
394	OAK	24"		
395	FICUS	24"		
396	CABBAGE PALM	10"		
397	QUEEN PALM	6"		
398	CABBAGE PALM	12"		
399	OAK	30"		
400	SOLITARY PALM	4"		
401	SOLITARY PALM	8"		
402	CABBAGE PALM	12"		
403	CABBAGE PALM	15"		
404	SOLITARY PALM	8"		
405	SOLITARY PALM	6"		
406	OAK	18"		
407	FICUS	36"		
408	ARECA PALM	48"		
409	COCO PALM	10"		
410	COCO PALM	8"		
411	PALM	36"	CLUSTER	
412	CABBAGE PALM	12"		
413	CABBAGE PALM	12"		
414	SOLITARY PALM	4"		

TREE TABLE				
TREE ID	COMMON NAME	TRUNK DIAMETER	COMMENT	
415	TRAVELERS PALM	10"		
416	QUEEN PALM	10"		
417	PINK TABERBUA	8"		
418	PALM	3"		
419	ROYAL PALM	15"	DEAD	
420	TRAVELERS PALM	8"		
421	UNKNOWN	4"		
422	ROYAL PALM	18"		
423	UMBRELLA	10"		
424	UMBRELLA	24"		
425	FICUS	10"		
426	FICUS	8"		
427	QUEEN PALM	8"		
428	SOLITARY PALM	8"		
429	PALM	36"	CLUSTER	
430	UMBRELLA	18"		
431	UMBRELLA	6"		
432	PALM	3"		
433	SOLITARY PALM	3"		
434	SOLITARY PALM	3"		
435	OAK	36"		
436	UMBRELLA	12"		
437	UMBRELLA	12"		
438	OAK	36"		
439	UMBRELLA	8"		
440	OAK	30"		
441	OAK	24"		
442	OAK	18"		
443	SOLITARY PALM	3"		
444	SOLITARY PALM	3"		
445	SOLITARY PALM	3"		
446	SOLITARY PALM	3"		
447	SOLITARY PALM	3"		
448	SOLITARY PALM	3"		
449	SOLITARY PALM	3"		
450	SOLITARY PALM	3"		
451	SOLITARY PALM	3"		
452	SOLITARY PALM	3"		
453	SOLITARY PALM	3"		
454	SOLITARY PALM	3"		
455	SOLITARY PALM	3"		
456	SOLITARY PALM	3"		
457	SOLITARY PALM	3"		

TREE TABLE				
TREE ID	COMMON NAME	TRUNK DIAMETER	COMMENT	
548	UNKNOWN	5"		
549	OAK	36"		
550	COCO PALM	12"		
551	OAK	18"		
552	SOLITARY PALM	4"		
553	OAK	18"		
554	OAK	4"		
555	QUEEN PALM	4"		
556	UNKNOWN	6"		
557	OAK	5"		
558	UNKNOWN	3"		
559	FICUS	6"		
560	PAPAYA TREE	10"		
561	SOLITARY PALM	10"		
562	PALM	3"		
563	SOLITARY PALM	3"		
564	SOLITARY PALM	3"		
565	SOLITARY PALM	3"		
566	SOLITARY PALM	3"		
567	OAK	24"		
568	OAK	18"		
569	FICUS	18"		
570	OAK	18"		
571	FICUS	6"		
572	FICUS	8"		
573	PALM	36"	CLUSTER	
574	UNKNOWN	8"		
575	OAK	30"		
576	OAK	24"		
577	PALM	36"	CLUSTER	
578	PALM	3"		
579	PALM	3"		
580	OAK	20"		
581	PALM	3"		
582	FICUS	8"		
583	OAK	4"		
584	OAK	20"		
585	OAK	4"		
586	OAK	20"		
587	OAK	4"		
588	OAK	4"		
589	FICUS	6"		
590	OAK	24"		
591	OAK	6"		
592	OAK	36"		
593	OAK	36"		
594	OAK	20"		
595	OAK	20"		
596	OAK	30"		
597	OAK	18"		
598	ARECA PALM	36"		
599	PHOENIX ROEBELENI PALM	3X2"		
600	PHOENIX ROEBELENI PALM	3"		
601	FICUS	18"		



1 IRRIGATION PLAN
1:20



NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOUSES
5461 SW 40TH
CAMERON
BOB DANIA OAKS, LLC.
8837 DEVELOPMENT GROUP
LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATES-04-2017

DRAWN BY:
KMD
CHECKED BY:
ARI
SKLAR

IRRIGATION PLAN

IR1.0

PROJECT 16-019

DATE 07-11-16

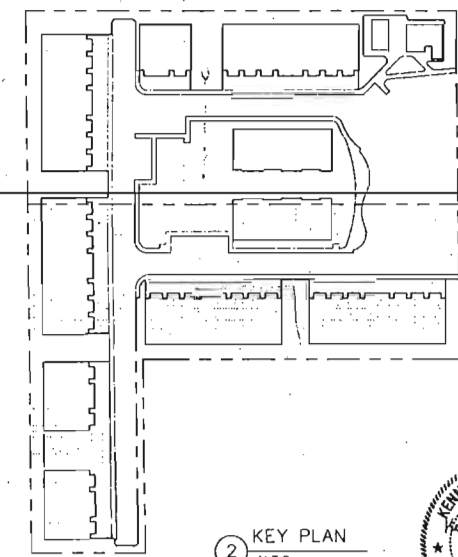
SKLAR Architecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-2292
FAX - (954) 925-6292
www.sklararchitecture.com
AA 0002849
SI 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE
ART 473

REVISIONS

MATCHLINE SEE SHEET 
MATCHLINE SEE SHEET 

1 IRRIGATION PLAN
1:20



2 KEY PLAN
N.T.S.

MATCH
LINE

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOUSES
5461 SW 40TH
AVENUE
BOCA RATON, FL 33433
DEVELOPER: BCD DANIA OAKS, LLC
DEVELOPMENT GROUP: BCD DANIA OAKS, LLC

1 REVIEW SET
2 PRELIMINARY
3 NOT FOR CONSTRUCTION
4 DRY RUN PERMIT SET
5 PERMIT SET
6 BID SET
7 CONSTRUCTION SET
SUBMITTAL DATES-04-2017

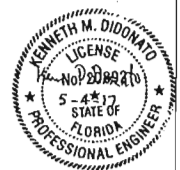
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KMD
CHECKED BY:
ARI
SKLAR

IRRIGATION PLAN

IR1:1

PROJECT 16-019

DATE 07-11-16



LEGEND

SYMBOL	MODEL NO.	DESCRIPTION
104	5705-XF-10H	TORO SHRUB SPRINKLER
107	5705-XF-10F	TORO SHRUB SPRINKLER
110	5705-XF-12H	TORO SHRUB SPRINKLER
113	5702-6P-XF-8Q	TORO 6" POP-UP SPRINKLER
116	5702-6P-XF-8T	TORO 6" POP-UP SPRINKLER
119	5702-6P-XF-8H	TORO 6" POP-UP SPRINKLER
122	5702-6P-XF-10H	TORO 6" POP-UP SPRINKLER
125	5702-6P-XF-10Q	TORO 6" POP-UP SPRINKLER
128	5702-6P-XF-12H	TORO 6" POP-UP SPRINKLER
131	5702-6P-XF-12Q	TORO 6" POP-UP SPRINKLER
134	5702-6P-XF-12T	TORO 6" POP-UP SPRINKLER
137	5702-6P-XF-12F	TORO 6" POP-UP SPRINKLER
140	5702-6P-XF-4RCS	TORO 6" POP-UP SPRINKLER
143	5702-6P-XF-4SS	TORO 6" POP-UP SPRINKLER
146	5702-6P-XF-15W	TORO 6" POP-UP SPRINKLER
149	5702-6P-XF-15Q	TORO 6" POP-UP SPRINKLER
152	5702-6P-XF-15T	TORO 6" POP-UP SPRINKLER
155	5702-6P-XF-15H	TORO 6" POP-UP SPRINKLER
158	5702-6P-XF-15F	TORO 6" POP-UP SPRINKLER
161	5702-12P-XF-12V	TORO 12" POP-UP SPRINKLER
164	5702-12P-XF-12Q	TORO 12" POP-UP SPRINKLER
167	5702-12P-XF-15V	TORO 12" POP-UP SPRINKLER
170	5702-12P-XF-15Q	TORO 12" POP-UP SPRINKLER
173	5702-12P-XF-15T	TORO 12" POP-UP SPRINKLER
176	5702-12P-XF-15H	TORO 12" POP-UP SPRINKLER
179	5702-12P-XF-15F	TORO 12" POP-UP SPRINKLER
182	TSP-20	TORO 5" POP-UP ROTOR
185	TSP-30	TORO 5" POP-UP ROTOR
188	TSP-60	TORO 5" POP-UP ROTOR
191	P220 SERIES	TORO 24 VAC SOLENOID VALVE
194	EVO-40D	TORO AUTO. CONTROLLER
197	EVO-12	TORO 12 STATION EXPANSION MODULE
200	TRS	TORO RAIN SENSOR
203	765 (2")	FBCO PRESSURE VACUUM BREAKER
206		PAGE THIN WIRE
209		#12 AWG COMMON
212		#14 AWG CONTROL
215		SCH 40 GALVANIZED STEEL
218		MAIN LINE
221		SLEEVES
224		SPRINKLER RISERS
227		PVC FITTINGS
230		WIRE CONDUIT
233		SDR 21, CLASS 200 PVC LATERALS
236		GATE VALVE (TO LINE SIZE)
239		VALVE BOX
242		GROUNDING LOCATION
245		CITY WATER METER

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
WATER SOURCE / SYSTEM
PRESSURE REQUIRED
REFER TO PLAN
2" CITY WATER METER
60 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED APRIL 10, 2017. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 20'.

THE WATER SOURCE SHALL BE 2" CITY WATER METER. BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24". (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-80. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCES.

SPRAY HEADS SHALL BE TORO 570 SERIES, SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS AND AT SELECTED TREES.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS EXCEPT AS NOTED AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ROTOR SPRINKLERS SHALL BE TORO T5 SERIES WHICH SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 3/4" INSERT ELBOWS.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12" AND ROTOR SHALL BE INSTALLED IN 6".

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A TORO EVOLUTION SERIES ELECTRIC TYPE. ONE XX STATION CONTROLLER SHALL ACTIVATE XX IN-LINE VALVES. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AND THIN TYPE WHICH SHALL BE:

(1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPUNCE MOSTLY AT VALVE LOCATIONS. SPICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

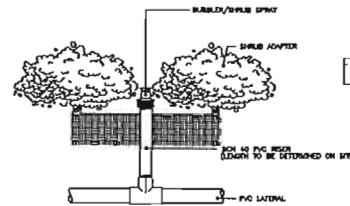
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

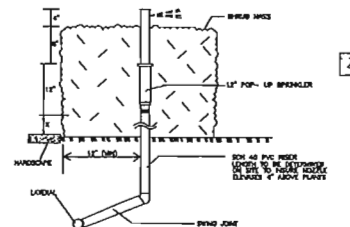
TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEED.



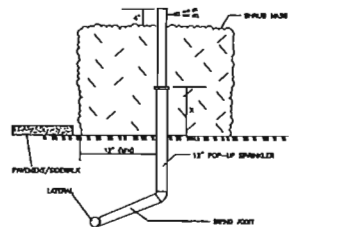
SPRINKLER DETAIL (NTS)

BUBBLER/SHRUB SPRAY
INSTALLED AT THE BASE OF
PLANTS FOR LOW LEVEL
WATERING



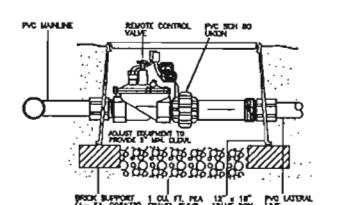
SPRINKLER DETAIL (NTS)

12" POP-UP ON POLY PIPE
SWING JOINT LOCATED IN
PLANT MASS MAINTAINED TO A
MINIMUM HEIGHT OF 24"



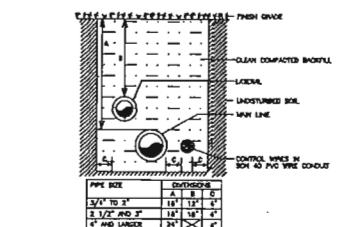
SPRINKLER DETAIL (NTS)

12" POP-UP INSTALLED ON PVC
SWING JOINT LOCATED IN PLANT
MASS MAINTAINED TO A MINIMUM
HEIGHT OF 18"



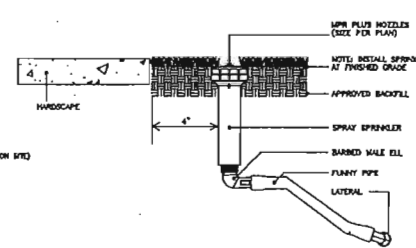
REMOTE CONTROL VALVE DETAIL

NOT TO SCALE



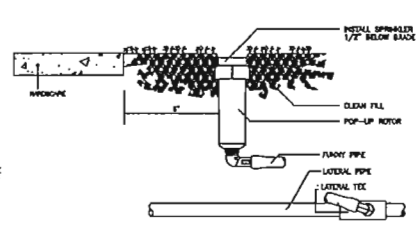
TRENCHING DETAIL (NTS)

NON-TRAFFIC AREAS



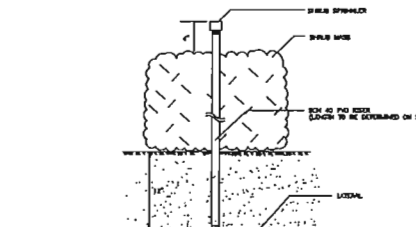
SPRINKLER DETAIL (NTS)

POP-UP SPRAY ON POLY
PIPE SWING JOINT LOCATED
IN SOD OR MULCH



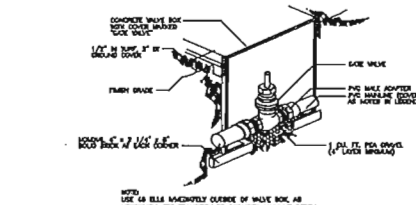
SPRINKLER DETAIL (NTS)

POP-UP ROTOR ON POLY PIPE
SWING JOINT LOCATED IN SOD
OR MULCH



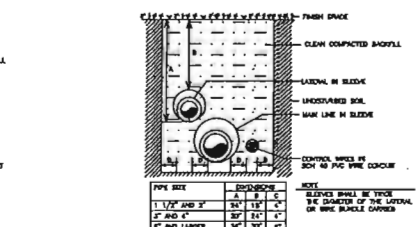
SPRINKLER DETAIL (NTS)

SHRUB SPRAY ON RISER
AT INTERIOR LOCATION IN
PLANT MASS



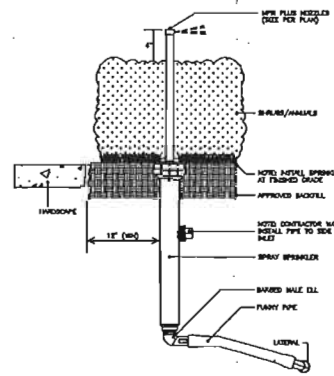
GATE VALVE DETAIL

NOT TO SCALE



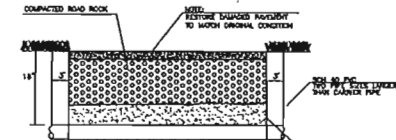
TRENCHING DETAIL (NTS)

VEHICULAR TRAFFIC AREAS



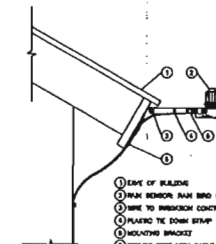
SPRINKLER DETAIL (NTS)

12" POP-UP SPRAY ON POLY PIPE SWING
JOINT LOCATED IN PLANTS MAINTAINED TO
A MAXIMUM HEIGHT OF 8"



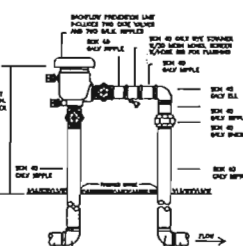
PIPE SLEEVE DETAIL

NOT TO SCALE



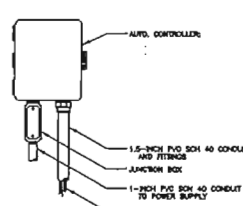
RAIN SENSOR RSD-BEX

NOT TO SCALE



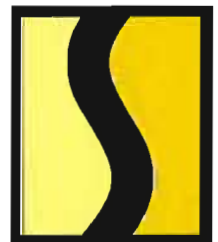
PRESSURE VACUUM BREAKER

NOT TO SCALE



AUTOMATIC CONTROLLER

NOT TO SCALE



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OAKS PLACE



OAKS PLACE



SKLARchitecture

OAKS PLACE





SKLARchitecture

OAKS PLACE



Lajoie, Corinne

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Friday, June 16, 2017 7:45 AM
To: Kim Moyer; Ari Sklar
Cc: Lajoie, Corinne
Subject: RE: Oaks Place
Attachments: Oaks Place 001.pdf; Oaks Place 004.pdf; Oaks Place 003.pdf; Oaks Place 002.pdf

Good morning Kim and Ari,

Upon review of the updated plans, all outstanding comments have been satisfied and I have no further comments at this time.

Thank you,

Daniel Parobok
Arboricultural Services Lead



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 102
Cell: (786) 498-6859
daniel.parobok@metriceng.com
www.metriceng.com

From: Kim Moyer [<mailto:k.moyerla@gmail.com>]
Sent: Thursday, June 15, 2017 5:37 PM
To: Daniel Parobok; Ari Sklar
Subject: Oaks Place

Daniel

Per your request I added the notes re: excavation for fencing adjacent to existing trees (sheets L-1 and L-2) and added the mitigation dollar amount to be paid to tree trust fund sheets L-3 and L-4). Hopefully this meets with your approval. Please call me should you have any additional concerns.

Thank you for your help on this project.

Kind regards,
Kim Moyer

Attention: The information contained in this E-mail message is privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If

Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Thursday, June 22, 2017 9:17 AM
To: Wray, Macee; Lajoie, Corinne
Cc: Sean Brown; 'Miguel Vega'; Ari Sklar
Subject: SP-024-17 Oaks Place

SP-024-17 Oaks Place has satisfied all requirements for both Tiers I and II for their site plan submittals.

Raul Cosme



Raul Cosme

Fire Inspector/Plans Examiner
Broward Sheriff Fire Rescue & Emergency Services Dept.
Fire Prevention Bureau--Dania Beach District
103 W. Dania Beach Blvd.
Dania Beach, FL 33004
Tel: 954-342-4262
Fax: 954-342-4265
raul_cosme@sheriff.org
www.sheriff.org

The largest accredited public safety agency in America



Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Monday, April 03, 2017 9:33 AM
To: Lajoie, Corinne; Carrie, Anne-Christine
Cc: info@sklarchitect.com; Ari Sklar; Kaine, Brad; Pollard, Antoine
Subject: RE: Oaks Place - Traffic Study Statement ref DRC comments

Hi Corinne,

This is to confirm that the traffic statement prepared by Dan A. Tinter, PE, of Thomas A Hall, Inc. for this project has been substantially completed and accepted. The report concludes that "queuing analysis indicates that the single entry lane to the gated development will successfully provide for the expected peak-hour vehicular demand (41 PM peak-hour trips) without causing any backup of vehicles onto SW 40th Avenue."

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer

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

From: Ari Sklar [<mailto:arisklar@sklarchitect.com>]
Sent: Friday, March 31, 2017 4:37 PM
To: Navarro, Ronnie; Navarro, Ronnie
Cc: Lajoie, Corinne; info@sklarchitect.com
Subject: Oaks Place - Traffic Study Statement ref DRC comments
Importance: High

Hello Ronnie,

Good to see you again at the meeting yesterday.
Please confirm that the Traffic Study / Statement submitted is complete and acceptable.

Thank you, Gracias,

AriSklar, AIA, NCARB



SKLARchitecture

Architects and Designers

Using Revit BIM Technology (ask us about Revit and how it can work for you)

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954-925-9292 ext. 100 or 104

954-925-6292 fax

786-326-2747 cell

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Architects of the amazing LEED Platinum, "Net Zero" 2020 Alton Home, in South Beach!!



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwwray@daniabeachfl.gov

Date: 3/24/2017

Re: Oaks Place

PZ#: PL-23-17/SP-24-17/~~21~~-25-17- 1st Review

Dear Applicant:

*Please find attached the comments regarding your plat and site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, March 30th** will be at **11:00 AM**.*

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:
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.
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) 9:00 A.M. SP-99-16, HOLLYWOOD MANOR, 500 E. DANIA BEACH BLVD, 2nd REVIEW
- 2) 9:30 A.M. SP-02-17, TRU HOTEL, 22 AND 24 NORTH FEDERAL HWY, 2nd REVIEW
- 3) 10:00 A.M. SP-13-17, ARG OFFICE, 4025 RAVENSWOOD RD, 2nd REVIEW
- 4) 10:30 A.M. SP-14-17/VA-23-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 2nd REVIEW
- 5) 11:00 A.M. PL-23-17/SP-24-17/RX-25-17, OAKS PLACE, 5461 TO 5525 SW 40TH AVE, 1ST REVIEW

SP-024-17 DRC Comments 2 of 24



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: FLOODPLAIN

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime: _____

Rate per hour: _____

- comments attached

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Oaks Place
PZ #: PL-023-17/SP-024-17/RZ-25-17 - 1ST REVIEW
ADDRESS: 5461-5525 SW 40th Ave
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = AH / AE / X; BFE = 6; DFE = 7 (preliminary determination)

Comments:

1. This project appears, based on a preliminary determination, to be subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code. In order to make a final determination, please provide a Survey with flood zones delineated.
2. Sheet A1.1 should indicate finish floor elevation in NAVD 88. Should structures be located in Flood Zones AH or AE, finish floor elevations shall be at or above Design Flood Elevation (Base Flood Elevation + 1 foot) or 7.0 NAVD 88. Mechanical, plumbing and electrical systems shall be at or above DFE.
3. Additional comments may be forthcoming once final determination of flood risk is confirmed.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 3.5 hr

Rate per hour: 1100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Oaks Place

PZ Log Number: PL-023-17 Review Number: 1

Reviewer: Daniel Parobok Date: March 23, 2017



The following comments are based on a review of the plans and responses dated 3/2017, for the property located at 5461 SW 40th Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. The landscape plan is at a scale that is difficult to read. Provide a landscape plan at a larger scale.
2. The provided tree survey is inadequate. Provide a tree survey meeting all Sec. 275-80(C) requirements including common name, scientific name, DBH, canopy spread in square feet, tree condition, and proposed disposition.
3. Several specimen trees/palms exist on this site. Per Sec. 275-80, provide the dollar value of all specimen trees/palms. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140.
4. Clearly label all trees to remain and/or to be relocated on landscape plan corresponding to tree number listed in the existing tree survey.
5. Show all mitigation for trees proposed for removal on landscape plan meeting all Sec. 825-100 mitigation requirements.
6. Provide a table listing total VUA in square feet and the percentage of VUA (and size in square feet) dedicated to VUA landscaping per Sec. 275-100.
7. Provide a table showing non-VUA open space and how Sec. 275-140 requirements are being met. Indicate and label all non-VUA open space area on landscape plan.
8. Provide a table listing all proposed plantings including the total number of plantings to be installed for front unit plantings. Note that a minimum of 50% of total plantings must be native per Sec. 275-60 and palms shall constitute a maximum of 20% of total trees per Sec. 275-190(G).
9. The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.
10. Hardscaping is proposed near existing trees appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted. In addition to this information, provide a tree protection plan indicating tree protection zones where tree protection fencing is to be installed prior to any construction/demolition activities as well as a tree protection detail.

11. Live oaks are proposed under existing overhead utilities. Provide a species that is suitable to be planted under overhead utilities. Note that Sec. 275-190 requirements still apply. If overhead utilities are to be relocated, note on landscape plan.
12. One live oak is proposed off-center to other oaks on the eastern border of the site. Please clarify.
13. Per Sec. 275-80, provide an irrigation plan.
14. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

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. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
☒ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Fire - R. Cosme
Department

3/21/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2.0

Overtime:

Rate per hour:

* Cost recovery – no charge on single family home plans, permits and variances.



BROWARD SHERIFF'S OFFICE
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



SITE PLAN REVIEW COMMENTS

Date: 03/21/17 **Site Plan No.:** SP-024-17 **Time Required For Review:** 2.0

Project: OAKS PLACE **Sq. Feet:** 207,224

Plan Reviewer: Raul Cosme / Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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 for site work.

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. All turning radii (demonstrated)
 - b. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site.
2. Water Supply Information as follows:
 - a. Dimensions of the three nearest adjacent hydrants to the project site
 - b. Please provide a legend on the Water & Sewer sheet C2 showing hydrant symbols.
 - c. Show Point of Service.

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Total Square Footage. Please show in Project Data.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- e. 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).

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

- 4. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - c. Underground Gate Valve Detail (where applicable)
- 5. Address Detail

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. 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. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**.
[1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner.
[1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access
[1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius)
[1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart. These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire

Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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

Signature – Design Professional of Record

Date



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

March 23, 2017

Engineering Comments

Site Plan: Dania Oaks Place

1. No further comments on the Traffic Statement.
2. Provide copy of pre- and post-development stormwater management and drainage calculations for the entire site. Surface water management license required from Broward County.
3. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.
4. Suggest to have a turnaround (knuckle) before exit gate.
5. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.
6. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
7. 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.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Oaks Place

3-21-17

Zoning designation = RS-6000/Proposed PRD-1 w/allocation of 36 flex units

FLU designation = Low 5 Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

61 townhomes

1st review

PLAT PL-23-17

1. Per Section 640-20(I) Provide "tax returns for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties in the plat."
2. Per Section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."
3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly.

SITE PLAN SP-24-17

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.**
2. **APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.** Per LDC, Article 635, provide the following missing information:
Sec. 635-40:
(E) "The overall size of plans shall be 24" C 36" drawn at a scale no smaller than 1:20"
Section 635-50:
(B) "The north arrow, scale and date"
(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"
(T) "All existing and proposed pedestrian walkways and bicycle paths."
(Y)(4) "Area devoted to vehicular use area (roadways, aisles, parking)"
(Y)(5) "Gross project area allocated for common open space"
(Y)(6) "Lot coverage by roofed structures"
(Y)(8) "Number of required and provided parking spaces including handicapped accessible, compact and any space devoted to attendant parking if permitted."
(Y)(10) "Minimum yard setbacks or specific build to lines required and provided"
(Y)(11) "Maximum and minimum (if applicable) required and proposed building height."
(Y)(12) "Minimum floor area required"
(Y)(13) "Adjacent zoning and existing land uses"
(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phased of the project"
(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e. building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.)"
3. **IMPACT FEES: Impact fees that will be required for the project are attached to these comments.**
4. **SIGNS: Provide copy of all signs for compliance review.**
5. **The proximity to the airport will require FAA/BCAD review and approval. 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.**
6. **PARKING:**
 - Guest parking is 1:5 units, not 1:4. Revise accordingly.

- Identify on site plan where all parking spaces are provided, only guest parking are shown on drawing.
 - Per Section 265-20(A) parking space is 9' X 18'. Revise parking space detail accordingly.
7. **USE:** Sheet A1.3. "Site Data" table and parking calculations identifies 63 townhouse units, but table "Unit/Building Breakdown" identifies 61 townhouse units. Revise accordingly.
 8. **Provide minimum bicycle parking requirements identified in Section 265-51.** 5% of required automobile parking is required. Recalculate accordingly and provide detail.
 9. **COST RECOVERY: 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.**
 10. **Must provide latest revised set of plans on disk prior to going to public hearing.**
 11. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.
 12. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.
 13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.
 14. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
 15. Sheet A1.3 correct required minimum pervious area to be 37% as required in Section 215-130.
 16. Sheet A1.3, Clarify "Landscape Open Space" provided calculation.
 17. Provide building elevation for buildings 2 & 6.
 18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Revise accordingly.
 19. Sheet A1.2, Phase II does not identify the location of the public sidewalk along SW 40 Avenue.
 20. Identify location of mechanical equipment for clubhouse and how it will be screened.
 21. Provide detail of proposed 6' tall column and panel wall.
 22. Per Section 205-10(B):
 - Maximum 40% coverage permitted; 30.3% provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
 - Minimum townhouse width is 22'; 19' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each

requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.

- 25' front setback required; 15' provided for Clubhouse and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
- Provide the following required and provided information on the site plan drawing and in tabular form:
 - Maximum width – 22' permitted
 - Maximum height – 3/35' permitted
 - Maximum coverage – 40%
 - Minimum Front setback – 25'
 - Minimum Internal side – 15' for 2-story
 - Minimum Rear setback – 15' for 2-story
 - Minimum space between buildings – 15'
 - Maximum townhouse length – 150'

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.**



CITY OF DANIA BEACH IMPACT FEE SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact." These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of the City of Dania Beach's impact fees. Additional impact and concurrency fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

<u>Type</u>	<u>Fee</u>
Recreation and Open Space:	
Single Family/Townhouse	\$1,825 per unit
Multi-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation:	\$21.26 per PM peak hour trip
Administrative: <i>(RAC only)</i>	\$.16 per sq.ft.
Police:	\$.184 per sq.ft.
Fire:	\$.389 per sq.ft

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwrap@daniabeachfl.gov

Date: 5/19/2017

Re: Oaks Place

PZ#: SP-24-17/VA-47-17- 2nd Review

Dear Applicant:

*Please find attached the comments regarding your plat and site plan and variance application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, May 25th will be at 11:30 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, MAY 25, 2017

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 PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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 ext.3624, AT LEAST 48 HOURS PRIOR TO the MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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.

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) 9:00 A.M. SP-03-15MOD, TRION, 1st REVIEW, 4 NORTH FEDERAL HWY
- 2) 9:30 A.M. SP-125-16, CANAL GROVES, 2ND REVIEW, 4660 SW 33RD AVE.
- 3) 10:00 A.M. SP-02-17, TRU BY HILTON, 24 AND 44 NORTH GRIFFIN RD., 3RD REVIEW
- 4) 10:30 A.M. SP-35-17/VC-45-17/OT-35-17/SE-51-17/VA-49-17/VA-50-17, GRIFFIN POINTE, 2ND REVIEW, 2281 GRIFFIN ROAD
- 5) 11:00 A.M. PL-46-17, DANIA 84 HOSPITALITY, 1ST REVIEW, 2460 W. STATE RD. 84
- 6) 11:30 P.M. SP-24-17/VA-47-17, DANIA OAKS PLACE, 2ND REVIEW, 5461 AND 5471 SW 40TH AVE.

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3653 or mwray@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department _____

Date _____



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: FLOOD

Please log your time spent on reviewing the plans.

Time spent: 1 Hour

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Oaks Place
PZ #: PL-023-17/SP-024-17/RZ-25-17 – 1st Review
ADDRESS: 5461-5525 SW 40th Ave
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = AH / AE / X
- BFE = 6; DFE = 7

Comments:

1. None.

Note(s):

This project is subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 3 hr

Rate per hour: \$100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Oaks Place

PZ Log Number: PL-023-17 Review Number: 2

Reviewer: Daniel Parobok Date: May 17, 2017



The following comments are based on a review of the plans and responses dated 5/2017, for the property located at 5461 SW 40th Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet TD-3. The Arborist's report also needs to evaluate potential impacts to/viability of any specimen trees proposed to remain, and whether specimen trees proposed for removal are viable candidates for relocation. The Arborist's report should list the Tree Protection Zone (TPZ) size for each tree proposed to remain.
2. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140. Specimen trees must be relocated (note that large size is not justification for relocation unfeasibility). The arborist report required by comment 1 may clarify the tree preservation requirements.
3. Provide the existing tree canopies to scale on sheets TD-1 and TD-2.
4. For all trees to remain, show the TPZ on the Tree Disposition and Landscape plan *at minimum* as defined in Sec 825-50, expanded per recommendations from your arborist. A plan-view notation must indicate that tree protection fencing will be installed at the edge of the TPZ.
5. It appears that several trees proposed to be removed can remain in place based on the current landscape plan and many fall within proposed landscape areas. Reevaluate tree dispositions of trees currently located within proposed planting area and/or provide adequate justification for removal of these trees.
6. Previous comment not addressed. All mitigation must be accounted for prior to site plan approval. Clearly label each tree counted toward mitigation requirements on the landscape plan and provide a column on the proposed plantings table listing the quantity and specification of each species being used to meet mitigation requirements. Note the replacement species diversity requirements listed under Sec. 825-100(A)(4). Canopy replacement multiplier for exotic species is incorrect; canopy replacement for these species is 50% of the canopy removed for new or amended developments.
Show all mitigation for trees proposed for removal on landscape plan meeting all Sec. 825-100 mitigation requirements.
7. Previous comment remains until details are provided: The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.
8. Provide a point-by-point response to each of the above comments.
9. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

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. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☒ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Fire – R. Cosme
Department Chief S. Brown

5/11/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2.0

Overtime: ✓

Rate per hour: ✓

* Cost recovery – no charge on single family home plans, permits and variances.



BROWARD SHERIFF'S OFFICE
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



SITE PLAN REVIEW COMMENTS

Date: 05/11/17 Site Plan No.: SP-024-17 Time Required For Review: 2.0

Project: OAKS PLACE 2nd Review Sq. Feet: 207,224

Plan Reviewer: Raul Cosme / Plans Examiner
Chief S. Brown

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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 for site work.

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: COMPLIED~~
 - a. ~~All turning radii (demonstrated)~~
 - b. ~~Fire Department Apparatus Access Road locations and dimensions demonstrate or note on the plan how they will be marked and delineated on site.~~
2. ~~Water Supply Information as follows: COMPLIED~~
 - a. ~~Dimensions of the three nearest adjacent hydrants to the project site~~
 - b. ~~Please provide a legend on the Water & Sewer sheet C2 showing hydrant symbols.~~
 - c. ~~Show Point of Service.~~

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Total Square Footage. Please show in Project Data.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- e. 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).

4. Sheets C-5 and C-6 show Blow-off Valve. **DISTRIBUTION SYSTEMS TO BE LOOPED**

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

5. Please clarify the Construction type. Application for the Fire Protection Water Supply shows Type III, plans shows VA (sheet A0.0)
6. Fire Flow Cals show a fire flow demand of 1500 GPM. The application indicates a required fire flow of 1000 GPM. Please clarify discrepancy.
7. Fire Flow Cals must be sealed
8. Verification letter must be sealed.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

9. ~~A detail sheet accompanying the Civil Plans with the following details: COMPLIED~~
 - a. ~~Fire Hydrant Detail~~
 - b. ~~Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)~~
 - c. ~~Underground Gate Valve Detail (where applicable)~~

~~10. Address Detail COMPLIED~~

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. 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. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius) [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart. These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire

Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



**BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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

Signature – Design Professional of Record

Date



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

May 12, 2017

Engineering Comments – 2nd Review

Site Plan: Dania Oaks Place

1. No further engineering comment.
2. 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.

***For ease of review, please reply to each line comment and
reference drawings or backup documents provided.***

Oaks Place

5-18-17

Zoning designation = RS-6000/Proposed PRD-1 w/allocation of 36 flex units

FLU designation = Low 5 Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

61 townhomes

2nd review

PLAT PL-23-17

- ~~1. Per Section 640-20(I) Provide "tax returns for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties in the plat."~~
2. Per Section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."
3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly. No revised plat received.
4. Application identifies folio numbers only for northern 2 properties. Revise application to provide folio numbers for all parcels affected.

REZONING RZ-25-17

1. The folio numbers identified on the application were previously rezoned in 2015 via Ordinance Number 2015-019. Revise the application and legal description to property identify the specific parcels to be rezoned.

VARIANCE VA-47-17

1. 25' front setback required for Building #8.
2. Variance application fee for multifamily is \$2,300, only \$480 was paid. Provide outstanding balance of \$1,820 BEFORE item can be schedule for public hearing.
3. Revise application to ensure the all applicable properties are properly identified.

SITE PLAN SP-24-17/VA-47-17

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.**
 - Application only identifies folio numbers and address for 2 northern parcels which has a previously approved site plan. The 2 new southern property folio numbers and addresses are not identified on the application. Revise the application accordingly and provide area of work to be reviewed, as an approved site plan already exists on 2 norther folios.
2. **APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.** Per LDC, Article 635, provide the following missing information:
Sec. 635-40:
~~(E) "The overall size of plans shall be 24" C 36" drawn at a scale no smaller than 1:20"~~
Section 635-50:
~~(B) "The north arrow, scale and date"~~
(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"
~~(T) "All existing and proposed pedestrian walkways and bicycle paths."~~
~~(Y)(4) "Area devoted to vehicular use area (roadways, aisles, parking)"~~
~~(Y)(5) "Gross project area allocated for common open space"~~
~~(Y)(6) "Lot coverage by roofed structures"~~
~~(Y)(8) "Number of required and provided parking spaces including handicapped accessible, compact and any space devoted to attendant parking if permitted."~~

(Y)(10) "Minimum yard setbacks or specific build to lines required and provided"
(Y)(11) "Maximum and minimum (if applicable) required and proposed building height."
(Y)(12) "Minimum floor area required"
(Y)(13) "Adjacent zoning and existing land uses"

(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phased of the project." No phase lines are identified on revised plans. 2nd time requested.

(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e. building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.)" 2nd time requested.

3. IMPACT FEES: Impact fees that will be required for the project were attached to the comments provided in March 2017.
4. SIGNS: ~~Provide copy of all signs for compliance review.~~ No signage detail/dimensions were provided; therefore signage has not been reviewed for compliance with LDC.
5. **The proximity to the airport will require FAA/BCAD/FDOT review and approval. 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. Contact Greg Jones, Airspace and Land Use Manager with FDOT at 850-414-4502 or at greg.jones@dot.state.fl.us.**

6. **PARKING:**

- ~~Guest parking is 1:5 units, not 1:4. Revise accordingly.~~
- ~~Identify on site plan where all parking spaces are provided, only guest parking are shown on drawing.~~
- ~~Per Section 265-20(A) parking space is 9' X 18'. Revise parking space detail accordingly.~~
- 14 guest parking spaces shown on site plan drawing. Site Date table on Sheet A1.2 only identifies 13 as provided. Revise accordingly.
- 104 parking spaces required. Site Date table on Sheet A1.2 identifies 105 required. Revise accordingly.

7. **USE:**

- ~~Sheet A1.3. "Site Data" table and parking calculations identifies 63 townhouse units, but table "Unit/Building Breakdown" identifies 61 townhouse units. Revise accordingly.~~
- Land use designation of the property is Low (5) Residential. Site Date table on Sheet A1.2 identifies Single Family Residential. Revise accordingly.
- Low (5) Residential = 5 units per acre X 5.13 gross acres = 25 units. Ordinance Number 2015-019 granted the 2 norther parcels 14 flex units which results in 39 total units (25 + 14 + 39) on the property. A total of 61 units are proposed. Revise accordingly.
- If additional flex units are requested, must submit an application for such.

8. ~~Provide minimum bicycle parking requirements identified in Section 265-51. 5% of required automobile parking is required. Recalculate accordingly and provide detail.~~

9. ~~COST RECOVERY: 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.~~

10. **Must provide latest revised set of plans on disk prior to going to public hearing.**

11. ~~The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.~~
12. ~~Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.~~

- ~~13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.~~
14. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
- ~~15. Sheet A1.3 correct required minimum pervious area to be 37% as required in Section 215-130.~~
- ~~16. Sheet A1.3, Clarify "Landscape Open Space" provided calculation.~~
17. Provide building elevation for buildings 2 & 6. 2nd time requested.
18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Phase lines no longer shown. Revise accordingly.
- ~~19. Sheet A1.2, Phase II does not identify the location of the public sidewalk along SW 40 Avenue.~~
20. Clubhouse. Identify location of mechanical equipment for clubhouse and how it will be screened. Club house should not be part of this site plan review, as it was already approved. Clarify.
- ~~21. Provide detail of proposed 6' tall column and panel wall.~~
22. Per Section 205-10(B):
 - ~~4. Maximum 40% coverage permitted; 30.3% provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.~~
 - ~~5. Minimum townhouse width is 22'; 19' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.~~
 6. 25' front setback required; ~~15' provided for Clubhouse~~ and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
VARIANCE APPLIED FOR VA-47-17.
 7. Provide the following required and provided information on the site plan drawing and in tabular form:
 - ~~o Maximum width 22' permitted~~
 - ~~o Maximum height 3/35' permitted~~
 - ~~o Maximum coverage 40%~~
 - ~~o Minimum Front setback 25'~~
 - ~~o Minimum Internal side 15' for 2-story~~
 - ~~o Minimum Rear setback 15' for 2-story~~
 - ~~o Minimum space between buildings 15'~~
 - ~~o Maximum townhouse length 150'~~
23. Per Resolution No. 2015-071, \$1,825 per townhouse dwelling (61 X \$1,825 = \$111,325) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.
24. Delineate area of work for review on the Site Plan drawing. Buildings 1, 2, 3, 4, and Clubhouse were previously approved Resolution number 2015-096. Identify such on plans. Additionally, remove reference regarding Building 1, 2, 3, 4 & Clubhouse from sheets A2.0, A2.2, A2.3, A3.0 and A3.2.
25. Per Article 250, provide wildlife study.

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.

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Friday, October 20, 2017 4:12 PM
To: LaFerrier, Marc; Lajoie, Corinne
Cc: AICP Sarah Stewart (Sarah.stewart@gmlaw.com) (Sarah.stewart@gmlaw.com); Tom Hall <tomhall1234@gmail.com> (tomhall1234@gmail.com); 'Ari Sklar'; Kaine, Brad; Pollard, Antoine
Subject: Dania Oaks Project: SW 40th Avenue
Attachments: SW 40th Avenue Coordination Meeting Notes 06132017.pdf; Traffic Statement.pdf; Revised Report.pdf

Hi Corrine,

SW 40th Avenue per Broward County Trafficways is designated as a collector road. Further the roadway owned by the City of Dania Beach, the City of Hollywood and Broward County. While residents in the local community would think that it's a local road it is not functionally designated as such. Current AADT for this road is about 6,600 per day (see site information from FDOT online traffic), which translates to my estimated peak hour volume of 660 vehicles per hour. Level of Service D for this type of road is about 1,330 vehicles per hour (see Table 4 below), which means that the SW 40th is currently operating at 50% capacity.

Proposed development will generate a PM Peak of 41 vehicle trips. The Institute of Transportation Engineers (ITE) publication entitled "Transportation Impact Analyses for Site Development, 2010" stipulates that a 100 or more added new trips may adversely impact existing traffic. This is not the case for this development.

In view of the above, I am favorably signing off on this project.

Site Information	
Feature	1
Road Name	SW 40 AVE
Site	867147
Description	SW 40 AVE, S OF GRIFFIN RD
Section	86000082
Milepoint	2.034
AADT	6600
Site Type	Portable
Class Data	No
K Factor	
D Factor	54.1
T Factor	2.9
TRAFFIC REPORTS (provided in  format)	
Broward County	Annual Average Daily Traffic
	Historical AADT Data
	No Synopsis Report Available

**Generalized Peak Hour Two-Way Volumes for Florida's
Urbanized Areas¹**

TABLE 4

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)					
Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)					
Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes	Ramp Metering
Present in Both Directions + 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)³

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

¹Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection designs, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicycles or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold in any table input value defaults.

Source:

Florida Department of Transportation
Systems Planning Office

www.dot.state.fl.us/planning/systems/sa/road/default.htm

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/hs/hs04/default.shtml

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES

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

Av

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

October 2, 2017

Joel Bary
20900 NE 30th Avenue
Miami, FL 33180

RE: Oaks Place Additional Traffic Services
Project No. 201649.02

Dear Mr. Bary:

As requested, Thomas A. Hall, Inc. has completed a review of existing traffic conditions along SW 40th Avenue, SW 54th Court, and SW 56th Street in the City of Dania Beach, Florida. The basis of the traffic review was 24-hour traffic counts collected on SW 40th Avenue, on SW 54th Court and on SW 56th Street. The traffic counts collected on SW 40th Avenue also included measurement of vehicle speeds.

Study Purpose

At a meeting with area residents on August 1, 2017 it was learned that residents were very concerned with traffic on SW 40th Avenue in particular, as well as other neighborhood roadways. It was their contention that SW 40th Avenue and, to a lesser extent, SW 54th Court, are being used by traffic from the Hard Rock Casino that wished to avoid SR 7. With the addition of the traffic to be generated by the proposed Dania Oaks project, residents believed that delays, traffic intrusion and hazardous driving conditions would merely increase. This study was commissioned to determine the existing conditions and what might be done to reduce the attractiveness of SW 40th Avenue as an alternative route for Hard Rock Casino traffic.

Data Collection

Twenty-four-hour, bi-directional, machine counts were collected on Tuesday, September 5, 2017, at the following three locations:

1. SW 40th Avenue between SW 54th Court and SW 56th Street
2. SW 54th Court west of SW 40th Avenue
3. SW 56th Street east of SW 40th Avenue.

Copies of the traffic counts are enclosed.

A field review of the studied roadways was conducted on September 18, 2017 to obtain roadway characteristics such as lane widths, pavement markings and signing.

Existing Roadway Conditions

SW 56th Street is a two-lane, median-divided, east-west local street with no posted speed limit. It forms a "T" intersection with SW 40th Avenue to the west and ends in a cul-de-sac to the east.

SW 54th Court is a two-lane, undivided, east-west local street with a posted speed limit of 30 mph. It connects to SR 7 to the west where the intersection is traffic signal controlled. West of SR 7, it is the entrance/exit to the Hard Rock Casino's parking garage.

SW 40th Avenue is a two-lane, undivided, north-south local collector roadway with a posted speed limit of 30 mph. It widens to the north to include a left-turn lane and a median.

Traffic Volumes

As the enclosed traffic counts demonstrate, traffic volumes on the studied roadways are typical of each roadway's use. SW 56th Street has extremely low traffic volumes, which is to be expected of a one-to-two-block-long residential street. In the morning peak hour, the two-way traffic volume was merely 14 vehicles. In the afternoon peak hour, the two-way volume was only 21 vehicles. This roadway segment will be minimally affected by the proposed development.

SW 54th Court, which connects SR 7 to SW 40th Avenue, had moderately higher traffic volumes with a morning peak-hour, two-way volume of 159 vehicles. The afternoon peak-hour, two-way volume was 162 vehicles. These traffic volumes are approximately ten times the volumes found on SW 56th Street and reflect the heightened profile of the roadway.

SW 40th Avenue, as a collector roadway, would be expected to carry the highest volume of the three studied roadways and, in fact, it does. The morning peak hour occurred between 7:30 a.m. and 8:30 a.m. and the afternoon peak hour occurred between 5:00 p.m. and 6:00 p.m. The two-way traffic on SW 40th Avenue was 1,066 vehicles in the morning peak hour and 1,237 vehicles in the afternoon peak hour.

It isn't surprising that SW 40th Avenue has much higher traffic volumes. As a parallel facility to SR 7 running from Miami-Dade County north to Griffin Road, it is a relatively significant collector roadway. Portions of the roadway have been widened and even had a median added to increase roadway capacity. However, the studied roadway link has had none of these capacity improvements.

Project Trip Generation

Tables 1, 2 and 3 provide the trip generation estimates for the proposed Oaks Place development. Table 1 shows the daily trip generation, Table 2 shows the morning peak-hour trip generation and Table 3 shows the afternoon peak-hour trip generation. Oaks Place is expected to generate 430 daily trips, 36 morning peak-hour trips and 41 afternoon peak-hour trips.

The Oaks Place project trips were distributed to the three studied roadways as follows: 100% of the project trips were assumed to be on SW 40th Avenue between SW 56th Street and SW 54th Court, 40% of the project trips were assumed to be on SW 54th Court west of SW 40th Avenue, and 1% were assumed to be on SW 56th Street east of SW 40th Avenue. Note that, even with 100% of the project trips on SW 40th Avenue, the project trips are equivalent to a mere three (3) percent of the existing traffic on SW 40th Avenue whether considering the daily total volume or just the peak hours of the day.

Capacity Analysis

Table 4 – Morning Peak Hour Roadway Link Capacity Analysis shows the roadway link capacity of each of the three studied roadways. As the table reveals, all of the studied roadways currently operate well below their Level of Service (LOS) "D" maximum service volume in the morning peak hour. As the table shows, the addition of Oaks Place project trips doesn't change the roadway link capacity.

Table 5 – Afternoon Peak Hour Roadway Link Capacity Analysis shows the roadway link capacity of the three studied roadways in the afternoon peak hour of the day. The roadway link capacity analysis remains at a good LOS "C" for all studied roadways. Notice again that the addition of Oaks Place traffic has no effect upon roadway levels of service.

SW 40th Avenue Travel Speeds

As a review of the enclosed traffic counts for SW 40th Avenue will show, travel speeds were measured for 24 hours. The two most accepted methods for determining “appropriate” travel speeds are the 85th Percentile and the Ten-Mile Pace.

The 85th Percentile method simply assumes that the travel speed adopted by 85 percent of the drivers on a roadway is representative of the travel speed that generally fits the roadway conditions. The two-way 85th Percentile speed along SW 40th Avenue was determined to be 38.3 mph, which is well above the posted speed limit of 30 mph.

The Ten-Mile Pace is that ten mph range of travel speeds that contains the highest number of vehicles. In the case of SW 40th Avenue, the two-way Ten-Mile Pace occurred between 25 and 34 mph. Many speed limits around the country are set on the basis of the upper limit of the Ten-Mile Pace, which in this case would be 34 mph. this, again, is well above the posted speed limit of 30 mph.

Based on the speed study data contained in the traffic counts for SW 40th Avenue, it is apparent that a significant percentage of vehicles are traveling well above the posted speed limit. This is an indication that drivers perceive the roadway, with its open shoulders and straight alignment, to be safe at these higher speeds.

Traffic Calming Measures

There is no speed limit on SW 40th Avenue between SW 54th Court and SW 56th Street—signs posting the acceptable speed for this right of way would be helpful in controlling the speed of vehicles.

The Federal Highway Administration (FHWA) has been a leader in testing traffic calming devices over the last 25 years. Common traffic calming devices include: roundabouts, traffic circles, chicanes, speed tables (humps), lane narrowing, etc. Speed humps have been used widely in South Florida to encourage lower travel speeds on local streets. Horizontal curves, such as those introduced by chicanes, seem less discomforting to many drivers.

In our field review of SW 40th Avenue, it was noted that there are relatively wide, open shoulders on both sides of the roadway and no curb and gutter. Such wide open spaces encourage higher travel speeds because drivers don’t feel much “friction” from objects near their travel lanes.

It is recommended that two traffic calming measures be considered as first steps for implementation along SW 40th Avenue in the study area. First, a small lane narrowing could be created using a slight chicane at one or more locations. Since SW 40th Avenue is 22 feet wide, it is recommended that the road be narrowed another two (2) feet for a total roadway width of 20 feet. Second, shrubbery that grows no higher than 30 inches could be planted along both sides of the roadway to further narrow the roadway visually. The enclosed **Figure 1 – Traffic Calming Measures** provides a graphic sample of how these traffic calming measures might be installed along SW 40th Avenue.

Conclusion and Recommendations

Based on the data and analyses discussed above, it is concluded that SW 40th Avenue currently carries traffic volumes in the afternoon peak hour that are substantially higher than the other studied roadways. Further, both 85th Percentile and Ten-Mile Pace vehicular travel speeds along SW 40th Avenue exceed the posted speed limit. For these reasons, it is recommended that traffic calming devices such as lane narrowing chicanes, constructed of simple pavement markings and shrubbery planted along the roadway edge should be considered for implementation. It is further recommended that a follow-up speed study should be conducted at least six weeks after the installation of the recommended traffic calming measures

Joel Bary
October 2, 2017
Page 4 of 4

to determine whether the traffic calming is working. If it is not, a further step, the installation of Broward County standard design speed humps should also be considered for installation in the study area.

Should you have any questions or comments regarding this study or its findings, please do not hesitate to contact this office.

Very truly yours,

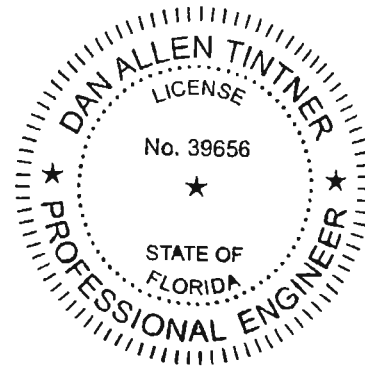


Thomas A. Hall
President


10-3-17

Dan A. Tintner, P.E.
FL Registration No. 39656
814 S. Military Trail
Deerfield Beach, FL 33442

TAH/kh



Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 54th Court West of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	8	5	13
00:15 - 00:29	2	0	2
00:30 - 00:44	2	2	4
00:45 - 00:59	5	3	8
01:00 - 01:14	0	1	1
01:15 - 01:29	2	1	3
01:30 - 01:44	3	2	5
01:45 - 01:59	0	1	1
02:00 - 02:14	1	3	4
02:15 - 02:29	6	2	8
02:30 - 02:44	1	5	6
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	1	0	1
03:45 - 03:59	0	0	0
04:00 - 04:14	1	0	1
04:15 - 04:29	0	0	0
04:30 - 04:44	1	1	2
04:45 - 04:59	0	0	0
05:00 - 05:14	3	0	3
05:15 - 05:29	3	1	4
05:30 - 05:44	6	2	8
05:45 - 05:59	2	3	5
06:00 - 06:14	6	3	9
06:15 - 06:29	6	0	6
06:30 - 06:44	8	13	21
06:45 - 06:59	16	3	19
07:00 - 07:14	13	11	24
07:15 - 07:29	19	16	35
07:30 - 07:44	17	20	37
07:45 - 07:59	20	26	46
08:00 - 08:14	17	22	39
08:15 - 08:29	15	11	26
08:30 - 08:44	22	10	32
08:45 - 08:59	26	14	40
09:00 - 09:14	21	12	33
09:15 - 09:29	26	13	39
09:30 - 09:44	5	7	12
09:45 - 09:59	13	14	27
10:00 - 10:14	13	13	26
10:15 - 10:29	15	5	20
10:30 - 10:44	18	2	20
10:45 - 10:59	6	2	8
11:00 - 11:14	6	10	16
11:15 - 11:29	10	7	17
11:30 - 11:44	15	16	31
11:45 - 11:59	10	13	23
12:00 - 12:14	16	12	28
12:15 - 12:29	10	2	12
12:30 - 12:44	13	14	27
12:45 - 12:59	9	8	17

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

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Location: SW 54th Court West of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	10	14	24
13:15 - 13:29	14	9	23
13:30 - 13:44	18	5	23
13:45 - 13:59	12	11	23
14:00 - 14:14	17	15	32
14:15 - 14:29	12	22	34
14:30 - 14:44	21	13	34
14:45 - 14:59	23	13	36
15:00 - 15:14	13	15	28
15:15 - 15:29	22	14	36
15:30 - 15:44	25	19	44
15:45 - 15:59	19	16	35
16:00 - 16:14	22	19	41
16:15 - 16:29	15	14	29
16:30 - 16:44	27	13	40
16:45 - 16:59	17	15	32
17:00 - 17:14	24	16	40
17:15 - 17:29	21	21	42
17:30 - 17:44	24	15	39
17:45 - 17:59	18	14	32
18:00 - 18:14	23	26	49
18:15 - 18:29	23	13	36
18:30 - 18:44	23	12	35
18:45 - 18:59	16	14	30
19:00 - 19:14	19	11	30
19:15 - 19:29	10	7	17
19:30 - 19:44	10	12	22
19:45 - 19:59	10	13	23
20:00 - 20:14	14	12	26
20:15 - 20:29	10	8	18
20:30 - 20:44	9	7	16
20:45 - 20:59	9	6	15
21:00 - 21:14	10	6	16
21:15 - 21:29	17	9	26
21:30 - 21:44	12	7	19
21:45 - 21:59	10	5	15
22:00 - 22:14	10	5	15
22:15 - 22:29	6	3	9
22:30 - 22:44	4	1	5
22:45 - 22:59	2	6	8
23:00 - 23:14	2	3	5
23:15 - 23:29	6	3	9
23:30 - 23:44	10	3	13
23:45 - 23:59	7	3	10
Totals	1084	819	1903
AM Peak Time	08:30 - 09:29	07:12 - 08:11	07:14 - 08:13
AM Peak Volume	95	86	159
PM Peak Time	16:23 - 17:22	17:15 - 18:14	16:39 - 17:38
PM Peak Volume	92	76	162

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

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Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	0	0
00:45 - 00:59	0	0	0
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	0	0	0
04:15 - 04:29	0	0	0
04:30 - 04:44	0	0	0
04:45 - 04:59	0	0	0
05:00 - 05:14	0	0	0
05:15 - 05:29	0	0	0
05:30 - 05:44	0	0	0
05:45 - 05:59	2	2	4
06:00 - 06:14	0	0	0
06:15 - 06:29	0	0	0
06:30 - 06:44	0	2	2
06:45 - 06:59	0	1	1
07:00 - 07:14	1	2	3
07:15 - 07:29	0	3	3
07:30 - 07:44	0	0	0
07:45 - 07:59	0	2	2
08:00 - 08:14	2	1	3
08:15 - 08:29	2	5	7
08:30 - 08:44	1	1	2
08:45 - 08:59	0	0	0
09:00 - 09:14	1	0	1
09:15 - 09:29	1	1	2
09:30 - 09:44	2	1	3
09:45 - 09:59	0	3	3
10:00 - 10:14	1	0	1
10:15 - 10:29	0	1	1
10:30 - 10:44	1	0	1
10:45 - 10:59	1	1	2
11:00 - 11:14	3	0	3
11:15 - 11:29	2	0	2
11:30 - 11:44	1	3	4
11:45 - 11:59	1	2	3
12:00 - 12:14	1	2	3
12:15 - 12:29	2	2	4
12:30 - 12:44	1	3	4
12:45 - 12:59	0	0	0

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Dania Beach, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	1	0	1
13:15 - 13:29	0	0	0
13:30 - 13:44	2	0	2
13:45 - 13:59	1	1	2
14:00 - 14:14	0	1	1
14:15 - 14:29	1	1	2
14:30 - 14:44	2	0	2
14:45 - 14:59	3	0	3
15:00 - 15:14	2	2	4
15:15 - 15:29	0	2	2
15:30 - 15:44	1	2	3
15:45 - 15:59	2	1	3
16:00 - 16:14	2	5	7
16:15 - 16:29	2	4	6
16:30 - 16:44	0	0	0
16:45 - 16:59	2	2	4
17:00 - 17:14	3	0	3
17:15 - 17:29	4	3	7
17:30 - 17:44	3	1	4
17:45 - 17:59	1	1	2
18:00 - 18:14	2	5	7
18:15 - 18:29	3	1	4
18:30 - 18:44	1	0	1
18:45 - 18:59	1	0	1
19:00 - 19:14	1	1	2
19:15 - 19:29	6	4	10
19:30 - 19:44	6	0	6
19:45 - 19:59	0	1	1
20:00 - 20:14	0	1	1
20:15 - 20:29	0	0	0
20:30 - 20:44	1	2	3
20:45 - 20:59	1	2	3
21:00 - 21:14	1	1	2
21:15 - 21:29	0	0	0
21:30 - 21:44	2	0	2
21:45 - 21:59	0	3	3
22:00 - 22:14	1	0	1
22:15 - 22:29	1	0	1
22:30 - 22:44	0	0	0
22:45 - 22:59	1	1	2
23:00 - 23:14	0	0	0
23:15 - 23:29	0	0	0
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	86	86	172
AM Peak Time	10:21 - 11:20	07:28 - 08:27	07:43 - 08:42
AM Peak Volume	7	9	14
PM Peak Time	18:45 - 19:44	15:27 - 16:26	17:16 - 18:15
PM Peak Volume	14	13	21

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 56th Street East of SW 40th Avenue

Comments: Dania Beach, Florida

Traffic Survey Specialists, Inc. Daily Northbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

NB: There is no posted speed. A resident supplied this information.

