

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 23, 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**
- 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 January 9, 2018 City Commission Meeting

2. Travel Requests:

Request from Vice-Mayor Bill Harris to attend the National League of Cities Congressional City Conference in Washington, D.C. on March 9-13, 2018 (Estimated cost \$3,019.92)

3. RESOLUTION NO. 2018-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE CHANGE ORDER NO. 5 IN THE AMOUNT OF NINETEEN THOUSAND FIFTY SEVEN DOLLARS AND FIFTY CENTS (\$19,057.50) TO MBR CONSTRUCTION INC. FOR THE DANIA BEACH OCEAN PARK REVITALIZATION-PHASE I CONSTRUCTION PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE FIVE (5) FORD F 250 FOR THE PUBLIC SERVICES DEPARTMENT, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND ONE HUNDRED ELEVEN DOLLARS (\$150,111.00) FROM COGGIN FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA17-VEL-25.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2018-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS (\$39,800.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 242 SW 7TH STREET WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A SINGLE VENDOR IN A FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2018-011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE CONVEYANCE OF SIX (6) PARCELS OF CITY-OWNED LAND (“PROPERTY”) WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AREA AT A PRICE OF ONE DOLLAR (\$1.00) PER PARCEL TO THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE PURPOSE OF USING THE PROPERTY TO FACILITATE SINGLE-FAMILY HOUSING DEVELOPMENT IN THE COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE A DEED FOR EACH PARCEL FOR THIS PURPOSE; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEEDS AND RELATED DOCUMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. ORDINANCE NO. 2018-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO PARKING OF VEHICLES; AMENDING CHAPTER 25, ENTITLED “TRAFFIC”, ARTICLE III, ENTITLED “PARKING, STOPPING AND STANDING”, DIVISION 1, “GENERALLY”, SECTION 25-51, ENTITLED “ANGLE PARKING, BACKING PROHIBITED”, DIVISION 2, ENTITLED “ENFORCEMENT”, SECTION 25-79, ENTITLED “FINES”, TO UPDATE, CLARIFY, AND REVISE SUCH SECTION; AND DIVISION 3, ENTITLED “PARKING METERS”, SECTION 25-86, ENTITLED “PAYING FOR PARKING BY USE OF APPROPRIATE COINS OR CURRENCY, TIME RESTRICTIONS; PARKING WITHIN METERED SPACE”, OF THE CITY CODE OF ORDINANCES, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 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. **(SECOND READING)**

2. ORDINANCE NO. 2018-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” TO ADDRESS REQUIREMENTS TO ALLOW OUTDOOR SEATING; AMENDING ARTICLE 115 “SCHEDULE OF PERMITTED USES” TO ADDRESS USES CONCERNING AUTOMOBILES AND STORAGE FACILITIES IN CERTAIN ZONES; AMENDING ARTICLE 302 “DETAILED USE REGULATIONS” TO ADDRESS SPECIAL EXCEPTION USES AND PERMITTED USES FOR CIVIC AND INSTITUTIONAL USES, GENERAL COMMERCIAL USES, RESTRICTED COMMERCIAL USES, AND INDUSTRIAL USES; AMENDING ARTICLE 303 “DISTRICT DEVELOPMENT STANDARDS”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; FURTHER PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

3. RESOLUTION NO. 2018-012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE WAIVER OF REPLAT REQUEST (OT-131-17) SUBMITTED BY THOMAS ENGINEERING GROUP, LLC ON BEHALF OF THE PROPERTY OWNER, GRIFFIN 3100, LLC, FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF GRIFFIN ROAD AND SW 32ND AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-118-17) 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.

5. RESOLUTION NO. 2018-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “STIRLING HILLS” PLAT (PL-030-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF SUNSHINE REO XI, LLC AND CF & A HILL FAMILY, LTD, FOR 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 AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2018-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-114-17), EXCEPTIONS FROM DESIGN STANDARDS (OT-141-17, OT-142-17), SIGN VARIANCES (VA-133-17, VA-134-17, VA-135-17), VARIANCES (VA-136-17, VA-137-17, VA-138-17, VA-139-17, VA-140-17), AND SPECIAL EXCEPTION (SE-113-17) SUBMITTED BY CF & A HILL FAMILY LTD, SUNSHINE REO XI LLC, AND JSRJ INC. FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN 12TH AVENUE AND PHIPPEN WAITERS ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2018-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE STOINOFF'S VALHALLA PLAT (DR-111-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER DANIA BEACH HOUSING AUTHORITY FOR PROPERTY LOCATED AT 1105-1165 WEST DANIA BEACH BOULEVARD 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.

8. RESOLUTION NO. 2018-017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "SARATOGA CROSSINGS" PLAT (PL-110-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF ATLANTIC PACIFIC COMMUNITIES, LLC FOR PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2018-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-100-17) AS SUBMITTED BY GREENBERG TRAUIG P.A., REPRESENTING THE APPLICANT, ATLANTIC PACIFIC COMMUNITIES, LLC, FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD AND 1105-1165 WEST DANIA BEACH BOULEVARD, 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.

10. DISCUSSION AND POSSIBLE ACTION

1. HR/Risk Re-organization
2. Recruitment and Selection of City Manager - City Manager Baldwin

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. Education Advisory Board
 - Commissioner Grace - 1 appointment
 - Vice-Mayor Harris - 1 appointment
 - City Manager - 1 appointment
3. Green Advisory Board
 - 1 Alternate Appointment
4. 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, February 13, 2018 - 5:30 p.m. CRA Board Meeting
Tuesday, February 13, 2018 - 7:00 p.m. City Commission Meeting
Tuesday, February 27, 2018 - 7:00 p.m. City Commission Meeting

14. ADJOURNMENT

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, JANUARY 9, 2018 – 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.
Assistant City Manager:	Colin Donnelly
City Attorney:	Thomas Ansbrosio
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 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.

Commissioner Grace motioned to approve the Special Event request for the annual Miami Dolphins Charity Bike Ride Cancer Challenge; seconded by Commissioner Salvino. The motion carried unanimously.

- 3.2 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

Commissioner Grace motioned to approve the Special Event request for the annual Rail Fun Day; seconded by Commissioner Salvino. The motion carried unanimously.

- 3.3 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.

Commissioner Grace motioned to approve the Special Event request for the Martin Luther King Jr. Day activities, including the fee waiver, port-o-lets, and BSO services; seconded by Commissioner Salvino. The motion carried unanimously.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Clive Taylor, 642 NE 3 Street, provided an update on the upcoming Antique Motorcycle Show.

Christine Douglas, 4665 SW 38 Terrace, thanked the Commission for providing assistance to a resident in Davis Isles.

Jose Armand, 50 SE 3 Avenue, invited the Commission and anyone who might be interested to attend the next Creative Arts Council Advisory Board meeting.

Linda Wilson, Friends of the Dania Beach Paul DeMaio Library, thanked the Commission for their support, and provided information on upcoming programs.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, provided a report on burglaries and felonies during the holiday season.

Sean Brown, Battalion Chief, BSO Fire Rescue, spoke of the boat fire at the Dania Beach Marina.

Commissioner Brandimarte confirmed that the City does not allow live-aboards at the marina.

Assistant City Manager Donnelly noted that part of the marina is set aside for transient boaters, who can live there temporarily. He will address the issue with Westrec and Director Felicetty, to insure that we do not have any live-aboards.

7. Consent Agenda

Items removed from Consent Agenda: #7.2, #7.4

- 7.1 Minutes:
Approve Minutes of the December 11, 2017 City Commission Meeting

Resolutions

7.3 RESOLUTION #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.

7.5 RESOLUTION #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.

7.6 RESOLUTION #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.

Commissioner Grace motioned to adopt the Consent Agenda, with the exception of Items #7.2 and #7.4; seconded by Commissioner Salvino. The motion carried unanimously.

7.2 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)

Commissioner Brandimarte felt the Mayor should attend at her own expense. She does not feel this is City business and taxpayer dollars should not be spent on the trip. She will not vote for this and wants the record to reflect her reasons against this.

Mayor James said they sought her out and Commissioners spend just as much money on conferences in the United States. She said this is a benefit to the City, and addressed several

things that are City-related as being the reasons why she should go. She noted it is a prestigious honor for her to go and network on the City's behalf.

Commissioner Brandimarte noted the classes could be attended in Florida.

Commissioner Grace thinks it is an honor for the Mayor to represent the City of Dania Beach. She refuses to go to Tallahassee because nothing gets done. She noted she will give her travel money to the Mayor to attend.

Commissioner Grace motioned to approve the travel request for Mayor James' trip to New Delhi, India; seconded by Mayor James. The motion failed on the following 2-3 Roll Call vote:

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

7.4 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2018-005.

Mayor James wants to ensure that a Frost Park Community Center is included in the plan.

Commissioner Grace motioned to adopt Resolution #2018-005, with the condition for a Community Center; 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

There were no proposals on this agenda.

9. Public Hearings and Site Plans

City Attorney Ansbro advised the remaining items, except Item #9.1, 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 #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)**

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 Salvino motioned to adopt Ordinance #2018-001, on second 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		

9.2 ORDINANCE #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)**

City Attorney Ansbro read the title of Ordinance #2017-036.

Corinne Lajoie, Planning & Zoning Manager, described the activity that has occurred since first reading of this amendment to the City's Comprehensive Plan.

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

Commissioner Salvino motioned to adopt Ordinance #2017-036, on second 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		

9.3 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 21 RESIDENTIAL FLEX UNITS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Continued from December 11, 2017)*

9.4 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. *(Continued from December 11, 2017)*

9.5 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. *(Continued from December 11, 2017)*

City Attorney Ansbro read the title of Ordinance #2017-038, Resolution #2018-001 and Resolution #2018-002, as they involve the same property.

Corinne Lajoie, Planning & Zoning Manager, gave an overview of the rezoning, site plan, and plat requests. A new condition is being added to the Site Plan (revised resolution) for the 25th unit. Staff recommends approval of the three items.

Attorney Denis Mele, representing the applicant, presented a PowerPoint presentation which is attached to and incorporated into these minutes. They are installing a traffic circle at the intersection of SW 40 Avenue and SW 54 Court to address some of the speed and traffic concerns in the community. They already checked with Broward County and the circle can be built and will be approved.

Mayor James opened the Public Hearings.

Rosalind Hodges, 3920 SW 56 Street, spoke against the project, specifically the landscape.

Megan Emery, 3839 SW 56 Street, spoke against the development.

Colin Drummond, 3901 SW 56 Court, said he lives south of the development and has never received a notice for the meetings. He spoke against the development.

Ronald Gossett, 3800 SW 56 Street, spoke against the project because it changes the character of his neighborhood.

Susan Saver, 5551 SW 40 Avenue, spoke against the project.

Dennis McGowan, 5551 SW 40 Avenue, spoke against the development.

Robert Banks, 3831 SW 56 Street, spoke against the project.

David Sorg, 3920 SW 56 Court, said he never received a notice for the meetings, and spoke against the development.

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

Lisa Stevens, 3860 SW 56 Court, questioned the accuracy of the traffic report, and does not like roundabouts. She does not agree with the project and said she never received a notice.

Dennis Marrone, 3951 SW 56 Court, said he was never noticed for the meetings, and spoke against the development.

Andi Palmer, 3930 SW 56 Street, questioned the accuracy of the traffic study.

Christine Douglas, 4665 SW 38 Terrace, questioned if the entrance and exit could be rerouted to 441 and taken off of SW 40 Avenue.

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

Attorney Mele responded to the issues addressed in the comments.

Joel Berry, for the developer, stated he believes they have addressed most of the residents' concerns and are trying to help as much as possible.

Commissioner Salvino addressed his issues with the development, which included the delay in the original development, flex units going to only one developer, the townhome values, and the approach taken tonight.

Vice-Mayor Harris agreed with Commissioner Salvino that the original 25 units permitted in 2015 have never begun. He questioned if the density of the project could be reduced.

Attorney Mele noted the site plan was approved in 2015 and then they acquired the other properties and began talking to the City about developing the whole property.

Ari Sklar, Architect for the project, prides himself in doing the best project possible for the location. He spoke highly of the developer for the project.

Commissioner Grace motioned to adopt Ordinance #2017-038, on second reading; seconded by Commissioner Brandimarte. The motion carried on the following 3-2 Roll Call vote:

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

Commissioner Grace motioned to adopt Resolution #2018-001, with the additional condition; seconded by Commissioner Brandimarte. The motion failed on the following 3-2 Roll Call vote:

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

Commissioner Grace motioned to adopt Resolution #2018-002; seconded by Commissioner Brandimarte. The motion failed on the following 2-3 Roll Call vote:

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

9.6 ORDINANCE #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)**

City Attorney Ansbro read the title of Ordinance #2018-003.

Corinne Lajoie, Planning & Zoning Manager, explained the rezoning request for Stellar Homes.

Mayor James opened the Public Hearing.

Charlotte Slaboda, 2905 Lakeshore Drive, spoke in favor of the development.

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

Commissioner Salvino motioned to adopt Ordinance #2018-003, 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		

9.7 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2018-003.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the site plan and variance requests.

Steve Brown, Architect, reviewed the information provided in the agenda packet.

Mayor James opened the Public Hearing.

Eric Bigham, 3181 SW 44 Street, whose family used to own property to the north of this property, complained that the traffic is going to get worse with all the proposed development in the area.

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

Commissioner Salvino motioned to adopt Resolution #2018-003; 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		

10. Discussion and Possible Action

10.1 Special Designation of Code Fines for Branding - Mayor James

Mayor James noted she asked the City Manager if code fines could be used for branding and marketing; Frost Park and City Hall sites will need an RFP or RFQ, and she would like to shift money.

Assistant City Manager Donnelly responded \$275,000 in revenue from code fines was designated in the current budget. This money would need to be replaced with other funds if it is used for branding. He noted the revenue from the fines is not uniform on a regular basis.

Mayor James clarified that no study has been done to estimate the money needed for branding.

Assistant City Manager Donnelly suggested we take it from contingency or reserves this year, and build it into the budget for future years.

Commissioner Salvino noted he thought Redline volunteered their time to do this and another person said they would raise the funds for branding and marketing.

Mayor James commented the rebranding is very expensive. Redline did a lot of work and did not charge the City. They are trying to compose a marketing council which would offset some of the funding needed.

Commissioner Salvino questioned if the branding would need to go out to bid.

Assistant City Manager Donnelly suggested an account could be set up for this year and it could be budgeted in future years.

Mayor James said another suggestion would be to take it out of reserves.

Commissioner Grace said it sets a bad example when we do things like this; we need to workshop this or take it out of contingency.

Assistant City Manager Donnelly noted the Commission contingency is approximately \$90,000.

Mayor James said Redline will be at the next meeting, with numbers for the rebranding. She proposed we wait until the next meeting for a presentation, and then perhaps hold a workshop.

10.2 City Manager Recruitment Plan - Mayor James

Mayor James noted she has been speaking to the City Manager about this for the past year. He is proposing to leave in June, but in her opinion that is too late. She does not want to go through a transition at budget time; she would rather it be sooner than later. This item has been on the agenda more than once and she wants to know the Commission's thoughts.

Commissioner Grace does not feel it is right to discuss this when the City Manager is not here. There are a lot of positions that will need to be filled, including the Manager's. We are capable of filling the position before we get to the end of November. We can come up with a solution during workshops for when we start looking and what we are looking for.

Commissioner Salvino agrees with Commissioner Grace that we should not have the discussion without him. He feels it is vital that the current City Manager be here for the next budget cycle. He is not opposed to hiring a second City Manager who can work in conjunction with the current City Manager during the transition until City Manager Baldwin leaves.

Commissioner Brandimarte agrees we should not have this discussion without the City Manager being here. We should force the City Manager to stay during the transition of the new City Manager; we should get a contract with him until the transition is made and he leaves. She noted she does not believe he is staying until June, and questioned what we are going to do without a Manager. She added we should get a headhunter to begin the process.

Mayor James proposed that the City Manager leave today and not be a consultant or part of this City. She has spoken to him on several occasions and this is not underhanded; he has knowledge of this. She added she has been very transparent with City Manager Baldwin. There are a lot of things we want to move forward and to work on for the next budget. She noted he can stay as a consultant, and he knew exactly what she was going to say tonight.

Vice-Mayor Harris spoke to City Manager Baldwin last Friday and he thinks he is ready to leave. He suggested moving Public Services Director Kaine to the City Manager position, keeping City Manager Baldwin as a consultant and paying him out for the next three months.

Commissioner Salvino noted we have no HR Department and the Parks & Recreation Director is leaving. We should hire these people and then move on to the City Manager.

Commissioner Brandimarte noted the City Clerk is leaving also.

Vice-Mayor Harris noted Public Services Director Kaine calls him back every time he calls, and he said he could handle both jobs at the same time. We could see how he does for the next couple months and if it does not work out, he could go back to Public Services. Then a recruiter would have to be hired, which costs a lot of money. The talent out there for managers for cities of our size is not that great.

Mayor James noted we will have this discussion again on January 23rd. We need résumés of all persons who could be in the position in the interim so we are prepared to discuss the opportunities. Whether or not we decide to have City Manager Baldwin as a consultant during the transition, he said he will leave if one commissioner asks him to leave.

Commissioner Grace said we should table this until January 23rd, then we will all be on the same page.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Grace

Commissioner Grace said what happened in this room tonight did not set well with her. We should do what is correct and right, and we have to be about doing the business of the City of Dania Beach. Hopefully, we will be a team by the time she leaves in November.

Commissioner Grace commented she was on the Commission when the Danes came to Dania Beach and Commissioner McElyea had a party for them, and when the City went to Denmark in 2004. She spoke of the County Delegations to Haiti and Jamaica, which she attended and paid her own way in order to represent our City. We have to think about some of the things that we say and do. She is going to represent the City of Dania Beach on every turn and on every dime of every promotional item she can think of to showcase the City, at the cost of the City.

11.3 Commissioner Salvino

Commissioner Salvino had no comments.

11.4 Vice-Mayor Harris

Vice-Mayor Harris noted he has a whole list of things that were not completed in the last year.

Vice-Mayor Harris questioned if the COP program can take pictures of graffiti and send them to him. Captain Marks said yes.

Vice-Mayor Harris asked about a Security Plan for the entrance to City Hall. Captain Marks said we are in the process of doing a CPTED assessment, which will provide suggestions to bring to the Commission.

Vice-Mayor Harris addressed the microphones in the chamber and the AV system on the website; there are things we pay for that we do not need.

Vice-Mayor Harris noted he is frustrated by the length of time it takes to get things done, such as the Class and Pay Study, the stop sign at NW 1st and Bryan Road, and the meeting room next door.

11.5 Mayor James

Mayor James said she wanted to address a few things. It is important that people on the dais represent everyone who voted for them. We are not going to agree on everything, but we need to be respectful; there is a lot of disrespect up here. We are changing and we are changing fast.

Most of these new units being developed are not affordable for her or other people who live here; they are for people coming from elsewhere. We are living in a time where we need to be cultural. She noted she has traveled around the world, and asked that we all be respectful of each other and not have malice in our hearts.

Mayor James asked how HR responsibilities are being spread out.

Assistant City Manager Donnelly distributed memos to the Commission and explained what is happening.

Mayor James questioned whether the HR Manager should be a Director; we have them in every other department. It was a suggestion brought to her and she thinks we should have one.

Commissioner Grace commented we should have a person with those qualifications; it is an important job.

Vice-Mayor Harris agrees with the Mayor; we need a trained professional to be the Director.

Commissioner Salvino asked if a description of the difference between the positions could be brought to the Commission at the next meeting.

Assistant City Manager Donnelly responded he will bring back a reorganization to the next meeting.

Mayor James commented there are a lot of decisions that need to be made in the City and a lot of the positions are not filled and need to be filled.

Mayor James noted she has been on a team her whole life, and we need to work as a team regardless of personal feelings. We are leaders of the community, and we need to be cautious and mindful of the way we are representing our City.

12. Appointments

12.1 Dania Beach Housing Authority

Mayor James appointed Anna Hilliard for a 4-year term, if she qualifies.

Discussion ensued regarding appointments to this board. City Attorney Ansbro noted additional information would be brought to the next meeting.

12.2 Green Advisory Board – no appointments

12.3 Marine Advisory Board

Vice-Mayor Harris appointed Richard Croker

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

13. Administrative Reports

13.1 City Manager

Assistant City Manager Donnelly noted he distributed the City Manager's updates on projects.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Tuesday, January 23, 2018 - 7:00 p.m.	City Commission Meeting
Tuesday, February 13, 2018 - 5:30 p.m.	CRA Board Meeting
Tuesday, February 13, 2018 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 10:21 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)		
Approve request from Vice-Mayor Bill Harris to attend the National League of Cities Congressional City Conference in Washington, D.C. on March 9-13, 2018		

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

Fiscal Impact/Cost Summary
Estimated cost \$3,019.92

Exhibits Attached
Travel Request

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Bill Harris
DEPARTMENT: City Commission
LOCATION: Washington, D.C.
TRIP/TRAINING DATE: March 9 - March 13, 2018
PURPOSE: NLC Congressional City Conference

CHECK ONE
☐ Certification
☐ General Training
☐ License
☒ Other

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

2017 FLC Annual Conference, Orlando, FL, Aug 2017
 FLC IEMO Training, Jacksonville, FL, Oct 2017
 NLC Summit, Charlotte, NC Nov 2017
 FLC Legislative Conference, Orlando, FL Dec 2017

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

COST SUMMARY		
Expense	Description	Estimate
Registration	National League of Cities	\$ 605.00
Conference Training Session	National League of Cities	\$ 400.00
Lodging (4 nights @ \$279.00 + tax)	Marriott Wardman Park Hotel	\$ 1,277.82
Airfare	United Airlines	\$ 226.60
Shuttle/Uber/Lyft	Estimate	\$ 200.00
Per Diem	M&IE	\$ 310.50
TOTAL EXPENSES		\$ 3,019.92

TOTAL ESTIMATED TRAVEL COST **\$ 3,019.92**

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
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
Nicki Satterfield		1/16/18
City Manager (print)	Signature	Date
Colin Donnelly		1/16/2019

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	TAS	1/12/18

City of Dania Beach Travel Per Diem Calculator

Traveler Name: Bill Harris

Description of Trip: NLC Congressional City Conference

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 69.00

Destination: Washington, D.C.

First Date of Travel 9-Mar-18

Last Date of Travel 13-Mar-18

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date					9-Mar-18	10-Mar-18	11-Mar-18
Breakfast 15%						\$ 10.35	\$ 10.35
Lunch 35%						\$ 24.15	\$ 24.15
Dinner 50%						\$ 34.50	\$ 34.50
Total Daily total =					\$ 51.75	\$ 69.00	\$ 69.00

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	12-Mar-18	13-Mar-18					
Breakfast 15%	\$ 10.35						
Lunch 35%	\$ 24.15						
Dinner 50%	\$ 34.50						
Total Daily total =	\$ 69.00	\$ 51.75					

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 51.75

Total Per Diem Due to Traveler \$ 310.50

Meal Exclusions		
Date	Meal Provided	Amount
N/A		



U.S. General Services Administration

FY 2018 Per Diem Rates for ZIP 20008

(October 2017 - September 2018)

Cities not appearing below may be located within a county for which rates are listed.

To determine what county a city is located in, visit the National Association of Counties (NACO) website (a non-federal website).

October 2017 - September 2018 within the zip code: 20008. Max lodging by month (excluding taxes.) The last column is the Meals and Incidental Expense (M&IE) rate.

Primary Destination (1, 2)	County (3, 4)	2017			2018									M&IE (5)
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
District of Columbia	Washington DC (also the cities of Alexandria, Falls Church and Fairfax, and the counties of Arlington and Fairfax, in Virginia; and the counties of Montgomery and Prince George's in Maryland)	\$250	\$201	\$201	\$201	\$201	\$253	\$253	\$253	\$253	\$175	\$175	\$250	\$69

Footnotes

1. Traveler reimbursement is based on the location of the work activities and not the accommodations, unless lodging is not available at the work activity, then the agency may authorize the rate where lodging is obtained.
2. Unless otherwise specified, the per diem locality is defined as "all locations within, or entirely surrounded by, the corporate limits of the key city, including independent entities located within those boundaries."
3. Per diem localities with county definitions shall include "all locations within, or entirely surrounded by, the corporate limits of the key city as well as the boundaries of the listed counties, including independent entities located within the boundaries of the key city and the listed counties (unless otherwise listed separately)."
4. When a military installation or Government-related facility (whether or not specifically named) is located partially within more than one city or county boundary, the applicable per diem rate for the entire installation or facility is the higher of the rates which apply to the cities and/or counties, even though part(s) of such activities may be located outside the defined per diem locality.
5. *Meals and Incidental Expenses*, see Breakdown of M&IE Expenses for important information on first and last days of travel.



Meals and Incidental Expenses (M&IE) Breakdown

Choose one of the headings below to get meals and incidental expense rates (M&IE) for federal travelers.

Find total M&IE for travel in the continental U.S.

Find M&IE breakdown by meal for travel in the continental U.S.

M&IE Breakdown

M&IE Total (1)	Continental Breakfast/ Breakfast (2)	Lunch (2)	Dinner (2)	Incidental Expenses	First & Last Day of Travel (3)
\$51	\$11	\$12	\$23	\$5	\$38.25
\$54	\$12	\$13	\$24	\$5	\$40.50
\$59	\$13	\$15	\$26	\$5	\$44.25
\$64	\$15	\$16	\$28	\$5	\$48.00
\$69	\$16	\$17	\$31	\$5	\$51.75
\$74	\$17	\$18	\$34	\$5	\$55.50

1. This table lists the full daily amount federal employees receive for a single calendar day of travel when that day is neither the first nor last day of travel.
2. The separate amounts for breakfast, lunch and dinner listed in the chart are provided should you need to deduct any of those meals from your trip voucher. For example, if your trip includes meals that are already paid for by the government (such as through a registration fee for a conference), you will need to deduct those meals from your voucher. Refer to Section 301-11.18 of the Federal Travel Regulation for specific guidance on deducting these amounts from your per diem reimbursement claims for meals furnished to you by the government. Other organizations may have different rules that apply for their employees; please check with your organization for more assistance.
3. This column lists the amount federal employees receive for the first and last calendar day of travel. The first and last calendar day of travel is calculated at 75 percent.

Find M&IE breakdown by meal for foreign and outside the continental U.S. (OCONUS) travel

The shortcut to this page is www.gsa.gov/mie.

For all travel policy questions, email travelpolicy@gsa.gov.

RATE THIS PAGE

Lottier, Christine

From: Lauren Ryan <Ryan@nlc.org>
Sent: Thursday, January 11, 2018 9:14 AM
To: Lottier, Christine
Cc: Laura Lanford
Subject: RE: NLC Congressional City Conference March 2018 Washington DC

Christine,

Apologies for the delayed response! The only meal that will be provided to all attendees will be the closing general luncheon on Tuesday, March 14.

Lauren Ryan
Program Manager for Conferences
National League of Cities
202-626-3071
www.nlc.org

From: Lottier, Christine [<mailto:clottier@daniabeachfl.gov>]
Sent: Monday, January 8, 2018 1:16 PM
To: Lauren Ryan <Ryan@nlc.org>
Cc: Laura Lanford <lanford@nlc.org>
Subject: NLC Congressional City Conference March 2018 Washington DC

Good Afternoon Laura and Lauren,

I am reaching out to you again to see if you can assist me or let me know who can provide me with information regarding what meals will be included with the registration fee for the NLC Congressional City Conference in Washington, DC in March 2018. You both have been so kind and helped me with my inquiries before.

As always, thank you for your help.

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
954-924-6800 x3606

Description	Item Total
Closing General Session and Luncheon (Qty: 1)	\$0.00
Registration (Qty: 1)	\$605.00
Shared Wisdom Luncheon (Qty: 1)	\$0.00
L03-Community & Economic Development 201/301: The Urban Plan for Elected Officials (Qty: 1) MAR 10 2018 9:00AM	\$250.00
L09-Leadership 301: REAL Action- Advancing Racial Equity in Local Government Deep Dive (Qty: 1) MAR 11 2018 8:00AM	\$0.00
L04-Community and Economic Development 201: Leveraging your community's assets through Public Private Partnerships (Qty: 1) MAR 11 2018 2:00PM	\$150.00
Total Registration Fees:	\$1,005.00
Total Registration Paid:	(\$1,005.00)
Current Balance:	\$0.00

Housing Details

MARRIOTT WARDMAN PARK HOTEL

2660 Woodley Rd NW
Washington, DC 20008

Phone: 202-328-2000
Fax: 202-387-5436

Status	Category	Occupancy
CONFIRM	RUN OF HOUSE	Adults: 1
Arrival	Departure	Guests in Room
9 March 2018	13 March 2018	Bill Harris
Daily Rate	Room Tax	Deposit
\$279.00	14.50%	Credit Card Guarantee Christine Lottier *****2569
Resort Fee	Occupancy Tax	

Status	Category	Occupancy
\$0.00	\$0.00	Note: Taxes and fees are subject to change without notice

Estimated Reservation Charges**\$1,277.82****Hotel Cancellation Policy**

A credit card with an expiration date of March 2018 or later is required in order to secure your hotel reservation. Your confirmed hotel will charge a deposit to your credit card equal to one night's room and tax for each reservation. This deposit will be charged on or after February 9, 2018.

Cancellation within 72 hours of your scheduled arrival will result in forfeiture of your entire deposit as a late cancellation penalty. Failure to check-in on your scheduled arrival date will result in this same cancellation charge and cancellation of any remaining nights of your reservation.

Comments

Bedding Request: One Bed
Smoking Preference: NOSMOKING
EXTRA FEATHER PILLOWS , HIGH FLOOR

Total Charges	Paid	Balance Due
\$0.00	\$0.00	\$0.00

Financial Summary

Total Housing Fees:	\$0.00
Total Amount Applied to Housing:	\$0.00
Housing Balance:	\$0.00
 Total of All Fees:	 \$1,005.00
Total Amount Applied to All Fees:	(\$1,005.00)
Total Balance Due:	\$0.00

Payment History

Payment #1

Payment #1

01/05/2018 — \$605.00 [Payment]
Christine Lottier / Visa / *****2569

Payment Allocation

01/05/2018 — Applied: Bill Harris's Registration	\$605.00
01/05/2018 — Applied: Bill Harris's Hotel Reservation	\$0.00
Total Amount Applied:	\$605.00
Total Amount Not Used:	\$0.00

Payment #2

01/11/2018 — \$400.00 [Payment]
Christine Lottier / Visa / *****2569

Payment Allocation

01/11/2018 — Applied: Bill Harris's Registration	\$400.00
Total Amount Applied:	\$400.00
Total Amount Not Used:	\$0.00

Payment Totals

Total Payments:	\$1,005.00
Total Refunds:	\$0.00
Total Net Paid:	\$1,005.00

Cancellation Policy

Registration Change/Cancellation Information

All requests must be received in writing, postmarked by February 16, 2018, and are subject to a \$100 cancellation fee. No partial refunds will be made if you decide not to attend particular functions. No registrations nor cancellations will be accepted by telephone. No cancellations will be accepted after February 16, 2018.

Hotel Change/Cancellation Information

No cancellations will be accepted over the phone. Please submit all housing cancellations in writing to NLC@experient-inc.com on or before Friday, February 16, 2018. Beginning on February 20, 2018, all changes and cancellations must be made directly with your confirmed hotel.

The Marriott Wardman Park and Omni Shoreham hotels will charge a one night's room and tax

deposit on or after February 16, 2018. The Marriott Wardman Park will refund the deposit for any cancellations outside of 72 hours prior to arrival. **The Omni Shoreham is non-refundable once charged.**

Bedding type preferences and special requests will be submitted to your confirmed hotel as requests only and cannot be guaranteed.

Questions?

For registration or housing information corrections, please contact Customer Service at **(866) 221-7895** or by email at <mailto:NLC@experient-inc.com>.

Registration and Housing Center Information

NLC Registration and Housing Center c/o Experient
5202 Presidents Court, Ste. G100
Frederick, MD 21703

Toll Free Phone: (866) 221-7895
International: (240) 439-2970
Email: NLC@experient-inc.com



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Congressional City Conference 11 - 14 March 2018 Marriott Wardman Park, Washington, DC

Preconference Training

Achieve more with NLC University

Saturday, March 10, 2018

8:00 am - 12:00 pm

Leadership 101: Taking REAL Action to Advance Racial Equity in Local Government Part I

Learn how local government leaders can reduce racial bias through smart policy decisions and strong civic engagement. This seminar will examine how racial tensions have affected cities across the nation. Learn how to shift from a reactive approach to a proactive agenda. Take home the ability to identify specific opportunities to lead local efforts that advance racial equity. Level: 101 Continue Reading »

9:00 am - 5:00 pm

Community & Economic Development 201/301: The Urban Plan for Elected Officials

Developed by the Urban Land Institute (ULI), Urban Plan is a realistic and engaging simulation in which participants learn about the fundamental forces that affect urban development. You'll get the chance to collaborate with peers as you play an interdisciplinary real estate development team experiencing the challenging issues, private and public-sector roles, complex trade-offs and fundamental economics in play when Continue Reading »

9:00 am - 12:00 pm

Leadership 201: Civil Discourse in the Face of Incivility

Learn to develop your leadership skills in both every day and divisive situations. Discover how to actively listen and get an opportunity to practice your skills planting seeds of leadership and civility in the governing bodies of your communities. Participants will be introduced to The Five Powers— imagination, voice, change and transition, commitment and teamwork as a roadmap to solve Continue Reading »

2:00 pm - 5:00 pm

Leadership 101: You won the election, now what?

Most elected officials have spent many sleepless nights worrying about getting elected or re-elected. Once you have claimed victory, you need to determine how to run your office and conduct business. Public service is a full-time job in addition to all your other responsibilities. How are you planning to accommodate all the requests for your time? How do you plan Continue Reading »

2:00 pm - 6:00 pm

Leadership 201 : REAL Action- Advancing Racial Equity in Local Government Part II

As a continuation of the 101-level course, you will get an opportunity to dig deeper and learn from peers about best practices and shared challenges. Structural changes to daily operations, budgeting, communications, decision-making and community leadership, are a critical component for mayors and other city leaders seeking traction on advancing a racial equity strategy. Specialists from the NLC REAL (Race, Continue Reading »

2:00 pm - 5:00 pm

Management and Public Administration 201: The New Workforce: Using Post Employment Benefits for Recruitment

Although saving for retirement is a priority for millennials, most Gen Y Americans are focused on mastering basic needs like food, clothing, and shelter. Millennials represent more than one-third of American workers, presenting a unique opportunity to attract new talent by offering a strong retirement package. Explore how to use post-employment benefits as a recruitment tool for the new generation Continue Reading »

8:00 am - 12:00 pm

Leadership 301: REAL Action- Advancing Racial Equity in Local Government Deep Dive

As a continuation of the 101 and 201 courses, join us for a deep dive conversation into how to break down barriers and find solutions related to the specific challenges of addressing institutional and structural racism in local government. Cost: Free Level: 301 Credits: 3 Curriculum: Leadership

9:00 am - 12:00 pm

Leadership 101: The Ethical Leader: Rules and Tools

Ethical public leadership is more than simply following the law. This seminar enhances municipal leaders' abilities to assess situations that challenge morals and make ethically defensible choices. Beginning with some fundamental elements of decision making, the seminar draws the audience into active participation to establish the elements of a personal ethical framework and then challenges audience members to apply that Continue Reading »

2:00 pm - 5:00 pm

Community & Economic Development 201: Leveraging Community Assets Through Public Private Partnerships

Governments at all levels are under increasing financial constraints, while simultaneously facing growing demands to meet a wide range of infrastructure and public service needs. As a result, officials are looking for innovative ways to support economic development, municipal building, schools, transportation improvements and water/wastewater systems. Public-Private Partnerships (PPPs) are increasingly being applied to address some of these challenges. Learn Continue Reading »

2:00 pm - 5:00 pm

Leadership 201: The Ethical Leader: Fostering a Culture of Ethics

Build on skills developed in The Ethical Leader: Rules and Tools seminar through an expanded conversation and hands-on training about fostering a culture of ethics and nurturing ethical behavior in others. Trainer: Scott Paine Level: 201 Curriculum: Leadership Credits:3 Cost: \$150 early bld until January 31 | \$160 regular

2:00 pm - 5:00 pm

Management & Public Administration 101: Effective City Council & City Manager Teamwork

Elected officials and the city manager must work as a team to successfully deliver services to citizens. Learn tangible skills for effective teamwork between the city manager and council. Get skills and best practices to facilitate positive and productive meetings, create a healthy work environment, and clearly define roles. Hear insights from seasoned city officials with over 30 years of Continue Reading »

2:00 pm - 5:00 pm

Safety, Health & Human Development 101: Healthy Cities

Mayors and city leaders play a pivotal role in the overall health and well-being of the cities and towns they serve. Across the county, city leaders are taking action to address the underlying factors that influence health and improve the environments where their residents live, work and play. This seminar is designed to build your capacity to work across city Continue Reading »

Monday, March 12, 2018

1:45 pm - 3:15 pm

Advocacy, Communications, & Engagement 101: Understanding Federal Advocacy

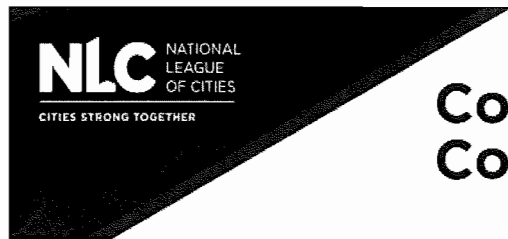
Now that you've scheduled a meeting with your legislator, what do you do? This session will prepare you to start or continue a strong working relationship with your legislators on Capitol Hill and lobby effectively for cities' top legislative priorities. Learn more about legislators, develop your own personalized "elevator speech" on legislative issues, and find out more about NLC's resources Continue Reading »

Tuesday, March 13, 2018

10:30 am - 12:15 pm

Advocacy, Communications & Engagement 201: Dealing with the Media

Learn more about the trends shaping media engagement today and get strategies to tactfully manage media. Discover how to successfully use social media and learn best practices for leaders presented with opportunities for media interviews. Level: 201 Curriculum: Advocacy, Communications, and Engagement Credits: 3 Cost: Free



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Community & Economic Development 201/301: The Urban Plan for Elected Officials

🕒 9:00 am - 5:00 pm

📅 March 10, 2018

🏢 NLC University

Developed by the Urban Land Institute (ULI), Urban Plan is a realistic and engaging simulation in which participants learn about the fundamental forces that affect urban development. You'll get the chance to collaborate with peers as you play an interdisciplinary real estate development team experiencing the challenging issues, private and public-sector roles, complex trade-offs and fundamental economics in play when proposing realistic land use solutions to vexing growth and development challenges. Take part in this engaging session that allows you to work together on competing development teams to analyze and respond to a hypothetical Request for Proposal for the redevelopment of a blighted urban area, then pitch your plan to city council. Walk away with a new understanding of how developers think about these opportunities and challenges in their communities.

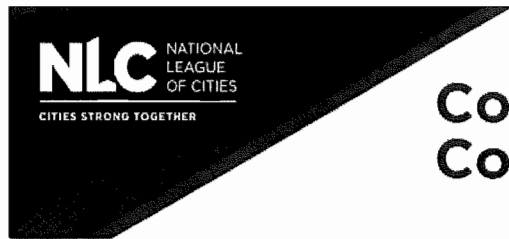
Curriculum: Community and Economic Development

Level: 201/301

Credits: 6

Cost: \$250 early bird until January 31/ \$260 regular

« Back to previous page



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Leadership 301: REAL Action- Advancing Racial Equity in Local Government Deep Dive

🕒 8:00 am - 12:00 pm

📅 March 11, 2018

🏢 NLC University

As a continuation of the 101 and 201 courses, join us for a deep dive conversation into how to break down barriers and find solutions related to the specific challenges of addressing institutional and structural racism in local government.

Cost: Free

Level: 301

Credits: 3

Curriculum: Leadership

« Back to previous page



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Community & Economic Development 201: Leveraging Community Assets Through Public Private Partnerships

🕒 2:00 pm - 5:00 pm

📅 March 11, 2018

🏢 NLC University

Governments at all levels are under increasing financial constraints, while simultaneously facing growing demands to meet a wide range of infrastructure and public service needs. As a result, officials are looking for innovative ways to support economic development, municipal building, schools, transportation improvements and water/wastewater systems. Public-Private Partnerships (PPPs) are increasingly being applied to address some of these challenges. Learn how to focus on the key steps necessary to form a successful partnership and manage the process to assure your desired outcome.

Level: 201

Curriculum: Community and Economic Development

Credits: 3

Cost: \$150 early bird until January 31 | \$160 Regular

« Back to previous page

Lottier, Christine

From: Harris, Bill
Sent: Monday, January 08, 2018 8:43 AM
To: Lottier, Christine
Subject: FW: Your United reservation for Washington, DC, US (IAD - Dulles) is processing

G'morning,
Airfare to DC for NLOC \$ 226.60
I purchased the ticket on Friday

TY

Best Regards,

***Bill Harris
Vice Mayor***

"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.