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	0	1	3	0	1	2	0	0	0	0	0	7
00:15 - 00:29	0	0	0	0	0	2	2	1	1	3	2	0	1	0	0	12
00:30 - 00:44	0	0	0	0	0	1	0	1	3	0	1	0	0	0	0	6
00:45 - 00:59	0	0	0	0	0	0	3	0	1	2	3	0	0	0	0	9
01:00 - 01:14	0	0	0	0	0	0	4	2	1	0	1	0	0	0	0	8
01:15 - 01:29	0	0	0	0	0	0	1	1	2	3	1	0	0	0	0	8
01:30 - 01:44	0	0	0	0	0	1	2	2	0	0	1	0	0	0	0	6
01:45 - 01:59	0	0	0	0	0	0	2	2	3	2	0	0	0	0	0	9
02:00 - 02:14	0	0	0	0	0	0	0	0	2	0	1	1	0	0	0	4
02:15 - 02:29	0	0	0	0	0	1	2	1	1	1	2	0	0	0	0	8
02:30 - 02:44	0	0	0	0	0	1	2	1	1	2	2	0	1	0	0	10
02:45 - 02:59	0	0	0	0	0	0	0	1	1	0	2	0	0	0	0	4
03:00 - 03:14	0	0	0	0	0	0	1	2	1	1	0	0	0	0	0	5
03:15 - 03:29	0	0	0	0	0	0	1	0	1	1	2	1	1	0	0	7
03:30 - 03:44	0	0	0	0	0	1	0	2	1	1	0	0	0	0	1	6
03:45 - 03:59	0	0	0	0	0	0	1	0	1	2	1	1	0	0	0	6
04:00 - 04:14	0	0	0	0	0	0	0	1	1	0	4	0	2	0	0	8
04:15 - 04:29	0	0	0	0	0	0	2	2	2	2	0	1	0	0	0	9
04:30 - 04:44	0	0	0	0	0	0	2	0	1	3	0	2	0	0	0	8
04:45 - 04:59	0	0	0	0	0	0	1	1	4	5	2	0	1	0	0	14
05:00 - 05:14	0	0	0	0	0	0	2	2	1	2	4	1	1	0	0	15
05:15 - 05:29	0	0	0	0	0	1	1	4	3	2	0	3	1	1	0	16
05:30 - 05:44	0	0	0	0	0	0	1	7	7	3	0	2	0	0	1	21
05:45 - 05:59	0	0	1	0	0	0	7	4	4	5	1	0	0	0	0	22
06:00 - 06:14	0	0	0	3	4	3	3	3	1	1	0	0	0	0	0	18
06:15 - 06:29	0	0	1	0	13	15	9	11	5	1	0	2	0	0	0	57
06:30 - 06:44	0	0	0	0	15	23	9	14	3	0	0	0	0	1	0	65
06:45 - 06:59	0	0	3	4	24	17	3	3	0	0	0	0	0	0	0	54
07:00 - 07:14	0	2	10	13	22	12	3	1	0	0	1	0	0	0	0	64
07:15 - 07:29	1	18	31	20	11	2	1	0	0	0	0	0	0	0	0	84
07:30 - 07:44	3	20	32	33	22	2	1	0	1	0	0	1	0	0	0	115
07:45 - 07:59	5	9	45	58	31	12	0	0	0	0	1	0	0	0	1	162
08:00 - 08:14	4	17	16	58	50	35	3	3	1	0	0	1	0	0	1	189
08:15 - 08:29	0	0	4	14	36	40	17	5	5	1	0	0	0	0	0	122
08:30 - 08:44	0	3	1	8	30	25	10	8	3	0	0	0	0	0	0	88
08:45 - 08:59	4	12	7	11	41	26	10	6	1	0	2	0	0	0	1	121
09:00 - 09:14	0	2	3	2	21	33	20	13	7	1	0	1	0	0	0	103
09:15 - 09:29	3	0	0	4	34	46	12	4	5	2	1	1	0	0	0	112
09:30 - 09:44	0	0	4	8	23	47	14	8	2	1	1	0	0	0	0	108
09:45 - 09:59	0	0	1	10	20	42	6	10	5	1	1	0	0	0	0	96
10:00 - 10:14	0	0	0	3	22	47	18	11	4	0	0	0	0	0	0	105
10:15 - 10:29	0	0	0	0	33	33	15	6	2	0	0	0	0	0	0	89
10:30 - 10:44	1	0	1	0	32	29	15	7	4	5	1	0	0	0	0	95
10:45 - 10:59	2	0	0	0	23	28	15	9	5	2	0	0	0	0	0	84
11:00 - 11:14	0	0	0	9	12	19	14	10	2	1	0	1	0	0	0	68
11:15 - 11:29	0	1	1	6	20	32	10	9	1	2	0	0	0	0	0	82
11:30 - 11:44	0	3	4	9	16	49	9	16	2	2	0	0	0	0	0	110
11:45 - 11:59	0	0	0	3	13	44	17	17	4	0	0	0	0	0	0	98
12:00 - 12:14	0	0	0	1	14	34	23	15	5	2	0	0	0	0	0	94
12:15 - 12:29	0	0	0	1	5	37	21	14	5	1	0	0	0	1	1	86
12:30 - 12:44	0	1	1	3	21	41	13	6	1	0	0	0	0	0	2	89

Traffic Survey Specialists, Inc. **Daily Northbound Speeds (MPH)**

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	0	0	20	48	9	7	5	2	1	1	0	0	0	93
13:00 - 13:14	0	0	1	8	11	44	16	10	3	3	1	0	0	0	0	97
13:15 - 13:29	0	0	0	2	11	41	11	11	7	1	0	0	0	1	1	86
13:30 - 13:44	0	0	0	0	6	21	29	16	4	2	0	0	0	0	0	78
13:45 - 13:59	0	2	6	7	15	29	11	12	5	0	1	1	0	0	1	90
14:00 - 14:14	0	13	14	18	33	14	3	1	0	0	0	0	0	0	0	96
14:15 - 14:29	2	17	23	41	22	8	0	1	0	0	0	0	0	0	1	115
14:30 - 14:44	0	0	5	21	21	22	5	11	1	1	0	0	0	0	1	88
14:45 - 14:59	0	7	16	30	26	15	3	2	0	0	0	0	0	0	0	99
15:00 - 15:14	0	7	8	27	36	22	6	4	1	3	0	0	1	0	0	115
15:15 - 15:29	0	0	9	6	72	65	13	3	2	0	0	0	0	0	0	170
15:30 - 15:44	6	22	11	14	11	3	3	1	0	0	0	0	0	0	2	73
15:45 - 15:59	0	4	4	11	29	34	10	8	1	0	0	0	0	0	0	101
16:00 - 16:14	0	2	3	16	38	48	13	10	4	0	1	0	0	0	0	135
16:15 - 16:29	1	0	4	10	39	54	16	7	2	1	0	1	0	0	0	135
16:30 - 16:44	4	9	6	11	25	40	10	6	1	1	0	1	0	0	0	114
16:45 - 16:59	1	0	0	9	32	58	12	8	3	1	1	0	0	0	0	125
17:00 - 17:14	0	1	5	38	39	30	9	3	8	2	2	0	0	0	0	137
17:15 - 17:29	0	0	0	29	44	48	14	12	1	0	0	0	0	0	1	149
17:30 - 17:44	2	2	3	25	25	63	13	5	4	0	0	1	0	0	0	143
17:45 - 17:59	0	1	2	5	45	76	11	12	1	1	0	0	0	0	0	154
18:00 - 18:14	0	0	0	13	40	60	18	6	1	0	1	0	0	0	1	140
18:15 - 18:29	0	1	4	7	35	42	27	11	4	3	2	0	0	0	0	136
18:30 - 18:44	0	0	1	0	22	59	19	17	2	0	1	0	0	0	0	121
18:45 - 18:59	0	0	1	2	29	52	19	8	5	3	1	0	0	0	0	120
19:00 - 19:14	0	0	0	0	13	36	21	15	3	2	0	0	0	0	1	91
19:15 - 19:29	0	0	0	4	8	39	22	13	3	1	0	1	0	0	0	91
19:30 - 19:44	0	0	0	0	20	28	10	11	6	3	2	0	0	0	0	80
19:45 - 19:59	0	0	0	8	19	30	9	12	3	1	0	0	0	0	1	83
20:00 - 20:14	0	2	6	13	17	41	11	11	1	2	0	0	0	0	0	104
20:15 - 20:29	0	0	0	0	12	37	12	5	5	1	1	0	0	0	0	73
20:30 - 20:44	0	0	1	1	16	32	12	6	6	1	0	1	0	0	0	76
20:45 - 20:59	0	0	2	3	6	22	18	4	3	2	0	0	0	0	0	60
21:00 - 21:14	0	0	0	3	14	20	11	7	3	1	0	0	0	0	1	60
21:15 - 21:29	0	0	0	0	16	13	10	9	4	1	1	0	0	0	0	54
21:30 - 21:44	0	0	0	0	6	26	9	4	5	1	0	0	0	0	0	51
21:45 - 21:59	0	0	0	2	8	16	7	6	6	1	0	0	0	0	0	46
22:00 - 22:14	0	0	0	2	4	14	13	13	3	3	0	0	0	0	0	52
22:15 - 22:29	0	0	0	3	5	17	9	4	4	2	1	0	0	0	0	45
22:30 - 22:44	0	0	0	1	3	17	2	4	5	3	0	0	0	0	0	35
22:45 - 22:59	0	0	0	1	0	15	10	3	4	1	1	0	0	0	0	35
23:00 - 23:14	0	0	0	0	4	12	4	9	1	2	0	0	0	0	0	32
23:15 - 23:29	0	0	0	0	1	13	3	4	3	1	0	0	0	0	0	25
23:30 - 23:44	0	0	0	0	0	7	2	4	3	1	0	0	0	0	0	17
23:45 - 23:59	0	0	0	0	1	3	7	2	2	3	1	0	0	0	0	19
Totals	39	178	301	672	1516	2247	830	591	254	110	39	22	2	5	19	6825
Percent of Total	0.6	2.6	4.4	9.8	22.2	32.9	12.2	8.7	3.7	1.6	0.6	0.3	0.0	0.1	0.3	100
Percent of AM	0.9	3.5	6.6	11.0	22.9	27.9	10.8	8.7	4.2	2.0	0.8	0.6	0.0	0.1	0.2	100
Percent of PM	0.4	2.1	3.2	9.2	21.8	35.9	13.0	8.7	3.5	1.4	0.4	0.2	0.0	0.0	0.3	100

Traffic Survey Specialists, Inc.
Daily Northbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.9 MPH
Mean Speed: 31.5 MPH
Median Speed: 31.9 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent in Ten Mile Pace: 55.1%

85th Percentile: 38.1 MPH
15th Percentile: 24.5 MPH
90th Percentile: 40.4 MPH
95th Percentile: 42.7 MPH

Traffic Survey Specialists, Inc. Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	2	4	0	1	1	0	1	1	0	0	0	10
00:15 - 00:29	0	0	0	0	1	3	1	1	1	0	1	0	0	0	0	8
00:30 - 00:44	0	0	0	0	0	4	6	5	0	0	0	0	0	0	0	15
00:45 - 00:59	0	0	0	1	2	5	0	0	0	0	0	0	0	0	0	8
01:00 - 01:14	0	0	0	0	0	2	0	1	2	2	0	0	0	0	0	7
01:15 - 01:29	0	0	0	0	0	3	0	1	1	1	1	0	0	0	0	7
01:30 - 01:44	0	0	0	0	1	3	2	1	1	0	1	0	0	0	0	9
01:45 - 01:59	0	0	0	0	0	3	1	1	1	0	0	0	0	0	0	6
02:00 - 02:14	0	0	0	1	0	0	2	5	0	0	0	0	0	0	0	8
02:15 - 02:29	0	0	0	0	2	5	1	0	0	0	0	0	0	0	0	8
02:30 - 02:44	0	0	1	0	0	3	0	1	0	0	0	0	0	0	0	5
02:45 - 02:59	0	0	0	0	1	1	1	2	0	1	0	0	0	0	0	6
03:00 - 03:14	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
03:15 - 03:29	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
03:30 - 03:44	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
03:45 - 03:59	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	3
04:00 - 04:14	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
04:15 - 04:29	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
04:30 - 04:44	0	0	0	0	1	3	1	2	0	2	0	1	0	0	0	10
04:45 - 04:59	0	0	0	0	0	2	1	1	0	0	0	1	0	0	0	5
05:00 - 05:14	0	0	0	0	4	0	2	3	0	1	0	0	0	0	0	10
05:15 - 05:29	0	0	0	0	0	7	1	3	2	1	0	0	0	0	0	14
05:30 - 05:44	0	0	0	0	4	2	2	1	2	1	1	0	0	0	0	13
05:45 - 05:59	0	0	0	1	4	4	5	3	2	1	0	0	0	0	1	21
06:00 - 06:14	0	0	0	4	4	8	6	3	4	1	0	0	0	0	0	30
06:15 - 06:29	0	0	0	1	8	11	7	3	1	1	1	0	0	0	0	33
06:30 - 06:44	0	0	1	5	13	18	3	4	1	0	0	0	0	0	0	45
06:45 - 06:59	0	0	0	15	21	25	5	2	1	0	0	0	0	0	0	69
07:00 - 07:14	0	7	35	35	9	3	1	0	0	0	0	0	0	0	0	90
07:15 - 07:29	2	11	56	36	2	0	1	0	1	0	0	0	0	0	0	109
07:30 - 07:44	7	14	41	37	10	3	1	0	0	0	0	0	0	0	0	113
07:45 - 07:59	0	5	51	56	9	1	1	2	0	2	0	0	0	0	1	128
08:00 - 08:14	2	1	3	18	32	36	14	2	0	0	0	0	0	0	1	109
08:15 - 08:29	0	0	1	14	39	49	15	8	1	0	0	1	0	0	0	128
08:30 - 08:44	0	0	1	17	43	36	12	3	1	0	0	0	1	1	0	115
08:45 - 08:59	0	0	1	16	50	41	15	1	2	0	0	0	0	0	1	127
09:00 - 09:14	1	2	0	6	27	37	10	10	2	0	0	0	1	0	0	96
09:15 - 09:29	0	0	1	5	34	50	6	9	1	1	0	0	0	1	0	108
09:30 - 09:44	0	4	4	4	16	28	10	9	3	2	0	0	0	0	0	80
09:45 - 09:59	0	0	3	9	15	41	13	13	4	1	0	0	0	0	0	99
10:00 - 10:14	1	0	0	2	15	33	18	10	3	2	1	0	0	1	0	86
10:15 - 10:29	0	0	1	2	10	30	16	14	6	2	0	0	0	1	0	82
10:30 - 10:44	0	0	0	2	17	40	24	9	3	1	1	0	0	0	0	97
10:45 - 10:59	3	0	0	0	16	26	13	13	4	3	0	0	1	0	0	79
11:00 - 11:14	1	1	2	8	18	29	6	3	5	0	0	1	0	0	0	74
11:15 - 11:29	0	0	1	3	17	35	16	7	3	1	0	0	0	0	0	83
11:30 - 11:44	0	0	0	1	16	32	16	10	6	2	0	0	0	0	0	83
11:45 - 11:59	0	0	0	1	9	25	16	8	2	3	0	0	0	0	1	65
12:00 - 12:14	2	0	2	5	31	39	13	13	3	2	0	0	0	0	0	110
12:15 - 12:29	0	0	5	3	15	30	15	6	4	0	1	0	0	0	0	79
12:30 - 12:44	0	1	0	3	15	25	18	3	1	1	0	0	0	0	0	67

Traffic Survey Specialists, Inc. Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	2	6	17	28	14	10	1	1	0	1	0	0	0	80
13:00 - 13:14	0	0	0	4	13	43	14	11	5	2	0	1	0	0	0	93
13:15 - 13:29	0	0	0	4	15	42	22	8	4	1	1	0	0	0	0	97
13:30 - 13:44	0	1	1	2	22	49	13	5	7	0	0	0	0	0	0	100
13:45 - 13:59	0	0	0	5	30	39	13	5	3	0	1	0	0	0	0	96
14:00 - 14:14	0	1	24	26	27	11	2	0	0	0	0	0	0	0	0	91
14:15 - 14:29	0	2	17	25	15	1	1	1	0	0	0	0	0	0	0	62
14:30 - 14:44	0	0	5	32	35	22	4	2	0	1	0	0	0	0	0	101
14:45 - 14:59	0	0	7	36	32	18	5	1	0	0	0	0	0	0	1	100
15:00 - 15:14	1	2	1	18	37	29	7	4	3	0	0	0	0	0	0	102
15:15 - 15:29	1	0	14	43	36	21	3	2	0	0	0	0	0	0	0	120
15:30 - 15:44	9	16	46	52	17	4	0	2	0	0	0	0	1	0	0	147
15:45 - 15:59	9	29	33	46	20	5	0	0	0	0	0	0	0	0	3	145
16:00 - 16:14	0	0	0	10	50	53	7	7	3	0	1	0	0	0	1	132
16:15 - 16:29	0	1	1	4	62	49	6	3	0	1	1	0	0	0	0	128
16:30 - 16:44	1	2	29	45	33	7	0	0	0	0	1	0	0	0	0	118
16:45 - 16:59	6	16	24	43	31	11	3	1	0	0	0	0	0	0	0	135
17:00 - 17:14	0	1	7	38	49	31	7	5	1	0	2	1	0	0	1	143
17:15 - 17:29	0	0	2	11	64	68	23	8	4	2	1	0	0	0	0	183
17:30 - 17:44	1	2	1	12	54	74	15	6	2	0	0	0	0	0	0	167
17:45 - 17:59	3	6	9	18	56	61	5	2	0	1	0	0	0	0	0	161
18:00 - 18:14	11	2	1	12	38	49	10	5	7	3	0	0	0	0	1	139
18:15 - 18:29	0	0	1	7	42	75	15	13	4	1	0	0	0	0	0	158
18:30 - 18:44	0	0	0	9	39	48	23	13	2	0	0	0	0	0	0	134
18:45 - 18:59	0	0	0	3	32	54	18	6	1	1	0	0	0	0	0	115
19:00 - 19:14	0	0	0	2	38	57	12	10	2	2	0	0	0	0	0	123
19:15 - 19:29	0	0	2	3	15	38	14	9	3	3	0	1	0	0	0	88
19:30 - 19:44	0	0	1	2	17	32	11	6	5	0	1	0	0	0	0	75
19:45 - 19:59	0	0	0	5	25	27	13	7	4	2	0	0	0	0	0	83
20:00 - 20:14	0	0	1	6	23	32	11	5	2	0	0	0	0	0	0	80
20:15 - 20:29	0	0	0	2	13	36	10	5	2	1	0	0	0	0	0	69
20:30 - 20:44	0	0	0	0	15	21	11	3	1	1	0	1	0	1	0	54
20:45 - 20:59	0	0	0	8	17	20	12	5	2	4	0	0	0	0	0	68
21:00 - 21:14	0	0	0	3	18	26	12	5	3	0	1	0	0	0	0	68
21:15 - 21:29	0	0	0	4	16	31	5	5	0	1	1	0	0	0	0	63
21:30 - 21:44	0	0	0	2	15	14	5	6	6	0	0	0	0	0	0	48
21:45 - 21:59	0	0	0	0	10	22	4	11	0	1	0	0	0	0	0	48
22:00 - 22:14	0	0	0	0	8	18	6	5	2	0	0	0	0	0	0	39
22:15 - 22:29	0	0	0	1	7	13	5	8	4	1	0	0	0	0	0	39
22:30 - 22:44	0	0	0	0	5	6	6	5	1	0	0	0	0	0	0	23
22:45 - 22:59	0	0	0	0	6	12	2	3	1	1	0	1	0	0	0	26
23:00 - 23:14	0	0	0	0	6	8	6	3	4	0	0	0	0	0	0	27
23:15 - 23:29	0	0	0	1	9	9	3	3	1	1	0	0	0	0	0	27
23:30 - 23:44	0	0	0	0	6	11	4	3	1	2	0	0	0	0	0	27
23:45 - 23:59	0	0	0	0	4	7	6	3	1	2	0	0	0	0	0	23
Totals	61	127	439	861	1673	2122	709	428	167	71	21	11	5	6	12	6713
Percent of Total	0.9	1.9	6.5	12.8	24.9	31.6	10.6	6.4	2.5	1.1	0.3	0.2	0.1	0.1	0.2	100
Percent of AM	0.7	1.9	8.8	13.0	20.5	30.1	11.9	7.6	2.9	1.4	0.4	0.2	0.2	0.2	0.2	100
Percent of PM	1.0	1.9	5.4	12.7	27.3	32.4	9.9	5.7	2.3	0.9	0.3	0.1	0.0	0.0	0.2	100

Traffic Survey Specialists, Inc.
Daily Southbound Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.7 MPH
Mean Speed: 30.3 MPH
Median Speed: 30.6 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent in Ten Mile Pace: 56.5%

85th Percentile: 37.4 MPH
15th Percentile: 22.6 MPH
90th Percentile: 38.5 MPH
95th Percentile: 41.6 MPH

Traffic Survey Specialists, Inc. Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
00:00 - 00:14	0	0	0	0	3	7	0	2	3	0	1	1	0	0	0	17
00:15 - 00:29	0	0	0	0	3	5	2	2	4	2	1	1	0	0	0	20
00:30 - 00:44	0	0	0	0	1	4	7	8	0	1	0	0	0	0	0	21
00:45 - 00:59	0	0	0	1	2	8	0	1	2	3	0	0	0	0	0	17
01:00 - 01:14	0	0	0	0	0	6	2	2	2	3	0	0	0	0	0	15
01:15 - 01:29	0	0	0	0	0	4	1	3	4	2	1	0	0	0	0	15
01:30 - 01:44	0	0	0	0	2	5	4	1	1	1	1	0	0	0	0	15
01:45 - 01:59	0	0	0	0	0	5	3	4	3	0	0	0	0	0	0	15
02:00 - 02:14	0	0	0	1	0	0	2	7	0	1	1	0	0	0	0	12
02:15 - 02:29	0	0	0	0	3	7	2	1	1	2	0	0	0	0	0	16
02:30 - 02:44	0	0	1	0	1	5	1	2	2	2	0	1	0	0	0	15
02:45 - 02:59	0	0	0	0	1	1	2	3	0	3	0	0	0	0	0	10
03:00 - 03:14	0	0	0	0	0	2	2	1	1	0	1	0	0	0	0	7
03:15 - 03:29	0	0	0	0	0	3	1	1	1	2	1	1	0	0	0	10
03:30 - 03:44	0	0	0	0	1	0	3	2	1	0	0	0	0	1	0	8
03:45 - 03:59	0	0	0	0	1	1	1	1	2	1	1	0	1	0	0	9
04:00 - 04:14	0	0	0	0	0	1	1	1	0	4	0	2	0	1	0	10
04:15 - 04:29	0	0	0	0	0	3	3	2	2	0	1	0	0	0	0	11
04:30 - 04:44	0	0	0	0	1	5	1	3	3	2	2	1	0	0	0	18
04:45 - 04:59	0	0	0	0	0	3	2	5	5	2	0	2	0	0	0	19
05:00 - 05:14	0	0	0	0	4	2	4	4	2	5	1	1	0	0	2	25
05:15 - 05:29	0	0	0	0	1	8	5	6	4	1	3	1	1	0	0	30
05:30 - 05:44	0	0	0	0	4	3	9	8	5	1	3	0	0	1	0	34
05:45 - 05:59	0	0	1	1	4	11	9	7	7	2	0	0	0	0	1	43
06:00 - 06:14	0	0	0	7	8	11	9	6	5	2	0	0	0	0	0	48
06:15 - 06:29	0	0	1	1	21	26	16	14	6	2	1	2	0	0	0	90
06:30 - 06:44	0	0	1	5	28	41	12	18	4	0	0	0	0	1	0	110
06:45 - 06:59	0	0	3	19	45	42	8	5	1	0	0	0	0	0	0	123
07:00 - 07:14	0	9	45	48	31	15	4	1	0	0	1	0	0	0	0	154
07:15 - 07:29	3	29	87	56	13	2	2	0	1	0	0	0	0	0	0	193
07:30 - 07:44	10	34	73	70	32	5	2	0	1	0	0	1	0	0	0	228
07:45 - 07:59	5	14	96	114	40	13	1	2	0	2	1	0	0	0	2	290
08:00 - 08:14	6	18	19	76	82	71	17	5	1	0	0	1	0	0	2	298
08:15 - 08:29	0	0	5	28	75	89	32	13	6	1	0	1	0	0	0	250
08:30 - 08:44	0	3	2	25	73	61	22	11	4	0	0	0	1	1	0	203
08:45 - 08:59	4	12	8	27	91	67	25	7	3	0	2	0	0	0	2	248
09:00 - 09:14	1	4	3	8	48	70	30	23	9	1	0	1	1	0	0	199
09:15 - 09:29	3	0	1	9	68	96	18	13	6	3	1	1	0	1	0	220
09:30 - 09:44	0	4	8	12	39	75	24	17	5	3	1	0	0	0	0	188
09:45 - 09:59	0	0	4	19	35	83	19	23	9	2	1	0	0	0	0	195
10:00 - 10:14	1	0	0	5	37	80	36	21	7	2	1	0	0	1	0	191
10:15 - 10:29	0	0	1	2	43	63	31	20	8	2	0	0	0	1	0	171
10:30 - 10:44	1	0	1	2	49	69	39	16	7	6	2	0	0	0	0	192
10:45 - 10:59	5	0	0	0	39	54	28	22	9	5	0	0	1	0	0	163
11:00 - 11:14	1	1	2	17	30	48	20	13	7	1	0	2	0	0	0	142
11:15 - 11:29	0	1	2	9	37	67	26	16	4	3	0	0	0	0	0	165
11:30 - 11:44	0	3	4	10	32	81	25	26	8	4	0	0	0	0	0	193
11:45 - 11:59	0	0	0	4	22	69	33	25	6	3	0	0	0	0	1	163
12:00 - 12:14	2	0	2	6	45	73	36	28	8	4	0	0	0	0	0	204
12:15 - 12:29	0	0	5	4	20	67	36	20	9	1	1	0	0	1	1	165
12:30 - 12:44	0	2	1	6	36	66	31	9	2	1	0	0	0	0	2	156

Traffic Survey Specialists, Inc. Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

	0-10	10-15	15-20	20-25	25-30	30-35	35-38	38-41	41-44	44-47	47-50	50-53	53-56	56-59	59-99	Total
12:45 - 12:59	0	0	2	6	37	76	23	17	6	3	1	2	0	0	0	173
13:00 - 13:14	0	0	1	12	24	87	30	21	8	5	1	1	0	0	0	190
13:15 - 13:29	0	0	0	6	26	83	33	19	11	2	1	0	0	1	1	183
13:30 - 13:44	0	1	1	2	28	70	42	21	11	2	0	0	0	0	0	178
13:45 - 13:59	0	2	6	12	45	68	24	17	8	0	2	1	0	0	1	186
14:00 - 14:14	0	14	38	44	60	25	5	1	0	0	0	0	0	0	0	187
14:15 - 14:29	2	19	40	66	37	9	1	2	0	0	0	0	0	0	1	177
14:30 - 14:44	0	0	10	53	56	44	9	13	1	2	0	0	0	0	1	189
14:45 - 14:59	0	7	23	66	58	33	8	3	0	0	0	0	0	0	1	199
15:00 - 15:14	1	9	9	45	73	51	13	8	4	3	0	0	1	0	0	217
15:15 - 15:29	1	0	23	49	108	86	16	5	2	0	0	0	0	0	0	290
15:30 - 15:44	15	38	57	66	28	7	3	3	0	0	0	0	1	0	2	220
15:45 - 15:59	9	33	37	57	49	39	10	8	1	0	0	0	0	0	3	246
16:00 - 16:14	0	2	3	26	88	101	20	17	7	0	2	0	0	0	1	267
16:15 - 16:29	1	1	5	14	101	103	22	10	2	2	1	1	0	0	0	263
16:30 - 16:44	5	11	35	56	58	47	10	6	1	1	1	1	0	0	0	232
16:45 - 16:59	7	16	24	52	63	69	15	9	3	1	1	0	0	0	0	260
17:00 - 17:14	0	2	12	76	88	61	16	8	9	2	4	1	0	0	1	280
17:15 - 17:29	0	0	2	40	108	116	37	20	5	2	1	0	0	0	1	332
17:30 - 17:44	3	4	4	37	79	137	28	11	6	0	0	1	0	0	0	310
17:45 - 17:59	3	7	11	23	101	137	16	14	1	2	0	0	0	0	0	315
18:00 - 18:14	11	2	1	25	78	109	28	11	8	3	1	0	0	0	2	279
18:15 - 18:29	0	1	5	14	77	117	42	24	8	4	2	0	0	0	0	294
18:30 - 18:44	0	0	1	9	61	107	42	30	4	0	1	0	0	0	0	255
18:45 - 18:59	0	0	1	5	61	106	37	14	6	4	1	0	0	0	0	235
19:00 - 19:14	0	0	0	2	51	93	33	25	5	4	0	0	0	0	1	214
19:15 - 19:29	0	0	2	7	23	77	36	22	6	4	0	2	0	0	0	179
19:30 - 19:44	0	0	1	2	37	60	21	17	11	3	3	0	0	0	0	155
19:45 - 19:59	0	0	0	13	44	57	22	19	7	3	0	0	0	0	1	166
20:00 - 20:14	0	2	7	19	40	73	22	16	3	2	0	0	0	0	0	184
20:15 - 20:29	0	0	0	2	25	73	22	10	7	2	1	0	0	0	0	142
20:30 - 20:44	0	0	1	1	31	53	23	9	7	2	0	2	0	1	0	130
20:45 - 20:59	0	0	2	11	23	42	30	9	5	6	0	0	0	0	0	128
21:00 - 21:14	0	0	0	6	32	46	23	12	6	1	1	0	0	0	1	128
21:15 - 21:29	0	0	0	4	32	44	15	14	4	2	2	0	0	0	0	117
21:30 - 21:44	0	0	0	2	21	40	14	10	11	1	0	0	0	0	0	99
21:45 - 21:59	0	0	0	2	18	38	11	17	6	2	0	0	0	0	0	94
22:00 - 22:14	0	0	0	2	12	32	19	18	5	3	0	0	0	0	0	91
22:15 - 22:29	0	0	0	4	12	30	14	12	8	3	1	0	0	0	0	84
22:30 - 22:44	0	0	0	1	8	23	8	9	6	3	0	0	0	0	0	58
22:45 - 22:59	0	0	0	1	6	27	12	6	5	2	1	1	0	0	0	61
23:00 - 23:14	0	0	0	0	10	20	10	12	5	2	0	0	0	0	0	59
23:15 - 23:29	0	0	0	1	10	22	6	7	4	2	0	0	0	0	0	52
23:30 - 23:44	0	0	0	0	6	18	6	7	4	3	0	0	0	0	0	44
23:45 - 23:59	0	0	0	0	5	10	13	5	3	5	1	0	0	0	0	42
Totals	100	305	740	1533	3189	4369	1539	1019	421	181	60	33	7	11	31	13538
Percent of Total	0.7	2.3	5.5	11.3	23.6	32.3	11.4	7.5	3.1	1.3	0.4	0.2	0.1	0.1	0.2	100
Percent of AM	0.8	2.7	7.6	11.9	21.7	28.9	11.3	8.2	3.6	1.7	0.6	0.4	0.1	0.2	0.2	100
Percent of PM	0.7	2.0	4.3	11.0	24.6	34.1	11.4	7.2	2.9	1.1	0.4	0.1	0.0	0.0	0.2	100

Traffic Survey Specialists, Inc. Daily Total Speeds (MPH)

Study Date: Tuesday, 09/05/2017

Unit ID:

Location: SW 40th Avenue Between SW 54th Ct & 56th St

Posted Speed: 30

Comments: Dania Beach, Florida

Standard Deviation: 7.8 MPH
Mean Speed: 30.9 MPH
Median Speed: 31.2 MPH
Modal Speed: 33.0 MPH

Ten Mile Pace: 25 to 34 MPH
Percent in Ten Mile Pace: 55.8%

85th Percentile: 38.3 MPH
15th Percentile: 23.5 MPH
90th Percentile: 39.6 MPH
95th Percentile: 41.6 MPH

Table 1
Daily Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.87\ln(X)+2.46$ (50/50)	215	215	430	0	0	0	0.0%	215	215	430	0	0.0%	215	215	430
Total				215	215	430	0	0	0		215	215	430	0		215	215	430

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 2
AM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.80\ln(X)+0.26$ (17/83)	6	30	36	0	0	0	0.0%	6	30	36	0	0.0%	6	30	36
Total				6	30	36	0	0	0		6	30	36	0		6	30	36

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 3
PM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.82\ln(X)+0.32$ (67/33)	28	13	41	0	0	0	0.0%	28	13	41	0	0.0%	28	13	41
Total				28	13	41	0	0	0		28	13	41	0		28	13	41

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 4
Morning Peak Hour Roadway Link Capacity Analysis
Oaks Place Traffic Study

Roadway	Link	Existing Level of Service			Proposed Level of Service			
		Volume	Capacity	LOS	V/C	Volume	Adjusted Volume	LOS
SW 40th Avenue⁽¹⁾	SW 56th Street to SW 54th Court	1,066	1,710	C	0.62	1,066	1,102	C
SW 54th Court⁽²⁾	West of SW 40th Avenue	159	1,197	C	0.13	159	173	C
SW 56th Street⁽²⁾	East of SW 40th Avenue	14	1,264	C	0.01	14	14	C

⁽¹⁾ Roadway link capacity determined by the Florida Department of Transportation's ARTPLAN software.

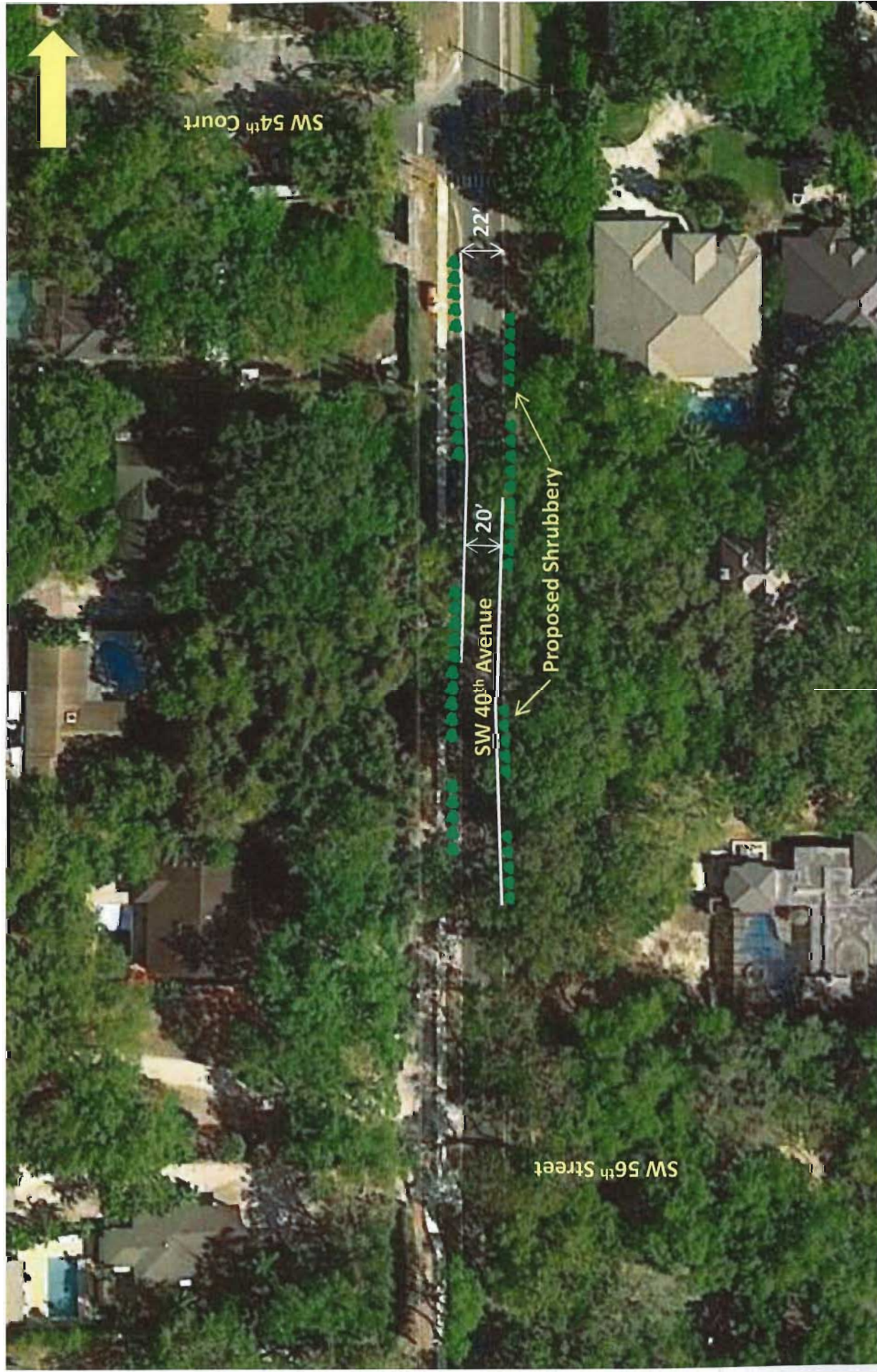
⁽²⁾ Roadway link capacity obtained from the Florida Department of Transportation's *Quality/Level of Service Handbook*.

Table 5
Afternoon Peak Hour Roadway Link Capacity Analysis
Oaks Place Traffic Study

Roadway	Link	Existing Level of Service			Proposed Level of Service			
		Volume	Capacity	LOS D	V/C	Volume	Adjusted Volume	LOS
SW 40th Avenue⁽¹⁾	SW 56th Street to SW 54th Court	1,237	1,710	C	0.72	1,237	1,278	C
SW 54th Court⁽²⁾	West of SW 40th Avenue	162	1,197	C	0.14	162	178	C
SW 56th Street⁽²⁾	East of SW 40th Avenue	21	1,264	C	0.02	21	21	C

⁽¹⁾ Roadway link capacity determined by the Florida Department of Transportation's ARTPLAN software.

⁽²⁾ Roadway link capacity obtained from the Florida Department of Transportation's *Quality/Level of Service Handbook*.



Thomas A. Hall, Inc.

Figure 1 – Traffic Calming Measures

Oaks Place
Dania Beach, Florida

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	TAH	Arterial Name	SW 40th Avenue	Study Period	Standard K
Date Prepared	9/25/2017 11:12:46 AM	From	Griffin Road	Modal Analysis	Auto Only
Agency		To	Sheridan Street	Program	ARTPLAN 2012
Area Type	Large Urbanized	Peak Direction	Southbound	Version Date	12/12/2012
Arterial Class	2				
File Name	C:\Work\201649 - Oaks Place Traffic Statement\201649.02 - Additional Services\Report\SW 40th Avenue ARTPLAN Analysis.xap				
User Notes					

Arterial Data

K	0.09	PHF	1	Control Type	Coordinated Actuated
D	0.541	% Heavy Vehicles	2.9	Base Sat. Flow Rate	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Stirling Road	160	0.46	4	1	12	12	Yes	Protected	1	235	0.15	Yes
Sheridan Street	160	0.46	4	1	12	12	Yes	Protected	1	235	0.15	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Stirling Road)	5860	13500	657	1	30	35	None	No	N/A
2 (to Sheridan Street)	1000	13500	657	1	30	35	None	No	N/A

Automobile LOS

Segment #		Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS		
1 (to Stirling Road)		499	1484	0.731	28.22	C	0.35	26.78	B		
2 (to Sheridan Street)		499	1484	0.731	28.22	C	0.35	14.01	D		
Arterial Length	1.3220	Weighted g/C	0.46	FFS Delay	68.66	Threshold Delay	0.00	Auto Speed	23.53	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	810	920	***	***
2	**	1710	1800	***	***
3	**	2640	2720	***	***
4	**	3570	3640	***	***
*	**	810	920	***	***
Lanes	Hourly Volume In Both Directions				
2	**	1500	1710	***	***
4	**	3170	3350	***	***
6	**	4880	5040	***	***
8	**	6600	6740	***	***
*	**	1500	1710	***	***
Lanes	Annual Average Daily Traffic				
2	**	16700	19000	***	***
4	**	35200	37200	***	***
6	**	54300	56000	***	***
8	**	73400	74900	***	***
*	**	16700	19000	***	***

* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.

** Cannot be achieved based on input data provided.

*** Not applicable for that level of service letter grade. See generalized tables notes for more details.

Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.

Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.

Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

EW CONSULTANTS, INC.

NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



DANIA OAKS

Parcels 5501 & 5525

ENVIRONMENTAL ASSESSMENT REPORT

Prepared by:

**EW CONSULTANTS, INC.
2581 Metrocentre Blvd, Suite 1
West Palm Beach, FL 33407**

November 2016



I. INTRODUCTION

EW Consultants, Inc., conducted an environmental assessment of two adjacent parcels in November, 2016. Both parcels are located on the west side of 40th Avenue, north of Stirling Road in Section 36, Township 50 South, Range 41 East, Dania Beach, Broward County, Florida (Figures 1 through 3). The northern parcel is approximately 0.9-acres in size and contains a low-density residential housing unit and undeveloped land. The southern parcel is approximately 1.5-acres in size and contains a landscape nursery and associated facilities including an office building, maintenance building, tents and driveways. The properties are bordered on the north, west, and south by single family homes and undeveloped lands, and on the east by 40th Avenue. Both properties contain varying levels of canopy and understory vegetation which is further described below.

II. METHODS

Prior to the site visit, maps from the Natural Resources Conservation Service generated from USDA-NRCS certified data (Version 8, Dec. 30, 2013) were reviewed to determine topographic features and site soil mapping units. Copies of the most current (2016) Broward County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species that would require protection under Article 250 of the Dania Beach Land Development Code.

The *Guide to the Natural Communities of Florida* (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped. Vegetative communities were identified in accordance with *Florida Land Use Cover and Forms Classification Systems Handbook* (Florida Department of Transportation 1999) (FLUCFCS).

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of*

Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987) and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (USAE Research and Development Center 2008). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert *et al.* 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2013) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A series of pedestrian transects were conducted across the property to determine the presence of any listed species.

III. RESULTS

A. Soils

The soils on the site are mapped as Basinger-Urban Land Complex and Arents-Urban Land Complex, 0 to 5 percent slopes (Attachment 1). A description of these soil types in their natural condition is listed below. This description is based upon the general characteristics for the soil type illustrated in the *Soils Survey of Broward County Area, Florida* and is not necessarily indicative of the exact characteristics of the parcel.

1. Basinger fine sand, 0 to 2 percent slopes: This is a nearly level, deep, poorly drained, sandy soil in broad sloughs and flats. When undisturbed, typical vegetation includes pines, oaks, pepper, myrtle, and native grasses.
2. Dade fine sand: This is a nearly level, well drained sandy soil on slightly elevated flatlands in the southeastern part of the county. Soft limestone is found at depths that average 20 to 40 inches. When undisturbed, typical vegetation includes slash pine, live oak, laurel oak, saw palmetto, and native grasses.

B. Vegetative Communities

Vegetative communities and land uses on the parcel were mapped using FLUCFCS (Figure 4). A list of identified plant species has been included with this report (Attachment 2). The vegetative communities are described as follows:

110 - Residential Low Density

This portion of the property is located within the eastern portion of the northern parcel and is developed with a single-family home. The vegetation around the home is comprised of a combination of native plants, cultivated landscape and invasive exotic species and does not represent any one intact native community. It appears some cultivated species and some of the natives have been planted here as opposed to being naturally occurring. Native tree species dominate the canopy strata in those areas where canopy exists, whereas exotic and nuisance species dominate the subcanopy and groundcover levels. Live oak are the dominant native tree species occupying the canopy level. The subcanopy and groundcover is dominated by nuisance exotic and cultivated landscape species such as orchid tree, bishopwood, carrotwood, fishtail palm, variegated mahoe, thread-leaf, croton, starburst, bougainvillea, oyster plant, and wandering jew. Native subcanopy and groundcover species include gumbo limbo and saw palmetto.

426 - Tropical Hardwoods

This vegetative community is found covering the remainder of the northern parcel. The canopy is dominated by live oaks. The subcanopy and groundcover is dominated by nuisance exotic and cultivated landscape species including bishopwood, philodendron, screw-pine, air-potato, oyster plant, and wandering jew.

243 - Ornamental Nursery

This land use category is found within the entirety of the southern parcel and consists of covered and exposed plant nursery cultivation areas, an associated office building, maintenance building and access drive. Vegetation existing within this parcel that is not associated with current cultivation efforts consists of a variety of native, exotic invasive and cultivated landscape species. Native live oaks dominate the canopy with cabbage palms and exotic Washington palms, *Ficus microcarpa* and melaleuca also present.

The subcanopy is dominated by exotic and cultivated landscape species including orchid tree, bishopwood, schefflera, Tabebuia, fishtail palm, lady palm, areca palm, solitaire palm, queen palm, foxtail palm, bismark palm, traveler palm, java plum, crape jasmine, croton, bird of paradise, podocarpus, Brazilian pepper, taro, mango, banana, oyster plant, mother-in-law's-tongue, wandering jew, arrow-leaf, air-potato, pothos vine, philodendron, cactus vine, Mexican coral vine and Hawaiian woodrose. Native subcanopy and groundcover species include wild coffee, spider-lily and St. Augustine grass.

C. Listed Species and Wildlife

No animal species listed as protected by Federal, State, or local environmental regulatory agencies, nor any signs of such animals were observed on the property during the environmental assessment. Because the property contains and is surrounded by

residential development with frequent human disturbances, it does not provide ideal habitat for listed animal species that may be found in this region.

One listed plant species, common wild-pine airplant (*Tillandsia fasciculata*) was observed within the parcel. Common wild-pine is listed as Endangered by the Florida Department of Agriculture and Consumer Services (FDACS). No other plants listed as protected by federal, state, or local environmental regulatory agencies, nor any signs of such plants, were observed within the property.

Non-listed wildlife observed was limited to Cuban anoles and several birds including boat-tailed grackle and mourning dove that flew overhead without utilization of the property. The scarcity of wildlife could be a response to the numerous feral cats that were observed throughout both parcels.

D. Wetlands

No state or federally jurisdictional wetlands were observed on the property. The site soils and vegetation are typical of upland habitats and no hydrological indicators were observed on the property.

IV. SUMMARY

While the properties do contain many native trees, the habitat is not intact and contains a predominance of nuisance and exotic species within the subcanopy and groundcover strata on both parcels. The native trees should be evaluated for preservation or relocation in accordance with Article 825 of the Land Development Code. The one listed species of airplant that was observed may be preserved, relocated, or impacted if necessary and allowed by the City. Listed plant species are the property of the owner and Florida Law only regulates commercial sale of listed plant species.

Because of the surrounding development and human disturbances the property does not provide ideal habitat for listed species of wildlife. In accordance with Article 250 of the Land Development Code, a wildlife survey was conducted. No listed species of wildlife nor signs of listed species of wildlife were observed on the property during this survey. Several non-listed species of wildlife were observed and are described above.

No State or Federal jurisdictional wetlands were observed on the property.

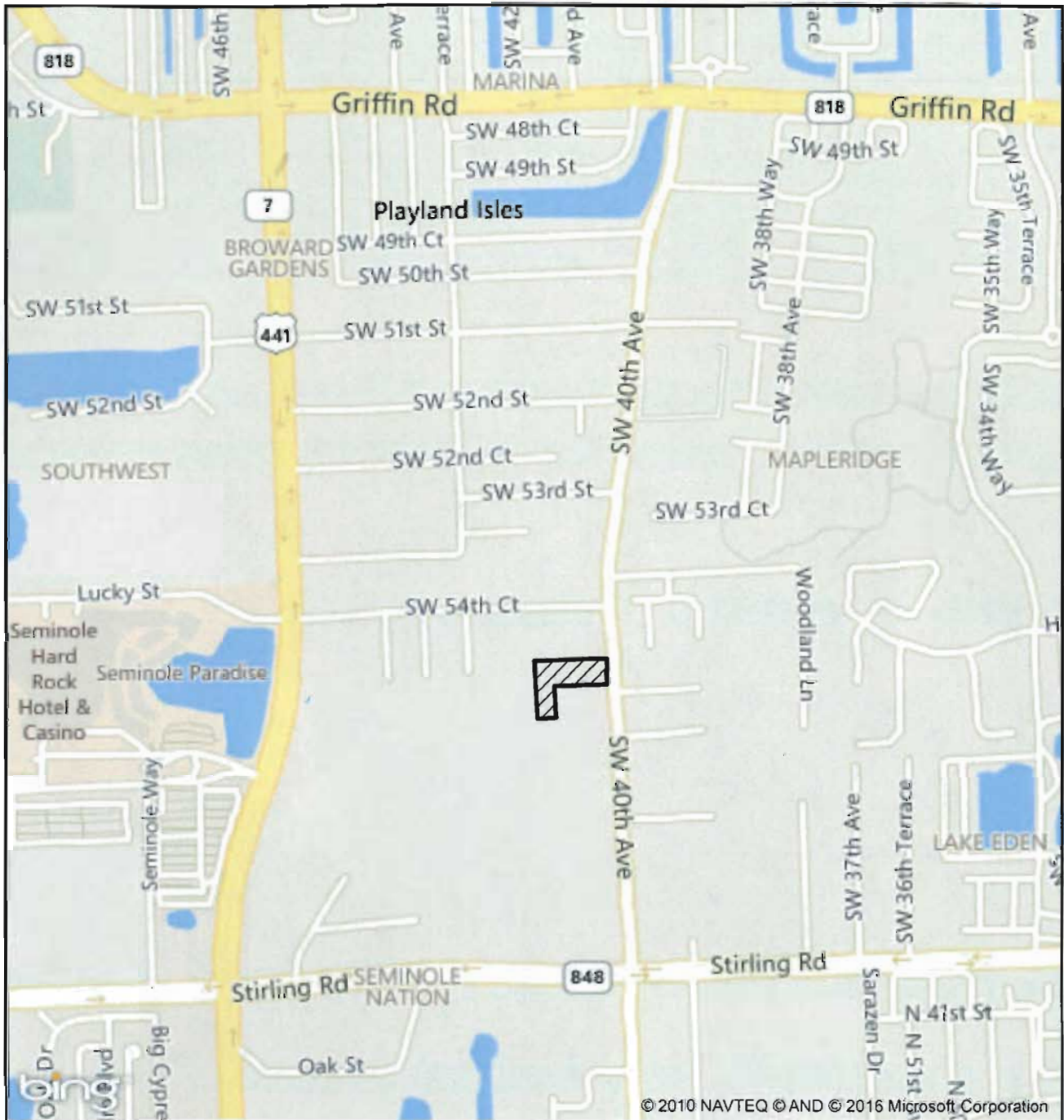
APPENDIX A

Maps and Figures:

- Figure 1: Location Map
- Figure 2: Quad Map
- Figure 3: Aerial Photograph
- Figure 4: FLUCFCS Map

Attachments:

- Soils Report
- Plant species list



LEGEND

 - SITE (2.5+/- AC)

0 1,000 Feet

DANIA OAKS LOCATION MAP



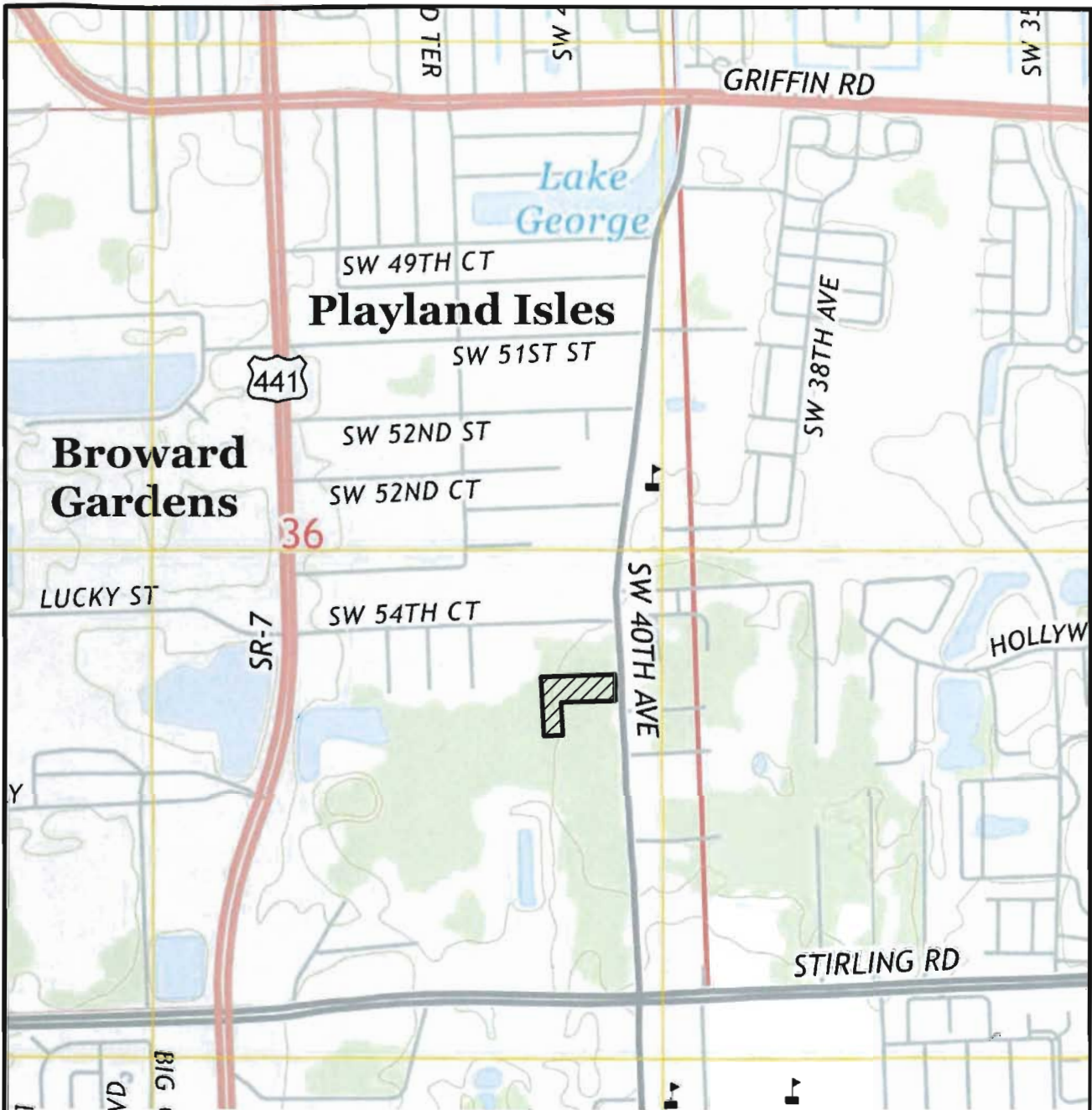
CONSULTANTS, INC.

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

DATE: NOV 2016

FIGURE

1



USGS 2015 QUAD MAP "FT. LAUDERDALE SOUTH", SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, LATITUDE 26°03'10" LONGITUDE -80°12'07"

LEGEND

 - SITE (2.5± AC)

0 1000
SCALE IN FEET

DANIA OAKS QUAD MAP



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NOV 2016

FIGURE

2



FDOT AERIALS DATED 2015

0 100
SCALE IN FEET



DANIA OAKS AERIAL

Dania Oaks.dwg AERIAL



CONSULTANTS, INC.

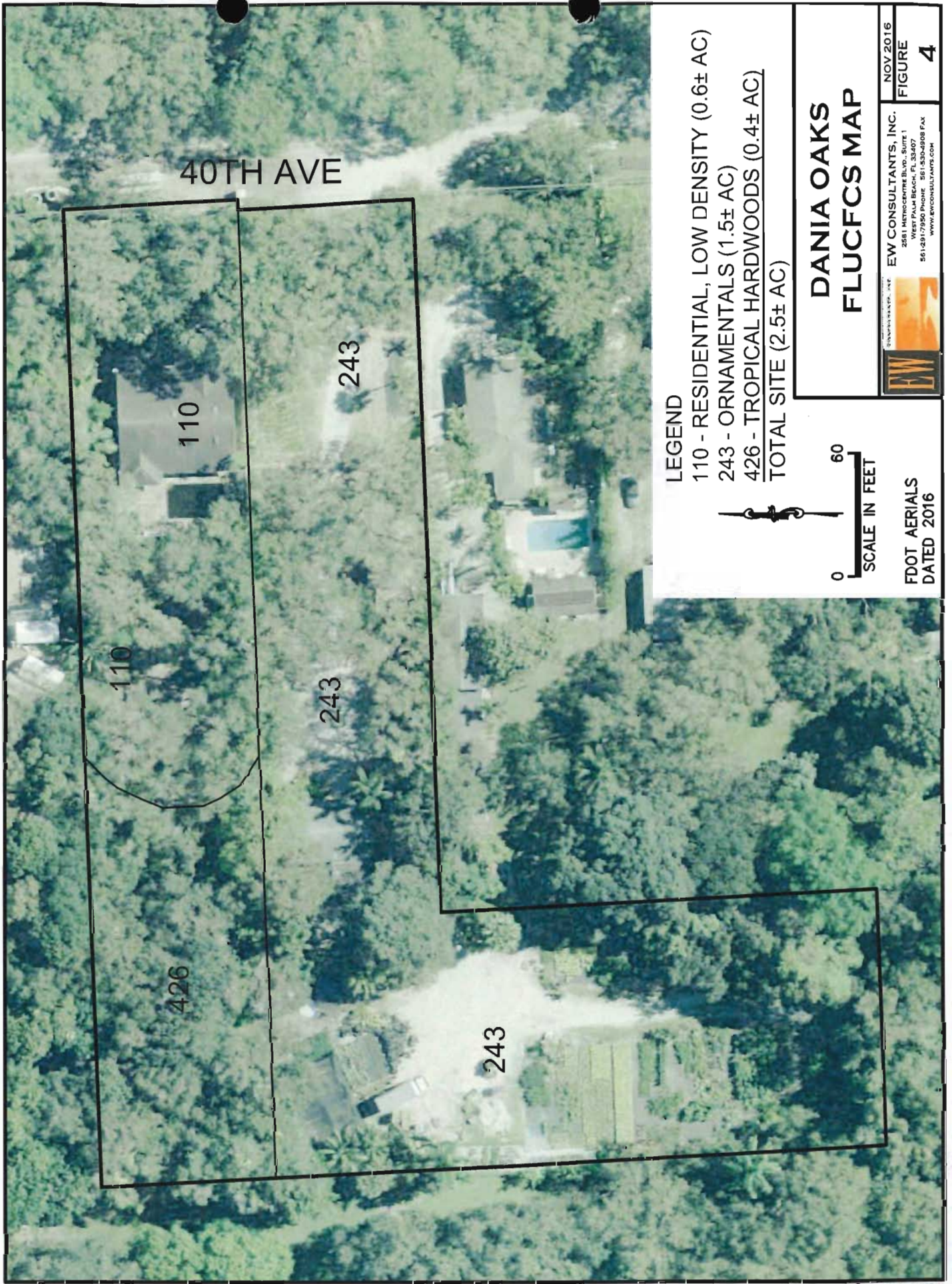
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FIGURE

3



LEGEND

110 - RESIDENTIAL, LOW DENSITY (0.6± AC)

243 - ORNAMENTALS (1.5± AC)

426 - TROPICAL HARDWOODS (0.4± AC)

TOTAL SITE (2.5± AC)



0 60

SCALE IN FEET

FDOT AERIALS
DATED 2016

**DANIA OAKS
FLUCFCS MAP**



EW CONSULTANTS, INC.
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WEST PALM BEACH, FL 33407
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NOV 2016
FIGURE
4

Soil Map—Broward County, Florida, East Part
(DANIA OAKS)



MAP LEGEND

	Area of Interest (AOI)		Area of Interest (AOI)
	Soils		Soil Map Unit Polygons
			Soil Map Unit Lines
			Soil Map Unit Points
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Interstate Highways
	Clay Spot		US Routes
	Closed Depression		Major Roads
	Gravel Pit		Local Roads
	Gravelly Spot		Aerial Photography
	Landfill		
	Lava Flow		
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 12, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 17, 2014—Feb 11, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Broward County, Florida, East Part (FL606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Basinger fine sand, 0 to 2 percent slopes	0.0	0.1%
9	Dade fine sand	2.5	99.9%
Totals for Area of Interest		2.5	100.0%

Plant Species List

Trees

Native

Live Oak (*Quercus virginiana*)
Strangler fig (*Ficus aurea*)
Elderberry (*Sambucus nigra*)

Exotic

Orchid tree (*Phanera variegata*)
Bishopwood (*Bischofia javanica*)
Ficus microcarpa
Umbrella tree (*Schefflera actinophylla*)
Melaleuca (*Melaleuca quinquenervia*)
Trumpet tree (*Tabebuia* sp.)
Lead tree (*Leucaena leucocephala*)
Carrotwood (*Cupaniopsis anacardioides*)

Palms

Native

Cabbage palm (*Sabal palmetto*)
Coconut palm (*Cocos nucifera*)

Exotic

Fishtail palm (*Caryota mitis*)
Lady palm (*Rhapis excelsa*)
Areka (*Chrysalidocarpus lutescens*)
Washington palm (*Washingtonia robusta*)
Solitaire palm (*Ptychosperma elegans*)
Robellini palm (*Phoenix roebelenii*)
Queen palm (*Syagrus romanzoffiana*)
Foxtail palm (*Wodyetia bifurcata*)
Bismark palm (*Bismarckia nobilis*)
Traveler palm (*Ravenala madagascariensis*)

Subcanopy

Native

Gumbo limbo (*Bursera simaruba*)

Exotic

Java plum (*Syzygium cumini*)
Variegated mahoe tree (*Talipariti tiliaceum*)

Thread-leaf (*dizygotheca elegantissima*)
Crape jasmine (*Tabernaemontana divaricata*)
Croton (*Codiaeum variegatum*)
Bird of paradise (*Strelitzia reginae*)
Yew plum pine (*Podocarpus macrophyllus*)
Jatropha (*Jatropha integerrima*)
Castor bean (*Ricinus communis*)
Brazilian pepper (*Schinus terebinthifolius*)
Taro, elephant ear (*Alocasia macrorrhizos*)
Mango (*Mangifera indica*)
Banana (*Musa* sp.)
Starburst (*Clerodendrum quadriloculare*)
Papaya (*Carica papaya*)
Bogenvilla (*Bougainvillea* sp.)
Dracaena (*Dracaena marginata*)
Screw-pine (*Pandanus utilis*)

Groundcover

Native

Wild coffee (*Psychotria undata*)
Bidens pilosa
Saw palmetto (*Serenoa repens*)
Spider lily (*Hymenocallis latifolia*)
Sword fern (*Nephrolepis exaltata*)
St. Augustine grass (*Stenotaphrum secundatum*)

Exotic

Oyster plant (*Rhoeo discolor bermudiana*)
Mother in law's tongue (*Sansevieria trifasciata*)
Wandering Jew (*Tradescantia* spp.)
Shrubby-false buttonweed (*Spermacoce verticillata*)
Crowfoot grass (*Dactyloctenium aegyptium*)
Big blue lily turf (*Liriope muscari*)
Arrow-leaf (*Nephtytis* spp.)
Terrestrial Bromeliads

Ginger (*Heliconia psittacorum*)
Scurfy zamia (*Zamia furfuracea*)

Vines

Native

Grapevine (*Vitis rotundifolia*)
Virginia creeper (*Parthenocissus quinquefolia*)

Exotic

Air potato (*Dioscorea bulbifera*)
Grandmother's philodendron
(*Philodendron scandens oxycardium*)
Pothos vine (*Epipremnum aureum*)
Nephthytis spp.

Philodendron giganteum
Philodendron hastatum
Passion vine (*Passiflora* sp.)
Syngonium spp.
Creeping fig (*Ficus pumila*)
Cactus vine (*Selenicereus grandifloras*)
Mexican coral vine (*Antigonon leptopus*)
Hawaiian woodrose (*Merremia tuberos*)

Epiphytes

Common wild pine airplant (*Tillandsia fasciculata*)
Resurrection fern (*Pleopeltis polypodioides*)
Golden polypody (*Phlebodium aureum*)
Spanish moss (*Tillandsia usneoides*)

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

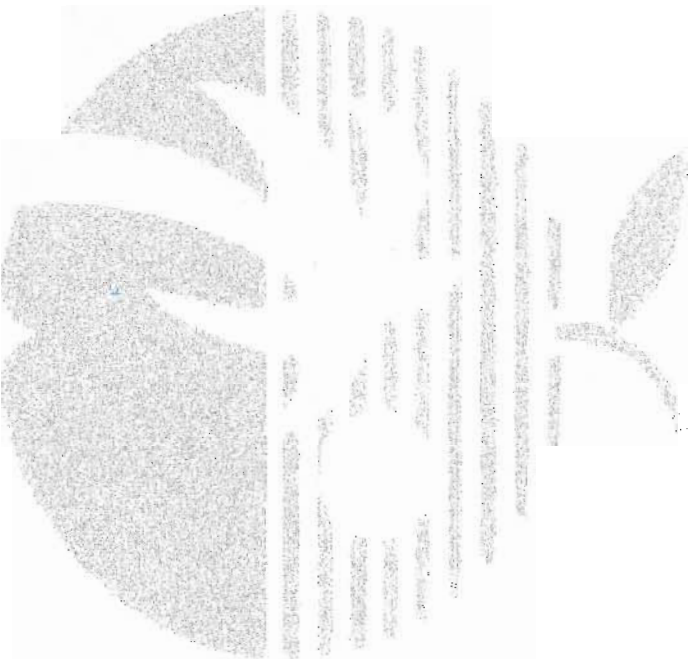
PLAT

SBBC-1617-2014

County Number: 029-MP-15 Municipality Number: DR-11-17

Dania Oaks Plat

June 1, 2017 4:11:46



Growth Management

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor

Fort Lauderdale, Florida 33301

Tel: (754) 321-2177 Fax: (754) 321-2179

www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION			NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	June 1, 2017 4:11:46		Single-Family:				Elementary:	4
Name:	Dania Oaks Plat		Townhouse:	25			Middle:	2
SBBC Project Number:	SBBC-1617-2014		Garden Apartments:				High:	3
County Project Number:	029-MP-15		Mid-Rise:				Total:	9
Municipality Project Number:	DR-1-1-17		High-Rise:					
Owner/Developer:	BCD Dania Oaks, LLC		Mobile Home:					
Jurisdiction:	Dania Beach		Total:	25				

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Stirling	767	767	629	-138	-7	82.0%	14
Attucks	1,227	1,227	640	-587	-26	52.2%	10
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	60

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
Stirling	643	-124	83.8%	17/18	18/19	19/20	20/21	21/22
Attucks	650	-577	53%	620	604	626	621	623
Hollywood Hills	1,981	-710	73.6%	651	655	661	667	673
				1,888	1,825	1,830	1,840	1,821

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
New Life Charter Academy	550	98	-452	98	98	98

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Stirling	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Attucks	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

This plat application indicates that 2 single family units are on the site, which does not generate any students. The application proposes the development of 25 (three of more bedroom) townhouse units, which will generate 9 students (4 elementary school, 2 middle school, and 3 high school students). The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools.

Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

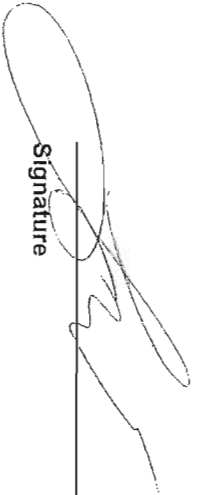
Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2016/17 year or 180 days, whichever is greater, for a maximum of 25 (three or more bedroom) townhouse units, and conditioned upon final approval by the applicable governmental body. This determination will expire on November 27, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-1617-2014 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By: 

Date

6/1/17

Signature

Lisa Wight

Name

Planner

Title

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

November 16, 2017

Corinne Lajoie, AICP, LEED GA
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Plat PL-23-17, Rezoning RZ-25-17, Variance VA47-17, and
Site Plan SP-24-17

Dear Corinne:

As discussed at the City Commission meeting on November 14, 2017, the applicant under the above referenced Applications is willing to contribute funds to be utilized by the City for traffic calming on NW 40th Avenue. Our Traffic Consultant is meeting with the applicable County and City personnel and will present a traffic calming plan with estimated cost for the City's review prior to the December 11, 2017 hearing.

Should you need anything further, please let me know.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP
Land Planner

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.



FILE COPY

AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

April 17, 2017

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Oaks Place Townhomes
 5461-5471 & 5461-5525 SW 40th Avenue, Dania Beach FL 33314
 Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed BCD Dania Oaks/Oaks Place Project located southwest 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.shtml>

- No building, structure or vegetation on the site may exceed 58.90 feet NAVD-88 as shown on the Site Plan A1.1, 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.

Adherence to these conditions is required for BCAD approval of the proposed Oaks Place Project, and is based on the Architectural Documents, dated July 11, 2016, prepared by SKLAR 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 serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. 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 954.359.2291

Sincerely,



William Castillo, BCAD Planning Manager

cc: Jenny Tejedor (SKLAR)/ Michael P. Pacitto, P.G., Director Planning and Environmental



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

September 21, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 21, 2018
THIS LETTER IS NOT A PERMIT APPROVAL

Gabriel Hernandez
Ballbe' and Associates, INC
2737 N.E. 30th Place
Fort Lauderdale, FL 33306

Dear Gabriel Hernandez:

RE: **September 21, 2017 - Pre-application Meeting for Category C Driveway**
Broward County - City of Dania, Urban; SR 818; Sec. # 86015; MP: 8.780
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project:
Request: Widen existing access at the intersection of SR 818/Griffin Rd and SW 25th Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Whispering Oaks - SW 25 Ave. and SR 818/Griffin Rd.**
Applicant/Property Owner: **City of Dania/THB INC**
Parcel Size: **6.38 Acres** Development Size: **40 Single-family Dwelling Units**

WE DISAPPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

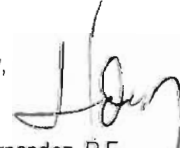
Comments:

- The Department will approved the requested widening if a minimum distance of 50 feet, as measured from the ultimate right-of-way line to the first conflict point is provided. (Any connection to SW 25th Avenue shall be located at least 50 feet beyond the FDOT right-of-way line).
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,


Dalila Fernandez, P.E.
District Access Management Manager

cc: Roger Lemieux 

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-09-21\3. 86015 MP 8.780 SR 818_Whispering Oaks\86015 MP 8.780 SR 818_Whispering Oaks.docx

www.dot.state.fl.us

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

January 16, 2017

Joel Bary
c/o SKLARchitecture
2310 Hollywood Boulevard
Hollywood, FL 33020



RE: Oaks Place Traffic Statement
Project No. 201649.01

Dear Mr. Bary:

Thomas A. Hall, Inc. has completed a traffic statement for a proposed new residential development in the City of Dania Beach, Florida. Oaks Place is proposed to be comprised of 63 Townhouses and is to be located at 5461 SW 40th Avenue. The enclosed site plan shows the location and layout of the proposed project.

1. Trip Generation Analysis

In order to determine the traffic impact associated with the proposed development, trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition, were consulted and the trips generated by the proposed land use (ITE Code 230 – Residential Condominiums/Townhouses) were estimated.

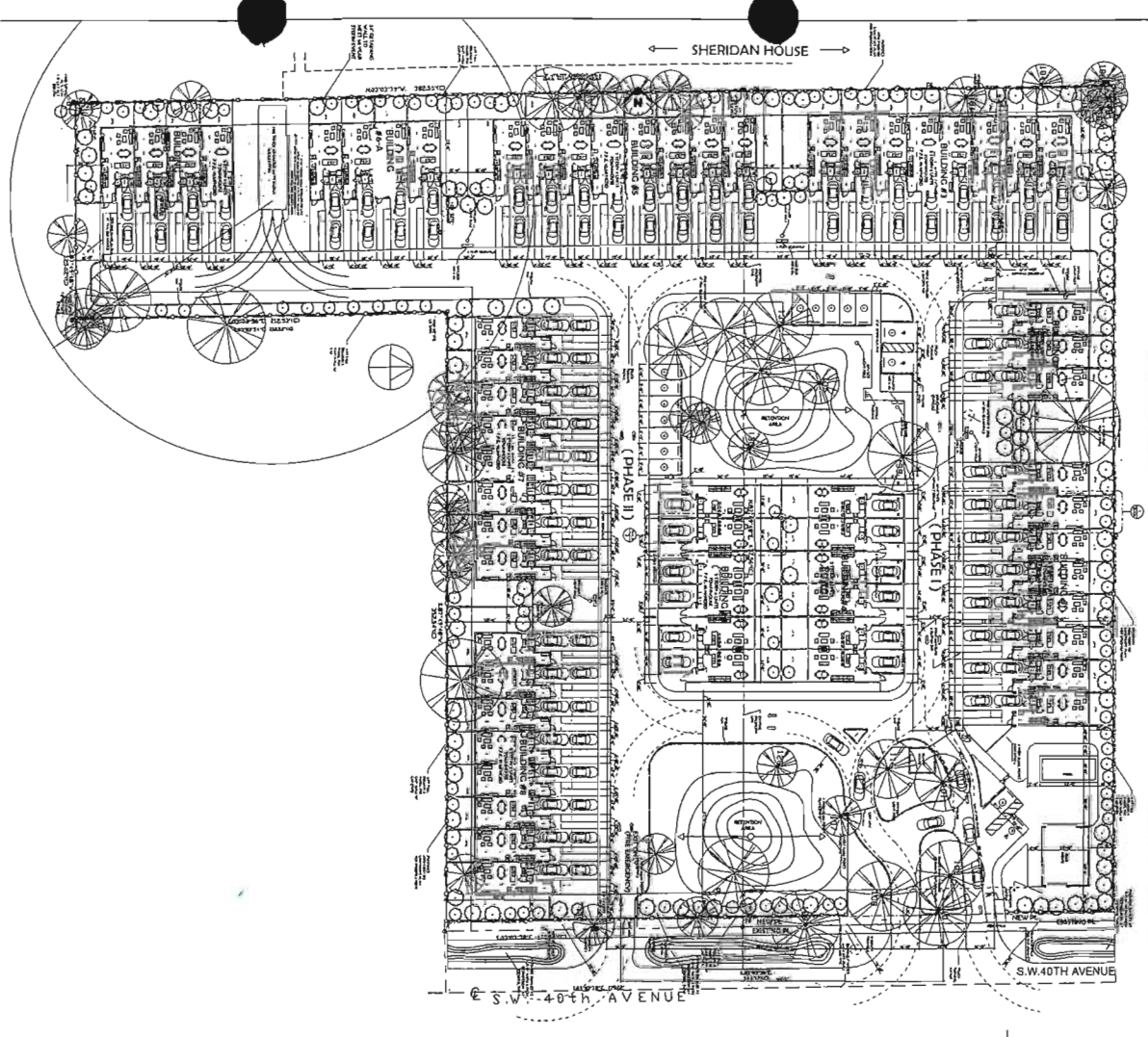
Tables 1, 2 and 3 (enclosed) show the trips expected to be generated by the proposed new residential development. As Tables 1, 2 and 3 show, the proposed project is expected to generate 430 new daily trips, 36 new morning peak-hour trips, and 41 new afternoon peak-hour trips.

2. Queue Analysis

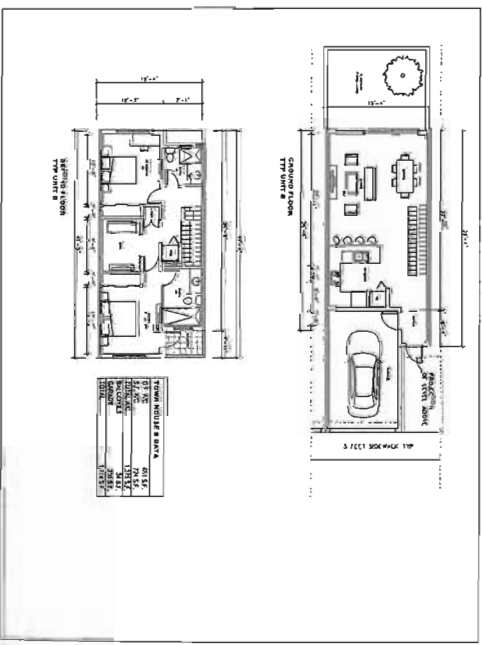
Because access to the Oaks Place project is proposed to be by means of a single driveway connection to SW 40th Avenue, and because the single entry lane is to be gated, a queue analysis was completed to determine whether the planned 100-foot-long driveway length from the right-of-way line to the proposed gate is sufficient to contain the peak-hour vehicle queue. As Table 3 shows, the p.m. peak-hour entering volume of 28 vehicles is the highest volume of entering vehicles during the day. Therefore, these 28 vehicles were used in the enclosed queuing analysis.

The queuing analysis was completed assuming that every vehicle entering the development at the entry gate took a very conservative 30 seconds to enter. Most entry gates only require approximately 15 seconds to open and permit a vehicle to enter.

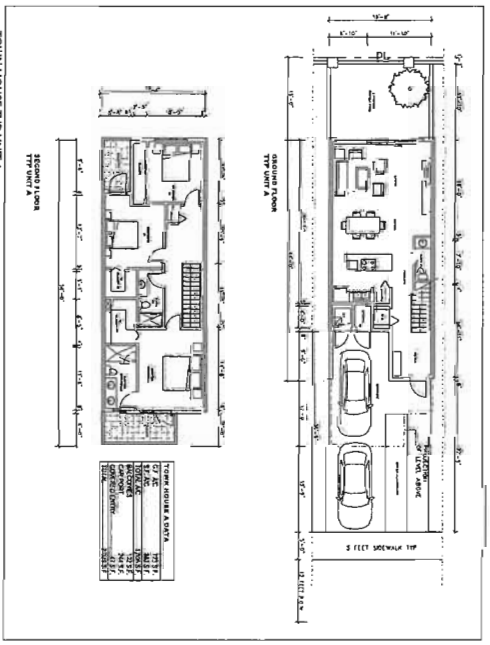
1 SITE PLAN BOTH LOTS 633 UNITS
3/23/17



2 TOWN HOUSE TYP UNIT B
3/23/17



1 TOWN HOUSE TYP UNIT A
3/23/17



A10

DANIA OAKS TOWNHOMES

SKLAR Architecture

Table 1
Daily Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.87\ln(X)+2.46$ (50/50)	215	215	430	0	0	0	215	215	430	0	0	0	215	215	430
Total				215	215	430	0	0	0	215	215	430	0	0	0	215	215	430

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 2
AM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.80\ln(X)+0.26$ (17/83)	6	30	36	0	0	0	6	30	36	0	0	0	6	30	36
Total				6	30	36	0	0	0	6	30	36	0	0	0	6	30	36

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 3
PM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips			External Trips			Pass-by Trips			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Existing Use																		
Residential Townhouse	230	63 d.u.	$\ln(T)=0.82\ln(X)+0.32$ (67/33)	28	13	41	0	0	0	28	13	41	0	0	0	28	13	41
Total				28	13	41	0	0	0	28	13	41	0	0	0	28	13	41

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Queue Analysis for Oaks Place Entrance

Scenario 1 - Peak hour entering volume of 28 vehicles in one lane:

$P =$ 0.05 (probability of backup onto the adjacent street)
 $M =$ 4 (queue length which is exceeded p percent of the time)
 $N =$ 1 (number of service positions)
 $Q =$ 120.00 (service rate - vehicles per hour)
 $p =$ 0.233 (utilization factor)
 $q =$ 28 (demand rate - vehicles per hour)
 $Q_M =$ 0.233 (tabled value of the relationship between queue length, number of channels, and utilization factor)

$$M = \frac{[\ln P(x > M) - \ln Q_M]}{\ln p} - 1$$

$$M = \frac{[\ln 0.05 - \ln 0.233]}{\ln 0.233} - 1$$

$$M = \frac{[-2.9957 - (-1.4553)]}{-1.4553} - 1$$

$M =$ 0.0585 ($\approx$ 0 vehicle lengths of queue storage required.)

GATOR ENGINEERING ASSOCIATES, INC.

May 2, 2017

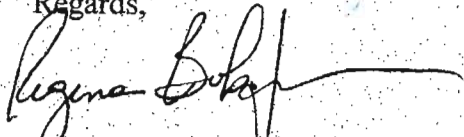
Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: Oaks Place
5461 SW 40th Avenue
SP-024-17

This is to certify that I, Regina Bobo-Jackson, P.E. of Gator Engineering Associates, Inc., have designed the proposed water main sizing, fire hydrant spacing and locations to be in compliance with the Broward County Land Use Code and Florida Fire Prevention Code

If you have any questions or require any additional information please contact me.

Regards,



Regina Bobo-Jackson, P.E.
Engineer of Record
PE# 38550



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

April 17, 2017

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004



RE: Oaks Place Townhomes
 5461-5471 & 5461-5525 SW 40th Avenue, Dania Beach FL 33314
 Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed BCD Dania Oaks/Oaks Place Project located southwest 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>

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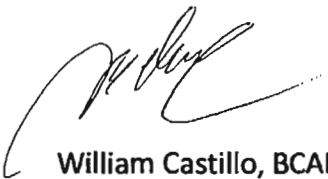
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Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291

Sincerely,



William Castillo, BCAD Planning Manager

cc: Jenny Tejedor (SKLAR)/ Michael P. Pacitto, P.G., Director Planning and Environmental



FIRE FLOW CALCULATIONS

FOR

OAKS PLACE

DANIA, FLORIDA

REVISED JUNE, 2017

Prepared By:

**Gator Engineering Associates, Inc.
11390 Temple Street
Cooper City, Florida 33330**

GEC Project No. 16061

Signed: _____

Regina Bobo-Jackson/P.E.

P.E. No. 0038550

Dated: 6/19/17

Pages 1-7

TABLE OF CONTENTS

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II. SUMMARY OF FIRE FLOW CALCULATIONS.....	3
III. REQUIRED FIRE FLOW CALCULATIONS (PER I.S.O.).....	4
APPENDIX A WATER FLOW TEST REPORT.....	5

GATOR ENGINEERING ASSOCIATES INC. WORKSHEET
FOR THE DETERMINATION OF NEEDED FIRE FLOW

City: Dania Beach **State:** Florida

Date: 6/15/2017 revised

Engineer: R. Bobo-Jackson

Bound Block or Complex By Streets:

5461 SW 40th Avenue
Between SW 54th Court and SW 56th Court

Address (name of occupant if prominent)

Fire Area Considered

Type of Construction (C): Type V(III) Construction Class 4 (masonry noncombustible construction)

Total Floor Area: 12,984 s.f. **No. of Stories** 2
(Based on Largest building)

Construction Factor: $C = 18 * F * (A)$ 0.5 $F = 0.8$
 $= 18 * 0.8 * (12984)$ 0.5
 $= 1640$ gpm (make adjustments in accordance w/ ISO guide)
 $= 1750$ gpm (Rounded the nearest 250 gpm)

Occupancy Factor: $O = 0.85$ C-2 (Limited-combustible)(attached single family dwellings)

Exposure Factor: $X = 0.17$ 30' between buildings

Communication Factor: $X = 0$ No passageways to any adjacent buildings.

Fire Flow Required: $NFF = (C)(O)(1+(X+P))$
 $(1750)(0.85)(1+(0.17+0)) = 1740 \text{ gpm}$

(Per I.S.O., round off the final answer to the
nearest 250 gpm if less than 2500 gpm and to
the nearest 500 gpm if greater than 2500 gpm) 1750 gpm

Fire Flow Provided: 3916.70 gpm



Public Works Department
WATER AND WASTEWATER SERVICES

2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 4-17-2017

WORK ORDER: 825619

CUSTOMER NAME: Gator Engineering Associates

ADDRESS: 11390 Temple Street, Cooper City, FL 33330

PHONE # 954-434-5905

FAX# 954-434-5904

LOCATION: 5461 NW 40th Ave, Dania Beach, FL 33314

HYDRANT #1: PHR31609001 LOGGER SN# 341200

HYDRANT #2: PHR31602201 LOGGER SN# 341202

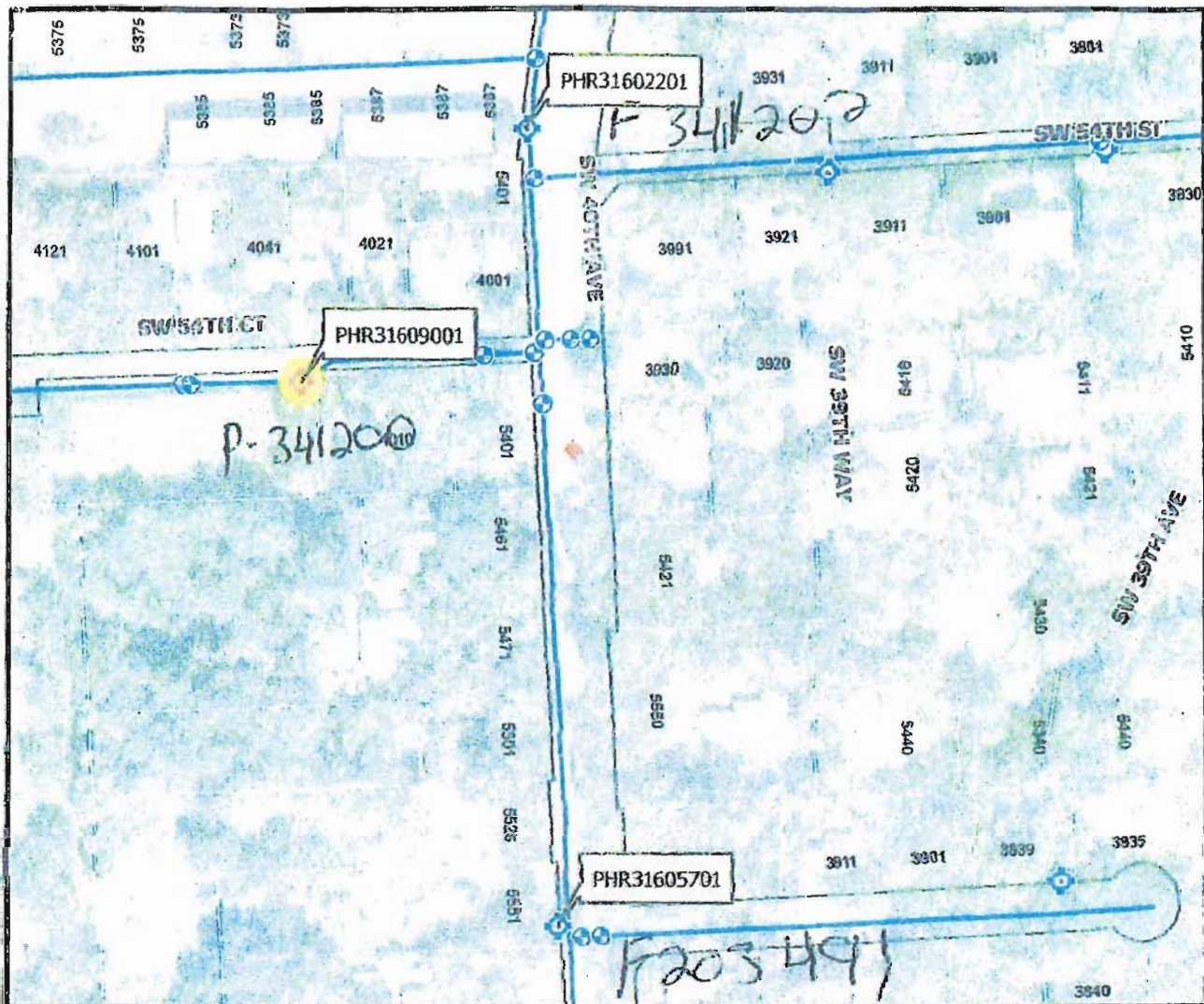
HYDRANT #3: PHR31605701 LOGGER SN# 203491

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	4-17-2017	9:12:25 AM	80.70 PSI
RESIDUAL	4-17-2017	9:33:15 AM	73.90 PSI

HYDRANT # 2	DATE	TIME	
FLOW Single	4-17-2017	9:21:25 AM	1,357.2 GPM
PRESSURE	4-17-2017	9:21:25 AM	79.44 PSI

HYDRANT # 2	DATE	TIME	
FLOW Dual	4-17-2017	9:33:15 AM	1,280.8 GPM
PRESSURE	4-17-2017	9:33:15 AM	73.90 PSI

HYDRANT # 3	DATE	TIME	
FLOW Dual	4-17-2017	9:33:15 AM	1,278.7 GPM
PRESSURE	4-17-2017	9:33:15 AM	73.90 PSI



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31609001
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	316
Location	4043 SW 54 Ct
Cross Street	Sw 40 Ave
City	Dania Beach
Zip Code	33314
State Plane Northing	625,943
State Plane Easting	918,163
X/Y Source	Survey
Year Installed	2000
Operational Status	Operational
Comments	



GATOR ENGINEERING ASSOCIATES
5461 SW 40 AVE
WO#-825619

Approx. Scale: 1 inch = 200 feet

Data Date: 03-31-2017 at 09:32:57
BCWWS Facilities GIS Information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1" = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



[One Inch At Original Size]

918480.625812



**BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: SP-024-17

Name of Project/Development: Oaks Place

Address of Project/Development: 5461 SW 40th Avenue, Dania Beach, FL

Owner/Agent: BCD Dania Oaks, LLC

Design Professional of Record: Regina Bobo-Jackson, P.E.

Water Purveyor: Broward County Water & Wastewater Services

Water Purveyor Address: 2555 West Copans Road, Pompano Beach, FL 33069

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 V(III) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 2,250 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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: _____

5/2/2017

Date

Signature - Design Professional of Record

5/2/2017

Date



GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

June 19, 2017

Corinne Lajoie, AICP, LEED GA
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Plat PL-23-17, Rezoning RZ-25-17, Variance VA47-17, and
Site Plan SP-24-17

Dear Corinne:

Enclosed are the following:

- Check No. 5087 in the amount of \$1,820 – additional flex allocation fees
- 1 copy of the Oaks Place Plat - 24" x 36"
- 1 copy of the Oaks Place Plat- 11" x 17"
- 2 copies of the Responses to the Planning and Zoning DRC Comments
- 2 copies of the Application for the Oaks Place Plat
- Original Application for the Allocation of 22 Flexibility Units
- 2 copies of the Application for the Rezoning which includes an Application for the Allocation of 22 Flexibility Units
- 2 copies of the Application for Variance
- 2 copies of the Application for Site Plan
- CD containing all of the above

Should you need anything further, please let me know.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP

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OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

Done	Responsibility	
		<u>Floodplain Comments</u>
X		This project is subject to the flood plain provisions of Chapter 12 of the Dania Beach Code of Ordinances and the Florida Building Code.
		Understood
		<u>Landscape Plan Review</u>
X	MOYER	1. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet TD-3 . The Arborist's report also needs to evaluate potential impacts to/viability of any specimen trees proposed to remain, and whether specimen trees proposed for removal are viable candidates for relocation. The Arborist's report should list the Tree Protection Zone (TPZ) size for each tree proposed to remain.
		Arborist's report has been updated with additional existing tree information
X	MOYER	2. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140. Specimen trees must be relocated (note that large size is not justification for relocation unfeasibility) . The arborist report required by comment 1 may clarify the tree preservation requirements .
		See updated arborist's report
X	MOYER	3. Provide the existing tree canopies to scale on sheets TD-1 and TD-2
		Existing tree canopy shown on sheet L-1, L-2 for trees to remain. This was okay with reviewer.
X	MOYER	4. For all trees to remain, show the TPZ on the Tree Disposition and Landscape plan <i>at minimum</i> as defined in Sec 825-50, expanded per recommendations from your arborist . A plan-view notation must indicate that tree protection fencing will be installed at the edge of the TPZ.
		TPZ shown on Tree Disposition plan. Also tree protection fence is shown on plan.
X	MOYER	5. It appears that several trees proposed to be removed can remain in place based on the current landscape plan and many fall within proposed landscape areas. Reevaluate tree dispositions of trees currently located within proposed planting area and/or provide adequate justification for removal of these trees.
		Issue resolved with reviewer



OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

X	MOYER	6. Previous comment not addressed . All mitigation must be accounted for prior to site plan approval. Clearly label each tree counted toward mitigation requirements on the landscape plan and provide a column on the proposed plantings table listing the quantity and specification of each species being used to meet mitigation requirements . Note the replacement species diversity requirements listed under Sec. 825-100(A)(4) . Canopy replacement multiplier for exotic species is incorrect; canopy replacement for these species is 50% of the canopy removed for new or amended developments.
		Mitigation calculations shown on sheet L-3 and L-4. Part paid into tree trust fund and part in tree replacements
X	MOYER	7. Previous comment remains until details are provided: The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.
		Provided in a note per reviewer
X	MOYER	8. Provide a point-by-point response to each of the above comments .
		Noted
X	MOYER	9 In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng .com
		Noted
		Broward Sheriff's Office Fire Marshall's Office
		Tier 1 Comments
X	GATOR	3. Proof of Water Supply & Fire Flow Demand as follows: a. Fire Hydrant Flow Test b. Building Construction Type and Total Square footage. Please show in Project Data. c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer. d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document.) e. 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).
		Provided as required.
X	GATOR	4. Sheets C-5 and C-6 show Blow-off Valve . DISTRIBUTION SYSTEMS TO BE LOOPED All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.
		Was resolved at DRC.

OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

X	GATOR	5. Please clarify the Construction type. Application for the Fire Protection Water Supply shows Type III, plans shows VA (sheet AO.O)
		Has been clarified.
X	GATOR	6. Fire Flow Cals show a fire flow demand of 1500 GPM. The application indicates a required fire flow of 1000 GPM. Please clarify discrepancy.
		Has been clarified and corrected.
X	GATOR	7. Fire Flow Cals must be sealed
		The original sealed copy was provided.
X	GATOR	8. Verification letter must be sealed .
		Letter sealed at DRC.
		Application for approval of the Fire Protection Water Supply Design
		An Application has been prepared.
		Planning and Zoning
		Plat PL-23-17
X	GMLAW	2. Per Section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."
		There are no deed restrictions existing or anticipated.
X	GMLAW	3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly.
		A revised plat has been submitted.
X	GMLAW	4. Application identifies folio numbers only for northern 2 properties. Revise application to provide folio numbers for all parcels affected
		Application has been revised and submitted.
		Rezoning RZ-25-17
X	GMALW	1. The folio numbers identified on the application were previously rezoned in 2015 via Ordinance Number 2015-019. Revise the application and legal description to property identify the specific parcels to be rezoned.
		Application has been revised and resubmitted.
		Variance VA-47-17
X	GMLAW	1. 25' front setback required for Building #8.
		Variance Application has been submitted.
X	GMLAW	2. Variance application fee for multifamily is \$2,300, only \$480 was paid. Provide outstanding balance of \$1,820 BEFORE item can be schedule for public hearing
		Additional Fee will be provided prior to scheduling of hearing.
X	GMLAW	3. Revise application to ensure the all applicable properties are properly identified.
		Revised Application has been submitted.

OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

		Site Plan SP-24-17
		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.
X	GMLAW	Application only identifies folio numbers and address for 2 northern parcels which has a previously approved site plan. The 2 new southern property folio numbers and addresses are not identified on the application. Revise the application accordingly and provide area of work to be reviewed, as an approved site plan already exists on 2 norther folios.
		Application has been revised as requested and resubmitted.
		2. Confirm application was properly completed, signed, and proper application fee was paid. Per LDC, Article 635, provide the following missing information: Sec. 635-40:
X	SKLAR	(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"
		See A.4.0 re: Sign drawings and details.
X	SKLAR	(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phased of the project." No phase lines are identified on revised plans. 2nd time requested.
		There is no phasing plan - project will not be phased.
X	SKLAR	(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e. building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.)" 2nd time requested.
		Project data has been included in the Site Plan narrative.
X	GMLAW	2. IMPACT FEES: Impact fees that will be required for the project were attached to the comments provided in March 2017.
		Impact fees will be paid when required.
X	SKLAR	4. SIGNS: No signage detail/dimensions were provided; therefore signage has not been reviewed for compliance with LDC.
		See sheets A-6.0 and B-0.0 fir sugb drawings and details.
X	SKLAR	5. The proximity to the airport will require FAA/BCAD review and approval. 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.
		BCAD obtained, FAA pending.

OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

X	SKLAR	6. PARKING - 14 guest parking spaces shown on site plan drawing. Site Date table on Sheet A 1.2 only identifies 13 as provided. Revise accordingly. - 104 parking spaces required. Site Date table on Sheet A1.2 identifies 105 required. Revise accordingly.
		Corrected, See A-1.2, A-1.1 & A-1.0 - 16 guest spaces of which 3 are ADA.
X	GMLAW	7. USE - Land use designation of the property is Low (5) Residential. Site Date table on Sheet A 1.2 identifies Single Family Residential. Revise accordingly. - Low (5) Residential = 5 units per acre X 5.13 gross acres = 25 units. Ordinance Number 2015-019 granted the 2 norther parcels 14 flex units which results in 39 total units (25 + 14 + 39) on the property. A total of 61 units are proposed. Revise accordingly. • If additional flex units are requested, must submit an application for such.
		As a part of the Rezoning Application, an additional 22 flex units have been requested, which will give us a total of 61 units on the overall site.
X	GMLAW	14. Please e-mail resolution and legal description for development approval in word format to ccurch@daniabeachfl.gov four (4) weeks prior to public hearing.
		A proposed Resolution and legal descriptions will be emailed to Corrine Lajoie at least 4 weeks prior to public hearing.
X	SKLAR	17. Provide building elevation for buildings 2 & 6. 2nd time requested.
		See Sheets A-3.2 and A-3.3.
X	SKLAR	18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Phase lines no longer shown. Revise accordingly.
		Phasing no longer being requested.
X	SKLAR	20. CLUBHOUSE Club house should not be part of this site plan review, as it was already approved. Clarify.
		Clubhouse is a part of the new overall site plan. The previously approved site plan is no longer being used.
X	GMLAW SKLAR	22. Per Section 205-10(B): 6. 25' front setback required; and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
		Variance application has been submitted. VA-47-17, parking has been provided per Code.

OAKS PLACE
RESPONSE TO DRC COMMENTS OF MAY 19, 2017
PZ#: PL-23-17, SP-24-17; RX-25-17

X	GMLAW	23. Per Resolution No. 2015-071, \$1,825 per townhouse dwelling (61 X \$1,825 = \$111,325) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.
		Recreation fees will be paid as required at time of building permit issuance.
X	SKLAR	24. Delineate area of work for review on the Site Plan drawing. Buildings 1, 2, 3, 4, and Clubhouse were previously approved Resolution number 2015-096. Identify such on plans. Additionally, remove reference regarding Building 1, 2, 3, 4 & Clubhouse from sheets A2.0, A2.2, A2.3, A3.0 and A3.2.
		New site plan includes all property - former site plan will be completely replaced.
X	SKLAR	25. Per Article 250, provide wildlife study.
		Wildlife Studies showing no listed species nor signs of listed species of wildlife, were submitted at DRC meeting.



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Dania Oaks
(029-MP-15) City of Dania Beach

DATE: June 14, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 24 townhomes and 1 single-family dwelling unit on Parcel A and a park on Parcel B.

TO: This plat is restricted to 25 townhomes.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Low (5) Residential" land use category. This plat is generally located on the west side of Southwest 40 Avenue, between Southwest 54 Court and Stirling Road.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 12. Planning Council staff previously received written documentation that the City allocated 14 "flexibility units" to this plat on September 8, 2015, through Ordinance Number 2015-019. Therefore, the proposed development of 25 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is contiguous to the City of Hollywood and is subject to Policy 2.10.1 of the Broward County Land Use Plan. In this regard, Planning Council staff previously received written documentation from the City of Hollywood that they did not request a compatibility review. We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

Dania Oaks
June 14, 2017
Page Two

BBB:PMS

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



PRELIMINARY DRAINAGE CALCULATION

FOR

**Oaks Place Townhome Development
April, 2017**

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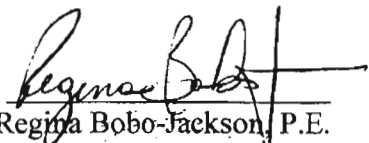


Prepared By:

**Gator Engineering Associates, Inc.
10620 Griffin Road, Suite 102
Cooper City, Florida 33330**

GEa Project No. 16061

Signed:


Regina Bobo-Jackson, P.E.

P.E. No. 0038550

Dated: 5/2/17

Pages 1-15

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I. INTRODUCTION

The project, Oaks Place, is proposed on a 207,224 square feet (4.8 Ac) site located at within the City of Dian Beach, Broward County, Florida. The project proposes the improvement of site to provide 9 buildings – 61 townhome units, one club house.

The site drainage is design to satisfy the Broward County Surface Water Management Division and SFWMD drainage criteria and regulations.

II. GIVEN PARAMETERS

- The average wet season water table is 2.0' NAVD.
- Flood Zone: X/AE/AH Community No.12011C Panel No. 0562-H
Base Flood Elevation: N/A/5'/6' NAVD 1988
- The average existing site grade is 7.18'
- Site elevations
 - Road Crown (SW 40th Avenue) Highest Elevation = + 7.88' NAVD
 - Proposed Finish Floor Highest Elevation = 10.00' NAVD

III. SITE BREAKDOWN

	Existing (4.80 Ac)	Proposed (4.80 Ac)
• Total		
• Impervious Buildings	(0.21 Ac)	(1.38 Ac)
Pavement, Walkways and Pools	(0.21 Ac)	(1.51 Ac)
• Pervious	(4.38 Ac)	(1.91 Ac)

IV. WATER QUALITY COMPUTATIONS

A. Water Quality

1. First one inch of runoff:
1 in. x 4.80 Ac
= 4.80 Ac-in. runoff
2. Compute 2.5 inches x percentage of impervious
Total Project - (pond + buildings)
= 4.80 Ac. - (1.38 Ac) = 3.42 Ac.
= 3.42 Ac. of site for water quality pervious/impervious
3. 3.42 - pervious area
= 3.42 - 1.91 = 1.51 Ac.
1.51 Ac. of impervious area for water quality pervious/impervious
4. $\frac{(\text{Impervious area of water quality})}{\text{site area for water quality}} \times 100$ % site area for water quality
= $\frac{1.51 \text{ Ac.}}{4.80 \text{ Ac.}} \times 100$
= 31.46 % impervious
5. For 2.5 inches x percentage of impervious
= 2.5 inches x $\frac{31.46}{100}$
= 0.79 inches to be treated
6. Compute volume required for quality detention
Inches to be treated x (total site - ponds)
= 0.79 in. x (4.80 Ac - 0 Ac) = 3.79 Ac-in
= 3.79 Ac.-in. required detention storage
Since 4.80 Ac-in is greater than 3.79 Ac-in

C. Trench Design

1. Computation of Trench Volume.

$$L = V / (K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10)^{-4} W D_u)$$

L = Length of trench required (feet)

V = Volume to be exfiltrated (cf)

W = Trench width (feet)

K = Hydraulic Conductivity (cfs/ft²- ft. head)

H₂ = Depth to water table (feet)

D_u = Non-saturated trench depth (feet)

D_s = Saturated trench depth (feet)

In this project: See section on page 6.

$$V = 4.80 \text{ Ac-in}$$

$$W = 3.00 \text{ ft}$$

$$K = 3.614 \times 10^{-4}$$

$$H_2 = 5.05 \text{ ft}$$

$$D_u = 3.00 \text{ ft}$$

$$D_s = 0.00 \text{ ft}$$

$$L = 4.80 / (3.614 \times 10^{-4} ((5.05)(3.00) + 2(4.76)(3.00) - (3.00)(3.00) + 2(4.76)(0.00) + 1.39 \times 10^{-4} (3.00)(3.00)) =$$

$$L = \underline{332.77 \text{ LF}} ; \quad 334.00 \text{ LF used}$$

V. PRE VS POST-DESIGN STAGE COMPUTATIONS

a. Stage-Storage Computations

Stage storage was calculated for the pre-design and post-design (no discharge) (See pages 7 to 10). The volume achieved in the swales and trench was added to the post-design (no discharge) stage storage values. The 25 year, 3 day – No discharge and the 100 year, and the 3 day – No discharge flood routing was calculated for both the pre and post-design.

b. Compute Soil Storage

= (pervious acres / total site acres) x soil storage available under previous area

Pre-Design = (4.38 ac / 4.80 ac) 5.03 in. = 4.59 in of soil storage available over the entire site.

Post-Design = (1.91 ac/4.80 ac) 8.18 in. = 3.25 in of soil storage available over the entire site.

c. Pre-design $\geq$ Post-design Maximum Stages

Pre-design Maximum Stages = (25 year, 3 day, No discharge – See Page 7) = 6.11’
(100 year, 3 day, No discharge – See Page 8) = 6.38’

Post-design Maximum Stages = (25 year, 3 day, No discharge – See Page 9) = 6.10’
(100 year, 3 day, No discharge – See Page 10) = 6.35’

Note, that Maximum Stages of the post-design values are less than the pre-design stages.

Project Name: Oaks Place

Reviewer: RBJ

Project Number: 16061

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 4.8 acres

Ground Storage: 4.59 inches

Time of Concentration: 0.1 hours

Initial Stage: 2.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
3.50	0.07
4.00	0.30
4.50	0.74
5.00	1.43
5.50	2.36
6.00	3.55
6.50	4.98
7.00	6.65
7.50	8.58
8.00	10.71
8.50	13.01
9.00	15.47
9.50	18.11
10.00	20.90

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

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)
=====	=====	=====	=====	=====
Project Site	6.11	73.00	2.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Project Site	3.87	0.00	0.00	0.00	3.87	0.00

Project Name: Oask Place

Reviewer: RBJ

Project Number: 16061

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 4.8 acres

Ground Storage: 4.59 inches

Time of Concentration: 0.1 hours

Initial Stage: 2.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
3.50	0.07
4.00	0.30
4.50	0.74
5.00	1.43
5.50	2.36
6.00	3.55
6.50	4.98
7.00	6.65
7.50	8.58
8.00	10.71
8.50	13.01
9.00	15.47
9.50	18.11
10.00	20.90

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

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)
=====	=====	=====	=====	=====
Project Site	6.38	73.00	2.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Project Site	4.62	0.00	0.00	0.00	4.62	0.00

Project Name: Crispus Commons TH

Reviewer: RBJ

Project Number: 16074

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 4.8 acres

Ground Storage: 3.25 inches

Time of Concentration: 0.1 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
3.50	0.09
4.00	0.37
4.50	0.87
5.00	1.64
5.50	2.67
6.00	3.97
6.50	5.53
7.00	7.36
7.50	9.45
8.00	11.77
8.50	14.28
9.00	16.96
9.50	19.84

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

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)
=====	=====	=====	=====	=====
Project Site	6.10	73.00	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Project Site	4.29	0.00	0.00	0.00	4.29	0.00

Project Name: Oaks Place

Reviewer: RBJ

Project Number: 16061

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 4.8 acres

Ground Storage: 3.25 inches

Time of Concentration: 0.1 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
3.50	0.09
4.00	0.37
4.50	0.87
5.00	1.64
5.50	2.67
6.00	3.97
6.50	5.53
7.00	7.36
7.50	9.45
8.00	11.77
8.50	14.28
9.00	16.96
9.50	19.84

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

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)
=====	=====	=====	=====	=====
Project Site	6.35	73.00	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Project Site	5.07	0.00	0.00	0.00	5.07	0.00

EXFILTRATION TEST RESULTS

**PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)**

DATE:	October 30, 2012	Test #	P-1
CLIENT:	Casey Development Group, LLC		
ADDRESS:	777 41 st Street, 2 nd floor, Miami Beach, Florida 33140		
PROJECT:	SFR		
PROJECT ADDRESS:	5461-714 SW. 40 th Ave. Ft. Lauderdale, Florida		
LOCATION OF TEST:	As marked on plan		
DIAMETER OF HOLE:	6"		

ELAPSED TIME (minutes)		GPM
1.-	1	10.0
2.-	1	10.0
3.-	1	10.0
4.-	1	10.0
5.-	1	10.0
6.-	1	10.0
7.-	1	9.0
8.-	1	9.0
9.-	1	9.0
10.-	1	9.0

DEPTH OF HOLE: 15'-0"

Perc. Rate: 10.0 G.P.M.

WATER TABLE BELOW GROUND SURFACE: 2'-0"

K-VALUE= 5.024×10^{-4} c.f.s/Ft 2-ft.head

SUBSURFACE INVESTIGATION

Depth Below Ground Surface:	Soil Description:
0'-0" to 0'-2"	Top soil
0'-2: to 3'-6"	Light brown medium silica sand
3'-6" to 8'-0"	Brown medium silica sand
8'-0" to 15'-0"	Tan medium lime sand and lime rock

Field Technician: MP
Typed by: bm

Respectfully Submitted,

[Signature]
 Waseem Quadri, P.E. 51481
 All State Engineering &
 Testing Consultants, Inc.



PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)

DATE:	October 30, 2012	Test #	P-2
CLIENT:	Casey Development Group, LLC		
ADDRESS:	777 41 st Street, 2 nd floor, Miami Beach, Florida 33140		
PROJECT:	SFR		
PROJECT ADDRESS:	5461-714 SW. 40 th Ave. Ft. Lauderdale, Florida		
LOCATION OF TEST:	As marked on plan		
DIAMETER OF HOLE:	6"		

ELAPSED TIME (minutes)		GPM
1.-	1	8.0
2.-	1	8.0
3.-	1	8.0
4.-	1	8.0
5.-	1	8.0
6.-	1	8.0
7.-	1	8.0
8.-	1	8.0
9.-	1	8.0
10.-	1	8.0

DEPTH OF HOLE: 15'-0"

Perc. Rate: 8.0 G.P.M.

WATER TABLE BELOW GROUND SURFACE: 2'-0"

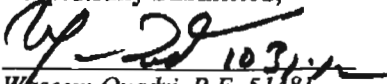
K-VALUE= 4.019×10^{-4} c.f.s/Ft 2-ft.head

SUBSURFACE INVESTIGATION

Depth Below Ground Surface:	Soil Description:
0'-0" to 0'-2"	Top soil
0'-2" to 0'-6"	Dark brown sandy muck
0'-6" to 8'-0"	Brown medium silica sand
8'-0" to 15'-0"	Tan medium silica sand with lime rock

Field Technician: MP
Typed by: bm

Respectfully Submitted,


Waseem Quadri, P.E. 51481
All State Engineering &
Testing Consultants, Inc.



PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)

DATE:	October 30, 2012	Test #	P-3
CLIENT:	Casey Development Group, LLC		
ADDRESS:	777 41 st Street, 2 nd floor, Miami Beach, Florida 33140		
PROJECT:	SFR		
PROJECT ADDRESS:	5461-714 SW. 40 th Ave. Ft. Lauderdale, Florida		
LOCATION OF TEST:	As marked on plan		
DIAMETER OF HOLE:	6"		

ELAPSED TIME (minutes)		GPM
1.-	1	8.0
2.-	1	8.0
3.-	1	8.0
4.-	1	8.0
5.-	1	8.0
6.-	1	8.0
7.-	1	7.0
8.-	1	7.0
9.-	1	7.0
10.-	1	6.0

DEPTH OF HOLE: 15'-0"

Perc. Rate: 8.0 G.P.M.

WATER TABLE BELOW GROUND SURFACE: 5'-0"

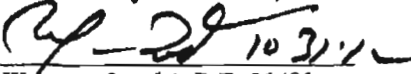
K-VALUE= 1.799×10^{-4} c.f.s/Ft 2-ft.head

SUBSURFACE INVESTIGATION

Depth Below Ground Surface:	Soil Description:
0'-0" to 0'-2"	Top soil
0'-2" to 2'-0"	Light brown medium silica sand
2'-0" to 10'-0"	Brown medium silica sand
10'-0" to 15'-0"	Tan medium silica sand with some rocks

Field Technician: MP
Typed by: bm

Respectfully Submitted,



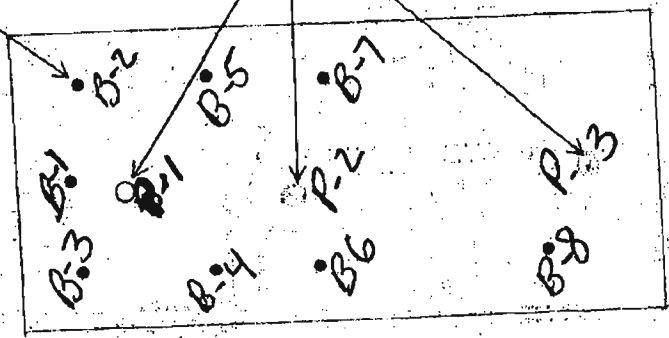
Waseem Quadri, P.E. 51481

All State Engineering &
Testing Consultants, Inc.

WINDY

(3) PERCOLATION
TEST LOCATIONS

(8) SOIL BEARING
TEST LOCATIONS,
TYP



101 10' DIA	111 10' DIA	121 10' DIA	131 10' DIA	141 10' DIA	151 10' DIA
102 10' DIA	112 10' DIA	122 10' DIA	132 10' DIA	142 10' DIA	152 10' DIA
103 10' DIA	113 10' DIA	123 10' DIA	133 10' DIA	143 10' DIA	153 10' DIA
104 10' DIA	114 10' DIA	124 10' DIA	134 10' DIA	144 10' DIA	154 10' DIA
105 10' DIA	115 10' DIA	125 10' DIA	135 10' DIA	145 10' DIA	155 10' DIA
106 10' DIA	116 10' DIA	126 10' DIA	136 10' DIA	146 10' DIA	156 10' DIA
107 10' DIA	117 10' DIA	127 10' DIA	137 10' DIA	147 10' DIA	157 10' DIA
108 10' DIA	118 10' DIA	128 10' DIA	138 10' DIA	148 10' DIA	158 10' DIA
109 10' DIA	119 10' DIA	129 10' DIA	139 10' DIA	149 10' DIA	159 10' DIA
110 10' DIA	120 10' DIA	130 10' DIA	140 10' DIA	150 10' DIA	



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708



HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 4-17-2017

WORK ORDER: 825619

CUSTOMER NAME: Gator Engineering Associates

ADDRESS: 11390 Temple Street, Cooper City, FL 33330

PHONE # 954-434-5905

FAX# 954-434-5904

LOCATION: 5461 NW 40th Ave, Dania Beach, FL 33314

HYDRANT #1: PHR31609001

LOGGER SN# 341200

HYDRANT #2: PHR31602201

LOGGER SN# 341202

HYDRANT #3: PHR31605701

LOGGER SN# 203491

FILE COPY

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	4-17-2017	9:12:25 AM	80.70 PSI
RESIDUAL	4-17-2017	9:33:15 AM	73.90 PSI

HYDRANT # 2	DATE	TIME	
FLOW Single	4-17-2017	9:21:25 AM	1,357.2 GPM
PRESSURE	4-17-2017	9:21:25 AM	79.44 PSI

HYDRANT # 2	DATE	TIME	
FLOW Dual	4-17-2017	9:33:15 AM	1,280.8 GPM
PRESSURE	4-17-2017	9:33:15 AM	73.90 PSI

HYDRANT # 3	DATE	TIME	
FLOW Dual	4-17-2017	9:33:15 AM	1,278.7 GPM
PRESSURE	4-17-2017	9:33:15 AM	73.90 PSI

Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

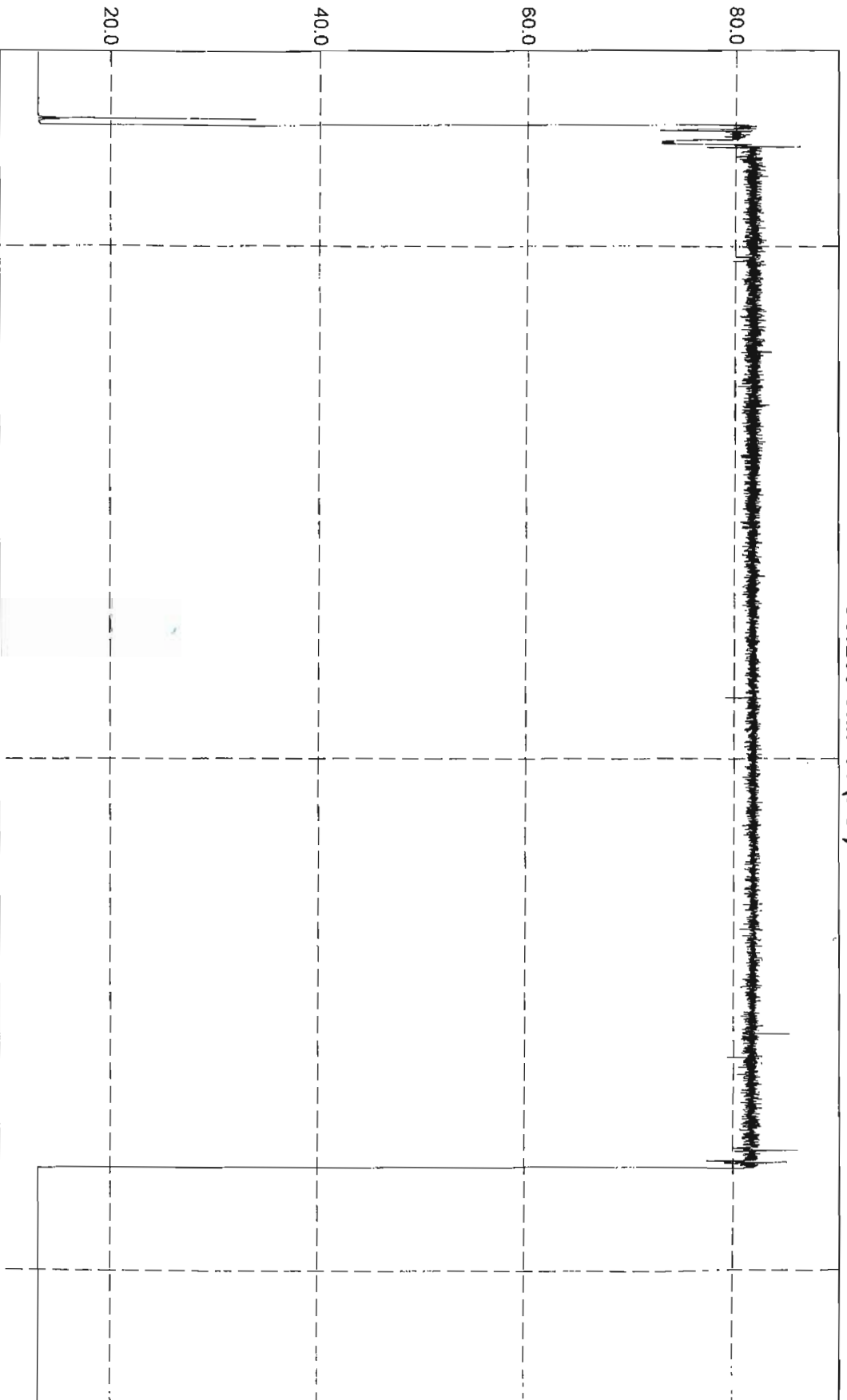
TELOGER model HPR-31 SN# 341202

TELOGER model HPR-31 SN# 203491

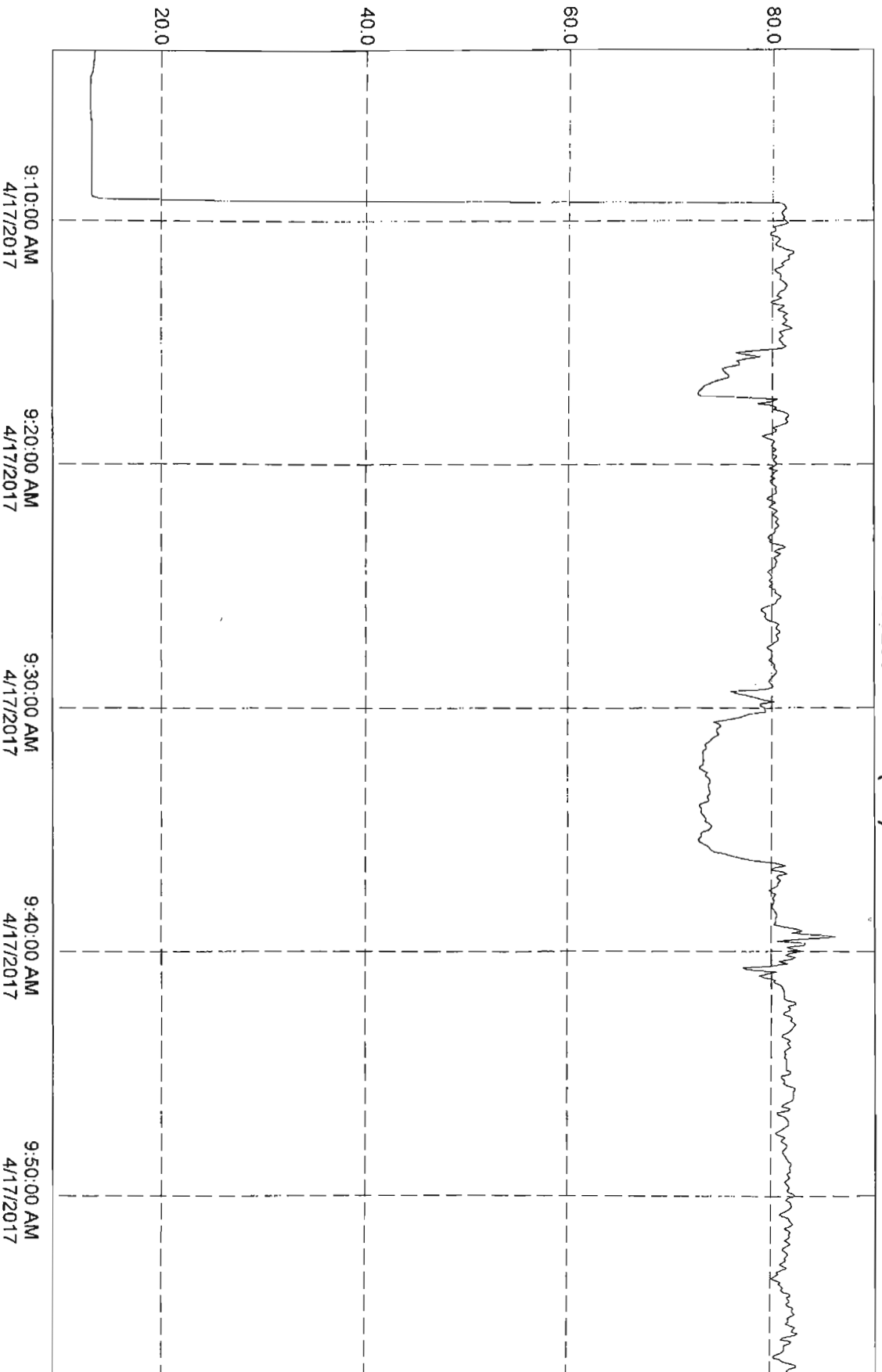
TELOGER model HPR-31 SN# 341200

POLLARD DIFFUSER 2.5 in

341200 Chnl 01 (PSI)



341200 Chnl 01 (PSI)



Channel Plot 1:

	Time	341200 Chnl 01 Avg
1248	4/17/2017 9:10:55 AM	80.293
1249	4/17/2017 9:11:00 AM	80.244
1250	4/17/2017 9:11:05 AM	80.879
1251	4/17/2017 9:11:10 AM	81.319
1252	4/17/2017 9:11:15 AM	82.076
1253	4/17/2017 9:11:20 AM	82.125
1254	4/17/2017 9:11:25 AM	81.538
1255	4/17/2017 9:11:30 AM	81.514
1256	4/17/2017 9:11:35 AM	81.661
1257	4/17/2017 9:11:40 AM	81.197
1258	4/17/2017 9:11:45 AM	80.855
1259	4/17/2017 9:11:50 AM	81.123
1260	4/17/2017 9:11:55 AM	80.806
1261	4/17/2017 9:12:00 AM	80.147
1262	4/17/2017 9:12:05 AM	80.244
1263	4/17/2017 9:12:10 AM	80.733
1264	4/17/2017 9:12:15 AM	80.806
1265	4/17/2017 9:12:20 AM	80.733
1266	4/17/2017 9:12:25 AM	80.708
1267	4/17/2017 9:12:30 AM	81.026
1268	4/17/2017 9:12:35 AM	81.319
1269	4/17/2017 9:12:40 AM	81.441
1270	4/17/2017 9:12:45 AM	81.294
1271	4/17/2017 9:12:50 AM	81.221
1272	4/17/2017 9:12:55 AM	80.684
1273	4/17/2017 9:13:00 AM	80.611
1274	4/17/2017 9:13:05 AM	80.366
1275	4/17/2017 9:13:10 AM	80.928
1276	4/17/2017 9:13:15 AM	80.464
1277	4/17/2017 9:13:20 AM	79.731
1278	4/17/2017 9:13:25 AM	80.195
1279	4/17/2017 9:13:30 AM	81.172
1280	4/17/2017 9:13:35 AM	80.904
1281	4/17/2017 9:13:40 AM	80.44
1282	4/17/2017 9:13:45 AM	81.123
1283	4/17/2017 9:13:50 AM	81.49
1284	4/17/2017 9:13:55 AM	81.026

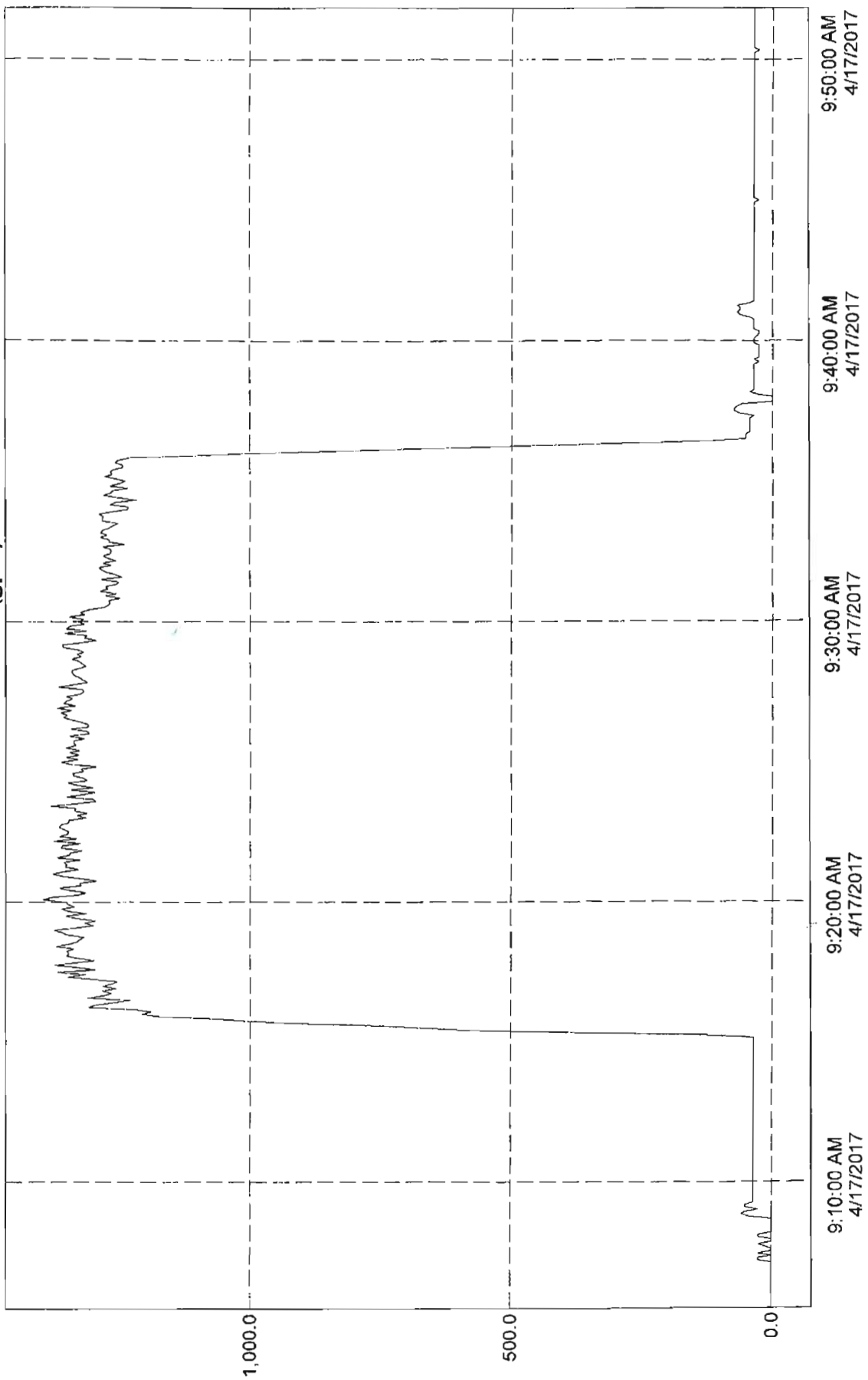
Channel Plot 1:

	Time	341200 Chnl 01 Avg
1356	4/17/2017 9:19:55 AM	80.317
1357	4/17/2017 9:20:00 AM	80.44
1358	4/17/2017 9:20:05 AM	80.122
1359	4/17/2017 9:20:10 AM	79.634
1360	4/17/2017 9:20:15 AM	80.562
1361	4/17/2017 9:20:20 AM	80.147
1362	4/17/2017 9:20:25 AM	80.098
1363	4/17/2017 9:20:30 AM	79.805
1364	4/17/2017 9:20:35 AM	80.293
1365	4/17/2017 9:20:40 AM	79.707
1366	4/17/2017 9:20:45 AM	79.878
1367	4/17/2017 9:20:50 AM	80.073
1368	4/17/2017 9:20:55 AM	80.415
1369	4/17/2017 9:21:00 AM	80.244
1370	4/17/2017 9:21:05 AM	80.366
1371	4/17/2017 9:21:10 AM	80.415
1372	4/17/2017 9:21:15 AM	80.073
1373	4/17/2017 9:21:20 AM	79.707
1374	4/17/2017 9:21:25 AM	79.438
1375	4/17/2017 9:21:30 AM	80.073
1376	4/17/2017 9:21:35 AM	80.366
1377	4/17/2017 9:21:40 AM	79.902
1378	4/17/2017 9:21:45 AM	79.658
1379	4/17/2017 9:21:50 AM	80.195
1380	4/17/2017 9:21:55 AM	80.488
1381	4/17/2017 9:22:00 AM	80.22
1382	4/17/2017 9:22:05 AM	80.073
1383	4/17/2017 9:22:10 AM	80.342
1384	4/17/2017 9:22:15 AM	80.659
1385	4/17/2017 9:22:20 AM	80.366
1386	4/17/2017 9:22:25 AM	80.342
1387	4/17/2017 9:22:30 AM	80.708
1388	4/17/2017 9:22:35 AM	80.562
1389	4/17/2017 9:22:40 AM	80.22
1390	4/17/2017 9:22:45 AM	80.269
1391	4/17/2017 9:22:50 AM	80.195
1392	4/17/2017 9:22:55 AM	79.731
1393	4/17/2017 9:23:00 AM	79.609

Channel Plot 1:

	Time	341200 Chnl 01 Avg
1499	4/17/2017 9:31:50 AM	73.333
1500	4/17/2017 9:31:55 AM	73.358
1501	4/17/2017 9:32:00 AM	73.358
1502	4/17/2017 9:32:05 AM	73.382
1503	4/17/2017 9:32:10 AM	73.431
1504	4/17/2017 9:32:15 AM	73.382
1505	4/17/2017 9:32:20 AM	73.407
1506	4/17/2017 9:32:25 AM	73.04
1507	4/17/2017 9:32:30 AM	73.065
1508	4/17/2017 9:32:35 AM	73.431
1509	4/17/2017 9:32:40 AM	73.797
1510	4/17/2017 9:32:45 AM	73.553
1511	4/17/2017 9:32:50 AM	73.724
1512	4/17/2017 9:32:55 AM	74.042
1513	4/17/2017 9:33:00 AM	74.066
1514	4/17/2017 9:33:05 AM	74.09
1515	4/17/2017 9:33:10 AM	73.871
1516	4/17/2017 9:33:15 AM	73.895
1517	4/17/2017 9:33:20 AM	73.968
1518	4/17/2017 9:33:25 AM	74.042
1519	4/17/2017 9:33:30 AM	74.115
1520	4/17/2017 9:33:35 AM	73.944
1521	4/17/2017 9:33:40 AM	73.773
1522	4/17/2017 9:33:45 AM	73.944
1523	4/17/2017 9:33:50 AM	73.944
1524	4/17/2017 9:33:55 AM	73.358
1525	4/17/2017 9:34:00 AM	72.991
1526	4/17/2017 9:34:05 AM	73.114
1527	4/17/2017 9:34:10 AM	73.26
1528	4/17/2017 9:34:15 AM	73.162
1529	4/17/2017 9:34:20 AM	73.211
1530	4/17/2017 9:34:25 AM	73.431
1531	4/17/2017 9:34:30 AM	73.553
1532	4/17/2017 9:34:35 AM	73.7
1533	4/17/2017 9:34:40 AM	73.529
1534	4/17/2017 9:34:45 AM	74.017
1535	4/17/2017 9:34:50 AM	74.261
1536	4/17/2017 9:34:55 AM	74.188

341202 Chnl 01 (gpm)



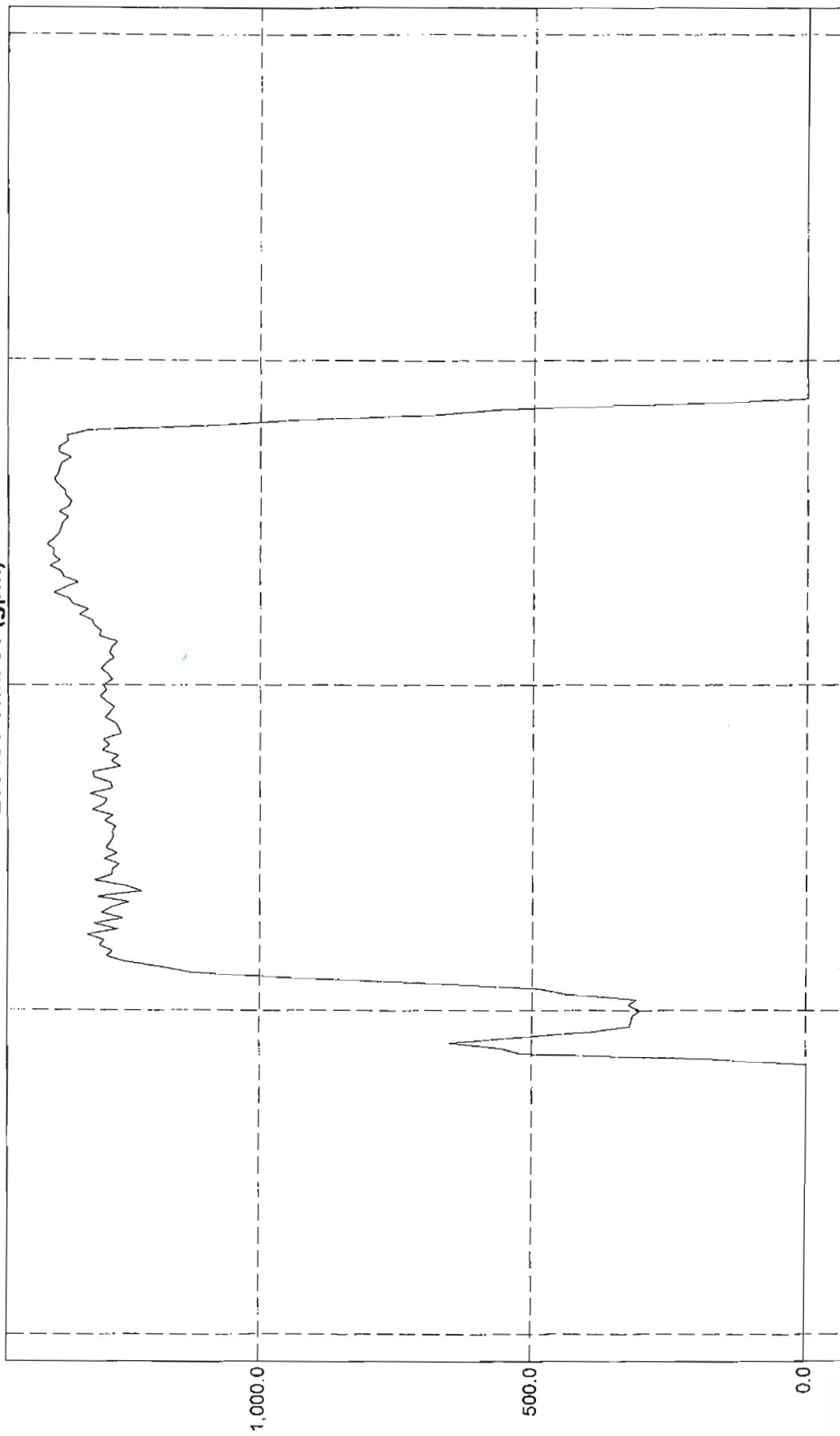
Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1346	4/17/2017 9:19:55 AM	1,349.3	10,383.9
1347	4/17/2017 9:20:00 AM	1,353.1	10,496.7
1348	4/17/2017 9:20:05 AM	1,398.3	10,613.2
1349	4/17/2017 9:20:10 AM	1,380.5	10,728.2
1350	4/17/2017 9:20:15 AM	1,330.8	10,839.1
1351	4/17/2017 9:20:20 AM	1,314.5	10,948.7
1352	4/17/2017 9:20:25 AM	1,348.0	11,061.0
1353	4/17/2017 9:20:30 AM	1,365.5	11,174.8
1354	4/17/2017 9:20:35 AM	1,323.8	11,285.1
1355	4/17/2017 9:20:40 AM	1,327.2	11,395.7
1356	4/17/2017 9:20:45 AM	1,293.6	11,503.5
1357	4/17/2017 9:20:50 AM	1,327.2	11,614.1
1358	4/17/2017 9:20:55 AM	1,360.2	11,727.5
1359	4/17/2017 9:21:00 AM	1,378.0	11,842.3
1360	4/17/2017 9:21:05 AM	1,359.7	11,955.6
1361	4/17/2017 9:21:10 AM	1,329.0	12,066.4
1362	4/17/2017 9:21:15 AM	1,354.6	12,179.3
1363	4/17/2017 9:21:20 AM	1,351.3	12,291.9
1364	4/17/2017 9:21:25 AM	1,357.2	12,405.0
1365	4/17/2017 9:21:30 AM	1,326.2	12,515.5
1366	4/17/2017 9:21:35 AM	1,371.8	12,629.8
1367	4/17/2017 9:21:40 AM	1,347.0	12,742.0
1368	4/17/2017 9:21:45 AM	1,345.0	12,854.1
1369	4/17/2017 9:21:50 AM	1,321.5	12,964.3
1370	4/17/2017 9:21:55 AM	1,361.7	13,077.7
1371	4/17/2017 9:22:00 AM	1,361.2	13,191.2
1372	4/17/2017 9:22:05 AM	1,325.4	13,301.6
1373	4/17/2017 9:22:10 AM	1,378.0	13,416.5
1374	4/17/2017 9:22:15 AM	1,332.9	13,527.5
1375	4/17/2017 9:22:20 AM	1,367.0	13,641.4
1376	4/17/2017 9:22:25 AM	1,350.3	13,754.0
1377	4/17/2017 9:22:30 AM	1,348.3	13,866.3
1378	4/17/2017 9:22:35 AM	1,355.4	13,979.3
1379	4/17/2017 9:22:40 AM	1,367.3	14,093.2
1380	4/17/2017 9:22:45 AM	1,363.2	14,206.8
1381	4/17/2017 9:22:50 AM	1,347.5	14,319.1
1382	4/17/2017 9:22:55 AM	1,348.0	14,431.4

Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1488	4/17/2017 9:31:45 AM	1,271.4	26,105.4
1489	4/17/2017 9:31:50 AM	1,282.1	26,212.3
1490	4/17/2017 9:31:55 AM	1,288.0	26,319.6
1491	4/17/2017 9:32:00 AM	1,263.8	26,424.9
1492	4/17/2017 9:32:05 AM	1,281.1	26,531.7
1493	4/17/2017 9:32:10 AM	1,255.6	26,636.3
1494	4/17/2017 9:32:15 AM	1,269.5	26,742.1
1495	4/17/2017 9:32:20 AM	1,280.0	26,848.7
1496	4/17/2017 9:32:25 AM	1,265.7	26,954.2
1497	4/17/2017 9:32:30 AM	1,264.3	27,059.6
1498	4/17/2017 9:32:35 AM	1,266.5	27,165.1
1499	4/17/2017 9:32:40 AM	1,281.1	27,271.9
1500	4/17/2017 9:32:45 AM	1,239.6	27,375.2
1501	4/17/2017 9:32:50 AM	1,267.9	27,480.8
1502	4/17/2017 9:32:55 AM	1,268.4	27,586.5
1503	4/17/2017 9:33:00 AM	1,285.6	27,693.7
1504	4/17/2017 9:33:05 AM	1,272.5	27,799.7
1505	4/17/2017 9:33:10 AM	1,285.1	27,906.8
1506	4/17/2017 9:33:15 AM	1,280.8	28,013.5
1507	4/17/2017 9:33:20 AM	1,268.4	28,119.2
1508	4/17/2017 9:33:25 AM	1,260.8	28,224.3
1509	4/17/2017 9:33:30 AM	1,251.2	28,328.6
1510	4/17/2017 9:33:35 AM	1,281.3	28,435.4
1511	4/17/2017 9:33:40 AM	1,282.1	28,542.2
1512	4/17/2017 9:33:45 AM	1,279.5	28,648.8
1513	4/17/2017 9:33:50 AM	1,287.5	28,756.1
1514	4/17/2017 9:33:55 AM	1,263.2	28,861.4
1515	4/17/2017 9:34:00 AM	1,234.1	28,964.2
1516	4/17/2017 9:34:05 AM	1,232.1	29,066.9
1517	4/17/2017 9:34:10 AM	1,266.8	29,172.5
1518	4/17/2017 9:34:15 AM	1,256.7	29,277.2
1519	4/17/2017 9:34:20 AM	1,216.1	29,378.5
1520	4/17/2017 9:34:25 AM	1,252.0	29,482.9
1521	4/17/2017 9:34:30 AM	1,278.9	29,589.4
1522	4/17/2017 9:34:35 AM	1,265.4	29,694.9
1523	4/17/2017 9:34:40 AM	1,261.3	29,800.0
1524	4/17/2017 9:34:45 AM	1,232.9	29,902.7

203491 Chnl 01 (gpm)



Channel Plot 1:

	Time	203491 Chnl 01 Flow Rate	203491 Chnl 01 Flow Total
1472	4/17/2017 9:31:45 AM	1,297.1	2,185.5
1473	4/17/2017 9:31:50 AM	1,215.0	2,286.7
1474	4/17/2017 9:31:55 AM	1,246.3	2,390.6
1475	4/17/2017 9:32:00 AM	1,302.4	2,499.1
1476	4/17/2017 9:32:05 AM	1,269.5	2,604.9
1477	4/17/2017 9:32:10 AM	1,268.4	2,710.6
1478	4/17/2017 9:32:15 AM	1,256.7	2,815.3
1479	4/17/2017 9:32:20 AM	1,283.8	2,922.3
1480	4/17/2017 9:32:25 AM	1,258.9	3,027.2
1481	4/17/2017 9:32:30 AM	1,281.1	3,133.9
1482	4/17/2017 9:32:35 AM	1,272.5	3,240.0
1483	4/17/2017 9:32:40 AM	1,266.8	3,345.6
1484	4/17/2017 9:32:45 AM	1,268.4	3,451.3
1485	4/17/2017 9:32:50 AM	1,263.0	3,556.5
1486	4/17/2017 9:32:55 AM	1,283.2	3,663.4
1487	4/17/2017 9:33:00 AM	1,267.3	3,769.0
1488	4/17/2017 9:33:05 AM	1,307.1	3,878.0
1489	4/17/2017 9:33:10 AM	1,284.8	3,985.0
1490	4/17/2017 9:33:15 AM	1,278.7	4,091.6
1491	4/17/2017 9:33:20 AM	1,310.0	4,200.8
1492	4/17/2017 9:33:25 AM	1,269.2	4,306.5
1493	4/17/2017 9:33:30 AM	1,272.2	4,412.5
1494	4/17/2017 9:33:35 AM	1,302.9	4,521.1
1495	4/17/2017 9:33:40 AM	1,306.3	4,630.0
1496	4/17/2017 9:33:45 AM	1,253.4	4,734.4
1497	4/17/2017 9:33:50 AM	1,270.8	4,840.3
1498	4/17/2017 9:33:55 AM	1,258.1	4,945.2
1499	4/17/2017 9:34:00 AM	1,288.0	5,052.5
1500	4/17/2017 9:34:05 AM	1,274.4	5,158.7
1501	4/17/2017 9:34:10 AM	1,286.2	5,265.9
1502	4/17/2017 9:34:15 AM	1,254.0	5,370.4
1503	4/17/2017 9:34:20 AM	1,257.8	5,475.2
1504	4/17/2017 9:34:25 AM	1,263.0	5,580.4
1505	4/17/2017 9:34:30 AM	1,282.1	5,687.3
1506	4/17/2017 9:34:35 AM	1,273.0	5,793.4
1507	4/17/2017 9:34:40 AM	1,265.7	5,898.8
1508	4/17/2017 9:34:45 AM	1,280.8	6,005.6
1509	4/17/2017 9:34:50 AM	1,291.8	6,113.2



BOARD OF COUNTY COMMISSIONERS
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., BLDG. 1
POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.

(1) APPLICATION FOR:

- ☐ 24-Hour Pressure Test with Chart Reading.....\$150.00
- ☒ Pressure and Flow Test including 24 hour chart recording.....\$200.00
- ☐ Tapping into Main (If necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Regina Bobo-Jackson
Contact Person

(3) COMPANY NAME: Gator Engineering Associates, Inc.

(4) MAILING ADDRESS: 11390 Temple Street, Cooper City, FL 33330
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: 5461 SW 40th Avenue, Dania Beach, FL
Number, Street, City, and Zip Code

(6) PHONE NO: (954) 434-5905 **FAX NO:** (954) 434-5904
gator_ec@bellsouth.net

(7) E-MAIL ADDRESS: _____

(8) SIGNATURE: Regina Bobo-Jackson **DATE:** 4/11/17

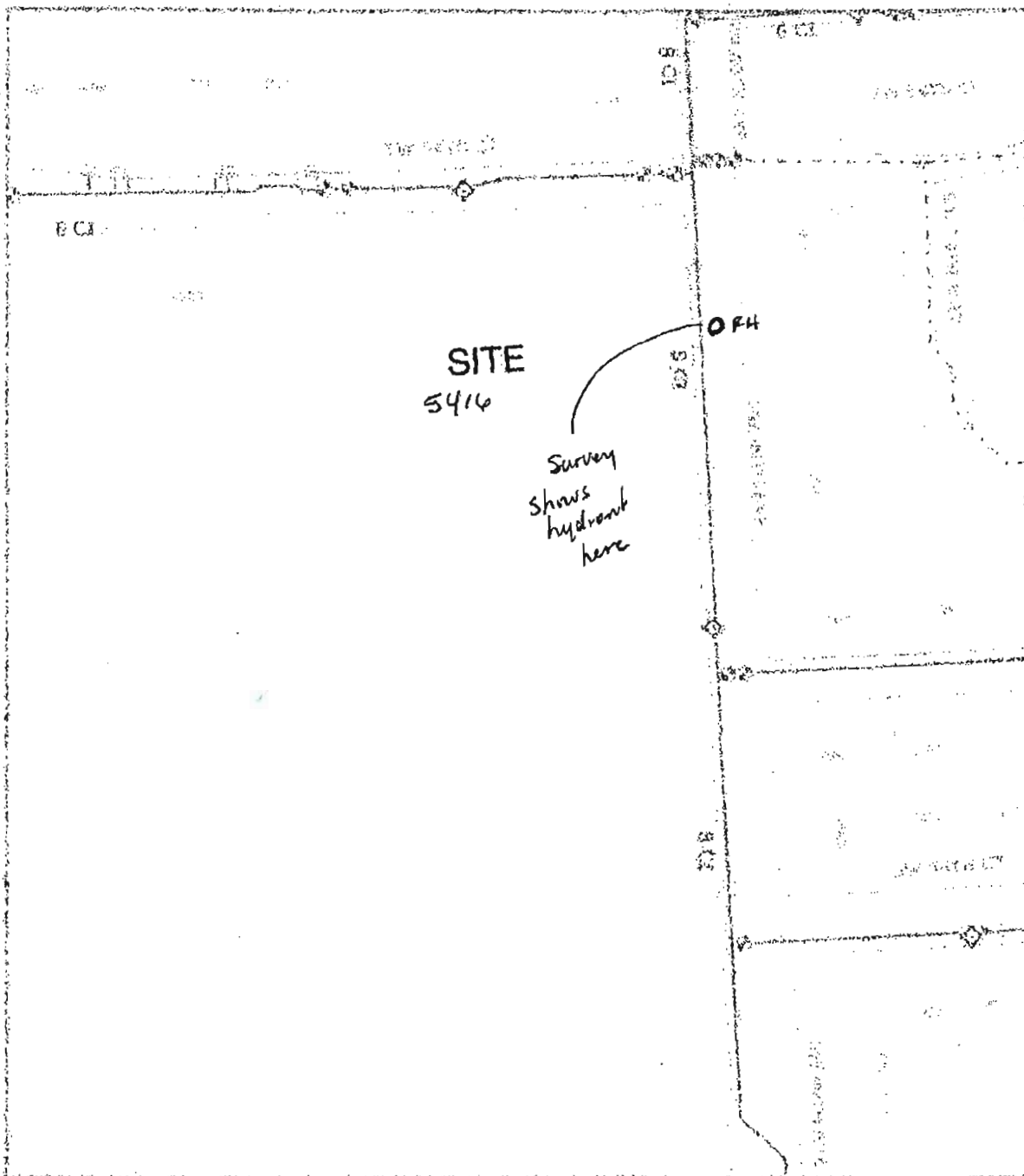
Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

Mail: Broward County WWS
PO Box 669300
Pompano Beach, FL 33066-9300

In Person: Broward County WWS
Customer Service Office
2555 W. Copans Rd., Bldg. 1
Pompano Beach, FL 33069

MAKE CHECKS PAYABLE TO: Broward County WWS



BRUARD

BRUARD

POTABLE WATER QUALITY
IN THE W. BAY AREA

1. The purpose of this study is to determine the quality of the water supply in the W. Bay Area. The study was conducted in the W. Bay Area, which is a major water supply area for the city of Los Angeles. The study was conducted in the W. Bay Area, which is a major water supply area for the city of Los Angeles. The study was conducted in the W. Bay Area, which is a major water supply area for the city of Los Angeles.