City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004
954 - 670 - 9985
bharris@daniabeachfl.gov /
www.daniabeachfl.gov

From: Bill Harris [bill@stagedrightevents.com]
Sent: Monday, January 08, 2018 7:03 AM
To: Harris, Bill
Subject: FW: Your United reservation for Washington, DC, US (IAD - Dulles) is processing

From: United Airlines, Inc. [mailto:unitedairlines@united.com]
Sent: Friday, January 5, 2018 4:54 PM
To: Bill Harris <bill@stagedrightevents.com>
Subject: Your United reservation for Washington, DC, US (IAD - Dulles) is processing



Friday, January 05, 2018

Thank you for choosing United



We're processing your reservation and will send you an eTicket Itinerary and Receipt email once completed. This process usually takes less than an hour, but in rare cases it could take longer. If you don't receive an eTicket Itinerary and Receipt email within 24 hours, please call the United Customer Contact Center

Confirmation number:

Fort Lauderdale, FL, US (FLL)
to Washington, DC, US (IAD - Dulles)

ELVV6X

[Manage reservation](#)

[Manage reservation](#)

Purchase summary

1 adult (18-64)	\$184.19
Taxes and fees	\$42.41
Total	\$226.60

Credit card payment: \$226.60 (Visa-**6932)

Trip summary

Fri, Mar 09, 2018

 UA 315

[Nonstop](#)

1:19 pm

Fort Lauderdale, FL, US
(FLL)



3:53 pm

Washington, DC, US (IAD -
Dulles)

Duration: 2h 34m
United Economy (L)
Snacks for Purchase

 Wi-Fi

Tue, Mar 13, 2018

8:15 am

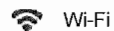
Washington, DC, US (IAD -
Dulles)



10:58 am

Fort Lauderdale, FL, US
(FLL)

Duration: 2h 43m
United Economy (G)
Snacks for Purchase



Wi-Fi

Travelers

William Harris

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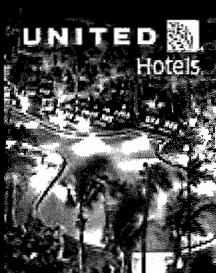


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*Subject to availability



Additional trip planning tools

- Baggage Policies: View current baggage acceptance allowances.
- Passport and Visa Information: International Travel Documentation requirements

Carry-on baggage allowed

United accepts the following items, per customer to be carried on the aircraft at no charge:

- One carry-on bag no more than 45 linear inches or 114 linear centimeters
- One personal item (such as a shoulder or laptop bag)

Due to FAA regulations, operating carriers may have different carry-on requirements. Please check with the operating carrier for more information or go to united.com/baggage.

Checking bags for this itinerary

Checked baggage service charges are collected at any point in the itinerary where bags are checked. The bag service charges below reflect a maximum outside linear dimension of 62 linear inches (157 cm).

First and second baggage service charges per traveler as listed below:

	1 st bag		2 nd bag		Weight per bag
✈ Fri, Mar 09, 2018 Fort Lauderdale, FL, US (FLL) to Washington, DC, US (IAD - Dulles)	\$25 \$0	per traveler	\$25 \$0	per traveler	70 lbs (32 kgs)
✈ Tue, Mar 13, 2018 Washington, DC, US (IAD - Dulles) to Fort Lauderdale, FL, US (FLL)	\$25 \$0	per traveler	\$25 \$0	per traveler	70 lbs (32 kgs)

Baggage check-in must occur with United or United Express, and you must have valid MileagePlus Premier® 1K® membership at time of check-in to qualify for waiver of service charges for up to three checked bags (within specified size and weight limits).

These amounts represent an estimate of the first and second checked baggage service charges that may apply to your itinerary. If your itinerary contains multiple travelers, the service charges may vary by traveler, depending on status or memberships.

First and second bag service charges do not apply to active-duty members of the U.S. military and their accompanying dependents. For additional information regarding baggage charges, allowances, weight/size restrictions, exceptions or embargoes, or charges for overweight, oversized, excess, odd-sized baggage, special items or sporting equipment, visit united.com/baggage.

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Hub



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• Dulles International Airport, Saarinen Circle, L

• 2660 Woodley Road Northwest, Washi

→

Your Options:

UberBLACK	\$121-158	?	^
UberSUV	\$137-177	?	
uberX	\$45-57	?	
uberXL	\$72-93	?	
uberX + Car Seat	\$55-67	?	
SUV + Car Seat	\$145-184	?	v

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*Sample Rider fares are estimates only and do not reflect variations due to discounts, traffic delays or other factors. Flat rates and minimum fares may apply. Actual Rider fares may vary. US Partners: Rates used to calculate partner fares are published at partners.uber.com and require an active partner account to view.



Airport Information

Ronald Reagan Washington National Airport (DCA)

Airport Phone: +1 703-417-8000

Hotel direction: 7 miles NW

This hotel does not provide shuttle service.

- Estimated taxi fare: 30 USD (one way)
- Subway service, fee: 1.7 USD (one way)

Visit DCA airport website

Driving directions

Follow the signs to Washington D.C. (George Washington Parkway). Take I-395 North to Route 1 (Route 1 is the 14th Street Bridge). Merge to the far left lane on the bridge and follow the signs for 14th Street. Take 14th Street for 1 mile. Turn left onto K Street. Continue on K for 5 blocks. Turn right onto Connecticut Ave. Follow Connecticut Ave. for 1 mile. Cross over the William Taft Bridge. Make a left turn at the 3rd light after the bridge onto Woodley Rd. The Hotel entrance is on left.

Washington Dulles International Airport (IAD)

Airport Phone: +1 703-572-2700

Hotel direction: 24 miles E

Parking

On-site parking, fee: 45 USD daily

Valet parking, fee: 50 USD daily

Garage height clearance 5 feet 10 inches

Other Transportation

Car Rentals

At this property:

Enterprise

2660 Woodley Road, NW

Washington, DC 20008

Phone: +1 202-232-4443

Nearby

Hertz

1919 Connecticut Ave Nw

Washington, DC 20009

Bus Station

Union Station

3.5 miles NW from hotel

Subway Station

Woodley Park-Zoo/Adams Morgan (Red line)

0.1 miles SE from hotel

Train Station

Union Station

3.5 miles SE from hotel

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Initial:	3.50 \$
Per kilometer:	1.35 \$
Stand-By/Waiting:	21.50 \$

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Taxi Birmingham
Taxi Brussels
Taxi Capetown
Taxi Cologne
Taxi Delhi

David Bellon

To: Harris, Bill

Subject: Keynote Speaker Update: Register before 1/31 for the best rate!

If this message is not displaying properly, please view the [online version](#).

**Congressional City
Conference**

March 11-14, 2018 | Washington, DC

| CCC.NLG.ORG |

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OF CITIES

Save with the early-bird rate.

Deadline January 31.

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Keynote Speaker Announcement



***Emmy-winning
political journalist
Bob Schieffer***

**Will address delegates
during the opening
general session
Monday, March 12.**

A Jack-of-All-Trades

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The State Department and
Capitol Hill.

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2018 Congressional City Conference – March 11 – 14

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Thousands of municipal leaders will gather in Washington to strategically partner with key federal representatives in bipartisan efforts to invest in city priorities.

- Learn effective advocacy strategies that support all communities
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- Address critical topics impacting municipalities at the federal level

Register now, the best rate ends this month!

[Reasons to Attend](#)

[Justification Letter](#)



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Schedule-at-a-Glance

This is a preliminary schedule of events for the 2018 Congressional City Conference. Dates and times are subject to change.

FRIDAY, MARCH 9, 2018

Registration – Evening

SATURDAY, MARCH 10, 2018

Registration – All Day

NLC University Sessions – All Day (pre-conference seminars)

NLC Board Committee Meeting – Afternoon

NLC Board of Directors Reception – Evening

SUNDAY, MARCH 11, 2018

Registration – All Day

New Member/First Time Welcome Breakfast – Morning

NLC Board of Directors' Meeting – Morning

NLC University Sessions – Morning (pre-conference seminars)

Advisory Council Meeting – Morning

NLC University Shared Wisdom Luncheon – Afternoon

NLC Board & Advisory Council Luncheon – Afternoon

Federal Advocacy Committee Meetings – Afternoon

Networking Events – Evening

MONDAY, MARCH 12, 2018

Registration – All Day

Celebrate Diversity Breakfast – Morning

Opening General Session – Morning

Workshops – Morning

Open Time for Lunch – Afternoon

Workshops – Afternoon

Afternoon General Session – Afternoon

Networking Events – Evening

TUESDAY, MARCH 13, 2018

Democratic Municipal Officials (DMO) Breakfast – Morning

Registration – All Day

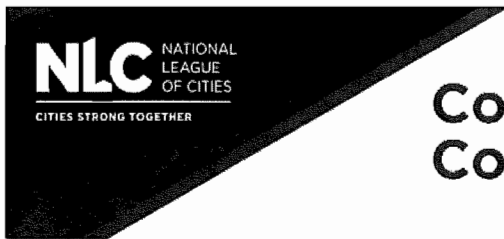
Workshops – Morning

Delegates General Session/Luncheon – Afternoon

Capitol Steps Performance – Evening

WEDNESDAY, MARCH 14, 2018

NLC Advocacy Day on Capitol Hill – All Day



Congressional City Conference

MARCH 11-14, 2018 WASHINGTON, DC

Why Attend

Americans trust you to represent their interests.

Be the leader they need.

BE PREPARED

Know the issues and how to effectively speak up for America's cities.

The National League of Cities strategically and effectively positions local government priorities to key representatives in Congress. At the Congressional City Conference, delegates will get specialized training for productive meetings with federal representatives.

BE POWERFUL

Grow a larger network to expand your leadership capacity.

NLC represents the nation's 19,000 municipalities, offering local leaders access to collaborate with peers nationwide. Conference delegates will learn more about the emerging trends affecting local government, how to continue innovation, and go deeper on the issues with legal experts and industry thought-leaders.

BE STRATEGIC

Partner with federal agencies to improve your community's livability score.

Get tips that will improve public services for your constituents. During the conference, local leaders will meet with the right federal partners to fund and implement services that will further support and protect your community.

BE AN ADVOCATE

Shape the National Municipal Policy to guide NLC's federal advocacy efforts.

There's strength in numbers! Participate in one of NLC's seven federal advocacy committee meetings to learn about the top federal issues impacting cities and how you can continue to advance NLC's advocacy priorities year-round.

Register now for the best price. The early-bird rate ends on January 31.



*** Please do not reply to this e-mail. It was sent from an automated system. ***

Thank you for registering for the 2018 Congressional City Conference. We look forward to seeing you in Washington, DC.

Remember that <http://ccc.nlc.org> is your online resource for the conference. Please check back for updated information on sessions, speakers and special events.

This is your official confirmation for conference payment as well as your hotel reservation. Please print this reference and retain it for your records. Changes and additions to can be made by clicking the link below.

[Click here to access your registration](#)

Profile

Confirmation ID: 3291
Bill Harris
City of Dania Beach
100 W Dania Beach Blvd
Dania, FL 33004-3643



Scan this barcode at any self-service registration counter in DC to print your badge. Valid photo ID will be required.

Registration Details

Bill Harris

Registration Type: NLC Member, Early Bird-through January 31, 2018

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE CHANGE ORDER NO. 5 IN THE AMOUNT OF NINETEEN THOUSAND FIFTY SEVEN DOLLARS AND FIFTY CENTS (\$19,057.50) TO MBR CONSTRUCTION INC. FOR THE DANIA BEACH OCEAN PARK REVITALIZATION-PHASE I CONSTRUCTION PROJECT; 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- MBR Change Order No.5



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: January 23, 2018

RE: Dania Beach Ocean Park Revitalization Phase I - Change Order No. 5

Background

In November 2015, the City Commission passed Resolution#2015-137 that awarded the Dania Beach Ocean Park Revitalization Phase I Project in the amount of \$1,459,835.00. At various stages of the project, unforeseen minor design modifications related to various site conditions were encountered that have resulted in change order requests.

Public Services has previously requested the City Commission to approve two gates for the south section of the beach so staff could close off the crossovers in the event of a major erosion, which was proven to be very successful. Therefore, Public Services is now requesting to place three (3) additional gates for the remainder of the crossovers which are located on the north side of the beach. This project will include stair extensions for each of the three (3) crossovers as well.

Public Services is requesting City Commission approval of Change Order No. 5 in the amount of \$19,057.50, bringing the total contract to be paid to MBR Construction, Inc. to \$1,583,007.25. Funding is available in the Capital Projects Fund Beach Revitalization Project Account No. 301-72-59-572-62-10.

Recommendation

Staff requests City Commission approval for Change Order No. 5 in an amount not to exceed Nineteen Thousand Fifty-Seven Dollars and Fifty Cents (\$19,057.50) to MBR Construction, Inc. for additional improvements to the dune crossovers.

RESOLUTION NO. 2018-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE CHANGE ORDER NO. 5 IN THE AMOUNT OF NINETEEN THOUSAND FIFTY SEVEN DOLLARS AND FIFTY CENTS (\$19,057.50) TO MBR CONSTRUCTION INC. FOR THE DANIA BEACH OCEAN PARK REVITALIZATION-PHASE I CONSTRUCTION PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Ocean Park Revitalization Project - Phase I was designated for renovations for construction and design of the beach; and

WHEREAS, the City Commission awarded a bid to MBR Construction, Inc. for One Million Four Hundred Fifty Nine Thousand Eight Hundred Thirty Five Dollars (\$1,459,835.00) on November 10, 2015, by Resolution 2015-137; and

WHEREAS, the City Commission approved Change Order Number One (1) in the amount of Sixty Six Thousand One Hundred Seven Dollars and Fifty Cents (\$66,107.50) on June 28, 2016, by Resolution 2016-087; and

WHEREAS, on February 28, 2017 change orders Number Two (2) and Number Three (3) were approved by the City Manager in the total amount of Twenty Four Thousand Seven Hundred Twenty Four Dollars and Seventy Five Cents (\$24,724.75) for additional work related to a pump system and beach crossovers; and

WHEREAS, On June 27, 2017, Change Order Number Four (4) was approved in the amount of Thirteen Thousand Two Hundred Eighty Two Dollars and Fifty Cents (\$13,282.50) for the installation of (1) bollard at Quarterdeck, stair extensions, steps and IPE gates for crossovers #4 and #5 to bring the total contract with MBR Construction, Inc. to One Million Five Hundred Sixty Three Thousand Nine Hundred Forty Nine Dollars and Seventy Five Cents (\$1,563,949.75); and

WHEREAS, Change Order Number Five (5) in the amount of Nineteen Thousand Fifty Seven Dollars and Fifty Cents (\$19,057.50) is requested to be paid to MBR Construction, Inc. to include the cost of installing (3) IPE gates and three (3) stair extensions to be placed at the end of each beachside landing at stair crossovers Numbers one (1), two (2) and three (3), a copy of which change order is attached as Exhibit "A" and is made a part of and is incorporated into this Resolution, bringing the total contract amount to be paid to MBR Construction, Inc. to One

Million Five Thousand Eighty Three Thousand Seven Dollars and Twenty Five Cents (\$1,583,007.25); and

WHEREAS, Change Order Number Five (5) requires approval by the City Commission as net change orders allowed by the City Manager are limited to \$25,000.00; and require funding approval;

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 and incorporated into this Resolution by this reference.

Section 2. That the City Commission approves Change Order Number Five (5) to the Dania Beach Park Revitalization Phase I with MBR Construction Inc., in the amount of Nineteen Thousand Fifty Seven Dollars and Fifty Cents (\$19,057.50), a copy of which is attached as Exhibit “A”, and authorizes and directs the City Manager is authorized to execute it.

Section 3. That funding appropriations for this project are available through the Capital Projects fund Beach Revitalization Project Phase I Account No. 301-72-59-572-62-10.

Section 4. That all resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are repealed to the extent of such conflict.

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

PASSED AND ADOPTED on January 23, 2018.
ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



1020 NW 51st Street
Fort Lauderdale, FL 33309
PH (954) 486-8404 / FAX (954) 486-9579

December 1, 2017

CITY OF DANIA BEACH
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

PO #: **2016-00000197**
Project: Dania Beach Ocean Park Revitalization - Phase I
100 N. Beach Road, Dania Beach, FL 33004

CHANGE ORDER No.5

This change order proposal request (COPR) is submitted requesting a change order to the contract.

Detailed basis/scope for CO #5:

- | | |
|---|--------------|
| 1. Stair extension at crossover #1: add additional steps at beachside, to include IPE Stain | \$ 1,500.00 |
| 2. Stair extension at crossover #2: add additional steps at beachside, to include IPE Stain | \$ 1,500.00 |
| 3. Stair extension at crossover #3: add additional steps at beachside, to include IPE Stain | \$ 1,500.00 |
| 4. 3 IPE gates as requested by City at the end of beach side landing
at stair crossover #1, #2 & #3. | \$ 12,000.00 |

Subtotal:	\$ 16,500.00
10% OH:	\$1,650.00
5% Profit:	\$907.50
TOTAL CO #5:	\$19,057.50

Owner



MBR Construction, Inc.

Date



Date

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, AUTHORIZING THE CITY MANAGER TO PURCHASE FIVE (5) FORD F 250 FOR THE PUBLIC SERVICES DEPARTMENT, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND ONE HUNDRED ELEVEN DOLLARS (\$150,111.00) FROM COGGIN FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA17-VEL-25.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo- 2018/Coggins Vehicle Purchases, Resolution, Exhibit A-FSA Contract No. FSA17-VEL-25, coggin QUOTE 501, Copy of QUOTE 503 coggin SB, QUOTE 506, coggin ford QUOTE 503 (1), QUOTE 619, coggin ford QUOTE 503, QUOTE 622



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, Deputy Director/City Engineer

DATE: January 23, 2018

RE: Approval of a Resolution to Allow Purchase of Vehicles from Coggin Ford under the Florida Sheriffs' Association Contract No. FSA17-VEL25.0

Introduction and Background

The City has an aging fleet of service vehicles. The approved FY 2017-2018 budget included purchase of multiple vehicles. This resolution is to allow the purchase of five vehicles from Coggin Ford under the Florida Sheriffs' Association Contract No. FSA17-VEL25.0. The vehicles considered for purchase are as follows:

Vehicle No.	Vehicle type	VIN/Serial Number/ (comments)	Funding source	Procurement Cost	Vehicle type
501	2001 F250	1FTNF20F31EB78221 (for disposal)	403-38-01-538-64-20 Stormwater Fund	\$29,963.00	Ford F250
503	1999 F250	1FDNF20F4XEA98088 (for retention)	001-39-02-539-64-20 Construction/Maint.	\$28,519.00	Ford F250
506	2002 F250	1FTNF20F92EC79619 (for disposal)	401-33-02-533-64-20 Water Utilities	\$30,833.00	Ford F250
619	1999 F250	1FTNF20F2XEE74209 (for disposal)	401-33-02-533-64-20 Water Utilities	\$30,833.00	Ford F250
622	2002 F250	1FTNF20F72EC79618 (for retention)	001-39-06-541-64-20 Streets Maint.	\$29,963.00	Ford F250
Total: \$150,111.00					

The original approved budget provided for the purchase of two (2) Cargo Vans, three (3) F-150. After further evaluation Public Services has decided to purchase five (5) F-250. This has no budgetary affect as there are sufficient funds within the approved budget allocation approved by the Commission.

The Public Services Director is requesting to maintain some of the existing vehicle as backup vehicles. The Public Services Director will be performing a comprehensive review of the entire City fleet for the upcoming FY 2018-2019 budget. At that time a list of surplus vehicles will be provided in conjunction with any new vehicle purchase requests for FY 2019.

Recommendation

Staff recommends that the City Commission approves the purchase of five Ford-250's from Coggin Ford by utilizing the Florida Sheriffs' Contract FSA17-VEL25.0, and direct the City Manager to execute all necessary contracts.

RESOLUTION NO. 2018-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE FIVE (5) FORD F 250 FOR THE PUBLIC SERVICES DEPARTMENT, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND ONE HUNDRED ELEVEN DOLLARS (\$150,111.00) FROM COGGIN FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA17-VEL-25.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if he is authorized to do so in advance by a resolution adopted by the City Commission and if such purchases are made pursuant to a competitive bid obtained within the last eighteen (18) months by other government agencies such as the Federal Government, State of Florida or a Florida municipality or county; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold or limitation at \$25,000.00; and

WHEREAS, the Director of the Public Services Department has determined that such vehicles can be purchased at the least cost to the City from Coggin Ford by utilizing the pricing under the Florida Sheriff's Association (FSA) Contract No. FSA17-VEL-25, attached as Exhibit "A," a copy of which is made apart of and is incorporated into this Resolution by this reference;

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 and incorporated into this Resolution by this reference.

Section 2. That the City Manager is authorized to purchase five (5) units by utilizing the pricing under the Florida Sheriffs' Association (FSA) Contract No. FSA17-VEL-25 valid through September 2018.

Section 3. That funding for this purchase is available and appropriated in the FY 2017-2018 budget from the following:

Vehicle No.	Vehicle type	VIN/Serial Number/ (comments)	Funding source	Procurement Cost	Vehicle type
501	2001 F250	1FTNF20F31EB78221	403-38-01-538-64-20 Stormwater Fund	\$29,963.00	Ford F250
503	1999 F250	1FDNF20F4XEA98088	001-39-02-539-64-20 Construction/Maint.	\$28,519.00	Ford F250
506	2002 F250	1FTNF20F92EC79619	401-33-02-533-64-20 Water Utilities	\$30,833.00	Ford F250
619	1999 F250	1FTNF20F2XEE74209	401-33-02-533-64-20 Water Utilities	\$30,833.00	Ford F250
622	2002 F250	1FTNF20F72EC79618	001-39-06-541-64-20 Streets Maint.	\$29,963.00	Ford F250

Section 4. That the City Manager is authorized to purchase five (5) vehicles from Coggin Ford as stipulated above, and the City Commission authorizes the proper City officials to execute such documents as are necessary for the purchase of such vehicles.

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 become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on January 23, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



FLORIDA SHERIFFS ASSOCIATION & FLORIDA ASSOCIATION OF COUNTIES

Name of Dealership	Type of Vehicle	Zone	Base Unit Price
<u>3/4 TON PICKUP TRUCK - 4X2 (Specification #52)</u>			
Alan Jay Chevrolet Buick GMC Cadillac	2018 Chevrolet Silverado 2500 HD (CC25903)	Western	\$23,367.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 Chevrolet Silverado 2500 HD (CC25903)	Western	\$23,837.00
Alan Jay Chevrolet Buick GMC Cadillac	2018 Chevrolet Silverado 2500 HD (CC25903)	Northern	\$23,067.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 Chevrolet Silverado 2500 HD (CC25903)	Northern	\$23,637.00
Alan Jay Chevrolet Buick GMC Cadillac	2018 Chevrolet Silverado 2500 HD (CC25903)	Central	\$23,067.00
ALT - Auto Nation Chevrolet Pembroke Pines	2018 Chevrolet Silverado 2500 HD (CC25903)	Central	\$23,536.00
Auto Nation Chevrolet Pembroke Pines	2018 Chevrolet Silverado 2500 HD (CC25903)	Southern	\$23,336.00
ALT - Alan Jay Chevrolet Buick GMC Cadillac	2018 Chevrolet Silverado 2500 HD (CC25903)	Southern	\$23,367.00
Duval Ford	2018 Ford F-250 SD (F2A)	★ Western	\$20,511.00
ALT - Coggin Ford	2018 Ford F-250 SD (F2A)	Western	\$21,133.00
Duval Ford	2018 Ford F-250 SD (F2A)	★ Northern	\$20,511.00
ALT - Coggin Ford	2018 Ford F-250 SD (F2A)	Northern	\$20,978.00
Duval Ford	2018 Ford F-250 SD (F2A)	★ Central	\$20,661.00
ALT - Coggin Ford	2018 Ford F-250 SD (F2A)	Central	\$20,970.00
Coggin Ford	2018 Ford F-250 SD (F2A)	★ Southern	\$20,925.00
ALT - Duval Ford	2018 Ford F-250 SD (F2A)	Southern	\$21,045.00
Alan Jay Chevrolet Buick GMC Cadillac	2018 GMC Sierra 2500 HD (TC25903)	Western	\$23,472.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 GMC Sierra 2500 HD (TC25903)	Western	\$23,863.00
Alan Jay Chevrolet Buick GMC Cadillac	2018 GMC Sierra 2500 HD (TC25903)	Northern	\$23,332.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 GMC Sierra 2500 HD (TC25903)	Northern	\$23,663.00
Alan Jay Chevrolet Buick GMC Cadillac	2018 GMC Sierra 2500 HD (TC25903)	Central	\$23,332.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 GMC Sierra 2500 HD (TC25903)	Central	\$23,763.00

Alan Jay Chevrolet Buick GMC Cadillac	2018 GMC Sierra 2500 HD (TC25903)	Southern	\$23,472.00
ALT - Garber Chevrolet Buick GMC Inc.	2018 GMC Sierra 2500 HD (TC25903)	Southern	\$23,813.00
Terry Taylor's DeLand Nissan, Inc	2018 Nissan Titan XD (54118)	Western	\$23,092.00
	2018 Nissan Titan XD (54118)	Western	-- NB --
Terry Taylor's DeLand Nissan, Inc	2018 Nissan Titan XD (54118)	Northern	\$22,962.00
	2018 Nissan Titan XD (54118)	Northern	-- NB --
Terry Taylor's DeLand Nissan, Inc	2018 Nissan Titan XD (54118)	Central	\$22,982.00
	2018 Nissan Titan XD (54118)	Central	-- NB --
Terry Taylor's DeLand Nissan, Inc	2018 Nissan Titan XD (54118)	Southern	\$23,012.00
	2018 Nissan Titan XD (54118)	Southern	-- NB --
Garber Chrysler Dodge Jeep Inc.	2018 Ram 2500 (DJ2L62)	Western	\$21,292.00
ALT - AutoNation CDJR Pembroke Pines	2018 Ram 2500 (DJ2L62)	Western	\$21,387.00
Garber Chrysler Dodge Jeep Inc.	2018 Ram 2500 (DJ2L62)	Northern	\$21,092.00
ALT - AutoNation CDJR Pembroke Pines	2018 Ram 2500 (DJ2L62)	Northern	\$21,287.00
Garber Chrysler Dodge Jeep Inc.	2018 Ram 2500 (DJ2L62)	Central	\$21,192.00
ALT - AutoNation CDJR Pembroke Pines	2018 Ram 2500 (DJ2L62)	Central	\$21,347.00
Garber Chrysler Dodge Jeep Inc.	2018 Ram 2500 (DJ2L62)	Southern	\$21,242.00
ALT - AutoNation CDJR Pembroke Pines	2018 Ram 2500 (DJ2L62)	Southern	\$21,422.00



FLORIDA SHERIFFS ASSOCIATION & FLORIDA ASSOCIATION OF COUNTIES

3/4 TON PICKUP TRUCK - 4X2 SPECIFICATION #52

2018 Chevrolet Silverado 2500 HD (CC25903)
2018 Ford F-250 SD (F2A)
2018 GMC Sierra 2500 HD (TC25903)
2018 Nissan Titan XD (54118)
2018 Ram 2500 (DJ2L62)

THE FOLLOWING ITEMS WILL BE FACTORY INSTALLED ON THE BASE VEHICLE TO MEET THE MODEL NUMBER AND BUILD CODES OF THE VEHICLE LISTED. PLEASE REFER TO THE EMERGENCY VEHICLE LIGHTING AND SIRENS SECTION WITHIN THIS CONTRACT FOR DESCRIPTIONS, SPECIFICATIONS AND AWARDED VENDOR PRICING.

1. **ENGINE:**

- a. Manufacturer's standard V8 gasoline engine, alternator, battery and cooling package.

2. **TRANSMISSION/AXLES:**

- a. Manufacturer's standard automatic transmission.
- b. Manufacturer's standard drive axle ratio for engine and transmission combination.

3. **PERFORMANCE ITEMS:**

- a. Manufacturer's standard power steering.
- b. Manufacturer's standard gauges.

4. **COMFORT ITEMS:**

- a. Manufacturer's standard air conditioning with 134A system.
- b. Manufacturer's standard tinted glass all around.
- c. Manufacturer's standard AM/FM stereo.
- d. Heavy duty rubber floor covering instead of carpet.
- e. Manufacturer's standard production seats. Purchaser will select color at time of order.
- f. Keys: two (2) per vehicle, single key locking system, (each vehicle keyed differently).

5. **SAFETY ITEMS:**

- a. Dual outside mirrors and inside rearview mirror.
- b. Interior dome lights with left and right door activated switches.
- c. Manufacturer's standard air bags.

6. **BRAKES:**

- a. Four wheel anti-lock brake ABS system.

7. **TIRES AND WHEELS:**

- a. Manufacturer's standard tires and wheels.
- b. Conventional spare tire mounted underbody.

8. CHASSIS, FRAME, CAB:

- a. Manufacturer's standard colors, factory painted. Colors to be determined by individual agencies.
- b. Manufacturer's standard fuel tank.
- c. Manufacturer's standard front and rear bumpers.
- d. Fleetside long bed.

DISCLOSURE: THE FLORIDA SHERIFFS ASSOCIATION WORKING IN CONJUNCTION WITH MANUFACTURERS, VENDORS AND DISTRIBUTORS OF VEHICLES/EQUIPMENT DOES THEIR BEST TO ENSURE MODEL NAMES, NUMBERS AND CODES REPRESENT THE LATEST INFORMATION AVAILABLE AT THE TIME THE BID DOCUMENTS ARE PREPARED. IT IS RECOMMENDED THAT YOU CONFIRM THIS INFORMATION WITH THE AWARDED VENDOR REPRESENTATIVE AT THE TIME YOU ARE REQUESTING A CONFIRMING QUOTE.



FLORIDA SHERIFFS ASSOCIATION & FLORIDA ASSOCIATION OF COUNTIES

3/4 TON PICKUP TRUCK - 4X2 SPECIFICATION #52

2018 Ford F-250 SD (F2A)

The Ford F-250 SD (F2A) purchased through this contract comes with all the standard equipment as specified by the manufacturer for this model and FSA's base vehicle specification(s) requirements which are included and made a part of this contract's vehicle base price as awarded by specification by zone.

ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

While the Florida Sheriffs Association and Florida Association of Counties have attempted to identify and include those equipment items most often requested by participating agencies for full size vehicles, we realize equipment needs and preferences are going to vary from agency to agency. In an effort to incorporate flexibility into our program, we have created specific add/delete options which allow the purchaser to tailor the vehicle to their particular wants or needs.

The following equipment delete and add options and their related cost are provided here to assist you in approximating the total cost of the type vehicle(s) you wish to order through this program. Simply deduct the cost of any of the following equipment items you wish deleted from the base unit cost and/or add the cost of any equipment items you wish added to the base unit cost to determine the approximate cost of the type vehicle(s) you wish to order.

NOTE: An official listing of all add/delete options and their prices should be obtained from the appropriate dealer in your zone when preparing your order. Additional add/delete options other than those listed here may be available through the dealers, however, those listed here must be honored by the dealers in your zone at the stated prices.

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

Order Code	Delete Options	Western & Northern & Central	Southern
58y ¹ 58Y ²	AM/FM stereo radio	NC ¹	\$20.00 ²
M57 ¹ 572 ²	Air conditioning	\$300.00 ¹	\$300.00 ²
66D ¹ 66D ²	Cargo box and rear bumper <i>PICKUP BOX DELETE (66D) (Included with Body Options) Optional XL and XLT Pickups, Incomplete vehicle package – req. further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements). Not available with: 20" Wheels and Tires, FX4 Off-Road Package (17X) Deletes: Pickup Box and Tie-down hooks, Tailgate, Rear bumper, Spare wheel, tire, carrier and jack, 7/4 Pin Connector, Center High mounted Stop Lamp (CHMSL) (59H) (only on vehicles over 10,000 lbs. Gross Vehicle Weight Rating) Options Available: Center High-mounted Stop Lamp¹</i>	\$100.00 ¹	\$100.00 ²
51X ¹ 51X ²	Full size spare tire and rim	\$50.00 ¹	\$60.00 ²

Order Code	Add Options	Western & Northern & Central	Southern
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Options are to be discounted below Manufacturer's Standard Retail Pricing (MSRP) or manufacturers published list price for any factory add options. Purchasers are encourage to negotiate pricing for options. Additional discounts for each add option shall be decided by the Vendor. Please refer to the Contract Terms and Conditions, Section 2.14 Option Pricing.

99T ¹ 99T ²	Engine upgrade - specify 6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20/TorqShift® Six-Speed Automatic w/SelectShift® Automatic (6R140) ¹ <i>Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 valve OHV. Includes manual push-button engine-exhaust braking and intelligent oil-life monitor. Includes: GVWR: 10,000 lb Payload Package -3.31 Axle Ratio -175 Amp Heavy Duty Alternator -Dual 78-AH 750 CCA Batteries -29 Gallon Fuel Tank²</i>	\$8,794.00 ¹	\$8,994.00 ²
98R ¹ 98R ²	Engine upgrade - specify <i>Operator Commanded Regeneration with Active regeneration Inhibit (req. 99T). The DPF requires periodic maintenance, called regeneration, for proper diesel emissions control. The vehicle will automatically initiate this maintenance process with a Passive or Active Regeneration depending on the operational use and how much it is driven at speeds above 30 mph. The vehicle may be equipped with Operator Commanded Regeneration (OCR) designed for applications where the vehicle is rarely, if ever, driven above 15–20 mph.¹ Operator Commanded Regeneration (OCR)²</i>	\$249.00 ¹	\$249.00 ²
98F ¹ 98R ²	Bi-fuel model - specify <i>CNG/Propane GASEOUS ENGINE PREP Requires: 6.2L Gas Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG</i>	\$314.00 ¹	\$314.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

	<i>or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance.¹</i>		
98F ¹ 98F ²	CNG model - specify <i>Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance¹</i> <i>Includes hardened engine intake valves, valve seats and bi-fuel manifold. NOTE: This package does not include CNG fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. Ford Motor Company does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel.²</i>	\$314.00 ¹	\$314.00 ²
CNG ¹ 98F/CNG ²	CNG conversion (discuss with dealer) <i>* REQUIRES 6.2L V8 Engine, AND 98F; includes freight transfer * SULEV Systems, OBD - II Compliant CARB & EPA Certified, Dedicated and Bi-Fuel Systems Available , In-Bed and Underbody Packages Available, Standard CNG Systems 24 GGE¹</i> <i>INCLUDES LPG CONVERSION²</i>	\$14,495.00 ¹	\$13,400.00 ²
LPG ¹ 98F/LPG ²	LPG conversion (discuss with dealer) <i>Roush clean tech Under Bed Tank 21 gal gge. Includes additional transportation. Must add 98F & 31p-D9E Ford Ship through at \$132¹</i> <i>INCLUDES LPG CONVERSION²</i>	\$14,495.00 ¹	\$9,470.00 ²
86M ¹ 86M ²	Battery, auxiliary HD <i>Dual Batteries (78 Amp.) on 6.2L Gas. FOR optional battery mounted in service body compartment use \$596 which includes proper battery cabling and battery box.¹</i>	\$209.00 ¹	\$209.00 ²
	Increase to 9,200 lbs. GVWR <i>10000#¹</i>	Std ¹	Std
52B ¹ 52B ²	Electric brake controller <i>Trailer Brake Controller (TBC) (Verified to be compatible w/select Electric over hydraulic brakes; 7 & 4-way combo trailer tow socket and bracket deleted w/66D Pickup Box Delete; Std. on DRW; includes Smart Trailer Tow Connector) Included in model upgrade package XLT¹</i> <i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.²</i>	\$269.00 ¹	\$269.00 ²
	Traction control <i>AdvanceTrac® with RSC® (Roll Stability Control™)¹</i>	Std ¹	Std
X3E ¹ X3E ²	Limited slip differential <i>Electronic Locking Differential 3.73. With Diesel Engine use (x3h)3.31 Ratio at \$389¹</i> <i>Electronic-Locking w/3.73 Axle Ratio²</i>	\$389.00 ¹	\$389.00 ²
F2A.603A ¹ 603A ²	Manufacturer's model upgrade package (specify pkg. bid) <i>All XL content, plus: BoxLink (includes four (4) premium locking cleats) Bumper – front & rear, chrome, Grille two bar, bright chrome Wheels, 4.2" LCD Productivity Screen in Cluster, Floor covering – color-coordinated, full carpet, Floor mats carpet, Power Equipment, power tailgate lock* Front, high-series cloth 40/20/40 split bench under-seat storage, w/center armrest, cupholder and storage driver and passenger w/covered mirrors* Windows – rear, fixed privacy glass* Mirrors – manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals, Rear View Camera, Remote keyless entry and Perimeter, anti-theft alarm, Cruise control (steering wheel-mounted), SYNC, 4.2" LCD Center screen, AppLink, USB port *AM/FM Single-CD/MP3 SiriusXM®, Trailer Brake Controller (incl. Smart Trailer Tow Connector)¹</i> <i>XLT Trim Level Code 603A Includes: 18" Sparkle Silver Painted Cast Aluminum Wheels, bright hub</i>	\$4,400.00 ¹	\$4,400.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

	covers/center ornaments, Cloth 40/20/40 Split Bench Seat, locking center under-seat storage, center armrest, cupholder, storage, 4-way adjustable driver/passenger headrests and driver's side manual lumbar, AM/FM Stereo/Single-CD/MP3 Player, SiriusXM Radio ²		
LS ¹ LS ²	Seat trim upgrade - specify Vinyl 40/Mini-Console/40 (Regular Cab only), manual lumbar (driver's side only) ¹ 40/CONSOLE/40 ²	\$354.00 ¹	\$354.00 ²
90L ¹ 90L ²	Power windows/door locks Available on XL; standard on XLT. Not available with: Air conditioning delete (M57-572) Includes: Accessory delay Manual-telescoping, manual-folding trailer tow mirrors with power/heated glass, heated convex spotter mirrors, integrated clearance lamps/turn signals (XL and XLT only) MyKey Perimeter alarm Power front windows with one-touch-up/-down, Power locks, Remote Keyless SecuriLock PATS. Deletes: Passenger-side lock cylinder. ¹ Power Equipment Group Includes upgraded door trim panel, Accessory Delay, Trailer Tow Mirrors w/Power Heated Glass manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Perimeter Alarm, Power Locks, Power Tailgate Lock, Power Front Seat Windows & Remote Keyless Entry ²	\$914.00 ¹	\$914.00 ²
52S ¹ 52S ²	Speed control/tilt steering wheel Tilt wheel is Standard. Speed control included with model upgrade package and 96v/ OR 17s ¹	\$234.00 ¹	\$234.00 ²
4S ¹ 4S ²	Bucket seats in lieu of bench seat Cloth 40/Mini-Console/40, manual lumbar (driver's side only) ¹	\$514.00 ¹	\$514.00 ²
AS ¹ AS ²	40/20/40 seat in vinyl HD Vinyl 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only) ¹	Std ¹	Std ²
1S ¹ 1S ²	40/20/40 seat in cloth Cloth 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only). With upgrade package (3S) Included: Cloth 40/20/40 split bench, 20% locking center under-seat storage, w/center armrest, cupholder and storage, four-way adjustable driver/passenger headrests, manual lumbar (driver's side only) ¹	\$99.00 ¹	\$99.00 ²
16F ¹ 16F ²	Carpet in lieu of rubber floor covering Floor Covering, color-coordinated full carpet with floor mats (reqs. STX Appearance Pkg. Add \$1689: STX APPEARANCE PACKAGE (17S) Availability: Optional on XL Not available with: XL Value Package (96V) Includes: AM/FM Stereo Single-CD/MP3 player (speakers; four (4) with Regular Cab, six (6) with SuperCab and Crew Cab Bright Chrome Grille, Bright Hub Covers (SRW only), Chrome Front and Rear Step Bumpers, Cruise Control (steering wheel-mounted), STX Fender Vent Badge, 18" Sparkle Silver Painted Cast Aluminum Wheels (648) (F-250/F-350 SRW) 16S Floor mats ¹	\$59.00 ¹	\$59.00 ²
16S ¹ 16S ²	Floor mats All Weather Mats, requires upgrade package. Carpet mats included in upgrade packages. For Weathertech floor liners use \$229 ¹	\$89.00 ¹	\$89.00 ²
TINT ¹ TINT ²	Deep tinted glass (924) Rear privacy glass included with model upgrade and (435) option. Option is for dealer installed privacy tint. ¹	\$265.00 ¹	\$210.00 ²
	Sliding rear window	NA	NA
58S ¹ 58S ²	AM/FM radio with single CD AM/FM Stereo Single-CD/MP3 Player (includes aux audio input jack) (speakers; four (4) with Regular Cab ¹	\$274.00 ¹	\$274.00 ²
	On-Star	NA	NA
39S ¹ 39S ²	Satellite radio Req. 91M SYNC® at \$364 (add CD Radio 58S for \$274 as required by sync) Included in XLT model vehicle. ¹ SiriusXM Traffic and Travel Link includes a 5-year prepaid subscription. ²	\$184.00 ¹	\$184.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00
3K ¹ 3K ²	Additional Key(s) or Key Fob(s) when applicable <i>Extra ignition/ door Key per vehicle by Key Code. Additional Remote available where applicable for an additional \$200. Use \$340 when ordering extra key and 90L or XLT model ¹</i> <i>THIRD KEY PRICING IS FOR 1 KEY WITH NO PROGRAMMING. PLEASE CALL DEALER FOR KEY PRICING FOR PROGRAMABLE KEYS. \$275 FOR KEY FOBS. ²</i>			\$140.00 ¹ \$100.00 ²
	Side air bags		Std	Std
18B ¹ 18B ²	Cab steps <i>Black Platform Running Boards. ¹</i>		\$319.00 ¹	\$319.00 ²
LSL ¹ L/SPOT ²	Left-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649 ¹</i>		\$495.00 ¹	\$495.00 ²
2SL ¹ D/SPOT ²	Left & right-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649 ¹</i>		\$796.00 ¹	\$870.00 ²
VV ¹ R/V-S ²	Vent visors - stick-on style		\$175.00 ¹	\$149.00 ²
RS ¹ R/V-F ²	Rainshields - flange style		\$175.00 ¹	\$169.00 ²
BS ¹ BUGS ²	Bug shield		\$175.00 ¹	\$200.00 ²
	Trailer tow mirrors <i>Manual Tow mirrors std. (54k) Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals) included wth 90L ¹</i>		Std ¹	Std
WGG ¹ WGG ²	Wrap-around grille guard <i>Full Wrap around Grill Guard, Sterling or Warn brand. Includes winch plate. Requires 67h HD service suspension package at \$124: Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). ¹</i> <i>ADD \$375.00 FOR WINCH MOUNT PLATE ²</i>		\$1,296.00 ¹	\$1,295.00 ²
62X ¹ 62X ²	Heavy duty aluminum tool box <i>Factory toolbox requires upgrade package XLT. NA with XL Base Vehicle. Aluminum toolbox, Single Lid locking; Delta, American, or Equal is available on all series; dealer installed \$465 ¹</i> <i>FACTORY TOOLBOX REQUIRES UPGRADE PACKAGE XLT. N/A with XL BASE VEHICLE. ALUMINUM TOOLBOX, SINGLE LID LOCKING; DELTA, AMERICAN, OR EQUAL IS AVAILABLE IN ALL SERIES ~//~ ATB = HD Aluminum Diamond Plate Low Pro Tool Box 18" Depth. use \$489 ~//~ 85 Gallon Fuel n Tool Combo with L-shaped fuel tank, tool box, 13GPM fuel transfer pump, hose, nozzle & GPI inline digital flow meter = \$1946 ~//~ Saddle Box w/single lid & Two (2) bed rail mounted side tool boxes \$1,269. Call for options on sizes, depth or other ideas. ²</i>		\$529.00 ¹	\$529.00 ²
85L ¹ 85L ²	Bedliner <i>Plastic Drop in liner ¹</i> <i>DROP IN BED LINER ²</i>		\$349.00 ¹	\$349.00 ²
85S ¹ 85S ²	Spray-on bedliner for pick-up truck (Rhino, Line-X or approved equivalent) <i>For Linex Brand HD Bed liner, use \$575, Code LINX ¹</i> <i>Factory ~//~ Dealer installed Spray in bed liner \$560 ²</i>		\$494.00 ¹	\$494.00 ²
TBM ¹ TBM ²	All terrain tread tires <i>LT245/75R17E BSW A/T ¹</i>		\$164.00 ¹	\$164.00 ²
N2 ¹	Nitrogen filled tires including spare tire		\$245.00 ¹	NA

VEHICLE:	F-250 SD (F2A)				
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford	
ZONE:	★ Western	★ Northern	★ Central	★ Southern	
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00	
SPACEKAP ¹ S/CAP ²	Steel truck cap SpaceKap - 8' Compak (Transferable Service Body). Body can be placed in any 8' truck bed. Easily transferable. Also available for 6' truck bed. Add Contractor Bin Pkg for \$1,435. Add Service Pkg for \$2,885. ¹ Leer or Equal Aluminum Commercial Topper (WHITE), 23" High, Front Window, Full Side Doors with Driver & Passenger Side Tool Boxes including (1) Vertical & One (1) Horizontal Divider, Rear lift Up Door w/Window, ~~~~ Fiberglass Commercial Topper Painted to Match add \$420 ~~~~ Double Swing Rear Doors w/vert. glass add \$388SpaceKap or comparable - 6' (Transferable Body). Body can be placed in any 8' truck bed. Easily transferable. Also available for 8' truck bed ~~~~ Add Contractor Bin Pkg for \$1,335. Add Service Pkg for \$2,985. ²			\$9,470.00 ¹	\$4,180.00 ²
	Tow hooks			Std	NA
LG12 ¹ 1300LG ²	1,200 lb. lift gate Thieman or Tommy Gate for Pickup bed or Service Body. Add \$650 for Aluminum. ¹ 1300 LB LIFT GATE ²			\$2,996.00 ¹	\$3,500.00 ²
8KW ¹ 8KW ²	8,000 lb. winch with remote Warn Winch with Remote. Requires WGG: Grill Guard with winch plate. Options available at different ratings. ¹ Winch with Remote. Requires WGG: Grill Guard with winch plate. Options available at different ratings. ²			\$1,285.00 ¹	\$1,300.00 ²
HDTOW ¹ CV/HITCH ²	Trailer towing package, to include heavy duty flashers, wiring for trailer plug (7 prong round), and class IV frame mounted trailer hitch with 2" square removable receiver, 1" shank with 2" ball. Does not include trailer tow mirrors. May be dealer installed. Includes all manufacturer's standard towing components; exceeds spec. Upgrades to complete package with 2.5" receiver with sleeve and hardware (solid HD shank and solid Pin&Clip). For pintle ball combination add \$245. Tow mirrors are standard equipment. Recommend Locking differential and factory electric brake controller integrated into dash. Specify if 6 way or custom plug (wiring) to be added ¹ Truck comes standard with a Class V Rec Hitch so add \$68 for the Bar & Ball ~~~~ This option is for adding the Class V Rec Hitch to any of the bodies added to the truck. Includes 2.5 inch sleeve reducer. ~~~~ Pintle ball combination add \$245 ~~~~ Tow mirrors are standard ~~~~ Recommend adding Locking differential, and factory electric brake controller integrated into dash where applicable. Includes 7 way trailer plug. Specify if six way plug to be added and location. ²			\$725.00 ¹	\$1,125.00 ²
LINX SB ¹ SBL/UTB ²	Spray-on bedliner for utility body For rear bumper add \$100. For Drop down doors both sides add \$175. HD LINEX Brand. ¹ For rear bumper add \$100 ~~~~ For Drop down doors both sides add \$175 ~~~~ Top Packs add \$350 ²			\$855.00 ¹	\$870.00 ²
RSB C2 ¹ 8/UTB ²	Knapheide, Reading or approved equivalent utility body - specify Reading Classic II: See (31b) Reading ship through. A60 pressed steel diamond plate floor and tailgate inner panel, slam action tail gate, pooched bumper, HD compartment, 18 ga. doors, rectangular rear lighting. Includes 66D bed credit. ADD \$900 for Aluminum, \$950 for Flip Top Lids. ADD \$495 for Master-locking Rods, Add \$935 for Electric latch magic Remote Locking system, Dome Compartment Lighting \$750. Led's \$940. ¹ 8' Utility Body ~~~~ Flip top lids add \$928 Includes bed delete ²			\$6,875.00 ¹	\$6,217.00 ²
KSB 696J ¹ 8/UTB-14 ²	Manufacturer's standard service unibody, 14 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) Knapheide Brand 696J service body. See (31v) Factory Knapheide ship through. Fliptop lids add \$800, master locks add \$500, cabinet lights \$500, power locks \$850, CONE HOLDER: \$165, HD fold down cone holder: \$325. LED rear LIGHTING \$415. NA with PC. Rugged 14gauge two-sided A-40 galvanized steel body shell with a six year warranty. Complete undercoating provides an additional layer of corrosion protection. Double panel door construction combined with stainless steel rotary latches. Includes 66D bed credit ¹ 8' Service Body Installed ~~~~ Fliptop lids add \$900 ~~~~ Masterlock System add \$500 ~~~~ Compartment Lights \$498 ~~~~ Power locks add \$850. Price includes bed credit. ²			\$5,850.00 ¹	\$6,217.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

RSB SL ¹	Manufacturer's standard service modular body, 18 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) <i>Reading sl series SLU98asw with complete stainless steel rotary locks with paddle handles or stainless steel 3point t-handle locks exclusive dual-pro door seal system stainless steel bolt-on block hinges seamless wheelhouse panel incandescent stop, tail, turn and clearance lightslam action tailgate with diamond pattern facer, and stainless steel knee brace hardware. See (31b) Reading ship through. flip top lids add \$900. Includes 66d bed credit. ¹</i>	\$6,185.00 ¹	NA
PC ¹ READ ²	Powder coating for utility body <i>Reading Brand only. SERVICE BODY BASE COAT CLEAR COAT PAINT: ADD \$1295. For Two Tone Truck paint Add \$1496, includes top of doors, top of cab and roof ¹</i> <i>READING BODIES ²</i>	NC ¹	NC ²
FTC ¹ FTC ²	Fiberglass tonneau cover (painted to match) <i>A.R.E. LSII or approved equal. May substitute RETRAX MANUAL bedcover: • One Piece Polycarbonate Construction • Front Cover Remains Flush With Rolling Cover • Low Profile Design • Opens and Closes Easily With One Hand • Sealed Ball-Bearing Roller Design • No Pull Straps, Velcro, Snaps or Springs • Clamp-on Design • Key Lockable In Any Position • Secures Your Valuable Cargo • Unlimited Hauling Flexibility • Strong Enough To Stand On • UV Protected • No Maintenance • Great For 5th Wheel Towing • Limited Lifetime Warranty ¹</i> <i>UTC = Undercover Black Composite Tonneau Cover = \$1,390 ~~~ Factory Hard Tri-Fold Tonneau Coretractable cover use \$1,446 ~~~ Roll-n-lock brand use \$1,546ver = \$ 1290 ~~~ For Retrax Brand locking ²</i>	\$1,695.00 ¹	\$1,895.00 ²
FCHT ¹ F/TOP ²	Fiberglass cab high topper with front, side and rear windows (painted to match) <i>V Series a.r.e. brand with front picture window, side window with half sliders, rear single t lock hd ¹</i> <i>For side access windows in lieu of fixed glass add \$ 385 ²</i>	\$2,015.00 ¹	\$1,820.00 ²
942 ¹ 942 ²	Daytime running lights <i>Permanent Daytime Running Lamps (942) replace the standard Daytime Running Lamps (DRL - On/Off Cluster Controllable) ¹</i>	\$44.00 ¹	\$44.00 ²
	Immobilize daytime running lights	Std	NA
CS ¹ C/S92 ²	Cab shield headache rack (protects back of cab) <i>Solid Steel Bulkhead with Mesh Window. Use \$450 when taking credit for stake front. For lighting plates add \$225 ¹</i> <i>Solid Steel Bulkhead with Expanded Metal Window ~~~ Use \$450 when taking credit for stake body Front panel deleted uses \$400 ~~~ Lighting plates or attachment points add \$238 ²</i>	\$625.00 ¹	\$545.00 ²
PRPU ¹ P/RCK ²	Pipe rack w/expanded metal basket over cab (for pickup bed) <i>Many options available so call for details ²</i>	\$1,885.00 ¹	\$1,790.00 ²
PRSB ¹ P/UTB ²	Pipe rack w/expanded metal basket over cab (for utility body) <i>Many options available so call for details ²</i>	\$1,995.00 ¹	\$1,846.00 ²
SLR ¹ S/LR ²	Single ladder rack side mounted (specify street or curbside) <i>Many options available so call for details ²</i>	\$796.00 ¹	\$1,160.00 ²
153 ¹ 153 ²	Front license bracket	NC ¹	Std ²
76C ¹ 76C ²	Backup alarm, factory installed	\$139.00 ¹	\$138.00 ²
BUA ¹ BUA ²	Backup alarm, dealer installed	\$139.00 ¹	\$138.00 ²

VEHICLE:	F-250 SD (F2A)				
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford	
ZONE:	★ Western	★ Northern	★ Central	★ Southern	
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00	
871 ¹ 872 ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - factory installed <i>Rear View Camera (Electrochromic Mirror w/video display on XL; XL with 96V Value Package, Std on XLT and Lariat display in center stack Screen; NA w/66D Pick Up Box Delete or 557 Airbag Delete) FOR (873): \$199 Rear CHMSL Camera (display in center stack screen; includes LED Center High-mounted Stop Lamp (CHMSL) with Cargo Light and Rear Video Camera; NA w/Pickup Box Deleted (66D); req. 96V Value Pkg. or 585 AM/FM Stereo Single/CD for Fleet on XL) ¹</i> <i>REAR VIEW CAMERA & PREP KIT - SCREEN IS IN REAR VIEW MIRROR AND MAY BE SMALLER THAN 3.5" - UPFITTERS KIT INCLUDES CAMERA WITH MOUNTING BRACKET, 14" JUMPER WIRE AND CAMERA MOUNTING AND AIMING INSTRUCTIONS²</i>			\$369.00 ¹	\$414.00 ²
872 ¹ BUC ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - dealer installed <i>Rear Camera and Final assembly by dealer. Screen in Mirror (872) Add two hours labor ¹</i>			\$414.00 ¹	\$695.00 ²
LAPTOP ¹ 8/STB ²	Optional equipment - specify <i>HaVis Premium PKG-PSM-242 package includes a heavy-duty vehicle specific base plate, heavy-duty pole with height adjust handle, swing arm motion device with tilt-swivel and stability support arm. The heavy-duty vehicle specific mounting base mounts to existing OEM seat bolts for easy installation (C-HDM-142) Heavy-duty height adjustable poles bolt to the vehicle specific base. precision machined parts eliminate metal-to-metal contact and allow for smooth movement during height adjustment. (C-HDM-202) Swing arms with motion adapters are ideal for computer usage from both the driver and front passenger seats. (C-MD-102) Side support arms add upper pole support for premium top level stability. (C-HDM-401) ¹</i> <i>8' Stake Body w/ Removable side ~~~~ Electric Hoist add \$3,495 ~~~~ RATCHET & STRAPS add \$120 EACH ~~~~ DELETE STAKES CREDIT \$200 ~~~~ STEEL FRONT BULKHEAD IN LIEU OF STAKES ADD \$450 ~~~~ UNDERBODY TOOLBOXES ADD \$600 each ~~~~ 1,600 LB Liftgate ADD \$3,700 ~~~~ RAILGATE ADD \$5,289 ~~~~ TUCKAWAY ADD \$4420 ²</i>			\$680.00 ¹	\$5,690.00 ²
DOGBODY ¹ 8G/N ²	Optional equipment - specify <i>10 compartment with rear storage. For HD stainless steel door (int-door-stnls-8) add \$1800. For High Capacity AC only add \$3800/ \$4650 FOR twin fan condenser. For base-hoist BackSaver Hoist with Large Cage - front passenger compartment add \$3800. Pull out ramp \$650. Polypropylene floor grates (8) \$450. Catch pole holder tube style locking \$300. 2 Slide Out Trays For Storage of 6 Carriers or 4 Traps - Rear passenger side compartment \$650. 6 Carriers For Storage Trays \$550. 4 Traps For Storage Trays \$440. Removable Shelf - animal compartment \$150. Roll Out Tray in Rear Storage Compartment \$500. Rear Blind Spot Mirror \$200.¹</i> <i>8' GOOSENECK BODY ~~~~ BULKHEAD LIGHTS \$200, ADD BRAKE & TURN SIGNALS TO THE TOP OF BULKHEAD \$398, TOOLBOXES \$600 EACH, INCLUDES FHSMV REQUIRED CHASSIS CERTIFICATION & MANUFACTURER REQUIRED PDI AS "COMPLETED VEHICLE" ²</i>			\$17,750.00 ¹	\$5,528.00 ²
31v.31b ¹ C/STD ²	Optional equipment - specify <i>Second Stage Manufacturer ship through for Reading (31b) at \$543 and Knapheide (31v) at \$260. Includes certification, second stage MSO, and weight slip when combined with body options contained in specification. For all other factory registered Ship thru destination codes please contact dealer. First Aid, Fire Extinguisher and DOT LED rechargeable warning lights; USE \$525. 3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping) \$229 (59H*) ¹</i> <i>COMPUTER / LAPTOP STAND PKG. includes: HD base plate, HD Pole w/ height adjust handle, swing arm motion device w/ tilt-swivel & stability support arm. ~~~~ ADD A POWER INVERTER THAT MEETS YOUR NEEDS. CALL TODAY FOR DETAILS.²</i>			\$543.00 ¹	\$685.00 ²
SafeT ¹ 3.2/C ²	Optional equipment - specify <i>First Aid, Fire Extinguisher and DOT LED rechargeable warning lights. 3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping) \$229 (59H*)¹</i> <i>3,200 lbs Electric crane (Requires Utility Body), includes crane reinforcements, Spring Build up, Manual Outriggers & Boom Rest ²</i>			\$525.00 ¹	\$14,850.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00
BedSlide ¹ RS/SK ²	Optional equipment - specify <i>BEDSLIDE is simply a better way to access your truck bed by turning it into an easy-access drawer. No more crawling around to get to your tools, gear or supplies. Simply grab the handle and pull, and the BEDSLIDE rolls all of your cargo out to you—saving time, effort and back pain. ¹</i> <i>DOT Road Side Safety Kit = 5lbs ABC Fire Extinguisher, First Aid Kit & Three (3) Road Side Reflective Triangle in a Case²</i>			\$1,296.00 ¹ \$269.00 ²
Labor ¹ LABOR ²	Labor rate per hour <i>Labor rate per hour. Refer to Duval Ford's Emergency lighting price submission for Individual item labor-time. Rate includes professional EVT certified installation, proper wire (SXL, GXL) Heat rated loom, connectors, prep time and personal consultation. Volume discounts available for large quantity purchases, call dealer for quote. ¹</i> HOURLY RATE ²			\$130.00 ¹ \$100.00 ²
TEMP ¹ TEMP ²	Temporary tag <i>- [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag, or any costs over the original acquisition amount of \$6 ¹ Admin Cost \$26.00²</i>			\$16.00 ¹ \$45.00 ²
TX ¹ TRANS ²	Transfer existing registration (must provide tag number) <i>- [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag, or any costs over the original acquisition amount of \$78.50 ¹ Admin Cost \$91.25²</i>			\$116.00 ¹ \$169.00 ²
TAG ¹ NEW ²	New state tag (specify state, county, city, sheriff, etc.) <i>- [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag (including weight slip for second stage manufacturing, or any costs over the original acquisition amount of \$117.55 ¹ Admin Cost \$71.95²</i>			\$170.00 ¹ \$189.00 ²
MP575G ¹	Maintenance Plan - specify <i>5 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2230. ADD \$300 FOR Police, Emergency and Fire Use 5 Year 75,000 mile Premium Diesel Maintenance plan \$4175. 15 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$3525. ADD \$300 FOR Police, Emergency and Fire Use ¹</i> Call for pricing ²			\$1,860.00 ¹ NA ²
MP675G ¹	Maintenance Plan - specify <i>6 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2280. ADD \$300 FOR Police, Emergency and Fire Use 6 Year 75,000 mile Premium Diesel Maintenance Plan, \$4215. 15 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$3580. ADD \$300 FOR Police, Emergency and Fire Use ¹</i>			\$1,905.00 ¹ NA
MP610G ¹	Maintenance Plan - specify <i>6 Year 100,000 mile Premium Maintenance Plan. 20 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2845. ADD \$500 FOR Police, Emergency and Fire Use 6 Year 100,000 mile Premium Diesel Maintenance Plan \$4820. 20 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$4515. ADD \$500 FOR Police, Emergency and Fire Use ¹</i>			\$2,400.00 ¹ NA
EBG575 ¹	Warranty - specify <i>5 Yr 75,000 mile zero deductible BASECare plan. 5 Yr 100,000 mile zero deductible use \$2515. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS BaseCare Protect at zero deductible use \$2900. 5 year, 100,000 mile Chassis BaseCare Protect at zero deductible use \$3425. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹</i> Call for pricing ²			\$1,855.00 ¹ NA ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	Duval Ford	Duval Ford	Duval Ford	Coggin Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,511.00	\$20,511.00	\$20,661.00	\$20,925.00

EEG575 ¹	Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan. 5 Yr 100,000 mile zero deductible use \$3035. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS ExtraCare Protect at zero deductible use \$3145. 5 year, 100,000 mile Chassis ExtraCare Protect at zero deductible use \$3855. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹	\$2,150.00 ¹	NA
EPG575 ¹	Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan. 5 Yr 100,000 mile zero deductible use \$3645. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS PremiumCare Protect at zero deductible use \$3615. 5 year, 100,000 mile Chassis PremiumCare Protect at zero deductible use \$4435. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹	\$2,960.00 ¹	NA
FBD575 ¹	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible BASECare plan \$1965. 5 Yr 100,000 mile zero deductible use \$2685. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL BaseCare Protect at zero deductible is \$3125. 5 year, 100,000 mile Chassis BaseCare Protect at zero deductible is \$4150. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹	\$1,965.00 ¹	NA
FED575 ¹	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan \$2280. 5 Yr 100,000 mile zero deductible use \$3345. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL ExtraCare Protect at zero deductible is \$3410. 5 year, 100,000 mile Chassis ExtraCare Protect at zero deductible is \$4725. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹	\$2,280.00 ¹	NA
FPD575 ¹	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan \$3145. 5 Yr 100,000 mile zero deductible use \$3755. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL PremiumCare Protect at zero deductible is \$3940. 5 year, 100,000 mile Chassis PremiumCare Protect at zero deductible is \$5520. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck¹	\$3,145.00 ¹	NA



FLORIDA SHERIFFS ASSOCIATION & FLORIDA ASSOCIATION OF COUNTIES

3/4 TON PICKUP TRUCK - 4X2 SPECIFICATION #52

2018 Ford F-250 SD (F2A)

(Alternate Dealer Option)

The Ford F-250 SD (F2A) purchased through this contract comes with all the standard equipment as specified by the manufacturer for this model and FSA's base vehicle specification(s) requirements which are included and made a part of this contract's vehicle base price as awarded by specification by zone.

ZONE:	Western	Northern	Central	Southern
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00

While the Florida Sheriffs Association and Florida Association of Counties have attempted to identify and include those equipment items most often requested by participating agencies for full size vehicles, we realize equipment needs and preferences are going to vary from agency to agency. In an effort to incorporate flexibility into our program, we have created specific add/delete options which allow the purchaser to tailor the vehicle to their particular wants or needs.

The following equipment delete and add options and their related cost are provided here to assist you in approximating the total cost of the type vehicle(s) you wish to order through this program. Simply deduct the cost of any of the following equipment items you wish deleted from the base unit cost and/or add the cost of any equipment items you wish added to the base unit cost to determine the approximate cost of the type vehicle(s) you wish to order.

NOTE: An official listing of all add/delete options and their prices should be obtained from the appropriate dealer in your zone when preparing your order. Additional add/delete options other than those listed here may be available through the dealers, however, those listed here must be honored by the dealers in your zone at the stated prices.

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)			
DEALER:	Coggin Ford	Coggin Ford	Coggin Ford	Duval Ford
ZONE:	Western	Northern	Central	Southern
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00

Order Code	Delete Options	Western & Northern & Central	Southern
58Y ¹ 58y ²	AM/FM stereo radio	\$20.00 ¹	NC ²
572 ¹ M57 ²	Air conditioning	\$300.00 ¹	\$300.00 ²
66D ¹ 66D ²	Cargo box and rear bumper <i>PICKUP BOX DELETE (66D) (Included with Body Options) Optional XL and XLT Pickups, Incomplete vehicle package – req. further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements). Not available with: 20" Wheels and Tires, FX4 Off-Road Package (17X) Deletes: Pickup Box and Tie-down hooks, Tailgate, Rear bumper, Spare wheel, tire, carrier and jack, 7/4 Pin Connector, Center High mounted Stop Lamp (CHMSL) (59H) (only on vehicles over 10,000 lbs. Gross Vehicle Weight Rating) Options Available: Center High-mounted Stop Lamp²</i>	\$100.00 ¹	\$100.00 ²
51X ¹ 51X ²	Full size spare tire and rim	\$60.00 ¹	\$50.00 ²

Order Code	Add Options	Western & Northern & Central	Southern

Options are to be discounted below Manufacturer's Standard Retail Pricing (MSRP) or manufacturers published list price for any factory add options. Purchasers are encourage to negotiate pricing for options. Additional discounts for each add option shall be decided by the Vendor. Please refer to the Contract Terms and Conditions, Section 2.14 Option Pricing.

99T ¹ 99T ²	Engine upgrade - specify <i>Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 valve OHV. Includes manual push-button engine-exhaust braking and intelligent oil-life monitor. Includes: GVWR: 10,000 lb Payload Package -3.31 Axle Ratio -175 Amp Heavy Duty Alternator -Dual 78-AH 750 CCA Batteries -29 Gallon Fuel Tank¹</i> <i>6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20/TorqShift® Six-Speed Automatic w/SelectShift® Automatic (6R140)²</i>	\$8,994.00 ¹	\$8,794.00 ²
98R ¹ 98R ²	Engine upgrade - specify <i>Operator Commanded Regeneration (OCR)¹</i> <i>Operator Commanded Regeneration with Active regeneration Inhibit (req. 99T). The DPF requires periodic maintenance, called regeneration, for proper diesel emissions control. The vehicle will automatically initiate this maintenance process with a Passive or Active Regeneration depending on the operational use and how much it is driven at speeds above 30 mph. The vehicle may be equipped with Operator Commanded Regeneration (OCR) designed for applications where the vehicle is rarely, if ever, driven above 15–20 mph.²</i>	\$249.00 ¹	\$249.00 ²
98R ¹ 98F ²	Bi-fuel model - specify <i>CNG/Propane GASEOUS ENGINE PREP Requires: 6.2L Gas Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG</i>	\$314.00 ¹	\$314.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)			
DEALER:	Coggin Ford	Coggin Ford	Coggin Ford	Duval Ford
ZONE:	Western	Northern	Central	Southern
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00

	<i>or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance.²</i>		
98F ¹ 98F ²	CNG model - specify <i>Includes hardened engine intake valves, valve seats and bi-fuel manifold. NOTE: This package does not include CNG fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. Ford Motor Company does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel.</i>¹ <i>Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance²</i>	\$314.00 ¹	\$314.00 ²
98F/CNG ¹ CNG ²	CNG conversion (discuss with dealer) INCLUDES LPG CONVERSION¹ <i>* REQUIRES 6.2L V8 Engine, AND 98F; includes freight transfer * SULEV Systems, OBD - II Compliant CARB & EPA Certified, Dedicated and Bi-Fuel Systems Available , In-Bed and Underbody Packages Available, Standard CNG Systems 24 GGE²</i>	\$13,400.00 ¹	\$14,495.00 ²
98F/LPG ¹ LPG ²	LPG conversion (discuss with dealer) INCLUDES LPG CONVERSION¹ <i>Rough clean tech Under Bed Tank 21 gal gge. Includes additional transportation. Must add 98F & 31p-D9E Ford Ship through at \$132²</i>	\$9,470.00 ¹	\$14,495.00 ²
86M ¹ 86M ²	Battery, auxiliary HD <i>Dual Batteries (78 Amp.) on 6.2L Gas. FOR optional battery mounted in service body compartment use \$596 which includes proper battery cabling and battery box.²</i>	\$209.00 ¹	\$209.00 ²
	Increase to 9,200 lbs. GVWR 10000#²	Std	Std ²
52B ¹ 52B ²	Electric brake controller <i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.¹</i> <i>Trailer Brake Controller (TBC) (Verified to be compatible w/select Electric over hydraulic brakes; 7 & 4-way combo trailer tow socket and bracket deleted w/66D Pickup Box Delete; Std. on DRW; includes Smart Trailer Tow Connector) Included in model upgrade package XLT²</i>	\$269.00 ¹	\$269.00 ²
	Traction control <i>AdvanceTrac® with RSC® (Roll Stability Control™)²</i>	Std	Std ²
X3E ¹ X3E ²	Limited slip differential <i>Electronic-Locking w/3.73 Axle Ratio¹</i> <i>Electronic Locking Differential 3.73. With Diesel Engine use (x3h)3.31 Ratio at \$389²</i>	\$389.00 ¹	\$389.00 ²
603A ¹ F2A.603A ²	Manufacturer's model upgrade package (specify pkg. bid) <i>XLT Trim Level Code 603A Includes: 18" Sparkle Silver Painted Cast Aluminum Wheels, bright hub covers/center ornaments, Cloth 40/20/40 Split Bench Seat, locking center under-seat storage, center armrest, cupholder, storage, 4-way adjustable driver/passenger headrests and driver's side manual lumbar, AM/FM Stereo/Single-CD/MP3 Player, SiriusXM Radio¹</i> <i>All XL content, plus: BoxLink (includes four (4) premium locking cleats) Bumper – front & rear, chrome, Grille two bar, bright chrome Wheels, 4.2" LCD Productivity Screen in Cluster, Floor covering – color-coordinated, full carpet, Floor mats carpet, Power Equipment, power tailgate lock* Front, high-series cloth 40/20/40 split bench under-seat storage, w/center armrest, cupholder and storage driver and passenger w/covered mirrors* Windows – rear, fixed privacy glass* Mirrors – manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals, Rear View Camera, Remote</i>	\$4,400.00 ¹	\$4,400.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)			
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	keyless entry and Perimeter, anti-theft alarm, Cruise control (steering wheel-mounted), SYNC, 4.2" LCD Center screen, AppLink, USB port *AM/FM Single-CD/MP3 SiriusXM®, Trailer Brake Controller (incl. Smart Trailer Tow Connector) ²		
LS ¹ LS ²	Seat trim upgrade - specify 40/CONSOLE/40 ¹ Vinyl 40/Mini-Console/40 (Regular Cab only), manual lumbar (driver's side only) ²	\$354.00 ¹	\$354.00 ²
90L ¹ 90L ²	Power windows/door locks Power Equipment Group Includes upgraded door trim panel, Accessory Delay, Trailer Tow Mirrors w/Power Heated Glass manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Perimeter Alarm, Power Locks, Power Tailgate Lock, Power Front Seat Windows & Remote Keyless Entry ¹ Available on XL; standard on XLT. Not available with: Air conditioning delete (M57-572) Includes: Accessory delay Manual-telescoping, manual-folding trailer tow mirrors with power/heated glass, heated convex spotter mirrors, integrated clearance lamps/turn signals (XL and XLT only) MyKey Perimeter alarm Power front windows with one-touch-up/-down, Power locks, Remote Keyless SecuriLock PATS. Deletes: Passenger-side lock cylinder. ²	\$914.00 ¹	\$914.00 ²
52S ¹ 52S ²	Speed control/tilt steering wheel Tilt wheel is Standard. Speed control included with model upgrade package and 96v/ OR 17s ²	\$234.00 ¹	\$234.00 ²
4S ¹ 4S ²	Bucket seats in lieu of bench seat Cloth 40/Mini-Console/40, manual lumbar (driver's side only) ²	\$514.00 ¹	\$514.00 ²
AS ¹ AS ²	40/20/40 seat in vinyl HD Vinyl 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only) ²	Std ¹	Std ²
1S ¹ 1S ²	40/20/40 seat in cloth Cloth 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only). With upgrade package (3S) Included: Cloth 40/20/40 split bench, 20% locking center under-seat storage, w/center armrest, cupholder and storage, four-way adjustable driver/passenger headrests, manual lumbar (driver's side only) ²	\$99.00 ¹	\$99.00 ²
16F ¹ 16F ²	Carpet in lieu of rubber floor covering Floor Covering, color-coordinated full carpet with floor mats (reqs. STX Appearance Pkg. Add \$1689: STX APPEARANCE PACKAGE (17S) Availability: Optional on XL Not available with: XL Value Package (96V) Includes: AM/FM Stereo Single-CD/MP3 player (speakers; four (4) with Regular Cab, six (6) with SuperCab and Crew Cab Bright Chrome Grille, Bright Hub Covers (SRW only), Chrome Front and Rear Step Bumpers, Cruise Control (steering wheel-mounted), STX Fender Vent Badge, 18" Sparkle Silver Painted Cast Aluminum Wheels (648) (F-250/F-350 SRW) 16S Floor mats ²	\$59.00 ¹	\$59.00 ²
16S ¹ 16S ²	Floor mats All Weather Mats, requires upgrade package. Carpet mats included in upgrade packages. For Weathertech floor liners use \$229 ²	\$89.00 ¹	\$89.00 ²
TINT ¹ TINT ²	Deep tinted glass (924) Rear privacy glass included with model upgrade and (435) option. Option is for dealer installed privacy tint. ²	\$210.00 ¹	\$265.00 ²
	Sliding rear window	NA	NA
58S ¹ 58S ²	AM/FM radio with single CD AM/FM Stereo Single-CD/MP3 Player (includes aux audio input jack) (speakers; four (4) with Regular Cab ²	\$274.00 ¹	\$274.00 ²
	On-Star	NA	NA
39S ¹ 39S ²	Satellite radio SiriusXM Traffic and Travel Link includes a 5-year prepaid subscription. ¹ Req. 91M SYNC® at \$364 (add CD Radio 58S for \$274 as required by sync) Included in XLT model vehicle. ²	\$184.00 ¹	\$184.00 ²

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BASE PRICE:		\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00
3K ¹ 3K ²	Additional Key(s) or Key Fob(s) when applicable <i>THIRD KEY PRICING IS FOR 1 KEY WITH NO PROGRAMMING. PLEASE CALL DEALER FOR KEY PRICING FOR PROGRAMABLE KEYS. \$275 FOR KEY FOBs.</i> ¹ <i>Extra ignition/ door Key per vehicle by Key Code. Additional Remote available where applicable for an additional \$200. Use \$340 when ordering extra key and 90L or XLT model</i> ²				\$100.00 ¹ \$140.00 ²
	Side air bags				Std Std
18B ¹ 18B ²	Cab steps <i>Black Platform Running Boards.</i> ²				\$319.00 ¹ \$319.00 ²
L/SPOT ¹ LSL ²	Left-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649</i> ²				\$495.00 ¹ \$495.00 ²
D/SPOT ¹ 2SL ²	Left & right-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649</i> ²				\$870.00 ¹ \$796.00 ²
R/V-S ¹ VV ²	Vent visors - stick-on style				\$149.00 ¹ \$175.00 ²
R/V-F ¹ RS ²	Rainshields - flange style				\$169.00 ¹ \$175.00 ²
BUGS ¹ BS ²	Bug shield				\$200.00 ¹ \$175.00 ²
	Trailer tow mirrors <i>Manual Tow mirrors std. (54k) Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals) included wth 90L</i> ²				Std Std ²
WGG ¹ WGG ²	Wrap-around grille guard <i>ADD \$375.00 FOR WINCH MOUNT PLATE</i> ¹ <i>Full Wrap around Grill Guard, Sterling or Warn brand. Includes winch plate. Requires 67h HD service suspension package at \$124: Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR).</i> ²				\$1,295.00 ¹ \$1,296.00 ²
62X ¹ 62X ²	Heavy duty aluminum tool box <i>FACTORY TOOLBOX REQUIRES UPGRADE PACKAGE XLT. N/A with XL BASE VEHICLE. ALUMINUM TOOLBOX, SINGLE LID LOCKING; DELTA, AMERICAN, OR EQUAL IS AVAILABLE IN ALL SERIES ~//~ ATB = HD Aluminum Diamond Plate Low Pro Tool Box 18" Depth. use \$489 ~//~ 85 Gallon Fuel n Tool Combo with L-shaped fuel tank, tool box, 13GPM fuel transfer pump, hose, nozzle & GPI inline digital flow meter = \$1946 ~//~ Saddle Box w/single lid & Two (2) bed rail mounted side tool boxes \$1,269. Call for options on sizes, depth or other ideas.</i> ¹ <i>Factory toolbox requires upgrade package XLT. NA with XL Base Vehicle. Aluminum toolbox, Single Lid locking; Delta, American, or Equal is available on all series; dealer installed \$465</i> ²				\$529.00 ¹ \$529.00 ²
85L ¹ 85L ²	Bedliner <i>DROP IN BED LINER</i> ¹ <i>Plastic Drop in liner</i> ²				\$349.00 ¹ \$349.00 ²
85S ¹ 85S ²	Spray-on bedliner for pick-up truck (Rhino, Line-X or approved equivalent) <i>Factory ~//~ Dealer installed Spray in bed liner \$560</i> ¹ <i>For Linex Brand HD Bed liner, use \$575, Code LINX</i> ²				\$494.00 ¹ \$494.00 ²
TBM ¹ TBM ²	All terrain tread tires <i>LT245/75Rx17E BSW A/T</i> ²				\$164.00 ¹ \$164.00 ²
N2 ²	Nitrogen filled tires including spare tire				NA \$245.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)				
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BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00	
S/CAP ¹ SPACEKAP ²	Steel truck cap <i>Leer or Equal Aluminum Commercial Topper (WHITE), 23" High, Front Window, Full Side Doors with Driver & Passenger Side Tool Boxes including (1) Vertical & One (1) Horizontal Divider, Rear lift Up Door w/Window, ~~~~ Fiberglass Commercial Topper Painted to Match add \$420 ~~~~ Double Swing Rear Doors w/vert. glass add \$388SpaceKap or comparable - 6' (Transferable Body). Body can be placed in any 8' truck bed. Easily transferable. Also available for 8' truck bed ~~~~ Add Contractor Bin Pkg for \$1,335. Add Service Pkg for \$2,985. ¹</i> <i>SpaceKap - 8' Compak (Transferable Service Body). Body can be placed in any 8' truck bed. Easily transferable. Also available for 6' truck bed. Add Contractor Bin Pkg for \$1,435. Add Service Pkg for \$2,885. ²</i>			\$4,180.00 ¹	\$9,470.00 ²
	Tow hooks			NA	Std
1300LG ¹ LG12 ²	1,200 lb. lift gate <i>1300 LB LIFT GATE ¹</i> <i>Thieman or Tommy Gate for Pickup bed or Service Body. Add \$650 for Aluminum. ²</i>			\$3,500.00 ¹	\$2,996.00 ²
8KW ¹ 8KW ²	8,000 lb. winch with remote <i>Winch with Remote. Requires WGG: Grill Guard with winch plate. Options available at different ratings. ¹</i> <i>Warn Winch with Remote. Requires WGG: Grill Guard with winch plate. Options available at different ratings. ²</i>			\$1,300.00 ¹	\$1,285.00 ²
CV/HITCH ¹ HDTOW ²	Trailer towing package, to include heavy duty flashers, wiring for trailer plug (7 prong round), and class IV frame mounted trailer hitch with 2" square removable receiver, 1" shank with 2" ball. Does not include trailer tow mirrors. May be dealer installed. <i>Truck comes standard with a Class V Rec Hitch so add \$68 for the Bar & Ball ~~~~ This option is for adding the Class V Rec Hitch to any of the bodies added to the truck. Includes 2.5 inch sleeve reducer. ~~~~ Pintle ball combination add \$245 ~~~~ Tow mirrors are standard ~~~~ Recommend adding Locking differential, and factory electric brake controller integrated into dash where applicable. Includes 7 way trailer plug. Specify if six way plug to be added and location. ¹</i> <i>Includes all manufacturer's standard towing components; exceeds spec. Upgrades to complete package with 2.5" receiver with sleeve and hardware (solid HD shank and solid Pin&Clip). For pintle ball combination add \$245. Tow mirrors are standard equipment. Recommend Locking differential and factory electric brake controller integrated into dash. Specify if 6 way or custom plug (wiring) to be added ²</i>			\$1,125.00 ¹	\$725.00 ²
SBL/UTB ¹ LINX SB ²	Spray-on bedliner for utility body <i>For rear bumper add \$100 ~~~~ For Drop down doors both sides add \$175 ~~~~ Top Packs add \$350 ¹</i> <i>For rear bumper add \$100. For Drop down doors both sides add \$175. HD LINEX Brand. ²</i>			\$870.00 ¹	\$855.00 ²
8/UTB ¹ RSB C2 ²	Knapheide, Reading or approved equivalent utility body - specify <i>8' Utility Body ~~~~ Flip top lids add \$928 Includes bed delete ¹</i> <i>Reading Classic II: See (31b) Reading ship through. A60 pressed steel diamond plate floor and tailgate inner panel, slam action tail gate, pooched bumper, HD compartment, 18 ga. doors, rectangular rear lighting. Includes 66D bed credit. ADD \$900 for Aluminum, \$950 for Flip Top Lids. ADD \$495 for Master-locking Rods, Add \$935 for Electric latch magic Remote Locking system, Dome Compartment Lighting \$750. Led's \$940. ²</i>			\$6,217.00 ¹	\$6,875.00 ²
8/UTB-14 ¹ KSB 696J ²	Manufacturer's standard service unibody, 14 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) <i>8' Service Body Installed ~~~~ Fliptop lids add \$900 ~~~~ Masterlock System add \$500 ~~~~ Compartment Lights \$498 ~~~~ Power locks add \$850. Price includes bed credit. ¹</i> <i>Knapheide Brand 696J service body. See (31v) Factory Knapheide ship through. Fliptop lids add \$800, master locks add \$500, cabinet lights \$500, power locks \$850, CONE HOLDER: \$165, HD fold down cone holder: \$325. LED rear LIGHTING \$415. NA with PC. Rugged 14gauge two-sided A-40 galvanized steel body shell with a six year warranty. Complete undercoating provides an additional layer of corrosion protection. Double panel door construction combined with stainless steel rotary latches. Includes 66D bed credit²</i>			\$6,217.00 ¹	\$5,850.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)				
DEALER:	Coggin Ford	Coggin Ford	Coggin Ford	Duval Ford	
ZONE:	Western	Northern	Central	Southern	
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00	
RSB SL ²	Manufacturer's standard service modular body, 18 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) <i>Reading sl series SLU98asw with complete stainless steel rotary locks with paddle handles or stainless steel 3point t-handle locks exclusive dual-pro door seal system stainless steel bolt-on block hinges seamless wheelhouse panel incandescent stop, tail, turn and clearance lightslam action tailgate with diamond pattern facer, and stainless steel knee brace hardware. See (31b) Reading ship through. flip top lids add \$900. Includes 66d bed credit. ²</i>			NA	\$6,185.00 ²
READ ¹ PC ²	Powder coating for utility body <i>READING BODIES ¹</i> <i>Reading Brand only. SERVICE BODY BASE COAT CLEAR COAT PAINT: ADD \$1295. For Two Tone Truck paint Add \$1496, includes top of doors, top of cab and roof ²</i>			NC ¹	NC ²
FTC ¹ FTC ²	Fiberglass tonneau cover (painted to match) <i>UTC = Undercover Black Composite Tonneau Cover = \$1,390 ~~~ Factory Hard Tri-Fold Tonneau Coretractable cover use \$1,446 ~~~ Roll-n-lock brand use \$1,546ver = \$ 1290 ~~~ For Retrax Brand locking ¹</i> <i>A.R.E. LSII or approved equal. May substitute RETRAX MANUAL bedcover: • One Piece Polycarbonate Construction • Front Cover Remains Flush With Rolling Cover •Low Profile Design • Opens and Closes Easily With One Hand •Sealed Ball-Bearing Roller Design • No Pull Straps, Velcro, Snapsor Springs • Clamp-on Design • Key Lockable In Any Position •Secures Your Valuable Cargo • Unlimited Hauling Flexibility •Strong Enough To Stand On • UV Protected • No Maintenance •Great For 5th Wheel Towing • Limited Lifetime Warranty²</i>			\$1,895.00 ¹	\$1,695.00 ²
F/TOP ¹ FCHT ²	Fiberglass cab high topper with front, side and rear windows (painted to match) <i>For side access windows in lieu of fixed glass add \$ 385 ¹</i> <i>V Series a.r.e. brand with front picture window, side window with half sliders, rear single t lock hd ²</i>			\$1,820.00 ¹	\$2,015.00 ²
942 ¹ 942 ²	Daytime running lights <i>Permanent Daytime Running Lamps (942) replace the standard Daytime Running Lamps (DRL - On/Off Cluster Controllable) ²</i>			\$44.00 ¹	\$44.00 ²
	Immobilize daytime running lights			NA	Std
C/S92 ¹ CS ²	Cab shield headache rack (protects back of cab) <i>Solid Steel Bulkhead with Expanded Metal Window ~~~ Use \$450 when taking credit for stake body Front panel deleted uses \$400 ~~~ Lighting plates or attachment points add \$238 ¹</i> <i>Solid Steel Bulkhead with Mesh Window. Use \$450 when taking credit for stake front. For lighting plates add \$225 ²</i>			\$545.00 ¹	\$625.00 ²
P/RCK ¹ PRPU ²	Pipe rack w/expanded metal basket over cab (for pickup bed) <i>Many options available so call for details ¹</i>			\$1,790.00 ¹	\$1,885.00 ²
P/UTB ¹ PRSB ²	Pipe rack w/expended metal basket over cab (for utility body) <i>Many options available so call for details ¹</i>			\$1,846.00 ¹	\$1,995.00 ²
S/LR ¹ SLR ²	Single ladder rack side mounted (specify street or curbside) <i>Many options available so call for details ¹</i>			\$1,160.00 ¹	\$796.00 ²
153 ¹ 153 ²	Front license bracket			Std ¹	NC ²
76C ¹ 76C ²	Backup alarm, factory installed			\$138.00 ¹	\$139.00 ²
BUA ¹ BUA ²	Backup alarm, dealer installed			\$138.00 ¹	\$139.00 ²