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31609001
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	316
Location	4043 SW 54 Ct
Cross Street	Sw 40 Ave
City	Dania Beach
Zip Code	33314
State Plane Northing	625,943
State Plane Easting	918,163
X/Y Source	Survey
Year Installed	2000
Operational Status	Operational
Comments	



GATOR ENGINEERING ASSOCIATES
5461 SW 40 AVE
WO#-825619

Approx. Scale: 1 inch = 200 feet



[One Inch At Original Size]

Data Date: 03-31-2017 at 09:32:57
BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.

918480:625812

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

VIA HAND DELIVERY

May 4, 2017

Corinne Lajoie
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Oaks Place Site Plan
Oaks Place Variance request

Dear Corinne:

Enclosed are the following documents relative to the resubmittal of the Oaks Place Site Plan:

- \$5,000 check for cost recovery fee
- 7 copies of Land Use and Zoning Maps
- Copy of previously submitted Tax Affidavit
- Proposed letter to neighbors within 300 feet of site

Also attached in connection with an Application for a set-back variance:

- \$480 check for application fee
- Executed Application for Variance – 7 copies
- Criteria Statement per Section 625.4 of the LDC – 7 copies
- Disk containing PDF's of the above

If you need anything further, please let me know.

Very truly yours,

GREENSPOON MARDER, P.A.


Sarah Stewart, AICP



Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

FILE COPY

Jenny Tejedor

From: Navarro, Ronnie
Sent: Monday, April 3, 2017 9:33 AM
To: Lajoie, Corinne; Carrie, Anne-Christine
Cc: info@sklarchitect.com; Ari Sklar; Kaine, Brad; Pollard, Antoine
Subject: RE: Oaks Place - Traffic Study Statement ref DRC comments



- Hi Corinne,

This is to confirm that the traffic statement prepared by Dan A. Tinter, PE, of Thomas A Hall, Inc. for this project has been substantially completed and accepted. The report concludes that "queuing analysis indicates that the single entry lane to the gated development will successfully provide for the expected peak-hour vehicular demand (41 PM peak-hour trips) without causing any backup of vehicles onto SW 40th Avenue."

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Ari Sklar [mailto:arisklar@sklarchitect.com]
Sent: Friday, March 31, 2017 4:37 PM
To: Navarro, Ronnie; Navarro, Ronnie
Cc: Lajoie, Corinne; info@sklarchitect.com
Subject: Oaks Place - Traffic Study Statement ref DRC comments
Importance: High

Hello Ronnie,

Good to see you again at the meeting yesterday.
Please confirm that the Traffic Study / Statement submitted is complete and acceptable.

Thank you, Gracias,

AriSklar, AIA, NCARB



SKLARchitecture

Architects and Designers

Using Revit BIM Technology (ask us about Revit and how it can work for you)
2310 Hollywood Blvd, Hollywood, FL 33020
954-925-9292 ext. 100 or 104
954-925-6292 fax
786-326-2747 cell
Check us out on facebook and at www.sklarchitect.com

Architects of the amazing LEED Platinum, "Net Zero" 2020 Alton Home, in South Beach!!

Please be aware that all documents transmitted are subject to copyright laws.



FILL COPY

AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

April 17, 2017

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004



RE: Oaks Place Townhomes
 5461-5471 & 5461-5525 SW 40th Avenue, Dania Beach FL 33314
 Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed BCD Dania Oaks/Oaks Place Project located southwest 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.shtml>

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org/www.fl.net

- No building, structure or vegetation on the site may exceed 58.90 feet NAVD-88 as shown on the Site Plan A1.1, 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.

Adherence to these conditions is required for BCAD approval of the proposed Oaks Place Project, and is based on the Architectural Documents, dated July 11, 2016, prepared by SKLAR 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 serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. 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 954.359.2291

Sincerely,



William Castillo, BCAD Planning Manager

cc: Jenny Tejedor (SKLAR)/ Michael P. Pacitto, P.G., Director Planning and Environmental

May 4, 2017

City of Dania Beach
Community Development
100 West Dania Beach Blvd
Dania Beach, FL 33004



Ref: **PL-23-17/SP-024-17/RX-25-17-1st Review**
Oaks Place 5461– 5525 SW 40th Ave. Ft. Lauderdale, FL.

FILE COPY

Dear Reviewers:

The following are the responses to your plans review comments of the above mentioned project:

FLOODPLAIN

1. This project appears, based on a preliminary determination, to be subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code. In order to make a final determination, please provide a survey with flood zones delineated.
R: Attached find updated survey with flood zones delineated.

2. Sheet A1.1 should indicate finish floor elevation in NAVD 88. Should structures be located in Flood Zones AH or AE, finish floor elevations shall be at or above Design Flood Elevation (Base Flood Elevation + 1 foot) or 7.0 NAVD 88. Mechanical, plumbing and electrical systems shall be at or above BFE.

R: See new sheets A-1.0 & A-1.1 now structures are located in flood zone AH at F.F.E 8.90 NAVD 88.

3. Additional comments may be forth coming once final determination of flood risk is confirmed.

R: Understood.

LANDSCAPE

1. The landscape plan is at a scale that is difficult to read. Provide a landscape plan at a larger scale.

R: Larger scale provided. All plans now at same scale.

2. The provided tree survey is inadequate. Provide a tree survey meeting all Sec. 275-80(C) requirements including common name, scientific name, DBH, canopy spread in square feet, tree condition, and proposed disposition.

R: Tree disposition plan provided based on tree survey and arborists evaluation of all trees. See sheets TD-1 thru TD-4.

3. Several specimen trees/palms exist on this site. Per Sec. 275-80, provide the dollar value of all specimen trees/palms. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140.

R: Dollar value for specimen trees provided on sheets TD-3 and TD-4, see attached.

4. Clearly label all trees to remain and/or to be relocated on landscape plan corresponding to tree number listed in the existing tree survey.

R: Tree labeling updated. Shown on sheets L-1 and L-2. Also refer to tree disposition plan charts on TD-1, TD-2, TD-3, TD-4.

5. Show all mitigation for trees proposed for removal on landscape plan meeting all Sec. 825-100 mitigation requirements.

R: Final mitigation to be determined at time of tree removal application.

6. Provide a table listing total VUA in square feet and the percentage of VUA (and size in square feet) dedicated to VUA landscaping per Sec. 275-100.

R: Code chart provided on sheet L-1.

7. Provide a table showing non-VUA open space and how Sec. 275-140 requirements are being met. Indicate and label all non-VUA open space area on landscape plan.

R: See architects site data and see sheets L-3 and L-4.

8. Provide a table listing all proposed plantings including the total number of plantings to be installed for front unit plantings. Note that a minimum of 50% of total plantings must be native per Sec. 275-60 and palms shall constitute a maximum of 20% of total trees per Sec. 275-190(G).

R: Total plant list is shown on sheet L-2 including native and palm percentages.

9. The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.

R: Majority of these trees along fence are palms. Fencing will be either eliminated or reconfigured to avoid conflicts with critical root zones. Details to be provided with landscape construction drawings.

10. Hardscaping is proposed near existing trees appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted. In addition to this information, provide a tree protection plan indicating tree protection zones where tree protection fencing is to be installed prior to any construction/demolition activities as well as a tree protection detail.
R: Plan is being coordinated with arborist so that hardscape does not conflict with critical root zones of trees to remain. Tree protection detail shown on sheet TD-3.

11. Live oaks are proposed under existing overhead utilities. Provide a species that is suitable to be planted under overhead utilities. Note that Sec. 275-190 requirements still apply. If overhead utilities are to be relocated, note on landscape plan.
R: Overhead utility lines to be relocated underground.

12. One live oak is proposed off-center to other oaks on the eastern border of the site. Please clarify.
R: Corrected.

13. Per Sec. 275-80, provide an irrigation plan.
R: Preliminary irrigation plan provided see IR-1 & IR-1.1

14. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com
R: Noted.

FIRE

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated)
 - b. Fire Department Apparatus Access Road locations and dimensions – demonstrate or note on the plan how they will be marked and delineated on site.

R: Please see new sheet LS-1.0 & LS-1.1 life safety with all comments addressed.

2. Water Supply Information as follows:
 - a. Dimensions of the three nearest adjacent hydrants to the project site

- b. Please provide a legend on the Water & Sewer sheet C2 showing hydrant symbols.
- c. Show Point of Service.

R: a. Dimensions have been provided for the three nearest adjacent hydrants to the project site, see Sheet C5.

b. A legend has been provided on the Water and Sewer Plans showing the hydrant symbols.

c. The point of service is noted on the details for the water meter and sewer lateral, The water and sewer mains will be owned and maintained by BCWWS.

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Total Square Footage. Please show in Project Data.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- e. 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).

R: a. A fire hydrant flow test has been provided (see attached).

b. The building construction type and total square footages are provided in the project data on site plan and within the fire flow demand calculations.

c. Fire flow demand calculations have been provided attached, signed and sealed by a licensed engineer.

d. A completed Application for the Approval of the Fire Protection Water Supply Design has been provided attached.

e. A statement of verification from the design professional of record has been provided attached as required.

4. A detail sheet accompanying the Civil Plans with the following details:

- a. Fire Hydrant Detail
- b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
- c. Underground Gate Valve Detail (where applicable)

R: a. A fire hydrant detail is provided, see sheet C11.

b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers) has not been provided however, they are shown in the proper locations on the signing and marking plans.

c. Underground Gate Valve Detail is shown on sheets C10. All water and sewer details will be in accordance with BCWWS standards

5. Address Detail
R: See elevation plan.

ENGINEER

1. No further comments on the Traffic Statement.
R: N/A

2. Provide copy of pre- and post-development stormwater management and drainage calculations for the entire site. Surface water management license required from Broward County.
R: See updated civil plans.

3. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.
R: See updated civil plans.

4. Suggest to have a turnaround (knuckle) before exit gate.
R: New proposed turn around (kuckle) 30' wide before main exit on page A-1.1

5. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.
R: Understood. Owner is aware.

6. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
R: See report from civil engineer.

7. 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.
R: Disk provided

PLAT

1. Per Section 640-20(I) Provide "tax returns for all parcels included in the subdivision together with a notarized statement that no liens are imposed on properties in the plat."

R: This was provided to staff on 3/2/2017 as part of the plat application. A copy is being submitted with this resubmittal package.

2. Per section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."

R: There are no deed restrictions anticipated.

3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly.

R: See revised plat.

SITE PLAN

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.

2. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per LDC, Article 635, provide the following missing information:

(E) "The overall size of plans shall be 24" C 36" drawn at a scale no smaller than 1:20"
Section 635-50: Revised.

R: Corrected scale not smaller than 1:20

(B) "The north arrow, scale and date" Revised.

R: Added missing arrow and other information.

(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination" See sheet _____
Signage detail added to elevation plans.

(T) "All existing and proposed pedestrian walkways and bicycle paths." See sheet _____

R: Plan A1.2 show site data chart with areas for pedestrian walkways and bicycle paths.

(Y)(4) "Area devoted to vehicular use area (roadways, aisles, parking)" See sheet _____

R: Plan A1.2 shows area devoted for vehicular uses.

(Y)(5) "Gross project area allocated for common open space"

R: Plan A1.2

(Y)(6) "Lot coverage by roofed structures"

R: Plan A1.2

(Y)(8) "Number of required and provided parking spaces including handicapped accessible, compact and any space devoted to attendant parking if permitted."

R: Number of required and provided parking spaces on data chart A1.2 (all parking spaces were numbered on plans A-1.0 & A1.1)

(Y)(10) "Minimum yard setbacks or specific build to lines required and provided"

R: Min. yard setbacks added to chart A1.2
(Y)(11) "Maximum and minimum (if applicable) required and proposed"
R: Max & Min. fixed on data chart A1.2
(Y)(12) "Minimum floor area required"
R: Min. floor area required on data chart A1.2
(Y)(13) "Adjacent zoning and existing land uses" Revised see
R: Zoning map on sheet A-1.3
(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phases of the project." Phases eliminated
R: Phasing plan not applicable
(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations etc.)"
R: See doc superimposed.

3. IMPACT FEES: Impact fees that will be required for the project are attached to these comments.

R: Received

4. SIGNS: Provide copy of all signs for compliance review.

R: Preliminary concept for signs is represented in the plans. All final sign copy & details to be under separate permit.

5. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45th St. Suite 101, Dania Beach, FL 33315 (954)359-6100

R: Understood, Conditional Approval received, see attached from FAA.

6. PARKING:

- Guest parking is 1:5 Units not 1:4. Revise accordingly, see sheet (Ask Carlos)
- Identify on site plan where all parking spaces are provided, only guest parking are shown on drawing. Revised.
- Per section 265-20(A) parking space 9' X 18'. Revise parking space detail accordingly.

R: Fixed on data chart A1.2. All parking spaces are identified on sheets A1.0 & A1.1. All parking spaces not smaller than 9'x18'. See detail on sheets A2.0 & A2.1

7. USE: Sheet A1.3. "Site Data" table and parking calculations identifies 63 townhouse units, but table "Unit/Building Breakdown" identifies 61 townhouse units. Revise accordingly.

R: Revised. Fixed to 61 Townhouse Units.

8. Provide minimum bicycle parking requirements identified in Section 265-51. 5% of required automobile parking is required, Recalculate accordingly and provide detail.

R: Min. 5.25 provided 15 please see data chart on sheet A1.2

9. COST RECOVERY: 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. Per city attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.

R: Client to provide.

10. Must provide latest revised set of plans on disk prior to going to public hearing.

R: Disk provided.

11. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgment and/or documentation of any public outreach.

R: Letters to neighbors have been drafted and will be sent out 5/8/17

12. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

R: See attached statement from engineer Ronnie. Was also e-mailed to Corinne Church.

13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.

R: See doc superimposed.

14. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.

R: Resolution and legal description for development approval will be emailed to staff timely, once a date has been set for the public hearing.

15. Sheet A1.3 correct required minimum previous area to be 37% as required in section

215-130.

R: Sheet A1.3 is now 1.2 min pervious corrected.

16. Sheet A1.3, Clarify "Landscape Open Space" provided calculation.

R: Corrected.

17. Provide building elevation for buildings 2 & 6.

R: Provided, see sheets A3.2 & A3.3.

18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Revise Accordingly.

R: Plans revised.

19. Sheet A1.2, Phase II does not identify the location of the public sidewalk along SW 40 Avenue.

R: Plans revised.

20. Identify location of mechanical equipment for clubhouse and how it will be screened.

R: New sheet A2.3 roof plan clubhouse shows location fir mechanical equipment.

21. Provide detail of proposed 6' tall column and panel wall.

R: Detail of wall provided see sheet A1.3.

22. Per Section 205-10(B):

- Maximum 40% coverage permitted; 30.3% provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal. Revised
- Minimum townhouse width is 22'; 19' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each

requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site ($\$6,500 \times 19 = \$123,500$). Must be addressed with next submittal. This Comment N/A

- 25' front setback required; 15' provided for Clubhouse and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site ($\$6,500 \times 19 = \$123,500$). Must be addressed with next submittal.
- Provide the following required and provided information on the site plan drawing and in tabular form:

- Maximum width – 22' permitted
- Maximum height – 3/35' permitted
- Maximum coverage – 40%
- Minimum Front setback – 25'
- Minimum Internal side – 15' for 2-story
- Minimum Rear setback – 15' for 2-story
- Minimum space between buildings – 15'
- Maximum townhouse length – 150'

Plans revised for clubhouse however, we are requesting a variance for BLDG #8 so we can save a large tree #342

R: Provided, see sheets A1.0 & A1.1

Should you have any questions please do not hesitate to contact us.

Sincerely,



Ari Sklar, AIA, NCARB, LEED AP
ALS/jt

GATOR ENGINEERING ASSOCIATES, INC.

May 2, 2017

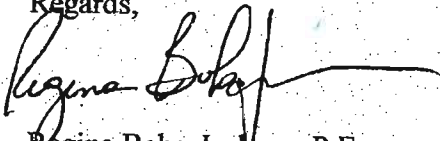
Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: Oaks Place
5461 SW 40th Avenue
SP-024-17

This is to certify that I, Regina Bobo-Jackson, P.E. of Gator Engineering Associates, Inc., have designed the proposed water main sizing, fire hydrant spacing and locations to be in compliance with the Broward County Land Use Code and Florida Fire Prevention Code

If you have any questions or require any additional information please contact me.

Regards,



Regina Bobo-Jackson, P.E.
Engineer of Record
PE# 38550

FILE COPY



AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

BEFORE ME, the undersigned Notary Public, personally appeared Joel Bary, as Manager of BCD Dania Oaks, LLC. ("Affiant"), to me well known to be the person who made and subscribed the following Affidavit, who, upon being first by me duly sworn on oath, deposed and said as follows:

1. Affiant is the Manager of BCD Dania Oaks, LLC, a Florida limited liability company and the owner of the property described on Exhibit A attached hereto.
2. All real estate taxes owed on the Real Property have been paid as evidenced by the attached statements from the Broward County Property Appraiser.
3. To the best knowledge, information and belief of the affiant, no mortgages or other liens have been placed on the property.

Executed this 2nd day of March, 2017.

Signature: _____
Print Name: Xavier P. Arroyo

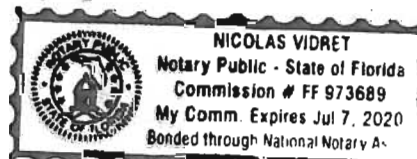
STATE OF FLORIDA
COUNTY OF MIAMI DADE

SWORN TO (or affirmed) and subscribed before me by Joel Bary on this 2nd day of March, 2017.

My Commission Expires

NOTARY PUBLIC

Personally known _____

Produced identification X /Type of identification Driver's License

LEGAL DESCRIPTION:

PARCEL "A"

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

LESS the South 4.00 feet of the East 103.72 thereof.

PARCEL "B"

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING:

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

PARCEL C

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,

LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in Broward County, Florida.

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479735

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504136-01-0400		See Below	See Below	See Below	0413

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

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

5525 SW 40 AVE
NEWMANS SURVEY 2-26 D 36-50-41
THAT PT OF LOT 9 DESC AS BEG AT
PT 629.51 S & 40 W OF NE COR OF
SE1/4, CONT W 472.55, S 297.54,
E 125.01 N 212.53 E 347.55.

WWW-16-00016852 \$7,237.95
Paid By BCD DANIA OAKS LLC

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	352,580	0	352,580	1,920.64
COUNTYWIDE SERVICES	0.22160	352,580	0	352,580	78.13
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	352,580	0	352,580	1,881.37
CAPITAL OUTLAY	1.50000	352,580	0	352,580	528.87
VOTER APPROVED DEBT LEVY	0.07030	352,580	0	352,580	24.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	352,580	0	352,580	16.61
OKEECHOBEE BASIN	0.14770	352,580	0	352,580	52.08
SFWM DISTRICT	0.13590	352,580	0	352,580	47.92
SOUTH BROWARD HOSPITAL	0.16150	352,580	0	352,580	56.94
CHILDREN'S SVCS COUNCIL OF BC	0.48820	352,580	0	352,580	172.13
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	352,580	0	352,580	2,115.41
DEBT SERVICE	0.24640	352,580	0	352,580	86.88
FL INLAND NAVIGATION	0.03200	352,580	0	352,580	11.28
Total Millage:		19.83390	Ad Valorem Taxes:		\$6,993.05

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		200.00
DS DANIA STORM WATER	@ 40.0000	4.00
DW DANIA SOLID WASTE	@ 342.4800	342.48

Non - Ad Valorem Assessments:					\$546.48
Combined Taxes and Assessments:					\$7,539.53
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/08/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479735

Paid 11/08/2016 Receipt # WWW-16-00016852 \$7,237.95
Paid By BCD DANIA OAKS LLC

Make checks payable to:

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

Property ID Number
504136-01-0400

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

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

ATTENTION TAXPAYERS: Please be advised of the NON-REFUNDABLE processing fees for all online credit or debit card transactions. Credit and Debit card transactions will be charged 2.55% of the full payment amount (\$1.95 minimum fee). You will be shown and asked to approve the amount of any convenience fee before completing your payment and check-out process. There is NO FEE for making payment by the eCheck payment option.

Local Business Tax Delinquent Renewal Notices were mailed in February. Delinquent renewal balances can be paid online by most businesses - unless certain Certificates or Licenses must be provided to us first. Search your account by the Business Tax Receipt number shown on your Notice. A green "Pay Receipts" link will be displayed for those businesses able to make online payments.

Real Estate Account At 5525 SW 40 AVE

Real Estate Account #504136-01-0400					
Parcel details Latest bill Full bill history					
2016	2015	2014	2013	...	2004
PAID	PAID	PAID	PAID		PAID

Real Estate 2016 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
504136-01-0400	479735	-	0413

PAID 2016-11-08
\$7,237.05
Receipt #VWVW-16-00016852
[Print Receipt](#)

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

Owner
SHADY RIDGE LLC
14 TWIN PONDS
KINGS POINT, NY 11024

Situs address
5525 SW 40 AVE

Legal description
BERNARD SURVEY 2-26 D 36-50-41 THAT PT OF LOT 9 DESC AS BEG AT PT 629.51 S 6 40 W OF THE COR OF SE1/4, CONT W 472.55, S 297.54, E 125.01 N 712.53, E 347.55, N 84.99 TO POB

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	352,580	0	352,580	\$1,920.64
VOTED DEBT	0.22160	352,580	0	352,680	\$78.13
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	352,580	0	352,580	\$1,881.37
CAPITAL OUTLAY	1.50000	352,580	0	352,580	\$528.87
VOTER APPROVED DEBT LEVY	0.07030	352,580	0	352,600	\$24.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	352,580	0	352,580	\$16.61
OKEECHOBEE BASIN	0.14770	352,580	0	352,580	\$52.08
SFWMD DISTRICT	0.13590	352,680	0	352,580	\$47.92
SOUTH BROWARD HOSPITAL	0.16150	352,580	0	352,580	\$56.94
CHILDREN'S SVCS COUNCIL OF BC	0.48820	352,580	0	352,580	\$172.13
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	352,580	0	352,580	\$2,115.41
DEBT SERVICE	0.24540	352,580	0	352,580	\$86.68
FL INLAND NAVIGATION	0.03200	352,580	0	352,580	\$11.28
Total	19.83390				\$6,993.05

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
DANIA FIRE		\$200.00
DANIA STORM WATER	@ 40.0000	\$4.00
DANIA SOLID WASTE	@ 342.4800	\$342.48
Total		\$546.48

Combined taxes and assessments: \$7,539.53

If paid by: Nov 30, 2016
Please pay: \$0.00

PAID 2016-11-08
\$7,237.95
Receipt #WWW-
16-00016852
Print Receipt [EJ](#)



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BROWARD COUNTY

**2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 479736

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504136-01-0410		See Below	See Below	See Below	0413

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

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

5501 SW 40 AVE
NEWMANS SURVEY 2-26 D
36-50-41
LOT 9 S 85.01 OF N 629.5 OF W
477.55 OF E 512.55

WWW-16-00016859 \$9,863.15
Paid By BCD DANIA OASKS LLC

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	488,640	0	488,640	2,661.82
COUNTYWIDE SERVICES	0.22160	488,640	0	488,640	108.28
VOTED DEBT					
BROWARD CO SCHOOL BOARD	5.33600	488,640	0	488,640	2,607.38
GENERAL FUND	1.50000	488,640	0	488,640	732.96
CAPITAL OUTLAY	0.07030	488,640	0	488,640	34.35
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04710	488,640	0	488,640	23.01
EVERGLADES C.P.	0.14770	488,640	0	488,640	72.17
OKEECHOBEE BASIN	0.13590	488,640	0	488,640	66.41
SFWMD DISTRICT	0.16150	488,640	0	488,640	78.92
SOUTH BROWARD HOSPITAL	0.48820	488,640	0	488,640	238.55
CHILDREN'S SVCS COUNCIL OF BC					
CITY OF DANIA BEACH	5.99980	488,640	0	488,640	2,931.74
DANIA BEACH OPER	0.24640	488,640	0	488,640	120.40
DEBT SERVICE	0.03200	488,640	0	488,640	15.64
FL INLAND NAVIGATION					

Total Millage: 19.83390 **Ad Valorem Taxes:** \$9,691.63

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		200.00
DS DANIA STORM WATER	@ 40.0000	40.00
DW DANIA SOLID WASTE	@ 342.4800	342.48

Non - Ad Valorem Assessments: \$582.48

Combined Taxes and Assessments: \$10,274.11

If Postmarked By	Nov 30, 2016			
Please Pay	\$0.00			

BROWARD COUNTY

**2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 479736

Paid 11/08/2016 Receipt # WWW-16-00016859 \$9,863.15
Paid By BCD DANIA OASKS LLC

Make checks payable to:

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

Property ID Number
504136-01-0410

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

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

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

Please Pay Only One Amount

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Local Business Tax Delinquent Renewal Notices were mailed in February. Delinquent renewal balances can be paid online by most businesses - unless certain Certificates or Licenses must be provided to us first. Search your account by the Business Tax Receipt number shown on your Notice. A green "Pay Receipts" link will be displayed for those businesses able to make online payments.

Real Estate Account At 5501 SW 40 AVE

Real Estate Account #504136-01-0410	Parcel details	Latest bill	Full bill history
2016	2015	2014	2013 ... 2004
PAID	PAID	PAID	PAID PAID

Real Estate 2016 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
504136-01-0410	479736	-	0413

PAID 2016-11-08

\$9,863.15

Receipt #WWW-

16-00016859

[Print Receipt](#)

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

Owner
SHADY RIDGE LLC
14 TWIN PONDS
KINGS POINT, NY 11024

Situs address
5501 SW 40 AVE

Legal description
NE1/4 S1/2 SEC 2-26 D 16-50-41 LOT 9 S 85.01 OF N 629.5 OF W 477.55 OF E 512.55

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	488,640	0	488,640	\$2,661.82
VOTED DEBT	0.22160	488,640	0	488,640	\$108.28
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	488,640	0	488,640	\$2,607.38
CAPITAL OUTLAY	1.50000	488,640	0	488,640	\$732.96
VOTER APPROVED DEBT LEVY	0.07030	488,640	0	488,640	\$34.35
SD FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	488,640	0	488,640	\$23.01
OKEECHOBEE BASIN	0.14770	488,640	0	488,640	\$72.17
SPWMD DISTRICT	0.13580	488,640	0	488,640	\$66.41
SOUTH BROWARD HOSPITAL	0.16150	488,640	0	488,640	\$78.92
CHILDREN'S SVCS COUNCIL OF BC	0.48820	488,640	0	488,640	\$238.55
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	488,640	0	488,640	\$2,931.74
DEBT SERVICE	0.24640	488,640	0	488,640	\$120.40
FL INLAND NAVIGATION	0.03200	488,640	0	488,640	\$15.64
Total	19.83390				\$9,891.63

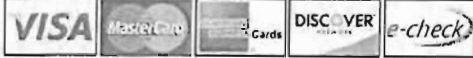
Non-Ad Valorem Assessments

Levying authority	Rate	Amount
DANIA FIRE		\$200.00
DANIA STORM WATER	@ 40.0000	\$40.00
DANIA SOLID WASTE	@ 342.4800	\$342.48
Total		\$582.48

Combined taxes and assessments: \$10,274.11

If paid by: Nov 30, 2016
Please pay: \$0.00

PAID 2016-11-08
\$9,863.15
Receipt
#WWW-16-
00016859
Print Receipt [Link](#)



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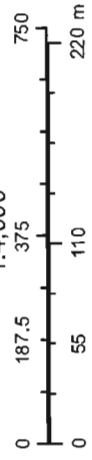
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May 3, 2017

1:4,000



SITE

NOTICE OF PROPOSED DEVELOPMENT

May 8, 2017

RE: *Property located at 5471-5521 SW 40th Avenue*



Dear Neighbor:

We would like to introduce you to a new project that will be located in your community. BCD Dania Oaks, LLC has submitted a Site Plan to the City of Dania Beach for approval on the property located at 5471-5521 SW 40th Avenue. We feel the proposed Townhome development will offer a new housing type to the area and be an asset to your neighborhood.

The project will consist of 61 luxury townhomes, a clubhouse and pool, surrounded by abundant open space. The townhomes will be 3 bedrooms and 2.5 baths - each townhome will provide approximately 1,600 sf of living space. Existing trees will be preserved as much as possible to ensure an environment in keeping with the surrounding neighborhood.

If you would like more information about this project, please feel free to contact:

Sarah Stewart, AICP
Greenspoon Marder, PA
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
954-214-8952



SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

TEL 954-925-9292

FAX 954-925-6292

TRANSMITTAL LETTER

To:

City of Dania Beach

Date: March 2, 2017

Subject: Dania Oaks – DRC Submittal

WE TRANSMIT:

☒ herewith ☐ under separate cover via

☐ in accordance with your request

FOR YOUR:

☐ approval ☐ distribution to parties ☐ information

☐ review & comment ☐ record

☒ use

Item #	DESCRIPTION	ACTION CODE
7	A0.0 COVER PAGE prepared by architect Ari L. Sklar	
7	A0.1 BUILDINGS 1, 3, 5, 7, 8 PERSPECTIVE VIEWS prepared by architect Ari L. Sklar	
7	A0.2 BUILDING 4 & 9 PERSPECTIVE VIEWS prepared by architect Ari L. Sklar	
7	A0.3 CLUBHOUSE PERSPECTIVE VIEWS prepared by architect Ari L. Sklar	
7	A0.4 CURVED WALL & TRELLIS 3D VIEWS prepared by architect Ari L. Sklar	
7	A1.0 OVERALL SITE PLAN/PHASE PLAN prepared by architect Ari L. Sklar	
7	A1.1 ENLARGED SITE PLAN PHASE 1 prepared by architect Ari L. Sklar	
7	A1.2 ENLARGED SITE PLAN PHASE 2 prepared by architect Ari L. Sklar	
7	A1.3 PREVIOUS PLAN prepared by architect Ari L. Sklar	
7	A1.4 SITE PLAN DETAILS/ZONING PLAN prepared by architect Ari L. Sklar	
7	A2.0 TYPICAL ENLARGED FLOOR PLAN BUILDINGS 1, 3, 5, 7, 8 prepared by Ari S	
7	A2.1 TYPICAL ENLARGED FLOOR PLAN BUILDING 4 & 9 prepared by Ari L. Sklar	
7	A2.2 ENLARGED FLOOR PLAN CLUB HOUSE prepared by architect Ari L. Sklar	
7	A3.0 TYPICAL ELEVATIONS BUILDINGS 1, 3, 5, 7, 8 prepared by architect Ari Sklar	
7	A3.1 TYPICAL ELEVATIONS BUILDINGS 4 & 9 prepared by architect Ari L. Sklar	
7	A3.2 ELEVATIONS CLUBHOUSE prepared by architect Ari L. Sklar	
7	A4.0 ENLARGED CURVED WALL & TRELLIS prepared by architect Ari L. Sklar	

FILE COPY



7 C-1 PAVING, GRADING & DRAINAGE prepared by Engineer Regina Bobojackson
7 C-2 WATER AND SEWER PLAN prepared by Engineer Regina Bobojackson
7 C-3 SIGNING AND MARKING PLAN prepared by Engineer Regina Bobojackson
7 C-4 SITE DETAILS prepared by Engineer Regina Bobojackson
7 C-5 WATER DETAILS AND NOTES prepared by Engineer Regina Bobojackson
7 C-6 WATER AND SEWER DETAILS prepared by Engineer Regina Bobojackson
7 L-1 Landscape Plan prepared by Landscape Architect Kim Moyer
7 PH 1.0 PHOTOMETRIC PLAN prepared by Delta G Engineering
7 COMBINED SURVEY prepared by Baseline Engineering
7 NORTH SURVEY W/ TREES prepared by Baseline Engineering
7 SOUTH SURVEY 1 OF 2 provided by Stoner & Associates
7 SOUTH SURVEY 2 OF 2 W/ TREES provided by Stoner & Associates
7 ENVIORNMENTAL ASSESMENT REPORT prepared by EW Consultants Inc
7 TRAFFIC STATEMENT prepared by Baseline Engineering

1 CD w/ all Documents

By signing below I certify that I have verified all quantities and have accepted this order in full as listed above.

Signature

Date

Print Name



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: 3/2/17 *revised 11/7/17*

Petition No.: SP-24-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 5461 and 5471 SW 40th Avenue and 5501 and 5525 SW 40th Avenue

Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey
504136010400 & 0410

Folio Number(s): 504136010360 & 0361 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: _____ Fax: _____

Explanation of Request: Site Plan Amendment
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: 4.8 Gross Acreage: 5.13 Prop. Square Footage: 207,224 sf

Existing Use: SFR Proposed Use: 61 townhouses

Is property owned individually, by a corporation, association, or a joint venture? Florida 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 Greenspoon Marder (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.

BCD DANIA OAKS, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

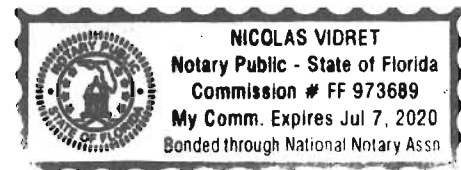
BEFORE ME THIS 23 DAY OF 02, 2016

By:

Joel Bany
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public - State of Florida)



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.***

OAKS PLACE

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,

LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

AND:

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36,

Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

AND:

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

March 2, 2017

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Site Plan

THB, Inc. is submitting this Application for Site Plan Approval to the City of Dania Beach. Oaks Place is a proposed development of 61 townhomes on 4.8 acres, (5.13 gross acres) of land located at 5471-5521 SW 40th Avenue in the City of Dania Beach. This development will be a unified community of residential units with amenities such as open space, clubhouse with pool. With the ever diminishing land area in South Florida, a compact townhouse development, with amenities located within the development, encourages the residents to enjoy their surroundings.

The design of Oaks Place takes advantage of the tree canopy that currently exists on the property. The neighborhood is designed to preserve as many of the existing trees and other vegetation as possible. Also existing specimen trees are being relocated where possible.

Parking for Oaks Place is a mixture of garage and surface parking. Much of the parking is included in the individual units. Parking areas have been designed to be accessible, and an integral part of the site plan. Oaks Place has been designed so that all surface parking is interior to the site and will be screened from public view with landscape features.

Applications for the Oaks Place Plat and the Rezoning of 2.47 acres of the site plan property are being submitted simultaneous with this Site Plan Application.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

We hope you will agree that Oaks Place will be a welcome addition to the beautiful City of Dania Beach and look forward to being a part of the First City in Broward County.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink, appearing to read "Sarah Stewart", is written over a rectangular area that has been redacted with a light gray box.

Sarah Stewart, AICP

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com



January 16, 2017

Joel Bary
c/o SKLARchitecture
2310 Hollywood Boulevard
Hollywood, FL 33020

FILE COPY

**RE: Oaks Place Traffic Statement
Project No. 201649.01**

Dear Mr. Bary:

Thomas A. Hall, Inc. has completed a traffic statement for a proposed new residential development in the City of Dania Beach, Florida. Oaks Place is proposed to be comprised of 63 Townhouses and is to be located at 5461 SW 40th Avenue. The enclosed site plan shows the location and layout of the proposed project.

1. Trip Generation Analysis

In order to determine the traffic impact associated with the proposed development, trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition, were consulted and the trips generated by the proposed land use (ITE Code 230 – Residential Condominiums/Townhouses) were estimated.

Tables 1, 2 and 3 (enclosed) show the trips expected to be generated by the proposed new residential development. As Tables 1, 2 and 3 show, the proposed project is expected to generate 430 new daily trips, 36 new morning peak-hour trips, and 41 new afternoon peak-hour trips.

2. Queue Analysis

Because access to the Oaks Place project is proposed to be by means of a single driveway connection to SW 40th Avenue, and because the single entry lane is to be gated, a queue analysis was completed to determine whether the planned 100-foot-long driveway length from the right-of-way line to the proposed gate is sufficient to contain the peak-hour vehicle queue. As Table 3 shows, the p.m. peak-hour entering volume of 28 vehicles is the highest volume of entering vehicles during the day. Therefore, these 28 vehicles were used in the enclosed queuing analysis.

The queuing analysis was completed assuming that every vehicle entering the development at the entry gate took a very conservative 30 seconds to enter. Most entry gates only require approximately 15 seconds to open and permit a vehicle to enter.

Joel Bary
January 16, 2017
Page 2 of 2

However, even with the more conservative gate operation, all vehicles are expected to be able to enter without creating any vehicle queue.

3. Conclusion

According to the findings shown in Tables 1, 2 and 3, and described above, it appears that the proposed Oaks Place development will generate 430 new daily trips, 36 morning peak-hour trips, and 41 new afternoon peak-hour trips. Based on the City of Dania Beach's Land Development Code, Section 605-30(k), a traffic impact study is not required for this proposed development, as the project will not generate over 50 gross new peak-hour trips. In addition, the queuing analysis indicates that the single entry lane to the gated development will successfully provide for the expected peak-hour vehicular demand without causing any backup of vehicles onto SW 40th Avenue.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,


Thomas A. Hall
President

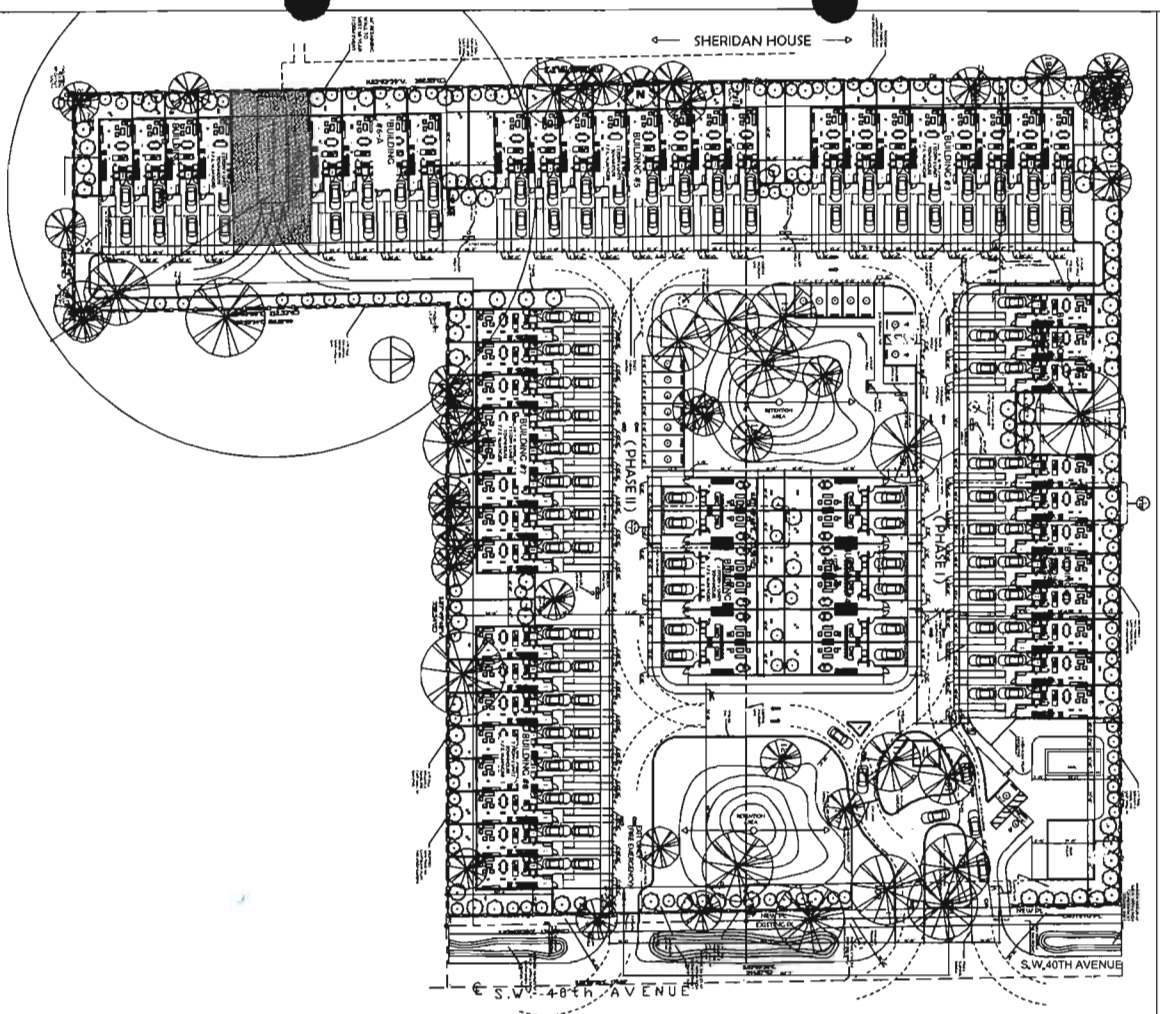

1-16-17
Dan A. Tintner, P.E.
FL Registration No. 39656
814 S. Military Trail
Deerfield Beach, FL 33442



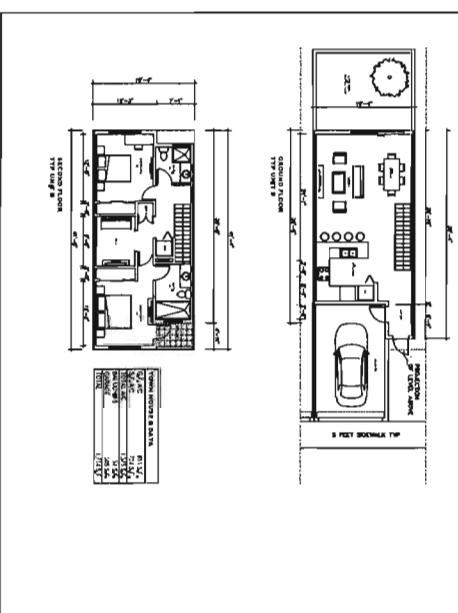
TAH/kh

Enclosures

1 SITE PLAN BOTH LOTS 63 UNITS
 1/8" = 1'-0"



2 TOWN HOUSE TYP UNIT B
 1/8" = 1'-0"



1 TOWN HOUSE TYP UNIT A
 1/8" = 1'-0"

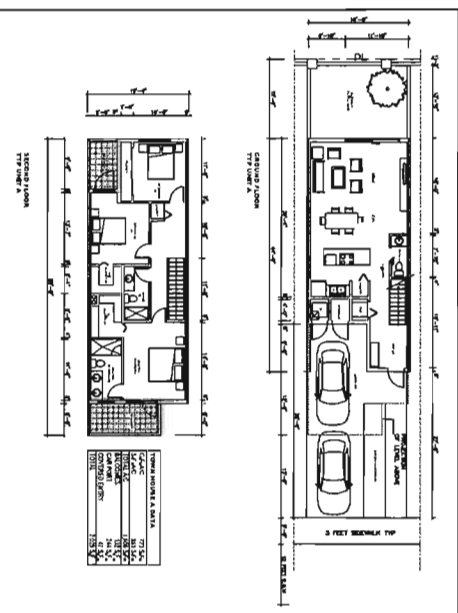


Table 1
Daily Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\ln(T) = -0.87 \ln(X) + 2.46$ (50/50)	215	215	430	0	0	0	0	0.0%	215	215
Total				215	215	430	0	0	0	0	0	215	215
												430	430

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 2
AM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\ln(T) = -0.80 \ln(X) + 0.26$ (17/83)	6	30	36	0	0	0	0	0.0%	6	30
Total				6	30	36	0	0	0	0	0	6	30
												36	36

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Table 3
PM Peak Hour Trip Generation
Oaks Place Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Existing Use													
Residential Townhouse	230	63 d.u.	$\ln(T) = -0.82 \ln(X) + 0.32$ (67/33)	28	13	41	0	0	0	0	0.0%	28	13
Total				28	13	41	0	0	0	0	0	28	13
												41	41

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' Trip Generation manual, 9th Edition.

Queue Analysis for Oaks Place Entrance

Scenario 1 - Peak hour entering volume of 28 vehicles in one lane:

$P =$ 0.05 (probability of backup onto the adjacent street)
 $M =$ 4 (queue length which is exceeded p percent of the time)
 $N =$ 1 (number of service positions)
 $Q =$ 120.00 (service rate - vehicles per hour)
 $p =$ 0.233 (utilization factor)
 $q =$ 28 (demand rate - vehicles per hour)
 $Q_M =$ 0.233 (tabled value of the relationship between queue length, number of channels, and utilization factor)

$$M = \frac{[\ln P(x > M) - \ln Q_M]}{\ln p} - 1$$

$$M = \frac{[\ln 0.05 - \ln 0.233]}{\ln 0.233} - 1$$

$$M = \frac{[-2.9957 - (-1.4553)]}{-1.4553} - 1$$

$M =$ **0.0585** (≈ 0 vehicle lengths of queue storage required.)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: December 11, 2017

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "OAKS PLACE PLAT" (PL-23-17) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Plat, Application and Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **PL-23-17:** The applicant, Greenspoon Marder, on behalf of the property owner, BCD Dania Oaks, LLC., is requesting plat approval for townhomes located at 5461 – 5525 SW 40 Avenue.

**REQUEST
PLAT**

To establish a perimeter plat allowing sixty (60) townhomes and one (1) clubhouse.

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
PROPOSED ZONING:	Planned Residential Development (PRD-1)
LAND USE DESIGNATION:	Low (5) Residential

VIOLATIONS

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property is made up by two (2) parcels, each currently has a single family home on the property, both of which will be demolished. In preparation of developing the site, the applicant has also submitted applications for rezoning, assignment of flex, site plan, and variance for a larger development site, which includes the two subject parcels.

PLAT

The proposed plat is requested to allow sixty (60) townhomes and one (1) clubhouse on the property. By this plat, the applicant dedicates five (5) feet of right of way toward the expansion of SW 40 Avenue. Additionally, the plat shows a Non-Vehicular Access Line (NVAL) with two (2) openings on SW 40 Avenue.

DEVELOPMENT REVIEW COMMITTEE

The plat was reviewed by the Development Review Committee on March 24, 2017 and May 19, 2017, which includes representatives from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has outstanding staff comments which must be addressed prior to issuance of a building permit. All DRC plat comments were addressed by the applicant.

At this time, the applicant has also submitted applications for site plan, rezoning and assignment of flex, which will be heard by the City Commission as separate applications.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2017 the City Commission continued this item at the applicant's request.

On November 14, 2017 the City Commission approved the Rezoning and Flex request on first reading.

On September 8, 2015 the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the property immediately to the north.

RECOMMENDATION

Approve the resolution.

RESOLUTION NO. 2018-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “OAKS PLACE PLAT” (PL-23-17) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City Land Development Code (the “LDC”), pursuant to Part 6, “Development Review Procedures and Requirements”, Article 640 “Plats”, it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Baseline Engineering and Surveying, on behalf of BCD Dania Oaks, LLC (the “Applicant”), is requesting plat approval (PL-23-17), for property legally described in attached Exhibit “A”, which is made a part of and is incorporated into this Resolution by this reference; and

WHEREAS, the “Oaks Place Plat” (PL-23-17), is restricted to sixty (60) Townhomes and one (1) clubhouse; and

WHEREAS, the City’s Development Review Committee (the “DRC”), which includes representatives from the Broward Sheriff’s Office, Broward Fire Department, Public Services Department, the City’s landscape consultant and the Planning Division staff, reviewed the proposed plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the proposed residential Townhome development; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City’s 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 specific part of this Resolution.

Section 2. That the application for the “Oaks Place Plat” (PL-23-17), a copy of which is attached as composite Exhibit “B”, which is made a part of and incorporated into this Resolution by this reference, is approved.

Section 3. 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 4. That such application must be reviewed by the 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 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 January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
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LESS AND EXCEPT THE FOLLOWING;

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AND

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ALSO KNOWN AS:

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and

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[illegible]

A REPLAT OF A PORTION OF TRACT 9, NEWMAN'S SURVEY OF SECTION 36,
TOWNSHIP 30 SOUTH RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

NOTICE: The following information is being provided to you for informational purposes only. It is not intended to be used as a basis for any decision. The information is provided for your information only and is not intended to be used as a basis for any decision. The information is provided for your information only and is not intended to be used as a basis for any decision.

CONSEQUENT DESIGN CHOICES ARE REFERENCED TO THE NORTH ATLANTIC TREATY OF 1949. THE 1950 DECLARATION OF THE PRINCIPLES GOVERNING EUROPEAN COOPERATION, WHICH STRESS THE PLURALISTIC CHARACTER OF EUROPEAN SOCIETY, AND THE DECLARATION OF THE PRINCIPLES GOVERNING EUROPEAN COOPERATION, WHICH STRESS THE PLURALISTIC CHARACTER OF EUROPEAN SOCIETY, ARE IN ACCORD WITH THE DECLARATION.

[illegible]

The first two studies have been published in the *Journal of the American Academy of Child and Adolescent Psychiatry*. The first study, by Dr. David Reiss, a professor of psychology at the University of Minnesota, and his colleagues, found that children with conduct problems who were also aggressive had a higher risk of being involved in a violent crime than children with conduct problems alone. The second study, by Dr. David Reiss and his colleagues, found that children with conduct problems who were also aggressive had a higher risk of being involved in a violent crime than children with conduct problems alone.

[illegible]

the 1980s and 1990s, the concept of "value" has been redefined. The focus has shifted from the product to the customer. The value of a product is now defined by the customer's perception of the product's ability to meet their needs. This has led to a focus on customer experience and service. The value of a product is now defined by the customer's perception of the product's ability to meet their needs. This has led to a focus on customer experience and service.

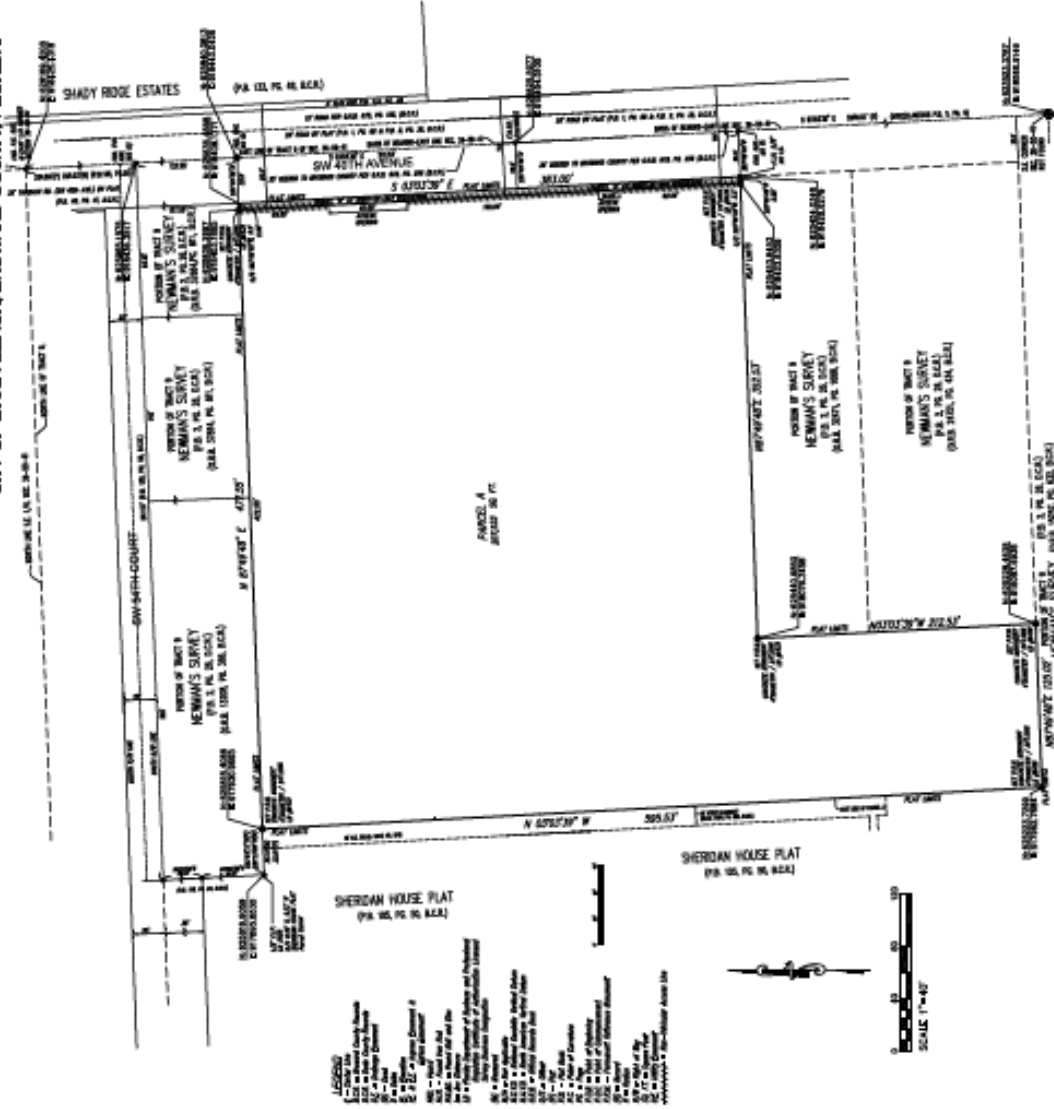
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ANY STRUCTURE WITHIN THE PLAZA MUST COMPLY WITH SECTION 12.2.1. DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY AND CITY PLAZA REGULATING ORDINANCES TO ADOPTATION.

AREA TABLETING
PARCEL "B" PRESIDENTIAL - 207,833.5 SQ. FT.
PARCEL "B" JOHN DEERE - 1,912.5 SQ. FT.
TOTAL AREA - 209,746.0 SQ. FT. 4.8 ACRES ±

THIS MATERIAL MAY BE OBTAINED BY
POLYMER LETTERS
694323 AND 694324
(AND) SUPPLYING INC.
1400 E. 17TH ST. SUITE 200
BOSTON MA 02108
(617) 617-4700

11-17



LEGAL DESCRIPTION.

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows: The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less..

AND.

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

AND.

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

DEDICATION.

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT BCD DANIA OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OAKS PLACE".

THE ACCESS EASEMENT AREA WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO THE PUBLIC PARK, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS TO THE PUBLIC PARK. NO BUILDING, FENCE, LANDSCAPING OR OTHER IMPROVEMENTS, WHICH IN ANY WAY INTERFERE WITH ACCESS, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE ACCESS EASEMENT. THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

PARCEL B, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS ____ DAY OF ____, 20__.

WITNESS: _____
PRINT NAME: _____ BCD DANIA OAKS, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT NAME: _____ BY: _____

ACKNOWLEDGEMENT.

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, A.D. 20__.

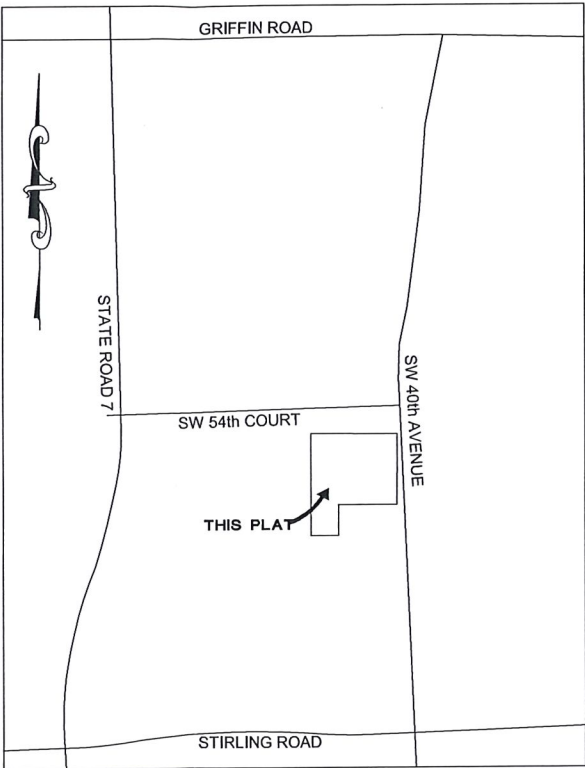
NOTARY PUBLIC
MY COMMISSION EXPIRES : _____

TYPED, PRINTED OR STAMPED NAME
OF NOTARY PUBLIC

OAKS PLACE

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700



LOCATION MAP
SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST
NOT TO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT ENTITLED DANIA OAKS PLACE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET ON THE ____ DAY OF ____, A.D. 20__ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I.

DATE: _____ FOR THE FIRM BY: _____

LUIS J. ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7006
STATE OF FLORIDA
BASELINE ENGINEERING AND LAND SURVEYING INC.
FLORIDA DEPARTMENT OF AGRICULTURE
CERTIFICATE OF AUTHORIZATION NUMBER LB 6439.

PLATTING
SURVEYOR

COUNTY
ENGINEER

COUNTY
SURVEYOR

CITY
ENGINEER

BCD DANIA OAKS, LLC.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

BROWARD COUNTY PLANNING COUNCIL .

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS
THIS ____ DAY OF ____, 20__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF ____, 20__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION .

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.
THIS ____ DAY OF ____, 20__.

ATTEST: _____
COUNTY ADMINISTRATOR

BY: _____ DEPUTY
BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION .

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS ____ DAY OF ____, 20__ AND RECORDED IN PLAT BOOK ____ PAGE ____.

ATTEST: _____
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION .

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER L.S. ____ DATE: _____
BY: _____ P.E. DIRECTOR
FLORIDA REGISTRATION NUMBER P.E. ____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT DEPARTMENT .

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF ____, 20__.

BY: _____
DIRECTOR OR DESIGNEE

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

CITY OF DANIA BEACH PLANNING AND ZONING BOARD .

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL. THIS ____ DAY OF ____, 20__.

BY: _____ DATE: _____
CHAIRPERSON, CITY OF DANIA BEACH

CITY ENGINEER .

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD THIS ____ DAY OF ____, 20__.

BY: _____ DATE: _____
CITY ENGINEER OF CITY OF DANIA BEACH

CITY OF DANIA BEACH CITY COMMISSION .

THIS IS TO CERTIFY THAT THIS PLAT OF DANIA OAKS WAS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF ORDNANCE NUMBER ____ ADOPTED, BY SAID COMMISSION ON THE ____ DAY OF ____, 20__.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO THIS ____ DAY OF ____, 20__. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: _____ CITY CLERK, CITY OF DANIA BEACH
DATE: _____
BY: _____ MAYOR
DATE: _____

PL-023-17

OAKS PLACE

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

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 THIS COUNTY.

SURVEY NOTES.

COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA STATE COORDINATE SYSTEM. SECTION CORNER COORDINATES USED TO TIE IN THE PLAT WERE OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION. ALL DISTANCES SHOWN ARE IN US-FEET UNLESS OTHERWISE SHOWN.

PLAT NOTES.

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. SAID BEARING BEING SOUTH 03°03'39" EAST REFERENCED TO SECTION CORNER COORDINATES USED TO TIE IN THE PLAT OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.

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 AN 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 ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, 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 FOR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDINGS 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.

THIS PLAT IS RESTRICTED TO 60 TOWNHOMES AND 1 CLUBHOUSE.

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 WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION:

PARCEL "A" (RESIDENTIAL) - 207,533.1 SQ. FT.
PARCEL "B" (RW DEDICATION) - 1,912.5 SQ. FT.

TOTAL AREA - 209,445.6 SQ. FT. / 4.8 ACRES +/-

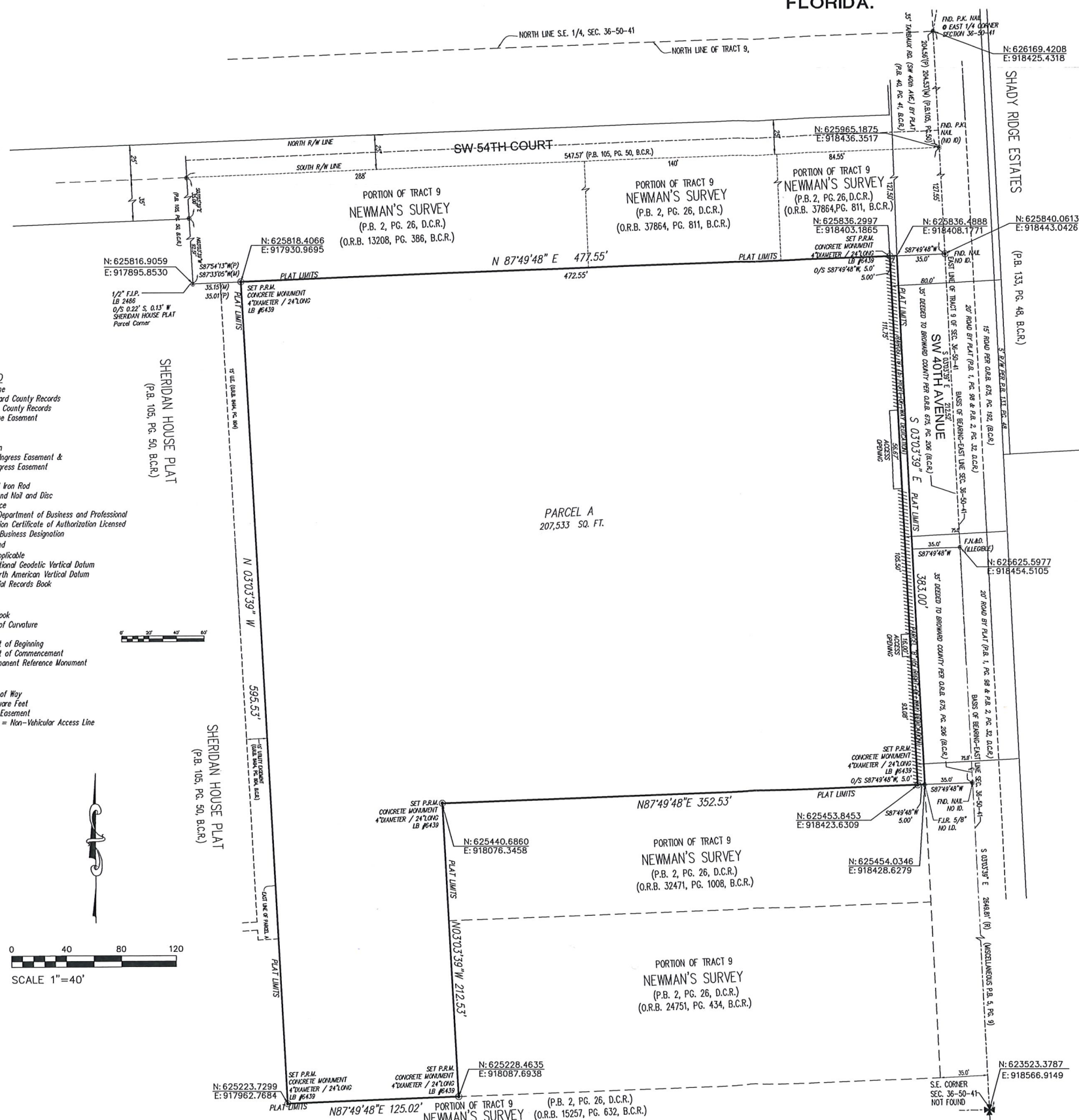


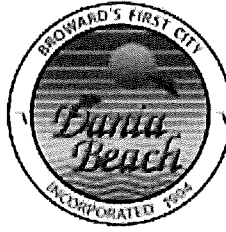
THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

PL-023-17

LEGEND
CL = Center Line
B.C.R. = Broward County Records
D.C.R. = Dade County Records
D.E. = Drainage Easement
(D) = Deed
D = Delta
EL = Elevation
I.E. & E.E. = Ingress Easement & Egress Easement
FND. = Found
F.I.R. = Found Iron Rod
F.N.D. = Found Nail and Disc
L = Arc Distance
LB = Florida Department of Business and Professional Regulation Certificate of Authorization Licensed Survey Business Designation
(M) = Measured
N/A = Not Applicable
N.G.V.D. = National Geodetic Vertical Datum
N.A.V.D. = North American Vertical Datum
O.R.B. = Official Records Book
O/S = Offset
(P) = Plat
P.B. = Plat Book
P.C. = Point of Curvature
P.C. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.R.M. = Permanent Reference Monument
(R) = Record
R = Radius
R/W = Right of Way
SQ. FT. = Square Feet
U.E. = Utility Easement
+++++ = Non-Vehicular Access Line

0 40 80 120
SCALE 1"=40'





AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, MARCH 30, 2017

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 PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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 ext.3624, AT LEAST 48 HOURS PRIOR TO the MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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.

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) 9:00 A.M. SP-99-16, HOLLYWOOD MANOR, 500 E. DANIA BEACH BLVD, 2nd REVIEW
- 2) 9:30 A.M. SP-02-17, TRU HOTEL, 22 AND 24 NORTH FEDERAL HWY, 2nd REVIEW
- 3) 10:00 A.M. SP-13-17, ARG OFFICE, 4025 RAVENSWOOD RD, 2nd REVIEW
- 4) 10:30 A.M. SP-14-17/VA-23-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 2nd REVIEW
- 5) 11:00 A.M. PL-23-17/SP-24-17/RX-25-17, OAKS PLACE, 5461 TO 5525 SW 40TH AVE, 1ST REVIEW

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3653 or mwray@daniabeachfl.gov



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwwray@daniabeachfl.gov

Date: 3/24/2017

Re: Oaks Place

PZ#: PL-23-17/SP-24-17/~~PL~~-25-17- 1st Review

Dear Applicant:

*Please find attached the comments regarding your plat and site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, March 30th will be at 11:00 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: FLOODPLAIN

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime: _____

Rate per hour: _____

- comments attached

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Oaks Place
PZ #: PL-023-17/SP-024-17/RZ-25-17 - 1ST REVIEW
ADDRESS: 5461-5525 SW 40th Ave
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = AH / AE / X; BFE = 6; DFE = 7 (preliminary determination)

Comments:

1. This project appears, based on a preliminary determination, to be subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code. In order to make a final determination, please provide a Survey with flood zones delineated.
2. Sheet A1.1 should indicate finish floor elevation in NAVD 88. Should structures be located in Flood Zones AH or AE, finish floor elevations shall be at or above Design Flood Elevation (Base Flood Elevation + 1 foot) or 7.0 NAVD 88. Mechanical, plumbing and electrical systems shall be at or above DFE.
3. Additional comments may be forthcoming once final determination of flood risk is confirmed.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 3.5 hr

Rate per hour: \$100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Oaks Place

PZ Log Number: PL-023-17 Review Number: 1

Reviewer: Daniel Parobok Date: March 23, 2017



The following comments are based on a review of the plans and responses dated 3/2017, for the property located at 5461 SW 40th Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. The landscape plan is at a scale that is difficult to read. Provide a landscape plan at a larger scale.
2. The provided tree survey is inadequate. Provide a tree survey meeting all Sec. 275-80(C) requirements including common name, scientific name, DBH, canopy spread in square feet, tree condition, and proposed disposition.
3. Several specimen trees/palms exist on this site. Per Sec. 275-80, provide the dollar value of all specimen trees/palms. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140.
4. Clearly label all trees to remain and/or to be relocated on landscape plan corresponding to tree number listed in the existing tree survey.
5. Show all mitigation for trees proposed for removal on landscape plan meeting all Sec. 825-100 mitigation requirements.
6. Provide a table listing total VUA in square feet and the percentage of VUA (and size in square feet) dedicated to VUA landscaping per Sec. 275-100.
7. Provide a table showing non-VUA open space and how Sec. 275-140 requirements are being met. Indicate and label all non-VUA open space area on landscape plan.
8. Provide a table listing all proposed plantings including the total number of plantings to be installed for front unit plantings. Note that a minimum of 50% of total plantings must be native per Sec. 275-60 and palms shall constitute a maximum of 20% of total trees per Sec. 275-190(G).
9. The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.
10. Hardscaping is proposed near existing trees appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted. In addition to this information, provide a tree protection plan indicating tree protection zones where tree protection fencing is to be installed prior to any construction/demolition activities as well as a tree protection detail.

11. Live oaks are proposed under existing overhead utilities. Provide a species that is suitable to be planted under overhead utilities. Note that Sec. 275-190 requirements still apply. If overhead utilities are to be relocated, note on landscape plan.
12. One live oak is proposed off-center to other oaks on the eastern border of the site. Please clarify.
13. Per Sec. 275-80, provide an irrigation plan.
14. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

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. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2017

PZ Log No: PL-023-17/SP-024-17/RZ-25-17

Project: Oaks Place – 1st Submittal

Comments Due: March 23, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
☒ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Fire - R. Cosme
Department

3/21/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 1st Submittal

PZ Log No: PL-023-17

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2.0

Overtime:

Rate per hour:

* Cost recovery – no charge on single family home plans, permits and variances.



BROWARD SHERIFF'S OFFICE
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



SITE PLAN REVIEW COMMENTS

Date: 03/21/17 **Site Plan No.:** SP-024-17 **Time Required For Review:** 2.0

Project: OAKS PLACE **Sq. Feet:** 207,224

Plan Reviewer: Raul Cosme / Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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 for site work.