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872 ¹ 871 ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - factory installed <i>REAR VIEW CAMERA & PREP KIT - SCREEN IS IN REAR VIEW MIRROR AND MAY BE SMALLER THAN 3.5" - UPFITTERS KIT INCLUDES CAMERA WITH MOUNTING BRACKET, 14" JUMPER WIRE AND CAMERA MOUNTING AND AIMING INSTRUCTIONS</i> ¹ <i>Rear View Camera (Electrochromic Mirror w/video display on XL; XL with 96V Value Package, Std on XLT and Lariat display in center stack Screen; NA w/66D Pick Up Box Delete or 557 Airbag Delete) FOR (873): \$199 Rear CHMSL Camera (display in center stack screen; includes LED Center High-mounted Stop Lamp (CHMSL) with Cargo Light and Rear Video Camera; NA w/Pickup Box Deleted (66D); req. 96V Value Pkg. or 585 AM/FM Stereo Single/CD for Fleet on XL)</i> ²			\$414.00 ¹	\$369.00 ²
BUC ¹ 872 ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - dealer installed <i>Rear Camera and Final assembly by dealer. Screen in Mirror (872) Add two hours labor</i> ²			\$695.00 ¹	\$414.00 ²
8/STB ¹ LAPTOP ²	Optional equipment - specify <i>8' Stake Body w/ Removable side ~~~~ Electric Hoist add \$3,495 ~~~~ RATCHET & STRAPS add \$120 EACH ~~~~ DELETE STAKES CREDIT \$200 ~~~~ STEEL FRONT BULKHEAD IN LIEU OF STAKES ADD \$450 ~~~~ UNDERBODY TOOLBOXES ADD \$600 each ~~~~ 1,600 LB Liftgate ADD \$3,700 ~~~~ RAILGATE ADD \$5,289 ~~~~ TUCKAWAY ADD \$4420</i> ¹ <i>HaVis Premium PKG-PSM-242 package includes a heavy-duty vehicle specific base plate, heavy-duty pole with height adjust handle, swing arm motion device with tilt-swivel and stability support arm. The heavy-duty vehicle specific mounting base mounts to existing OEM seat bolts for easy installation (C-HDM-142) Heavy-duty height adjustable poles bolt to the vehicle specific base. precision machined parts eliminate metal-to-metal contact and allow for smooth movement during height adjustment. (C-HDM-202) Swing arms with motion adapters are ideal for computer usage from both the driver and front passenger seats. (C-MD-102) Side support arms add upper pole support for premium top level stability. (C-HDM-401)</i> ²			\$5,690.00 ¹	\$680.00 ²
8G/N ¹ DOGBODY ²	Optional equipment - specify <i>8' GOOSENECK BODY ~~~~ BULKHEAD LIGHTS \$200, ADD BRAKE & TURN SIGNALS TO THE TOP OF BULKHEAD \$398, TOOLBOXES \$600 EACH, INCLUDES FHSMV REQUIRED CHASSIS CERTIFICATION & MANUFACTURER REQUIRED PDI AS "COMPLETED VEHICLE"</i> ¹ <i>10 compartment with rear storage. For HD stainless steel door (int-door-stnls-8) add \$1800. For High Capacity AC only add \$3800/ \$4650 FOR twin fan condenser. For base-hoist BackSaver Hoist with Large Cage - front passenger compartment add \$3800. Pull out ramp \$650. Polypropylene floor grates (8) \$450. Catch pole holder tube style locking \$300. 2 Slide Out Trays For Storage of 6 Carriers or 4 Traps - Rear passenger side compartment \$650. 6 Carriers For Storage Trays \$550. 4 Traps For Storage Trays \$440. Removable Shelf - animal compartment \$150. Roll Out Tray in Rear Storage Compartment \$500. Rear Blind Spot Mirror \$200</i> ²			\$5,528.00 ¹	\$17,750.00 ²
C/STD ¹ 31v.31b ²	Optional equipment - specify <i>COMPUTER / LAPTOP STAND PKG. includes: HD base plate, HD Pole w/ height adjust handle, swing arm motion device w/ tilt-swivel & stability support arm. ~~~~ ADD A POWER INVERTER THAT MEETS YOUR NEEDS. CALL TODAY FOR DETAILS.</i> ¹ <i>Second Stage Manufacturer ship through for Reading (31b) at \$543 and Knapheide (31v) at \$260. Includes certification, second stage MSO, and weight slip when combined with body options contained in specification. For all other factory registered Ship thru destination codes please contact dealer. First Aid, Fire Extinguisher and DOT LED rechargeable warning lights; USE \$525. 3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping) \$229 (59H*)</i> ²			\$685.00 ¹	\$543.00 ²
3.2/C ¹ SafeT ²	Optional equipment - specify <i>3,200 lbs Electric crane (Requires Utility Body), includes crane reinforcements, Spring Build up, Manual Outriggers & Boom Rest</i> ¹ <i>First Aid, Fire Extinguisher and DOT LED rechargeable warning lights. 3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping) \$229 (59H*)</i> ²			\$14,850.00 ¹	\$525.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)			
DEALER:	Coggin Ford	Coggin Ford	Coggin Ford	Duval Ford
ZONE:	Western	Northern	Central	Southern
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00
RS/SK ¹ BedSlide ²	Optional equipment - specify DOT Road Side Safety Kit = 5lbs ABC Fire Extinguisher, First Aid Kit & Three (3) Road Side Reflective Triangle in a Case ¹ BEDSLIDE is simply a better way to access your truck bed by turning it into an easy-access drawer. No more crawling around to get to your tools, gear or supplies. Simply grab the handle and pull, and the BEDSLIDE rolls all of your cargo out to you—saving time, effort and back pain. ²			\$269.00 ¹ \$1,296.00 ²
LABOR ¹ Labor ²	Labor rate per hour HOURLY RATE ¹ Labor rate per hour. Refer to Duval Ford's Emergency lighting price submission for Individual item labor-time. Rate includes professional EVT certified installation, proper wire (SXL, GXL) Heat rated loom, connectors, prep time and personal consultation. Volume discounts available for large quantity purchases, call dealer for quote. ²			\$100.00 ¹ \$130.00 ²
TEMP ¹ TEMP ²	Temporary tag - [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag, or any costs over the original acquisition amount of \$6 ² Admin Cost \$26.00 ¹			\$45.00 ¹ \$16.00 ²
TRANS ¹ TX ²	Transfer existing registration (must provide tag number) - [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag, or any costs over the original acquisition amount of \$78.50 ² Admin Cost \$91.25 ¹			\$169.00 ¹ \$116.00 ²
NEW ¹ TAG ²	New state tag (specify state, county, city, sheriff, etc.) - [] Per FSA Section 3.28, Vehicle tags and Title: Price listed Includes administrative costs for convenience fee, reimbursements for filing, obtaining or delivery of tag (including weight slip for second stage manufacturing, or any costs over the original acquisition amount of \$117.55 ² Admin Cost \$71.95 ¹			\$189.00 ¹ \$170.00 ²
MP575G ²	Maintenance Plan - specify Call for pricing ¹ 5 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2230. ADD \$300 FOR Police, Emergency and Fire Use 5 Year 75,000 mile Premium Diesel Maintenance plan \$4175. 15 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$3525. ADD \$300 FOR Police, Emergency and Fire Use ²			NA ¹ \$1,860.00 ²
MP675G ²	Maintenance Plan - specify 6 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2280. ADD \$300 FOR Police, Emergency and Fire Use 6 Year 75,000 mile Premium Diesel Maintenance Plan, \$4215. 15 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$3580. ADD \$300 FOR Police, Emergency and Fire Use ²			NA \$1,905.00 ²
MP610G ²	Maintenance Plan - specify 6 Year 100,000 mile Premium Maintenance Plan. 20 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. For GAS Chassis Cab & Cutaway vehicles use \$2845. ADD \$500 FOR Police, Emergency and Fire Use 6 Year 100,000 mile Premium Diesel Maintenance Plan \$4820. 20 Maintenance plan visits at 5000 mile intervals for vehicles with Diesel Engine, zero deductible. For DIESEL Chassis Cab & Cutaway vehicles use \$4515. ADD \$500 FOR Police, Emergency and Fire Use ²			NA \$2,400.00 ²
EBG575 ²	Warranty - specify Call for pricing ¹ 5 Yr 75,000 mile zero deductible BASECare plan. 5 Yr 100,000 mile zero deductible use \$2515. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS BaseCare Protect at zero deductible use \$2900. 5 year, 100,000 mile Chassis BaseCare Protect at zero deductible use \$3425. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²			NA ¹ \$1,855.00 ²

VEHICLE:	F-250 SD (F2A) (ALTERNATE DEALERS)			
DEALER:	Coggin Ford	Coggin Ford	Coggin Ford	Duval Ford
ZONE:	Western	Northern	Central	Southern
BASE PRICE:	\$21,133.00	\$20,978.00	\$20,970.00	\$21,045.00

EEG575 ²	Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan. 5 Yr 100,000 mile zero deductible use \$3035. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS ExtraCare Protect at zero deductible use \$3145. 5 year, 100,000 mile Chassis ExtraCare Protect at zero deductible use \$3855. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²	NA	\$2,150.00 ²
EPG575 ²	Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan. 5 Yr 100,000 mile zero deductible use \$3645. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis GAS PremiumCare Protect at zero deductible use \$3615. 5 year, 100,000 mile Chassis PremiumCare Protect at zero deductible use \$4435. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²	NA	\$2,960.00 ²
FBD575 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible BASECare plan \$1965. 5 Yr 100,000 mile zero deductible use \$2685. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL BaseCare Protect at zero deductible is \$3125. 5 year, 100,000 mile Chassis BaseCare Protect at zero deductible is \$4150. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²	NA	\$1,965.00 ²
FED575 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan \$2280. 5 Yr 100,000 mile zero deductible use \$3345. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL ExtraCare Protect at zero deductible is \$3410. 5 year, 100,000 mile Chassis ExtraCare Protect at zero deductible is \$4725. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²	NA	\$2,280.00 ²
FPD575 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan \$3145. 5 Yr 100,000 mile zero deductible use \$3755. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail Protect July 2017 Pricing Guide 5 year, 75,000 mile Chassis DIESEL PremiumCare Protect at zero deductible is \$3940. 5 year, 100,000 mile Chassis PremiumCare Protect at zero deductible is \$5520. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ²	NA	\$3,145.00 ²



QUOTE

COGGIN FORD

DATE: November 4, 2017

TRUCK #: 501

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard

Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/UTB - KNAPHEIDE 8' UTILITY BODY		\$ 6,217.00
90L - OWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
585 - AM / FM RADIO WITH SINGLE CD		\$ 274.00
18B - CAB STEPS		\$ 319.00
HDTOW - TRAILER TOW PACKAGE		\$ 1,125.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 29,963.00
Total		
SUBTOTAL		\$ 29,963.00
TAX RATE		
SALES TAX		-
OTHER		
TOTAL		\$ 29,963.00

Customers Approval for above work: _____

Make all checks payable to **COGGIN FORD**. If you have any questions concerning this invoice, contact Michelle Adm at eadm@cogginauto.com (904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

THANK YOU FOR YOUR BUSINESS!



QUOTE

COGGIN FORD

TRUCK # 503

DATE: November 9, 2017
REVISED: 12/1/17
BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard

Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/UTB - 8' UTILITY BODY FOR 60" CA		\$ 6,217.00
90L - POWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
585 - AM / FM STEREO WITH SINGLE CD / MP3 / AUXILIARY CORD		\$ 274.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 28,519.00
Total		
	SUBTOTAL	\$ 28,519.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 28,519.00

Customers Approval for above work: _____

Make all checks payable to **COGGIN FORD**. If you have any questions concerning this invoice, contact Michelle Adm at eadm@cogginauto.com (904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

THANK YOU FOR YOUR BUSINESS!



QUOTE

COGGIN FORD

TRUCK #: 506

DATE: November 4, 2017

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard

Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/UTB - KNAPHEIDE 8' UTILITY BODY		\$ 6,217.00
90L - OWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
LINEX SB - SPRAY ON BEDLINER FOR UTILITY BODY - BODY AND RAILS		\$ 870.00
585 - AM / FM RADIO WITH SINGLE CD		\$ 274.00
18B - CAB STEPS		\$ 319.00
HDTOW - TRAILER TOW PACKAGE		\$ 1,125.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 30,833.00
Total		
	SUBTOTAL	\$ 30,833.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 30,833.00

Customers Approval for above work: _____

Make all checks payable to **COGGIN FORD**. If you have any questions concerning this invoice, contact Michelle Adm at eadm@cogginauto.com (904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

THANK YOU FOR YOUR BUSINESS!



QUOTE

COGGIN FORD

TRUCK # 503

DATE: November 9, 2017

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard
Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/KUB - 8FT KC UTILITY BODY: KNPHEIDE # KC96M1478J - K		\$ 12,125.00
90L - POWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
585 - AM / FM STEREO WITH SINGLE CD / MP3 / AUXILIARY CORD		\$ 274.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 34,427.00
Total		
	SUBTOTAL	\$ 34,427.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 34,427.00

Customers Approval for above work: _____

Make all checks payable to **COGGINFORD**. If you have any

questions concerning this invoice, contact MichelleAdm at eadm@cogginauto.com
(904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

***** FOR YOUR BUSINESS *****



QUOTE

COGGIN FORD

TRUCK #: 619

DATE: November 4, 2017

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard

Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/UTB - KNAPHEIDE 8' UTILITY BODY		\$ 6,217.00
90L - OWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
LINEX SB - SPRAY ON BEDLINER FOR UTILITY BODY - BODY AND RAILS		\$ 870.00
585 - AM / FM RADIO WITH SINGLE CD		\$ 274.00
18B - CAB STEPS		\$ 319.00
HDTOW - TRAILER TOW PACKAGE		\$ 1,125.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 30,833.00
Total		
	SUBTOTAL	\$ 30,833.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 30,833.00

Customers Approval for above work: _____

Make all checks payable to **COGGIN FORD**. If you have any questions concerning this invoice, contact Michelle Adm at eadm@cogginauto.com (904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

THANK YOU FOR YOUR BUSINESS!



QUOTE

COGGIN FORD

TRUCK # 503

DATE: November 9, 2017

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard
Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/KUB - 8FT KC UTILITY BODY: KNPHEIDE # KC96M1478J - K		\$ 12,125.00
90L - POWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
585 - AM / FM STEREO WITH SINGLE CD / MP3 / AUXILIARY CORD		\$ 274.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 34,427.00
Total		
	SUBTOTAL	\$ 34,427.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 34,427.00

Customers Approval for above work: _____

Make all checks payable to **COGGINFORD**. If you have any

questions concerning this invoice, contact MichelleAdm at eadm@cogginauto.com
(904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

***** FOR YOUR BUSINESS *****



QUOTE

COGGIN FORD

TRUCK #: 622

DATE: November 4, 2017

BILL TO: DANIA BEACH
c/o Thomas Goodman

9650 Atlantic Boulevard

Jacksonville, FL 32225

Phone: 904.725.3060 Fax: 904.723.6122

POLICE RATED, ADMINISTRATIVE, UTILITY VEHICLES, TRUCKS & VANS

FLORIDA SHERIFFS ASSOCIATION	FSA17-VEL25.0	AMOUNT
SPEC #: 52 - F250 4x2 REGULAR CAB 8' BOX 142" WB (F2A)		\$ 20,925.00
Z1 - OXFORD WHITE EXTERIOR		INCLUDED
AS - MEDIUM EARTH GRAY INTERIOR		INCLUDED
8/UTB - KNAPHEIDE 8' UTILITY BODY		\$ 6,217.00
90L - OWER WINDOWS, DOORS, AND LOCKS		\$ 914.00
585 - AM / FM RADIO WITH SINGLE CD		\$ 274.00
18B - CAB STEPS		\$ 319.00
HDTOW - TRAILER TOW PACKAGE		\$ 1,125.00
NEWT - NEW STATE TAG AND REGISTRATION		\$ 189.00
Subtotal		\$ 29,963.00
Total		
	SUBTOTAL	\$ 29,963.00
	TAX RATE	
	SALES TAX	-
	OTHER	
	TOTAL	\$ 29,963.00

Customers Approval for above work: _____

Make all checks payable to **COGGIN FORD**. If you have any questions concerning this invoice, contact Michelle Adm at eadm@cogginauto.com (904) 609-4640 or Nichole Miller at emiller1@cogginauto.com 904-705-5954

THANK YOU FOR YOUR BUSINESS!

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Staff Report

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF THIRTY-NINE THOUSAND AND EIGHT HUNDRED DOLLARS (\$39,800.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 242 SW 7TH STREET WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A SINGLE VENDOR IN A FISCAL YEAR; 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, DECOTA Construction Quote, Broward County Unsafe Structure Board Finding of Fact and Order, All South Florida Construction Management Inc. Quote, Rick Hamann and Sons Demolition, Inc Quote , 242 SW 7th Street Photos



MEMORANDUM

DATE: January 23, 2018

TO: Tamara James, Mayor
Bill Harris, Vice Mayor
Chickie Brandimarte, Commissioner
Bobbie H. Grace, Commissioner
Marco Salvino, Sr., Commissioner

FROM: Marc LaFerrier, AICP, Director of Community Development

SUBJECT: Approval of Services for the Demolition of 242 SW 7th Street

The property located at 242 SW 7th Street had a code case that went to the Broward County Unsafe Structures Board. The owner was given 30 days to secure a building permit to demolish or repair the home. Due to non-compliance, the Board's Order gave the City Building Official authorization to cause the demolition of the structure and removal of all salvage, contents and debris from the property. The City Zoning Code also requires the site to be cleared, sodded and maintained.

Previously, a Code case was adjudicated by the Special Magistrate and ordered the owner to maintain the structure in a safe and secure condition. The property owner failed to comply with Magistrate's Order and currently there is a Code lien on the property and Code fines are accruing.

In order to demolish the unsafe structure, staff has received three price quotes for demolition of the residence, removal of trees and sod of the property. The price quotes include permits, utility disconnects, (asbestos testing has already been completed with negative findings), removal of building including slabs, septic tank, footers, and all debris. Below is a price comparison showing Decota Construction with the lowest quote. Once work is completed a lien will be placed on the property to cover all hard costs incurred to the City.

- Decota Construction - **\$39,800**
- All South Florida Construction Management Inc. - **\$43,700**
- Rick Hamann and Sons Demolition, Inc. - **\$49,000**

Attached are copies of the following related documents:

- Photos of the structure and property
- Broward County Unsafe Structure Board Finding of Fact and Order
- Decota Construction quote
- All South Florida Construction Management Inc. quote
- Rick Hamann and Sons Demolition, Inc. quote

That the funding for these services are available and appropriated in the FY 2017-2018 budget in the General Fund, Community Development Account No. 001-15-03-529-52-20.

RECOMMENDATION:
Approve the Resolution

RESOLUTION NO. 2018-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS (\$39,800.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 242 SW 7TH STREET WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A SINGLE VENDOR IN A FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if he is authorized to do so in advance by a resolution adopted by the City Commission; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", subsection (a), sets the monetary threshold at Twenty Five Thousand Dollars (\$25,000.00) for a vendor for each fiscal year; and

WHEREAS, the City desires to demolish a structure located on a property it has acquired located at 242 SW 7th Street; and

WHEREAS, the Community Development Department has obtained three written quotes and determined that such demolition services can be obtained at the least cost to the City, without competitive bidding and without advertisements for bids, from DECOTA Construction, a proposal which is attached as Exhibit "A" in the amount of Thirty Nine Thousand Eight Hundred Dollars (\$39,800.00); and

WHEREAS, the Community Development Department is seeking approval to exceed the Twenty Five Thousand Dollars (\$25,000.00) annual vendor threshold for a single vendor;

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 Commission authorizes the City Manager to purchase services from DECOTA Construction for the demolition of structure located at 242 SW 7th Street and a copy of the proposal is attached as Exhibit “A”, and made a part of and is incorporated into this Resolution by this reference.

Section 3. That the funding for these services are available and appropriated in the FY 2017-2018 budget in the General Fund, Community Development Account No. 001-15-03-529-52-20

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to the Services Agreement as are deemed necessary and proper and in the best interest of the City.

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 23, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

DECOTA

CONSTRUCTION

Office: 954.923.6004
Toll Free: 1.855.923.6004
Fax: 954.923.6005
Email: office@decotagroup.com

Licensed & Insured
CGC 1516657
1502 South Federal Hwy Dania Beach, FL 33004
www.DECOTAGROUP.com

December 19, 2017

City of Dania
242 SW 7th

Proposal

Demolition of a 1,531 square foot single family residence
242 SW 7th Folio: 5142 03 06 0640

Job to include furnishing all equipment, labor, insurance materials, and all required licenses and permits.

Scope of work:

Demolition of existing house including slabs & foundation
Removal of existing sidewalk inside the property line
Removal of (8) trees with stump grinding
Disposal of debris
All salvage rights (Aluminum, Copper, Appliances, Furniture)
Remove or refill septic tank
disconnect utilities
Sod to be placed in disturbed areas

Fee

Total

EXCLUSIONS:

Asbestos report/ removal, temporary fence, Tree Protection, Mitigation fees

Total Amount Due:	\$39,800.00
--------------------------	--------------------

Payment Terms:

Fees not included in proposal:

- A. Work that is to be completed other than during normal business hours;
- B. Work required to be completed in multiple phases;
- C. Consultant fees (I.E. structural design, engineering, etc.);
- D. Inspections performed outside of normal business hours

Additional Service and Charges:

Any service not otherwise included in this agreement will require and executed change order.

Additional Terms:

- A. Unless otherwise provided, this agreement shall be governed by the law of principal place of business of the Architect;
- B. This proposal constitutes the entire agreement and terms of contract;

DECOTA

CONSTRUCTION

Office: 954.923.6004
Toll Free: 1.855.923.6004
Fax: 954.923.6005
Email: office@decotagroup.com

Licensed & Insured
CGC 1516657
1502 South Federal Hwy Danla Beach, FL 33004
www.DECOTAGROUP.com

Please sign two(2) copies an dreturn to our office. We will fully execute both copies and return one to your office for your files.

We look forward to working with you on this project

Sincerely,
Deocta Construction

Accepted by: _____

Title: _____

Date: _____

Accepted by: _____

Title: _____

Date: _____



BROWARD COUNTY UNSAFE STRUCTURES BOARD

BROWARD COUNTY, a political
Subdivision of the State of Florida,

Complainant,

CASE NO.: 17-0120

FOLIO NO.: 1203-06-0640

v. GEORGIOS VIHOS,

Respondent(s).

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for Public Hearing on April 19, 2017 after due notice to the Respondent(s), and the Broward County Unsafe Structures Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order as follows:

1. FINDINGS OF FACT: Open, vacant, and unguarded
for property located at: 242 SW 7 ST
Dania Beach, FL
Legally described as: DANIA HEIGHTS EXT 5-19 BLOT 11 BLK 5
2. CONCLUSIONS OF LAW: The foregoing Findings of Fact constitute a violation of Florida Building Code:

FBC 116.2.1.1.1 BUILDING IS VACANT, UNGUARDED, AND OPEN AT ITS WINDOWS OR DOORS
3. ORDER: Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) shall:

Within 30 days the Owner's qualified agent must submit all documentation necessary to secure a building permit as required by the FBC, to bring this property into compliance by removing all violations and return this property to its original footprint of a two bedroom/one bath home.

Should the owner's qualified agent fail to timely secure a building permit as required, the Building Official may have the subject property demolished and remove all salvage, contents, and debris from the property, the cost of which shall be charged against the property as a high priority lien, collectible by established procedures.

DONE AND ORDERED this 19th day of April, 2017.

By: _____

Chairman

NOTICE: IF THE CITY PROCEEDS WITH THIS WORK, IT WILL RESULT IN A LIEN BEING PLACED ON YOUR PROPERTY FOR ALL COSTS INCURRED IN THE EXECUTION OF ANY ACTION BY THE UNSAFE STRUCTURES AND MINIMUM HOUSING APPEALS BOARD.



All South Florida Construction Management Inc.

201 SE 2nd Ave

Dania Beach, Florida 33004

Office: 954-927-0793 / Fax: 954-927-1850 / Cell: 954-448-1873

December 6th, 2017

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

Attn: Barbara Urow

Ref: Demo 242 SW 7th Street

Scope of work for Building Demo:

1. Demo existing house, footing, and slab.
2. Disconnect power, water and electric.
3. Pull all permits as required by City.
4. Sod approx. 3500 sq. ft. of lot.
5. Tree trimmer and Demo Contractor to supply Insurance.
6. If septic tank is found will pump and fill in with sand as required.

Scope of work for Tree removal:

1. Removal of 5 Australian Pine Trees.
2. Grind 8 tree stumps below grade.
3. Remove 1 palm tree and brush.
4. City to pay all mitigation fees for tree removal.

Total Price: \$43,700.00

Accepted By: _____

Accepted By: _____

Accepted By: _____

RICK HAMANN AND SONS DEMOLITION, INC.

WWW.HAMANNANDSONS.COM

**4023 W. Lake Estates Dr.
Davie, FL 33328
License #02-10556-D**

**Office (954) 434-8937
Fax (954) 434-7191
Mobile (954) 325-4451**

Date: December 11, 2017

Office #954-924-6810
Fax #

Job Location: 242 SW 7th Street
Dania Beach

Gentlemen: City of Dania Beach Atten: Barbara

We propose to furnish all equipment, labor, insurance, materials, and all required licenses, to complete the following:

Demolish and remove entire structure including slab, sod over all disturbed areas, footers, and septic tank removal, permits and utility disconnects, and all debris associated with demolition.
Total \$14,000.00

. Cut down and stump grind 5 Australian pine trees, and grind 2 large stumps below grade, and 1 palm with surrounding brush, Total \$35,000.00

No tree mitigation is included in price.

Work will commence within ___ days after receipt of the properly accepted contract and will be completed within ___ working days after starting date, as long as permits are pulled on time.

All of the above work will be completed for the sum of Forty Nine Thousand Even Dollars and no/100's.----- **\$49,000.00** IF ACCEPTING PLEASE SIGN AND RETURN.
FAX #954- 434-7191, OFFICE #954- 434-8937.

THIS PROPOSAL IS EXPRESSLY SUBJECT TO THE GENERAL CONDITIONS STATED ABOVE.

Sincerely,

Richard A. Hamann, Sr.
President

ACCEPTANCE _____

LEGAL DESCRIPTION OF PROPERTY:
Lot No. _____ Block No. _____ Subdivision

UNSAFE BUILDING

This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 111 of the South Florida Building Code.

**This Building Shall Be Vacated
Shall Not Be Occupied.**

Action shall be taken by the owner as further prescribed by written notice previously served.

This notice shall not be removed except by the Building Official.

242 SW 7th Street
Dania Beach, FL

Date:

City of Dania Beach, Florida

Signature:

Building Official

BROWARD
COUNTY

ENVIRONMENTAL PROTECTION AND STRUCTURAL MANAGEMENT DEPARTMENT
Environmental Licensing and Building Permitting Division
Case Management Team
1000 University Drive, Box 1000 • Pompano, FL 33062-4200 • Phone (305) 781-4000

NOTICE LETTER OF VIOLATION UNSAFE STRUCTURES

GEORGE'S VACIES
242 SW 7th St.
DANIA BEACH, FL 33004

ISSUED DATE: 8/05/2017

CERTIFIED MAIL 7015 170001 8410 016
FOID # 1703-06-0049

CASE # 17-0120

Notice is hereby served for violation of:
242 SW 7th St.
DANIA BEACH, FL 33004

For the following reason(s):

7015151.1.1.1 BUILDING IS VACANT, UNINSURED, AND OPERATIVE VANDOS ON DOORS

Violations:

Description	Open, Vacant and Uninsured
Code Section	115.2.1.1.1
Code Text	A building shall be deemed a safe structure and/or unsafe when it is vacant, unoccupied and open to the public.
Money of Damages	Property listed up, secure and remove all debris from site.

CONSTRUCTION OF COMPLAINT

You are hereby notified of your right to appeal the decision of the Building Official's decision to the Board of Appeals. If you wish to appeal, you must file a written appeal with the Board of Appeals within 15 days of the date of this notice. The Board of Appeals will hold a public hearing on the appeal. If you wish to appeal, you must file a written appeal with the Board of Appeals within 15 days of the date of this notice. The Board of Appeals will hold a public hearing on the appeal.

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[Signature]
Building Official

BROWARD
COUNTY

ENVIRONMENTAL PROTECTION AND STRUCTURAL MANAGEMENT DEPARTMENT
Environmental Licensing and Building Permitting Division
Case Management Team
1000 University Drive, Box 1000 • Pompano, FL 33062-4200 • Phone (305) 781-4000

BROWARD COUNTY UNSAFE STRUCTURES BOARD NOTICE OF HEARING

Broward County is a political
subdivision of the State of Florida

CASE # 17-0120
FOID # 1703-06-0049

Complainant:

vs. GEORGE'S VACIES

Respondent

Violation Address: 242 SW 7th St. Dania Beach, FL 33004

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 8/15/2017 at 2:00pm, at the Environmental Licensing and Building Permitting Division Room, 1000 University Drive, Pompano, FL 33062.

Violation: Open, Vacant and Uninsured

It is the policy of the Broward County Unsafe Structures Board to ensure the safety of the public. The Board will hold a public hearing on the appeal. If you wish to appeal, you must file a written appeal with the Board of Appeals within 15 days of the date of this notice. The Board of Appeals will hold a public hearing on the appeal.

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If a person desires to appeal any decision with respect to any matter considered at the Board of Appeals, such person must first obtain a written order of the Board of Appeals. If a person desires to appeal any decision with respect to any matter considered at the Board of Appeals, such person must first obtain a written order of the Board of Appeals.

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Open Vascular and Organoid

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1

UNSAFE BUILDING

This building or structure is, in the opinion of the Building Official, unsafe, as defined in Section 111 of the South Florida Building Code

**This Building Shall Be Vacated
Shall Not Be Occupied.**

Action shall be taken by the owner as further prescribed by written notice previously served. This notice shall not be removed except by the Building Official.

242 SW 7th Street
Dania Beach, FL

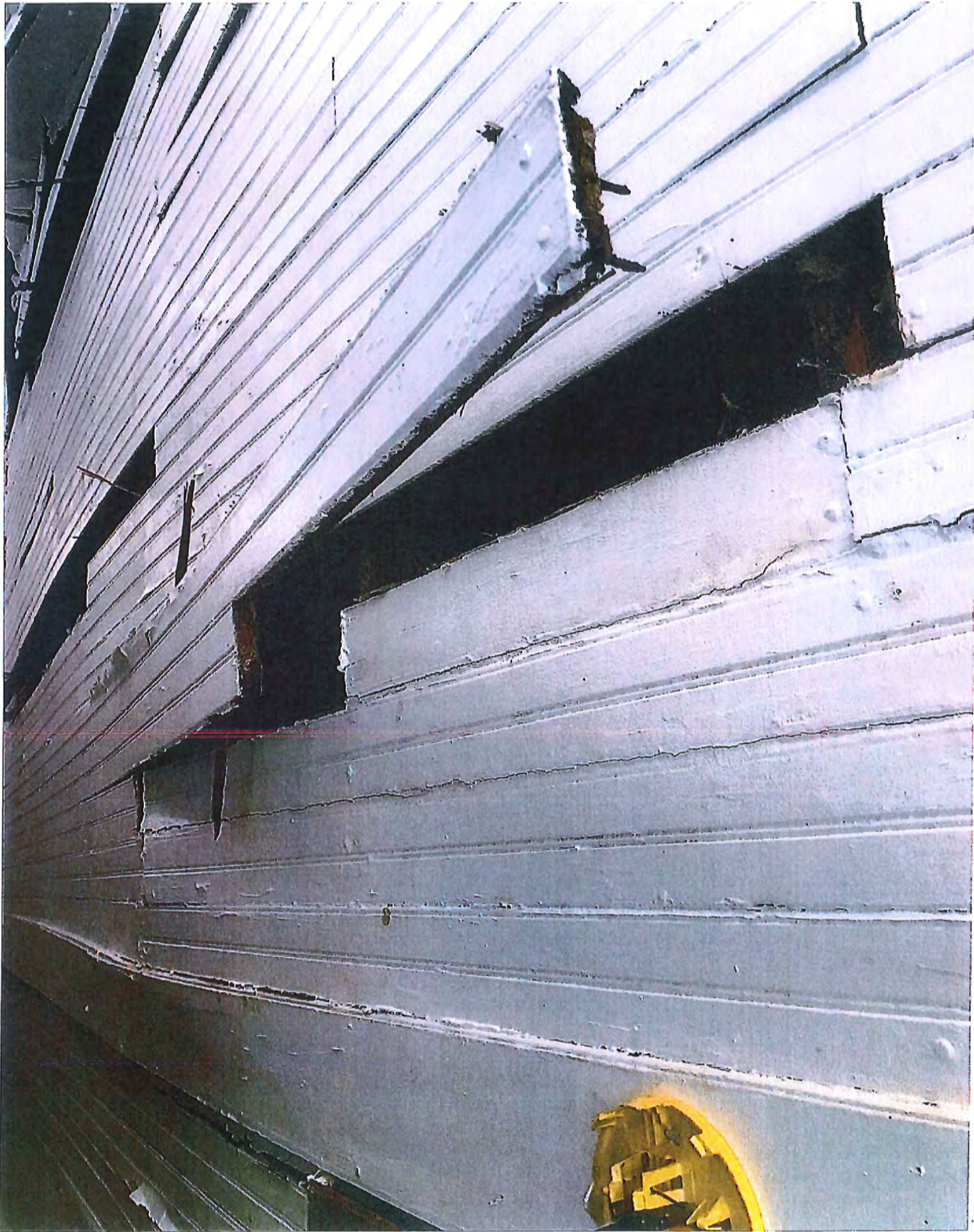
Date: 1/11/12

Signature: [Signature]

Building Official

City of Dania Beach, Florida











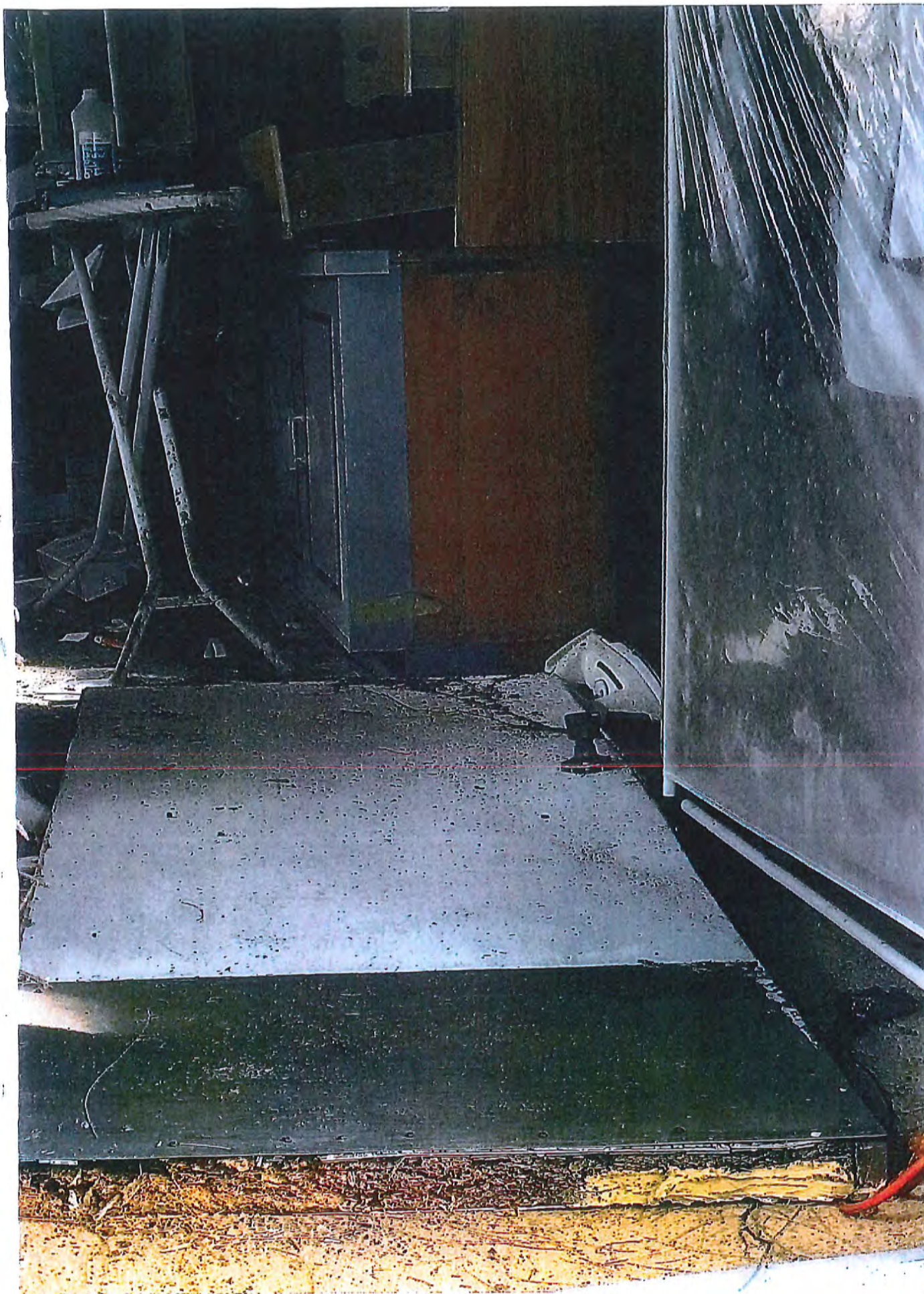


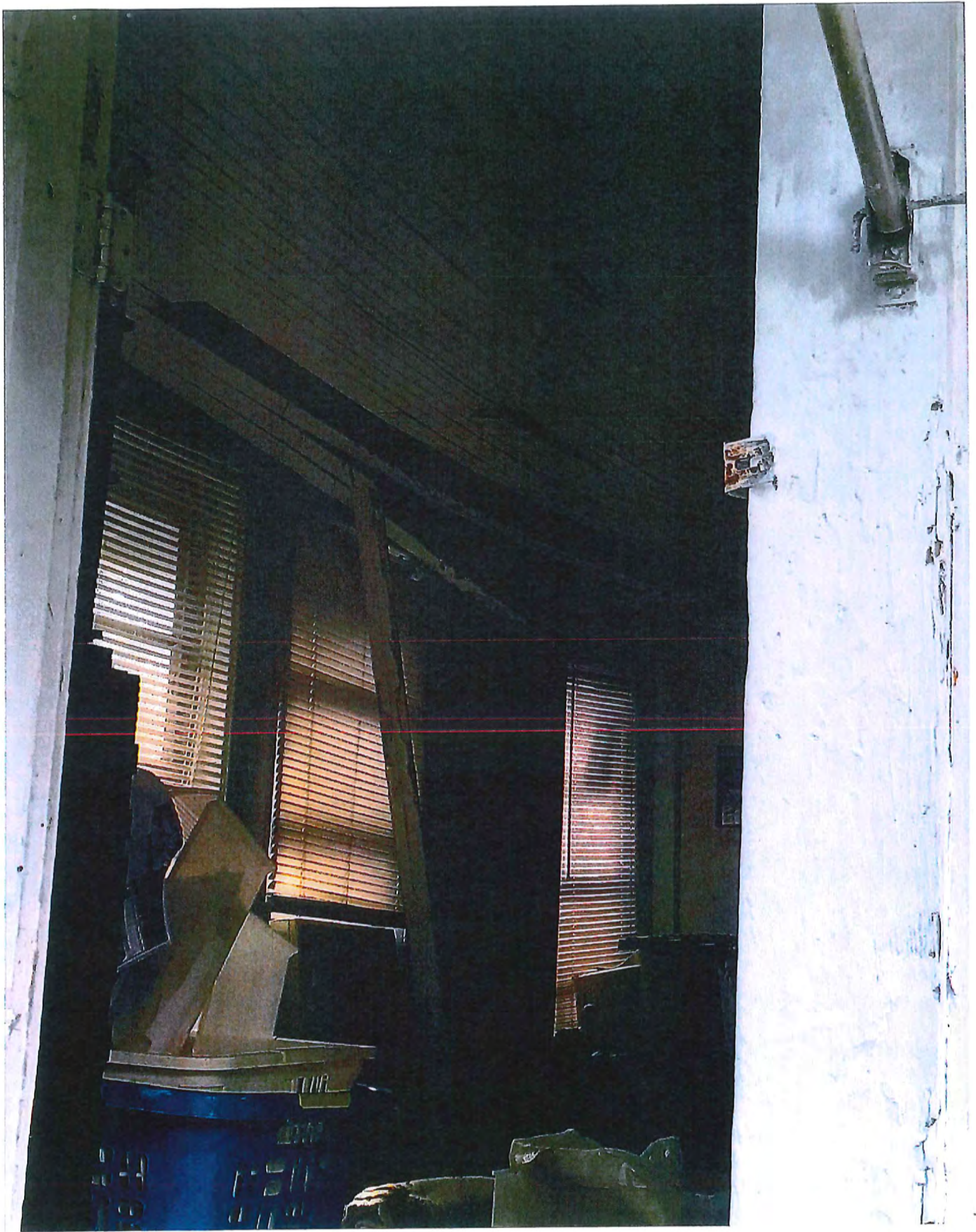






















CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE CONVEYANCE OF SIX (6) PARCELS OF CITY-OWNED LAND (“PROPERTY”) WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AREA AT A PRICE OF ONE DOLLAR (\$1.00) PER PARCEL TO THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE PURPOSE OF USING THE PROPERTY TO FACILITATE SINGLE-FAMILY HOUSING DEVELOPMENT IN THE COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE A DEED FOR EACH PARCEL FOR THIS PURPOSE; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEEDS AND RELATED DOCUMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Memo, Resolution 2018- City to CRA Property Conveyance of 6 Parcels, Attachment A - Property Description

Date: January 16, 2018

To: Mayor Tamara James
Vice Mayor Bill Harris
Commissioner Chickie Brandimarte
Commissioner Bobbie H. Grace
Commissioner Marco A. Salvino, Sr.

From: Robert Baldwin, City Manager

Subject: Transfer of Six (6) City owned Properties to the Dania Beach Community
Redevelopment Agency (CRA)

The Dania Beach Community Redevelopment Agency Board (Board) at their January 9, 2018 meeting supported the recommendation of Rickelle Williams, Executive Director of the CRA, to transfer certain parcel of City real property to the CRA for the purpose of achieving the redevelopment goals outlined in the CRA Plan. Those parcels include:

1. NW 2 Street (Folio No. 5042-34-01-0720)
2. NW 6 Avenue (Folio No. 5042-34-01-0760)
3. NW 14 Avenue (Folio No. 5042-33-01-0190)
4. NW 14 Avenue (Folio No. 5042-33-01-0060)
5. NW 14 Avenue (Folio. No. 5042-33-01-0110)
6. W. Dania Beach Boulevard (Folio. No. 5042-33-01-0130)

Upon approval of the City Commission to transfer the properties, the City Attorney's Office will convey, by deed, the six properties.

Recommendation

It is recommended that the Dania Beach City Commission authorize the transfer of certain parcels, mentioned above, to the CRA by deed.

RB/cd

RESOLUTION NO. 2018-011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE CONVEYANCE OF SIX (6) PARCELS OF CITY-OWNED LAND ("PROPERTY") WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AREA AT A PRICE OF ONE DOLLAR (\$1.00) PER PARCEL TO THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE PURPOSE OF USING THE PROPERTY TO FACILITATE SINGLE-FAMILY HOUSING DEVELOPMENT IN THE COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEEDS AND RELATED DOCUMENTS FOR EACH PARCEL FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified as Part III of Chapter 163, Florida Statutes, as amended from time to time (the "Act"); and

WHEREAS, all powers arising through the Act are conferred by the Act upon counties with Home Rule Charters, such as Broward County, Florida, which in turn are authorized to delegate certain of their powers to a community redevelopment agency created pursuant to the Act; and

WHEREAS, on March 19, 2002, the Board of County Commissioners of Broward County, Florida (the "Board") adopted Resolution No. 2002-275, which declared that a slum or blighted area exists in a geographic area (the "Redevelopment Area"), as described by the City of Dania Beach in its Finding of Necessity for Redevelopment, and which demonstrated that it is necessary and appropriate to redevelop such Redevelopment Area in accordance with the provisions of the Act, as amended; and

WHEREAS, pursuant to the Resolution of Broward County, Florida, the Board delegated to the City Commission of the City of Dania Beach, Florida (the "Commission") the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Act, to enable the City Commission to declare the need for, create and delegate power to a community redevelopment agency ("CRA") and to prepare and adopt a plan of redevelopment for final approval by the Board; and

WHEREAS, the City Commission accepted a delegation of powers from the Board, found a need for, and created the CRA, granted the CRA the power to exercise those powers

permitted by the Act which were delegated by the Board to the City and directed the preparation and adoption of a community redevelopment plan (the “Plan”), updates to which have been approved and adopted by the CRA Board on March 11, 2009 and June 3, 2015 respectively; and

WHEREAS, the redevelopment goals outlined in the updated Plan include (1) enhance and reinforce the CRA sub areas; (2) eliminate substandard housing and provide affordable housing alternatives; (3) redevelop the CRA in a manner that is energy efficient and sustainable; (4) attract targeted new industries and retain and expand core industries; and (5) enhance redevelopment activities through active marketing strategy that supports redevelopment initiatives; and

WHEREAS, the City Commission is considerate of the needs of the CRA and the Redevelopment Area and intends to support, foster or facilitate opportunities for the CRA to accomplish the redevelopment goals outlined in the Plan; and

WHEREAS, at the January 9, 2018 CRA Board meeting, the CRA Board identified six (6) vacant parcels (the “Property”) in the Redevelopment Area which are owned by the City and which the CRA Board, by motion and consensus, desires the City Commission to convey to the CRA for the purpose of accomplishing the redevelopment goals outlined in the Plan; and

WHEREAS, the CRA believes that having site control of the City-owned properties will facilitate identifying and securing private and public funding to develop viable projects while the CRA has no available tax increment financing funds; and

WHEREAS, the desired City-owned Property is within the boundaries of the Redevelopment Area, consisting of parcels located at (1) NW 2nd Street (Folio No. 5042-34-01-0720); (2) NW 6th Avenue (Folio No. 5042-34-01-0760); (3) NW 14th Avenue (Folio No. 5042-33-01-0190); (4) NW 14th Avenue (Folio No. 5042-33-01-0060); (5) NW 14th Avenue (Folio No. 5042-33-01-0110); and (6) W. Dania Beach Boulevard (Folio No. 5042-33-01-0130), which are more fully described in Attachment "A", which is attached and incorporated by this reference ("Property"); and

WHEREAS, the Commission has identified that the Property can be used by the CRA as a tool for housing development in the Redevelopment Area as all Property is zoned Neighborhood Residential (NBHD-RES); and

WHEREAS, the Commission finds that pursuant to Section 125.38, Florida Statutes the conveyance of the Property to the CRA serves the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY 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 Commission, pursuant to Section 125.38, Florida Statutes, approves the conveyance of the Property, which is legally described in Attachment "A", to the CRA at the price of one dollar (\$1.00) per parcel which is considered minimum consideration.

Section 3. That upon the conveyance of the Property, the CRA shall maintain the property in accordance with all applicable laws, regulations, ordinances and codes.

Section 4. That pursuant to Section 125.411, Florida Statutes, the City Commission authorizes the proper City officials to execute a Deed for each parcel, in substantially the form approved by the City Attorney.

Section 5. That the proper City officials shall record in the County public records all deeds and shall provide a copy of such recorded instruments to the Clerk of the City Commission and CRA Board within thirty (30) days of execution and final acceptance.

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 on January 23, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Resolution #2018-011**Attachment A: Property Description**

Site Address	Folio Number	Zoning Designation	Area (AC)	Lot Dimensions	Clean Title (Y/N)	Structure (Y/N)	Buildable	Appraisal Value
NW 2 ST	504234010720	NBHD-RES	.12	52' W x 108' D	Y	N	Vacant; Buildable; May Require Variance	\$27,100.00
NW 6 AVE	504234010760	NBHD-RES	.12	52' W x 108' D	Y	N	Vacant; Buildable; May Require Variance	\$27,100.00
NW 14 AVE	504233010190	NBHD-RES	.11	50' W x 96' D	Pending	N	Vacant; Buildable; May Require Variance	\$23,800.00
NW 14 AVE	504233010060	NBHD-RES	.11	50' W x 95' D	Y	N	Vacant; Buildable; May Require Variance	\$23,750.00
NW 14 AVE	504233010110	NBHD-RES	.11	50' W x 95' D	Y	N	Vacant; Buildable; May Require Variance	\$23,750.00
W DANIA BEACH BLVD	504233010130	NBHD-RES	.13	96' W x 60' D	Y	N	Vacant; Buildable; May Require Variance	\$25,650.00

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO PARKING OF VEHICLES;, AMENDING CHAPTER 25, ENTITLED "TRAFFIC", ARTICLE III, ENTITLED "PARKING, STOPPING AND STANDING", DIVISION 1, "GENERALLY", SECTION 25-51, ENTITLED "ANGLE PARKING, BACKING PROHIBITED", DIVISION 2, ENTITLED "ENFORCEMENT", SECTION 25-79, ENTITLED "FINES", TO UPDATE, CLARIFY, AND REVISE SUCH SECTION; AND DIVISION 3, ENTITLED "PARKING METERS", SECTION 25-86, ENTITLED "PAYING FOR PARKING BY USE OF APPROPRIATE COINS OR CURRENCY, TIME RESTRICTIONS; PARKING WITHIN METERED SPACE", OF THE CITY CODE OF ORDINANCES, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Ordinance



MEMORANDUM

DATE: January 23, 2018

TO: Robert Baldwin, City Manager
Colin Donnelly, Assistant City Manager

FROM: Marc LaFerrier, AICP, Director of Community Development 

SUBJECT: Proposed Amendments to Chapter 25 of the City's Code Ordinance (FIRST READING)

The Community Development Department, Code Compliance and Parking Division, is proposing amendments to the City Code of Ordinances for Chapter 25, entitled "Traffic", Article III, entitled "Parking, Stopping and Standing", to update and improve parking ordinances. In summary, the proposed amendments include:

Section 25-51 – To include "back-in parking" as prohibited parking and clarify the Ordinance for improved for enforcement of this violation. Vehicles that are backed-in do not allow direct visibility of the license plate by Parking Enforcement or BSO.

Section 25-79 – To establish fines as a "General Penalty" for unlawful parking violations in the amount of thirty five dollars (\$35.00). This amendment will allow Parking Enforcement fines for those violations that do not have a specific penalty, as well as include citations for each specific violation in the Ordinance.

Section 25-86 – To include credit or debit cards as a method of payment for parking fines. The existing Parking Code did not include payment by credit/debit cards. This amendment updates the Code to provide payment by cash or credit/debit cards.

The proposed updates, clarifications and revisions are defined in the attached Ordinance.

STAFF RECOMMENDATION

Approve the Ordinance (First Reading).

ORDINANCE NO. 2018-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO PARKING OF VEHICLES;; AMENDING CHAPTER 25, ENTITLED "TRAFFIC", ARTICLE III, ENTITLED "PARKING, STOPPING AND STANDING", DIVISION 1, "GENERALLY", SECTION 25-51, ENTITLED "ANGLE PARKING, BACKING PROHIBITED", DIVISION 2, ENTITLED "ENFORCEMENT", SECTION 25-79, ENTITLED "FINES", TO UPDATE, CLARIFY, AND REVISE SUCH SECTION; AND DIVISION 3, ENTITLED "PARKING METERS", SECTION 25-86, ENTITLED "PAYING FOR PARKING BY USE OF APPROPRIATE COINS OR CURRENCY, TIME RESTRICTIONS; PARKING WITHIN METERED SPACE", OF THE CITY CODE OF ORDINANCES, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Article III, entitled "Parking, Stopping and Standing" of Chapter 25, entitled "Traffic", Division 1, entitled "Generally", and specifically Section 25-51, "Angle Parking, Backing Prohibited" of the City Code of Ordinances, is amended to read as follows:

Sec. 25-51. ~~Angle parking, backing~~ Back-in parking prohibited.

In all marked parking spaces ~~marked for angle parking~~, all vehicles shall be parked with the front end of the vehicle facing into the parking space, ~~provided for parking~~ in all public parking areas within the city. The operators of vehicles are prohibited from backing any vehicle into ~~such angle~~ parking spaces located in public parking areas within the city. No person shall stand or park a vehicle other than at the angle to the curb when angle parking is indicated by signs, pavement markings or both or ~~into the roadway as otherwise indicated by such signs, or pavement markings, or both.~~

Section 2. That Article III, entitled "Parking, Stopping and Standing" of Chapter 25, entitled "Traffic", Division 2, entitled "Enforcement", and specifically Section 25-79, "Fines" of the City Code of Ordinances, is amended to read as follows:

Sec. 25-79. Fines.

The following fines ~~have been~~ payable to the city are established for improper parking within the city limits:

- (a) *Restricted parking* : Any person parked or found in violations of sections 25-86(a), 25-86(c), 25-87, 25-88, 25-45(i), 25-43, 25-57, 25-50, 25-123, 25-45(a)—(c), or 25-63 shall be liable for payment of a fine of thirty-five dollars (\$35.00).
- (b) *Improper parking*: Any person parked or found in violation of sections 25-51, 25-120, 25-45(g), 25-47, 25-52, 25-53 or 25-54 shall be liable for payment of a fine of thirty-five dollars (\$35.00).
- (c) *Prohibited parking* : Any person parked or found in violation of sections 25-41, 25-49, 25-44, 25-45(d), 25-45(f), 25-45(h), 25-59, 25-48, 25-45(i) or 25-55 shall be liable for payment of a fine of thirty-five dollars (\$35.00).
- (d) *Hazardous parking/private lands parking* : Any person parked or found in violation of sections 17-14, 25-104, 25-107, 25-121, 25-122, 25-58, 25-64, 25-65, 25-66, 25-67, 25-56, 25-60, 25-61, 25-45(a), (e) or 25-62 shall be liable for payment of a fine of thirty-five dollars (\$35.00).
- (e) *Disabled parking*: All persons parked or found in violation of section 25-46 shall be liable to pay for payment of a fine of two hundred fifty dollars (\$250.00).
- (f) ~~{Surcharge for school crossing guard program:}~~ In addition to the fines provided for in this section, a five dollar (\$5.00) surcharge to provide funds for the city's school crossing guard program shall be added to each fine imposed for each parking violation, as authorized by state law.
- (g) *General Penalty*: In this Chapter, where no specific penalty is provided, and an act is prohibited or declared to be unlawful or identified as an offense, or whenever in this Chapter the doing of an act is required or the failure to do an act is declared to be unlawful, the violator of any applicable provision shall be liable for payment of a fine of thirty-five dollars (\$35.00).

Section 3. That Article III, entitled “Parking, Stopping and Standing” of Chapter 25, entitled “Traffic”, Division 3, entitled “Parking Meters”, and specifically Section 25-86, “Paying for Parking by use of appropriate coins or currency; time restrictions; parking within metered space” of the City Code of Ordinances, is amended to read as follows:

Sec. 25-86. - Paying for parking by use of appropriate coins, ~~or~~ currency or credit or debit card; time restrictions; parking within metered space or metered lot.

- (a) When a parking control device commonly known as a parking meter or multi-meter device is erected adjacent to, ~~or~~ in front of or in the vicinity of a particular parking space or lot within the city or within a city parking lot, no person shall stop, stand or park a vehicle in that metered parking space or lot without paying the appropriate U.S. coin(s), ~~or~~ currency or making a payment by credit or debit card for the amount of parking time desired.
- (b) Unless notice to the contrary is posted in the metered parking lot or on the parking meter, meters within the city shall be enforced every day. The city manager may restrict the maximum length of time that any individual vehicle may remain in a particular metered space or parking lot, whether or not a coin, ~~or~~ currency or credit or debit card is ~~paid~~, used for payment and notice of such restrictions shall be posted on the meter or on a parking control device in the vicinity of the meters, to which such a restriction applies.
- (c) It is prohibited to back a vehicle into any marked parking space in a metered space or metered lot. Every vehicle shall be parked wholly within a marked parking space with the front end of such vehicle immediately in front of or adjacent to the curb or parking wheel stop for such space, as provided by the pavement markings.

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 and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

Section 6. That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED on first reading on January 23, 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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

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. **(SECOND READING)**

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 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager *[Signature]*

SUBJECT: **TX-108-17:** The applicant, James C. Brady, Saul Ewin Arnstein & Lehr, LLP., on behalf of the property owner 4300 Ravenswood, LLC c/o Bryan Grosman, is requesting text amendments to the City's Land Development Code (SECOND READING).

REQUEST

TEXT AMEDMENT

To remove several conditions of approval for a use.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

TEXT AMENDMENT

The applicant represents the owner of a property located at 4300 Ravenswood Road. They are requesting an amendment to the City's Land Development Code (LDC) to remove conditions on the following use:

Outdoor sales, leasing, rental, and display of automobiles, motorcycles, or trucks, including maintenance and service thereof in an opaque-covered facility or indoors. (19)(73)(74)

There are currently four (4) conditions associated with this use in the Industrial, Research, Office, Marine – Airport Approach (IROM-AA) zoning district. The applicant is proposing to eliminate the following three (3) conditions:

(19) Conditions of use: must be conducted within either a completely enclosed building or an interior side yard or rear yard that is located at least two hundred fifty (250) feet from any property with a "residential" land use plan designation.

(73) Conditions of use: garage doors not permitted to face a public right-of-way.

(74) Conditions of use: on-site parking and storage of vehicles shall not be visible the public right-of-way.

The one condition that will remain is the following:

(17) Conditions of use: must be located at least five hundred (500) feet from any property with a "residential" land use plan designation.

The applicant provided a justification statement regarding this request as it relates to their specific property. However, if approved, the amendment would be applied city wide to all properties located in the IROM-AA zoning district.

This application will be heard by the City Commission at two (2) public hearings.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2018 the City Commission approved the request on first reading.

PLANNING AND ZONING BOARD ACTION

On November 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval.

RECOMMENDATION

Approve.

ORDINANCE NO. 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.

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

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

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

WHEREAS, City staff recommends approval of a proposed change to the Code as shown below; and

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

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

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

WHEREAS, the City Commission finds that adoption of this Ordinance through its police powers will protect the public health, safety, and welfare of the residents of the City, and

further the purpose, goals, objectives, and policies of the City’s Comprehensive Plan;

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

Section 1. That the preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 “Land Development Code,” Article 115, Section 115-40, “Schedule of Permitted Uses,” of the City Code is amended to read as follows:

ARTICLE 115-40. – SCHEDULE OF PERMITTED USES

Sec. 115-40. - Schedule of permitted uses.

<u>Legend</u>		
P	-	Permitted
A	-	Permitted accessory use only
#, #	-	(Ex: 1, 2) Permitted subject to the conditions of use numbered 1 and 2 found in section 115-50
SE	-	Permitted special exception use only, pursuant to article 630
SE(#, #)	-	(Ex: 1, 2) Permitted as a special exception only, and subject to conditions of use numbers 1 and 2 found in section 115-50.
NP	-	not permitted

USES	IROM	IROM-AA	IROC	IRO	IG	IR	PEDD	MA-1
LIGHT INDUSTRIAL USES								

Airport-related and airport-compatible uses	33, 34	33, 34	NP	NP	NP	NP	NP	NP
Assembly of products from prefabricated parts	1, 2	1, 2	1, 2	1	P	SE	P	NP
Assembly, repair, and fabrication of furniture, home furnishings, art objects, clothing, leather goods, and jewelry	P	P	P	NP	P	NP	P	P
Bakery	P	P	P	P	P	P	NP	P
Brewery or craft distillery or winery with/or without tasting room [subject to section 110-50]	P	P	P	P	NP	P	NP	P
Catering establishments	P	NP	P	P	P	A 70	NP	P
Distribution facility, accessory use	51	51	51	51	51	NP	P	51
Distribution, principal use	SE 2, 4, 52	SE 2, 4, 52	SE 2, 4, 52	SE 46, 50	SE	NP	P	2, 5
Document preparation and processing service (including publishing and printing)	P	P	P	NP	NP	NP	NP	NP
Fish smoking, curing, and canning	NP	NP	A 17, 64	NP	NP	NP	71	NP
Fleet parking, associated with a contractor's office	NP	80	NP	NP	80	NP	NP	NP
Light industrial uses not itemized in this section	1, 2	1, 2	1, 2	1	P	NP	71	NP
Light manufacturing	1, 2	1, 2	1, 2	1	P	NP	71	NP
Medical and dental laboratories	P	P	P	NP	P	NP	NP	P

Overnight fleet parking for vehicles owned or leased by the business legally operating at same location. Storage in rear or internal side yard, must not be visible from any street & cannot be parked in required parking spaces.	A	A	A	NP	A	NP	NP	NP
Pest control service, storage or fleet yard	NP	NP	79	NP	79	NP	NP	P
Railroad and truck terminal	NP	NP	NP	NP	SE 50	NP	P	NP
Research, product development and testing, engineering development, and marketing development	1, 2	1, 2	1, 2	1	P	NP	71	NP
Self-storage facility	NP	2, 4, 52	NP	SE 2, 46	P 2	P	NP	SE 2
Warehousing facilities with up to twenty (20) percent ancillary office space	2, 4, 51	2, 4	P	7, 8	P 2	P	P	2, 5
Watchman or caretaker dwelling unit as an accessory use to a primary marine use or storage facility [subject to sections 110-30, 230-20]	A	A	A	A	A	A	A	A
Wholesale: combined office-distribution-warehouse facilities with up to twenty (20) percent ancillary office space	SE 2, 4	2, 4	SE 2, 4	69	SE 2	NP	P	2, 5
Wholesale: combined office-showroom-warehouse facilities with up to twenty (20) percent ancillary office space	2, 4, 7, 51, 69	2, 4, 7, 69	2, 7, 51, 69	69	P 2	7	7	NP
GENERAL BUSINESS USES								
Adult entertainment [subject to 115-60]	P	P	NP	NP	NP	NP	NP	NP
Bail Bond [subject to section 110-310]	P	P	P	P	NP	P	NP	P

Banks, financial institutions	6	6	6	NP	NP	NP	6	6
Business office	P	P	P	P	A	P	P	P
Convenience food store (without fuel sales)	NP	NP	NP	NP	NP	NP	NP	6
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	P	P	P	P	NP
Gym, fitness center, or health club	P 6	P 6	P 6	NP	NP	NP	NP	P 6
Live entertainment	SE	SE	SE	SE 46	NP	NP	P	SE 48
Marine-related retail	6	6	6	NP	6, 36	NP	A 6	6
Office, medical [subject to section 110-40]	P	P	P	P	NP	NP	NP	P
Office, professional	P	P	P	P	NP	NP	P	P
Parts store, including vehicle, aircraft or boat parts within a completely enclosed building	NP	6	6	NP	NP	NP	NP	6
Pawnshop	NP	NP	NP	NP	NP	NP	NP	NP
Personal service establishments	24	24	24	15	NP	NP	NP	6
Pharmacy, nonretail (includes compounding)	NP	NP	NP	NP	NP	NP	NP	NP
Pharmacy or drug store	6	6	6	15	NP	NP	A 6	6
Private sport or athletic training facility not open to general public for viewing or participation	NP	NP	P	NP	NP	NP	NP	NP

Restaurant, fast food [including outdoor seating subject to section 115-80]	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6
Restaurant, full service (including accessory bars or lounges, including outdoor seating)	6	6	6	SE 6, 46	A 6, 70	NP	6	6
Restaurant, takeout	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6
Retail uses not itemized in this section	9, 24	9, 24	9, 24	15	NP	NP	A 6	3, 6
Tattoo, body piercing	NP	NP	NP	NP	NP	NP	NP	22, 6
Retail sales of guns or ammunition	NP	NP	38, 39, 6	NP	NP	NP	NP	NP
Thrift shop, secondhand goods sales	NP	NP	NP	NP	NP	NP	NP	SE, 6
Tool and equipment rental	NP	19	NP	NP	NP	NP	NP	P
CIVIC, GOVERNMENT AND PUBLIC ASSEMBLY USES								
City of Dania Beach governmental, administrative, community, service, or office facilities	P	P	P	P	P	NP	P	P
Convention and conference centers as a principal use	NP	NP	NP	NP	NP	NP	NP	NP
Charitable, civic, fraternal and professional organizations (including union halls)	NP	NP	NP	NP	NP	NP	NP	P
Day care center	NP	NP	NP	NP	NP	NP	NP	P
Governmental facilities	NP	NP	NP	NP	NP	NP	P	NP
Library or art gallery	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P

Museum	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P
Place of worship	NP	NP	NP	NP	NP	NP	NP	P
EDUCATIONAL FACILITIES								
Colleges and specialty schools	P	P	P	NP	P	NP	SE 40, 46, 47, 49, 67	P
COMMERCIAL USES								
Athletic training facility (indoors) including, but not limited to a facility offering gymnastics, fitness training, boxing, yoga, or dance, with no spectator seating	P	P	P	P	P	P	NP	P
Auction as an accessory use, limited to one auction monthly, only on off hours (i.e. evenings or weekends)	P	P	P	P	NP	NP	NP	NP
Auto body repair	NP	73	P	NP	P 16	NP	NP	SE
Automobile automated car washes	NP	NP	NP	NP	NP	NP	NP	P
Automobile rental (indoor/outdoor)	33, 74	33, 74	32, 2	2, 17, 74, 76	NP	SE	P	P
Automobile repair, minor or major	NP	73	P	NP	P 16	P	P	P
Automotive fuel pump stations	NP	P	NP	NP	NP	NP	P	NP
Boarding or breeding kennel, veterinary clinic (indoor only)	NP	NP	SE 6, 17	NP	NP	NP	NP	6

Boarding or breeding kennel, veterinary clinic (outdoors)	NP	NP	NP	NP	NP	NP	NP	SE 6
Cabinet or furniture shop (wood working)	P	P	P	P	P	P	NP	P
Contractor shops, repair or service shops, including, but not limited to, air conditioning and other appliances, marine, cloth or canvas	2	2	2	P	P	P	NP	P
Copy or printing shop	P	P	P	P	P	P	NP	P
Courier service/package delivery	NP	NP	79	NP	NP	NP	NP	P
Day labor or temporary employment office	SE 53-60	SE 53-60	NP	NP	NP	NP	NP	NP
Dry cleaning or laundry, excluding self-service laundromat	NP	NP	NP	NP	NP	NP	NP	6
Fortune teller or palm reader	NP	NP	NP	NP	NP	NP	NP	6, 22
Funeral home or mortuary	NP	NP	NP	NP	NP	NP	NP	6, 22,45
Indoor pistol and rifle ranges	NP	NP	38, 18	NP	NP	NP	NP	NP
Indoor sales, service, display, rental or repair of automobiles, motorcycles, or trucks	33, 73, 74	33, 73, 74	32, 2	NP	P	SE	NP	P
Machine shop, sheet metal shop, welding shop, or tool and die shop	2, 17	2, 17	2, 17	NP	P 16	SE	P	NP
Medical marijuana retail center (subject to 115-70)	NP	SE	NP	NP	NP	NP	NP	NP
Motion picture production studio, indoors	P	P	P	NP	P	NP	NP	P
Motion picture production studio, outdoors	SE	SE	SE	NP	NP	NP	NP	NP

Outdoor or indoor sales and display of fully assembled outdoor recreational merchandise	NP	P	68	NP	P 62	NP	NP	NP
Outdoor or indoor sale or rental of new or late-model construction equipment	NP	17	NP	NP	62	NP	NP	SE
<u>Outdoor sales, leasing, rental, and display of automobiles, motorcycles, or trucks, including maintenance and service thereof in an opaque-covered facility or indoors</u>	NP	17, 19, 73, 74	32, 2	NP	62	SE	NP	P
Outdoor or indoor storage of passenger vehicles, trailers, and tractor-trailers	NP	NP	NP	NP	35	NP	NP	NP
Recording or broadcasting studio (no transmission antenna tower)	P	P	P	NP	P	NP	NP	P
Repair of bicycles in an enclosed building	P	P	P	P	P	P	NP	P
Roadside vendors	NP	NP	NP	NP	NP	NP	NP	NP
Sales, rental, leasing, display (indoors/outdoors), or repair of fully-assembled recreational vehicles or campers	26	17, 26	25, 26, 30, 31	NP	NP	SE	NP	P
Spray painting/spray booth	P	P	P	P	P	P	NP	P
Telecom web-hosting facilities	P	P	P	P	P	P	NP	P
LODGING USES								
Hotels containing one hundred (100) or more rooms	6, 72	6, 72	6, 72	SE 6, 46, 72	NP	NP	SE 6, 40, 46, 47, 49, 72	SE 6, 72
MARINE AND HEAVY INDUSTRIAL USES								

Assembly of boats not over two hundred (200) feet in length	19	19	19	NP	21, 36, 37	NP	71	NP
Boat sanitary waste pump-out facilities	A, SE 65	A, SE 65	NP	NP	A 65	A 65	A 65	A 65
Docks and docking of boats and ships not over two hundred (200) feet in length, including the operation of charter boats	23	23	NP	NP	23, 36	NP	70	NP
Docks and docking of boats, ships, and cargo or shipping barges not over two hundred fifty (250) feet in length	NP	NP	NP	NP	35	NP	P	NP
Fuel tanks for fueling of vehicles and ships, including retail sale of fuel	SE 65, 66	SE 65, 66	NP	NP	35, 36	SE 65, 66	A 65, 66	SE 65, 66ental, display, storage of used b
Indoor or outdoor sales, leasing, display, or storage of fully-assembled new boats (including new boat trailers)	P	P	P	NP	P	SE	NP	P
Indoor sales, leasing, roats and marine vessels	P	P	P	NP	P	SE	NP	P
Manufacture of bulk materials with up to twenty (20) percent ancillary office space	NP	NP	NP	NP	NP	SE	NP	NP
Manufacturing of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20, 36	NP	P	NP
Manufacturing, painting and repair of boats in excess of two hundred (200) feet in length, associated assembly, fabrication, outfitting and maintenance, marine construction and equipment loading and handling operations	NP	NP	NP	NP	36	P	NP	NP

Marinas, dry stack	NP	P	NP	NP	P	NP	P	P
Marinas, wet	P	P	NP	NP	P	NP	P	P
Marine cargo handling facilities (indoor/outdoor)	NP	SE	NP	NP	35	NP	P	NP
Marine-related educational facilities	P	P	P	NP	P	NP	P	P
Office trailer	NP	NP	NP	NP	36	NP	NP	NP
Outdoor sales, leasing rental, display and accessory repair of used boats and marine vessels	NP	17, 73, 74	NP	NP	62	NP	NP	NP
Outdoor sales, leasing, rental, display and accessory repair of used boats accessory to new boat sales	P	P	P	NP	P	SE	NP	P
Outdoor storage accessory to seaport and marine shipping	NP	SE 77	NP	NP	A 35, 36	NP	A	NP
Outdoor storage, accessory other	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment.	NP	17, 76, 77	NP	NP	NP	NP	NP	NP
Painting of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20	NP	71	NP
Parking for vehicles and equipment	NP	17, 76, 77	NP	17, 74, 76	35, 36	NP	P(81)	NP
Passenger terminal	65, 33	65, 33	NP	NP	NP	NP	P	NP
Petroleum processing, transmission and	NP	NP	NP	NP	NP	NP	P	NP

storage								
Petroleum tanks, storage in bulk of petroleum and petroleum products including oils, gasoline fuels, grease, and lubricants	NP	NP	NP	NP	NP	NP	P	NP
Repair of boats of not over two hundred (200) feet in length	19	P	19	NP	21, 36, 37	SE	71	P
Security gatehouses	NP	P	NP	NP	35, 36	NP	NP	NP
Shipbuilding and repair	NP	SE	NP	NP	36	NP	P	NP
Storage containers required for storage of shipyard/boatyard materials, vessel supplies, cargo	NP	17, 76, 77	NP	NP	35, 36	NP	P	NP
U.S. border patrol facilities	NP	NP	NP	SE 46, 61	NP	NP	NP	NP
UTILITIES								
Electrical power plants	NP	NP	NP	SE 46, 50	SE 50	NP	P	NP
Electrical substations or related electrical facilities	SE 17	SE 17	SE 17	SE 17, 46	SE 17	NP	P	NP
Municipal water or sanitary sewer treatment facilities	SE 17	SE 17	SE 17	SE 46, 50	NP	NP	P	P
Utilities including electric, gas and sanitary	NP	NP	NP	NP	NP	NP	P	NP

MISCELLANEOUS								
Commercial recreation facilities (indoors)	NP	NP	NP	SE 6, 46	SE 6	NP	NP	NP
Crop raising and plant nursery (commercial and noncommercial, excluding marijuana)	NP	P	NP	NP	NP	NP	NP	NP
Indoor private sports or athletic training facility without spectator seating	NP	NP	P 6	NP	NP	NP	NP	NP
Medical marijuana treatment center	NP	NP	NP	NP	NP	NP	NP	NP
Mobile vendors, except as permitted in conjunction with a temporary use approved under article 675	NP	NP	NP	NP	NP	NP	NP	NP
Parking garage	NP	P	NP	NP	NP	NP	P	NP
Recreational facilities	NP	NP	NP	NP	NP	NP	P	NP
Solid waste disposal, transfer or recycling facilities	NP	NP	NP	NP	NP	NP	NP	NP

* * * * *

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 to such extent of the conflict.

Section 5. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on December 11, 2017.

PASSED AND ADOPTED on second reading on January 23, 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, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

OCT 19 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Zoning Code Text Change

Date Rec'd: TX - 108 - 17

Petition No.: TX - 108 - 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: 4300 Ravenswood Road, Dania Beach, FL
Lot(s): Parcel A Block: State Paving Plat Subdivision: State Paving Plat
Recorded Plat Name: State Paving Plat, Plat Book 146 Page 27, Public Records of Broward County, FL
Folio Number(s): 5042 28 14 0010 Legal Description: State Paving Plat 146-27, B, Parcel A
Applicant/Consultant/Legal Representative (circle one) c/o James C. Brady, Saul Ewing Arnstein & Lehr LLP
Address of Applicant: 200 E. Las Olas Blvd., Suite 1000, Ft. Laud, FL 33301
Business Telephone: 954-713-7618 Home: 954-410-4300 Fax:
E-mail address: james.brady@saul.com
Name of Property Owner: 4300 Ravenswood, LLC c/o Bryan Grosman
Address of Property Owner: 315 N. Federal Highway, Hollywood, FL 33020
Business Telephone: 954-458-2828 Home: 305-799-4545 Fax:

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

Prop. Net Acreage: 7.5792 Gross Acreage: 330,153 Prop. Square Footage: 330,153

Existing Use: Last use Recreation Vehicle Center Proposed Use: Outdoor sales, leasing, display of automobiles, motorcycles or trucks *

*including maintenance and service thereof in an opaque-covered facility or indoors

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 James C. Brady of Saul Ewing Arnstein & Lehr LLP (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 19th DAY OF October, 2017

By:
Bryan Grosman

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FL)



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.***

JUSTIFICATION STATEMENT

This request pertains to the proposed use: Outdoor sales, leasing, rental, and display of automobiles, motorcycles or trucks, including maintenance and service thereof in an opaque-covered facility or indoors. The application seeks the deletion of conditions 19, 73 and 74 in the IROM-AA Zoning District. The request is consistent with the City's Comprehensive Plan. The request is, likewise, consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans approved by the City Commission in the geographic area. This request, if granted, 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. The requested change would apply to all properties in the area having an IROM-AA zoning.

The area is generally conducive to active automobile uses, including outdoor sales, leasing, rental, and display of automobiles, motorcycles and trucks. Nevertheless, the conditions imposed at conditions 19, 73 and 74 do not permit the property to be used or the owners' investment-backed expectations to be enjoyed under the existing zoning regulations for, among other reasons, the property has public rights-of-way, including roads and waterways, on all four sides, including I-95 to the east, Ravenswood Road, to the west, SW 42 Street to the north, and Dania Cutoff Canal to the south.

The text change is appropriate for the orderly development of the City and is compatible with existing (conforming), adjacent land uses and planned adjacent land uses.



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

Continue item to the February 13, 2018 Commission Meeting.
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Purchasing Requests ONLY

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

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Ordinance



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **TX-89-17:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

STAFF RECOMMENDATION

Staff is requesting to defer this item to the February 13, 2018 City Commission meeting.