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. All turning radii (demonstrated)
 - b. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site.
2. Water Supply Information as follows:
 - a. Dimensions of the three nearest adjacent hydrants to the project site
 - b. Please provide a legend on the Water & Sewer sheet C2 showing hydrant symbols.
 - c. Show Point of Service.

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Total Square Footage. Please show in Project Data.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- e. 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).

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - c. Underground Gate Valve Detail (where applicable)
5. Address Detail

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. 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. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius) [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire

Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code **Amendments Effective February 13, 2015**

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



**BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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).**

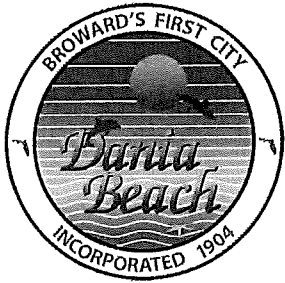
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:

Date

Signature – Design Professional of Record

Date



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

March 23, 2017

Engineering Comments

Site Plan: Dania Oaks Place

1. No further comments on the Traffic Statement.
2. Provide copy of pre- and post-development stormwater management and drainage calculations for the entire site. Surface water management license required from Broward County.
3. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.
4. Suggest to have a turnaround (knuckle) before exit gate.
5. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.
6. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
7. 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.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Oaks Place

3-21-17

Zoning designation = RS-6000/Proposed PRD-1 w/allocation of 36 flex units

FLU designation = Low 5 Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

61 townhomes

1st review

PLAT PL-23-17

1. Per Section 640-20(I) Provide "tax returns for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties in the plat."
2. Per Section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."
3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly.

SITE PLAN SP-24-17

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.**
2. **APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.** Per LDC, Article 635, provide the following missing information:
Sec. 635-40:
(E) "The overall size of plans shall be 24" C 36" drawn at a scale no smaller than 1:20"
Section 635-50:
(B) "The north arrow, scale and date"
(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"
(T) "All existing and proposed pedestrian walkways and bicycle paths."
(Y)(4) "Area devoted to vehicular use area (roadways, aisles, parking)"
(Y)(5) "Gross project area allocated for common open space"
(Y)(6) "Lot coverage by roofed structures"
(Y)(8) "Number of required and provided parking spaces including handicapped accessible, compact and any space devoted to attendant parking if permitted."
(Y)(10) "Minimum yard setbacks or specific build to lines required and provided"
(Y)(11) "Maximum and minimum (if applicable) required and proposed building height."
(Y)(12) "Minimum floor area required"
(Y)(13) "Adjacent zoning and existing land uses"
(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phased of the project"
(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e. building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.)"
3. **IMPACT FEES: Impact fees that will be required for the project are attached to these comments.**
4. **SIGNS: Provide copy of all signs for compliance review.**
5. **The proximity to the airport will require FAA/BCAD review and approval. 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.**
6. **PARKING:**
 - Guest parking is 1:5 units, not 1:4. Revise accordingly.

- Identify on site plan where all parking spaces are provided, only guest parking are shown on drawing.
 - Per Section 265-20(A) parking space is 9' X 18'. Revise parking space detail accordingly.
7. **USE:** Sheet A1.3. "Site Data" table and parking calculations identifies 63 townhouse units, but table "Unit/Building Breakdown" identifies 61 townhouse units. Revise accordingly.
 8. **Provide minimum bicycle parking requirements identified in Section 265-51.** 5% of required automobile parking is required. Recalculate accordingly and provide detail.
 9. **COST RECOVERY:** 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.
 10. **Must provide latest revised set of plans on disk prior to going to public hearing.**
 11. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.
 12. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.
 13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.
 14. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
 15. Sheet A1.3 correct required minimum pervious area to be 37% as required in Section 215-130.
 16. Sheet A1.3, Clarify "Landscape Open Space" provided calculation.
 17. Provide building elevation for buildings 2 & 6.
 18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Revise accordingly.
 19. Sheet A1.2, Phase II does not identify the location of the public sidewalk along SW 40 Avenue.
 20. Identify location of mechanical equipment for clubhouse and how it will be screened.
 21. Provide detail of proposed 6' tall column and panel wall.
 22. Per Section 205-10(B):
 - Maximum 40% coverage permitted; 30.3% provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
 - Minimum townhouse width is 22'; 19' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each

requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site ($\$6,500 \times 19 = \$123,500$). Must be addressed with next submittal.

- 25' front setback required; 15' provided for Clubhouse and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site ($\$6,500 \times 19 = \$123,500$). Must be addressed with next submittal.
- Provide the following required and provided information on the site plan drawing and in tabular form:
 - Maximum width – 22' permitted
 - Maximum height – 3/35' permitted
 - Maximum coverage – 40%
 - Minimum Front setback – 25'
 - Minimum Internal side – 15' for 2-story
 - Minimum Rear setback – 15' for 2-story
 - Minimum space between buildings – 15'
 - Maximum townhouse length – 150'

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.**



CITY OF DANIA BEACH IMPACT FEE SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact." These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of the City of Dania Beach's impact fees. Additional impact and concurrency fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

<u>Type</u>	<u>Fee</u>
Recreation and Open Space:	
Single Family/Townhouse	\$1,825 per unit
Multi-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation:	\$21.26 per PM peak hour trip
Administrative: (RAC only)	\$.16 per sq.ft.
Police:	\$.184 per sq.ft.
Fire:	\$.389 per sq.ft.

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwwray@daniabeachfl.gov

Date: 5/19/2017

Re: Oaks Place

PZ#: SP-24-17/VA-47-17- 2nd Review

Dear Applicant:

*Please find attached the comments regarding your plat and site plan and variance application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, May 25th will be at 11:30 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, MAY 25, 2017

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 PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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 ext.3624, AT LEAST 48 HOURS PRIOR TO the MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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.

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) 9:00 A.M. SP-03-15MOD, TRION, 1st REVIEW, 4 NORTH FEDERAL HWY
- 2) 9:30 A.M. SP-125-16, CANAL GROVES, 2ND REVIEW, 4660 SW 33RD AVE.
- 3) 10:00 A.M. SP-02-17, TRU BY HILTON, 24 AND 44 NORTH GRIFFIN RD., 3RD REVIEW
- 4) 10:30 A.M. SP-35-17/VC-45-17/OT-35-17/SE-51-17/VA-49-17/VA-50-17, GRIFFIN POINTE, 2ND REVIEW, 2281 GRIFFIN ROAD
- 5) 11:00 A.M. PL-46-17, DANIA 84 HOSPITALITY, 1ST REVIEW, 2460 W. STATE RD. 84
- 6) 11:30 P.M. SP-24-17/VA-47-17, DANIA OAKS PLACE, 2ND REVIEW, 5461 AND 5471 SW 40TH AVE.

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3653 or mwray@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: FLOOD

Please log your time spent on reviewing the plans.

Time spent: 1 Hour

Rate per hour: _____

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Oaks Place
PZ #: PL-023-17/SP-024-17/RZ-25-17 – 1st Review
ADDRESS: 5461-5525 SW 40th Ave
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = AH / AE / X
- BFE = 6; DFE = 7

Comments:

1. None.

Note(s):

This project is subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 3 hr

Rate per hour: \$100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Oaks Place

PZ Log Number: PL-023-17 Review Number: 2

Reviewer: Daniel Parobok Date: May 17, 2017



The following comments are based on a review of the plans and responses dated 5/2017, for the property located at 5461 SW 40th Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet TD-3. The Arborist's report also needs to evaluate potential impacts to/viability of any specimen trees proposed to remain, and whether specimen trees proposed for removal are viable candidates for relocation. The Arborist's report should list the Tree Protection Zone (TPZ) size for each tree proposed to remain.
2. Note that specimen trees fall under additional protections of special status category trees provided in Sec. 825-140. Specimen trees must be relocated (note that large size is not justification for relocation unfeasibility). The arborist report required by comment 1 may clarify the tree preservation requirements.
3. Provide the existing tree canopies to scale on sheets TD-1 and TD-2.
4. For all trees to remain, show the TPZ on the Tree Disposition and Landscape plan *at minimum* as defined in Sec 825-50, expanded per recommendations from your arborist. A plan-view notation must indicate that tree protection fencing will be installed at the edge of the TPZ.
5. It appears that several trees proposed to be removed can remain in place based on the current landscape plan and many fall within proposed landscape areas. Reevaluate tree dispositions of trees currently located within proposed planting area and/or provide adequate justification for removal of these trees.
6. Previous comment not addressed. All mitigation must be accounted for prior to site plan approval. Clearly label each tree counted toward mitigation requirements on the landscape plan and provide a column on the proposed plantings table listing the quantity and specification of each species being used to meet mitigation requirements. Note the replacement species diversity requirements listed under Sec. 825-100(A)(4). Canopy replacement multiplier for exotic species is incorrect; canopy replacement for these species is 50% of the canopy removed for new or amended developments.
Show all mitigation for trees proposed for removal on landscape plan meeting all Sec. 825-100 mitigation requirements.
7. Previous comment remains until details are provided: The perimeter fence is proposed through and in close proximity to existing tree appearing to remain. Provide a narrative, notes, details, description, and any other information to clearly show that the critical roots zones of these trees will not be impacted.
8. Provide a point-by-point response to each of the above comments.
9. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

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. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 4, 2017

PZ Log No: SP-024-17

Project: Oaks Place – 2nd Submittal

Comments Due: May 18, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
☒ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Fire – R. Cosme
Department Chief S. Brown

5/11/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Oaks Place – 2nd Submittal

PZ Log No: SP-024-17

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2.0

Rate per hour:

Overtime:

* Cost recovery – no charge on single family home plans, permits and variances.



BROWARD SHERIFF'S OFFICE
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



SITE PLAN REVIEW COMMENTS

Date: 05/11/17 **Site Plan No.:** SP-024-17 **Time Required For Review:** 2.0

Project: OAKS PLACE 2nd Review **Sq. Feet:** 207,224

Plan Reviewer: Raul Cosme / Plans Examiner
Chief S. Brown

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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 for site work.

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: COMPLIED~~
 - a. ~~All turning radii (demonstrated)~~
 - b. ~~Fire Department Apparatus Access Road locations and dimensions demonstrate or note on the plan how they will be marked and delineated on site.~~
2. ~~Water Supply Information as follows: COMPLIED~~
 - a. ~~Dimensions of the three nearest adjacent hydrants to the project site~~
 - b. ~~Please provide a legend on the Water & Sewer sheet C2 showing hydrant symbols.~~
 - c. ~~Show Point of Service.~~

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Total Square Footage. Please show in Project Data.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- e. 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).

4. Sheets C-5 and C-6 show Blow-off Valve. **DISTRIBUTION SYSTEMS TO BE LOOPED**

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

5. Please clarify the Construction type. Application for the Fire Protection Water Supply shows Type III, plans shows VA (sheet A0.0)
6. Fire Flow Cals show a fire flow demand of 1500 GPM. The application indicates a required fire flow of 1000 GPM. Please clarify discrepancy.
7. Fire Flow Cals must be sealed
8. Verification letter must be sealed.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

9. ~~A detail sheet accompanying the Civil Plans with the following details: COMPLIED~~
- ~~a. Fire Hydrant Detail~~
 - ~~b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)~~
 - ~~c. Underground Gate Valve Detail (where applicable)~~

10. ~~Address Detail COMPLIED~~

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. 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. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart.** [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius) [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart. These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire

Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



**BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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).

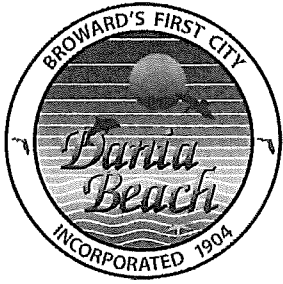
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:

Date

Signature – Design Professional of Record

Date



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

May 12, 2017

Engineering Comments – 2nd Review

Site Plan: Dania Oaks Place

1. No further engineering comment.
2. 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.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Oaks Place

5-18-17

Zoning designation = RS-6000/Proposed PRD-1 w/allocation of 36 flex units

FLU designation = Low 5 Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

61 townhomes

2nd review

PLAT PL-23-17

1. ~~Per Section 640-20(I) Provide "tax returns for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties in the plat."~~
2. Per Section 640-20(J) "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat dedication."
3. Proposed plat identifies 63 units; site plan identifies 61 units. Revise accordingly. No revised plat received.
4. Application identifies folio numbers only for northern 2 properties. Revise application to provide folio numbers for all parcels affected.

REZONING RZ-25-17

1. The folio numbers identified on the application were previously rezoned in 2015 via Ordinance Number 2015-019. Revise the application and legal description to property identify the specific parcels to be rezoned.

VARIANCE VA-47-17

1. 25' front setback required for Building #8.
2. Variance application fee for multifamily is \$2,300, only \$480 was paid. Provide outstanding balance of \$1,820 BEFORE item can be schedule for public hearing.
3. Revise application to ensure the all applicable properties are properly identified.

SITE PLAN SP-24-17/VA-47-17

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.**
 - Application only identifies folio numbers and address for 2 northern parcels which has a previously approved site plan. The 2 new southern property folio numbers and addresses are not identified on the application. Revise the application accordingly and provide area of work to be reviewed, as an approved site plan already exists on 2 norther folios.
2. **APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.** Per LDC, Article 635, provide the following missing information:
Sec. 635-40:
(E) ~~"The overall size of plans shall be 24" C 36" drawn at a scale no smaller than 1:20"~~
Section 635-50:
(B) ~~"The north arrow, scale and date"~~
(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"
(T) ~~"All existing and proposed pedestrian walkways and bicycle paths."~~
(Y)(4) "Area devoted to vehicular use area (roadways, aisles, parking)"
(Y)(5) ~~"Gross project area allocated for common open space"~~
(Y)(6) ~~"Lot coverage by roofed structures"~~
(Y)(8) ~~"Number of required and provided parking spaces including handicapped accessible, compact and any space devoted to attendant parking if permitted."~~

~~(Y)(10) "Minimum yard setbacks or specific build to lines required and provided"~~
~~(Y)(11) "Maximum and minimum (if applicable) required and proposed building height."~~
~~(Y)(12) "Minimum floor area required"~~
~~(Y)(13) "Adjacent zoning and existing land uses"~~

(AA) "Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phased of the project." No phase lines are identified on revised plans. 2nd time requested.

(BB) "For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e. building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.)" 2nd time requested.

3. IMPACT FEES: Impact fees that will be required for the project were attached to the comments provided in March 2017.

4. SIGNS: ~~Provide copy of all signs for compliance review.~~ No signage detail/dimensions were provided; therefore signage has not been reviewed for compliance with LDC.

5. **The proximity to the airport will require FAA/BCAD/FDOT review and approval. 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. Contact Greg Jones, Airspace and Land Use Manager with FDOT at 850-414-4502 or at greg.jones@dot.state.fl.us.**

6. **PARKING:**

- ~~Guest parking is 1:5 units, not 1:4. Revise accordingly.~~
- ~~Identify on site plan where all parking spaces are provided, only guest parking are shown on drawing.~~
- ~~Per Section 265-20(A) parking space is 9' X 18'. Revise parking space detail accordingly.~~
- 14 guest parking spaces shown on site plan drawing. Site Date table on Sheet A1.2 only identifies 13 as provided. Revise accordingly.
- 104 parking spaces required. Site Date table on Sheet A1.2 identifies 105 required. Revise accordingly.

7. **USE:**

- ~~Sheet A1.3, "Site Data" table and parking calculations identifies 63 townhouse units, but table "Unit/Building Breakdown" identifies 61 townhouse units. Revise accordingly.~~
- Land use designation of the property is Low (5) Residential. Site Date table on Sheet A1.2 identifies Single Family Residential. Revise accordingly.
- Low (5) Residential = 5 units per acre X 5.13 gross acres = 25 units. Ordinance Number 2015-019 granted the 2 norther parcels 14 flex units which results in 39 total units (25 + 14 + 39) on the property. A total of 61 units are proposed. Revise accordingly.
- If additional flex units are requested, must submit an application for such.

8. ~~Provide minimum bicycle parking requirements identified in Section 265-51. 5% of required automobile parking is required. Recalculate accordingly and provide detail.~~

9. ~~COST RECOVERY: 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.~~

10. **Must provide latest revised set of plans on disk prior to going to public hearing.**

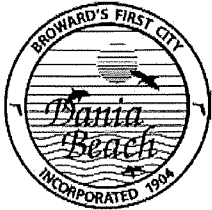
11. ~~The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.~~

12. ~~Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.~~

13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.
14. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
15. ~~Sheet A1.3 correct required minimum pervious area to be 37% as required in Section 215-130.~~
16. ~~Sheet A1.3, Clarify "Landscape Open Space" provided calculation.~~
17. Provide building elevation for buildings 2 & 6. 2nd time requested.
18. Sheet A1.2, Phase II only shows a portion of Building #6-B. Phase lines no longer shown. Revise accordingly.
19. ~~Sheet A1.2, Phase II does not identify the location of the public sidewalk along SW 40 Avenue.~~
20. Clubhouse. Identify location of mechanical equipment for clubhouse and how it will be screened. Club house should not be part of this site plan review, as it was already approved. Clarify.
21. ~~Provide detail of proposed 6' tall column and panel wall.~~
22. Per Section 205-10(B):
 4. ~~Maximum 40% coverage permitted; 30.3% provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.~~
 5. ~~Minimum townhouse width is 22'; 19' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.~~
 6. 25' front setback required; ~~15' provided for Clubhouse~~ and Building #8. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. The City also has a payment in lieu of parking which requires payment of \$6,500 per parking space not provided on site (\$6,500 X 19 = \$123,500). Must be addressed with next submittal.
VARIANCE APPLIED FOR VA-47-17.
 7. Provide the following required and provided information on the site plan drawing and in tabular form:
 - ~~Maximum width 22' permitted~~
 - ~~Maximum height 3/35' permitted~~
 - ~~Maximum coverage 40%~~
 - ~~Minimum Front setback 25'~~
 - ~~Minimum Internal side 15' for 2-story~~
 - ~~Minimum Rear setback 15' for 2-story~~
 - ~~Minimum space between buildings 15'~~
 - ~~Maximum townhouse length 150'~~
23. Per Resolution No. 2015-071, \$1,825 per townhouse dwelling (61 X \$1,825 = \$111,325) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.
24. Delineate area of work for review on the Site Plan drawing. Buildings 1, 2, 3, 4, and Clubhouse were previously approved Resolution number 2015-096. Identify such on plans. Additionally, remove reference regarding Building 1, 2, 3, 4 & Clubhouse from sheets A2.0, A2.2, A2.3, A3.0 and A3.2.
25. Per Article 250, provide wildlife study.

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.



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☒ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

Rec'd 3/2/17
Revised 11/8/17
PL-23-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY 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: 5501, 5525, 5461 and 5471 SW 40th Avenue

Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

504136010360 & 0361

Folio Number(s): 504136010400 & 0410 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120

Home: _____

Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900

Home: _____

Fax: _____

Explanation of Request: Approval of the Oak Place Plat

*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: 4.76 Gross Acreage: 5.07 Prop. Square Footage: 207,533 sf

Existing Use: SFR

Proposed Use: 61 townhouses

Is property owned individually, by a corporation, association, or a joint venture? Florida 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 Greenspoon Marder (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.

BCD DANIA OAKS, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

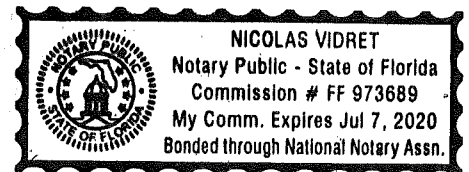
BEFORE ME THIS 23 DAY OF 02, 20 16

By:

JOEL BANY
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



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.***

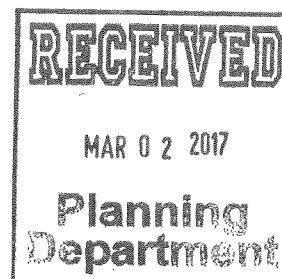
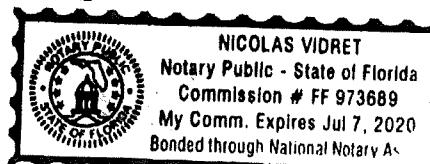
BEFORE ME, the undersigned Notary Public, personally appeared Joel Bary, as Manager of BCD Dania Oaks, LLC. ("Affiant"), to me well known to be the person who made and subscribed the following Affidavit, who, upon being first by me duly sworn on oath, deposed and said as follows:

1. Affiant is the Manager of BCD Dania Oaks, LLC, a Florida limited liability company and the owner of the property described on Exhibit A attached hereto.
2. All real estate taxes owed on the Real Property have been paid as evidenced by the attached statements from the Broward County Property Appraiser.
3. To the best knowledge, information and belief of the affiant, no mortgages or other liens have been placed on the property.

Signature: _____
Print Name: JOHN P. TAYLOR

SWORN TO (or affirmed) and subscribed before me by Joel Bary on this 2nd day of March, 2017.

NOTARY PUBLIC

Produced identification X /Type of identification Driver's License

OAKS PLACE

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,

LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

AND:

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36,

Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

AND:

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

BROWARD COUNTY

2016 Paid Real Estate

Folio: 479735

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504136-01-0400		See Below	See Below	See Below	0413

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

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

5525 SW 40 AVE
NEWMANS SURVEY 2-26 D 36-50-41
THAT PT OF LOT 9 DESC AS BEG AT
PT 629.51 S & 40 W OF NE COR OF
SE1/4,CONT W 472.55,S 297.54,
E 125.01 N 212.53,E 347.55,

WWW-16-00016852 \$7,237.95
Paid By BCD DANIA OAKS LLC

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	352,580	0	352,580	1,920.64
VOTED DEBT	0.22160	352,580	0	352,580	78.13
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	352,580	0	352,580	1,881.37
CAPITAL OUTLAY	1.50000	352,580	0	352,580	528.87
VOTER APPROVED DEBT LEVY	0.07030	352,580	0	352,580	24.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	352,580	0	352,580	16.61
OKEECHOBEE BASIN	0.14770	352,580	0	352,580	52.08
SFWMD DISTRICT	0.13590	352,580	0	352,580	47.92
SOUTH BROWARD HOSPITAL	0.16150	352,580	0	352,580	56.94
CHILDREN'S SVCS COUNCIL OF BC	0.48820	352,580	0	352,580	172.13
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	352,580	0	352,580	2,115.41
DEBT SERVICE	0.24640	352,580	0	352,580	86.88
FL INLAND NAVIGATION	0.03200	352,580	0	352,580	11.28
Total Millage:		19.83390	Ad Valorem Taxes:		\$6,993.05
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				200.00	
DS DANIA STORM WATER	@ 40.0000			4.00	
DW DANIA SOLID WASTE	@ 342.4800			342.48	
Non - Ad Valorem Assessments:				\$546.48	
Combined Taxes and Assessments:				\$7,539.53	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/08/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 479735

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/08/2016 Receipt #

WWW-16-00016852

\$7,237.95

Paid By BCD DANIA OAKS LLC

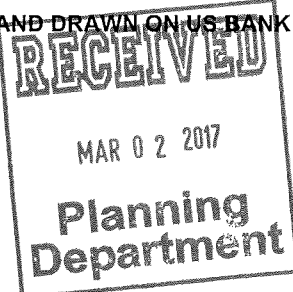
Make checks payable to:

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

Property ID Number
504136-01-0400

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

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180



If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

ATTENTION TAXPAYERS: Please be advised of the NON-REFUNDABLE processing fees for all online credit or debit card transactions. Credit and Debit card transactions will be charged 2.55% of the full payment amount (\$1.95 minimum fee). You will be shown and asked to approve the amount of any convenience fee before completing your payment and check-out process. There is NO FEE for making payment by the eCheck payment option.

Local Business Tax Delinquent Renewal Notices were mailed in February. Delinquent renewal balances can be paid online by most businesses - unless certain Certificates or Licenses must be provided to us first. Search your account by the Business Tax Receipt number shown on your Notice. A green "Pay Receipts" link will be displayed for those businesses able to make online payments.

Real Estate Account At 5525 SW 40 AVE

Real Estate Account #504136-01-0400 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2016	2015	2014	2013	...	2004
PAID	PAID	PAID	PAID		PAID

Real Estate 2016 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
504136-01-0400	479735	-	0413

PAID 2016-11-08

\$7,237.05

Receipt #WWW-16-00016852

[Print Receipt](#)

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

Owner
SHADY RIDGE LLC
14 TWIN PONDS
KINGS POINT, NY 11024

Situs address
5525 SW 40 AVE

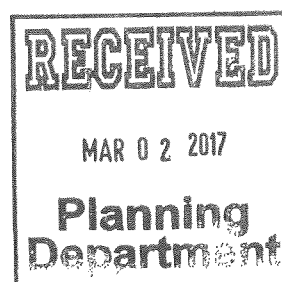
Legal description
NEWMANS SURVEY 2-26 D 36-50-41 THAT PT OF LOT 9 DESC AS BEG AT PT 629.51 S & 40 W OF NE COR OF SE1/4, CONT W 472.55, S 297.54, E 125.01 N 212.53, E 347.55, N 84.99 TO POB

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	352,580	0	352,580	\$1,920.64
VOTED DEBT	0.22160	352,580	0	352,580	\$78.13
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	352,580	0	352,580	\$1,881.37
CAPITAL OUTLAY	1.50000	352,580	0	352,580	\$528.87
VOTER APPROVED DEBT LEVY	0.07030	352,580	0	352,580	\$24.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	352,580	0	352,580	\$16.61
OKEECHOBEE BASIN	0.14770	352,580	0	352,580	\$52.08
SFWMD DISTRICT	0.13690	352,580	0	352,580	\$47.62
SOUTH BROWARD HOSPITAL	0.16150	352,580	0	352,580	\$56.94
CHILDREN'S SVCS COUNCIL OF BC	0.48820	352,580	0	352,580	\$172.13
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	352,580	0	352,580	\$2,115.41
DEBT SERVICE	0.24640	352,580	0	352,580	\$86.88
FL INLAND NAVIGATION	0.03200	352,580	0	352,580	\$11.28
Total	19.83390				\$6,993.05

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
DANIA FIRE		\$200.00
DANIA STORM WATER	@ 40.0000	\$4.00
DANIA SOLID WASTE	@ 342.4800	\$342.48
Total		\$546.48



Combined taxes and assessments: \$7,539.53

If paid by: Nov 30, 2016
Please pay: \$0.00

PAID 2016-11-08
\$7,237.95
Receipt #WWW-
16-00016852
Print Receipt [\[X\]](#)



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BROWARD COUNTY

2016 Paid Real Estate

Folio: 479736

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504136-01-0410		See Below	See Below	See Below	0413

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180

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

5501 SW 40 AVE
NEWMANS SURVEY 2-26 D
36-50-41
LOT 9 S 85.01 OF N 629.5 OF W
477.55 OF E 512.55

WWW-16-00016859 \$9,863.15
Paid By BCD DANIA OASKS LLC

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	488,640	0	488,640	2,661.82
COUNTYWIDE SERVICES	0.22160	488,640	0	488,640	108.28
VOTED DEBT					
BROWARD CO SCHOOL BOARD	5.33600	488,640	0	488,640	2,607.38
GENERAL FUND	1.50000	488,640	0	488,640	732.96
CAPITAL OUTLAY	0.07030	488,640	0	488,640	34.35
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04710	488,640	0	488,640	23.01
EVERGLADES C.P.	0.14770	488,640	0	488,640	72.17
OKEECHOBEE BASIN	0.13590	488,640	0	488,640	66.41
SFWMD DISTRICT	0.16150	488,640	0	488,640	78.92
SOUTH BROWARD HOSPITAL	0.48820	488,640	0	488,640	238.55
CHILDREN'S SVCS COUNCIL OF BC					
CITY OF DANIA BEACH	5.99980	488,640	0	488,640	2,931.74
DANIA BEACH OPER	0.24640	488,640	0	488,640	120.40
DEBT SERVICE	0.03200	488,640	0	488,640	15.64
FL INLAND NAVIGATION					
Total Millage:		19.83390	Ad Valorem Taxes:		\$9,691.63

Paid 11/08/2016 Receipt #

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		200.00
DS DANIA STORM WATER	@ 40.0000	40.00
DW DANIA SOLID WASTE	@ 342.4800	342.48

Non - Ad Valorem Assessments:		\$582.48
Combined Taxes and Assessments:		\$10,274.11
If Postmarked By	Nov 30, 2016	
Please Pay	\$0.00	

BROWARD COUNTY

2016 Paid Real Estate

Folio: 479736

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/08/2016 Receipt #

WWW-16-00016859

\$9,863.15

Paid By BCD DANIA OASKS LLC

Make checks payable to:

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

Property ID Number
504136-01-0410

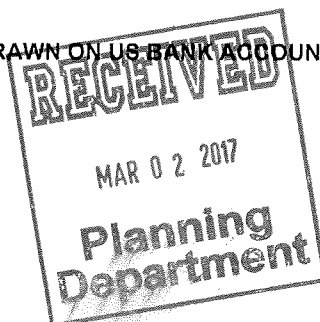
If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

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

BCD DANIA OAKS LLC
20900 NE 30 AVE #200
AVENTURA, FL 33180



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Real Estate Account At 5501 SW 40 AVE

Real Estate Account #504136-01-0410

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2016

2015

2014

2013

...

2004

PAID

PAID

PAID

PAID

PAID

Real Estate 2016 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
504136-01-0410	479736	-	0413

PAID 2016-11-08

\$9,863.16

Receipt #WWW-

16-00016859

Print Receipt [X](#)

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

Owner

SHADY RIDGE LLC
14 TWIN PONDS
KINGS POINT, NY 11024

Situs address

5501 SW 40 AVE

Legal description

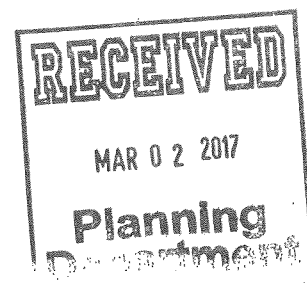
NEWHANS SURVEY 2-26 D 36-50-41 LOT 9 S 85.01 OF N 629.5 OF W 477.55 OF E 512.55

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
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VOTED DEBT	0.22160	488,640	0	488,640	\$108.28
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	488,640	0	488,640	\$2,607.38
CAPITAL OUTLAY	1.50000	488,640	0	488,640	\$732.96
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EVERGLADES C.P.	0.04710	488,640	0	488,640	\$23.01
OKEECHOBEE BASIN	0.14770	488,640	0	488,640	\$72.17
SFWM DISTRICT	0.13690	488,640	0	488,640	\$66.41
SOUTH BROWARD HOSPITAL	0.16150	488,640	0	488,640	\$78.92
CHILDREN'S SVCS COUNCIL OF BC	0.48820	488,640	0	488,640	\$238.55
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	488,640	0	488,640	\$2,931.74
DEBT SERVICE	0.24640	488,640	0	488,640	\$120.40
FL INLAND NAVIGATION	0.03200	488,640	0	488,640	\$15.64
Total	19.83390				\$9,691.63

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
DANIA FIRE		\$200.00
DANIA STORM WATER	@ 40.0000	\$40.00
DANIA SOLID WASTE	@ 342.4800	\$342.48
Total		\$582.48



Combined taxes and assessments: \$10,274.11

If paid by: Nov 30, 2016
Please pay: \$0.00

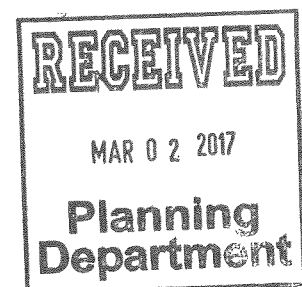
PAID 2016-11-08
\$9,863.15
Receipt
#WWW-16-
00016859
Print Receipt 



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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE APPROVING THE REQUEST MADE BY DENNIS MELE, ESQ./GREENSPOON MARDER, P.A., AGENT FOR THE PROPERTY OWNER, STIRLING ALYA LLC, TO REZONE PROPERTY LOCATED AT 2851 STIRLING ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RS-6000 (SINGLE FAMILY 6000) AND C-2 (COMMUNITY BUSINESS) TO MULTI-FAMILY 25 DU/AC (RM-2), (APPLICATION NO. RZ-104-17) SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Ordinance, Application



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA 

SUBJECT: **RZ-104-17:** The applicant, Carlos J. Ballbe, on behalf of the property owner Stirling Alya LLC., is requesting rezoning for the property located at 2851 Stirling Road (FIRST READING).

**REQUEST
REZONING**

To allow the rezoning of an entire property from Single Family Residential (RS-6000) and Commercial (C-2) to Multiple-Family (24 du/ac) Residential District.

PROPERTY INFORMATION

EXISTING ZONING:	Commercial (C-2) and Single-Family (RS-6000)
PROPOSED ZONING	Multiple-Family (24 du/ac) Residential
LAND USE DESIGNATION:	Commercial and Low (5) Residential
PROPOSED LAND USE DESIGNATION:	Irregular (23.73) Residential

CODE VIOLATIONS

There are no Code Compliance violations or fines on record for the subject property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code (LDC).

The subject property is located on the north east corner of Stirling Road and Lake Shore Drive. This property is the former location of St. Maurice Catholic Church and is currently vacant. The applicant proposes to redevelop the site for apartment units.

REZONING

Per the City's Land Development Code (LDC), the requested rezoning must be reviewed in accordance with the criteria identified in Section 645-40 as shown below in order for the City Commission to approve the request.

- (1) "That the request 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."

(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 applicant has submitted a justification statement addressing these criteria.

Several community meetings were hosted by the developer with neighboring property owners.

This item will require two (2) readings by the City Commission.

CITY COMMISSION PREVIOUS ACTION

On May 23, 2017 the City Commission approved the Future Land Use Amendment changing the designation from Commercial (1.3 gross acres) and Low (5) Residential (6.7 gross acres) to Irregular (23.73) Residential (8.3 gross acres) via Ordinance No. 2017-004.

On January 10, 2017 this item was withdrawn by the applicant from the City Commission agenda.

On November 21, 2016 the City Commission approved a temporary use to allow Memorial Healthcare Systems to park on the property.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On August 17, 2016, the Planning and Zoning Board, sitting as the Local Planning Agency, heard this item again to correct a flawed advertisement that occurred with the first meeting. The motion to recommend approval of the request failed.

On January 20, 2016 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the amendment with the following conditions:

- Applicant to pay for additional mailed notice; and
- Applicant to eliminate access to site from SW 28 Terrace.

PLANNING AND ZONING BOARD RECOMMENDATION

On November 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval.

STAFF RECOMMENDATION

Approve

ORDINANCE NO. 2018-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DENNIS MELE, ESQ./GREENSPOON MARDER, P.A., AGENT FOR THE PROPERTY OWNER, STIRLING ALYA LLC, TO REZONE PROPERTY LOCATED AT 2851 STIRLING ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RS-6000 (SINGLE FAMILY 6000) AND C-2 (COMMUNITY BUSINESS) TO MULTI-FAMILY 25 DU/AC (RM-2), (APPLICATION NO. RZ-104-17) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND 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"), Dennis Mele, Greenspoon Marder, P.A., agent for the property owner, Stirling Alya, LLC, has applied to the City of Dania Beach, Florida (the "City") for approval of a rezoning for property legally described in Exhibit "A" (Application RZ-104-17); and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on November 15, 2017 and recommended approval of the request for a 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. Pursuant to Chapter 28 “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” of the City Code, the rezoning request (RZ-104-17) from RS-6000 (single family 6000) and C-2 (community business) to Multi-Family 25 du/ac (RM-2), (Application no. RZ-104-17), at 2851 Stirling Road in the City of Dania Beach, Florida as legally described in Exhibit “A,” is approved.

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 upon (i) the passage and adoption on second reading, and (ii) the execution and recordation of the Declaration.

PASSED on first reading on January 9, 2018.

PASSED AND ADOPTED on second reading on _____, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Legal Description

[illegible]



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

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.: _____



THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY 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: 2851 STIRLING ROAD, DANIA BEACH FL 33312

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

Recorded Plat Name: St Maurice Plat

Folio Number(s): 5042-32-29-0010 Legal Description: ST MAURICE PLAT 101-17 B PARCE

Applicant/Consultant/Legal Representative (circle one) Carlos J. Ballbe

Address of Applicant: 2737 NE 30th Place, Fort Lauderdale FL, 33306

Business Telephone: (954) 491-7811 Home: _____ Fax: _____

E-mail address: info@baeng.us

Name of Property Owner: STIRLING ALYA LLC

Address of Property Owner: 1250 E. HALLANDALE BEACH BLVD, SUITE 602, HALLANDALE, FL 33301

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Review

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: 7.21 Gross Acreage: 7.21 Prop. Square Footage: _____

Existing Use: R-6000 Proposed Use: RM-2

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 Ballbé & Associates, Inc. (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

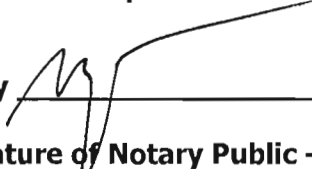
By: 
(Owner / Agent signature*)

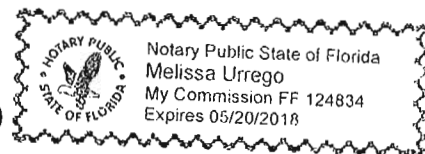
BEFORE ME THIS 19 DAY OF JULY, 2014

By:

Lamy Bawn
(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.***

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 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
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 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an Initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an Initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
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 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
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	\$ 250.00 <i>(up to this amount based on scope of work)</i>
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



REZONING JUSTIFICATION

Stirling Alya, LLC ("Applicant") is the current owner of the property located at 2851 Stirling Road within the City of Dania Beach ("Property"). The Property was formally used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the property for a development with a total of 197 mid-rise units. In connection with this development proposal, the City Commission approved on first reading a land use plan amendment application to change the designation on the Property from Commercial and Low (5) Residential to Irregular (23.74 dwelling units/acre) Residential. This land use plan amendment would allow for 197 dwelling unit on the Property. The Applicant is requesting to rezone the Property from RS-6000 (Single Family 6000) and C-2 (Community Business) to Multi Family 25 DU/AC (RM-2) in order to implement the land use plan amendment.

REZONING REVIEW CRITERIA

Section 645-40 of the City's Code requires that an application for a rezoning be reviewed in accordance with the following criteria: This narrative is intended to describe how this request addresses those criteria.

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

In connection with this development proposal, the City Commission approved on first reading a land use plan amendment application to change the designation on the Property from Commercial and Low (5) Residential to Irregular (23.74 dwelling units/acre) Residential. This land use plan amendment would allow for 197 dwelling unit on the Property. This rezoning will ensure that the proposed zoning designation is consistent with the proposed amendment to 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; and

There are no applicable plans other than the city's comprehensive plan that apply to the Property.

(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

The properties to the west and the north of the subject site are currently zoned Mobile Home (RMH) and the properties to the east are currently zoned Multi Family (RM). The proposed rezoning to Multi Family 25 DU/AC (RM-2) would be compatible with the surrounding properties. The Multi Family 25 DU/AC (RM-2) is available to any property owner within the City whose property has a compatible land use plan designation.

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

There are no applicable plans other than the city's comprehensive plan that apply to the Property.

b. An error or ambiguity must be corrected; or

Not applicable.

c. There exists changed or changing conditions which make approval of the request appropriate; or

The Property was formally used as the St. Maurice Catholic Church until it became too expensive for the number of parishioners to maintain. Therefore, the church leaders put the Property up for sale. The Applicant identified the Property as an excellent location for residents who would like to reduce their dependence on the automobile as a primary means of transportation. Broward Transit Route 16 travels along Stirling Road and provides service to the Dania Beach Tri-Rail station. In addition, there is a shuttle from the Dania Beach Tri-Rail station to the Fort Lauderdale Hollywood International Airport. With these transit services, future residents would have easy access to major destinations in the Tri-County area and beyond without the need for an automobile.

d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or

The Property was formally used as the St. Maurice Catholic Church. The membership in that parish dwindled over the years and it became too expensive for the remaining parishioners to support.

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 Property is located immediately adjacent to Stirling Road which is a major arterial in the City. It is appropriate to locate higher density residential uses along major arterials in support of mass transit. The adjacent uses include a mix of uses including mobile homes, commercial and multi-family residential. Therefore, the proposed multi-family uses are consistent with the uses in the adjacent and surrounding uses.

Lajoie, Corinne

From: Cynthia Pasch <cynthia.pasch@gmlaw.com>
Sent: Thursday, October 26, 2017 5:50 PM
To: Lajoie, Corinne
Subject: FW: Information regarding code enforcement. [IWOV-ACTIVE.FID10686399]

The email below addresses Stirling Square and Stellar.

GreenspoonMarder

Cynthia A. Pasch, AICP
Land Planner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Telephone: 954-527-6266
cynthia.pasch@gmlaw.com

From: Susie Iser
Sent: Tuesday, October 17, 2017 9:21 AM
To: Cynthia Pasch
Subject: FW: Information regarding code enforcement. [IWOV-ACTIVE.FID10686399]

From: Lunkins, Angel [<mailto:alunkins@daniabeachfl.gov>]
Sent: Monday, October 16, 2017 5:01 PM
To: Susie Iser
Subject: RE: Information regarding code enforcement.

Good Afternoon,

No code compliance violations or fines/liens. Thank you

- 1) Folio No. 5042-32-29-0010 / 2851 Stirling Road, Dania Beach, FL 33312 **(St. Maurice Plat)**
Master Development / Stirling Square:
- 2) Folio No. 5042-34-05-0110 / SW 1 Street, Dania Beach, FL 33004
- 3) Folio No. 5042-34-05-0102 / SW 1 Street, Dania Beach, FL 33004
- 4) Folio No. 5042-34-05-0101 / SW 1 Street, Dania Beach, FL 33004
- 5) Folio No. 5042-34-05-0100 / SW 1 Street, Dania Beach, FL 33004
- 6) Folio No. 5042-34-05-0150 / SW 7th Street, Dania Beach, FL 33004
- 7) Folio No. 5042-34-05-0160 / 602 Stirling Road, Dania Beach, FL 33004

From: Susie Iser [<mailto:Susie.Iser@gmlaw.com>]
Sent: Friday, October 13, 2017 4:33 PM
To: Lunkins, Angel
Subject: RE: Information regarding code enforcement.

Thank you so much Angel. I appreciate your help with this request.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE H2O SITE PLAN (SP-99-17) AND VARIANCE REQUEST (VA-115-17) SUBMITTED BY FIGTREE HOLDINGS, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 4632-48 SW 32ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY 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

Staff Report, Resolution, Plans, Application and Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 9, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **SP-99-17/VA-115-17:** The applicant, Figtree Holdings, LLC., is requesting approval for a site plan and variance to construct townhomes on a property located at 4632-4648 SW 32 Avenue.

**REQUESTS
VARIANCE**

To allow monument letter height to the thirty-four inches (34"); Land Development Code (LDC) allows a maximum of twelve inches (12") letter height, per Section 505-70.

SITE PLAN

To allow the construction of eleven (11) townhouses.

PROPERTY INFORMATION

EXISTING ZONING:	Multiple Family Residential (RM-1)
LAND USE DESIGNATION:	Irregular(10) Residential

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property is approximately one (1.1) acre in size and currently vacant. It is located east of SW 32 Avenue, north of Griffin Road. The lot has residential homes to the south and west. To the east is a canal. To the north is a vacant track of land with an approved site plan.

VARIANCE

The applicant is requesting to provide a monument sign on the property with a letter height of thirty-four inches (34"). The City's LDC permits a maximum letter height of twelve inches (12"). The resulting sign area meets the code provisions.

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 505-180, which are identified below.

- (1)The variance request is in harmony with the general intent and purpose of this article, and is not contrary to the public interest, especially with regard to the aesthetic impact on the surrounding area; and
- (2)The variance is necessary in order for the sign to achieve the level of visibility and effectiveness typical for conforming signs within the same zoning district in the city and intended by this article; and
- (3)The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship; and
- (4)The hardship is not a result of the applicant's actions, financial hardship, or any inconvenience of complying with the code, but are a result of:
 - (a)Conditions that are unique to the land, building, site configuration; or
 - (b)Conditions that are unique to the configuration of the site in relation to adjacent sites or features; or
 - (c)Other unique conditions that are not self-created by the applicant.
- (5)The request is the minimum necessary deviation from the requirements of this article to provide for reasonable and adequate sign visibility and effectiveness, with due consideration for the aesthetic of the sign and its scale relative to that of buildings and signs on the same and adjacent properties; and

SITE PLAN

The applicant proposes to build eleven (11) townhouse units. Each will have three (3) bedrooms and a garage. The project includes a community pool. The townhouse structures will be two (2) stories and twenty-six feet (26') tall. No dock is proposed at this time.

The City Engineer has stated that the traffic study conducted by Karl B. Peterson, PE for this project is considered complete and accepted.

Staff encourages applicants to contact neighbors adjacent to the project. To date that applicant has not indicated that any outreach has occurred.

DEVELOPMENT REVIEW COMMITTEE (DRC)

On September 29, 2017 and October 26, 2017, the site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has outstanding comments that must be addressed prior to issuance of a building permit.

Conditions of approval:

1. Sheet L-1 references an irrigation plan (sheet IR-1) but no irrigation plan was provided with the submittal. Provide an irrigation plan meeting all Sec. 275-80(M) requirements (Landscaping).
2. Incorporate specimen tree values into the plans. Specimen tree values cannot be provided on an attached loose sheet (Landscaping).
3. Add a note on Sheet L-3 that a \$270,510 payment will be made to the tree trust fund for the value of specimen trees proposed for removal (Landscaping).

4. A large number of specimen trees/palms are proposed for removal. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet L-3. The Arborist's report also needs to evaluate relocation viability of any specimen trees proposed to be removed. Should any specimen tree be listed as not a viable candidate for relocation, the arborist report must specifically list the justification of how this determination was made, accompanied by photo evidence (Landscaping).
5. Several specimen royal palms are proposed for removal. Provide justification, supported by the certified arborist report, why the existing palms cannot be relocated (Landscaping).
6. The removal of 108 trees, with almost half of which being specimen trees, and providing no onsite mitigation is unacceptable. Provide onsite mitigation. Onsite mitigation can be accomplished by increasing the size of proposed plantings, planting additional trees, relocating existing trees, or a combination (Landscaping).
7. The common parking facility requires accessible parking per Sections 208.2.3 and 208.2.4 of the 2012 Florida Accessibility Code for Building Construction. This is in addition to guest and other non-residents parking (Engineering).
8. Provide copy of pre- and post-development stormwater management and drainage calculations. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum (Engineering).
9. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way (Engineering).
10. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (Engineering).
11. 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 (Engineering).
12. The proximity to the airport will be required FAA/BCAD review and approval. 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 (Zoning).
13. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, (\$1,825 X 10 units = \$18,250.00) \$18,250.00 must be paid prior to issuance of the building permit (Zoning).

STAFF RECOMMENDATION

The Site Plan application meets all applicable regulations provided the Variance is approved and provided the DRC comments are made conditions of approval. Recommend approval of the resolution.

RESOLUTION NO. 2018-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE H2O SITE PLAN (SP-99-17) AND VARIANCE REQUEST (VA-115-17) SUBMITTED BY FIGTREE HOLDINGS, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 4632-48 SW 32ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the “Land Development Code,” Part 6, entitled “Development Review Procedures And Requirements,” Article 635, entitled “Site Plans” of the City Code of Ordinances (the “City Code”), the property owner Figtree Holdings, LLC (the “Applicant”), has applied to the City of Dania Beach (the “City”), for site plan approval to permit the development of eleven (11) townhomes (SP-99-77) as referenced in Exhibit “B” and a sign variance (VA-115-17) as referenced in Exhibits “C,” for property located at 4632-48 SW 32nd Avenue in the City as legally described in Exhibit “A”; and

WHEREAS, the City Code Article 635, entitled “Site Plans”, provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Chapter 28, Part 5 of the LDC, Article 505 “Sign Regulations,” Section 505-180 “Relief from requirements, sign variances” states that the City Commission may grant a sign variance based on its determination that the petitioner has demonstrated that the necessary criteria identified in the LDC have been satisfied; 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-99-17) and sign variance (VA-115-17) 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. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. That pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plan,” the following site plan (SP-99-17), attached as Exhibit “B,” which is made a part of and incorporated into this Resolution by reference, is approved.

Section 3. That pursuant to Chapter 28, “Land Development Code,” Part 5 “Signage and Design Regulations,” Article 505 “Sign Regulations” the following sign variance (VA-115-17), attached as Exhibit “C,” which is made a part of and incorporated into this Resolution by reference, is approved.

Section 4. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Sheet L-1 references an irrigation plan (sheet IR-1) but no irrigation plan was provided with the submittal. Provide an irrigation plan meeting all Sec. 275-80(M) requirements (Landscaping).
2. Incorporate specimen tree values into the plans. Specimen tree values cannot be provided on an attached loose sheet (Landscaping).
3. Add a note on Sheet L-3 that a \$270,510 payment will be made to the tree trust fund for the value of specimen trees proposed for removal (Landscaping).
4. A large number of specimen trees/palms are proposed for removal. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet L-3. The Arborist's report also needs to evaluate relocation viability of any specimen trees proposed to be removed. Should any specimen tree be listed as not a viable candidate for relocation, the arborist report must specifically list the justification of how this determination was made, accompanied by photo evidence (Landscaping).
5. Several specimen royal palms are proposed for removal. Provide justification, supported by the certified arborist report, why the existing palms cannot be relocated (Landscaping).
6. The removal of 108 trees, with almost half of which being specimen trees, and providing no onsite mitigation is unacceptable. Provide onsite mitigation. Onsite mitigation can be accomplished by increasing the size of proposed plantings, planting additional trees, relocating existing trees, or a combination (Landscaping).
7. The common parking facility requires accessible parking per Sections 208.2.3 and 208.2.4 of the 2012 Florida Accessibility Code for Building Construction. This is in addition to guest and other non-residents parking (Engineering).

8. Provide copy of pre- and post-development stormwater management and drainage calculations. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum (Engineering).
9. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way (Engineering).
10. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (Engineering).
11. 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 (Engineering).
12. The proximity to the airport will be required FAA/BCAD review and approval. 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 (Zoning).
13. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, ($\$1,825 \times 10 \text{ units} = \$18,250.00$) \$18,250.00 must be paid prior to issuance of the building permit (Zoning).

Section 5. That pursuant to Section 635-100 “Expiration of Site Plans” and Section 625-50 “Expiration of Variances” of the LDC, the Site Plan (SP-99-17) and Variance (VA-115-17) approval shall automatically expire and become null and void unless the applicant files complete building permit applications with construction drawings for all improvements shown on the site plan within eighteen (18) months from the date of site plan approval, and the permits remain valid until a certificate of occupancy or its equivalent is issued for the improvement, unless an extension is granted in accordance with this Section.

Section 6. That such application must be reviewed by the 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. That 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 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 9, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

Folio Id No.: 5042 30 01 0080

Lot 12 in Block 1 of CANAL GROVES, according to the Plat thereof as recorded in Plat Book 22 at Page 31 of the Public Records of Broward County, Florida.

Folio Id No.: 5042 30 01 0090

Lot 13, Block 1, CANAL GROVES, according to the plat thereof, recorded in Plat Book 22, page 31 of the Public Records of Broward County, Florida.

EXHIBIT “B”

SITE PLAN

EXHIBIT “C”
SIGN VARIANCE REQUEST

SCHEDULE OF DRAWINGS

CS COVER

SURVEY

BOUNDRY SURVEY
TREE SURVEY

ARCHITECTURAL

- A0.1 SITE PLAN
- A0.2 CONCEPTUAL IMAGES
- A1.1N 1ST FLOOR PLAN INTERIOR NORTH UNITS
- A1.2N 2ND FLOOR PLAN INTERIOR NORTH UNITS
- A2.1N ROOF PLAN INTERIOR NORTH UNITS
- A3.1N INTERIOR NORTH UNITS ELEVATIONS
- A3.2N INTERIOR NORTH UNITS ELEVATIONS
- A1.1S 1ST FLOOR PLAN INTERIOR SOUTH UNITS
- A1.2S 2ND FLOOR PLAN INTERIOR SOUTH UNITS
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- A3.1S INTERIOR SOUTH UNITS ELEVATIONS
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- A1.1W 1ST FLOOR PLAN WATERFRONT UNITS
- A1.2W 2ND FLOOR PLAN WATERFRONT UNITS
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- A3.3W WATERFRONT UNITS ELEVATIONS
- A3.4W WATERFRONT UNITS ELEVATIONS
- SP1.0 SITE PHOTOMETRICS

CIVIL

- C-1 PAVING, GRADING AND DRAINAGE PLAN
- C-2 WATER AND SANITARY SEWER PLAN
- C-3 PAVEMENT MARKING AND SIGNAGE PLAN

LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 EXISTING TREE DISPOSITION PLAN
- L-3 EXISTING TREE INVENTORY PLAN
- L-4 LANDSCAPE DETAILS AND SPECIFICATIONS

APPLICABLE BUILDING CODES:
FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL
FLORIDA FIRE PREVENTION CODE 6TH EDITION

OCCUPANCY GROUP (FBC): RESIDENTIAL [R-3]

CONSTRUCTION TYPE: (FBCB-2017) = TYPE VB (SEPARATED)
(NFPA 100) = TYPE V(000)



by Figtree Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL



Conceptual Image

LEGAL DESCRIPTION:

LOTS 12 AND 13, BLOCK 1, CANAL GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PROPERTY FOLIO NUMBER: 504230010080 & 504230010090

LANDSCAPE ARCHITECT:

MLA Group, Inc.
1016 NE 45th Street
Oakland Park, FL 33334
Contact: Scott McClure
Email: mlagourpinc@yahoo.com
Phone: 954-763-4071
Fax: 954-639-9668

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3325 S University Drive
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Contact: Robert Ross
Email: RRoss@RossEngineers.com
Phone: 954-318-0624

ARCHITECT:

S H Brandt & Associates
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Lighthouse Point, FL 33064
Contact: Steve Brandt NCARB
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OWNER:

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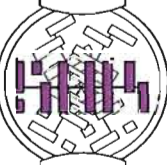
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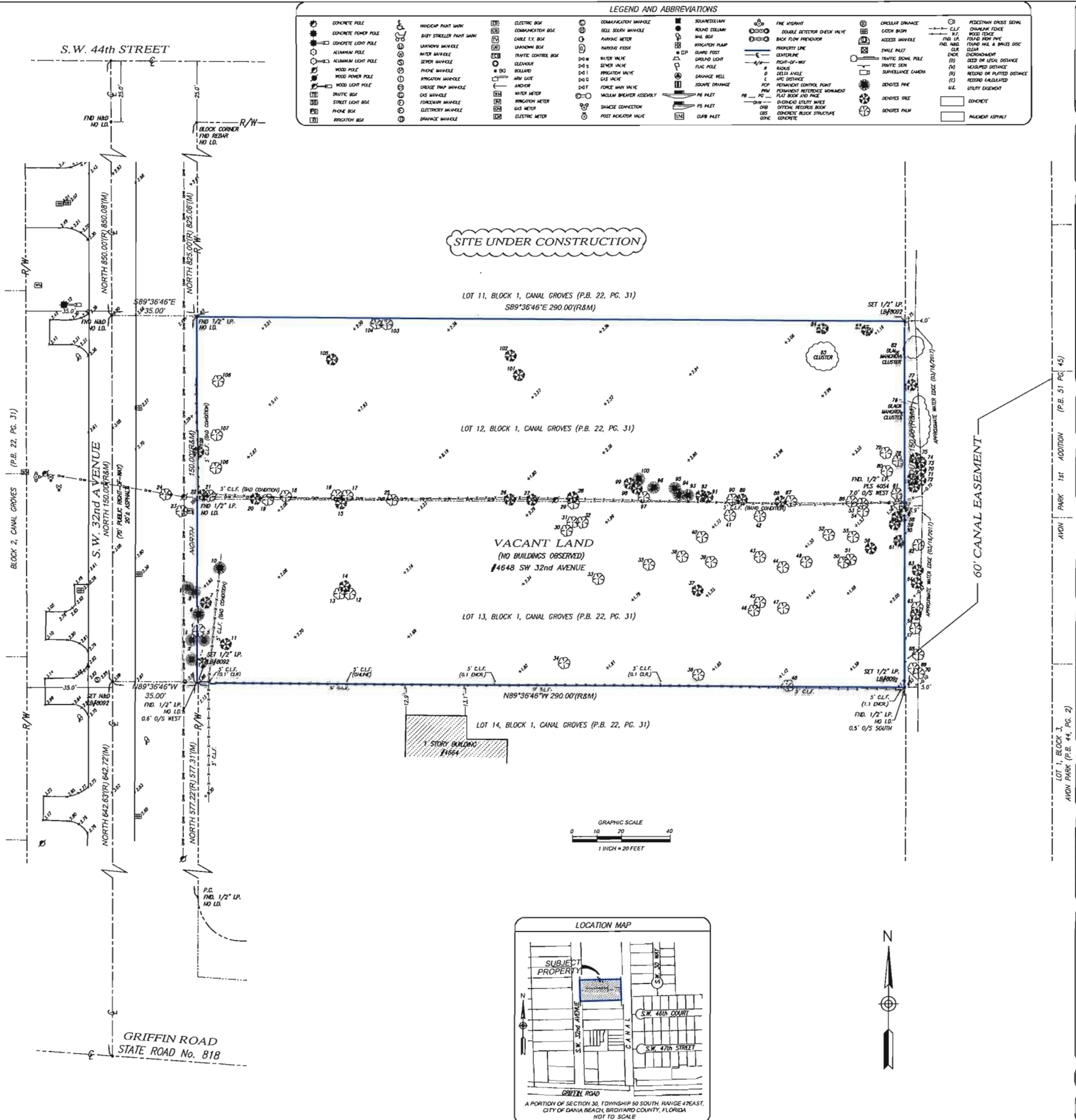
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
10/05/17
JOB NUMBER
217452

SHEET
CS

TREE TABULATION				
TREE NO.	COMMON NAME	SPECIES	DIA.	HT.
1	BUTTERNUT	"Corylus americana"	17	25
2	AUSTRALIAN PINE	"Casuarina spp."	5	23
3	AUSTRALIAN PINE	"Casuarina spp."	5	23
4	ALEXANDER PALM	"Ptychosperma elegans"	17	35
5	AUSTRALIAN PINE	"Casuarina spp."	11	20
6	AUSTRALIAN PINE	"Casuarina spp."	32	25
7	MAHOGANY	"Swietenia mahagoni"	18	25
8	AUSTRALIAN PINE	"Casuarina spp."	16	20
9	AUSTRALIAN PINE	"Casuarina spp."	18	20
10	AUSTRALIAN PINE	"Casuarina spp."	4	18
11	SEAGRAPE	"Coccoloba uvifera"	17	15
12	ROYAL PALM	"Roystonea elata"	19	30
13	ROYAL PALM	"Roystonea elata"	16	28
14	BRAZILIAN PEPPER	"Schinus terebinthifolius"	11	15
15	BUTTERNUT	"Corylus americana"	6	15
16	ROYAL PALM	"Roystonea elata"	19	30
17	ROYAL PALM	"Roystonea elata"	23	28
18	COCONUT PALM	"Cocos nucifera"	17	18
19	ROYAL PALM	"Roystonea elata"	20	30
20	BUTTERNUT	"Corylus americana"	12	18
21	ROYAL PALM	"Roystonea elata"	16	20
22	BRAZILIAN PEPPER	"Schinus terebinthifolius"	13	15
23	ALEXANDER PALM	"Ptychosperma elegans"	19	18
24	ROYAL PALM	"Roystonea elata"	16	20
25	ROYAL PALM	"Roystonea elata"	16	25
26	MAHOGANY	"Swietenia mahagoni"	14	18
27	MAHOGANY	"Swietenia mahagoni"	14	20
28	MAHOGANY	"Swietenia mahagoni"	22	28
29	COCONUT PALM	"Cocos nucifera"	14	25
30	COCONUT PALM	"Cocos nucifera"	14	20
31	ROYAL PALM	"Roystonea elata"	19	35
32	COCONUT PALM	"Cocos nucifera"	14	28
33	CABBAGE PALM	"Sabal palmetto"	24	20
34	ROYAL PALM	"Roystonea elata"	17	28
35	ARECA PALM	"Chrysalidocarpus lutescent"	3 (MULTI)	8
36	ROYAL PALM	"Roystonea elata"	28	30
37	LIVE OAK	"Quercus virginiana"	35	30
38	ROYAL PALM	"Roystonea elata"	16	30
39	CABBAGE PALM	"Sabal palmetto"	16	18
40	ROYAL PALM	"Roystonea elata"	14	32
41	ROYAL PALM	"Roystonea elata"	17	32
42	ALEXANDER PALM	"Ptychosperma elegans"	13	20
43	ROYAL PALM	"Roystonea elata"	17	30
44	ROYAL PALM	"Roystonea elata"	18	28
45	ROYAL PALM	"Roystonea elata"	17	30
46	ROYAL PALM	"Roystonea elata"	15	30
47	ROYAL PALM	"Roystonea elata"	25	28
48	ROYAL PALM	"Roystonea elata"	24	28
49	ROYAL PALM	"Roystonea elata"	24	25
50	ROYAL PALM	"Roystonea elata"	28	30
51	ROYAL PALM	"Roystonea elata"	22	25
52	ROYAL PALM	"Roystonea elata"	16	30
53	COCONUT PALM	"Cocos nucifera"	13	15
54	COCONUT PALM	"Cocos nucifera"	12	18
55	ALEXANDER PALM	"Ptychosperma elegans"	4	20
56	ROYAL POINCIANA	"Delonix regia"	18	20
57	COCONUT PALM	"Cocos nucifera"	22	20
58	UNKNOWN 1	UNKNOWN 1	5	18
59	UNKNOWN 1	UNKNOWN 1	7	20
60	BLACK MANGROVE	"Avicennia germinans"	36	25
61	BLACK MANGROVE	"Avicennia germinans"	30	20
62	COCONUT PALM	"Cocos nucifera"	11	18
63	SEAGRAPE	"Coccoloba uvifera"	18	20
64	BLACK MANGROVE	"Avicennia germinans"	17	20
65	COCONUT PALM	"Cocos nucifera"	10	25
66	UNKNOWN 1	UNKNOWN 1	8	20
67	COCONUT PALM	"Cocos nucifera"	10	15
68	COCONUT PALM	"Cocos nucifera"	22	12
69	COCONUT PALM	"Cocos nucifera"	11 (MULTI)	18
70	BLACK MANGROVE	"Avicennia germinans"	10	20
71	BLACK MANGROVE	"Avicennia germinans"	12	18
72	BLACK MANGROVE	"Avicennia germinans"	12	20
73	UNKNOWN 2	UNKNOWN 2	7	20
74	BLACK MANGROVE	"Avicennia germinans"	6	20
75	UNKNOWN 2	UNKNOWN 2	4 (MULTI)	20
76	BLACK MANGROVE	"Avicennia germinans"	8 (MULTI)	20
77	BLACK MANGROVE	"Avicennia germinans"	16	20
78	COCONUT PALM	"Cocos nucifera"	9	25
79	COCONUT PALM	"Cocos nucifera"	12	20
80	COCONUT PALM	"Cocos nucifera"	8	20
81	COCONUT PALM	"Cocos nucifera"	10	20
82	BLACK MANGROVE	"Avicennia germinans"	7 (MULTI)	20
83	BRAZILIAN PEPPER	"Schinus terebinthifolius"	4 (MULTI)	18
84	FIG	"Ficus spp."	72	25
85	UNKNOWN 1	UNKNOWN 1	4 (MULTI)	20
86	COCONUT PALM	"Cocos nucifera"	12	30
87	ROYAL PALM	"Roystonea elata"	19	30
88	SCHIFFERIA	"Schifferia octophylla"	10	25
89	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8	15
90	ROYAL PALM	"Roystonea elata"	23	35
91	ROYAL POINCIANA	"Delonix regia"	6	20
92	BRAZILIAN PEPPER	"Schinus terebinthifolius"	22	20
93	AUSTRALIAN PINE	"Casuarina spp."	22	45
94	AUSTRALIAN PINE	"Casuarina spp."	12	45
95	AUSTRALIAN PINE	"Casuarina spp."	22	45
96	AUSTRALIAN PINE	"Casuarina spp."	7	40
97	COCONUT PALM	"Cocos nucifera"	15	25
98	ROYAL POINCIANA	"Delonix regia"	8	30
99	ROYAL POINCIANA	"Delonix regia"	16	30
100	AUSTRALIAN PINE	"Casuarina spp."	24	45
101	BRAZILIAN PEPPER	"Schinus terebinthifolius"	14	8
102	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8	12
103	ROYAL PALM	"Roystonea elata"	11	28
104	ROYAL PALM	"Roystonea elata"	12	30
105	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8	10
106	ROYAL PALM	"Roystonea elata"	13	25
107	ROYAL PALM	"Roystonea elata"	18	30
108	ROYAL PALM	"Roystonea elata"	16	28
109	BRAZILIAN PEPPER	"Schinus terebinthifolius"	5	15

TREE IDENTIFICATION MUST BE VERIFIED BY A CERTIFIED SPECIALIST.



BOUNDARY SURVEY
PREPARED FOR:
DANIA BEACH CONDOMINIUM FIGTREE HOLDINGS LLC
LYING AND BEING IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB0892
4805 NW 79th AVE., SUITE 80, MIAMI, FL 33166
(P) 305-526-0606 (E) jh@jhsurvey.com

DATE: 3/23/17
CHECKED BY: J.G.H.
JOB NO.: 160956
P.B. PG. 1 OF 1

LEGAL DESCRIPTION
LOTS 12 AND 13, BLOCK 1, CANAL GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LYING AND BEING IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES
1. FIELD SURVEY WAS COMPLETED ON: MARCH 16, 2017
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 13.051 ACRES (10.99 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE CENTERLINE OF S.W. 32nd AVENUE
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM S.W. 32nd AVENUE, A PUBLIC DEDICATED RIGHT-OF-WAY AND 60' CANAL EASEMENT.
10. THERE ARE NO PARKING SPACES WITHIN SUBJECT PROPERTY.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION
• OWNER: FIGTREE HOLDINGS LLC
• PROPERTY ADDRESS: 4548 SW 32nd AVE DANIA BEACH FL 33312
• PROPERTY FOLD NUMBER: 504230010080 & 504230010090
• PROPERTY IS ZONED RM-1 RESIDENTIAL

FLOOD ZONE INFORMATION
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH (EL. 1)" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 1201005581, DATED AUGUST 18, 2014.
ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

CERTIFY TO:
• DANIA BEACH CONDOMINIUM FIGTREE HOLDINGS LLC

DATUM AND BENCHMARKS
1. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
2. BENCHMARKS:
A. BENCH MARK NUMBER: 2685
ELEVATION: 5.26 N.G.V.D. (5.26-1.51= 3.75 N.A.V.D. 1988)
DESCRIPTION: BROWARD COUNTY NEAR FT. LAUDERDALE - CANAL CROSSING GRIFFIN ROAD AT SOUTHVIEW 31 AVENUE, SQUARE CUT ON SOUTH HEADWALL.
B. BENCH MARK NUMBER: 1418
ELEVATION: 6.115 N.G.V.D. (6.115-1.51= 4.605 N.A.V.D. 1988)
DESCRIPTION: "SQUARE" CUT AT EAST END OF CONCRETE STOP AT 285 BUILDING, 335 GRIFFIN ROAD, 301' OR J. WEST OF CENTERLINE OF ASPHALT S.W. 31 AVE. AND 301' OR J. NORTH OF CENTERLINE ASPHALT GRIFFIN ROAD. SQUARE CUT IS 5' SOUTH OF SOUTHEAST CORNER OF BUILDING.

ENCROACHMENTS
• OTHER THAN THESE SHOWN HEREON, THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

REVISIONS

DATE	JOB NO.	REV.	BY:
3/19/2017	151009	TREE SURVEY	J.M.H.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE.
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNKOWN PARTIES.