ORDINANCE NO. 2018-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” TO ADDRESS REQUIREMENTS TO ALLOW OUTDOOR SEATING; AMENDING ARTICLE 115 “SCHEDULE OF PERMITTED USES” TO ADDRESS USES CONCERNING AUTOMOBILES AND STORAGE FACILITIES IN CERTAIN ZONES; AMENDING ARTICLE 302 “DETAILED USE REGULATIONS” TO ADDRESS SPECIAL EXCEPTION USES AND PERMITTED USES FOR CIVIC AND INSTITUTIONAL USES, GENERAL COMMERCIAL USES, RESTRICTED COMMERCIAL USES, AND INDUSTRIAL USES; AMENDING ARTICLE 303 “DISTRICT DEVELOPMENT STANDARDS”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA¹:

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

Section 2. That Article 110. – "Use Regulations for Commercial and Mixed Use" of the City of Dania Beach Land Development Code is amended to read as follows:

Article 110. – USE REGULATIONS FOR COMMERCIAL AND MIXED USE

Sec. 110-200. - Outdoor restaurant seating.

Outdoor restaurant seating is permitted as an accessory use to an indoor restaurant containing at least five hundred (500) square feet of gross floor area, in accordance with the following requirements:

- (A) Outdoor seating as an accessory use to an indoor restaurant is permitted without a special exception in the commercial zoning districts listed in section 100-60(c), provided that the subject property is not adjacent to any residential use or any property located within a residential zoning district or mixed-use zoning district as listed in section 100-60 (a) and (b).
- (B) Outdoor seating on properties within the commercial zoning districts which are adjacent to residential use or any property located within a residential zoning district shall require a special exception.
- (C) A minimum five hundred-foot separate between outdoor seating and residential use or zoned land is required.
- (D) Music shall not be permitted to be performed or amplified within outdoor seating areas.
- (E) Outdoor seating requires its own certificate of use.
- (F) Properties in Mixed-Use zoning districts must refer to the use regulations in Article 302.

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

Section 3. That Article 115. – “Industrial Districts: Permitted, Prohibited, Special Exception Uses, and Conditions of Use” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 115. - INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE

Sec. 115-40. - Schedule of permitted uses.

<u>Legend</u>		
P	-	Permitted
A	-	Permitted accessory use only
#, #	-	(Ex: 1, 2) Permitted subject to the conditions of use numbered 1 and 2 found in section 115-50
SE	-	Permitted special exception use only, pursuant to article 630
SE(#, #)	-	(Ex: 1, 2) Permitted as a special exception only, and subject to conditions of use numbers 1 and 2 found in section 115-50.
NP	-	not permitted

USES	IROM	IROM-AA	IROC	IRO	IG	IR	PEDD	MA-1
COMMERCIAL USES								
Automobile rental (indoor/outdoor)	33, 74 NP	33, 74 NP	32, 2 NP	2, 17, 74, 76 NP	NP	SE	P	P
Indoor sales, service, display, rental or repair of <u>new and late model</u> automobiles, motorcycles, <u>motorhomes (RV)</u> , construction equipment or	33, 73, 74	<u>17</u> , 33, 73, 74	32, 2	NP	P	SE	NP	P

trucks and accessory outdoor display, storage or parking								
Outdoor or indoor sale or rental of new or late-model construction equipment	NP	17 NP	NP	NP	62	NP	NP	SE
Outdoor sales, leasing, rental, and display of automobiles, motorcycles, or trucks	NP	17, 19, 73, 74 NP	32, 2 NP	NP	62	SE	NP	P
Outdoor or indoor storage of passenger vehicles, trailers, and tractor-trailers	NP	NP	NP	NP	35	NP	NP	NP
Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment.	NP	17, 76, 77 NP	NP	NP	NP	NP	NP	NP
Parking for vehicles and equipment	NP	17, 76, 77 NP	NP	17, 74, 76	35, 36	NP	P(81)	NP
Storage containers required for storage of shipyard/boatyard materials, vessel supplies, cargo	NP	17, 76, 77 NP	NP	NP	35, 36	NP	P	NP

Section 4. That Article 302. – “Detailed Use Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 302. “DETAILED USE REGULATIONS”

Sec. 302-10. - Permitted, special exception and prohibited uses.

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses		Districts							
		City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES
			Principal Street Frontage						
NP	- Not permitted		EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway									
	CIVIC AND INSTITUTIONAL								
	Academic schools	NP	NP	SE	SE	SE	SE	NP SE	NP
	Charitable clubs, lodges, civic or fraternal organizations, excluding social service providers	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	NP SE (6)	NP
	Colleges, specialty schools, excluding student housing	P	P	SE	P	SE	P	NP SE	NP
	Marine schools, including on-campus student housing	SE	SE	NP	SE	SE	SE	NP SE	NP

	Place of worship	(6)	(6)	(6)	(6)	(6)	(6)	NP-(6)	NP
	Recreation center, athletic facility with spectator seating	(6)	(6)	(6)	(6)	(6)	(6)	NP-(6)	NP
	GENERAL COMMERCIAL (uses that may not be compatible directly under a residential story)								
	Exhibit/Event space	SE	NP	NP	SE	NP	NP	NP-SE	NP
	Farmer's market [subject to section 105-240]	P	NP	NP	NP	NP	NP	NP	P
	RESTRICTED COMMERCIAL								
	Automobile sales showroom, marine equipment sales showroom	SE	SE	NP	SE	NP	NP	NP-SE	NP
	<u>Indoor</u> Sales, storage, or display of lumber or building materials and <u>outdoor garden supplies</u>	NP	NP	NP	NP	NP	NP	NP	NP
	INDUSTRIAL, OTHER								

	Assembly, repair, and fabrication of pre-manufactured art objects, apparel, jewelry, and home and office furnishings accessory to a principal retail use	(15)	(15)	NP	(15)	NP	NP	(15)	NP
	Vehicle (including RVs and watercraft) assembly, repair, paint and body shops, auto glass shops; storage, warehousing, sales, display, leasing, and rental	NP	NP	NP	NP	NP	NP	NP-SE	NP
	Warehouse, <u>storage</u> (including self-storage warehouse), industrial, or manufacturing use	NP	NP	NP	NP	NP	NP	NP	NP

Section 5. That Article 303. – “District Development Standards” of the City of Dania Beach Land Development Code is amended to read as follows:

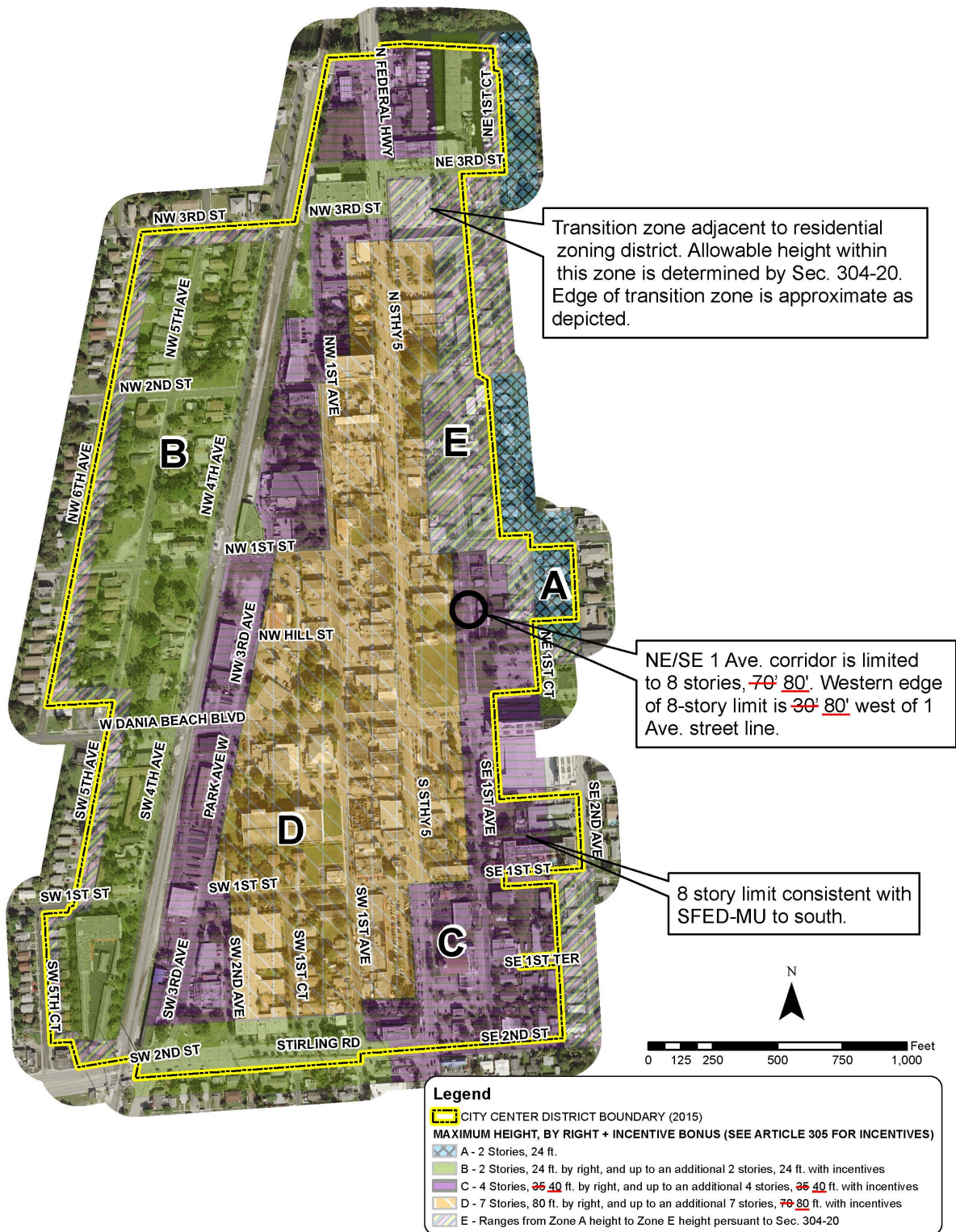
ARTICLE 303. – DISTRICT DEVELOPMENT STANDARDS

Sec. 303-40. - City Center (CC) District.

(L) *Building placement standards.*

Diagram Key	NP = not permitted		Core	Outside core
"F"	Front street setback	Shopfront	0'— 5'— <u>15'</u>	0'— <u>5'</u> — <u>15'</u>
		with arcade	0'— 10'— 5'— <u>15'</u>	0'—10'— 5'—15'
		Stoop	NP	4'—8'
		Dooryard	NP	8'—12'
		Balcony over porch	NP	8'—12'
"C"	Corner street setback		0'— 5'— <u>15'</u>	0'—5'— <u>15'</u>
"G"	Interior side setback, 1st layer		0' min	0' min
"H"	Interior side setback, 2nd layer		0' min.	0' min.
"I"	Rear setback		0' min.	0' min.

Figure 303-10 Maximum Permitted Height Map.



Sec. 303-60. - EDBB-MU, East Dania Beach Boulevard Mixed-Use District.

(K) Building placement standards.

Diagram Key	NP = not permitted		Primary Street	Secondary Street
"F"	Front Street Setback	Shopfront	0'—5' - <u>15'</u> BTL	0'—10' <u>5' - 15'</u>
		with arcade	0'—10' <u>5' - 15'</u>	NP
		Stoop	4'—8'	4'—8'
		Dooryard	8'—12'	8'—12'
		Porch	NP	15' BTL
		Balcony over porch	8'—12'	8'—12'
"C"	Corner side setback		0'—5' - <u>15'</u>	
"G"	Interior side setback, 1st layer		0' min.	0' min.
"H"	Interior side setback, 2nd layer		0' min.	0' min.
"I"	Rear setback		0' min.	0' min.

Sec. 303-80. - SFED-MU, South Federal Highway Corridor Mixed-Use District.

(K) *Building placement standards.*

Diagram Key	NP = not permitted		Primary Street	Secondary Street
"F"	Street	Shopfront	0'—5' - <u>10'</u>	0'— <u>5'</u> - 15'
		with arcade	0' <u>5'</u> — 10'	NP
		Stoop	4'—8'	4'—8'
		Dooryard	8'—12'	8'—12'
		Porch	NP	15' BTL
		Balcony Over Porch	NP	15' BTL
		Parking structure	30' min	30' min
"C"	Corner street setback		0' <u>5'</u> —15'	
"G"	Interior side setback, 1st layer		0' min.	0' min.
"H"	Interior side setback, 2nd layer		0' min.	0' min.
"I"	Rear setback		0' min.	0' min.

Section 6. 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 7. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 8. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

Section 9. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on _____, 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

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 WAIVER OF REPLAT REQUEST (OT-131-17) SUBMITTED BY THOMAS ENGINEERING GROUP, LLC ON BEHALF OF THE PROPERTY OWNER, GRIFFIN 3100, LLC, FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF GRIFFIN ROAD AND SW 32ND AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Application & Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **OT-131-17:** The applicant, Michael Troxell with Thomas Engineering Group, on behalf of the property owner Griffin 3100 LLC, is requesting a waiver of replatting for property located at 3100 Griffin Road.

WAIVER OF REPLAT

To waive the replatting requirement for vacation right-of-way; code requires easement and streets to be vacated by plat, per Section 655-30(D).

PROPERTY INFORMATION

EXISTING ZONING:	Community Business District (C-2)
LAND USE DESIGNATION:	Commercial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant is proposing to vacate the twenty (20) foot by one hundred ninety (190) foot right of way easement which is located through the center two thirds of the property. This request is in connection with the current development plans for the site, which are currently going through Development Review Committee site plan review.

The City's Land Development Code (LDC) states that "no platted street, alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the city commission, showing the condition of the area after such vacation and abandonment; however, if it is determined by the city commission that the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment, the submission and approval of such new plat may be waived by the city commission."

This application will be followed by a vacation application which will require Planning and Zoning Board recommendation and two (2) readings at public hearing by the City Commission.

STAFF RECOMMENDATION

Approve the waiver of replat request.

RESOLUTION NO. 2018-012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE WAIVER OF REPLAT REQUEST (OT-131-17) SUBMITTED BY THOMAS ENGINEERING GROUP, LLC ON BEHALF OF THE PROPERTY OWNER, GRIFFIN 3100, LLC, FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF GRIFFIN ROAD AND SW 32ND AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 655, entitled “Vacations of Right-of-Way”, states that no platted street alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the City Commission, unless the City Commission waives the requirement of a new plat; and

WHEREAS, Thomas Engineering Group LLC, on behalf of the property owner, Griffin 3100, LLC (the “Applicant”), has requested the City Commission waive the requirement of a new plat in order to submit an application to vacate a utility easement located on the property legally described in Exhibit “A”; and

WHEREAS, the City Commission has determined that the submission and approval of a new plat associated with the requested utility easement vacation would cause an undue hardship to the property owner and pursuant to City Code Section 655-30(D), is willing to grant a waiver to the requirements for new plat submission and approval.

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 Commission agrees to waive the requirement for the submittal and approval of a new plat in connection with an application to vacate a utility easement located on the property legally described in Exhibit “A”.

Section 3. That this Resolution only allows the applicant to submit and process an application to vacate the utility easement without the need to replat the subject property, but does not grant the vacation itself nor constitute the approval of such vacation.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertake actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on January 23, 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

RIGHT OF WAY ACROSS THE SOUTH 20 FEET OF THE NORTH 124 FEET OF LOT 19 IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Lajoie, Corinne

From: Lunkins, Angel
Sent: Wednesday, January 10, 2018 8:33 AM
To: Max Kaplan
Cc: Lajoie, Corinne
Subject: RE: Code Compliance Check for Open Violations - Property ID 5042 30 01 0150 - Proposed AutoZone Property

Good Morning,
Case #2017-1610 was closed as of yesterday. A compliance letter was generated and mailed.

Thank you

NOV - Notice of Violation
Case Number 2017-00001610
Status Inactive
Case Opened Date 11/27/2017
Resolution Date 01/09/2018
Resolution Reason In Compliance

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.

From: Max Kaplan [mailto:mkaplan@Thomaseg.com]
Sent: Tuesday, January 09, 2018 5:17 PM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: RE: Code Compliance Check for Open Violations - Property ID 5042 30 01 0150 - Proposed AutoZone Property

Good afternoon Angel,

Can you please confirm if this violation has been cleared? I spoke with George this morning and he indicated that the property is now in compliance. Please let me know if there are any issues.

Thank you,



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: Waiver of Replat

Date Rec'd: _____

Petition No.: OT-131-17

(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: 3100 Griffin Road

Lot(s): 19,20,21 Block: 1 Subdivision: Canal Groves

Recorded Plat Name: Canal Groves

Folio Number(s): 5042 30 01 0150 Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Michael Troxell / Thomas Engineering Group

Address of Applicant: 1000 Corporate Drive Suite 250

Business Telephone: 954-202-7000 Home: _____ Fax: 954-202-7070

E-mail address: mtroxell@thomaseg.com

Name of Property Owner: GRIFFIN 3100 LLC

Address of Property Owner: 5975 SUNSET DR STE 704 MIAMI FL 33143

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Application for proposed 7,381 square foot AutoZone store

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

Prop. Net Acreage: 0.68 Gross Acreage: 0.68 Prop. Square Footage: 7,381

Existing Use: Vacant Proposed Use: Commercial

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Michael Troxell / Thomas Engineering Group (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*)

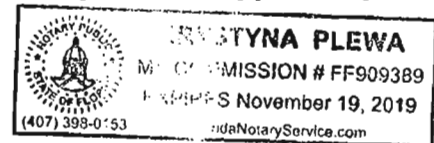
BEFORE ME THIS 18 DAY OF December, 2017

By:

Michael Troxell
(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

A PORTION OF LOTS 19, 20 AND 21, BLOCK 1, OF CANAL GROVES, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE RUN SOUTH
00°23'14" EAST ALONG THE EAST LINE OF SAID LOT 21 FOR A DISTANCE OF 218.67
FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD;
THENCE RUN SOUTH 89°41'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE
FOR A DISTANCE OF 272.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR
CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG
THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET, THROUGH A
CENTRAL ANGLE OF 89°54'48", FOR AN ARC DISTANCE OF 28.25 FEET TO A POINT
OF TANGENCY; THENCE RUN NORTH 00°23'14" WEST ALONG THE WEST LINE OF
SAID LOT 19 FOR A DISTANCE OF 202.22 FEET TO THE NORTHWEST CORNER OF
SAID LOT 19; THENCE RUN SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF
SAID LOTS 19, 20 AND 21 FOR A DISTANCE OF 290.00 FEET TO THE POINT OF
BEGINNING.

Designation of Authorized Agent

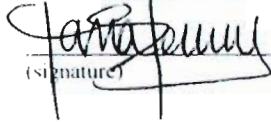
Consent for: AutoZone - Dania Beach
3100 Griffin Road, Dania Beach, FL 33312
Parcel ID: 5042 30 01 0150

This form shall serve as consent for Michael Troxell and Ryan Thomas, Thomas Engineering Group LLC, and George Callow, AutoZone Stores, LLC to act as agent applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of site plan approval and construction permits, inclusive of all necessary concurrency determinations, Variances, Waivers and Special Exceptions; City of Dania Beach Development Review Committee, Planning and Zoning Board, and City Commission submittals; City of Dania Beach building permits; City of Dania Beach Utility Engineering Permits; Broward County Water & Wastewater Services permits; South Florida Water Management District Environmental Resource, Water Use, and Dewatering Permits; Florida Department of Environmental Protection permits; Broward County Surface Water Management License; Florida Department of Transportation Access, Drainage and Utility Permits; and any other necessary permits or approvals required for the construction of the proposed AutoZone - Dania Beach located at 3100 Griffin Road, Dania Beach, Florida.

I do hereby give consent for Michael Troxell and Ryan Thomas, Thomas Engineering Group LLC and George Callow, AutoZone Stores, LLC to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: GRIFFIN 3100 LLC
5975 Sunset Drive Suite 704
Miami, FL 33143

By:


(signature)

CARLOS E. PERRA - MANAGER HARBEN
(printed name, title)

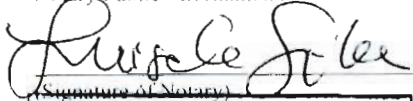
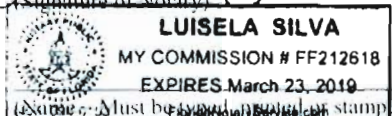
State of Florida
County of MIAMI DADE

This foregoing instrument was acknowledged before me this 02 day of OCTOBER, 2017,

by CARLOS E. PERRA. He/she is personally known to me or has produced

FL Dr. LIC P616-101-72-437-0 as identification and did not take an oath.

Notary Public Information:


(Signature of Notary)

(Seal must be stamped and dated)

My Commission Expires:

Agent Information:

Michael Troxell, Thomas Engineering Group LLC
Ryan Thomas, Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

George Callow, AutoZone Stores LLC
123 South Front Street
Memphis, TN 38103

December 18, 2017

Corinne Lajoie
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

RE: AutoZone – Dania Beach
3100 Griffin Road
Waiver of Plat Letter

Dear Ms. Lajoie,

For the proposed AutoZone site, there have been right-of-way dedications created by separate instruments that need to be vacated and a Right-of-Way Vacation application has been filed. The requirement of code section 655-30(D) requires a new plat to be done to vacate the easement. This would create a hardship for the owner, therefore in order to vacate the easement we request that the requirement for the submission and approval of such new plat be waived by the city commission.

Should you have any questions, please do not hesitate to contact me at 954-202-7000 or email me at mtroxell@thomaseg.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'M' followed by a stylized flourish.

Michael Troxell, P.E.

Thomas Engineering Group, LLC



Lajoie, Corinne

From: Max Kaplan <mkaplan@Thomaseg.com>
Sent: Monday, December 18, 2017 3:55 PM
To: Lajoie, Corinne
Subject: RE: AutoZone - 3100 Griffin Road - ROW Vacation - Waiver of Replat Application
Attachments: Waiver of Replat Application - Signed.pdf; Waiver Letter - Signed.pdf

Corinne,

Per our phone conversation, please see the attached waiver of plat application and letter. I will be overnighting the originals to you with a check for \$500. Please do not hesitate to contact me should there be any issues.

Thank you,

Maxwell Kaplan, P.E.


THOMAS ENGINEERING GROUP
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

P: 954-202-7000

E: mkaplan@thomaseg.com

www.ThomasEngineeringGroup.com

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From: Lajoie, Corinne [mailto:cchurch@daniabeachfl.gov]
Sent: Friday, December 15, 2017 11:22 AM
To: Max Kaplan <mkaplan@Thomaseg.com>
Subject: FW: AutoZone - 3100 Griffin Road - ROW Vacation - Waiver of Replat Application

Good morning.

The application fee is \$500.

For the submittal you will have to provide the application and your request in writing indicating how "...the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment..." as identified in Section 655-30(D).

From: Carrie, Anne-Christine
Sent: Friday, December 15, 2017 10:21 AM
To: Lajoie, Corinne
Subject: RE: AutoZone - 3100 Griffin Road - ROW Vacation - Waiver of Replat Application

I couldn't find this information in the Code. Can you please let him know?



Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@daniabeachfl.gov

"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: Max Kaplan [<mailto:mkaplan@Thomaseg.com>]

Sent: Friday, December 15, 2017 9:12 AM

To: Carrie, Anne-Christine

Cc: Lajoie, Corinne

Subject: RE: AutoZone - 3100 Griffin Road - ROW Vacation - Waiver of Replat Application

Good morning Anne-Christine,

Can you please let me know the submittal requirements for the Waiver of Re-plat Application? I have the general application, I just need to know the fee amount and the requirement documents.

Please do not hesitate to contact me at 954-202-7000.

Thank you,

Maxwell Kaplan, P.E.



THOMAS ENGINEERING GROUP

1000 Corporate Drive, Suite 250

Fort Lauderdale, FL 33334

P: 954-202-7000

E: mkaplan@thomaseg.com

www.ThomasEngineeringGroup.com

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From: Carrie, Anne-Christine [<mailto:ACarrie@daniabeachfl.gov>]

Sent: Wednesday, December 13, 2017 3:03 PM

To: Max Kaplan <mkaplan@Thomaseg.com>
Cc: Lajoie, Corinne <cchurch@daniabeachfl.gov>
Subject: RE: AutoZone - 3100 Griffin Road - DRC Comments - Revised Elevations & County Letters

The next submittal date is on December 18.

Anne-Christine Carrie

*Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@daniabeachfl.gov*

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From: Max Kaplan [<mailto:mkaplan@Thomaseg.com>]
Sent: Wednesday, December 13, 2017 2:45 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne
Subject: RE: AutoZone - 3100 Griffin Road - DRC Comments - Revised Elevations & County Letters

Anne-Christine,

We will be submitting a final set once we finish addressing all of the comments. Can you provide me with the specific cut off dates to make the scheduled public hearings?

Thank you,

Maxwell Kaplan, P.E.


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1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

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From: Carrie, Anne-Christine [mailto:ACarrie@daniabeachfl.gov]
Sent: Wednesday, December 13, 2017 2:37 PM
To: Max Kaplan <mkaplan@Thomaseg.com>
Cc: Lajoie, Corinne <cchurch@daniabeachfl.gov>
Subject: RE: AutoZone - 3100 Griffin Road - DRC Comments - Revised Elevations & County Letters

Thank you. Will you be submitting a revised plan set? You will need a final set when you submit for public hearing.

Anne-Christine Carrie

*Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@daniabeachfl.gov*

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From: Max Kaplan [mailto:mkaplan@Thomaseg.com]
Sent: Wednesday, December 13, 2017 2:22 PM
To: Carrie, Anne-Christine
Subject: AutoZone - 3100 Griffin Road - DRC Comments - Revised Elevations & County Letters

Good afternoon Anne-Christine,

Please see the attached elevations that the architect updated per the comments below. I have also attached the approval letter from the Aviation Department and the Plat Determination Letter from the Planning Council.

Please let me know if the revised elevations address the comments.

22) Provide dimensions of wall signs shown on sheet CE to ensure compliance. Per Sec. 505-40 (O) (3), indicate distance between wall sign and the closest architectural feature, including the proposed column. Please reference the LDC for clarification

31) Per Sec. 220-60, identify how rooftop mechanical equipment will be screened from view. Revise note on sheet CE to indicate that all rooftop mechanical equipment shall be screened from view per Sec. 220-60. 2nd time requested.

Thank you,

Maxwell Kaplan, P.E.



THOMAS ENGINEERING GROUP

1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

P: 954-202-7000

E: mkaplan@thomaseg.com

www.ThomasEngineeringGroup.com

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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 SITE PLAN (SP-118-17) 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.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Plans, Application & Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED G. A., Planning and Zoning Manager *[Signature]*

SUBJECT: **SP-118-17:** The applicant, Kimley-Horn and Associates, on behalf of the property owner Joseph Denis, Dania Live 1748, LLC., is requesting a site plan approval for an eight (8) story, 264 residential unit building located within the Dania Pointe development project.

SITE PLAN

To allow the construction of an eight (8) story, 264 unit residential building.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Mixed Use Development (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

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 applicant has assembled multiple parcels generally located east of Interstate 95, north of Stirling Road, west of Bryan Road and south of the Design Center of the Americas (DCOTA). This assembly will result in approximately 102 acres of land known as the Dania Pointe development project. Construction has begun on the commercial buildings in Phase 1.

SITE PLAN

On November 21, 2016 the City Commission approved the partial site plan for Phase 2 of the Dania Pointe project. A residential building was not included in that approval. Today the applicant is requesting approval for the construction of an eight (8) story, 264 unit residential building. The proposed construction will have an entrance lobby, club house, fitness room, and pool. Parking for this development will be provided in the neighboring, and previously approved, parking garage.

The City Engineer has stated that the required traffic impact statement for the 264 unit apartment building, as prepared by Christopher W. Heggen, PE of Kimley-Horn, for the Dania Pointe Residential Building A is deemed complete and accepted. He further states that the projected peak hour (AM & PM) vehicle trips for this project is within the total site entitlement.

The proposed building meets the requirements of the DDG in terms of use, placement, and height.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC only once on December 15, 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

1. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)(BSO Fire).
2. Address Detail (BSO Fire).
3. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page (BSO Fire).
4. Per the DDG and Sec. 275-60, a minimum of 50% of trees must be native species. This requirement is not being met. Provide a minimum of 50% native tree species (Landscape Consultant).
5. Although buffer trees are not required per the DDG, some buffer trees or palms should be installed on the west side of the parking garage to provide a breakup of the profile of the large structure (Landscape Consultant).
6. PLATTING: Provide copy of recorded plat note amendment prior to issuance of a building permit (Planning).
7. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees (Planning).
8. SIGNS: Provide copy of all signs and details for compliance review or provide a note on the plans that signage will be submitted and reviewed separately (Planning).
9. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in DDG, Section (G) entitled Service Structures and Uses (1)(ii). Identify how rooftop equipment will be screened from view of the public right-of-way and provide material details (Planning).

10. RAC TRAFFIC IMPACT MITIGATION: Kimley Horn analysis provided identifies 103 PM Peak hour trips will be generated by this development. Therefore, \$2,189.78 (\$21.2 X 103) must be paid prior to issuance of a building permit (Planning).
11. 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 (Planning).
12. For any building 5-stories or greater, provide a shadow study identifying how adjacent properties will be affected (Planning).
13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project (Planning).
14. Sheet C-402 shows Building K. Clarify if Building K is included in this site plan review for "Residential A". If not, remove from drawing (Planning).
15. The following information is identified on Sheet C-402 entitled, "Residential A Site Plan" in the Site Data table but not shown on site plan drawing on same sheet. Provide missing information on site plan drawing or relabel sheet (Planning).
 - Building area
 - Impervious area
 - Pervious area
 - Building setbacks
 - Parking
16. Sheet C-402 Development Breakdown, data provided does not match Entitlement Summary table provided in "Apartment Traffic Generation Statement". Revise accordingly (Planning).
17. The parking calculations provided on Sheet C-402 does not match the drawings provided on Sheets A3.01 – A3.06. For example, only 136 parking spaces + 2 ADA spaces are shown on Sheet A3.04; Sheet C-402 identified 141 parking spaces. I believe this is true for each level. Revise accordingly (Planning).
18. Sheet A3.01 – A3.06 shows turn arrows on levels 2- of the parking garage where access to the garage is provided on ground level. Revise accordingly (Planning).
19. Identify location of dumpster enclosure, per DDG, Section 5, (G) entitled Service Structures and Uses (2) identify enclosure/screen walls proposed to ensure compliance (Planning).

CITY COMMISSION PREVIOUS ACTION

December 11, 2017 City Commission approved the hotel site plan for Dania Pointe, Phase 2.

June 27, 2017 City Commission approved a site plan modification for Dania Pointe, Phase 1.

March 14, 2017 City Commission approved the rezoning, vacation and site plan for the Burger King site.

November 21, 2016 City Commission approved a partial site plan for Dania Pointe, Phase 2.

June 14, 2016 City Commission approved a partial site plan for Dania Pointe, Phase 2.

May 24, 2016 City Commission approved the rezoning application on second reading.

February 23, 2016 City Commission approved the plat for the Subject Property on second reading.

February 9, 2016 City Commission approved a text amendment to the City's Code of Ordinance, Alcohol regulations for the Subject Property on second reading.

January 12, 2016 City Commission approved a Tree Removal and Mitigation Agreement for the Subject Property.

October 27, 2015 City Commission approved a LDC Text Amendment to allow site preparation before site plan approval for this site.

October 13, 2015 City Commission approved the establishment of the Planned Mixed Use Development Zoning District on second reading.

February 24, 2015 City Commission approved a Temporary Use to allow storage of fill on the site.

September 9, 2014 City Commission rezoned several properties from industrial to commercial zoning.

CITY COMMISSION ACTION

Approve the Site Plan resolution with the remaining DRC comments as conditions of approval which must be addressed prior to issuance of a building permit.

RESOLUTION NO. 2018-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-118-17) 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.

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Development Review Procedures and Requirements,” and Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG),” provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, LDC Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-30(S) “Site plan approval,” provides that site development shall comply with the established PMUD regulations and the approved DDG; and

WHEREAS, pursuant to Resolution No. 2016-160, the City of Dania Beach City Commission (the “City Commission”) previously approved a Site Plan for portions of Dania Pointe Phase II, consisting of approximately 473,418 square feet of commercial buildings to be located at the northwest corner of Stirling Road and Bryan Road in the City of Dania Beach, Florida (the “City”); and

WHEREAS, pursuant to Resolution No. 2017-155, the City Commission previously approved a Site Plan for portions of Dania Pointe Phase II, consisting of approximately 31,430 square feet of commercial buildings and 350 hotel rooms to be located at the northwest corner of Stirling Road and Bryan Road in the City; and

WHEREAS, Joseph Denis, on behalf of Dania Live 1748, LLC (the “Applicant”) is requesting Site Plan approval to permit the development of additional areas of Dania Pointe Phase II, consisting of two-hundred sixty four (264) residential dwelling units to be located at the northwest corner of Stirling Road and Bryan Road in the City, as legally described in Exhibit “A”; and

WHEREAS, the Site Plan application (SP-118-17) has been reviewed for compliance with the approved Dania Pointe DDG in accordance with Article 635 and Article 340 of the LDC; 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 Site Plan (SP-118-17) will protect the 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 specific part of this Resolution.

Section 2. That pursuant to Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Development Review Procedures and Requirements,” and Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG), the Site Plan (SP-118-17), 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. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC’s & DDCV’s
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)(BSO Fire).
2. Address Detail (BSO Fire).
3. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page (BSO Fire).

4. Per the DDG and Sec. 275-60, a minimum of 50% of trees must be native species. This requirement is not being met. Provide a minimum of 50% native tree species (Landscape Consultant).
5. Although buffer trees are not required per the DDG, some buffer trees or palms should be installed on the west side of the parking garage to provide a breakup of the profile of the large structure (Landscape Consultant).
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12. For any building 5-stories or greater, provide a shadow study identifying how adjacent properties will be affected (Planning).
13. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project (Planning).
14. Sheet C-402 shows Building K. Clarify if Building K is included in this site plan review for "Residential A". If not, remove from drawing (Planning).
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 - Pervious area
 - Building setbacks
 - Parking

16. Sheet C-402 Development Breakdown, data provided does not match Entitlement Summary table provided in “Apartment Traffic Generation Statement”. Revise accordingly (Planning).
17. The parking calculations provided on Sheet C-402 does not match the drawings provided on Sheets A3.01 – A3.06. For example, only 136 parking spaces + 2 ADA spaces are shown on Sheet A3.04; Sheet C-402 identified 141 parking spaces. I believe this is true for each level. Revise accordingly (Planning).
18. Sheet A3.01 – A3.06 shows turn arrows on levels 2- of the parking garage where access to the garage is provided on ground level. Revise accordingly (Planning).
19. Identify location of dumpster enclosure, per DDG, Section 5, (G) entitled Service Structures and Uses (2) identify enclosure/screen walls proposed to ensure compliance (Planning).

Section 4. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 5. That pursuant to Section 14 “Site Plan Submittals” of the Dania Pointe PMUD Design Development Guidelines, the Site Plan (SP-118-17) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the five (5) year time frame, unless an extension is granted by the City Commission.

Section 6. 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 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 23, 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

PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", DUKE & DUKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET, TO A POINT ON THE EAST LINE OF PARCEL 'A", SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 2,295.74 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E., A DISTANCE OF 200.00 FEET, TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.43°02'17"W., A DISTANCE OF 42.08 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", (THE FOLLOWING THREE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A");

THENCE S.87°34'11"W., A DISTANCE OF 53.26 FEET;

THENCE N.85°35'15"W., A DISTANCE OF 100.72 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 200.03 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID TRACT "A", "THE GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 10.00 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 269.97 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET; TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.03 ACRES, (4,444,235 SQUARE FEET), MORE OR LESS.

Exhibit “B”

Site Plan

K:\VRB_LDE\147337007 Dania Boomer\CAD\PlanSheet\PHASE 2\VC-000 COVER SHEET.dwg
PLotted by: JAB, LIT, Sheet Set: Dania Boomer\PHASE 2\VC-000 COVER SHEET.dwg, 11/22/2017 07:44:02am, K:\VRB_LDE\147337007 Dania Boomer\PHASE 2\VC-000 COVER SHEET.dwg
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PROJECT LOCATION
BROWARD COUNTY

PROJECT TEAM

OWNER/DEVELOPER

JOE DENIS
DANIA LIVE 1748, LLC
6060 PIEDMONT ROW DRIVE SOUTH, STE 200
CHARLOTTE, NC 28287
(704) 362-6112
jdenis@kimcorealty.com

ARCHITECT

JOHN COLLETTE
MCG ARCHITECTURE
7100 EAST PLEASANT VALLEY ROAD, SUITE 320
CLEVELAND, OH 44131
(216) 520-1551
FAX (216) 520-1567

SURVEYOR

RICK CRAWFORD
STONER & ASSOCIATES, INC.
4341 S.W. 62ND AVENUE
DAVIE, FL 33314
(954) 585-0997
FAX: (954) 585-3927

CIVIL ENGINEER

MELIBE S. THOMAS, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT

JONATHAN HAIGH, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

ENVIRONMENTAL CONSULTANT

JASON SHEASLEY
KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FL 32258
(904) 828-3900

GEOTECHNICAL CONSULTANT

PETER READ, P.E.
UNIVERSAL ENGINEERING SERVICES
1818 7TH AVENUE NORTH, UNIT 1
LAKE WORTH, FL 33461
(561) 540-6200

LIST OF CONTACTS

STORMWATER

BROWARD COUNTY SURFACE WATER MANAGEMENT
1 NORTH UNIVERSITY DRIVE, 201A
PLANTATION, FL 33324
(954) 519-1473
CONTACT: ASHLEY RESTA

WATER

CITY OF DANIA BEACH
1201 STIRLING ROAD
DANIA BEACH, FL 33004
(954) 924-3615
CONTACT: RONNIE NAVARRO

SANITARY SEWER

CITY OF DANIA BEACH
1201 STIRLING ROAD
DANIA BEACH, FL 33004
(954) 924-3615
CONTACT: RONNIE NAVARRO

FIRE PREVENTION

BROWARD COUNTY FIRE MARSHAL
DANIA BEACH DISTRICT
100 W DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
(954) 342-4262

PLANNING AND ZONING

CITY OF DANIA BEACH
100 WEST DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
(954) 924-6805
CONTACT: CORINNE LAJOIE

ENGINEERING

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT
1201 STIRLING ROAD
DANIA BEACH, FL 33004
(954) 924-6805

BUILDING DIVISION

CITY OF DANIA BEACH
100 WEST DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
(954) 924-6805 EXT. 3645
CONTACT: ELEANOR NORENA

LANDSCAPING AND TREE PRESERVATION

METRIC ENGINEERING
13940 SW 136TH STREET
MIAMI, FL 33186
(305) 235-5098 EXT. 173
CONTACT: DANIEL PARABOK

FDOT

DISTRICT 4 PERMITTING
3400 WEST COMMERCIAL BOULEVARD
(954) 777-4372
CONTACT: ROGER LEMIEUX

ELECTRIC PROVIDER

FLORIDA POWER AND LIGHT
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FL 33024
(954) 442-6361
CONTACT: DAVID GILL

TELEPHONE PROVIDER

AT&T
8601 W. SUNRISE BLVD.
PLANTATION, FL 33322
(954) 476-2734
CONTACT: EDUARDO IBARRA

NATURAL GAS PROVIDER

TECO PEOPLES GAS
5101 NW 21ST AVENUE, SUITE 460
(954) 453-0794
CONTACT: DAVID RIVERA



PROJECT LOCATION

VICINITY

N.T.S.



SITE PLAN SUBMITTAL

FOR

DANIA POINTE - RESIDENTIAL A

LOCATED IN

CITY OF DANIA BEACH, FLORIDA

SECTION 33, TOWNSHIP 50S, RANGE 42E

Sheet List Table

C-000	COVER SHEET
C-402	SITE PLAN
C-502	DRAINAGE PLAN
C-521	PAVING AND GRADING PLAN
C-530	PAVING, GRADING AND DRAINAGE DETAILS
C-531	PAVING, GRADING AND DRAINAGE DETAILS
C-602	UTILITY PLAN
L-102	LANDSCAPE PLAN
L-110	LANDSCAPE DETAILS
L-111	LANDSCAPE NOTES

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL

KEVIN W. ROBERSON, P.E.