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-118
SHEET NUMBER: 1 OF 1



Interior Units Rear Elevation



Waterfront Units Rear Elevation



Interior Units Front Elevation



Waterfront Units Front Elevation

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& ASSOCIATES**
AA 0003241

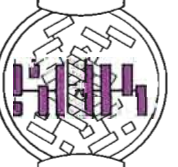
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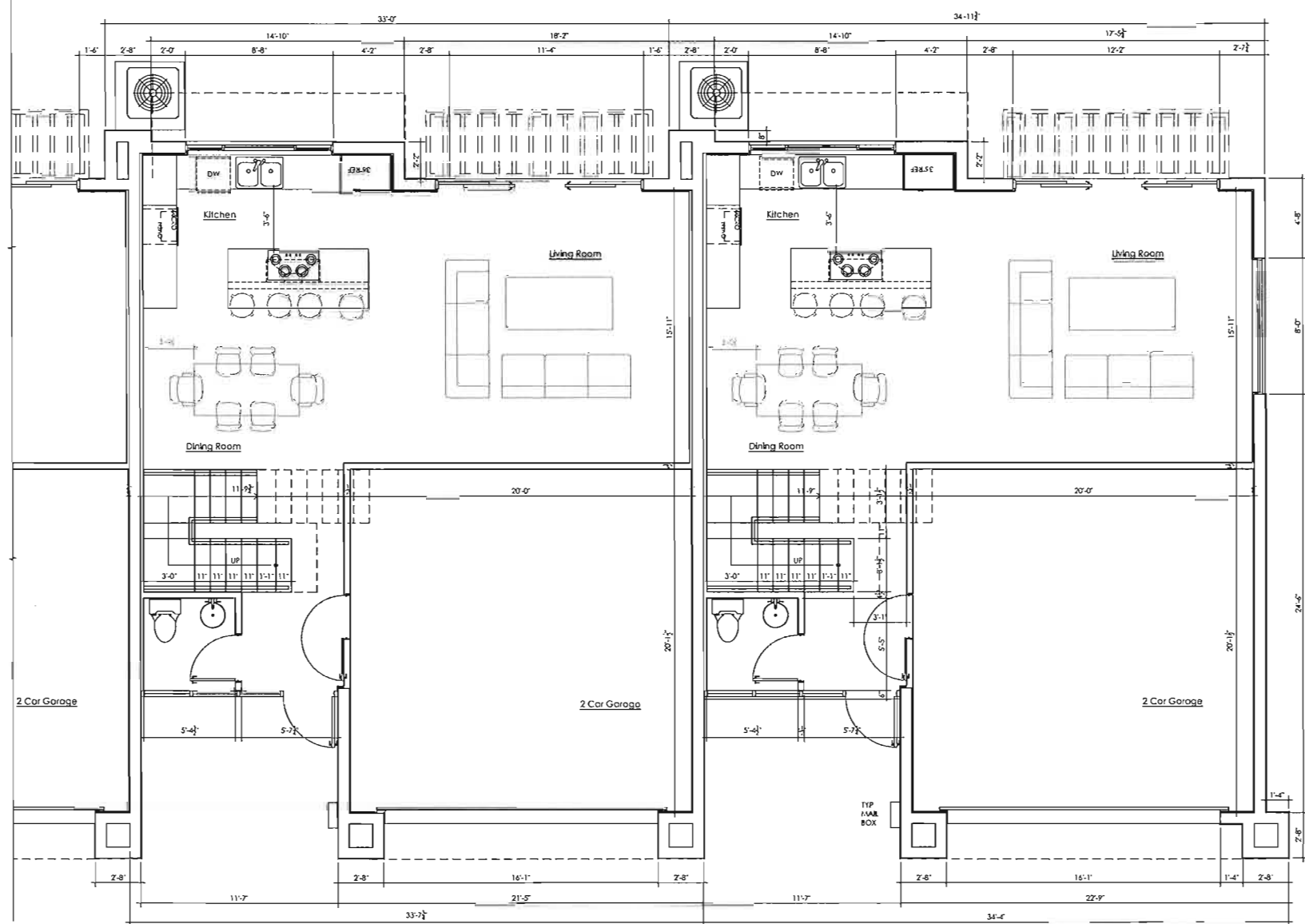
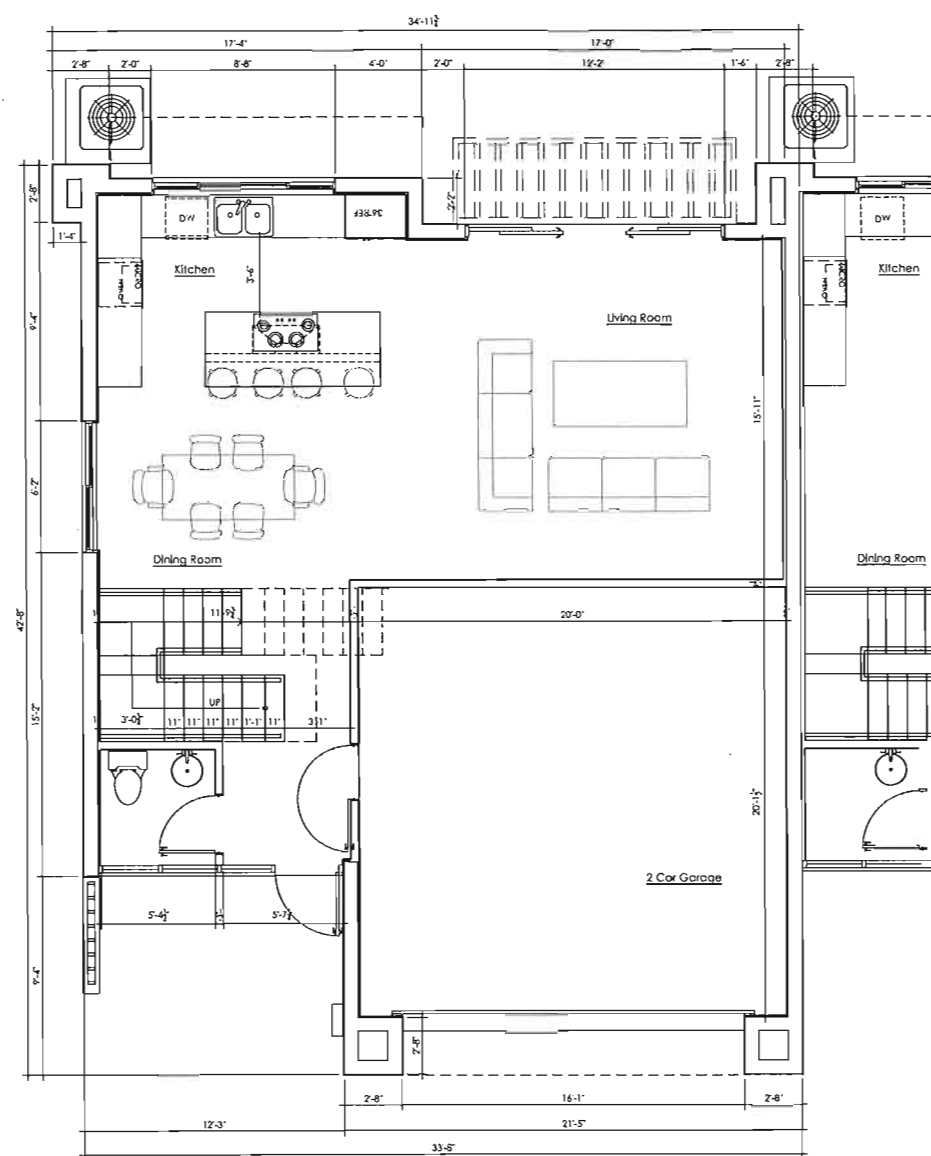
09/06/17
FLORIDA AR 0013352

Conceptual
Images

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
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OF
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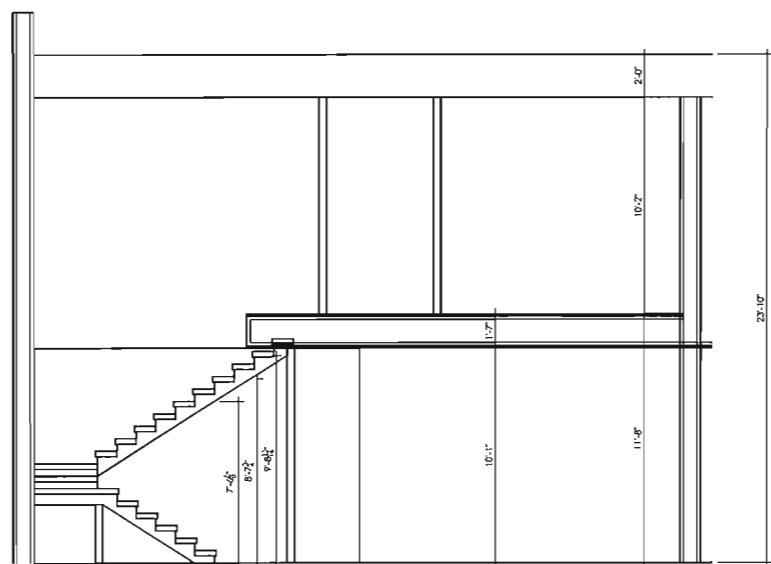


1st Floor Plan

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



NOTES:
GARAGE CEILING HAVE BE 5/8" TYPE-X GYPSUM BOARD



WALL LEGEND

	8" REINFORCED CONCRETE MASONRY UNIT (CMU) WALL 3/4" STUCCO FINISH EXTERIOR 1/2" GYPSUM BOARD ON 1X2 FURRING WITH R-4 MINIMUM INSULATION INTERIOR		INTERIOR FRAME WALL - GALV STEEL STUDS (SEE INTERIOR WALL SECTION FOR STUD GAUGE AND SPACING) WITH 1/2" GYPSUM BOARD BOTH SIDES - BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACES TO 72" AFF FIN - FIBER-GLASS, FIBER-MAT REINFORCED CEILING, GLASS-MAT GYPSUM BACKER OR FIBER-REINFORCED GYPSUM BACKER SHALL BE USED AS A BACKER FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS - USE FOR BOARD AT ALL OTHER WET AREAS
	2 HR FIRE RATED 8" REINFORCED TYPE D2 CONCRETE MASONRY (UL DESIGN NO U205) WALL WITH 1/2" GYPSUM BOARD ON 2x FURRING WITH R-4 MINIMUM INSULATION INTERIOR BOTH SIDES - DO NOT PENETRATE SURFACE OF MASONRY		FRAME WALL - GALV STEEL STUDS (SEE INTERIOR WALL SECTION FOR STUD GAUGE AND SPACING) WITH 1/2" GYPSUM BOARD BOTH SIDES AND R-11 INSULATION IN VOID SPACE
	CONCRETE COLUMN - SEE STRUCTURAL		
	REINFORCED GROUT FILLED MASONRY CBL - SEE STRUCTURAL FOR SPACING AND DETAILS		

INTERIOR LOTS	LIVING AREAS	BALCONIES	GARAGE	TOTAL
2nd FLOOR	1,166 SF	168 SF		1,334 SF
1st FLOOR	764 SF		429 SF	1,193 SF
	1,930 SF			2,527 SF
ROOFED AREA:				1,423 SF

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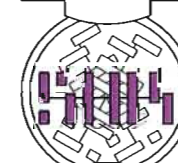
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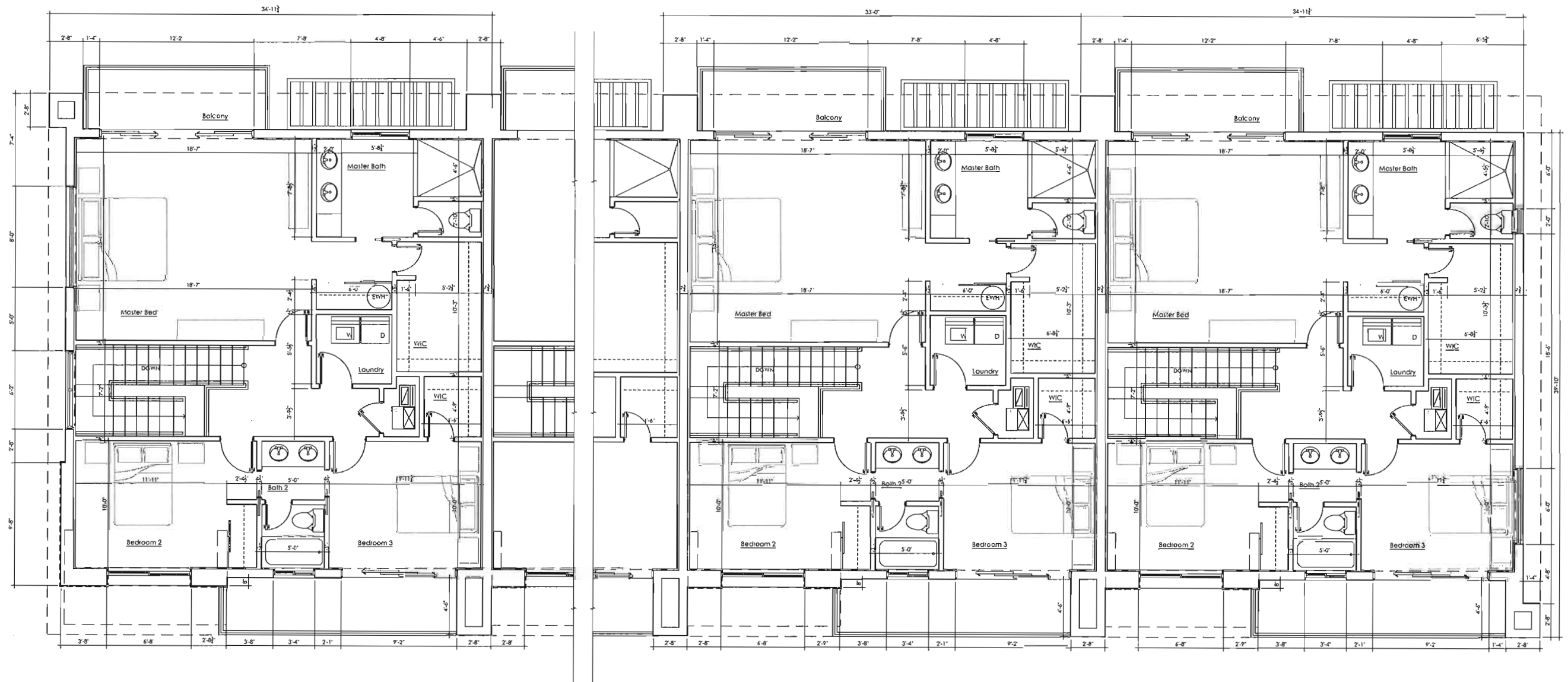
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First Floor
Plan
Interior
Lots
North

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

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OF
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2nd Floor Plan
SCALE: 1/4" = 1'-0"



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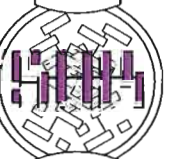
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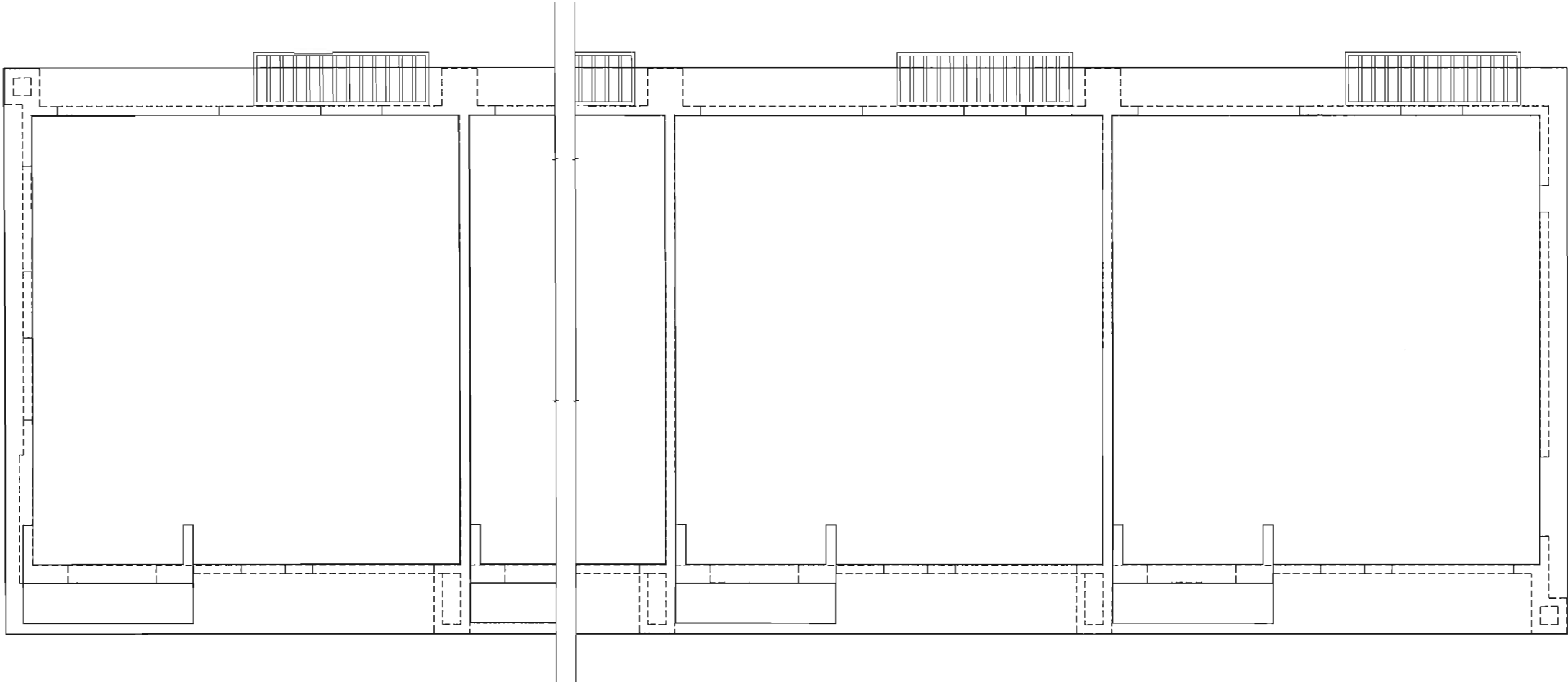
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Second
Floor Plan
Interior
Lots

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by
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4632-48 SW 32nd Ave
Dania Beach, FL

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SHEETS



Roof Plan

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



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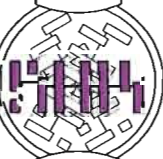
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AND ASSOCIATES, INC.



STEPHEN H BRANDT

09/06/17
FLORIDA AR 0013352

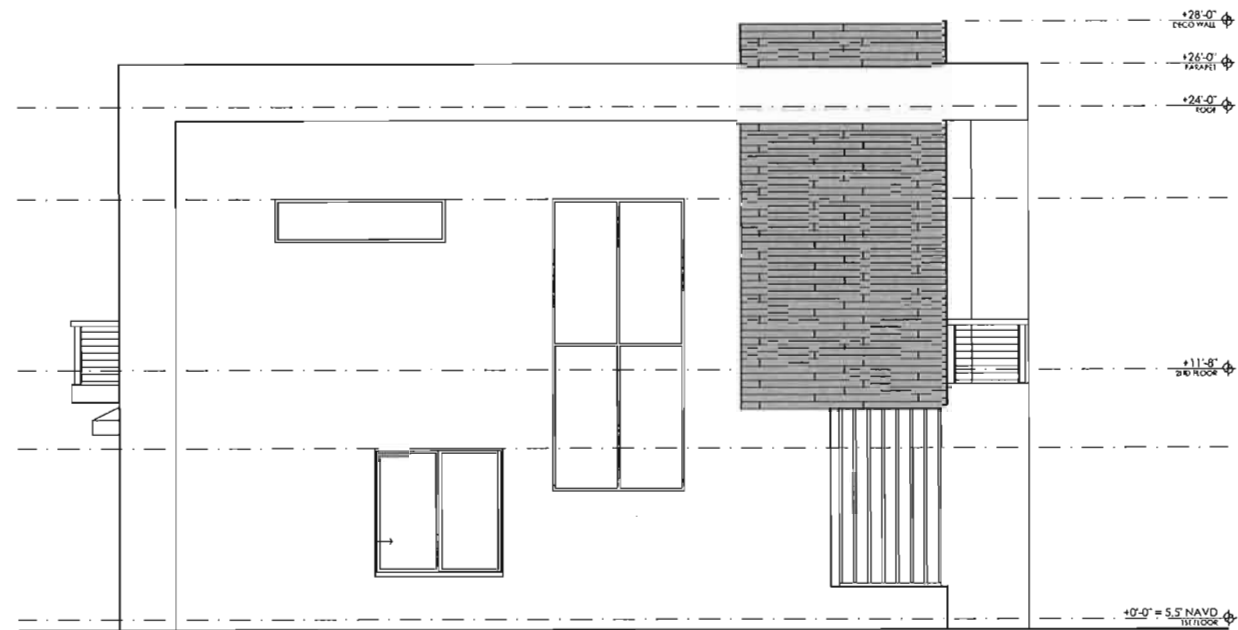
Roof Plan
Interior Lots
North

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET

A2.1N
OF
NINETEEN
SHEETS



West Elevation
SCALE: 1/4" = 1'-0"



South Elevation
SCALE: 1/4" = 1'-0"



REVISIONS	

S H BRANDT & ASSOCIATES
AA 0003241

5019 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

phone: (954) 564-2111

website: SHBrandt.com
Email: Info@shbrandt.com

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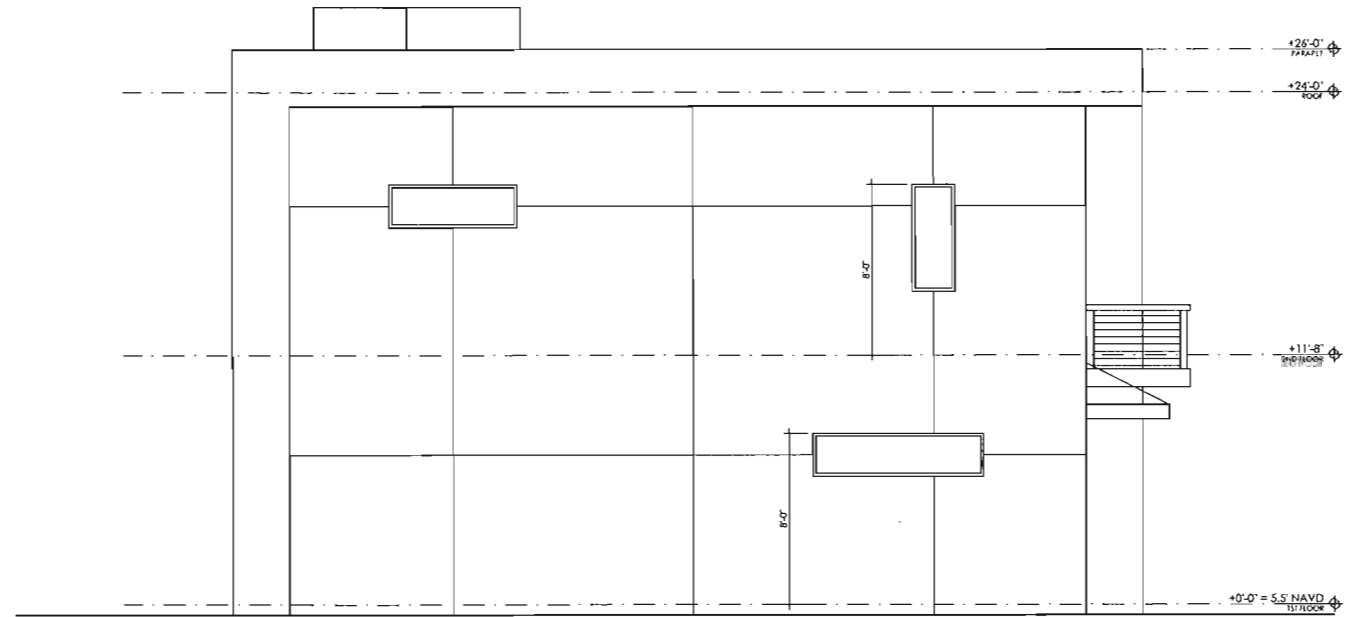
09/06/17
FLORIDA AR 0013352

Interior
North
Building
Elevations

h2o
by
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4632-48 SW 32nd Ave
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East Elevation
SCALE: 1/4" = 1'-0"



North Elevation
SCALE: 1/4" = 1'-0"



REVISIONS	

**S H BRANDT
& ASSOCIATES**
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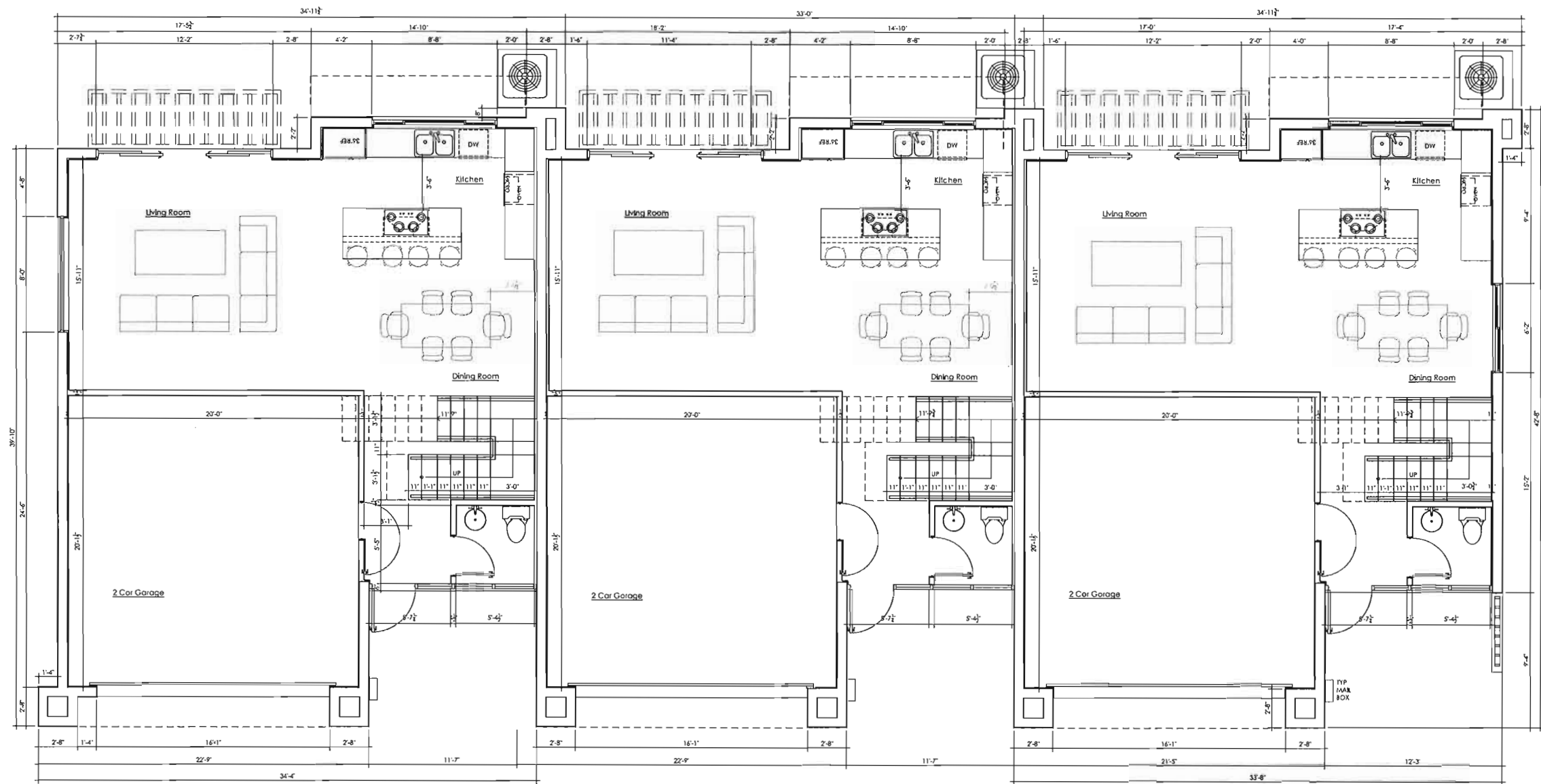
FLORIDA AR 0013352

Interior
North
Building
Elevations

h2o
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Figtree
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4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
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SHEET
A3.2N
OF
NINETEEN
SHEETS



1st Floor Plan

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



NOTES:

GARAGE CEILING HAVE BE 5/8" TYPE-X GYPSUM BOARD

WALL LEGEND

-
-
-
-
-

-
-

REVISIONS

S H BRANDT & ASSOCIATES
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09/06/17
FLORIDA AR 0013352

First Floor
Plan
Interior
Lots
South

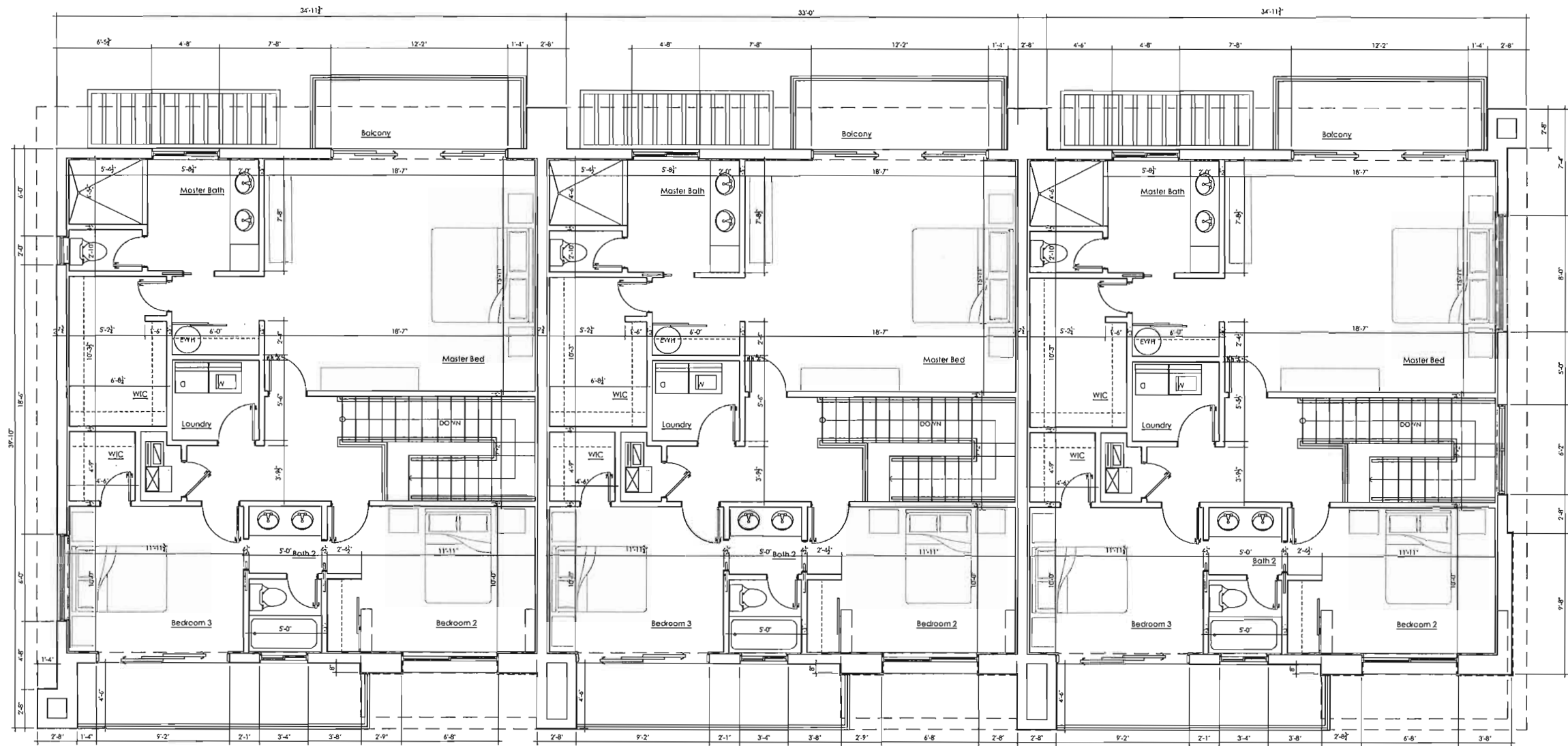
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by
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Holdings LLC
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09/06/17
JOB NUMBER
217452

SHEET

A1.1S

OF
FOURTEEN
SHEETS



2nd Floor Plan
SCALE: 1/4" = 1'-0"



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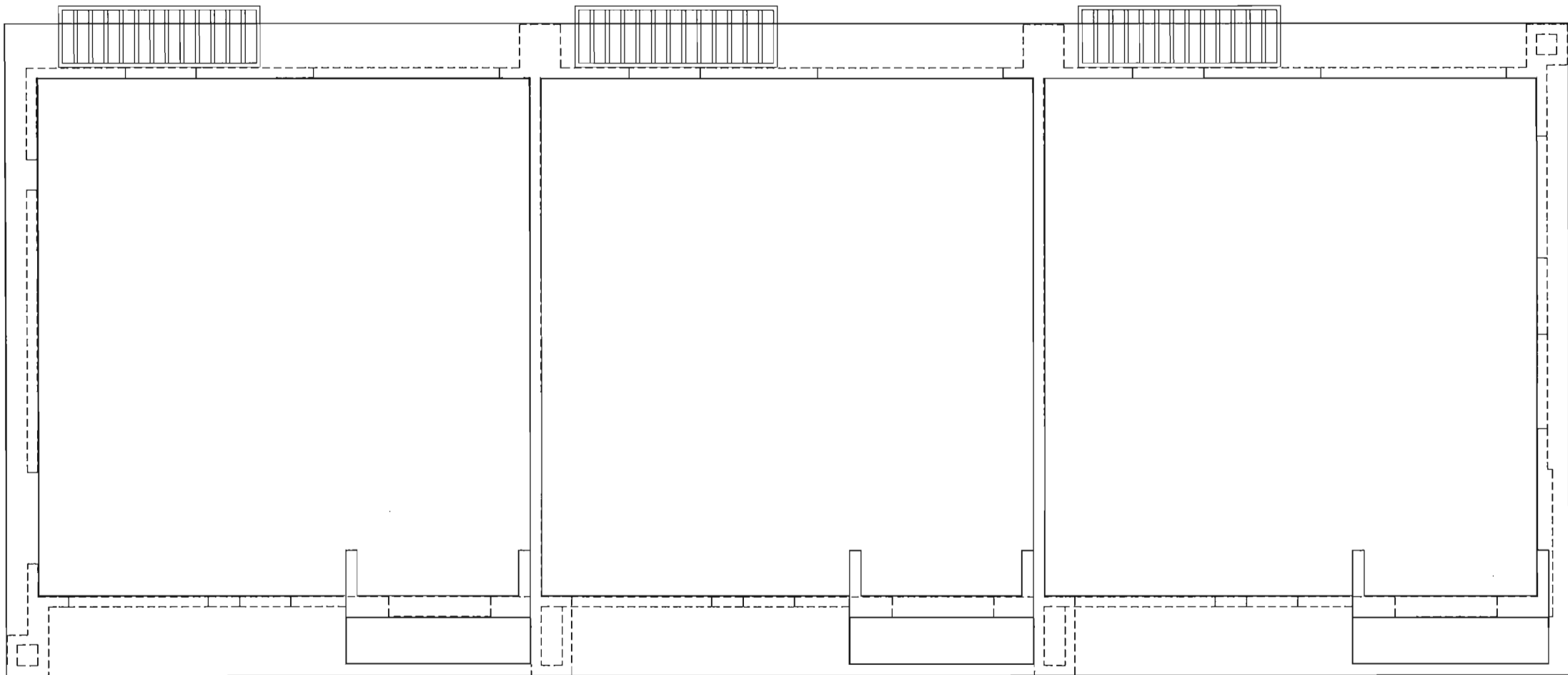
09/06/17
FLORIDA AR 0013352

Second
Floor Plan
Interior
Lots
South

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Danla Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET
A1.2S
OF
NINETEEN
SHEETS



Roof Plan
SCALE: 1/4" = 1'-0"

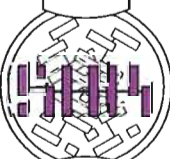


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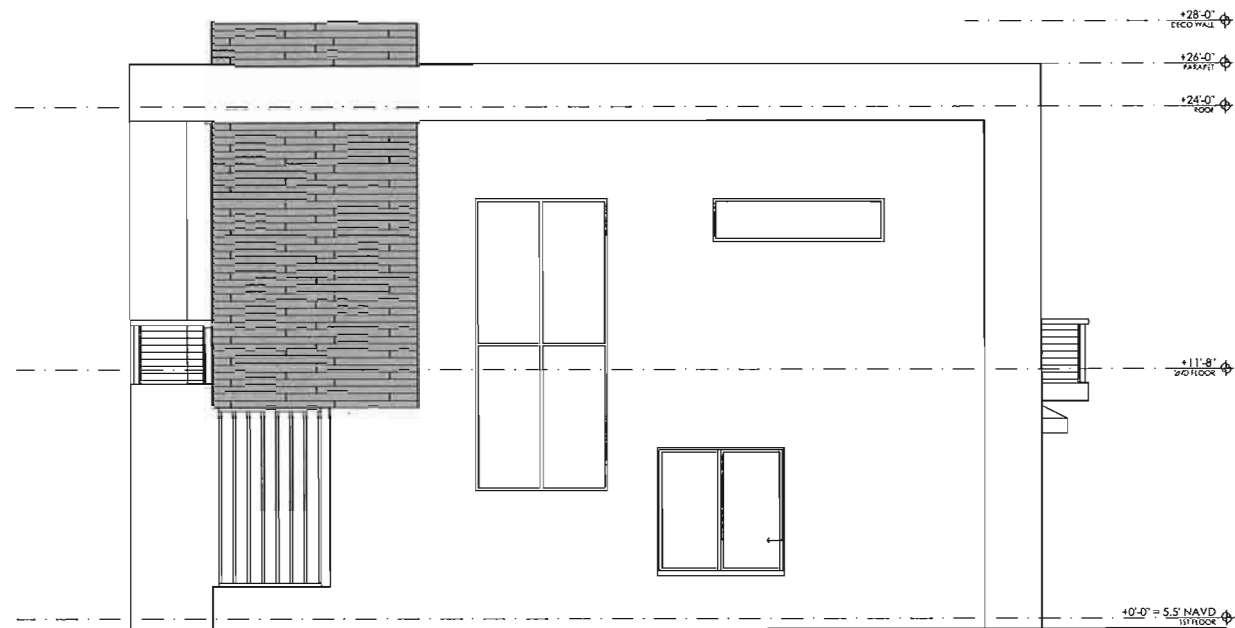
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STEPHEN H BRANDT
09/06/17
FLORIDA AR 0013352

Roof Plan
Interior Lots
South
h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Danla Beach, FL
DATE
09/06/17
JOB NUMBER
217452

SHEET
A2.1S
OF
NINETEEN
SHEETS



West Elevation
SCALE: 1/4" = 1'-0"



North Elevation
SCALE: 1/4" = 1'-0"

REVISIONS	

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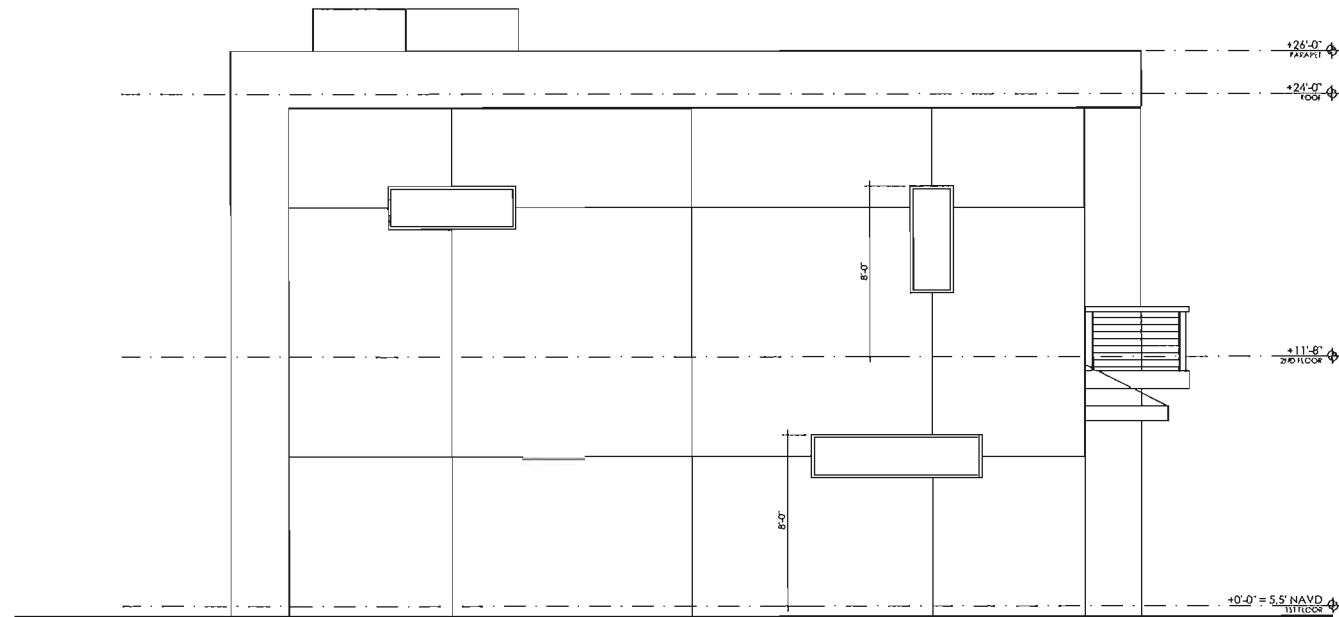
09/06/17
FLORIDA AR 0013352

Interior
South
Building
Elevations

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET
A3.1S
OF
THIRTEEN
SHEETS



East Elevation
SCALE: 1/4" = 1'-0"



South Elevation
SCALE: 1/4" = 1'-0"

REVISIONS	

**S H BRANDT
ASSOCIATES**
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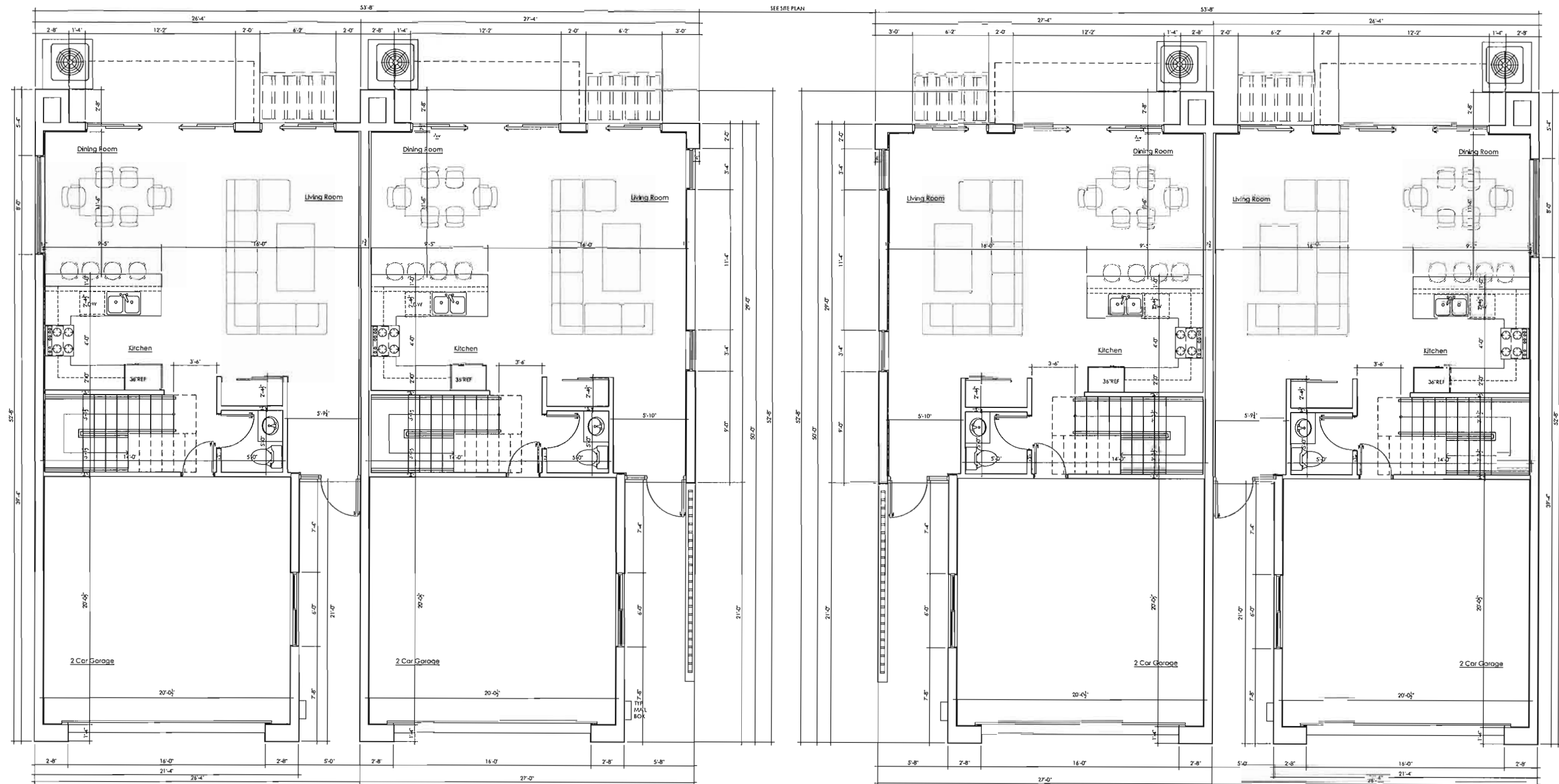
09/06/17
FLORIDA AR 0013352

Interior
South
Building
Elevations

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET
A3.1S
OF
NINETEEN
SHEETS



1st Floor Plan

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

NOTES:

GARAGE CEILING HAVE BE 5/8" TYPE-X GYPSUM BOARD

WALL LEGEND

-

- INTERIOR FRAME WALL - GALV STEEL STUDS (SEE INTERIOR WALL SECTION FOR STUD GAUGE AND SPACING) WITH 1/2\"/>

WATERFRONT UNITS	LIVING AREAS	BALCONIES	GARAGE	TOTAL
2nd FLOOR	1,183 SF	181 SF		1,364 SF
1st FLOOR	756 SF		443 SF	1,199 SF
	1,939 SF			2,563 SF
ROOFED AREA:				1,401 SF

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S H BRANDT & ASSOCIATES
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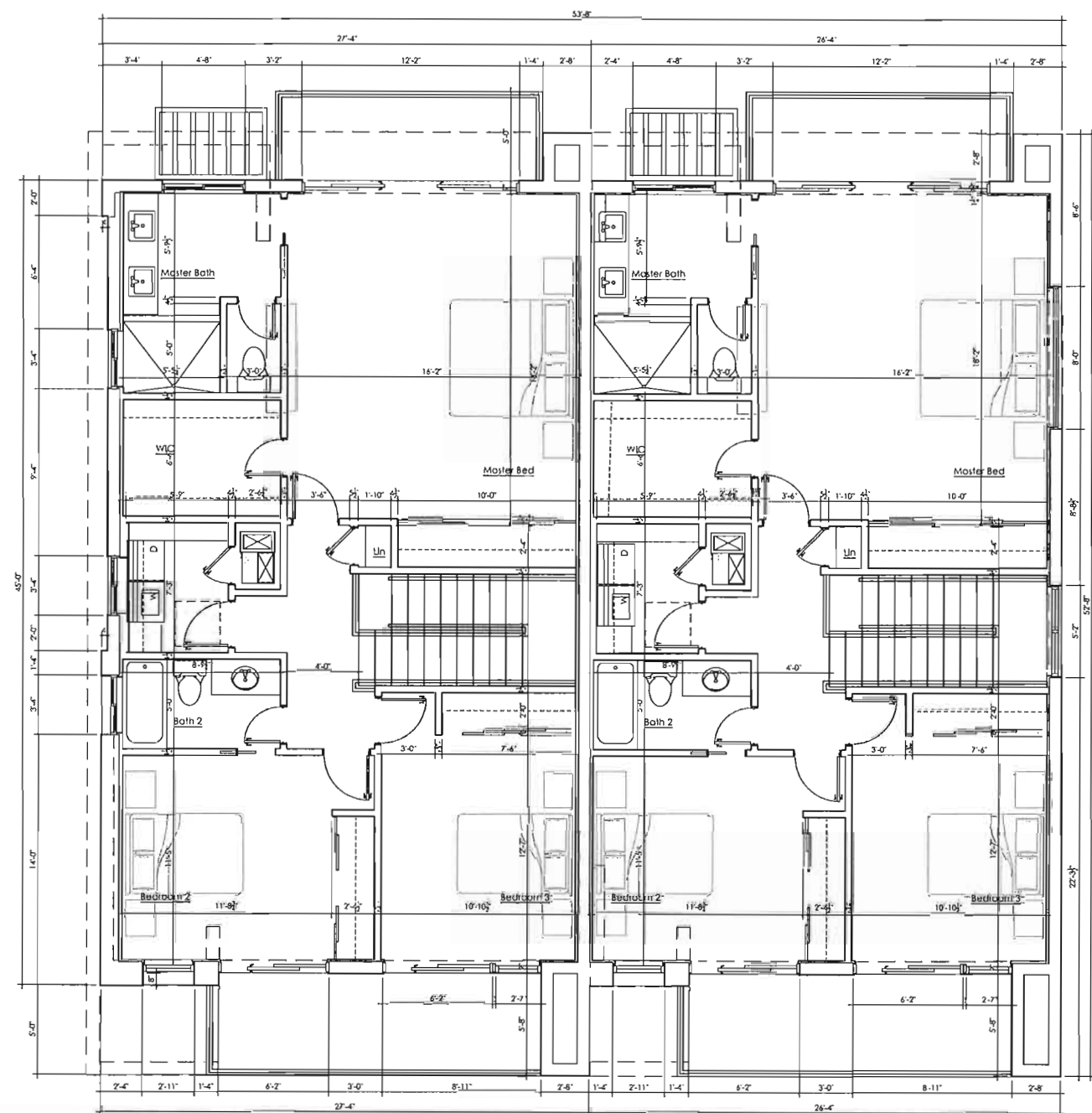
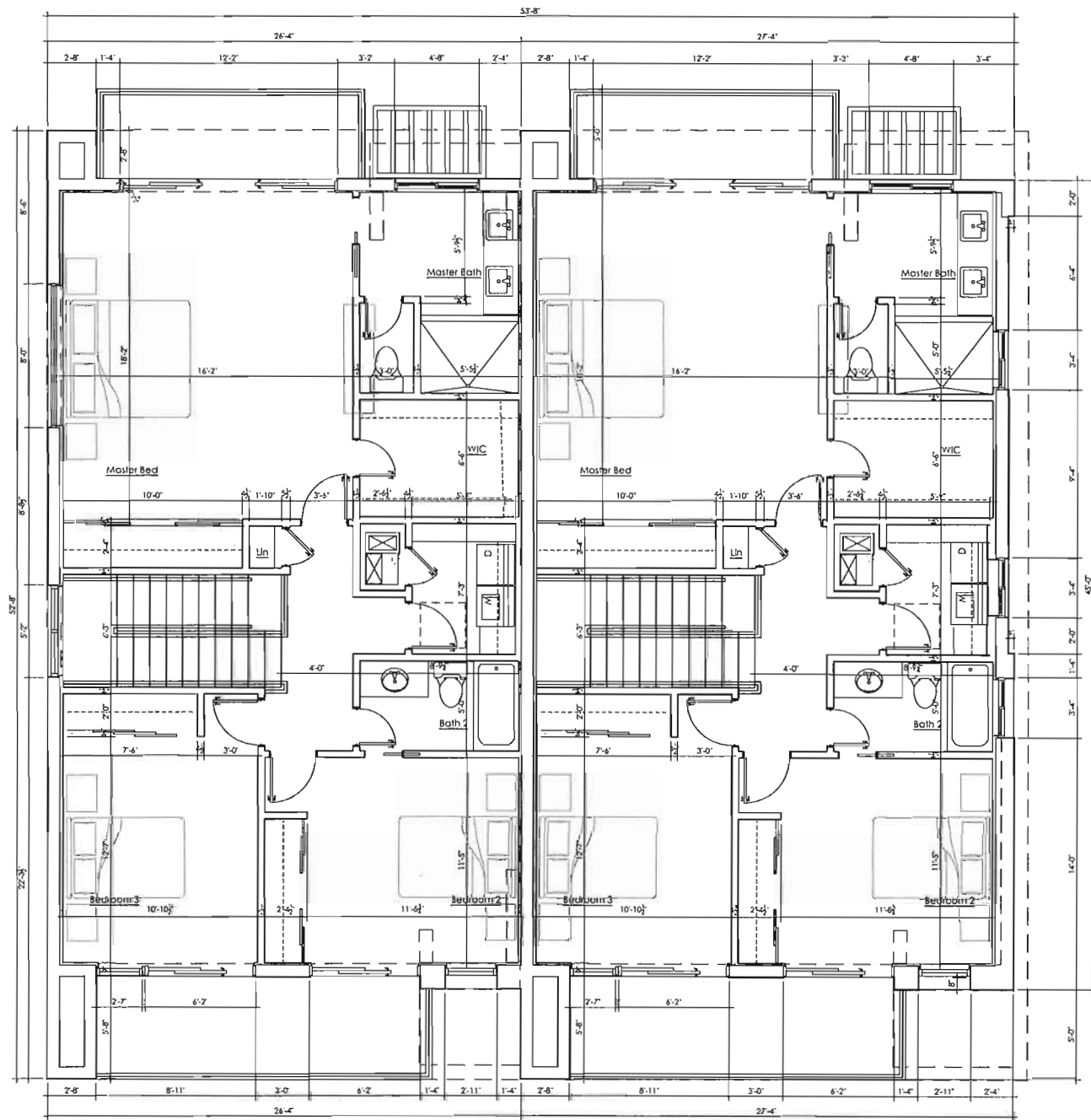
STEPHEN H BRANDT
09/06/17
FLORIDA AR 0013352

First Floor
Plan
Waterfront
Lots

h2o
by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET
A1.1W
OF
NINETEEN
SHEETS



2nd Floor Plan
SCALE: 1/4" = 1'-0"



REVISIONS

**S H BRANDT
ASSOCIATES**
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STEPHEN H BRANDT

09/06/17
FLORIDA AR 0013352

Second
Floor Plan
Waterfront
Lots

h2o

by
Figtree
Holdings LLC

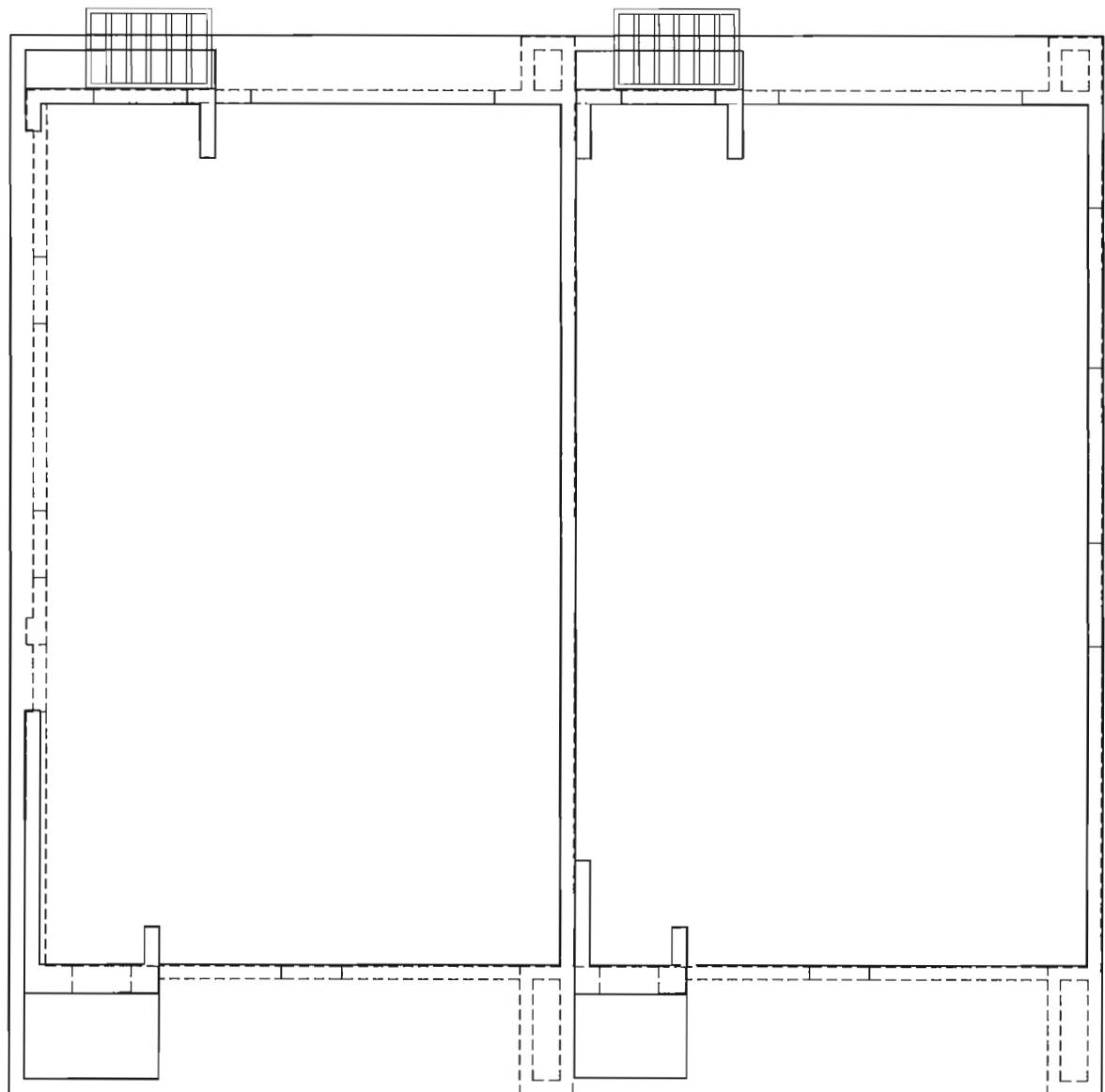
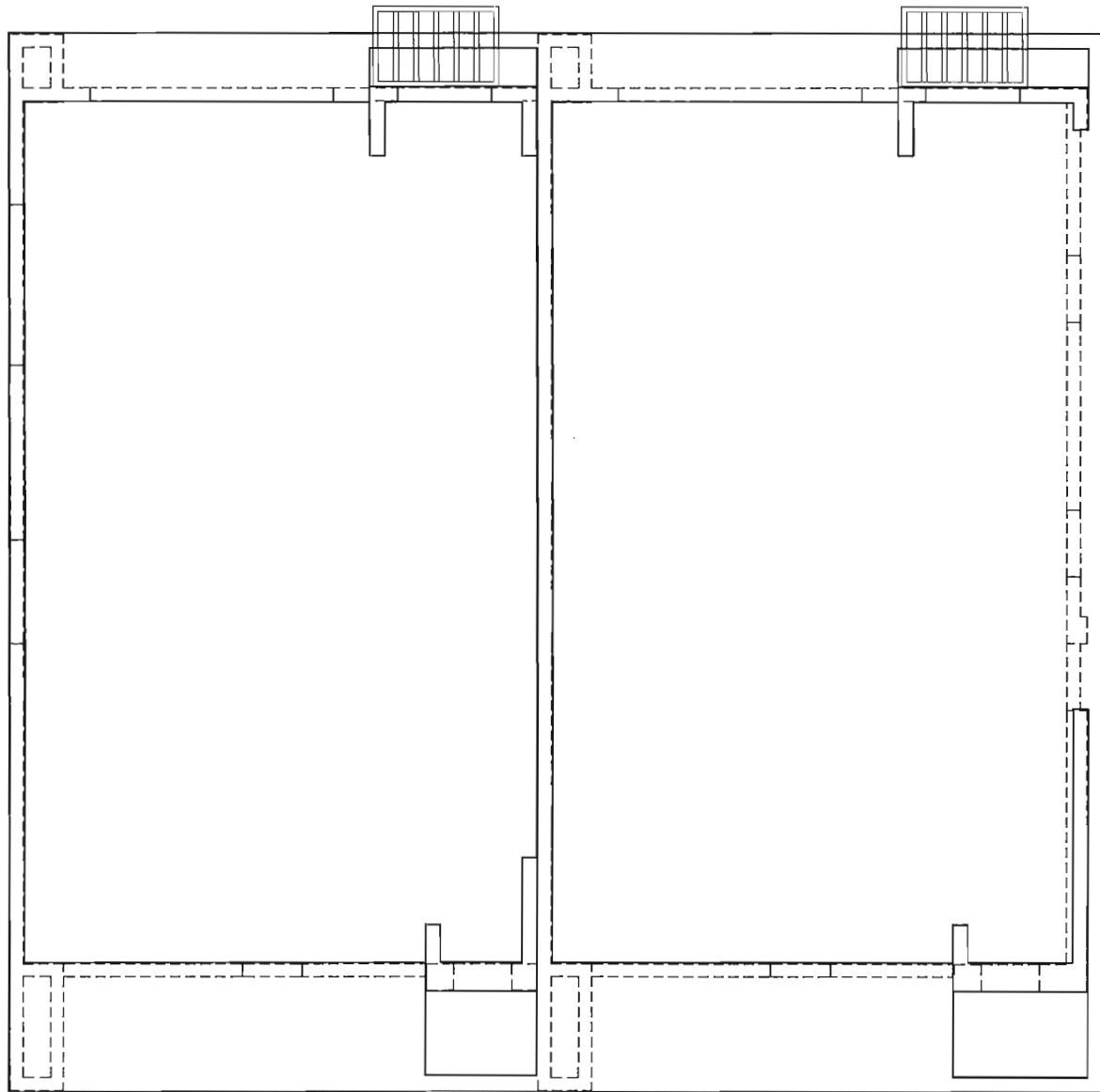
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET

A1.2W

OF
NINETEEN
SHEETS



Roof Plan
SCALE: 1/4" = 1'-0"



REVISIONS	

**S H BRANDT
& ASSOCIATES**
AA 0003241

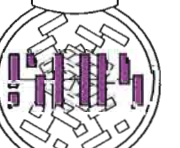
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FLORIDA AR 0013352

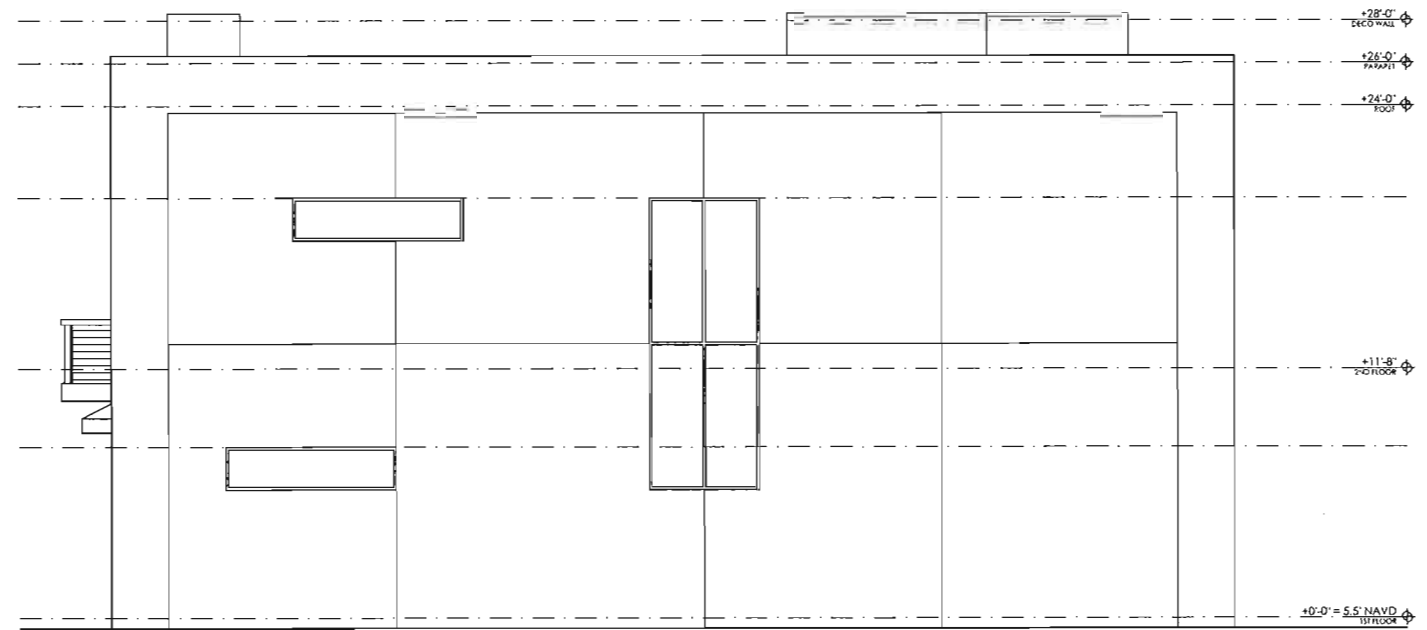
Roof Plan
Waterfront
Lots

h2o

by
Figtree
Holdings LLC
4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/06/17
JOB NUMBER
217452

SHEET
A2.1W
OF
FIFTEEN
SHEETS



North Elevation
SCALE: 1/4" = 1'-0"



East Elevation
SCALE: 1/4" = 1'-0"



REVISIONS	

**S H BRANDT
AND ASSOCIATES**
AA 0003241

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STEPHEN H BRANDT

09/06/17
FLORIDA AR 0013352

FLORIDA AR 0013352

Waterfront
North
Building
Elevations

Building Elevations

Elevations

Elevations

h₂O

by
Figtree
Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL

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Dania Beach, FL

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Dania Beach, FL

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Dania Beach, FL

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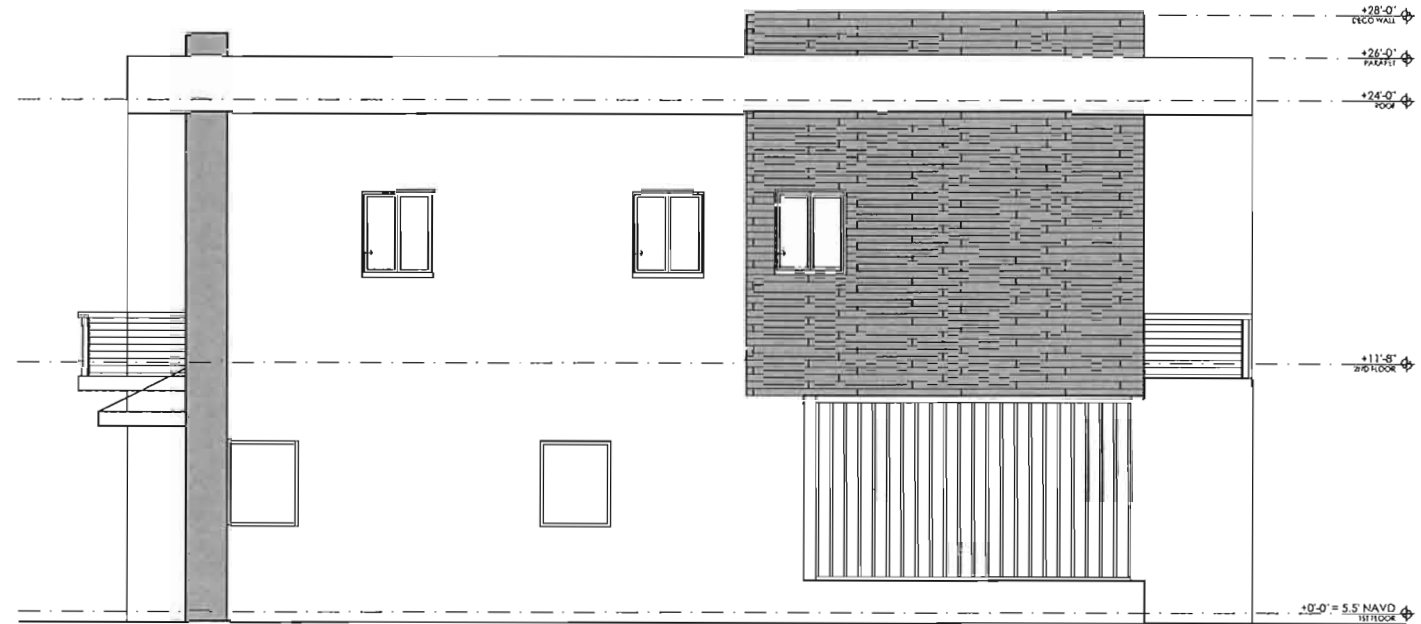
SHEET

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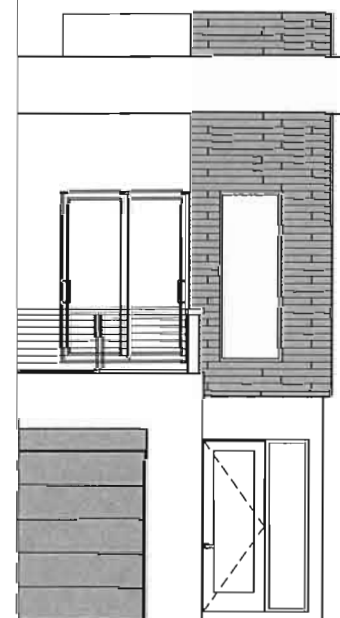
OF
NINETEEN
SHEETS

OF
NINETEEN
SHEETS

OF
NINETEEN
SHEETS



West Elevation
SCALE: 1/4" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"

REVISIONS	

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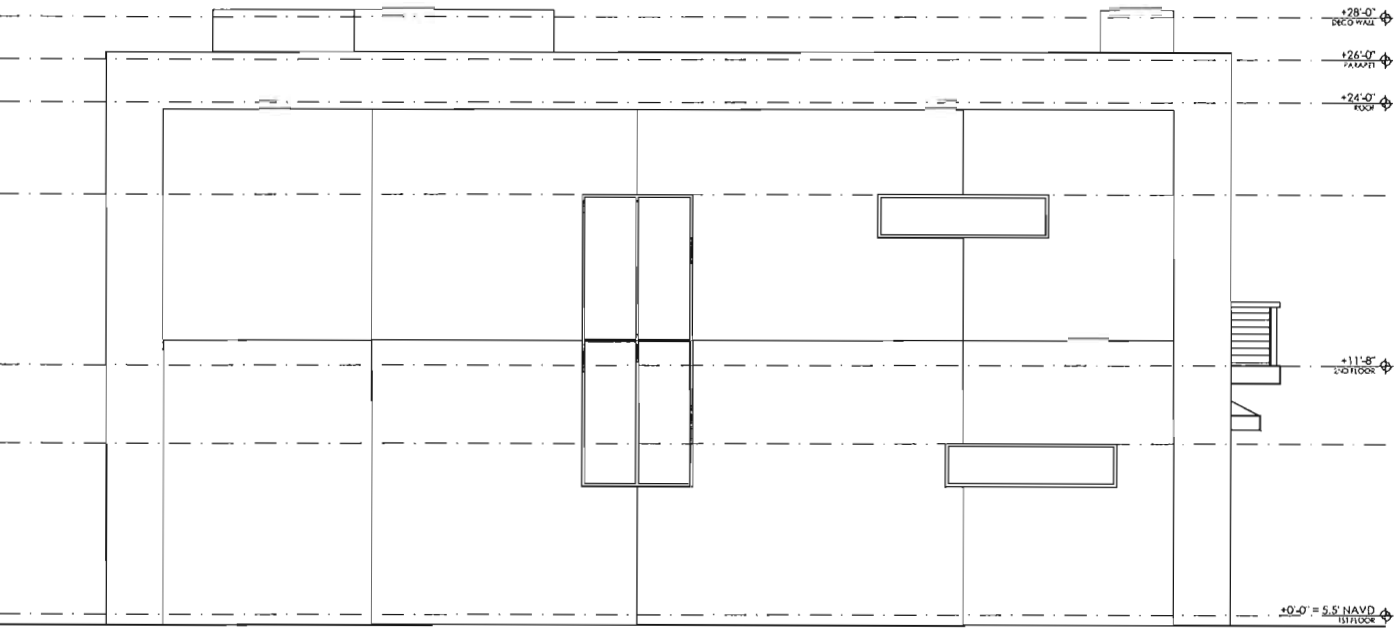
STEPHEN H BRANDT
09/06/17
FLORIDA AR 0013352

Waterfront
South
Building
Elevations

h2o
by
Figtree
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4632-48 SW 32nd Ave
Dania Beach, FL

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SHEET
A3.3W
OF
NINETEEN
SHEETS



North Elevation
SCALE: 1/4" = 1'-0"



East Elevation
SCALE: 1/4" = 1'-0"



REVISIONS	

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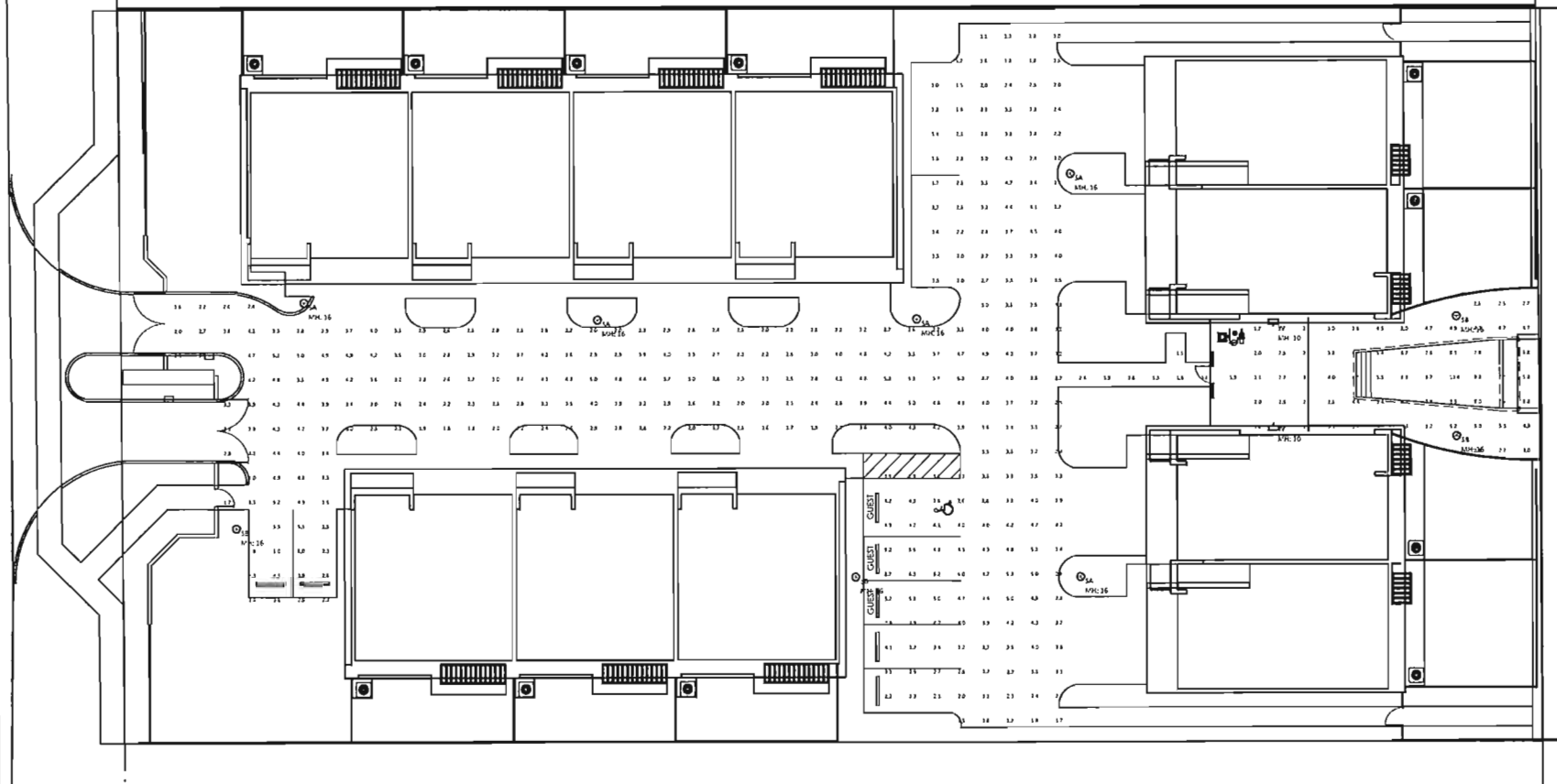
STEPHEN H BRANDT
09/06/17
FLORIDA AR 0013352

Waterfront
South
Building
Elevations

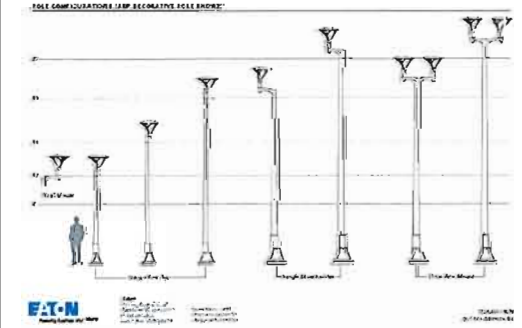
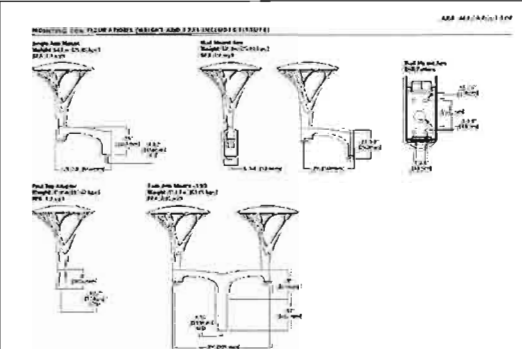
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Dania Beach, FL

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JOB NUMBER
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SHEET
A3.4W
OF
NINETEEN
SHEETS



Site Photometrics
SCALE: 1/16" = 1'-0"



INVOICE

Item	Description	Quantity	Unit Price	Total
1	ARB ARBOR POST TOP	1	100.00	100.00
2	ARB ARBOR WALL SCONCE	2	50.00	100.00
3	ARB ARBOR DECORATIVE LUMINAIRE	1	100.00	100.00

DESCRIPTION

The H2O Dania Condo is a new development located in the heart of the city. The project includes a pool deck, lounge area, and building footprint. The lighting design is intended to provide ambient, task, and accent lighting for the entire area.

ITEMIZATION

The lighting design includes the following items:

- ARB ARBOR POST TOP: A modern, minimalist pole top fixture with a single light source.
- ARB ARBOR WALL SCONCE: A modern, minimalist wall sconce with a single light source.
- ARB ARBOR DECORATIVE LUMINAIRE: A modern, minimalist decorative luminaire with a single light source.

TERMS

Net 30 days. Payment due upon receipt of invoice.

CONTACT

LEDA KARAJ @ LIGHTING DYNAMICS (788) 801-7422

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
SA	5	SA	SINGLE	8740	0.900	99	99
SB	4	SB	SINGLE	8451	0.900	99	99
W	2	W	SINGLE	882	0.900	23	23

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL	Illuminance	Fc	4.63	10.4	1.0	4.63	10.40
SITE	Illuminance	Fc	3.28	6.3	1.0	3.28	6.30
4' POOL WET DECK	Illuminance	Fc	6.62	10.4	4.4	1.50	2.36

4' POOL WET DECK
Illuminance (Fc)
Average = 6.62
Maximum = 10.4
Minimum = 4.4
Avg/Min Ratio = 1.50
Max/Min Ratio = 2.36

H2O DANIA CONDO							
LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	REMARKS
SA	LED DECORATIVE SITE LUMINAIRE	BNVUE	ARB-B3-LED-D1-14-F#NSH	UNV	LED	99	Note 1
SB	LED DECORATIVE SITE LUMINAIRE	BNVUE	ARB-B3-LED-D1-14-F#NSH	UNV	LED	99	Note 1
W	LED DECORATIVE WALL SCONCE	BNVUE	ARB-W2-LED-D1-A-F#NSH	UNV	LED	23	Note 1
POLE	18' ALUMINUM POLE	VALUANT	R-1504-000674-F#NSH	N/A	N/A	N/A	Note 1
FIXTURE SCHEDULE NOTES							
NOTE 1: CONFIRM FINISH							
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT LEDA KARAJ @ LIGHTING DYNAMICS (788) 801-7422							

REVISIONS

NO.	DESCRIPTION	DATE

S H BRANDT & ASSOCIATES
AA 0003241

5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

phone: (954) 564-2111
website: SHBrandt.com
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STEPHEN H BRANDT

09/20/17
FLORIDA AR 0013352

Site Photometrics

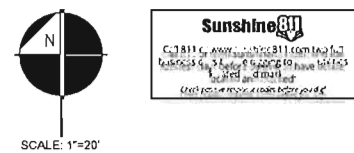
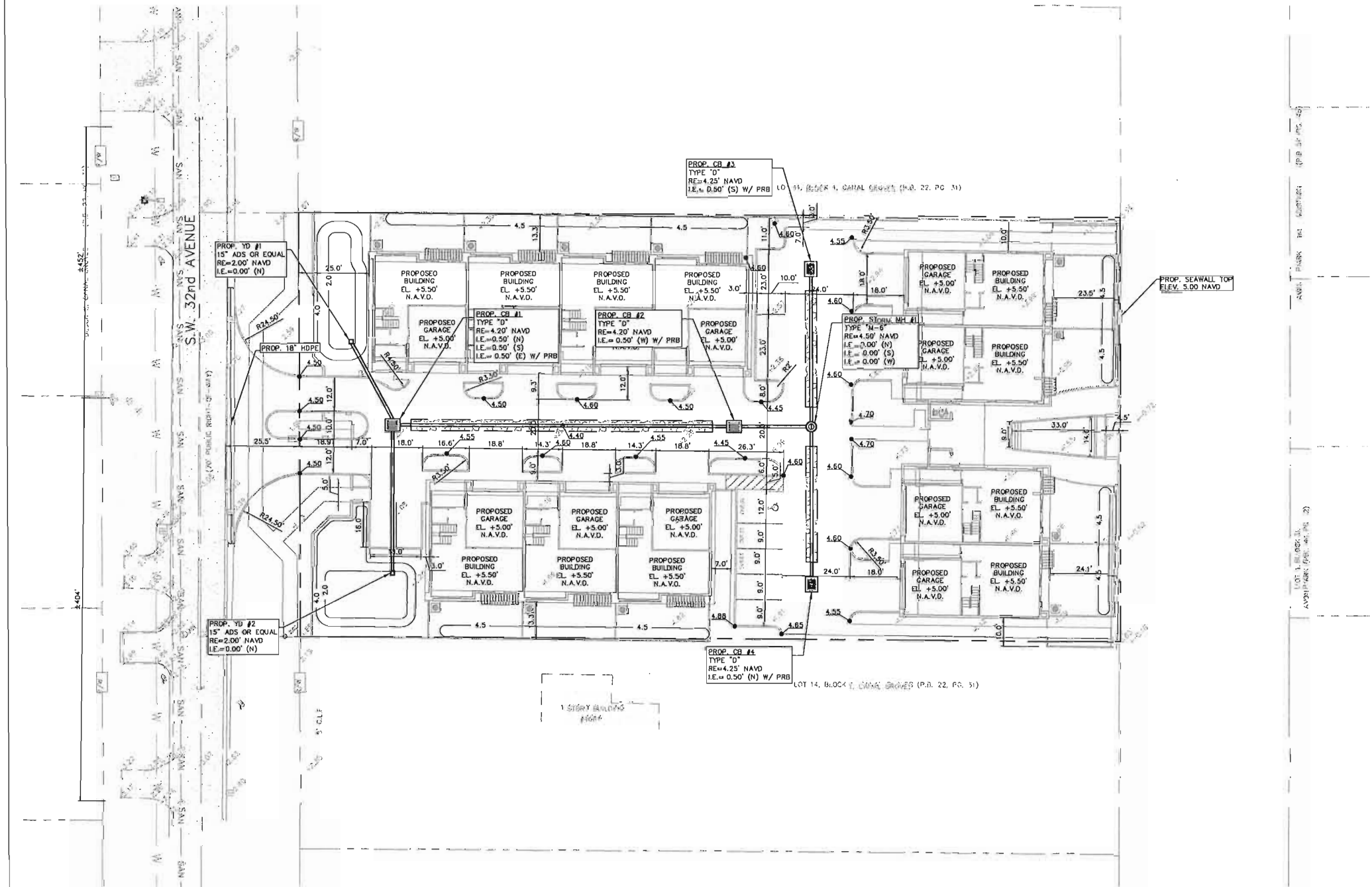
h2o
by
Figtree
Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL

DATE
09/20/17
JOB NUMBER
217452

SHEET

SP0.1
OF ONE SHEETS



LEGEND	
	PROPERTY LINE
	EXISTING DRAINAGE
	EXISTING SANITARY SEWER
	EXISTING WATER
	PROPOSED BUILDING
	PROPOSED CONCRETE WALK
	PROPOSED ASPHALT
	PROPOSED SOO RESTORATION
	PROPOSED ROOF OVERHANG
	FLOW ARROW
	PROPOSED GRADE
	PROPOSED GRADE (TOP OF CURB)
	MATCH EXISTING GRADE (APPROXIMATE EXISTING ELEVATION)
	PROPOSED CONTOUR
	PROPOSED DRAINAGE
	PROPOSED DRAINAGE W/ EXFILTRATION TRENCH
	PROPOSED YARD ORAIN (YD)
	PROPOSED CATCH BASIN (CB)
	PROPOSED MANHOLE (MH)
	PROPOSED CLEAN OUT (CO)

BASED ON OUR EXPERIENCE WITH SIMILAR PROJECTS IN THE AREA, THE PROPOSED STORMWATER RETENTION PLAN SHOULD HAVE THE REQUIRED CAPACITY.

- NOTES:
- EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
 - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
 - CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
 - ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD).
 - FEMA BASE FLOOD ELEVATION=4'

MR	10/5/17			
DESIGNED BY	DATE			
MG	10/5/17			
DRAWN BY	DATE			
MR	10/5/17			
CHECKED BY	DATE			
RR	10/5/17			
APPROVED BY	DATE	No.	DATE	REVISIONS

H2O
4648 SW 32 AVE
DANIA BEACH FL 33312



3325 S. UNIVERSITY DRIVE, SUITE 111
DAVE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE:10/5/2017

PAVING GRADING AND DRAINAGE PLAN



SCALE: 1"=20'



LEGEND

- PROPOSED WATER SERVICE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER METER
- PROPOSED SANITARY LATERAL
- C.O. PROPOSED CLEAN OUT

PROJECT WATER CALCULATIONS:

PROPOSED FLOWS

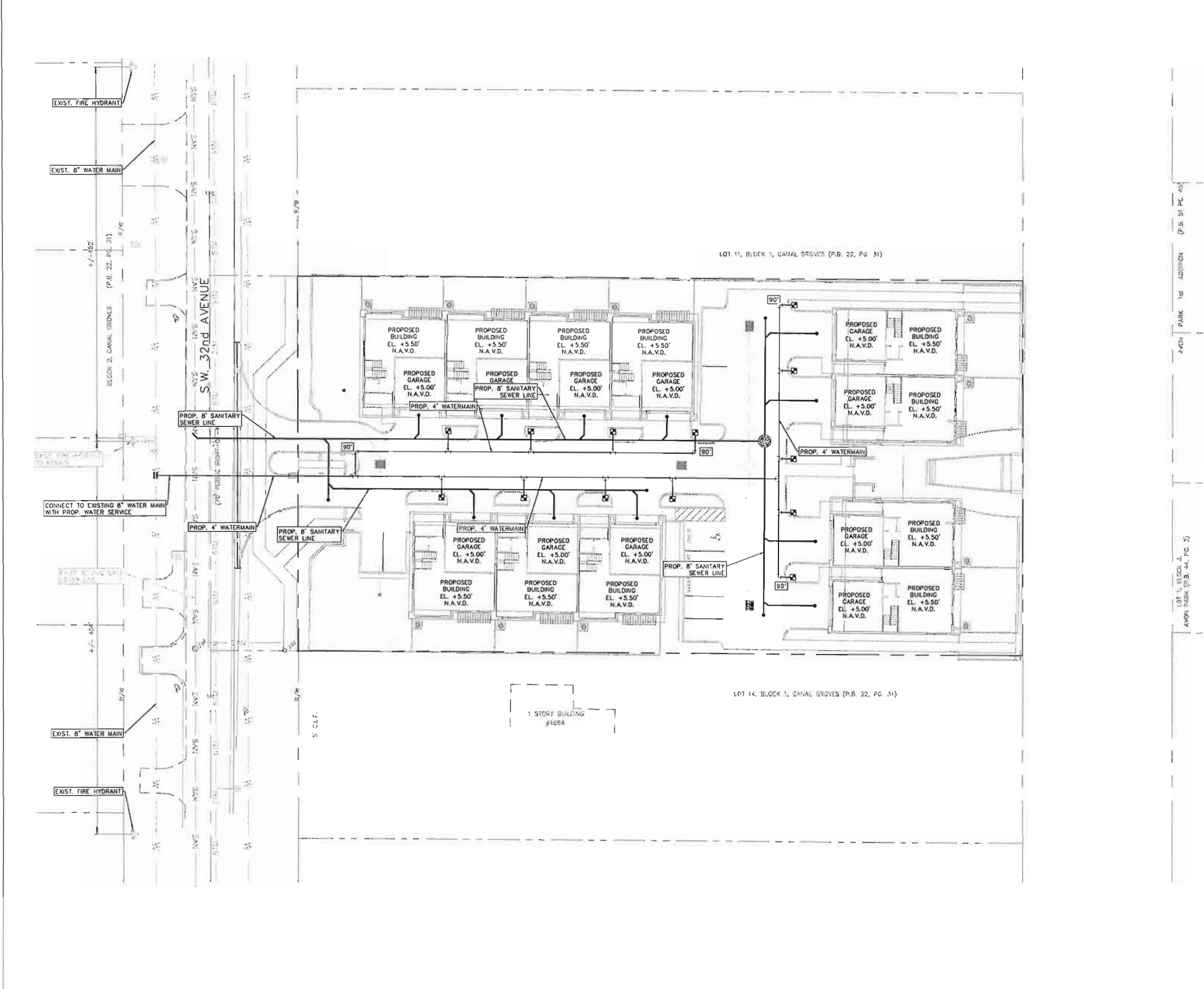
MULTIPLE DWELLINGS PER FAMILY UNIT: 250 GPD

NUMBER OF UNITS = 11

TOTAL = 250 x 11 = 2,750 GPD

*DESIGN FLOWS BASED ON BROWARD COUNTY'S CONSULTING ENGINEER'S GUIDE.

- NOTES:**
- EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
 - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
 - CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.



MR	10/25/17			
DESIGNED BY	DATE			
MG	10/25/17			
DRAWN BY	DATE			
MR	10/25/17			
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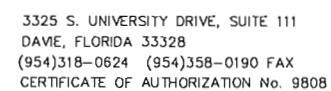
WATER AND SANITARY SEWER PLAN

SCALE: 1"=20'

SHEET No. C-2



H2O
4648 SW 32 AVE
DANIA BEACH FL 33312



PAVEMENT MARKING AND SIGNAGE PLAN

SHEET No. C-3

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AGV7	AGAVE SPP. FALSE AGAVE	7 GAL. SPECIMEN HIGH DROUGHT TOLERANCE	2
CES3	CONOCARPUS ERECTUS SILVER SILVER BUTTWOOD TREE	24" X 24" SPR. 24" O.C. FULL TO BASE NATIVE HIGH DROUGHT TOLERANCE	16
CES7	CONOCARPUS E. SERICEUS SILVER BUTTWOOD TREE	36" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	12
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	153
CIR7	CHRYSOBALANUS ICACO COCOPLUM HEDGE	36" X 24" SPR. 24" O.C. FULL TO GROUND, NATIVE HIGH DROUGHT TOLERANCE	12
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	40
CST3	CODIAEUM SHOESTRING CROTON	36" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	24
CV3	CODIUM VARIEGATUM MAMMY CROTON	36" X 24" SPR. 24" O.C. MED. DROUGHT TOLERANT	13
DV1	DIETES IRIDIODES AFRICAN IRIS	12" FULL TO POT 12" - 15" O.C. HIGH DROUGHT TOLERANCE	100
ED6	ELAEAGARPUS DECIPENS JAPANESE BLUEBERRY	6" - 8" HT. CONE SHAPED 2" CT. MEDIUM DROUGHT TOLERANCE	5
EPF2	CHAMAEROPS HUMILIS EUROPEAN FAN PALM	4" - 6" O.A. DBL. TRUNK HIGH DROUGHT TOLERANCE	4
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" 18" O.C. HIGH DROUGHT TOLERANCE	164
HST3	HIBISCUS ROSA RED FLOWER	24" X 24" SPR. 24" O.C. MEDIUM DROUGHT TOLERANCE	18
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" O.C. HIGH DROUGHT TOLERANCE	192
LIRV	LIROPE MUSCARI VARIEGATED LIROPE	1 GAL. FULL 6-8 BIBS 12" - 15" O.C. HIGH DROUGHT TOLERANCE	230
PBM3	PHILODENDRON SELLOUM BURLY MARX	12" X 15" 24" O.C. MEDIUM DROUGHT TOLERANCE	100
PDS6	PHOENIX ROSELENI PYCHY DATE PALM	4" O.A. DOUBLE TRUNKS HIGH DROUGHT TOLERANCE	5
PS13	PODOCARPUS MACROPHYLLUS YEW	24" X 18" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	55
PTV3	PTISPORUM T. VARIEGATA VAR. PITT	20" X 20" SPR. MIN. 7 GAL. 24" O.C. MEDIUM DROUGHT TOLERANCE	60
SA1	SEASONAL COLOR TO BE SELECTED BY LA AT TIME OF INSTALLATION ALT: BEACH DAISY	6" - 8" O.C. FULL TO POT COLOR BY OWNER 1 GAL. 8" O.C.	50
SA3	SCHIFFERIA ARBORICOLA VARIEGATED	24" X 24" SPR. MIN. 24" O.C. MEDIUM DROUGHT TOLERANCE	55
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADESUN	
SR7	SERENOA REPENS SAW PALMETTO	24" X 24" SPR. 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	8

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES10	CONOCARPUS ERECTUS SILVER SILVER BUTTWOOD TREE	10" - 12" HT. X 5" SPR. MIN. SINGLE TRUNK 4.5" CT. B&B FG 2" DBH. NATIVE HIGH DROUGHT TOLERANCE	2
CLR12	CLUSIA ROSEA PITCH APPLE / SIGNATURE TREE	12" X 6" SPR. B&B 2.5" DBH. 4.5" CT. NATIVE HIGH DROUGHT TOLERANCE	4
CLR14	CLUSIA ROSEA PITCH APPLE / SIGNATURE TREE	14" X 6" SPR. B&B 2.5" DBH. 5" CT. NATIVE HIGH DROUGHT TOLERANCE	4
IC12	ILEX CASSINE DAHOON HOLLY	12" X 5" SPR. 5" CT. 2.5" DBH. MIX FEMALE/MALE NATIVE HIGH DROUGHT TOLERANCE	3
IC14	ILEX CASSINE DAHOON HOLLY	14" X 5" SPR. 5" CT. 2.5" DBH. MIX FEMALE/MALE NATIVE HIGH DROUGHT TOLERANCE	5
QV14	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	14" X 6" X 6" SPR. 3" DBH. 5" CT. B&B NATIVE HIGH DROUGHT TOLERANCE	8
THR12	THRINAX RADIATA THATCH PALM ALT: SILVER PALM	12" O.A., MIN. 8" CT. SINGLE TRUNK NATIVE, HIGH DROUGHT TOLERANCE	12
WB	WOODYETIA BIFURCATA FOXTAIL PALM	8" CT. MATCHED PALMS HIGH DROUGHT TOLERANCE	16

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
BS14	BURSERA SIMARUBA GUINOA LIMBO	14" X 6" SPR. 5" CT. B&B FG 3" DBH. NATIVE HIGH DROUGHT TOLERANCE	3
CES12	CONOCARPUS ERECTA SERAFIUS SILVER BUTTWOOD TREE	12" X 5" SPR. SINGLE TRUNK. 2" DBH. MIN. 5" CT. NATIVE HIGH DROUGHT TOLERANCE	5

NOTES:
CONTRACTOR SHALL DO TAKE OFF FROM PLANTING PLAN. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IF DISCREPANCIES OCCUR.

CONTRACTOR SHALL ADHERE 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.

NOTES:
CONTRACTOR SHALL DO OWN MATERIAL TAKE OFF 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. SUBSTITUTIONS IN PLANTING MATERIALS SHALL BE APPROVED IN WRITING BY THE DANIA BEACH CITY ARBORIST PRIOR TO USE.

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 AND L-3 FOR EXISTING TREE/PALM INFORMATION
REFER TO SHEET L-4 FOR PLANTING DETAILS AND SPECIFICATIONS

CITY OF DANIA
LANDSCAPE CALCULATIONS

NET LOT AREA: 43,499
ZONING: RM-1
PERVIOUS AREA REQUIRED = 13,713 SF.
PERVIOUS AREA PROVIDED: 12,426 SF.

INTERIOR LANDSCAPE AREA FOR VUA
VUA = 14,190 SF. X .20 = 2,838
PROVIDED = 2,838 - 1,260 SF OF PARKING ISLANDS = 1,578
(1) TREE PER 200 SF. OF VUA LANDSCAPE AREA /200 =
REQUIRED = 8
PROVIDED = 8

PARKING ISLANDS
(1) CAT 1 TREE OR
2 CAT 2 TREES PER PARKING ISLAND
REQUIRED = 8 CAT 1 OR 16 CAT 2 TREES
PROVIDED = 7 CAT 1 TREES AND 2 CAT 2 TREES

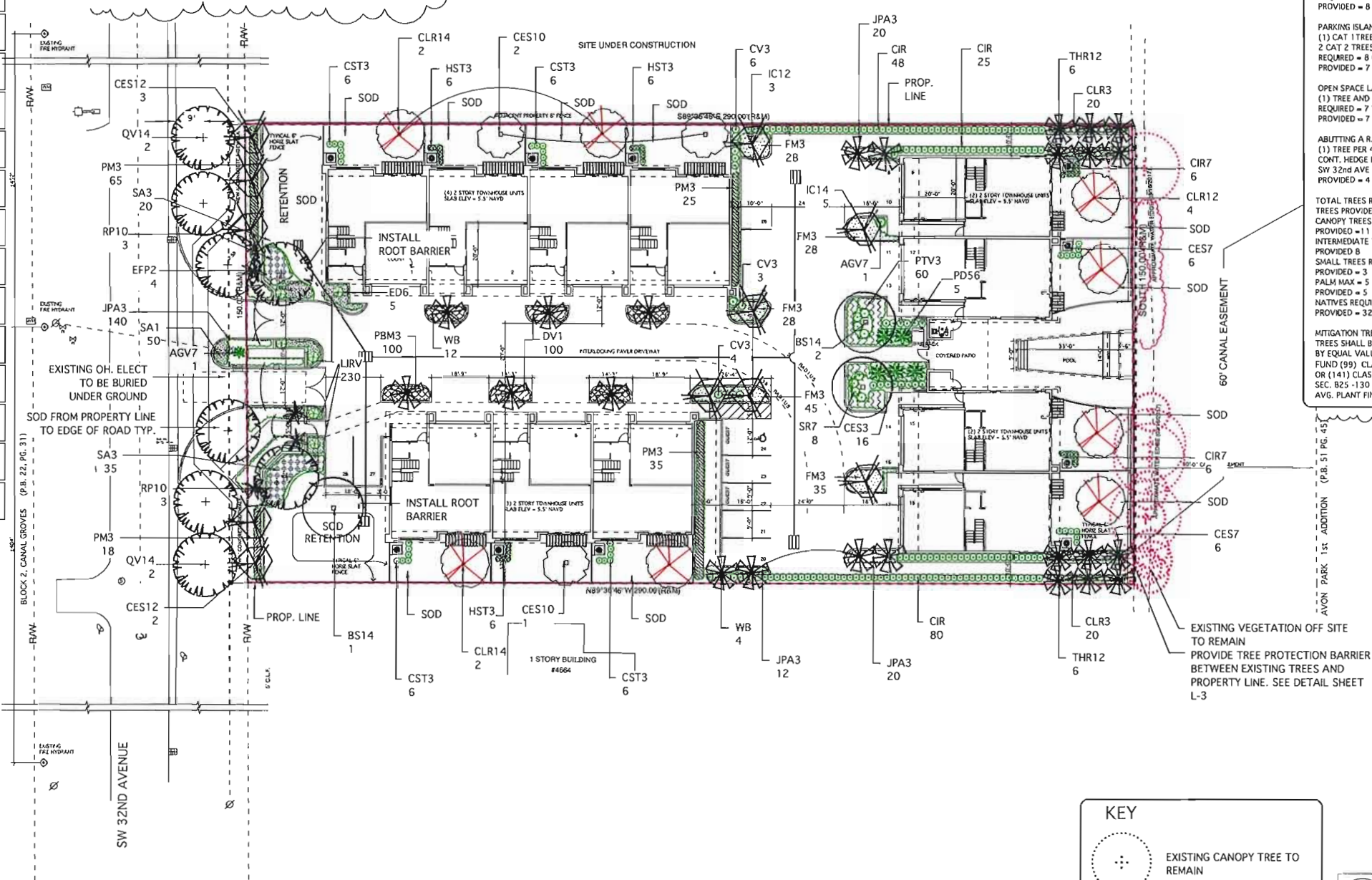
OPEN SPACE LANDSCAPING = 13,713 SF.
(1) TREE AND 10 SHRUBS PER 2,000 SF
REQUIRED = 7 TREES, 69 SHRUBS
PROVIDED = 7 TREES + 69 SHRUBS

ABUTTING A R.O.W.:
(1) TREE PER 40 LF. + CONT. HEDGE
CONT. HEDGE PROVIDED
SW 32nd AVE (150') = 4 REQUIRED
PROVIDED = 4 + CONT. HEDGE AND WALL

TOTAL TREES REQUIRED = 27
TREES PROVIDED = 32
CANOPY TREES REQ. = 11 (40%) 14' HT. 2" DBH. 4.5" CT.
PROVIDED = 11
INTERMEDIATE TREES REQ. = 8 (30%) 12' HT. 2" DBH. 4" CT.
PROVIDED = 8
SMALL TREES REQ. = 3 (10%) 10' HT. 1.5" DBH. 3" CT.
PROVIDED = 3
PALM MAX = 5 (20% MAX)
PROVIDED = 5
NATIVES REQUIRED = 11 (40%)
PROVIDED = 32

MITIGATION TREES REQUIRED = (99)
TREES SHALL BE REPLACED
BY EQUAL VALUE PAID INTO THE CITY TREE PRESERVATION
FUND (99) CLASS "1A" TREES REQUIRED @ 16' HT. 5.5" CAL.
OR (141) CLASS "1B" TREES @ 12' HT. 5" CAL.
SEC. 825 - 130 PAYMENT IN LIEU OF REPLACEMENT/RELOCATION
AVG. PLANT FINDER COST = \$325.00 X 99 X 2.7 = \$86,873.00

REV:9/26/17



KEY

- EXISTING CANOPY TREE TO REMAIN
- EXISTING PALM TO REMAIN
- SEE SHEET L-4 FOR EXIST TREE DATA



NORTH



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

REVISIONS:

DRC REV:9/26/17

SHEET TITLE:

LANDSCAPE
PLAN

by
Figtree
Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL

PROJECT:

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 H2O 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 H2O GROUP, INC.

SEAL:

SCALE: 1"=20'

DATE DRAWN: 9-9-17

SHEET NO.

L-1

EXISTING TREE INVENTORY LIST

Tree No.	Common name	botanical name	DBH	canopy spread	canopy height	condition	Disposition	canopy sf.
1	Laurel Oak	Quercus laurifolia	22	25	25	Poor	Multistem. sparse canopy. canker.	625
2	Dead unknown		11.5	18	1		remove/mit	1
3	Australian Pine	Casuarina equisetifolia		20	15		remove/mit	225
4	Royal Palm	Roystonea regia	16	26	11	Fair	Storm impact. remove/mit	121
5	Australian Pine	Casuarina equisetifolia		25	15		remove/mit	225
6	Australian Pine	Casuarina equisetifolia		25	15		remove/mit	225
7	Strangler Fig	Ficus aurea	14	25	14	Poor	Foliage is sparse but will likely regenerate. Some dew, probably whitefly. Groing on a dead royal trunk. Poor structure. remove/mit	196
8	Australian Pine	Casuarina equisetifolia		20	15		remove/mit	225
9	Australian Pine	Casuarina equisetifolia		20	15		remove/mit	225
10	Missing							
11	Seagrape	Coccoloba uvifera	27	18	24	Good	Multistem with low clearance. Remove/mit	576
12	Royal Palm	Roystonea regia	16	33	23	Good	remove/mit	529
13	Royal Palm	Roystonea regia	19	33	23	Good	remove/mit	529
14	Brazilian Pepper			18	20		remove/mit	400
15	Laurel Oak	Quercus laurifolia	9	16	16	Fair	Multistem. sparse canopy. Remove/mit	256
16	Royal Palm	Roystonea regia	13	25	20	Fair	Storm impact. Remove/mit	400
17	Royal Palm	Roystonea regia	13	23	20	Fair	Storm impact. remove/mit	400
18	Coconut Palm	Cocos nucifera	8	12	16	Fair	Storm impact. remove/mit	256
19	Royal Palm	Roystonea regia	16	26	16	Fair	Storm impact. remove/mit	256
20	Laurel Oak	Quercus laurifolia	11	16	24	Fair	Multistem. sparse canopy. remove/mit	576
21	Royal Palm	Roystonea regia	14.5	17	12	Fair	Storm impact. remove/mit	144
22	Missing							
23	Royal Palm	Roystonea regia	10	17	6	Fair	Abnormal trunk taper. Storm impact. Monitor spear for recovery. Remove/mit	36
24	Royal Palm	Roystonea regia	11.5	22	17	Fair	Storm impact. remove/mit	289
25	Royal Palm	Roystonea regia	14	21	20	Good	Remove/mit	400
26	Mango Tree	Mangifera indica	19	23	30	Good	Multistem. Remove/mit	900
27	Mango Tree	Mangifera indica	15	25	25	Good	Multistem. Remove/mit	625
28	Mango Tree	Mangifera indica	6	20	15	Good	Multistem. Remove/mit	225
29	Mango Tree	Mangifera indica	40	30	40	Fair	Codominant stems. Remove/mit	1600
30	Coconut Palm	Cocos nucifera	11	23	22	Good	remove/mit	484
31	Royal Palm	Roystonea regia	18	25	18	Good	remove/mit	324
32	Coconut Palm	Cocos nucifera	12	20	20	Good	remove/mit	400
33	Sabal Palm	Sabal palmetto	14	18	16	Good	Good, but bing strangled by a Ficus aurea remove/mit	256
34	Royal Palm	Roystonea regia	15	26	20	Good	remove/mit	400
35	Missing							
36	Royal Palm	Roystonea regia	16	35	25	Good	remove/mit	625
37	Laurel Oak	Quercus laurifolia	36	40	40	Fair	Sparse canopy. Areas of decay throughout. No dominant leader. Remove/mit	1600
38	Royal Palm	Roystonea regia	13.5	35	16	Fair	Storm impact. remove/mit	256
39	Sabal Palm	Sabal palmetto	11	12	16	Good	remove/mit	256
40	Royal Palm	Roystonea regia	13	30	15	Fair	Storm impact. remove/mit	225
41	Royal Palm	Roystonea regia	14.5	30	15	Fair	Storm impact. remove/mit	225
42	Royal Palm	Roystonea regia	9	18	20	Good	remove/mit	400
43	Royal Palm	Roystonea regia	15	28	20	Good	remove/mit	400
44	Royal Palm	Roystonea regia	15.5	28	20	Fair	Storm impact. remove/mit	400
45	Royal Palm	Roystonea regia	15.5	33	25	Good	remove/mit	625
46	Royal Palm	Roystonea regia	15.5	30	23	Fair	Storm impact. remove/mit	529
47	Royal Palm	Roystonea regia	16	30	18	Fair	Storm impact. remove/mit	324
48	Royal Palm	Roystonea regia	13	28	24	Fair	Storm impact. remove/mit	576
49	Royal Palm	Roystonea regia	14.5	25	14	Fair	Storm impact. remove/mit	196
50	Royal Palm	Roystonea regia	20	27	18	Fair	Storm impact. remove/mit	324
51	Royal Palm	Roystonea regia	17.5	22	11	Fair	Storm impact. remove/mit	121
52	Royal Palm	Roystonea regia	15.5	23	22	Good	Remove/mit	484
53	Coconut Palm	Cocos nucifera	8	15	24	Good	remove/mit	576
54	Coconut Palm	Cocos nucifera	n/a	2	18	Good	Juvenile. Remove	324
55	Solitaire Palm	Ptychosperma elegans	4	23	6	Good	Remove/mit	36

Tree No.	Common name	botanical name	DBH	canopy spread	canopy height	condition	Disposition	canopy sf.
56	Royal Poinciana	Delonix regia	19	20	20	Poor	Codominant stems. Advanced decay. Recommend removal. Remove/mit	400
57	Coconut Palm	Cocos nucifera	11	15	20	Fair	Trunk base submerged Remove/mit	400
58	Tropical Almond	Terminalia catappa	4	15	10	Fair	Trunk base submerged Remove/mit	100
59	Tropical Almond	Terminalia catappa	7	25	15	Fair	High/raised canopy Remove/mit	225
60	Unknown		33	25	20	Fair	Codominant. Root base submerged. remove/mit	400
61	Unknown		24	23	20	Fair	Codominant. Root base submerged. remove/mit	400
62	Coconut Palm	Cocos nucifera	9	15	20	Fair	Trunk base submerged. Remain off site	
63	Seagrape	Coccoloba uvifera	14	25	25	Fair	Codominant. Root base submerged. remain off site	
64	Unknown		13	19	22	Fair	Codominant. Root base submerged. remain off site	
65	Coconut Palm	Cocos nucifera	9	18	23	Fair	Leaves are alternate and has a trunk flare. Trunk base submerged remain off site	
66	Tropical Almond	Terminalia catappa	7.5	20	20	Fair	Root base submerged and canopy distributed westward to avoid shade. remain off site	
67	Coconut Palm	Cocos nucifera	n/a	3	8	Good	Juvenile. Remain off site	
68	Coconut Palm	Cocos nucifera	8	7	16	Fair	Trunk base submerged remain off site	
69	Coconut Palm	Cocos nucifera	9	10	20	Fair	Trunk base submerged remain off site	
70	Clump	Mangrove		18	15	Fair	remain off site	
71	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
72	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
73	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
74	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
75	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
76	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
77	Clump	Mangrove		18	15	Fair	Mangrove, and Brazilian Pepper remain off	
78	Brazilian Pepper			10	10		remain off site	
79	Brazilian Pepper			10	10		remain off site	
80	Coconut Palm	Cocos nucifera	8.5	18	16	Good	remove/mit	256
81	Coconut Palm	Cocos nucifera	8	12	18	Good	remove/mit	324
82	Clump	Mangrove				Fair	Mangrove, and Brazilian Pepper remain off site	
83	Brazilian Pepper			10	10		remove/mit	100
84	Strangler Fig	Ficus aurea	6' wide	35	50	Fair	Sparse canopy. Areas of decay. Monitor for storm leaf out. Remove/mit	2500
85	Tropical Almond	Terminalia catappa	20	25	40	Fair	Clump. Remain off site	
86	Coconut Palm	Cocos nucifera	10.5	20	24	Good	Remove/mit	576
87	Royal Palm	Roystonea regia	19	33	25	Good	Remove/mit	625
88	Umbrella Tree	Schefflera actinophylla		20	15		Remove/mit	225
89	Brazilian Pepper			10	10		Remove/mit	100
90	Royal Palm	Roystonea regia	19	35	20	Fair	Storm impact. remove/mit	400
91	Royal Poinciana	Delonix regia	6	20	15	Poor	Remove/mit	225
92	Brazilian Pepper			10	10		Remove/mit	100
93	Australian Pine	Casuarina equisetifolia		20	15		Remove/mit	225
94	Australian Pine	Casuarina equisetifolia		20	15		Remove/mit	225
95	Australian Pine	Casuarina equisetifolia		20	15		Remove/mit	225
96	Australian Pine	Casuarina equisetifolia		20	15		Remove/mit	225
97	Coconut Palm	Cocos nucifera	8	12	20	Good	Remove/mit	400
98	Part of 99						Remove	
99	Royal Poinciana	Delonix regia	23	23	40	Fair	Codominant stems. Remove/mit	1600
101	Brazilian Pepper			18	20		Remove/mit	400
102	Brazilian Pepper			18	20		Remove/mit	400
103	Royal Palm	Roystonea regia	14	37	20	Fair	Storm impact. remove/mit	400
104	Royal Palm	Roystonea regia	16	40	25	Fair	Storm impact. remove/mit	625
105	Brazilian Pepper			18	20		Remove/mit	400
106	Royal Palm	Roystonea regia	15	22	23	Fair	Storm impact. remove/mit	529
107	Royal Palm	Roystonea regia	18	33	18	Fair	Storm impact. remove/mit	324
108	Royal Palm	Roystonea regia	18	35	25	Fair	Storm impact. remove/mit	625
69A	Coconut Palm	Cocos nucifera	9	7	20	Fair	Trunk base submerged. Remain off site	
69B	Mangrove	Mangrove	3	20	8	Good	Remain off site	

EXISTING TREE MITIGATION DATA

(44) PALMS TO BE REMOVED (17,256 SF.) X 150% = 25,884 SF REQUIRED
BRAZILIAN PEPPER 1,900 X.25 X1.5 = 713 SF.
AUSTRALIAN PINE 2,475 X .25 1.5 = 928 SF.
ALL OTHER CANOPY TREES: 14,629 x 150% = 21,944 SF.

TOTAL = 49,469 SF/500 = (99) CLASS '1A' TREES REQUIRED @ 16' HT. 5.5" CAL.
OR (141) CLASS'1B' TREES @ 12' HT. 5" CAL.

● INDICATES SPECIMEN SIZE TREES AND PALMS

NOTE: NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF DANIA BEACH.



REVISIONS:

SHEET TITLE:

EXISTING TREE INVENTORY LIST



by
Figtree
Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL

PROJECT:

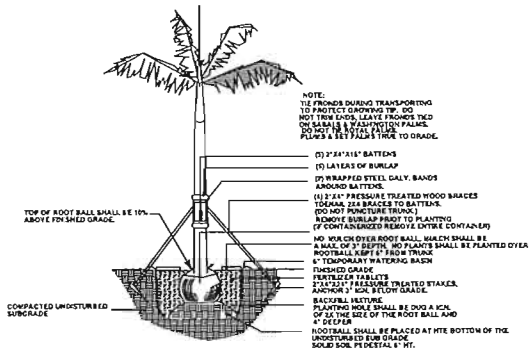
TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF H2O GROUP, LLC AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, REANDED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF H2O GROUP, LLC.

SEAL:

DATE DRAWN: 9-9-17

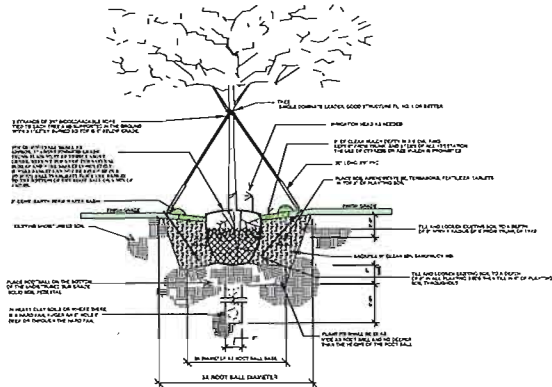
SHEET NO.

L-3



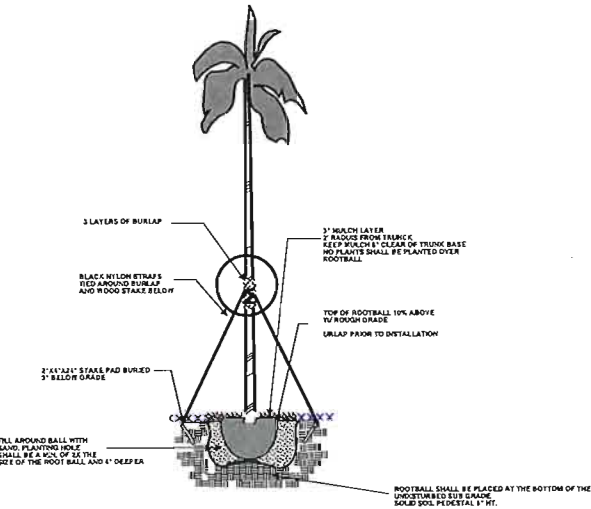
LARGE PALM PLANTING DETAIL

NOT TO SCALE



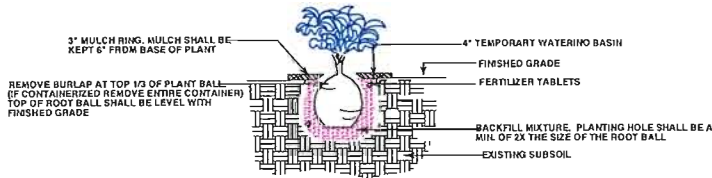
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



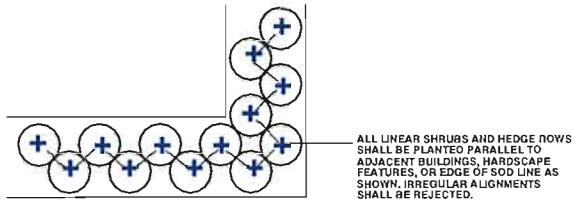
SMALL PALM PLANTING DETAIL

NOT TO SCALE



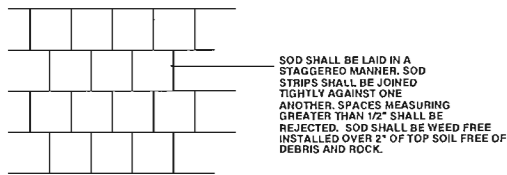
SHRUB PLANTING DETAIL

NOT TO SCALE



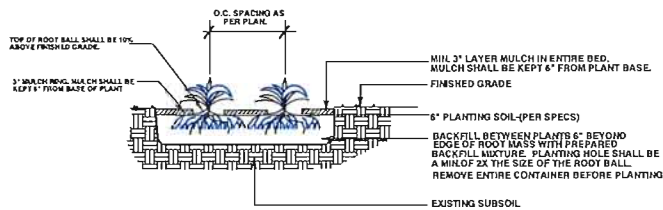
PLANTING SPACE DETAIL

NOT TO SCALE



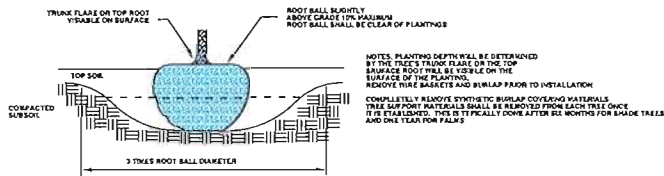
SOD PLANTING DETAIL

NOT TO SCALE



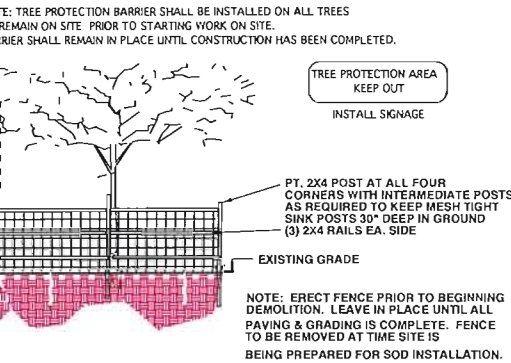
GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



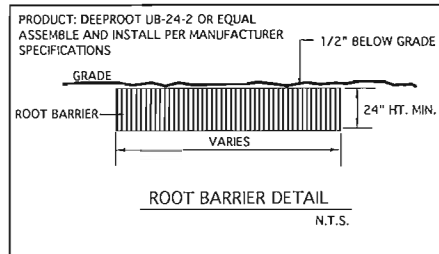
ROOT BALL DETAIL

NOT TO SCALE



TREE PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE



CITY OF DANIA BEACH LANDSCAPE NOTES:

- A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
- All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
- All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
- A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
- Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
- Tree relocations:
 - Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
 - Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 inches per inch of trunk diameter

 Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
 - A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
- All planting must follow planting specifications and details shown on the plan.
- Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
- All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
- All sizes shown for plant material are to be considered minimums.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
- All new plant material shall be warranted by the landscape contractor for a minimum period of one year. The warranty period shall begin after acceptance of the plants by the City Arborist.
- All plant beds to be treated with pre-emergent herbicide prior to planting.
- All tree and palm staking and support shall be removed one year after installation.
- No fertilizer shall be applied to newly planted trees and palms.
- All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
- Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
- All wire guys and/or fabric straps shall be flagged with fluorescent colored tape.
- Mulching:
 - All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
 - A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
 - Cypress mulch shall not be used.
- All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
- All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

DRC REV:9/26/17



REVISIONS:

DRC REV:9/26/17

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

h2o

by
Figtree
Holdings LLC

4632-48 SW 32nd Ave
Dania Beach, FL

PROJECT:

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF h2o. IT IS NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF h2o."

SEAL:

DATE DRAWN: 9-9-17

SHEET NO.

L-4



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

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-115-17



THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY 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: 46032-4648 SW 32nd Avenue

Lot(s): 12 & 13 Block: 1 Subdivision: CANAL GROVES

Recorded Plat Name: CANAL GROVES

Folio Number(s): 504230010080 & 90 Legal Description: LOT 12 & 13, BLOCK 1 OF CANAL GROVES PLAT BOOK 22 PAGE 31.

Applicant/Consultant/Legal Representative (circle one) Figtree Holdings, LLC

Address of Applicant: 7771 W Oakland Park Blvd, # 100

Business Telephone: 954-303-8472 Home: _____ Fax: _____

E-mail address: roni.avraham@ymail.com

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: SIGN VARIANCE SEE ATTACHED STATMENT

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: .9986 Gross Acreage: 1.1191 Prop. Square Footage: 43,499

Existing Use: RM-1 Proposed Use: RM-1

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 STEVE BRANDT / S. BRANDT (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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 2nd DAY OF November 2019

By:
BARBARA WEIMER
(Print name of person acknowledging)

(Joint owner signature) BARBARA WEIMER
MY COMMISSION # 06032362
EXPIRES September 21, 2020

Notary Barbara Weimer
(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.**

VARIANCE REQUEST



November 7th, 2017

City of Dania Beach
Community Development
100 W Dania Beach Blvd
Dania Beach, FL 33004

Ref: H2O
4632 SW 32nd Ave
Dania Beach, FL

Architects Job # 217452

PZ # SP-099-17

We are requesting a variance for the monument signage at the entrance to the development to be known as H2O.

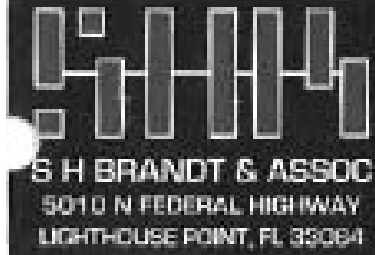
The current code allows for 24 square feet of signage per side and a maximum of 12 inches high for the lettering, we are requesting the height of the letter be increased to 24 inches and 34 inches in height per the sketch attached.

The request is in harmony and the intent of the code, the allowable square footage is 24 sf, the sign being proposed is 16 square feet per side. this is a decrease in area allowed. The signage is not in conflict or contrary to the surrounding area or signage already existing in the area.

This variance is necessary for the vehicular traffic for visibility and identification of the townhome complex. The current 12" height creates a visibility hardship. The effectiveness of the code would not be compromised as the name is only 3 letters long and the square foot space is within the requirements of the code.

The 12 inch height creates a visibility issue and would create a hazard for vehicular traffic traveling on the street, as the small text is difficult to see. the height limit creates a hardship in this case for visibility.

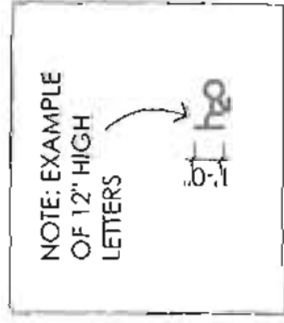
The hardship is not a result of self imposed actions, the sign is within the code but creates a issue as a result of the height and visibility of the small text on the monument sign. The code permits for large developments to have larger text and an increased square foot area.



ARCHITECTURE
INTERIOR DESIGN

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

RECEIVED
NOV 09 2017
Planning
Department



SCALE: 1/8" = 1'-0"

Bank of America
S H BRANDT & ASSOCIATES INC.
11040
11/7/2017
\$ 1,200.00
One Thousand Two Hundred and 00/100 DOLLARS
City of Dania Beach
190 W Dania Beach Blvd
Dania Beach, FL 33004
MEMO
Variance application fee
011040 00610000470 89807685501*
S H BRANDT & ASSOCIATES INC.
City of Dania Beach
Monument sign variance application fee
11/7/2017
1,200.00
S H Brandt & Associat Variance application fee
1,200.00



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

No: 001023

Date: 11/9/17

RECEIVED FROM:

Name: SH Brandt & Assoc

Address:

Address 2: 5010 North Federal Highway

City/St/ZIP: Lighthouse Point, FL 33064

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$1200.00

P/Z ITEM # VA-115-17

LOCATION: 4632-4648 SW 32nd CT

APPLICANT: Figtree Holdings

PREPARED BY: Macee Wray

TOTAL DUE: \$1200.00

PAYMENT DATE
11/09/2017
COLLECTION STATION
City Hall Window 1

RECEIVED FROM
I BRANDT & ASSOC

DESCRIPTION
5010 N FEDERAL HIGHWAY LIGHTHOUSE POINT, FL

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2018-02000127
RECEIPT NO.
2018-00006215
CASHIER
fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION			TRANSACTION AMOUNT
PSP	Appl Review - Standard			\$1,200.00
	VA-115-17 4632-4648 SW 32 CT FIGTREE HOLDINGS			
Payments:	Type	Detail	Amount	
	Check	11040	\$1,200.00	
Total Amount:				\$1,200.00

Customer Copy



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division

(954) 924-6805 X3643
(954) 922-2687 Fax

SEP 07 2017
Planning
Department

Standard Development Application

- ☐ Administrative Variance
☐ Land Use Amendment
☐ Plat
☐ Rezoning
☒ Site Plan
☐ Special Exception
☐ Variance
☐ Other: _____

Date Rec'd: _____

Petition No.: _____

SP-099-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY 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: 4632-4648 SW 32nd Avenue

Lot(s): 12 & 13 Block: 1 Subdivision: Canal Grove

Recorded Plat Name: CANAL GROVES
5042 30 01 0090 Lots 12 & 13, Block 1, Canal Groves
Folio Number(s): 5042 30 01 0080 Legal Description: Plat book 22, Page 31, Broward

Applicant/Consultant/Legal Representative (circle one) Figtree Holdings, LLC

Address of Applicant: 7771 West Oakland Park Blvd. Suite 100 Sunrise FL 33351

Business Telephone: 321-431-6745 Home: _____ Fax: 321-244-0292

E-mail address: yanlrhadan1@gmail.com

Name of Property Owner: Figtree Holdings LLC

Address of Property Owner: 7771 West Oakland Park Blvd. Suite 100 Sunrise FL 33351

Business Telephone: 321-431-6745 Home: _____ Fax: 321-244-0292

Explanation of Request: Site plan for review for Town-home development
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: 0.99 Prop. Square Footage: _____

Existing Use: vacant Proposed Use: Residential

Is property owned individually, by a corporation, association, or a joint venture? Limited Liability 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 S H Brandt & Associates (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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 5 DAY OF September, 2017.

By:

Yanir Haden
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Alexandra Wolf
(Signature of Notary Public – State of Florida)

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.**



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

DRC COMMENT RESPONSE



October 3rd, 2017

City of Dania Beach
Community Development
100 W Dania Beach Blvd
Dania Beach, FL 33004

Ref: H2O
4632 SW 32nd Ave

Architects Job # 217452
PZ # SP-099-17

Plan Review;

Follow are our responses to your comments on the above referenced permit application documents:

DANIA BEACH DISTRICT FIRE PLAN REVIEW- TIER 1 COMMENTS:

Comment # 1: Fire Department Access Information as follows: -All turning radii (demonstrated) in green. Comply with requirements below.

Answer #1: turning radii added to site plan sheet A0.1

Comment #2: Water Supply Information as follows:

Comment #2a: All existing and proposed water main sizes. Include mains on the North and South sides.

Answer 2a: fire sprinklers are not required with this project

Comment #2b: Dimensions of the three nearest adjacent hydrants to the project site

Answer #2b: nearest hydrants added sheet A0.1

Comment #2c: 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)

Answer #2c: no FDS's are proposed

ARCHITECTURE
INTERIOR DESIGN

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

AR0013352 DGCD16478



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

ARCHITECTURE
INTERIOR DESIGN

Comment #3: Proof of Water Supply & Fire Flow Demand as follows

Comment #3a: Fire Hydrant Flow Test

Answer #3a: Fire Hydrant flow test is ordered and should be completed by 10-15-17

Comment #3b: Building Construction Type and Square Footage

Answer #3b: Building type and square footage added sheet A0.1 - Type VB (NFPA200 TYPE V(000)) Separated (2 hr)

Comment #3c: Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer

Answer #3c: Fire Sprinklers not required.

Comment #3d: A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)

Answer #3d: Fire Sprinklers not required

Comment #3e: 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).

Answer #3e: Fire Sprinklers not required

TIER 2 COMMENTS:

Comment #4: Additional Fire Department Access Information as follows:

Comment #4a: Fire Lane locations and striping detail (demonstrated) in red. See picture above.

Answer #4a: note added sheet A0.1 to paint "no parking" on curbs adjacent to drive isles

Comment #4b: NO PARKING" sign locations and sign details demonstrated

Answer #4b: see above

Comment #1: address detail

Answer #1: address of each unit to be posted to the left side above the garage door on each unit in a minimum size, type and contrast to be visible to the operator of a motor vehicle from the traveled portion of the driveway

Comment #2: Minimum Radio Signal Strength for Fire Department Communications – See details on the next page

Answer #2: fire signal strength to be verified

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

Please provide a copy of the approved set of plans in .pdf format via email to raul_cosme@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:
Attn: Raul Cosme 954-342-4262
Fire Marshal's Office
103 West Dania Beach Boulevard Dania Beach, FL 33004

ENGINEERING COMMENTS:

Comment #1: Provide estimate of pm peak hour trip based on the latest ITE Manual. Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the FDOT Transportation Site Impact Handbook; FDOT Quality/Level of Service Handbook; the Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures. Evaluate traffic impact on Griffin Road and SW 32nd Avenue considering existing traffic and other committed/ongoing projects.

Answer # 1: traffic letter attached - please provide letter of acceptance and approval as required by the zoning dept

Comment # 2: Driveway width provided does not meet the 24' driveway standards. Geometric layout of driveway aisles is not clear.

Answer # 2: N/S driveway revised to 24' width - additional width not required over 20' at E/W driveway due to parking setback from edge of driveway

Comment # 3: Provide ADA accessible sidewalks within the proposed development.

Answer # 3: accessible walkway delineated and labeled on site plan

Comment # 4: For information only. Proposed docks and canal related development (dredging, etc) shall be permitted through pertinent government agencies based on SFWMD Environmental Resource and Right of Way permits.

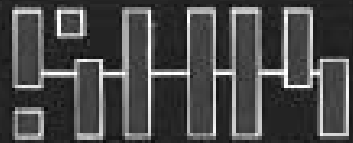
Answer # 4: dock removed from plans

Comment # 5: Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency.

Answer # 5: BCWWS will be contacted

Comment # 6: Provide copy of pre-and post-development stormwater management and drainage calculations. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.

Answer # 6: calculation to be provided at permit



S H BRANDT & ASSOC
3010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33084

ARCHITECTURE
INTERIOR DESIGN

Comment # 7: Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Please verify that this was applied to your project.

Answer # 7: base flood note added on site notes, slab elevations added on site plan sheet A0.1

Comment # 8: Show geometric dimension in the civil site plans.

Answer # 8: geometric dimensions added to civil plans

Comment # 9: Show offsite development including paving grading and drainage including swale improvements.

Answer # 9: offsite construction documents to be provided at permit

Comment # 10: For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

Answer # 10: understood - they will be included in offsite construction documents

Comment # 11: In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.

Answer # 11: information to be added to civil permit plans

Comment # 12: 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.

Answer # 12: cad file of the approved site plan to be submitted at approval

ZONING COMMENTS:

Zoning designation = RM-1 FLU designation = Irregular Residential
(10) REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

Comment # 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.

Answer # 1:

Comment # 2 PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.

Answer # 2: Platting letter has been ordered and should be available by 10-18-17



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33084

**ARCHITECTURE
INTERIOR DESIGN**

ARC0013352 C00016470

Comment # 3: SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

Answer # 3: school board determination of impact fees letter has been requested

Comment # 4: TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. If less than 50 peak hour trips then a traffic statement.

Answer # 4: traffic engineer letter stating less than 50 trips generated is attached

Comment # 5: IMPACT FEES: Impact fees that will be required for the project are attached.

Answer # 5:

Comment # 6: SIGNS: Provide copy of all signs for compliance review.

Answer # 6: entry sign added to site plan sheet A0.1

Comment # 7: The proximity to the airport will be require FAA/BCAD review and approval. 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.

Answer # 7: FAA will be contacted for review

Comment # 8: Per Section 221-10 new residential construction in the 60+ DNL shall provide evidence that appropriate noise mitigation measures will be provided in order to achieve a maximum indoor level of 45 decibels.

Answer # 8: noise mitigation to be addressed in the construction documents

Comment # 9: PARKING: revise site plan and parking calculations to reflect correct unit count. 10 units per gross acre is permitted, must round DOWN.

Answer # 9: site area permits 11 units

Comment # 10: USE: density of 10.74 = 10 dwelling units permitted. Must round DOWN. Revise site plan accordingly.

Answer # 10: site area permits 11 units

Comment # 11: WILDLIFE PROTECTION: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acre in the city must provide for avoidance of impacts to, or the safe capture and release of wildlife." Provide a written report which evaluates existing conditions, wild life population and proposed action plan for protection or relocation.

Answer # 11: wildlife survey and disposition report requested - will provide as needed

E-mail: info@SHBrandt.com • Phone (954) 564-2111 • Fax: (954) 564-2511

Comment #12: COST RECOVERY: 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.

Answer # 12: \$5000 cost recovery fee was submitted with initial application

Comment # 13: Must provide latest revised set of plans on disk prior to going to public hearing.

Answer # 13: digital copy of files to be submitted prior to public hearing

Comment # 14: The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

Answer # 14:

Comment # 15: Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

Answer # 15: acceptance letter requested (see above)

Comment # 16: For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

Answer # 16: construction staging plan to be approved prior to permit

Comment # 17: For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

Answer # 17: construction staging will occur onsite

Comment # 18: Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov six (6) weeks prior to public hearing.

Answer # 18: to be provided when available

Comment # 19: Applicant must provide statement from the City's Code Compliance Department that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing.

Answer # 19: email attached stating there are no code compliance violation or liens on the property

Comment # 20: Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.

Answer # 20:

Comment # 21: Label sidewalk on site plan.

Answer # 21: sidewalk labeled sheet A0.1

Comment # 22: Per Section 265-110(C)(2 & 3) 2-way drive isle and parking aisle access must be a minimum of 24' wide. Revise site plan accordingly.

Answer # 22: driveway revised as required to 24'

Comment # 23: Identify the number of vehicle stacking spaces outside entry gate on site plan.

Answer # 23: stacking space dimension added to site plan

Comment # 24: Per Article 290, must provide dumpster enclosure on site. Identify location on site plan and provide dumpster detail.

Answer # 24: project to provide private carrier to pick up trash curbside at each unit

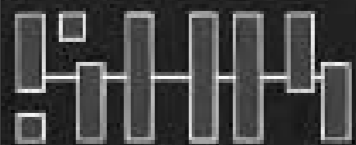
Comment # 25: Sheet A0.1, revise "Required Yards, Interior Side, Setback Provided" from 14' to 10' to reflect the site plan drawing shown for eastern buildings.

Answer # 25: notes changed sheet A0.1

Comment # 26: Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, (\$1,825 X 10 units = \$18,250.00) \$18,250.00 must be paid prior to issuance of the building permit.

Answer # 26: 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.



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

• 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.

Answer: base flood elevation noted on site plan notes - slab elevations noted on each building on site plan sheet A0.1

• Prior to submittal of a building permit, please contact the Building Official (954-924-6085 ex 3650) to schedule a pre-application meeting.

Answer: a pre-application meeting will be requested

Thank You;

Stephen H Brandt, R.A, NCARB
Architect

ARCHITECTURE
INTERIOR DESIGN

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

ARCD13352

CD0015472



Transmit Via

City of Dania Beach
Community Development Department

Re: File No.
10/2/2017

RE: Landscaping DRC Reponse Sheet for H20 Townhomes SP-0099-17

Landscape comments

1. We are providing a schematic irrigation plan at this time. The final plan will be submitted after Site Plan Approval.
2. a. Tree disposition list has been revised to indicate the disposition of each tree
2. b. The canopy cover of each trees is listed
2. c. The Specimen tree values will be provided by a separate document. Our ISA license number is provided on the title block.
3. There are no trees to remain on site however we are providing the tree protection barrier for the trees outside the site adjacent to the water
4. All trees to be removed will be mitigated by paying equal value into the Tree Preservation Fund
5. The specimen trees are identified and appraised. The reason for not relocating is due to constraints of the design and the new elevation of the property. Appraisal will be submitted as a separate document.
6. The Royal Palms have been removed to make additional space for code required trees.
7. The (5) mitigation trees have been used towards code required trees. All removed trees will be paid for.
8. All trees provided are used towards code requirements with only the palms in the small end islands counted towards code.
9. The dock is going to be removed and the trees will remain in place.
10. The Pitch apples have been moved forward. The existing canopy is drawn to scale. Branches overhanging the property line shall be pruned per ANSI -300 Std's. as needdd.
11. Root barrier locations are indicated on L-1
12. Palm and non invasive mitigation data has been corrected
13. All of the (99) mitigation trees are calculated as CAT A X \$325 (the avg price per plant finder) X 2.7 as noted in the code.
14. There are no replacement trees on site. The note on L-3 is only to clarify the number of trees needed.
15. The Royals have been remove and replaced with canopy trees to meet the shade tree requirements.
16. The wall details are by others (see arch plans)
17. The City landscape notes are provided on Sheet L-4
18. Noted.

Sincerely,
James S. McClure

Scott McClure

Landscape Architect, LA-666695
Certified Arborist FL-0827A

kristina brandt

From: Barbara Weimer [barbara@shbrandt.com]
Sent: Wednesday, October 4, 2017 10:40 AM
To: 'Kristina Brandt'
Subject: FW: Ref:H20 - 4632 SW 32nd Ave., Dania Beach, Fl. PZ # SP-099-17

Thank You;

Barbara Weimer
S H Brandt & Associates
5010 N Federal Highway
Lighthouse Point, Fl 33064

954-564-2111

From: Lunkins, Angel [mailto:alunkins@danibeachfl.gov]
Sent: Wednesday, October 4, 2017 9:23 AM
To: Lajoie, Corinne; Carrie, Anne-Christine; Walton, Eric
Cc: Barbara Weimer
Subject: RE: Ref:H20 - 4632 SW 32nd Ave., Dania Beach, Fl. PZ # SP-099-17

Good Morning,

The address/folio's below are clear of code compliance violations and liens. Thank You

5042 30 01 0090 / 4648 SW 32 AVENUE, &

5042 30 01 0080 / SW 32 AVENUE

Angel Lunkins
Code Compliance Coordinator
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6810 Ext. 3700

"Established in History. Preparing for Tomorrow"



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: Carrie, Anne-Christine
Sent: Wednesday, October 04, 2017 9:08 AM

H2O Townhomes

4632 – 4648 SW 32nd Avenue
Dania Beach, Florida

TRAFFIC STUDY

prepared for:
S H Brandt and Associates

KBP CONSULTING, INC.

October 2017

H2O Townhomes

4632 -- 4648 SW 32nd Avenue

Dania Beach, Florida

Traffic Study

October 2017

Prepared for:
S H Brandt and Associates

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

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INTRODUCTION

H2O Townhomes is a proposed residential community to be located on the east side of SW 32nd Avenue, north of Griffin Road (State Road 818), and south of SW 44th Street in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by S H Brandt and Associates to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on SW 32nd Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
H2O Townhomes
Dania Beach, Florida

INVENTORY

Existing Land Use and Access

The subject site consists of a total area of approximately 1.12 acres and it is currently vacant. And, at the present time, there is no formal vehicular access to the site.

Proposed Land Use and Access

The subject site will be developed with 11 residential townhome dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 32nd Avenue approximately 660 feet to the north of Griffin Road. This entrance will be gated and will consist of one (1) inbound lane and one (1) outbound lane. This development will be constructed in a single phase and the build-out year is 2019. Appendix A contains the preliminary site plan for the proposed residential project.

Roadway System

SW 32nd Avenue is located along the west side of the project site. In this area, SW 32nd Avenue is a two-lane local roadway oriented in the north-south direction. Griffin Road (State Road 818) is located approximately 600 feet south of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Interstate 95 (I-95) is located approximately 1.25 miles to the east and the Florida's Turnpike (SR 91) is located approximately 2.0 miles to the west.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

Residential Condominium / Townhouse ~ ITE Land Use #230

- Weekday: $\ln(T) = 0.87 \ln(X) + 2.46$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $\ln(T) = 0.80 \ln(X) + 0.26$ (17% in / 83% out)
- PM Peak Hour: $\ln(T) = 0.82 \ln(X) + 0.32$ (67% in / 33% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential community. The results of this effort are documented in Table 1 below.

Table 1 Trip Generation Summary H2O Townhomes - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Townhomes	11 DU	94	2	7	9	7	3	10
Total		94	2	7	9	7	3	10

Compiled by: KBP Consulting, Inc. (October 2017).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated in Table 1 above, the proposed residential development is anticipated to generate 94 daily vehicle trips, nine (9) AM peak hour vehicle trips (2 inbound and 7 outbound) and 10 vehicle trips (7 inbound and 3 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

The trip distribution and driveway assignment for the proposed H2O Townhomes project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveway and is summarized in Figure 2.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 32nd Avenue, and the minimal amount of traffic to be generated by the H2O Townhomes development (i.e. 10 or fewer peak hour vehicle trips), no further traffic analyses are warranted.

SUMMARY & CONCLUSIONS

H2O Townhomes is a proposed residential community to be located on the east side of SW 32nd Avenue, north of Griffin Road (State Road 818), and south of SW 44th Street in Dania Beach, Broward County, Florida. The subject site will be developed with 11 residential townhome dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 32nd Avenue approximately 660 feet to the north of Griffin Road. This entrance will be gated and will consist of one (1) inbound lane and one (1) outbound lane.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 94 daily vehicle trips, nine (9) AM peak hour vehicle trips (2 inbound and 7 outbound) and 10 vehicle trips (7 inbound and 3 outbound) during the typical afternoon peak hour.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 32nd Avenue, and the minimal amount of traffic to be generated by the H2O Townhomes development (i.e. 10 or fewer peak hour vehicle trips), no further traffic analyses are warranted.

Appendix A

H2O Townhomes – Dania Beach

Preliminary Site Plan

632-48 SW 32nd Avenue

City of Dania Beach, 33312

Listed Species Assessment

Prepared for:

SH Brandt & Associates



November 1, 2017

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Attachments

Attachment A – Figure # 1: Habitat (FLUCFCS) Map

Attachment B - Photographs

1.0 INTRODUCTION

Cyriacks Environmental Consulting Services, Inc. (CECOS) is pleased to submit this report documenting the results of the listed species assessment within the subject property. The site is located west of I-95 and north of Griffin Road at 4632-48 SW 32nd Avenue, in Section 30, Township 50S, Range 42E, City of Dania Beach, Broward County. The purpose of the assessment is to observe for the presence of any state or federally listed wildlife species within the subject property, as per the City of Dania Beach Site Plan review comment pertaining to City Code (Article 250 – Wildlife Protection). The City's Code requires evaluation of existing conditions and wildlife populations of protected species (by numbers and types) for development of any existing natural area in excess of one-half acre. A specific conservation action plan is also required for any identified animal populations. Therefore, in order to achieve site plan approval the ultimate objective of this assessment is to determine existing habitats, identify presence of any listed wildlife species, and prepare a conservation action plan for any listed wildlife species identified on the site.

2.0 HABITAT

2.1. Methodology

Current and historical aerial photography, Natural Resources Conservation Service (NRCS) soils, and GIS databases were reviewed prior to the field assessment to determine existing habitat conditions, including uplands, wetlands and surface waters. On November 1, 2017 qualified CECOS biologists conducted an on-site pedestrian assessment to determine the existing site conditions and identify listed species that may be present within the approximately one-acre parcel. The review occurred during daylight hours. Weather conditions were mostly sunny with minimal breeze, 75°F. Existing habitats were identified and mapped using Florida Land Use Cover and Classification System (FLUCFCS) nomenclature. In Arc GIS 10.3.1, the FLUCFCS shapefile was created from field review and aerial imagery data.

2.2 Results

The site is located within a developed, residential area, and construction is on-going on the property to the north. Based on the NRCS Soil Survey, the mapped soil type within the site is classified as Matlacha, limestone substratum – Urban land complex, which is not considered hydric. Historic soil conditions within and adjacent to the site have likely been disturbed by residential and infrastructure development. Primary habitat within the site is characterized as undeveloped upland within urban (residential) areas (FLUCFCS 191) (*Attachment A*). Groundcover is dominated by creeping oxeye (*Sphagneticola trilobata*), shrubby false buttonweed (*Spermacoce verticillata*), bahia grass (*Paspalum notatum*), and sedges. Midstory and canopy cover comprises a mixture of Australian pine (*Casuarina equisetifolia*), Brazilian pepper (*Schinus terebinthifolius*), coconut palm (*Cocos nucifera*), Cuban royal palm (*Roystonea regia*), mango (*Mangifera indica*), and royal poinciana (*Delonix regia*), laurel oak (*Quercus laurifolia*), and

other exotic vegetation. The southern area of the property originally contained a single family residence which has been removed. One wet drainage swale, approximately five feet in width, is located in the northwestern area of the site (FLUCFCS 511), and vegetation is dominated by sawgrass (*Cladium jamaicense*), and flat sedge (*Cyperus* sp.). Approximately two to four inches of water was observed in the swale at the time of this survey. While (*Laguncularia racemosa*) and red (*Rhizophora mangle*) mangroves are also located along the eastern bank bordering a tidal canal (FLUCFCS 612). No seawall is present along the canal. These mangroves are interspersed with other trees including coconut palms and seagrape, and appear to be located waterward of the site. Rooted mangrove seedlings were also observed interior to the shoreline, and may have been washed ashore during extreme high tides. Photographs of existing habitats are included in *Attachment B*.

3.0 LISTED SPECIES

The property predominantly consists of upland habitat with minor wetland areas present within the parcel and adjacent to the property, which could provide potential nesting and foraging habitat for several federal and state-listed species. Mangrove wetlands located along the canal may provide moderate habitat for listed wading birds. Surface waters contain littoral and vegetation suitable for foraging some wading birds. Upland grassed areas are also located within the site. These areas could provide potential habitat for the Eastern indigo snake, gopher tortoise, and commensal species. The objective of the wildlife survey for this project was to observe for the presence of potential state and federally listed wildlife species on the site.

3.1. Methodology

A preliminary literature review to identify potential listed wildlife species that may be present on the site was performed prior to the field assessment. On November 1, 2017 qualified CECOS biologists conducted an on-site assessment to identify any listed wildlife species that may utilize the site for nesting, roosting or foraging. A pedestrian survey covering the entire parcel was conducted to identify habitats, and presence of burrows and nests.

3.2. Results

Potential listed species that may be present on site are presented in Table 1. No state or federally listed wildlife species were observed within the site. In addition, habitat for listed species such as burrowing owls and gopher tortoises is not present. However, habitat for some listed species is present within or adjacent to the site. Also included in Table 1 is the potential for suitable habitat for each of the identified species. Other wildlife or signs of wildlife observed during the survey include red-bellied woodpecker (*Melanerpes carolinus*), black vulture (*Coragyps atratus*), muscovy ducks (*Calina moschata*), zebra longwing butterfly (*Heliconius charitonius*), small mammal burrows and raccoon (*Procyon lotor*) scat. Avian species were observed on royal palms and within Brazilian pepper, or flying overhead; no nests were observed.

Table 1: Listed Species with the Potential to Occur Within or Adjacent to the Project Area

Scientific Name	Common Name	Listing Status	Suitable Onsite Habitat / Comments
Reptiles			
<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	FT	No
<i>Gopherus polyphemus</i>	Gopher Tortoise	ST	No
Mammals			
<i>Trichechus manatus</i>	West Indian Manatee	FT	No / May be found in adjacent canal
Birds			
<i>Mycteria americana</i>	Wood Stork	FT	No / May be found foraging in adjacent canal
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	ST	No
<i>Rostrhamus sociabilis plumbeus</i>	Everglade Snail Kite	FE	No
<i>Egretta tricolor</i>	Tricolored Heron	ST	No / May be found foraging in adjacent canal
<i>Egretta caerulea</i>	Little Blue Heron	ST	No / May be found foraging in adjacent canal

Note: FT = Federally-designated Threatened; FE = Federally-designated Endangered; ST = State-designated Threatened

Sources: FWC. January 2017. Florida's Endangered and Threatened Species; USFWS. South Florida Listed Species. March 21, 2017.

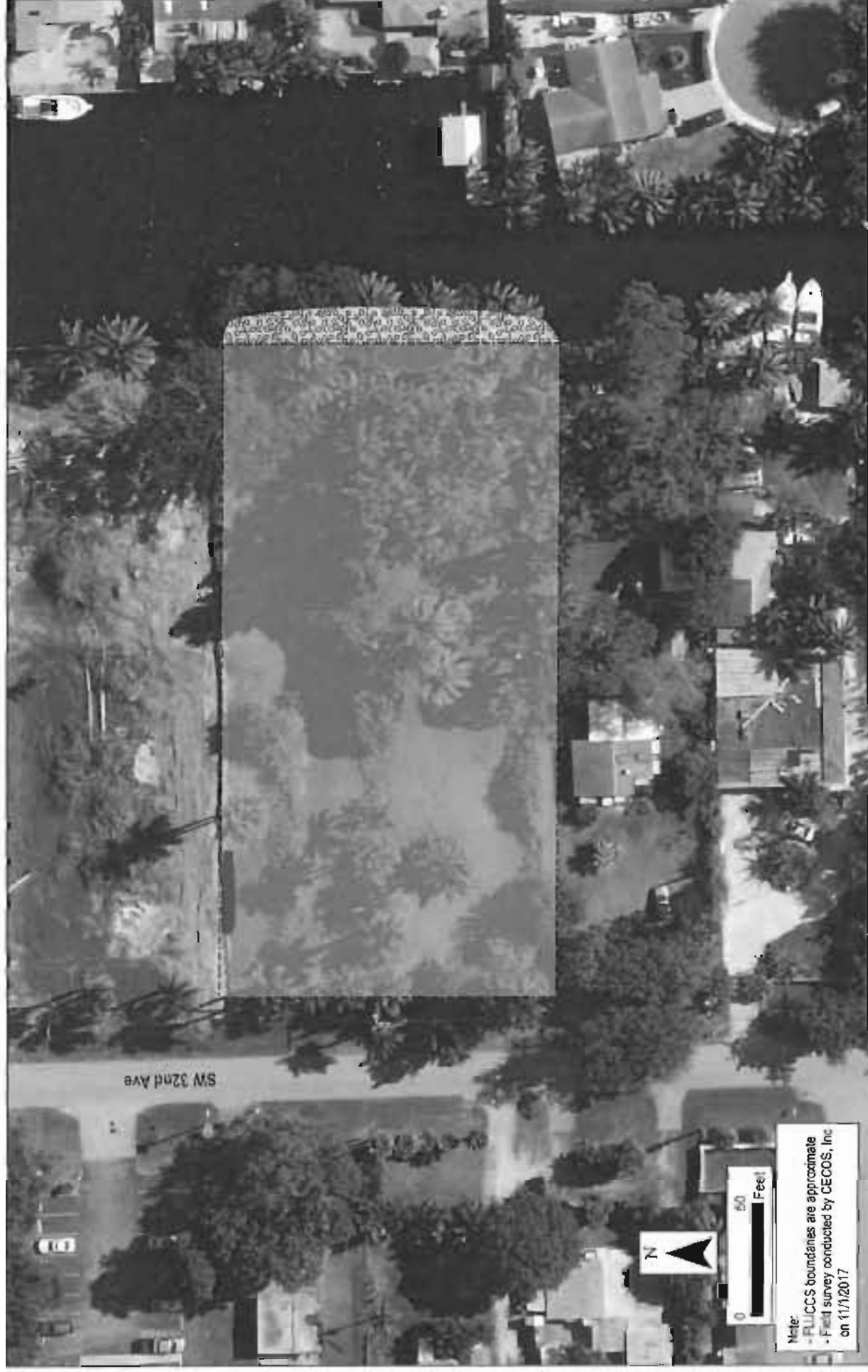
4.0 CONCLUSIONS / RECOMMENDATIONS

We recommend a wetland/surface water jurisdictional survey be conducted for the site, followed by coordination with SFWMD, USACE and Broward County to discuss proposed plans and potential wetland and surface water boundaries. We recommend the contractor avoid placing fill in wetlands (mangroves) and surface waters (swales), and maintain a sufficient buffer zone. If any dredge or fill activity is proposed within or immediately adjacent to wetlands or surface waters, a county, state and/or federal permit and compensatory mitigation for impacts would be required.

Appropriate habitat for state or federally listed species was not found onsite. Adjacent habitat along the canal shoreline may provide suitable foraging habitat for certain species as presented in Table 1. It is our understanding that the existing mature mangroves along the shoreline will not be altered or trimmed. No direct impacts to listed species are anticipated, and no state or federal wildlife take permits are required. However, if proposed in-water work occurs, the contractor will be required to adhere to the *Standard Manatee Conditions for In-Water Work* (FWC, 2011). Also, the contractor will be notified that avian species listed in Table 1 may be present adjacent to the site, and should be avoided during construction activities. Beyond these recommendations, no specific action plan for state or federally listed species is necessary due to lack of suitable onsite habitat.

ATTACHMENT A

Figure #1: Habitat (FLUCFCS) Map



Note:
 - FLUCCS boundaries are approximate
 - Field survey conducted by CECOS, Inc
 on 11/1/2017



4632-48 SW 32nd Avenue
 Dania Beach, Florida
 Broward County, Florida

Habitat Map

- Property Boundary
- 191 - Undeveloped Land Within Urban Areas
- 191/612 - Undeveloped Land Within Urban Areas/Mangrove
- 191/612a - Undeveloped Land Within Urban Areas/Mangrove Seedlings
- 511 - Vegetated Swale

Figure # 1

Date Prepared: 11/01/2017

ATTACHMENT B

Photographs

ATTACHMENT B

Photographs



Photo 1. Looking east. Overall view - southern portion of the property.



Photo 2. Looking west. Overall view - southern portion of property.



Photo 3. Small mammal burrows. Note: No gopher tortoise or burrowing owls observed on property.



Photo 4. Shoreline along eastern edge of property. Note: White and red mangroves present.



Photo 5. Various birds were observed roosting in palms along the property. Note: No listed species of birds were observed.



Photo 6. Looking west. Overall view – northern portion of property. Note: Berm along length of property.



Photo 7. Looking east. Overall view – Northern portion of property. Note: Berm along length of property.



Photo 8. Drainage swale on northern portion of the property.



Photo 9. Additional small mammal burrows on northern portion of the property.



Photo 10. White mangrove seedlings in northeastern portion of the property.



Photo 11. Shoreline along eastern edge of the property. Note: White and Red mangroves present.

kristina brandt

#20

From: Coutain, Jr, Ken [KCoutain@broward.org]
Sent: Wednesday, October 25, 2017 5:21 PM
To: kristina brandt
Cc: Castillo, William
Subject: RE: h2O Housing Development - Conditional Approval Letter

Hey Kristina,

I just spoke with the Planning Manager (Will). We believe the FAA review you speak of (formally known as an FAA 7460 submission OE) only applies to proposed developments where the proposed structure height penetrates our airports protected airspace surfaces. Because your proposed development does not affect our airspace, you do not need an FAA 7460 submission. Please reference your Conditional Approval Letter for the **MAXIMUM** allowable height of your proposed development.

In regards to our discussion about your proposed developments proximity to aircraft overflight noise, the Conditional Approval Letter also explains in detail that your proposed development is **NOT** eligible for federal funding to mitigate aircraft noise. Noise mitigation funding will need to be handled by your project engineers/architects. I hope all of this helps. Please feel free to contact me if you have any more questions.

Regards,
Ken



KEN COUTAIN, JR, AIRPORT PLANNER
Fort Lauderdale-Hollywood International Airport
Broward County Aviation Department
2200 SW 45th Street, Dania Beach FL 33312
Phone: 954-359-1599 Cell: 954-298-6447
www.fil.net



From: kristina brandt [<mailto:kristina@shbrandt.com>]
Sent: Wednesday, October 25, 2017 5:04 PM
To: Coutain, Jr, Ken <KCoutain@broward.org>
Subject: RE: h2O Housing Development - Conditional Approval Letter

Thank you Ken for all your help.
I will contact Mr. Castillo for the FAA portion of the review

Thank You;

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 854-359-6100

October 25, 2017
Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Residential Proposed Development
h2O Housing Development
4632-48 SW 32nd Ave
Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed h2O Project Development located east 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://ceaaa.faa.gov/ceaaa/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

H20

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

SITE PLAN

SBBC-2327-2017

County Number: TBD Municipality Number: SP-17
H20

October 24, 2017



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

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment			
				17/18	18/19	19/20	
New Life Charter Academy	550	98	-452	98	98	98	98

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Attucks	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

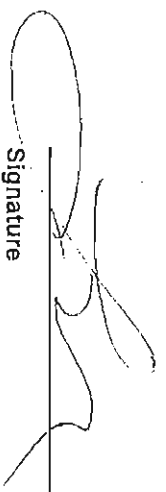
Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsae/EnrollmentProj.shtm>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

SBBC-2327-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

Date 10-24-17

Signature 

Lisa Wight

Name

Planner

Title



H20

October 23, 2017

Stephen H. Brandt, NCARB, Architect
S. H. Brandt and Associates
5010 North Federal Highway
Lighthouse Point, Florida 33064

Dear Mr. Brandt:

Re: Platting requirements for a parcel legally described as Lots 12-13, Block 1, "Canal Groves," according to the Plat thereof, as recorded in Plat Book 22, Page 31, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Southwest 32 Avenue, between Southwest 44 Street and Southwest 47 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 multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Policy 2.13.1 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 Policy 2.13.1, 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 10 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 10 acres (approximately 1.0 acre) 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.

Stephen H. Brandt

October 23, 2017

Page Two

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, Senior 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

Figtree Holdings, LLC



SUPPORTING DOCUMENTS

FOR

H2O

**4632-48 SW 32nd AVENUE
DANIA BEACH, FLORIDA**

Prepared by



Architect's job number # 217452

SEPTEMBER 6TH, 2017

Please be advised that the contents of this document have been printed (wherever possible and/or appropriate) on both sides of the paper in an effort to reduce the use of our natural resources.

Documents contained within this Supporting Document booklet are approved by the Architect for use on this project indicated

FILE COPY



Exterior Paint Colors

Exterior Windows and Doors

Railings

Pavers

Gates

Fencing

Exterior Wall Tile



Exterior Paint Colors



SW 7006
Extra White

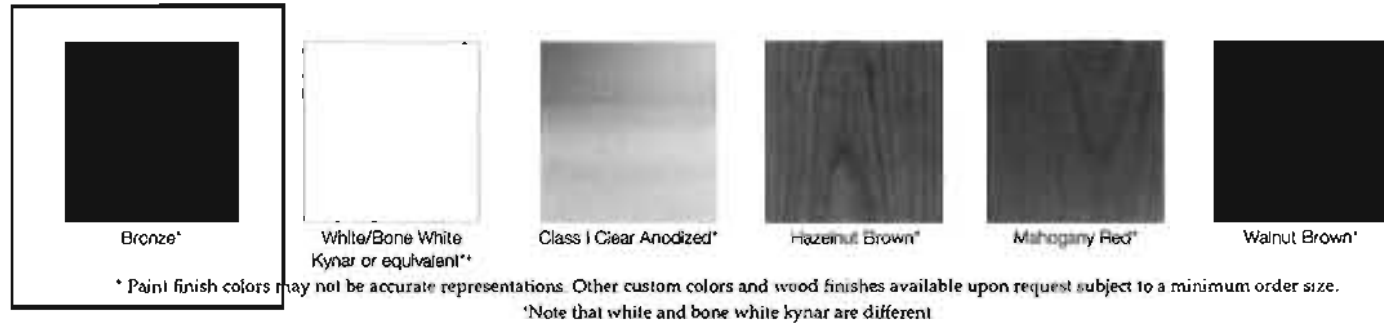


**Exterior Windows
and
Doors**

Exterior Window and Doors

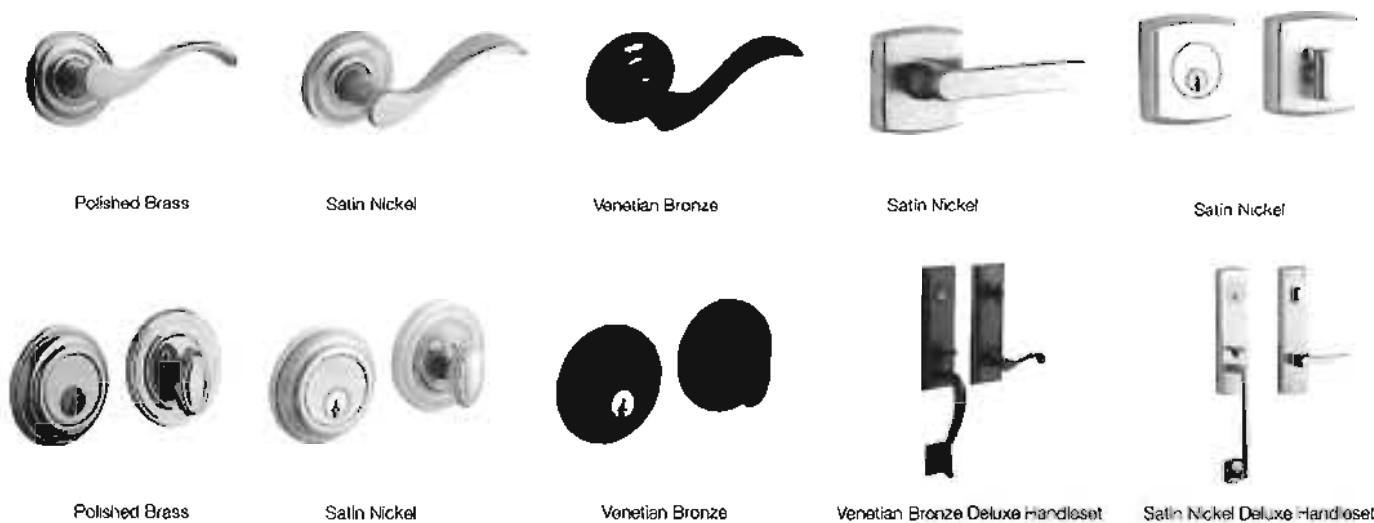
FINISHES

Our entrance doors come in a host of standard and custom finishes. Choose from our standard white, bronze or upgrade to a variety of colors including our Aspen Wood Grain Finishes.



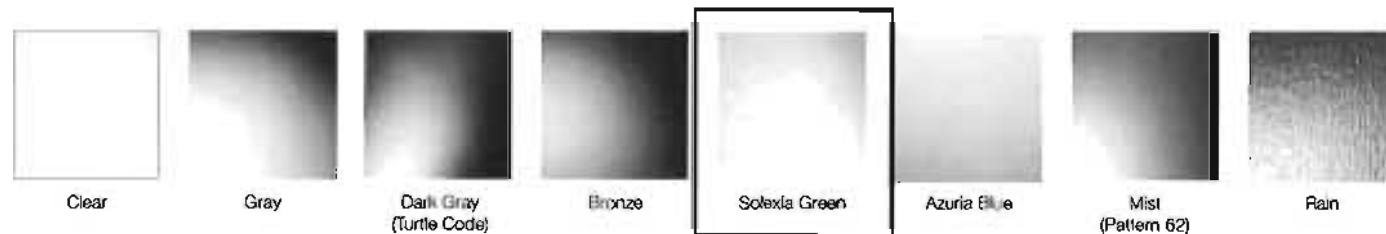
HARDWARE

Baldwin offers inspired door hardware designs in highly crafted, rich finishes. The Baldwin door hardware can be the beginning of a grand style that can be carried throughout the home with coordinating interior hardware, latches, and bath products.



GLASS TINTS

The Estate Entrances Collection is available with impact and intruder resistant glass and a variety of thermally efficient glass types such as insulated glass with LoE coatings. Glass tint colors may not be accurate representations.





It's the best of both worlds.

Unlike wood or steel, our

doors won't warp or rust.

Constructed of high quality
commercial-grade aluminum

alloy and intruder resistant

laminated glass, our doors

are produced to our exacting,

"best-in-class" standards. CGI

products combine the strength

of impact resistant windows

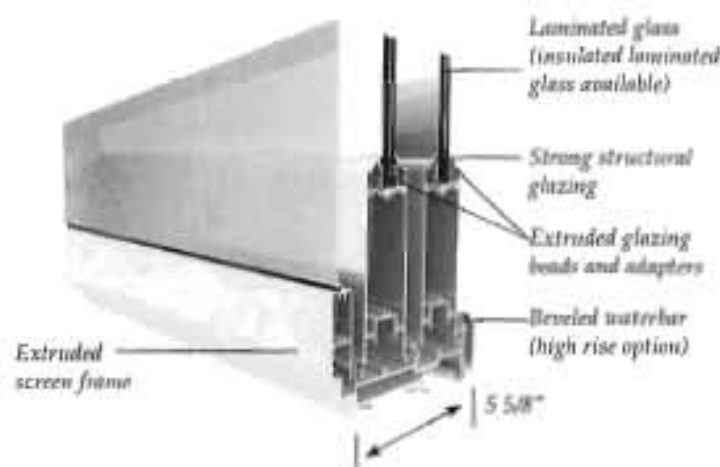
and doors with the beauty and
elegance of wood.

CLEAN, CONTEMPORARY DOORS FOR A MODERNIST LOOK.

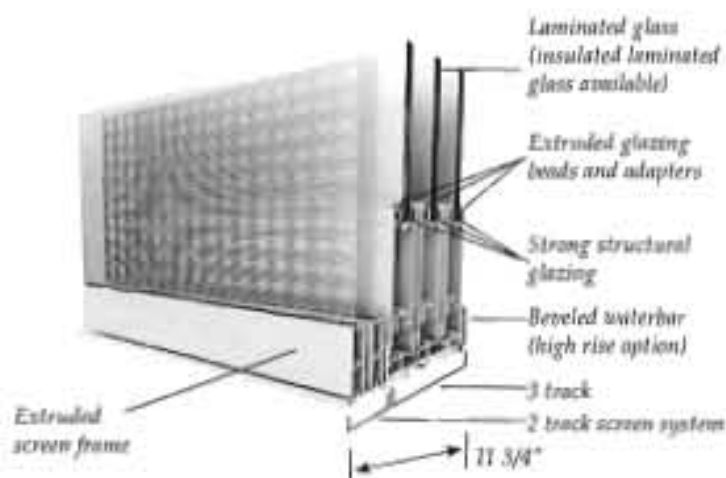


560 ESTATE SLIDING GLASS DOOR

Industry leading sliding glass door system with design pressures up to +120/-167 PSF, available up to 30'x10' six panel configurations with standard stainless steel package and Ogee glazing beads and muntins. Available in two track, three track and pocket configurations.



3 TRACK WITH OPTIONAL 2 TRACK SCREEN SYSTEM



Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors

Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solesia Green, Azuria Blue, White Interlayer, Mist (Pattern 62), Rain

Glass Types

- 1/2" Laminated
- 1" Insulated Laminated

Glass Coatings

- Energy Efficient Low Coatings

Standard Hardware

- Commercial grade maximum security hook bolt lock with all stainless steel mechanism
- Custom cast stainless steel HD keeper with three stainless steel screws
- Interior brass cylinder thumbturn
- 3/4" diameter back to back solid round pulls (10" center to center) with 1 1/2" x 12" escutcheon plate
- Tandem stainless steel rollers with precision bearings in a stainless steel housing (2 rollers per operable door panel)
- Heavy duty head mounted round door stop with rubber bumper
- Available hardware finishes: Satin Nickel PVD, Dark Bronze, White

Standard Features

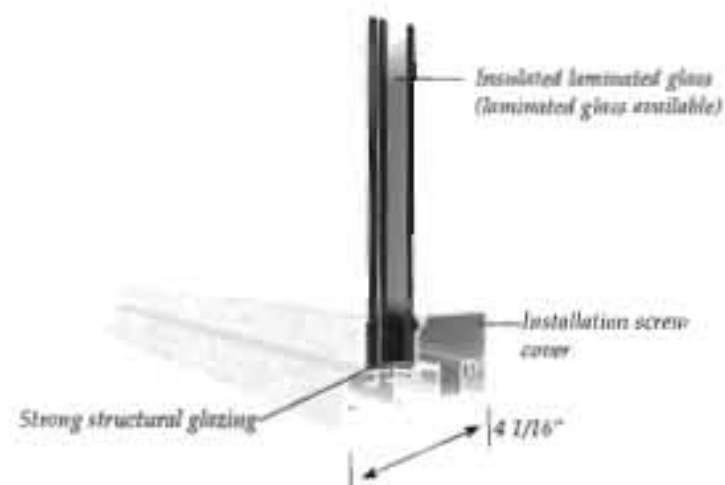
- 8 1/8" tall bottom rail sightline
- Stainless steel fasteners throughout
- Class I Clear Anodized tubular aluminum sill with internal drain chamber
- Interior sill face trim (waterbar) painted to match door frame for 9 or 12 PSF water resistance
- Extruded snap-on glazing beads (in contoured ogee or contemporary square profiles)

Optional Items

- Small missile impact resistant option
- 15 and 18 PSF water resistant waterbar painted to match door frame
- Extruded frame screen up to 8' tall
- Heavy duty screen with extruded 1 3/4" vertical members for units above 8'
- Extruded double applied raised profile 1" and 3 1/2" muntins (not applicable on insulated glass)
- Concealed aluminum reinforcing
- Small missile impact resistant option
- Keyed cylinder (Satin Nickel or Dark Bronze)
- 2 track screen system for 3 track doors
- Muntin grids inside insulated glass (IGBs)

410 FIXED WINDOW

Industry's largest fixed window available in sizes up to 6x10 (60 square feet), direct set frame design, removable interior glazing bead cover, stainless steel assembly screws and clipless mullions.



Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors

Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solexia Green, Azuria Blue, White Interlayer, Mist (Pattern #2), Rain

Glass Types

- 7/16" Laminated
- 1 1/2" Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Standard Features

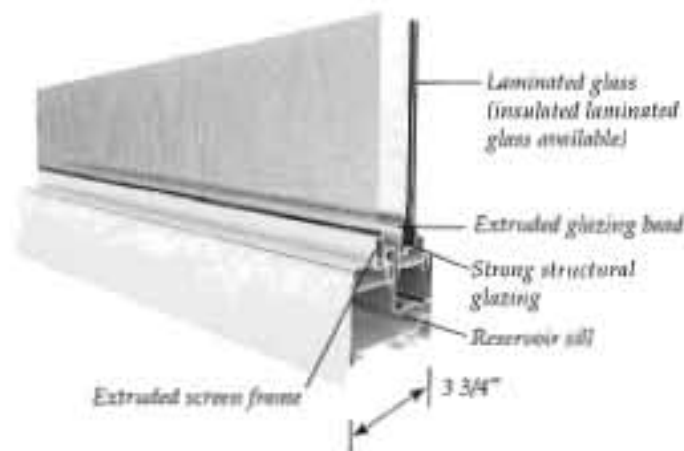
- Direct set frame design
- Stainless steel assembly screws
- Removable interior glazing bead and cover
- Concealed installation fasteners
- 1/2" exterior flange frame

Optional Items

- Flat muntins
- Equal leg frame
- Clipless mullion
- Small missile impact resistant option

375 HORIZONTAL ROLLING WINDOW

Industry leading rolling window with design pressures up to +120/-147.7 PSF, patented ultra smooth rolling operation, available up to 74x76 in 2 panel and 111x76 in 3 panel configurations, Ogee glazing beads and muntins, standard stainless steel assembly screws, and clipless mullions.



Available Finishes

White, Bronze, Bone White Eymar or equivalent, Class I Clear Anodized, Aspen Wood Grain finishes, Custom Colors

Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solexia Green, Azuria Blue, White Interlayer, Mist (Pattern 52), Rain

Glass Types

- 5/16" Laminated
- 7/16" Laminated
- 13/16" Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Standard Hardware

- CGI egress lock
- Patented Quad Roller System



Standard Features

- Extruded screen frame with Super-View™ screen with fiberglass mesh (retaining clips not required)
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- 1/2" exterior flange frame
- 2 and 3 panel configurations

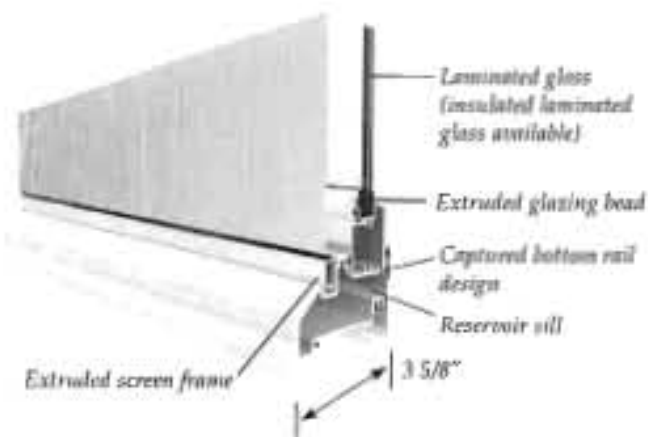
Optional Items

- 18 PSF waterbar adapter
- Small missile impact resistant option
- Uneven size vent windows
- Concealed aluminum reinforcing
- Clipless mullions
- Extruded double applied 1" colonial muntins (in standard or custom grids) with Ogee glazing beads only (Not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGS)



360 SINGLE HUNG WINDOW

Industry leading single hung with design pressures up to +100/-210 PSF, available up to 42x120 or 54x96, Ogee glazing beads and muntins, standard stainless steel assembly screws, and clipless mullions.



Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors

Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Soleda Green, Azurita Blue, White Interlayer, Mist (Pattern 62), Rain

Glass Types

- 5/16" Laminated
- 7/16" Laminated
- 13/16" Insulated Laminated

Glass Coatings

- Energy Efficient Low-E Coatings

Standard Hardware

- Pair of CGI egress self closing locks (sill mounted). Note: one lock used on windows 28" wide or less
- Pair of concealed balances
- CGI Patented Carrier Slide System

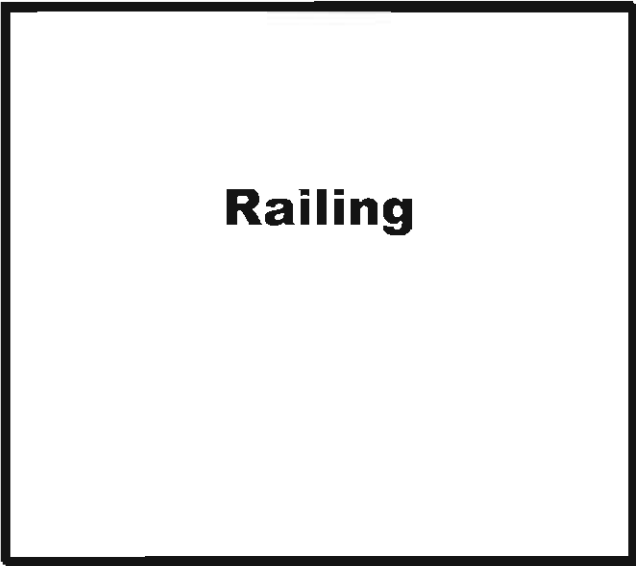
Standard Features

- Extruded screen frame with Super-View™ screen with fiberglass mesh
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- Standard 12 PSF water sill
- Balance covers and screen pocket covers

Optional Items

- Small missile impact resistant option
- 15 PSF waterbar adapter
- Sweep lock, keeper, and lift/pull (available for 5/16" glass only)
- Clipless mullions
- Oriel/Proview (uneven size vent available)
- Extruded double applied 1" colonial muntins (in standard or custom grids) with Ogee glazing beads only (not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGs)







Pavers

Pavers



Products & Services

Products & Services

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Pavers

CEMEX's concrete pavers add prestige to any landscape, due to their versatility and threshold for battling the elements. Pavers can withstand even the harshest weather conditions - from the intense heat of summer to frigid winter extremes - and still maintain their functionality and integrity.

Pavers can be used to improve the aesthetics of any setting: residential, commercial, institutional, industrial and municipal.

- Homeowners invest in interlocking pavers to increase property value.
- Business owners replace existing parking lots with attractive landscapes.
- Commercial environments are beautified by interlocking concrete pavers added to larger landscapes.

Whether it is the surface of a hotel concourse, or the entryway to a sports stadium, interlocking pavers can visually enhance any surface installation.

Products

Holland / Klasic

The Holland or Klasic paver is a durable 4" x 8" unit that can be used alone, or with other paving shapes to create a wide variety of patterns. Because it has so many uses, this paver is by far the most versatile and popular shape.



Holland II

The Holland II paver is a durable 4 x 8 unit with a centered single score, giving this paver the appearance of two 4 x 4 units.



Centennial / Dekor

The Centennial or Dekor paver combine two distinct shapes into one, for a look of distinction consisting of an octagon and a smaller square. It is subtle in appearance, yet creates exceptional beauty.



Carolina

The Carolina paver combines decorative flair with an extremely strong design, due to its interlocking shape. It is often used in heavy traffic areas, for both industrial and commercial projects.



Cobble

The Classic Cobble adds refinement to any landscape with paving stones creating a European elegance with its Old World surface texture.



City Scape / City Square

The City Square paver system can be used in a pattern of one size, in a combination of several sizes, or as a border with other paver shapes.



Colonial

The Single Colonial unit provides an architectural beauty that looks like four units: two octagons and two small squares.



Fishscale

The Fishscale consists of seven interlocking paver shapes creating the unique "Fishscale" pattern. The free-flowing design can be used in a fan or circular shape.



KobbleStone

The Kobblestone system of three individual shapes can give

Videos

1 2



Building a Better Future for Our Customers as One Global CEMEX [View](#)

Locations & Sales Contacts Map



the appearance of a cobblestone road if laid randomly. Because of their unique "Old World" design, this paver has been one of our most popular for 20 years.



EuroKobble

The EuroKobble is a paving system that offers the same cobble effect as the KobbleStone, but in a larger size. EuroKobble pavers are better suited for large areas, such as driveways and streets.



Circle / KobbleStone

Three interlocking Kobblestone and Circle pavers can give you unlimited aesthetic possibilities in patterns and color. Our shape, with its turned down radius, gives the unique appearance of a true cobblestone.



Bishop Hat & 8" Square

The Bishop Hat is a paver that can be laid by itself, or in combination with an 8" square, to produce simple or complex designs. This shape is popular for plazas and pool decks.



Octagon/Square/Diamond

The Octagon/Square/Diamond paver system can be laid in endless combinations. Along with our extensive variety of colors, the possibilities are endless.



Pool Coping

The concrete pool coping pavers are made with the same high quality concrete as our interlocking pavers. Coping stone can be used as pool edging or stair treads.



Permeable Pavers

Permeable pavers are designed to allow water to permeate to the sub surface. Design a beautiful hardscape surface that will help meet local regulations of water permeability.



Accessory units are also available for each type of block

Note: Not all products are available at all locations. Please contact your local CEMEX representative for information on product availability in your area or contact Customer Care at: 1-800-99-CEMEX (1-800-992-3639).

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Careers

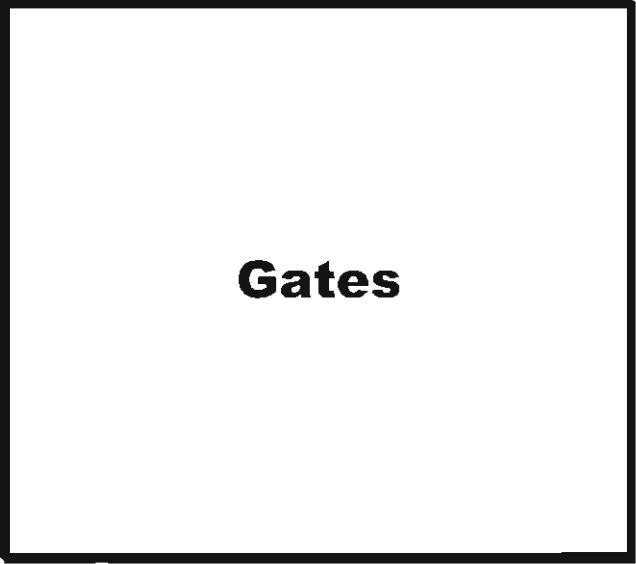
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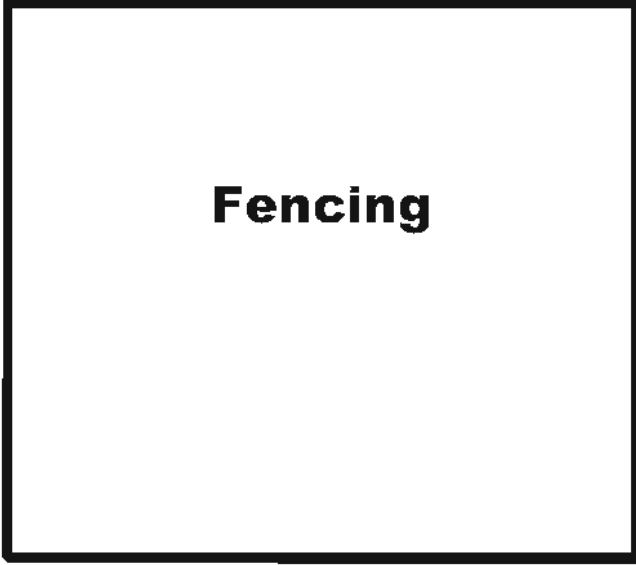
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**Exterior Wall
Tile**

Exterior Wall Tile



Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Wednesday, November 01, 2017 3:09 PM
To: Wray, Macee; Lajoie, Corinne
Cc: Sean Brown
Subject: SP-099-17 H2O Townhomes

SP-099-17 H2O Townhomes has satisfied all Tier 1 and 2 requirements.

Thank you,

Raul Cosme



Sheriff Scott Israel

Raul Cosme

Fire Inspector/Plans Examiner
Broward Sheriff Fire Rescue & Emergency Services Dept.
Fire Prevention Bureau--Dania Beach District
103 W. Dania Beach Blvd.
Dania Beach, FL 33004
Tel: 954-342-4262
Fax: 954-342-4265
raul_cosme@sheriff.org
www.sheriff.org

The largest accredited public safety agency in America



**Center for
Public Safety
Excellence**



Lajoie, Corinne

From: Lajoie, Corinne
Sent: Wednesday, November 01, 2017 3:25 PM
To: 'steve brandt'
Subject: RE: H2O
Attachments: H2O 11-1-17.doc

I have an additional comment number 6 related to the monument sign detail provided. I was able to delete #27 related to the light spillage.

From: steve brandt [<mailto:steve@shbrandt.com>]
Sent: Tuesday, October 31, 2017 4:25 PM
To: Lajoie, Corinne
Subject: H2O

Corinne;
Attached please find the reviews site plan and photometric plan to satisfy your latest/outstanding comments
Please let me know if there is anything else you need (except the email from other departments) to complete this review

Thank You;



STEPHEN H BRANDT

ARCHITECT
A/C 00000000
GEN. CONTRACTOR
00000000

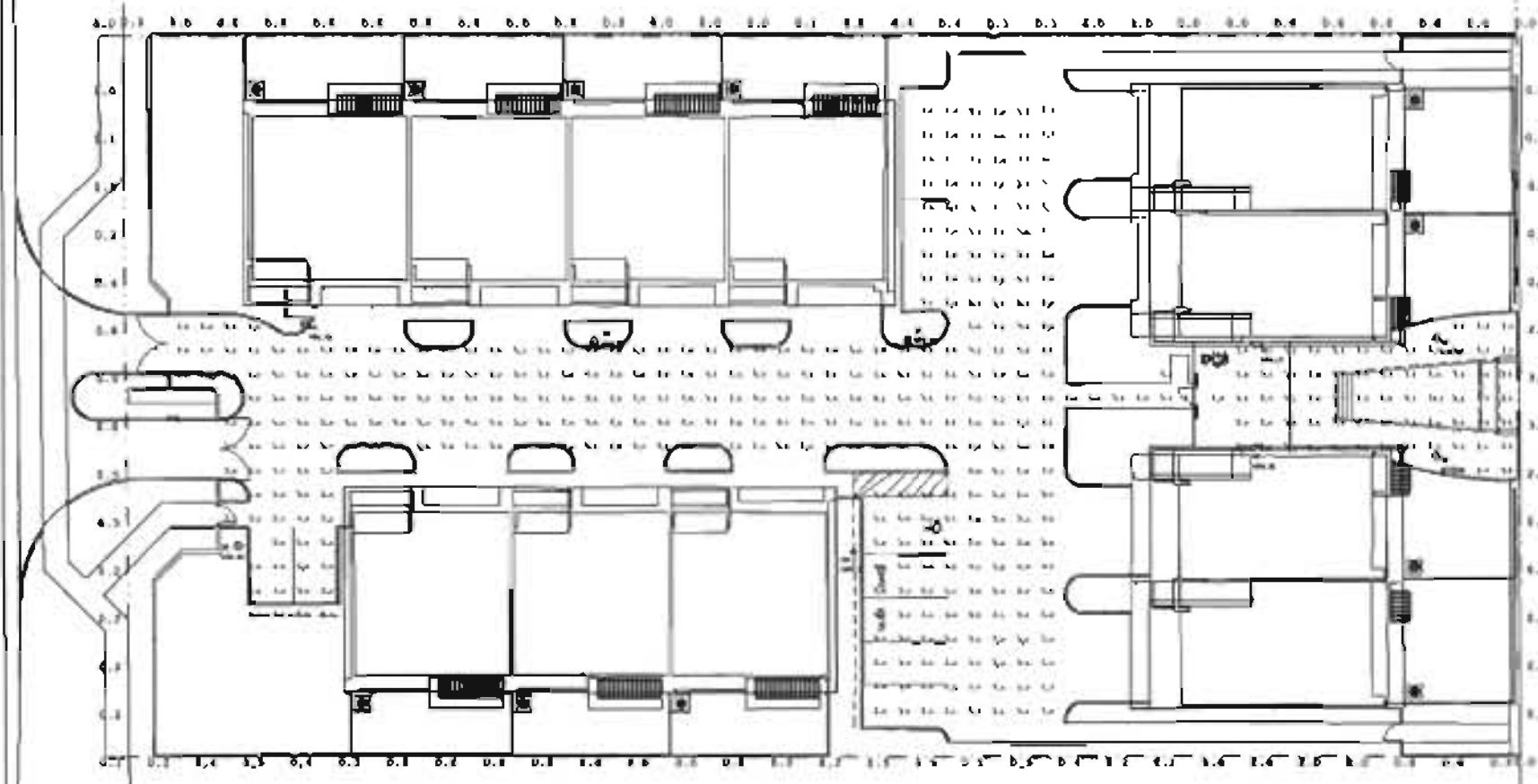
954-564-2111 • 954-426-5188

FAX 954-564-2511

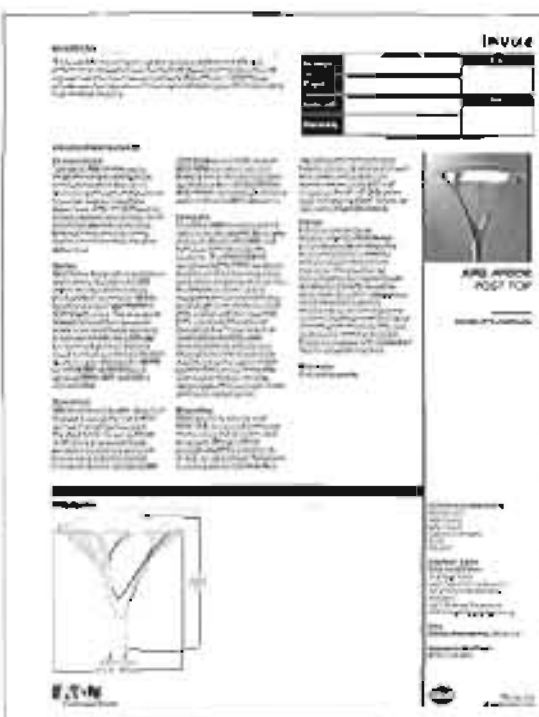
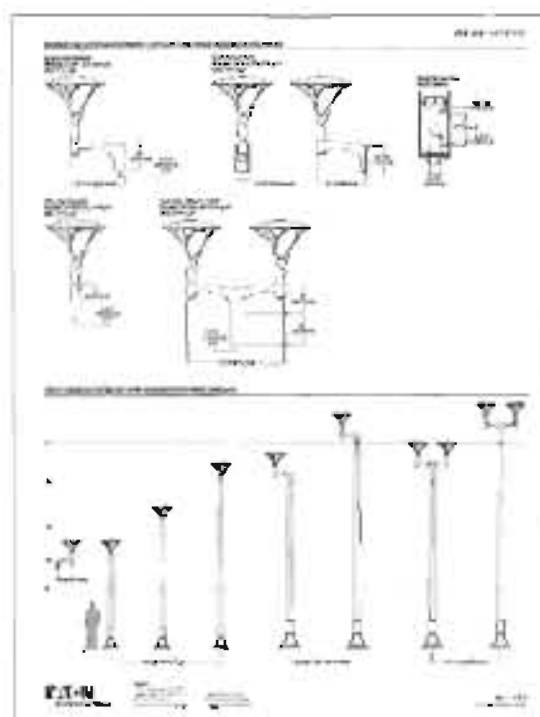
Website: www.SHBrandt.com

Email: steve@SHBrandt.com

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN



Site Photometrics
SCALE 1/8" = 1'-0"



Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Item Number	UL	ULC	Wattage	Beam Angle	Notes
1	1	1A	1A100	1A100	1A100	1A100	1A100	1A100	
2	1	2A	2A100	2A100	2A100	2A100	2A100	2A100	
3	1	3A	3A100	3A100	3A100	3A100	3A100	3A100	
4	1	4A	4A100	4A100	4A100	4A100	4A100	4A100	
5	1	5A	5A100	5A100	5A100	5A100	5A100	5A100	
6	1	6A	6A100	6A100	6A100	6A100	6A100	6A100	
7	1	7A	7A100	7A100	7A100	7A100	7A100	7A100	
8	1	8A	8A100	8A100	8A100	8A100	8A100	8A100	
9	1	9A	9A100	9A100	9A100	9A100	9A100	9A100	
10	1	10A	10A100	10A100	10A100	10A100	10A100	10A100	

4' POOL, 16'7" DIA.
Footcandle Pk
Average = 5.52
Minimum = 1.84
Avg/Min Ratio = 1.30
Min/Max Ratio = 1.30

LIGHTING FIXTURE SCHEDULE									
ITEM	DESCRIPTION	QTY	MANUFACTURER	MODEL	WATTAGE	BEAM ANGLE	NOTES	REMARKS	REMARKS
1	10' TALL, 10' DIA. POLE MOUNTED	1	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED
2	10' TALL, 10' DIA. POLE MOUNTED	1	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED
3	10' TALL, 10' DIA. POLE MOUNTED	1	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED	10' TALL, 10' DIA. POLE MOUNTED
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S H BRANDT ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN

10/31/17
FLORIDA ARCHITECTS

Site
Photometrics

h2o
by
Higbee
Holdings LLC

10/31/17
21/402

SP0.1

H20
Lajoie, Corinne

From: Angie Espinoza <angie.upside@gmail.com>
Sent: Tuesday, December 19, 2017 10:50 AM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: Re: 5042-30-01-0090

Thank you Mrs. Angel for your time and email.

Respectfully,

Angie Espinoza |FL Regional Manager
Upside Management, LLC
7771 W Oakland Park Blvd., Ste 210
Sunrise, FL 33351
Mobile Line: (754) 779-9296 | Office: 954-581-4438
www.upsidepm.com

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On Tue, Dec 19, 2017 at 10:03 AM, Lunkins, Angel <alunkins@daniabeachfl.gov> wrote:

Good Morning,

There are no code violations at Dania Beach – 5042-30-01-0090

Improvement Address 4648 SW 32 AVE

Thank you

Angel Lunkins

Code Compliance Coordinator

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6810 Ext. 3790

"Established in History, Preparing for Tomorrow"



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



**COMMUNITY DEVELOPMENT DEPARTMENT
DESIGN REVIEW COMMITTEE MEETING
THURSDAY, October 26, 2017**

NAME (Please Print)	MAIL OR EMAIL	JOB NAME
Dorel Shegby (Sharon)	DorelKousHR@yahoo.com	Koosh Retail Center
BILL HAMMEL	BILL@BILDANFLORIDA.COM	Koosh Retail Center
Lou Campanile	lou@meco400.com	Koosh Retail Center
Jake Ripp	jake.ripp@metriceng.com	Metric City
Anne-Christine Carrie	acarrie@dania-beach.fl.gov	City
Cornel Gore	cgore@ci.dania-beach.fl.us	City
Roni Avraham	Roni.AVRAM@YMAIL.COM	OWNER
STEVE BRANDT	STEVE@SHBRANDT.COM	H2O
Mustafa Haleng	Mustafa@SHBRANDT.COM	H2O
RONIE NAVARRO	ronie.navarro@ci.dania-beach.fl.gov	CITY
RAUL COSME	RAUL_COSME@SHERIFF.ORG	B50 Fire
David Mendez	dmendez@capfla.com	City
Jay Hoebner	Jay@HQA-Group.net	Saratoga
Jan Wach	iwach@apcommunities.com	Saratoga
Greg Griffith	ggriffith@apcommunities.com	Saratoga Crossings
ALBERT CARDOVES	albert@corwil.net	Saratoga
HANIA PIETRZYKOWSKI	hania@corwilarchitects.com	SARATOGA
Manissa Neufeld	Neufeldm@gtlaw.com	Saratoga
DEVON VICKERS	vickersd@gtlaw.com	
Sean Brown	kennethsean_brown@sheriff.org	B50 Fire
SARAH STEWART	SARAH.STEWART@GMLHA.COM	DANIA Bch Apts
Luzmaris Gonzalez	lgonzalez@maadarchitects.com	Dania Beach APTS.
Theresa Wym	theresa.w@witkmdesign.com	Dania Beach Apts
Andre Martinez	andre@baeng.us	Dania Beach Apts
Maxwell Kaplan	mkaplan@thomaseg.com	Autozone



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: yanirhadani@gmail.com

From: mwwray@daniabeachfl.gov

Date: 10/23/2017

Re: H2o Townhomes

PZ#: SP-099-17 - 2nd Review

Dear Applicant:

Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, October 26th will be at 9:30 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Raul Cosme, Fire Inspector Plans Examiner, Raul_Cosme@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, OCTOBER 26, 2017

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 PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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 ext. 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:
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.
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) 9:00 A.M. SP-104-14MOD, KOOSH AT GRIFFIN, 2618-2648 GRIFFIN RD., 1ST REVIEW
- 2) 9:30 A.M. SP-99-17, H2O TOWNHOMES, 4632-4648 SW 32ND AVE., 2ND REVIEW
- 3) 10:00 A.M. SP-100-17, ATLANTIC PACIFIC COMMUNITIES, 705-815; 1105-1165 W. DANIA BEACH BLVD., 1ST REVIEW
- 4) 10:30 A.M. SP-101-17/VA-102-17/VA-103-17, DANIA BEACH APARTMENTS, 2851 STIRLING RD., 1ST REVIEW
- 5) 11:00 A.M. SP-105-17, AUTOZONE, 3100 GRIFFIN RD., 1ST REVIEW

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3643 or mwray@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 5, 2017

PZ Log No: SP-099-17

Project: H2O Townhomes

Comments Due: October 19, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department _____

Date _____



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: H2O Townhomes

PZ Log No: SP-099-17

Plan Reviewer: Flood

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime: _____

Rate per hour: _____

* Cost recovery -- no charge on single family home plans, permits and variances.

Project Name: H2O Townhomes
PZ #: SP-099-17 - 2nd Review
ADDRESS: 4632-48 SW 32nd Blvd
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone: AH 4
- BFE: 4; DFE: 5

Comments:

1. None.

Note(s):

This project is subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 5, 2017

PZ Log No: SP-099-17

Project: H2O Townhomes

Comments Due: October 19, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: H2O Townhomes

PZ Log No: SP-099-17

Plan Reviewer: Landscape

Please log your time spent on reviewing the plans.

Time spent: 2 hr

Rate per hour: \$100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: H20 Townhomes

PZ Log Number: SP-099-17 Review Number: 2

Reviewer: Daniel Parobok Date: October 19, 2017



The following comments are based on a review of the plans dated 10/5/2017, for the property located at 4632 SW 32nd Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Sheet L-1 references an irrigation plan (sheet IR-1) but no irrigation plan was provided with the submittal. Provide an irrigation plan meeting all Sec. 275-80(M) requirements.
2. Incorporate specimen tree values into the plans. Specimen tree values cannot be provided on an attached loose sheet.
3. Add a note on Sheet L-3 that a \$270,510 payment will be made to the tree trust fund for the value of specimen trees proposed for removal.
4. A large number of specimen trees/palms are proposed for removal. Provide a report from a Certified Arborist, which confirms (or updates as needed) the tree species and size information provided on Sheet L-3. The Arborist's report also needs to evaluate relocation viability of any specimen trees proposed to be removed. Should any specimen tree be listed as not a viable candidate for relocation, the arborist report must specifically list the justification of how this determination was made, accompanied by photo evidence.
5. Several specimen royal palms are proposed for removal. Provide justification, supported by the certified arborist report, why the existing palms cannot be relocated.
6. The removal of 108 trees, with almost half of which being specimen trees, and providing no onsite mitigation is unacceptable. Provide onsite mitigation. Onsite mitigation can be accomplished by increasing the size of proposed plantings, planting additional trees, relocating existing trees, or a combination.
7. Provide a point-by-point response to the above comments.
8. In order to complete any further landscaping review, a PDF copy must accompany the submittal. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

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. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 5, 2017

PZ Log No: SP-099-17

Project: H2O Townhomes - *2nd Review*

Comments Due: October 19, 2017

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
☒ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Fire - R. Osip
Department

10/9/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: H2O Townhomes

PZ Log No: SP-099-17

Plan Reviewer: *Fire*

Please log your time spent on reviewing the plans.

Time spent: 1.5

Rate per hour:

Overtime:

* Cost recovery – no charge on single family home plans, permits and variances.



BROWARD SHERIFF'S OFFICE
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



SITE PLAN REVIEW COMMENTS

Date: 10/9/17 Site Plan No.: SP-099-17 Time Required For Review: 1.5

Project: H2O Townhomes 2nd Review Sq. Feet: 48,746

Plan Reviewer: Raul Cosme / Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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 for site work.

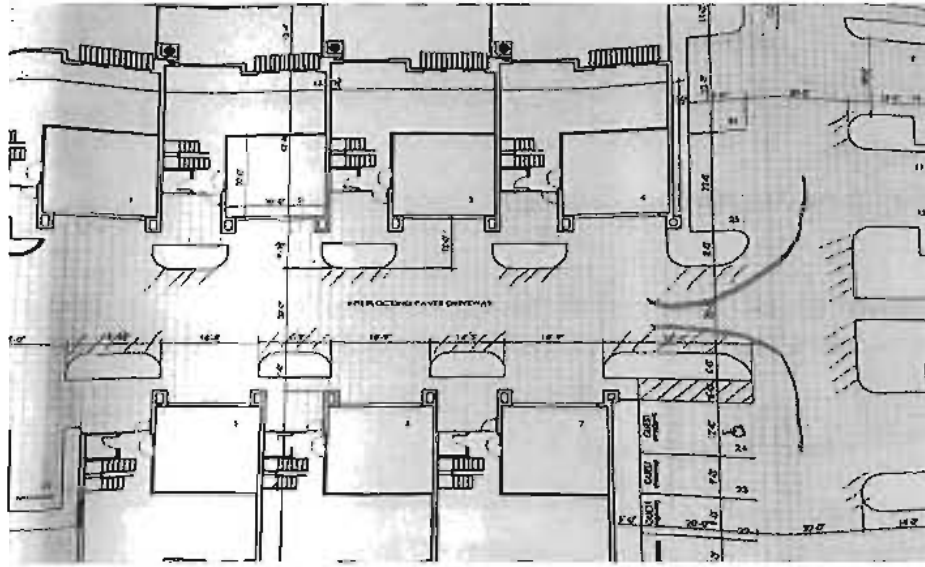
Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 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: COMPLIED

- All turning radii (demonstrated) in green. Comply with requirements below.



2. Water Supply Information as follows:

- a. All existing water main sizes. Include mains on the North and South sides. STILL REQUIRED
- b. ~~Dimensions of the three nearest adjacent hydrants to the project site~~ COMPLIED
- c. ~~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)~~

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test STILL REQUIRED
- b. ~~Building Construction Type and Square Footage~~ COMPLIED
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer STILL REQUIRED
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) STILL REQUIRED
- e. 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). STILL REQUIRED

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. ~~Additional Fire Department Access Information as follows:~~ COMPLIED

- a. ~~Fire Lane locations and striping detail (demonstrated) in red. See picture above.~~

- b. ~~"NO PARKING" sign locations and sign details demonstrated~~ COMPLIED
5. Address Detail – Please state on plans that you will comply with NFPA 1 10-12 2012 ed. STILL REQUIRED
6. ~~Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.~~ COMPLIED
7. Applicable Codes on sheet A0.1 to show Florida Fire Prevention Code 5th edition.

Please provide a copy of the approved set of plans in .pdf format via email to raul_cosme@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Raul Cosme
954-342-4262
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. 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. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – "NO PARKING" Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – "NO PARKING" Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart.**
[1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner.
[1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access
[1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius)
[1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be "traffic type" to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.
- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.

- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



BROWARD SHERIFF'S OFFICE
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 OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 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 _____

Signature – Design Professional of Record _____

Date _____



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

October 24, 2017

Engineering Comments (Second Review)

Site Plan: SP-099-17 H2O Townhomes

1. Traffic study conducted by Karl B. Peterson, PE for this project is considered complete and accepted.
2. Driveway width provided does not meet the 24' driveway standards. May require variance from Zoning.
3. The common parking facility requires accessible parking per Sections 208.2.3 and 208.2.4 of the 2012 Florida Accessibility Code for Building Construction. This is in addition to guest and other non-residents parking.
4. Provide copy of pre- and post-development stormwater management and drainage calculations. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.
5. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.
6. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
7. 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.

***For ease of review, please reply to each line comment and
reference drawings or backup documents provided.***

***Additional comments may be generated by the City based on further review of
submitted plans and related submittals.***

Ronnie S. Navarro, PE, City Engineer
rnavarro@daniabeachfl.gov

Zoning designation = RM-1

FLU designation = Irregular Residential (10)

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2nd Review

SITE PLAN COMMENTS:

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.
2. **PLATTING:** Provide letter from Broward County identifying whether this property needs to be platted or replatted.
3. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.
4. ~~TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. If less than 50 peak hour trips then a traffic statement.~~
5. **IMPACT FEES:** Impact fees that will be required for the project were attached to the comments providing in September.
6. **SIGNS:** Provide copy of all signs for compliance review. Provide dimension of proposed sign (maximum permitted = 24s.f.), including letter height (maximum permitted = 12"). 2nd time requested.
7. The proximity to the airport will be required FAA/BCAD review and approval. 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.
8. Per Section 221-10 new residential construction in the 60+ DNL shall provide evidence that appropriate noise mitigation measures will be provided in order to achieve a maximum indoor level of 45 decibels. 2nd time requested.
9. ~~PARKING: revise site plan and parking calculations to reflect correct unit count. 10 units per gross acre is permitted, must round DOWN.~~
10. ~~USE: density of 10.74 = 10 dwelling units permitted. Must round DOWN. Revise site plan accordingly.~~
11. **WILDLIFE PROTECTION:** Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acre in the city must provide for avoidance of impacts to, or the safe capture and release of wildlife." Provide a written report which evaluates existing conditions, wild life population and proposed action plan for protection or relocation. 2nd time requested.
12. ~~COST RECOVERY: 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. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.~~
13. **Must provide latest revised set of plans on disk prior to going to public hearing.**
14. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. 2nd time requested.

15. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing. 2nd time requested.
16. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. 2nd time requested.
- ~~17. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.~~
18. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov six (6) weeks prior to public hearing.
- ~~19. Applicant must provide statement from the City's Code Compliance Department that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing.~~
20. Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.
- ~~21. Label sidewalk on site plan.~~
- ~~22. Per Section 265-110(C)(2 & 3) 2-way drive isle and parking aisle access must be a minimum of 24' wide. Revise site plan accordingly.~~
- ~~23. Identify the number of vehicle stacking spaces outside entry gate on site plan.~~
- ~~24. Per Article 290, must provide dumpster enclosure on site. Identify location on site plan and provide dumpster detail.~~
- ~~25. Sheet A0.1, revise "Required Yards, Interior Side, Setback Provided" from 14' to 10' to reflect the site plan drawing shown for eastern buildings.~~
26. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, (\$1,825 X 10 units = \$18,250.00) \$18,250.00 must be paid prior to issuance of the building permit.
27. Per Section 280-40, light spillage cannot exceed 0.5 foot candles at the property line. Provide a photometric plan showing light levels at the property line to ensure compliance.

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.

DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Tuesday, December 19, 2017

Name/Address Phone Number	Date Appointed	Term	Mayor Appointment
Derrick Hankerson 746 SW 3 rd Street Dania Beach, FL 33004-4901 954-374-9199 (H) 954-483-6805 (Cell) Dh954@comcast.net	October 13, 2015	November 1, 2014 through October 31, 2018	Salvino
Merita Mitchell 710 SW 2nd Terrace Dania Beach, FL 33004 954-920-4845	May 26, 2015	June 1, 2015 through May 31, 2019	Salvino
Bob Adams 330 SE 3 rd Terrace Dania Beach, FL 33004 954-925-3958 radams@bcpa.net bobaphoto@aol.com	May 12, 2015	June 1, 2015 through May 31, 2019	Salvino
Bill Winkelholz 219 NE 2 nd Place Dania Beach, FL 33004 954-921-8757 954-258-0728	October 13, 2015	November 1, 2015 through October 31, 2019	Salvino
Gloria Black 802 NW 3 rd Street Dania Beach, FL 33004 954-920-7159 (H) 954-608-9305 (Cell) Gloriablack58@yahoo.com	September 27, 2016	November 1, 2016 through October 31, 2020	Salvino
Ruth White 143 NW 7 th Avenue Dania Beach, FL 33004 954-927-8611 strmbc@bellsouth.net	September 27, 2016	November 1, 2016 through October 31, 2020	Salvino
Tiffany Carlisle 7833 Dildo Boulevard Miramar, FL 33023	September 27, 2016	November 1, 2013 through October 31, 2017	Salvino

**GREEN ADVISORY BOARD
MEMBERSHIP
Tuesday, December 19, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Mimi Donly 354 SE 6 th Street Dania Beach, FL 33004 954-923-2127 954-294-1700 (C) bodonly@aol.com	December 9, 2014	November 2014 through November 2018	Salvino
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	January 24, 2017	November 2016 through November 2020	Brandimarte
David Simonetta 4641 SW 42 Avenue Dania Beach, FL 33314 954-837-3090 davidjsimonetta@gmail.com	December 11, 2017	November 2016 through November 2020	James
Patricia Chukerman 545 SE 4 th Court Dania Beach, FL 33004 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
Charlene Alvarez 580 SE 13 th Street, #203 Dania Beach, FL 33004 954-548-1291 954-548-1576 Charlene3w2@gmail.com	September 27, 2016	November 2014 through November 2018	Grace
Peggy McKenna 34 SE 10 th Terrace Dania Beach, FL 33004 954-937-3168 peggybree@webtv.net	February 28, 2017	November 2016 through November 2018	Alternate

**GREEN ADVISORY BOARD
MEMBERSHIP
Tuesday, December 19, 2017**

		November 2016 through November 2018	Alternate
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**MARINE ADVISORY BOARD
MEMBERSHIP
Tuesday, December 19, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Antony Thackham 705 NW 8 th Street Dania Beach, FL 33004 954-214-6136 tonythackham@comcast.net	November 21, 2016	November 2016 through November 2018	Salvino
Glenn Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-393-9318 754-263-7354 glenn.harrington@lmppro.com	January 24, 2017	November 2016 through November 2018	Salvino
Joe White 4541 SW 27 Terrace Dania Beach, FL 33312 954-873-5300 captjoewhite@aol.com	December 13, 2016	November 2016 through November 2018	Salvino
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	January 10, 2017	November 2016 through November 2018	Brandimarte
Arthur J. Perseo 141 SE 3 rd Avenue, #305 Dania Beach, FL 33004 954-925-7023 (H) 954-328-2471 (Cell) artster14@yahoo.com	January 10, 2017	November 2016 through November 2018	Brandimarte
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@att.net cstokrocki@hotmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte

**MARINE ADVISORY BOARD
MEMBERSHIP
Tuesday, December 19, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Linda Barber 75 Gulfstream Road, Apt. 305 Dania Beach, FL 33004 954-328-8163 954-940-4969 Linda.barber1103@gmail.com	December 13, 2016	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 24, 2017	November 2016 through November 2018	James
		November 2016 through November 2018	James
Gregory Galyo 4496 SW 37 Avenue Fort Lauderdale, FL 33312 904-476-7252 954-397-1112 ggalyo@gmail.com	January 24, 2017	November 2016 through November 2018	Grace
Ronald Brozic 634 NE 3 rd Street Dania Beach, FL 33004 954-923-6632 954-602-0592 rbrozic@bellsouth.net	December 13, 2016	November 2016 through November 2018	Grace
Clive Taylor 642 NE 3 rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	November 21, 2016	November 2016 through November 2018	Grace

**MARINE ADVISORY BOARD
MEMBERSHIP
Tuesday, December 19, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Peggy McKenna 34 SE 10 th Terrace Dania Beach, FL 33004 954-937-3168 peggybree@webtv.net	January 24, 2017	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris
Joyce Green 225 NW 8th Avenue Dania Beach, FL 33004 754-400-8250 joycegreene1020@yahoo.com	February 28, 2017	November 2016 through November 2018	Harris