FLORIDA LICENSE NUMBER

52074

DATE: ---

KHA PROJECT

147507000

DATE

11/22/2017

SCALE: AS SHOWN

DESIGNED BY

ESM

DRAWN BY

ESM

CHECKED BY

MST

DATE: ---

COVER SHEET

DANIA POINTE - RESIDENTIAL A

PREPARED FOR

DANIA LIVE 1748, LLC

CITY OF DANIA BEACH

FLORIDA

SHEET NUMBER
C-000

ISSUED FOR REVIEW: 11/22/2017
ISSUED FOR BID: _____
ISSUED FOR CONSTRUCTION: _____
LATEST REVISION DATE: 11/22/2017

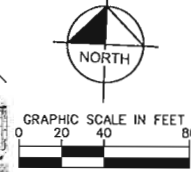
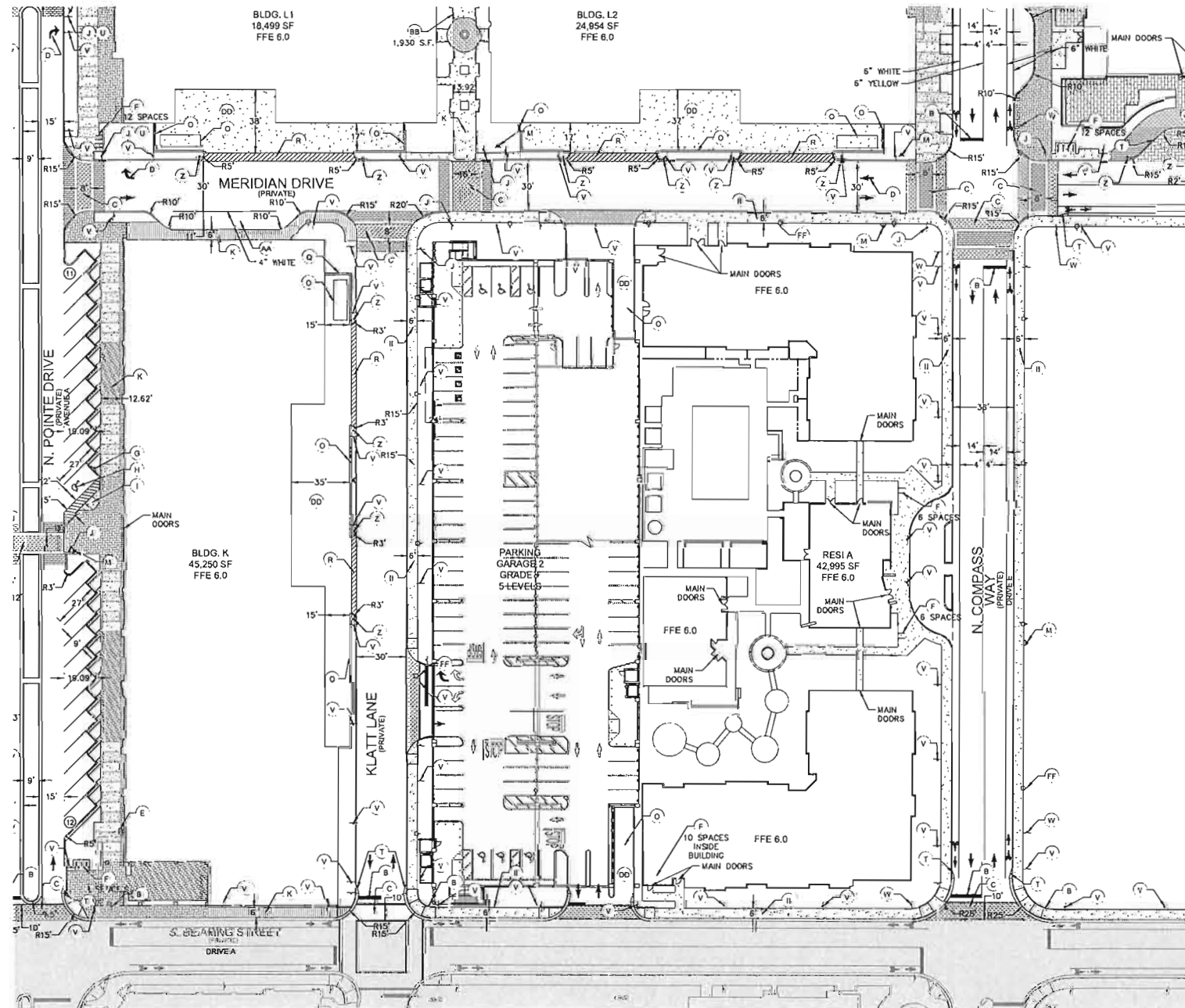
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LEGEND

- (A) PROPERTY LINE
- (B) 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR (TYP.)
- (C) COLORED STAMPED ASPHALT CROSSWALK
- (D) TRAFFIC FLOW ARROW (TYP.)
- (E) MAIL RECEIPTABLE
- (F) BIKE RACK (TYP.) (SEE DETAIL SHEET C-530)
- (G) ACCESSIBLE PARKING AND PENALTY SIGN (TYP.)
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) ACCESSIBLE CURB RAMP (TYP.)
- (J) YIELD HERE TO PEDESTRIANS SIGN (R1-52/R)
- (K) SIDEWALK (SEE HARDCAPE PLANS FOR TREATMENT)
- (L) CONCRETE BOLLARD (TYP.)
- (M) FIRE HYDRANT (TYP.)
- (N) SIGN (REFER TO SIGNAGE PLANS)
- (O) TRASH COLLECTION AREA
- (P) FENCE WITH SLIDING GATE (REFER TO ARCH. PLANS)
- (Q) SCREEN WALL (REFER TO ARCH. PLANS)
- (R) 10" WHITE, 10. O.C.
- (S) 3" CURB TRANSITION
- (T) 6" CURB TRANSITION
- (U) RIGHT TURN ONLY SIGN (R5-3R)
- (V) NO PARKING - FIRE LANE SIGN (R153)
- (W) BIKE LANE SIGN (R3-17)
- (X) SPEED LIMIT SIGN (R2-1)
- (Y) BEGIN RIGHT TURN LANE SIGN (R4-4)
- (Z) DO NOT ENTER SIGN (R5-1)
- (AA) DROPOFF AREA, NO PARKING
- (AB) PUBLIC SPACE
- (AC) STREET NAME SIGN (D3-1)
- (AD) LOADING AREA
- (AE) NOT USED
- (AF) LIGHT POLE (TYP.) (REFER TO LIGHTING PLANS)
- (AG) NOT USED
- (AH) KIOSK
- (AJ) CONCRETE SIDEWALK (SEE DETAIL SHEET C-531)
- (JU) BIKE LANE ENDS SIGN (R3-17A)

SIGNAGE/MARKING LEGEND

- | | |
|--|--|
| | 12'X18" ACCESSIBLE PARKING SIGN (FTP-20-06) |
| | 6'X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-06) |
| | 30'X30" STOP SIGN (R1-1) |
| | 36'X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5U/R) |
| | 12'X18 NO PARKING - FIRE LANE SIGN (R53) |
| | BICYCLE LANE |
| | 24'X30" SPEED LIMIT SIGN (R2-1) |
| | 24'X30" BIKE LANE SIGN (R3-17) |
| | 24'X30" BEGIN RIGHT TURN LANE SIGN (R4-4) |
| | 24'X30" BIKE LANE ENDS SIGN (R3-16A) |
| | STREET SIGN (REFER TO SIGNAGE PLANS) |
| | 30'X30" DO NOT ENTER SIGN (R5-1) |

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-530 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLE (STOP BARS, CROSSWALKS, CENTER LAINE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS
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DIAL 811



IT'S THE LAW
DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC. 

RESIDENTIAL A
SITE PLAN

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC

CITY OF DANIA BEACH
FLORIDA

LICENSED PROFESSIONAL

EVIN M. ROBERSON, Ph.D.

FLORIDA LICENSE NUMBER

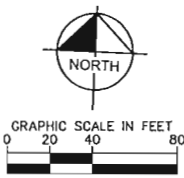
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000596

WWW.KIMLEY-HORN.COM CA 00000696

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- ### DRAINAGE NOTES

1. REFER TO UTILITY PROFILES FOR CROSSING INFORMATION.

- LEGEND**
- (A) PROPERTY LINE/RIGHT-OF-WAY

- ## NOTES

1. REFER TO DRAINAGE NOTES ON SHEET C-500.
2. UTILITY SEPARATION NOTES ON SHEET C-500.
3. DRAINAGE WELLS TO BE INSTALLED FOLLOWING FDEP AND CITY APPROVAL.

DATUM NOTE:
THE VERTICAL DATUM USED FOR THIS PROJECT IS NAVD 1988,
U.S. SURVEY FEET.

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811
Know what's below
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

RESIDENTIAL A
DRAINAGE PLAN

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC

SHEET NUMBER
C-502

Kimley»»Horn

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LICENSED PROFESSIONAL

KEVIN M. ROBERSON, P.E.

LICENSE NUMBER

52074

1112

CHECKED BY	MST	DATE:
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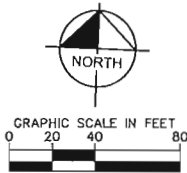
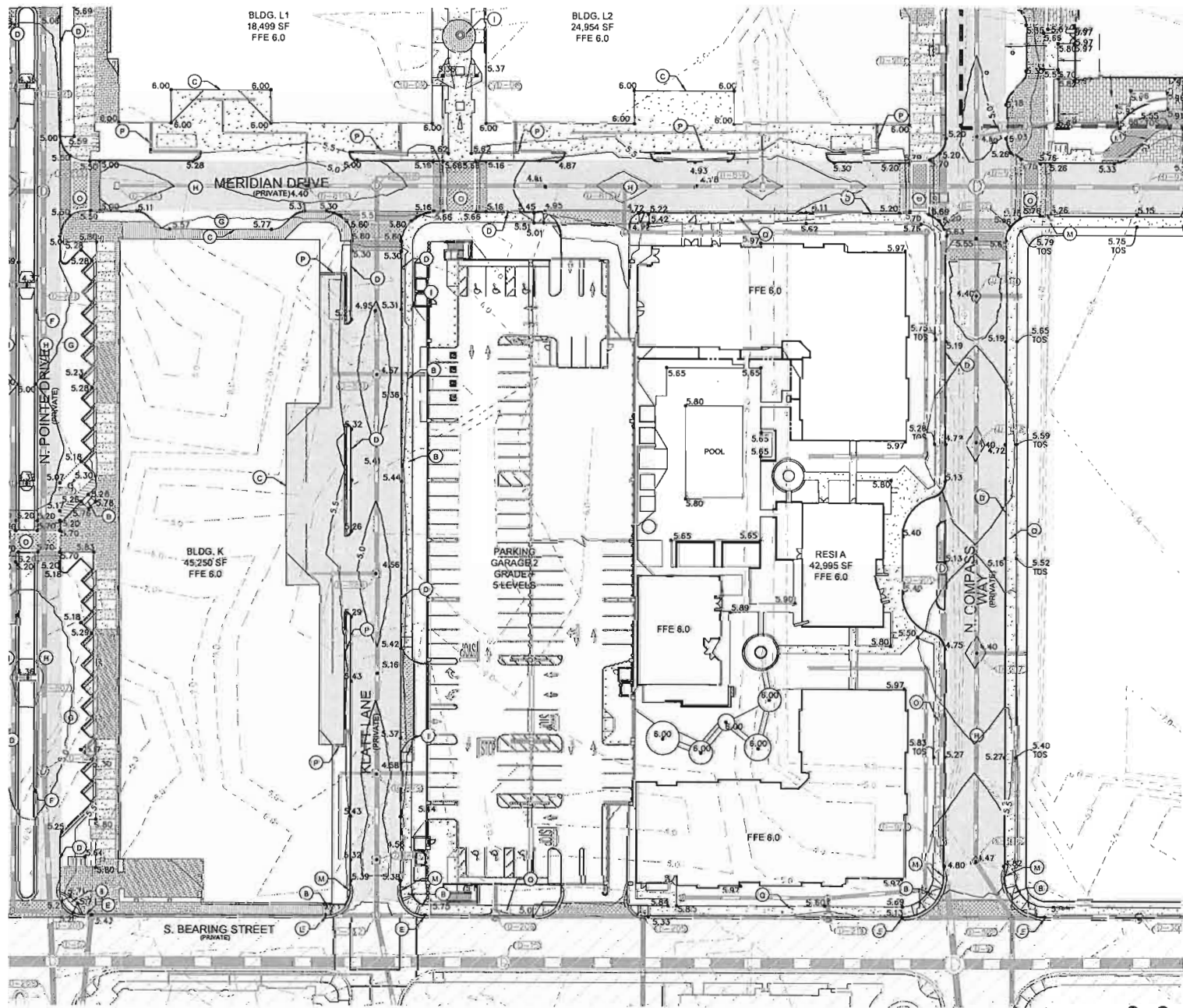
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Printed By: Meeka, Litz Sheet Set: Dania Pointe Phase II Layout C-521 RESI A PAVING AND GRADING PLAN November 22, 2017 07:25:06am K:\VRB_LDEV\147337007 Dania Boomer3\CAD\PlanSheets\PHASE 2\VC-520 PAVING AND GRADING PLAN.dwg
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PAVING AND GRADING NOTES

- SEE SHEET C-519 FOR PAVING AND GRADING NOTES.
- PERIMETER BERM EL= 5.3 REQUIRED AROUND ENTIRE SITE.

LEGEND

- (A) PROPERTY LINE / R/W LINE
- (B) ACCESSIBLE RAMP (TYP.) (SEE DETAIL SHEET C-531)
- (C) FLUSH PAVEMENT
- (D) FOOT TYPE "D" CURB (SEE DETAIL SHEET C-531)
- (E) TIE TO EXISTING CURB
- (F) FOOT TYPE "F" CURB (SEE DETAIL SHEET C-531)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PAVING PAVEMENT)
- (H) HEAVY DUTY ASPHALT
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (J) HEAVY DUTY CONCRETE
- (K) EXISTING SIDEWALK
- (L) TIE TO EXISTING SIDEWALK
- (M) 3FT CURB TRANSITION
- (N) FOUNTAIN
- (O) RAISED CROSSWALK
- (P) SCREEN WALL
- (Q) CONCRETE SIDEWALK (SEE DETAIL C-531)
- (R) NOT USED

- EXISTING 5.3 FT ELEVATION PERIMETER BERM
- - - 5.3 FT ELEVATION PERIMETER BERM
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- X.XX PROPOSED SPOT GRADE
- X.XX EXISTING SPOT GRADE
- X.XX ROADWAY SPOT GRADE
- TDS TOP OF SIDEWALK
- TOC TOP OF CURB
- HP HIGH POINT
- FLOW ARROW
- (G) STANDARD DUTY ASPHALT
- (H) HEAVY DUTY ASPHALT
- [Pattern] HEAVY DUTY STAMPED ASPHALT
- [Pattern] STANDARD DUTY CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] AREA NOT INCLUDED

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

RESIDENTIAL A
PAVING AND
GRADING PLAN

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC

CITY OF DANIA BEACH FLORIDA

LICENSED PROFESSIONAL

KEVIN M. ROBERSON, P.E.

FLORIDA LICENSE NUMBER

52074

DATE: ---

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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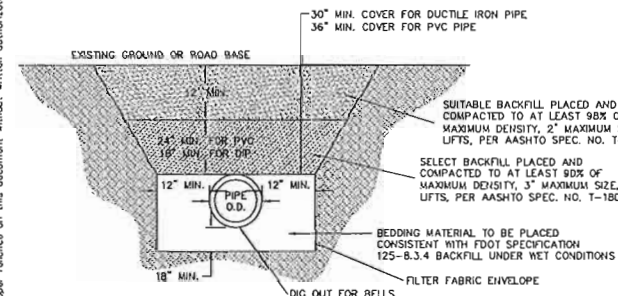
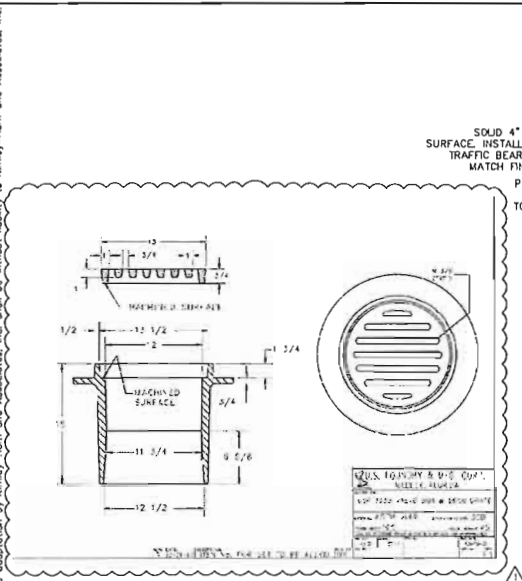
SHEET NUMBER
C-521

REVISIONS

DATE

BY

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- NOTES:
1. BEDDING MATERIAL TO BE PLACED CONSISTENT WITH FOOT SPECIFICATION 125-B.3.4 BACKFILL UNDER WET CONDITIONS.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
 4. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.
 5. ALL WORK SHALL CONFORM TO FDEP STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 125-B.3.4 BACKFILL UNDER WET CONDITIONS.
 6. ALL WORK SHALL CONFORM TO BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION MINIMUM INSTALLATION AND TESTING REQUIREMENTS. MINIMUM COVER FOR DUCTILE IRON PIPE IS 30 INCHES. THE MINIMUM COVER FOR PVC PIPE IS 36 INCHES.

BACKFILL UNDER WET CONDITIONS



PULL MAN
AUGMENTED REALITY
The Pull Man app is a free app that allows you to view 3D models of the products and services we offer. It is available for download on the App Store and Google Play. To use the app, simply download it and follow the instructions. You can also visit our website at www.pullman.com for more information.

REINFORCED METAL FINISH
The Reinforced Metal Finish is a durable, long-lasting finish that is resistant to corrosion and wear. It is available in a variety of colors and finishes. To learn more about the Reinforced Metal Finish, visit our website at www.pullman.com.

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CONTACT INFORMATION
Pull Man, Inc.
10000 S.W. 15th Avenue
Miami, FL 33184
Phone: 772-224-1234
Fax: 772-224-1235
Email: info@pullman.com
Website: www.pullman.com

BIKE RACK
N.T.S.

SAW-CUT
N.T.S.

BIKE LANE STRIPING
N.T.S.

45° STALL STRIPING
N.T.S.

PARKING STALL STRIPING
N.T.S.

BIKE RACK
N.T.S.

SAW-CUT
N.T.S.

BIKE LANE STRIPING
N.T.S.

45° STALL STRIPING
N.T.S.

PARKING STALL STRIPING
N.T.S.

BIKE RACK
N.T.S.

SAW-CUT
N.T.S.

BIKE LANE STRIPING
N.T.S.

45° STALL STRIPING
N.T.S.

PARKING STALL STRIPING
N.T.S.

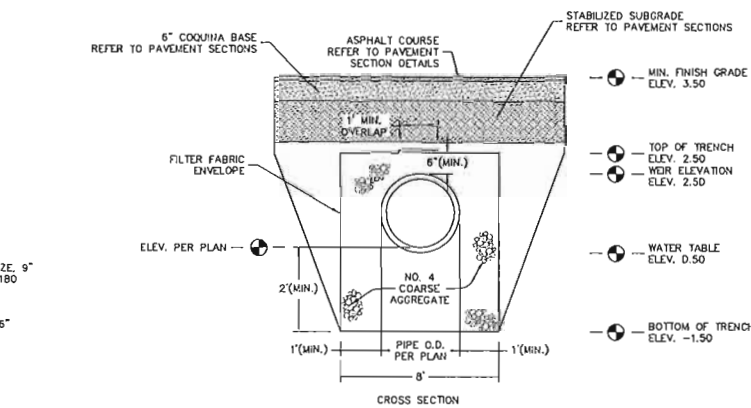
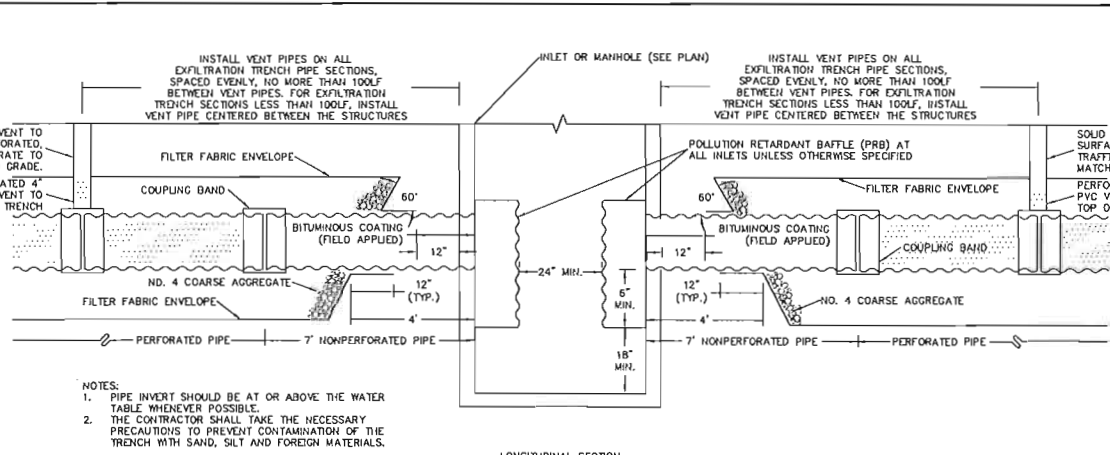
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SAW-CUT
N.T.S.

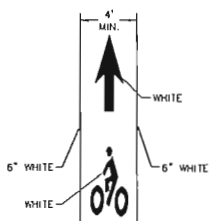
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N.T.S.

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N.T.S.

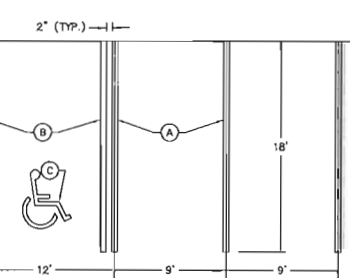
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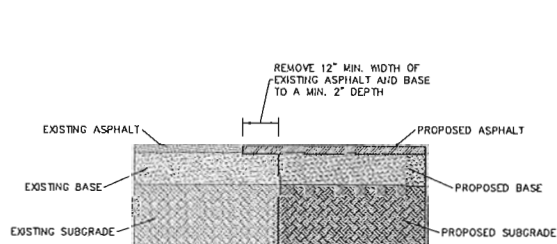
EXFILTRATION TRENCH



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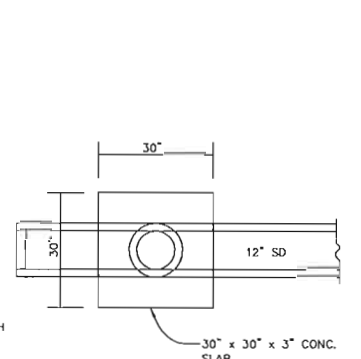


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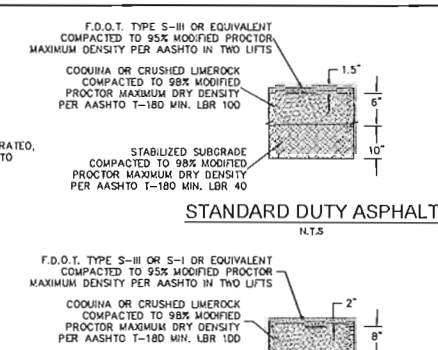
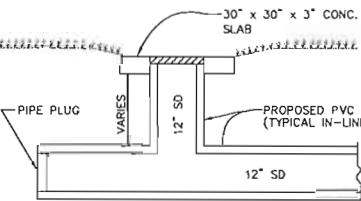


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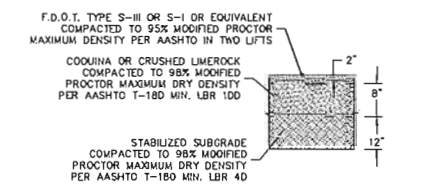
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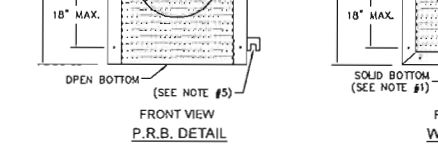
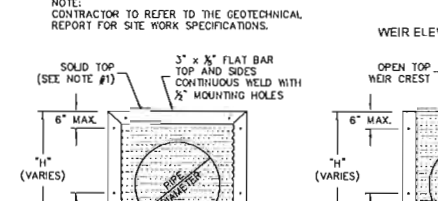
YARD DRAIN DETAIL



STANDARD DUTY ASPHALT



HEAVY DUTY ASPHALT

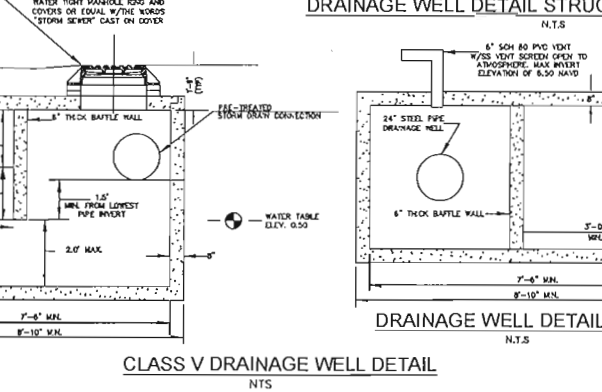
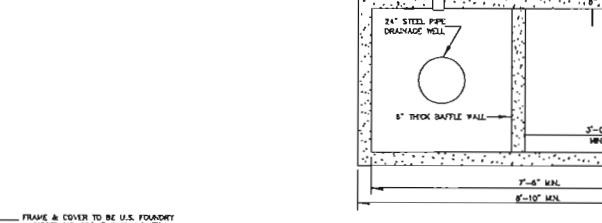


PIPE DIA.	W (IN)	V ₁ (IN)	T (GAUGE)
15"	24"	24"	16
18"	24"	24"	16
21"	30"	30"	16
24"	30"	30"	16
30"	36"	36"	16
36"	42"	42"	14
42"	48"	48"	14
48"	54"	54"	14
54"	60"	60"	14

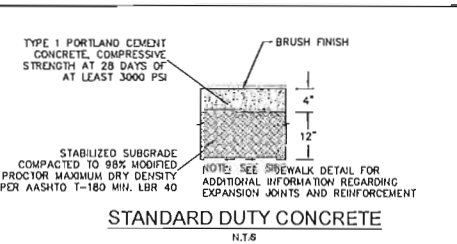
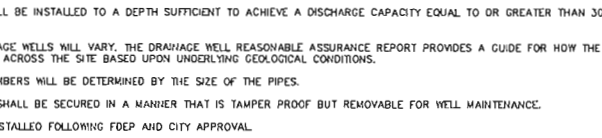
NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP FOR THE Baffle OR BOTTOM FOR WEIR.
2. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL Baffles OR BOTTOM OF WEIRS.
3. POLLUTION RETARDANT Baffle OR HALF PIPE VEIL TO BE FASTENED IN PLACE WITH 3/4" x 4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
4. FIBERGLASS Baffles AND WEIRS ARE NOT PERMITTED.
5. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES, SPACING TO MATCH HOLES IN FLAT BARS.

RECTANGULAR STRUCTURE
ROUND STRUCTURE
MINIMUM CLEARANCE ABOVE WEIR EQUAL TO 6"

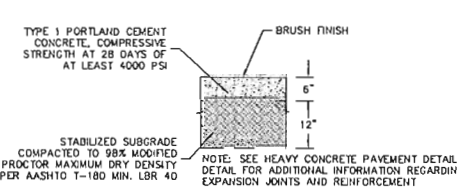
POLLUTION RETARDANT Baffle (PRB) AND WEIR DETAILS



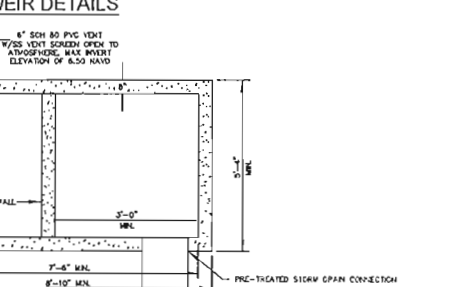
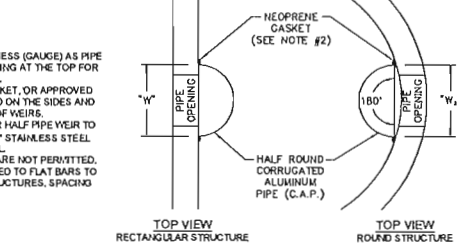
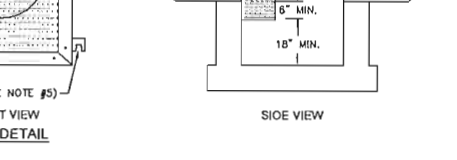
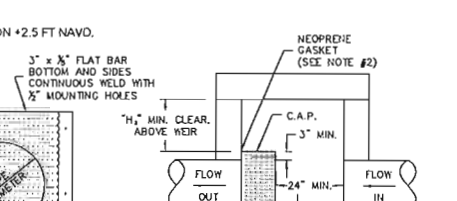
CLASS V DRAINAGE WELL DETAIL



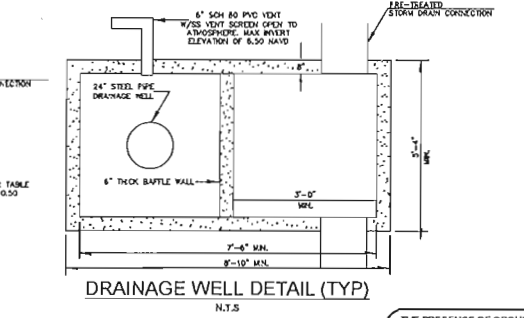
STANDARD DUTY CONCRETE



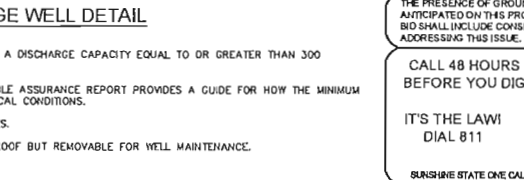
HEAVY DUTY CONCRETE



DRAINAGE WELL DETAIL STRUCTURES D-947 & D-961



DRAINAGE WELL DETAIL (TYP)



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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LICENSED PROFESSIONAL
KIM M. ROBERSON, P.E.
FLORIDA LICENSE NUMBER 52074

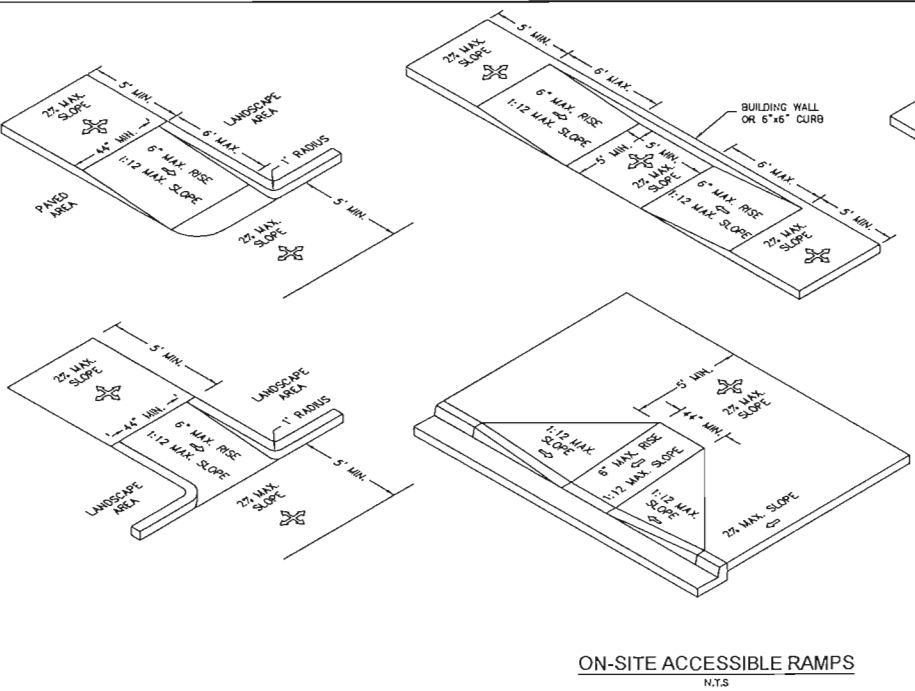
KHA PROJECT 147507000
DATE 04/07/2016
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY JST

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC
CITY OF DANIA BEACH, FLORIDA

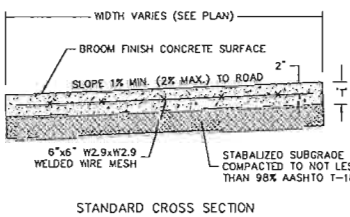
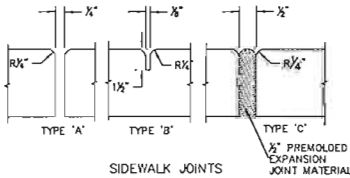
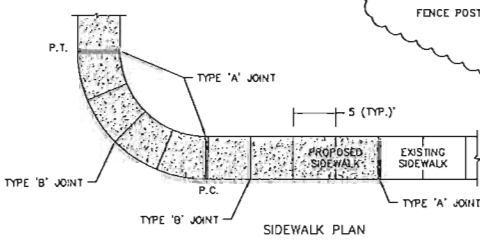
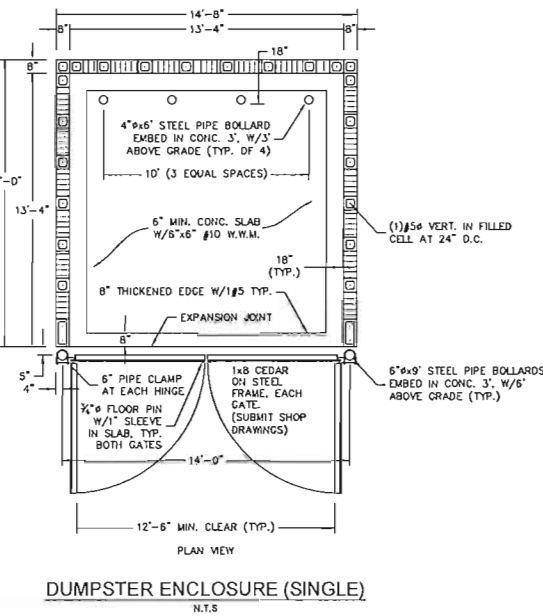
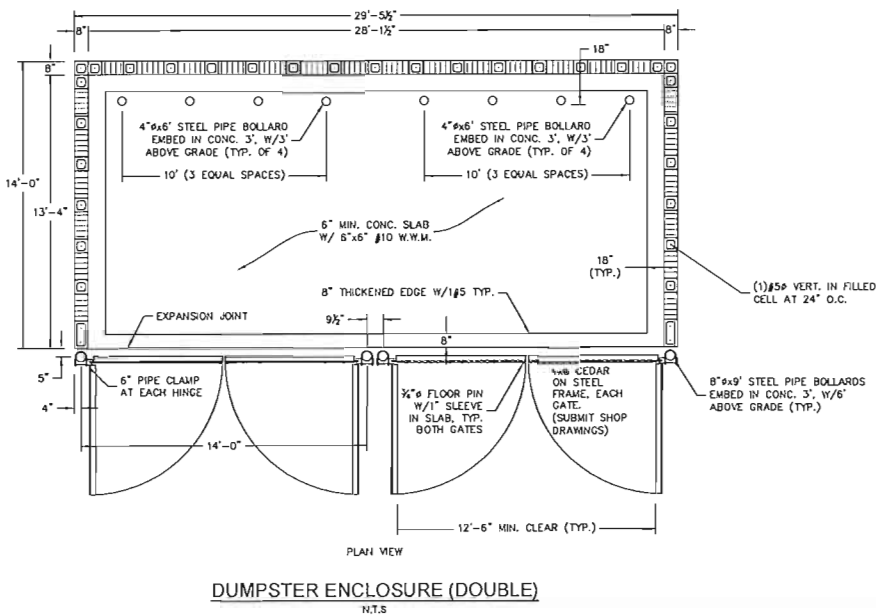
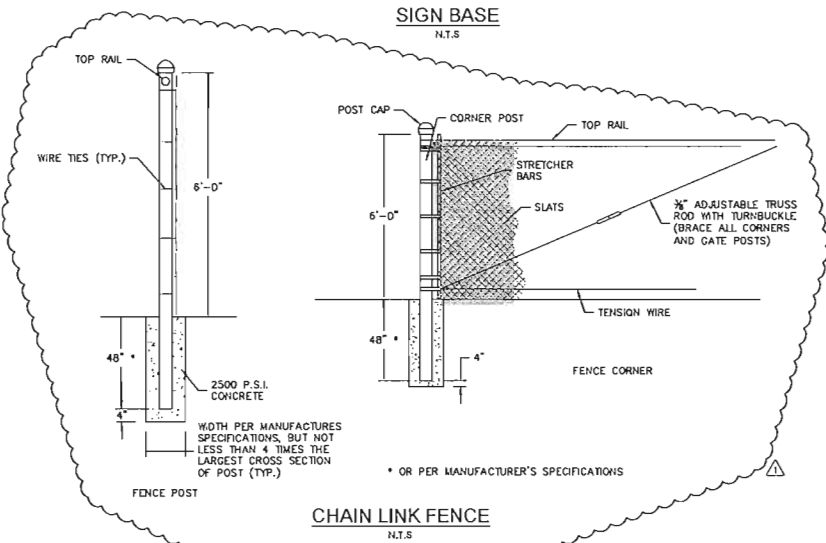
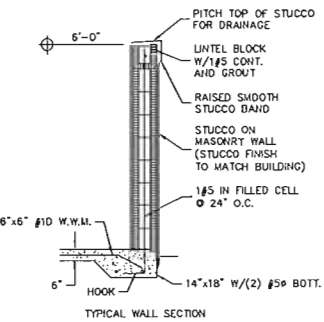
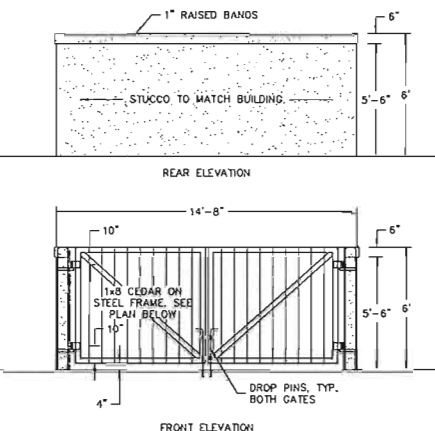
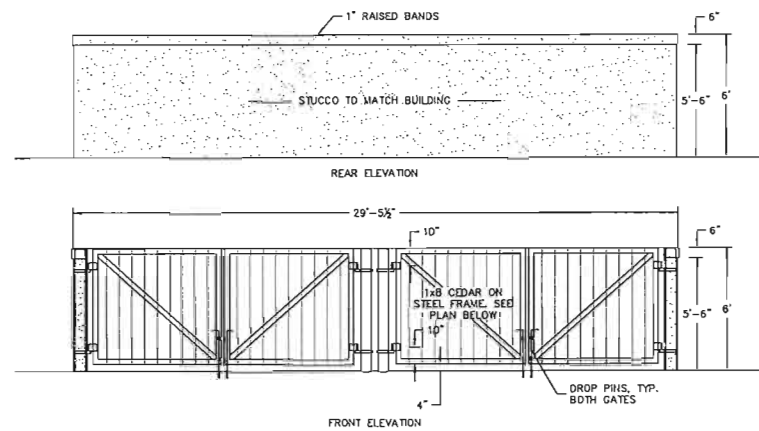
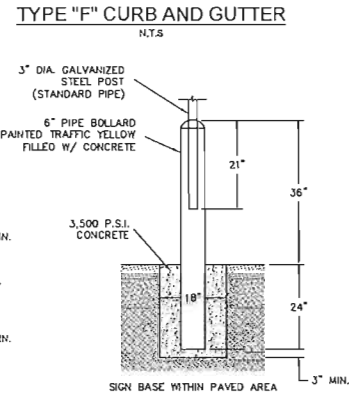
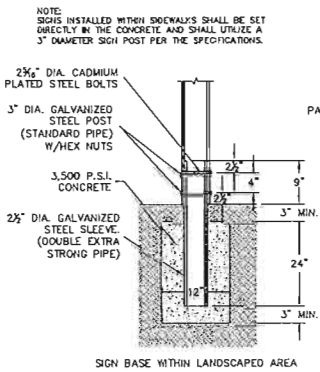
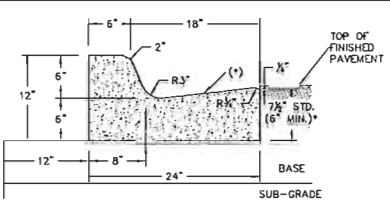
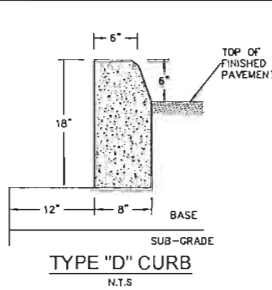
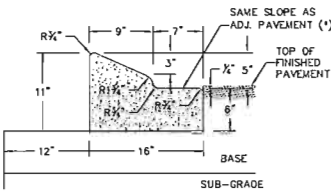
PAVING, GRADING
AND DRAINAGE
DETAILS

SHEET NUMBER
C-530

DATE 1/23/17
BY ESM



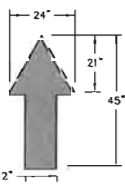
- 1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE BUILDING BUILDING CODE.
- 2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
- 3. WALKS OTHER THAN A SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 80" PASSING SPACE EVERY 200 FEET.
- 4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 4% LEVEL LANDING IN BETWEEN.
- 5. THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBS, SIGN POSTS, OR OTHER OBSTRUCTIONS.
- 6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDED, BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS AND USE OF HANDRAILS PER F.D.C. 11-8.
- 7. PUBLIC SIDEWALK RAMP RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY IN ACCORDANCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T. INDEX 304.
- 8. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED 1" WITHOUT A RAMP PER SECTION 11-4.3.8.



TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
RESIDENTIAL ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE THERMOPLASTIC

ON-SITE TRAFFIC FLOW ARROW

N.T.S

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Kimley»»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
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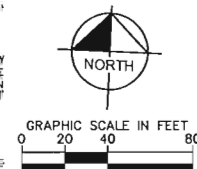
EVIN M. ROBERSON, P.E.
LICENSED PROFESSIONAL

FLORIDA UICSE NUMBER
52074

PAVING, GRADING AND DRAINAGE DETAILS

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC

SHEET NUMBER
C-531



- | <u>UTILITY LEGEND</u> | |
|-----------------------|------------------------------|
| _____ | PROPERTY / RIGHT-OF-WAY LINE |
| _____ | UTILITY EASEMENT |
| _____ | WATER MAIN (WM) |
| _____ | FIRE MAIN |
| _____ | SANITARY SEWER MAIN |
| _____ | SANITARY FORCE MAIN |
| _____ | BURIED TELEPHONE |
| _____ | BURIED ELECTRIC |
| _____ | GAS MAIN |
| _____ | DDCV |
| _____ | WATER METER AND BFP |
| _____ | FIRE HYDRANT |
| _____ | FDC |
| _____ | SAMPLE POINT |
| _____ | GATE VALVE |
| _____ | 90° BEND |
| _____ | 45° BEND |
| _____ | 22.5° BEND |
| _____ | 11.25° BEND |
| _____ | TEE |
| _____ | REDUCER |
| _____ | PLUG |
| _____ | GREASE TRAP |
| _____ | SEWER MAIN/HOLE |
| _____ | TRANSFORMER |
| _____ | SWITCH CABINET |
| _____ | POST INDICATOR VALVE |
| _____ | DRAINAGE WELL |
| _____ | LIGHT POLE |

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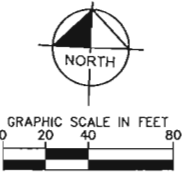
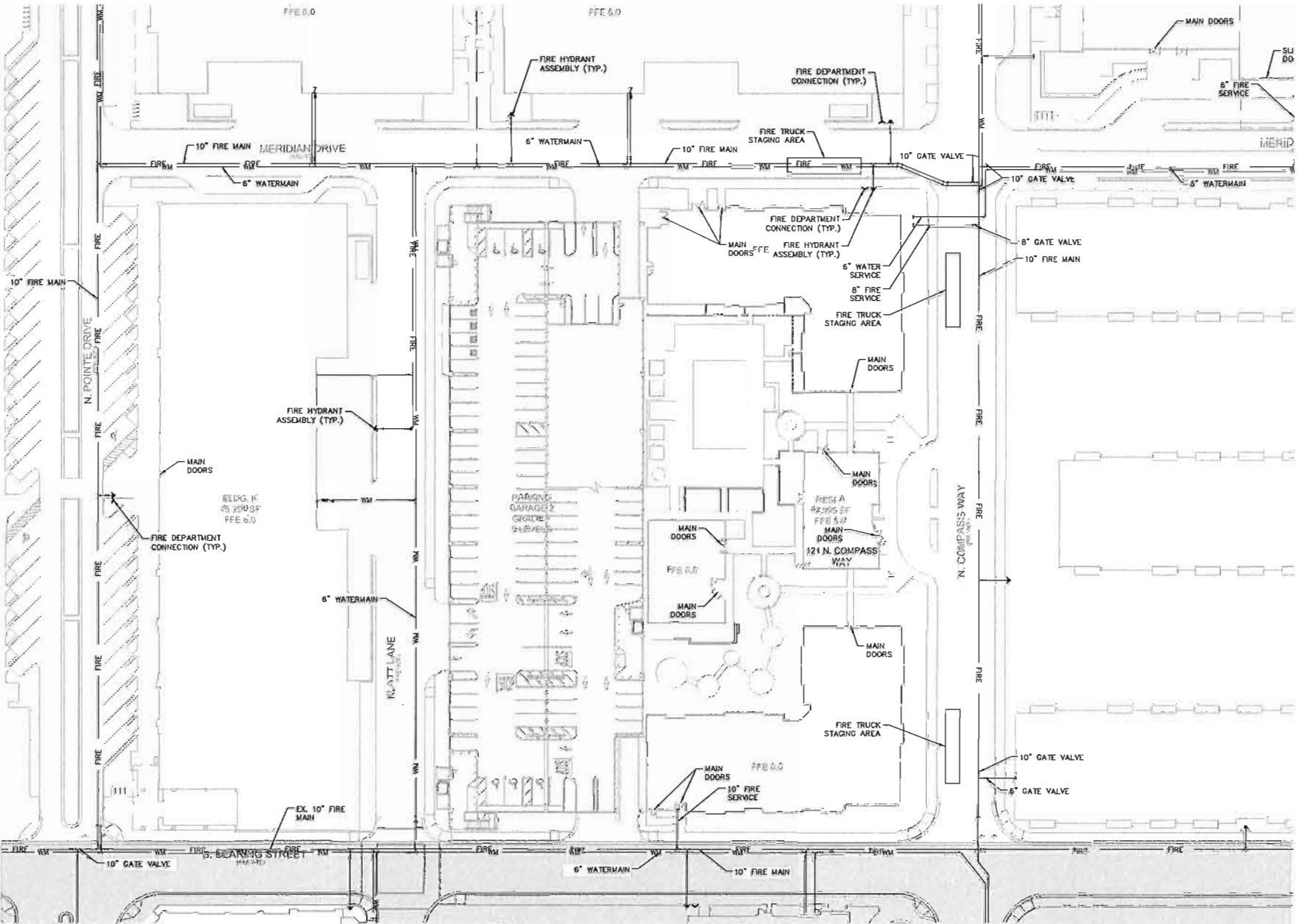
1. SEE SHEET C-600 FOR WATER AND SEWER NOTES.
2. UTILITY SEPARATION NOTES ON SHEET C-600.

SHEET NUMBER
C-602

DANIA POINTE PHASE II
 PREPARED FOR
DANIA LIVE 1748, LLC

CITY OF DANIA BEACH FLORIDA

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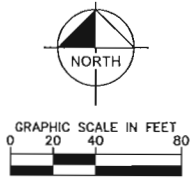
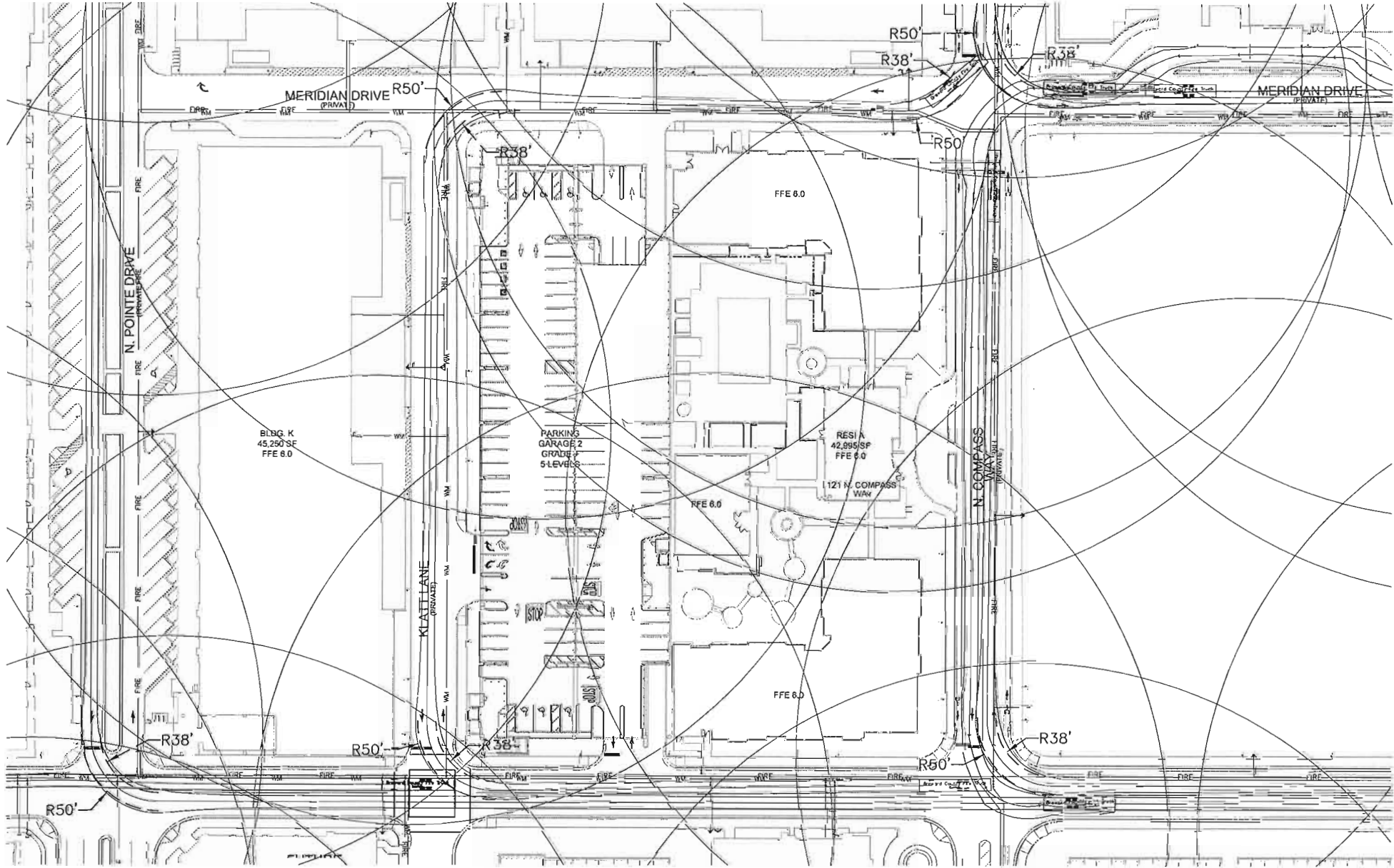
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CITY OF DANIA BEACH FLORIDA		DANIA POINTE PHASE II PREPARED FOR DANIA LIVE 1748, LLC		RESI A FIRE EXHIBIT		KHA PROJECT 147507000 DATE 10/4/2017 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESK		LICENSED PROFESSIONAL _____	
						© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32980 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696		Kimley»»Horn	

CITY OF DANIA BEACH FLORIDA		DANIA POINTE PHASE II PREPARED FOR DANIA LIVE 1748, LLC		RESI A FIRE EXHIBIT		KHA PROJECT 147507000 DATE 10/4/2017 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESK		LICENSED PROFESSIONAL _____	
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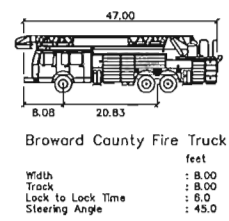
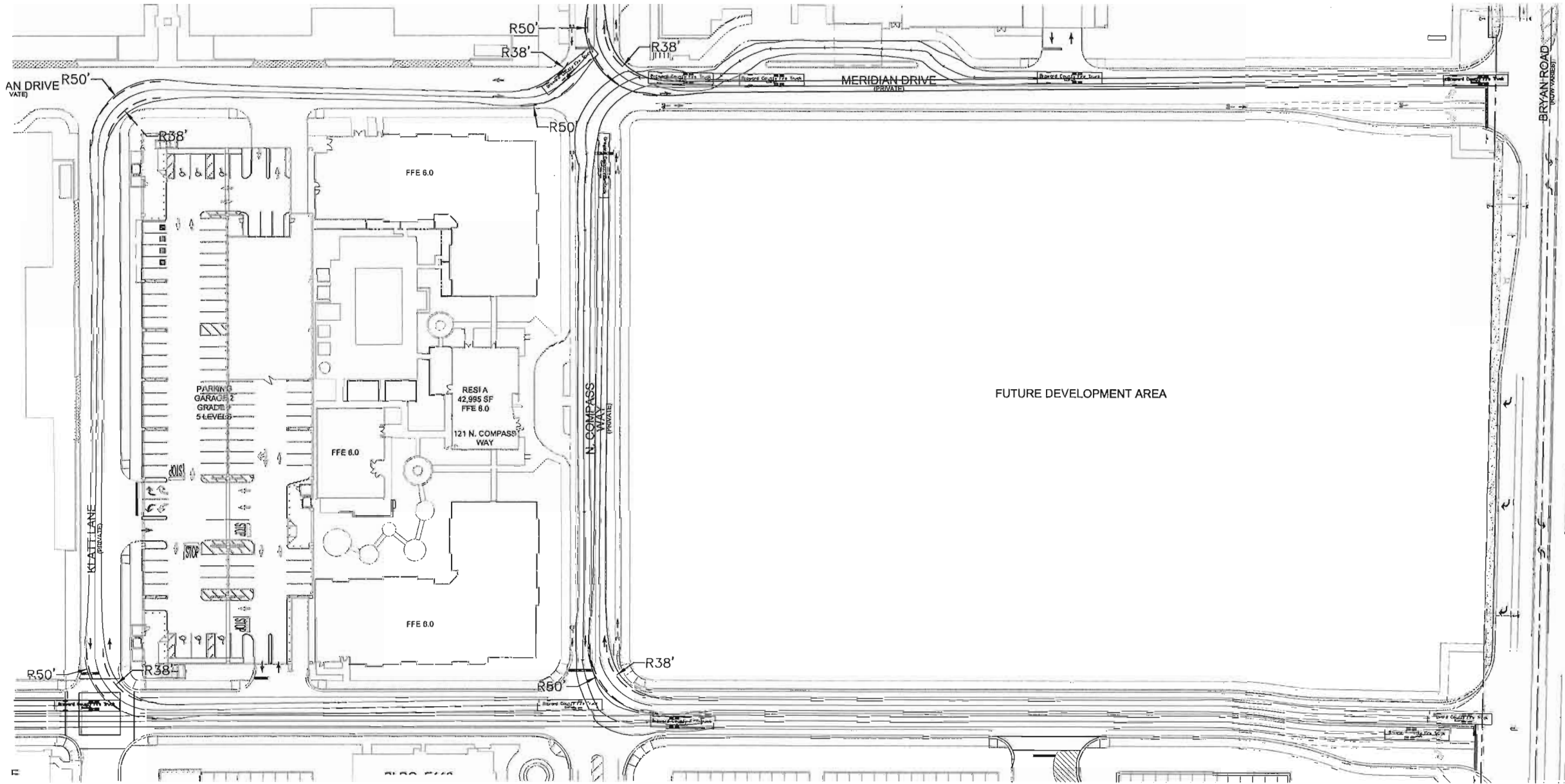
Drawing name: K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase II Fire Exhibits\Dania Pointe - AutoTurn Exhibit.dwg RES: A Fire Hydrant Nov 21, 2017 11:17am by: liz.mreks
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LEGEND
FIRE HYDRANT

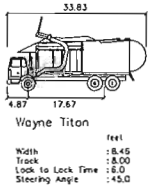
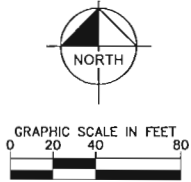
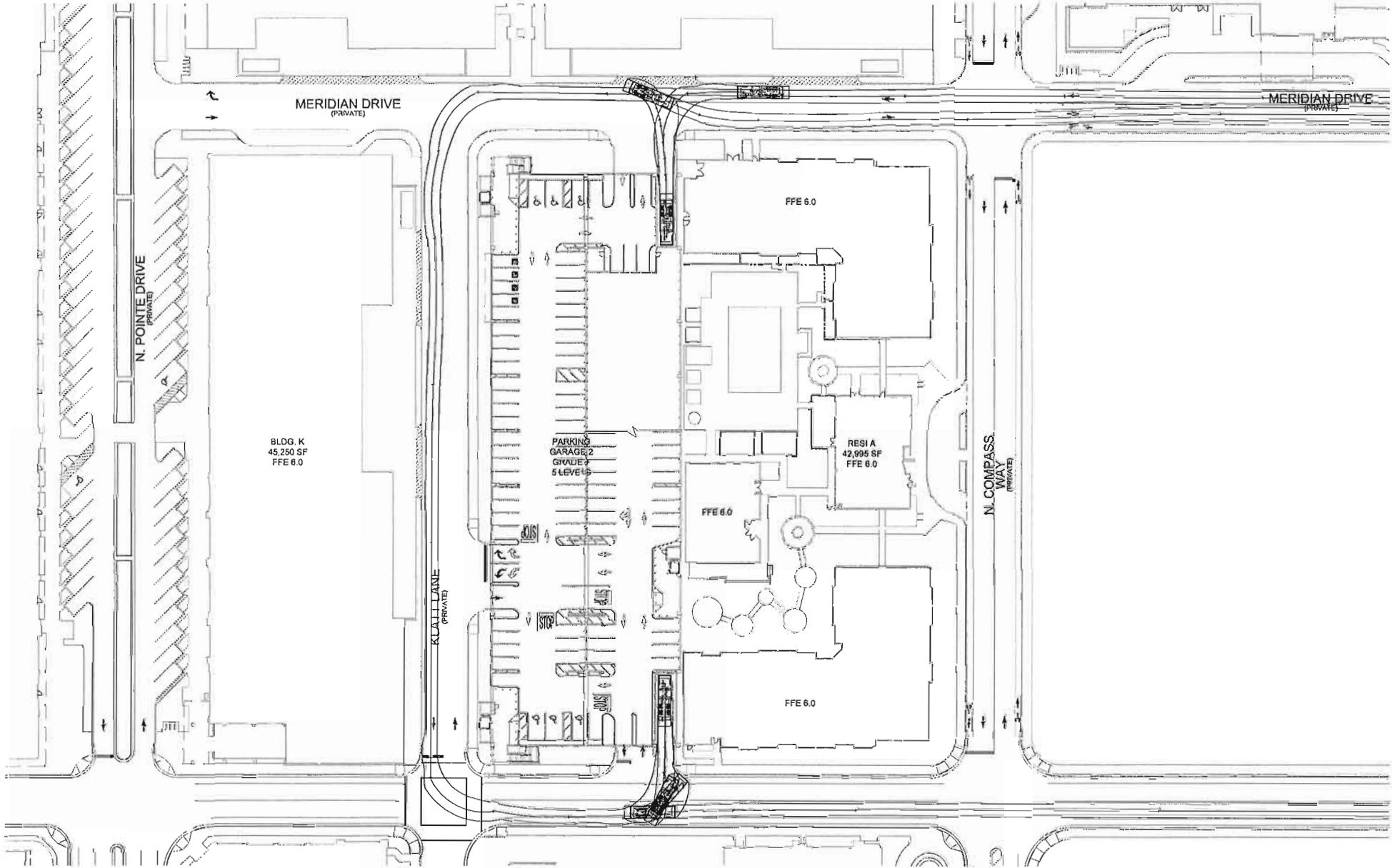
DATE 11-08-2017		COUNTY FLORIDA		REVISIONS		BY	
PROJECT NO. 147507000		FIRE HYDRANT EXHIBIT		No.		DATE	
SHEET NUMBER EXHIBIT		EXHIBIT		No.		DATE	
SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY MST		DANIA POINTE PHASE II RESIA		Kimley»Horn		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32980 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696	

Drawing name: K:\VRB\DEV\14737007_Dania Boomers\CAD\Exhibits\Phase II Fire Exhibits\Danio Pointe - AutoTurn Exhibit.dwg RESI A Fire Truck Exhibit Nov. 21, 2017 11:17am by: liz.meeks
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DATE 11-17-2017		PROJECT NO. 147307000		SHEET NUMBER EXHIBIT		DANIA POINTE PHASE II RESI A		FLORIDA COUNTY		FIRE TRUCK ACCESS EXHIBIT		SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY MST	EXHIBIT	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00006666		REVISIONS		DATE		BY	
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Drawing name: K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase II Fire Exhibits\Danio Pointe - Hotel TruckTurn Exhibit.dwg RESI A TRUCK EXHIBIT Nov 21, 2017 11:18am by: liz.meeke
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DATE 11-08-2017		PROJECT NO. 147507000		SHEET NUMBER EXHIBIT	
DANIA POINTE PHASE II RESI A		FLORIDA DANIA BEACH		TRUCK ROUTE EXHIBIT	
SCALE AS SHOWN		DESIGNED BY ESM		EXHIBIT	
		DRAWN BY ESM			
		CHECKED BY MST			
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				No.	DATE BY

DANIA POINTE RESIDENCES

121 NORTH COMPASS WAY.
DANIA BEACH, FLORIDA



MEYERS GROUP
2800 SOUTH DOUGLAS RD, SUITE 1000
CORAL GABLES, FLORIDA 33134
T: 305.569.0999



KOBI KARP ARCHITECTURE AND
INTERIOR DESIGN
2915 BISCAYNE BLVD, SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818



KIMLEY HORN
1221 BRICKELL AVENUE, SUITE 400
MIAMI, FLORIDA, 33131
T: 305.573.2025

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DANIA POINTE
DANIA BEACH
FLORIDA

COVER SHEET

Meyers Group
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Coral Gables, FL
305.569.0999 / 7086.402.5760

KOBI KARP
Lic. # AR0012578

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INTERIOR DESIGN
PLANNING
AIA ASID NCARB
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Suite 200
Miami, FL 33137
T: 305.573.1818
F: 305.573.3788
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ARCHITECTURE		•
A0.00	COVER	•
A1.00	INDEX	•
A1.02	FLR CALCULATIONS	•
A1.04	LOCATION MAP	•
A1.07	ADJACENT LAND USES	•
A2.00	SITE PLAN / GROUND LEVEL FLOOR PLAN	•
A3.01	FLOOR PLAN - LEVEL 2	•
A3.02	FLOOR PLAN - LEVEL 3	•
A3.03	FLOOR PLAN - LEVEL 4	•
A3.04	FLOOR PLAN - LEVEL 5	•
A3.05	FLOOR PLAN - LEVEL 6	•
A3.06	FLOOR PLAN - LEVEL 7	•
A3.07	FLOOR PLAN - LEVEL 8	•
A3.08	FLOOR PLAN - ROOF LEVEL	•
A4.00	ELEVATION - NORTH	•
A4.01	ELEVATION - SOUTH	•
A4.02	ELEVATION - EAST	•
A4.03	ELEVATION - WEST	•
A5.00	BUILDING SECTION	•
A6.00	RENDERING	•
A6.01	RENDERING	•
A6.02	RENDERING	•

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DANIA BEACH

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F. 305.573.3766

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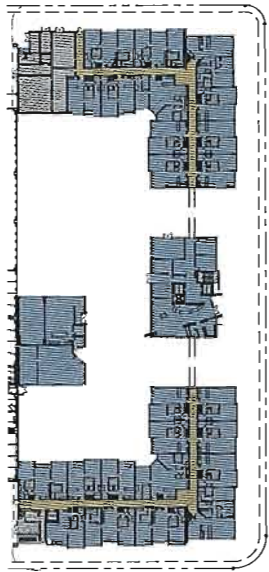
A1.00

	1b/1b	2b/2b	2b/2b D	UNITS/FLOOR
LEVEL 1	15	5	4	24
LEVEL 2	16	6	8	30
LEVEL 3	16	10	8	34
LEVEL 4	14	16	4	34
LEVEL 5	14	16	4	34
LEVEL 6	22	8	6	36
LEVEL 7	22	8	6	36
LEVEL 8	22	8	6	36
TOTAL	141	77	46	264

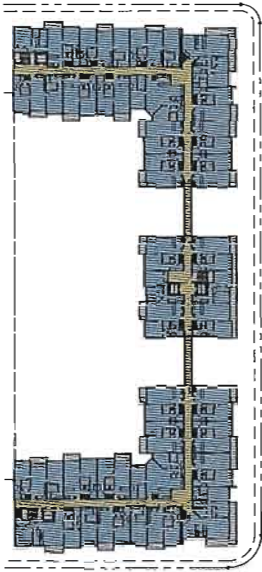
USE	LEVEL	UNITS FLOOR	GROSS AREA
RESIDENTIAL	8	36	38,814
RESIDENTIAL	7	36	38,748
RESIDENTIAL	6	36	38,739
RESIDENTIAL	5	34	38,625
RESIDENTIAL	4	34	38,603
RESIDENTIAL	3	34	38,566
RESIDENTIAL	2	30	34,623
RESIDENTIAL	GROUND	24	33,731
TOTAL		264	300,449

USE	GROSS AREA
UPPER ROOF	37,042
LOWER ROOF	3,216
ROOF TOTAL	40,258
BUILDING TOTAL (W/ ROOF)	340,707

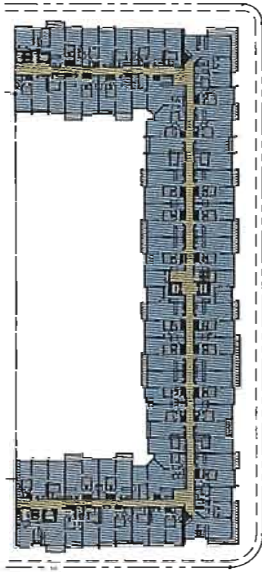
EFFICIENCY	RESIDENTIAL SELLABLE AREA	BALCONY	AMENITIES	CORRIDOR	BOH
82%	31,866	2,170		3,945	80
82%	31,825	2,158		3,934	80
82%	31,794	2,172		3,858	80
82%	31,804	2,088		3,816	80
82%	31,787	2,086		3,897	80
82%	31,812	2,032		3,890	80
80%	27,682	2,294		3,865	80
83%	27,863	2,427	6,552	2,710	2,306
82%	246,433	17,427	6552	29,915	2,866



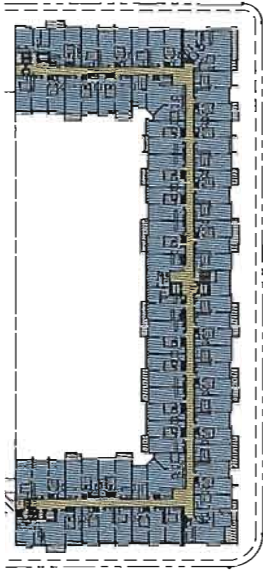
1 GROUND LEVEL PLAN
Scale: 1/64" = 1' - 0"



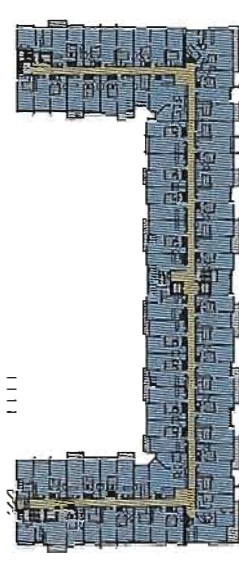
2 LEVEL 2 PLAN
Scale: 1/64" = 1' - 0"



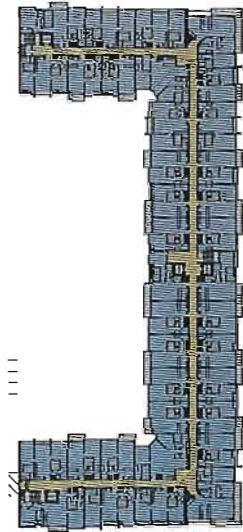
3 LEVEL 3 PLAN
Scale: 1/64" = 1' - 0"



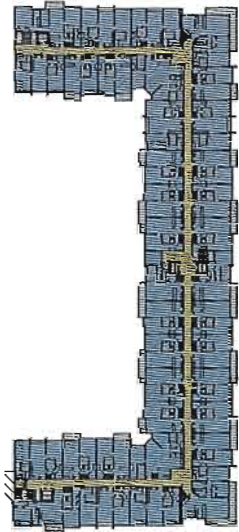
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Scale: 1/64" = 1' - 0"



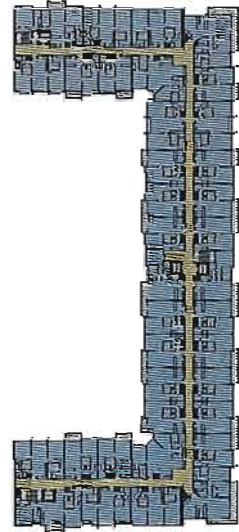
5 LEVEL 5
Scale: 1/64" = 1' - 0"



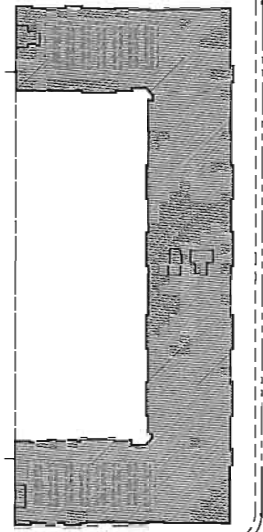
6 LEVEL 6
Scale: 1/64" = 1' - 0"



7 LEVEL 7
Scale: 1/64" = 1' - 0"



8 LEVEL 8
Scale: 1/64" = 1' - 0"



9 ROOF LEVEL
Scale: 1/64" = 1' - 0"

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DANIA POINTE
DANIA BEACH
FLORIDA

FLR CALCULATIONS
PROJECT DATA

Meyers Group

2500 Douglas Rd. STE 1000
Coral Gables, FL
305.569.0999 / 7066.402.5760

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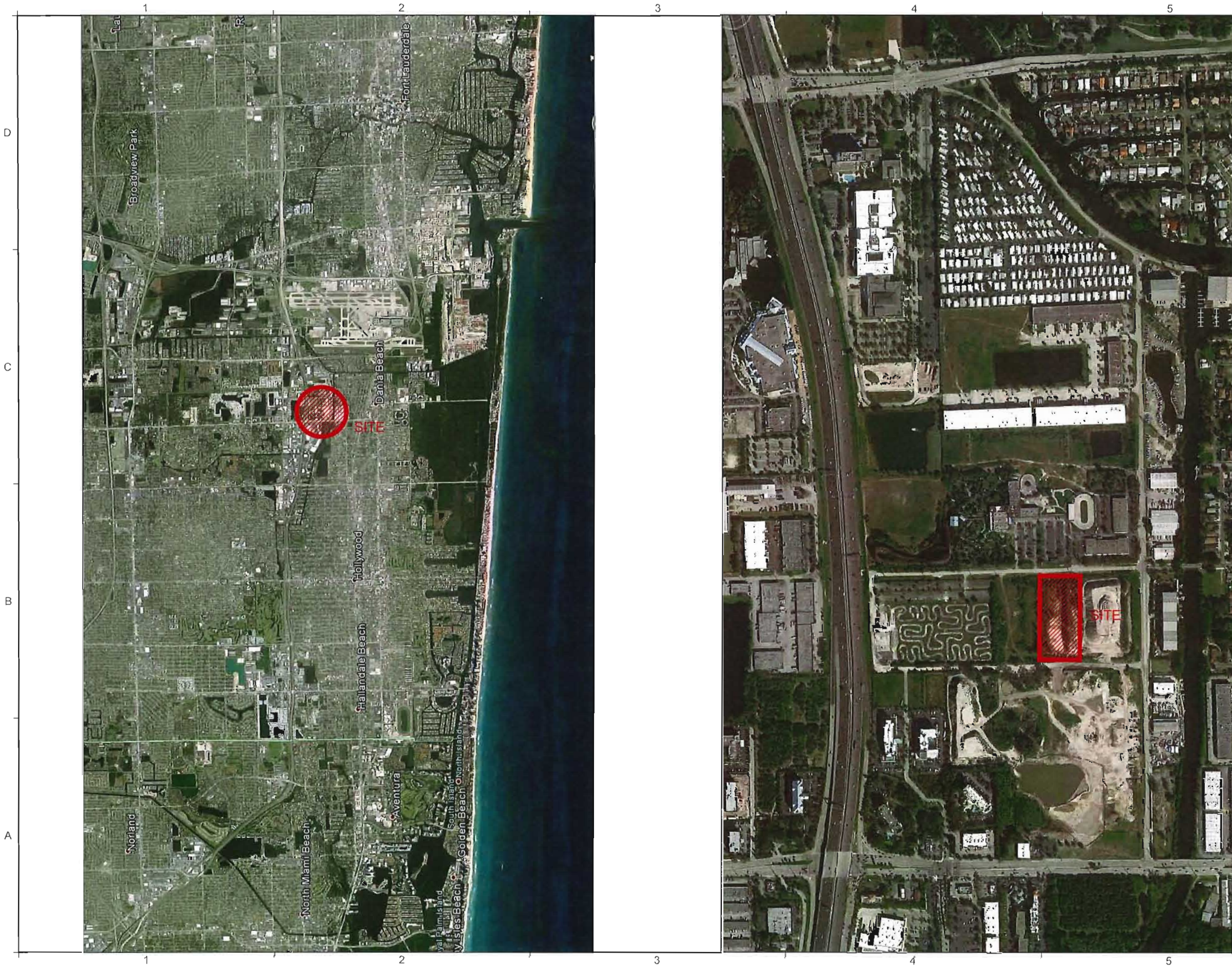
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Miami, FL 33137
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F: 305.573.1786

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A1.02



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DANIA POINTE
DANIA BEACH
FLORIDA

LOCATION MAP

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305.585.0999 / 7086.402.5760

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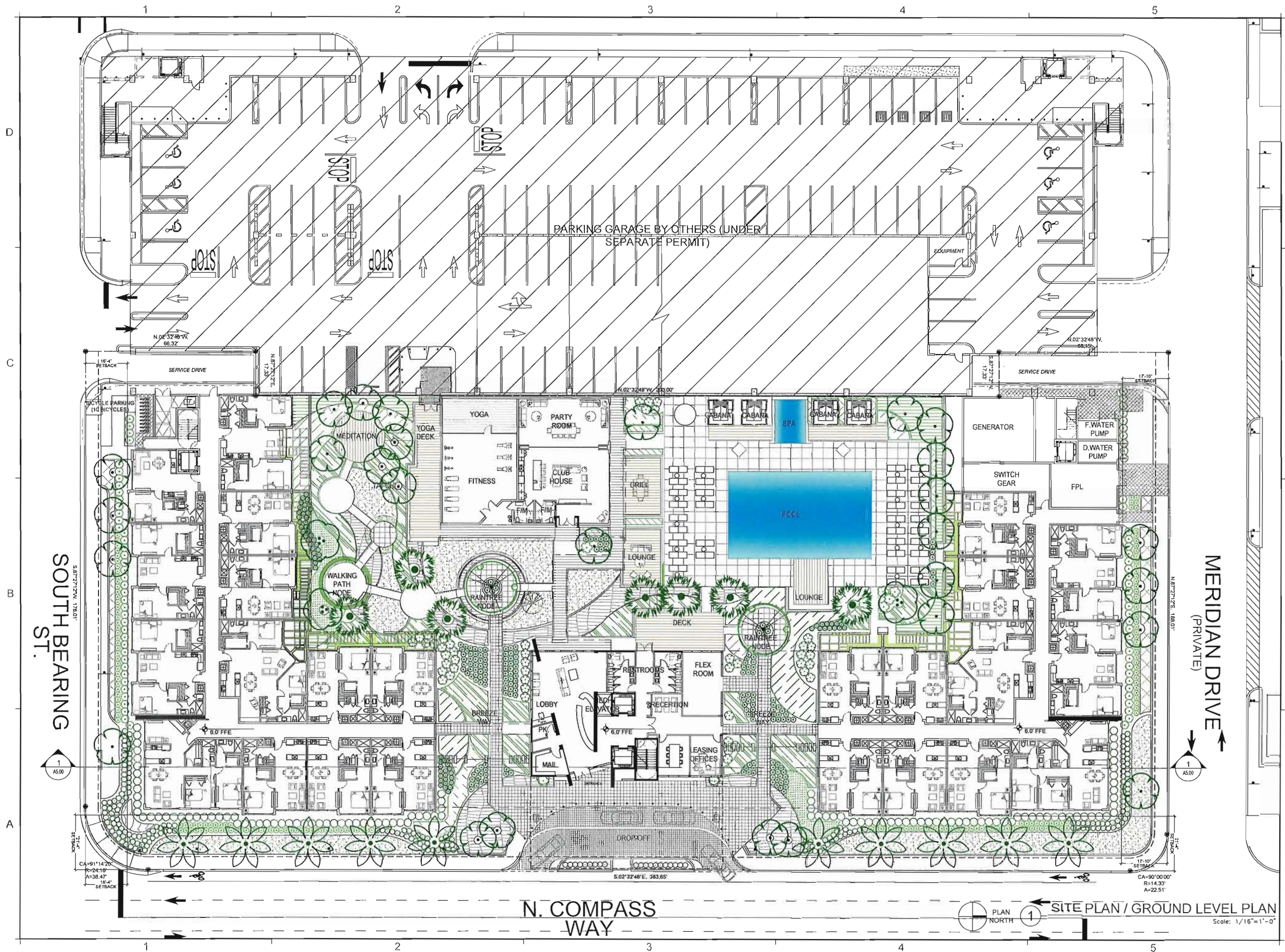
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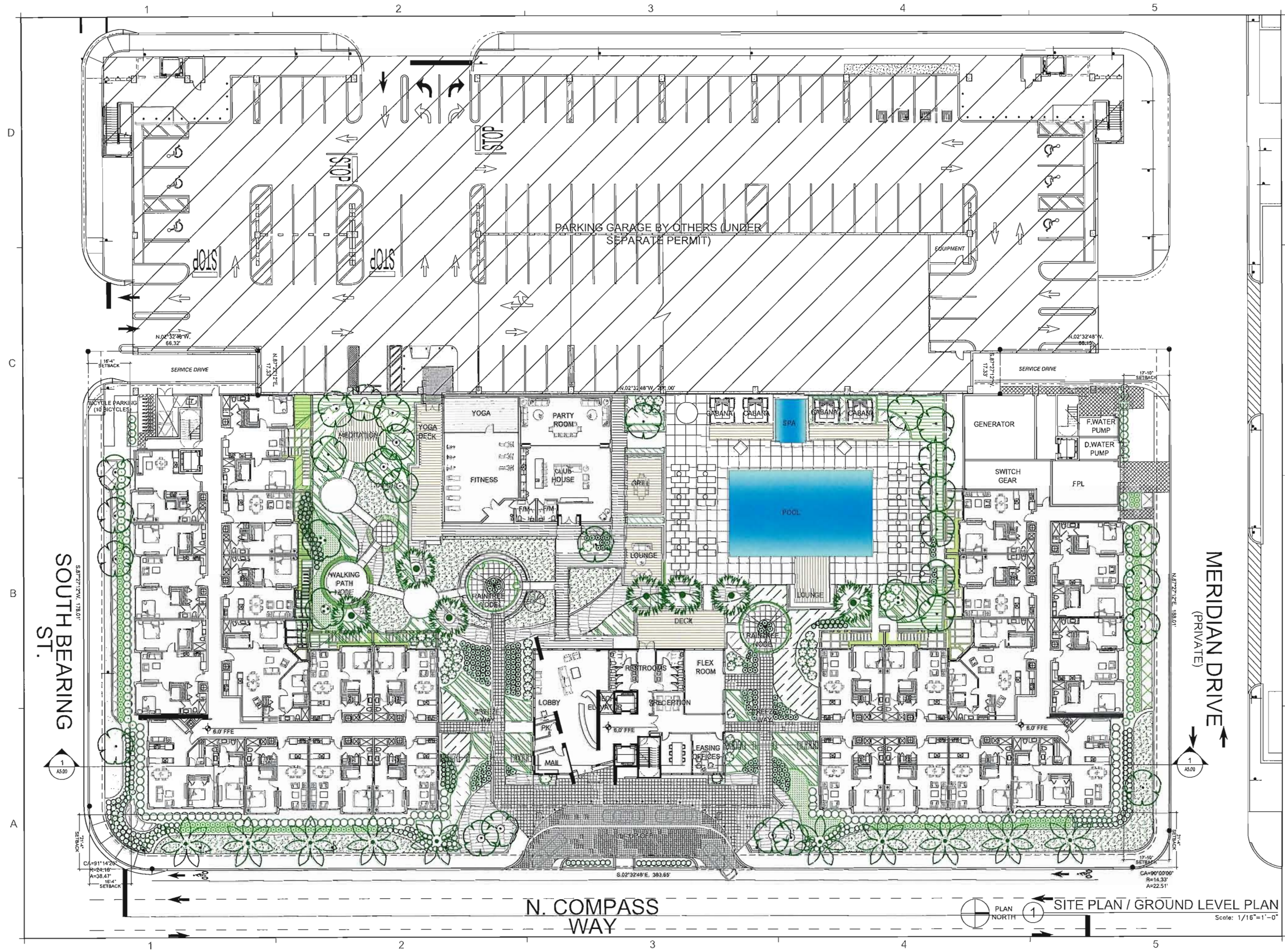
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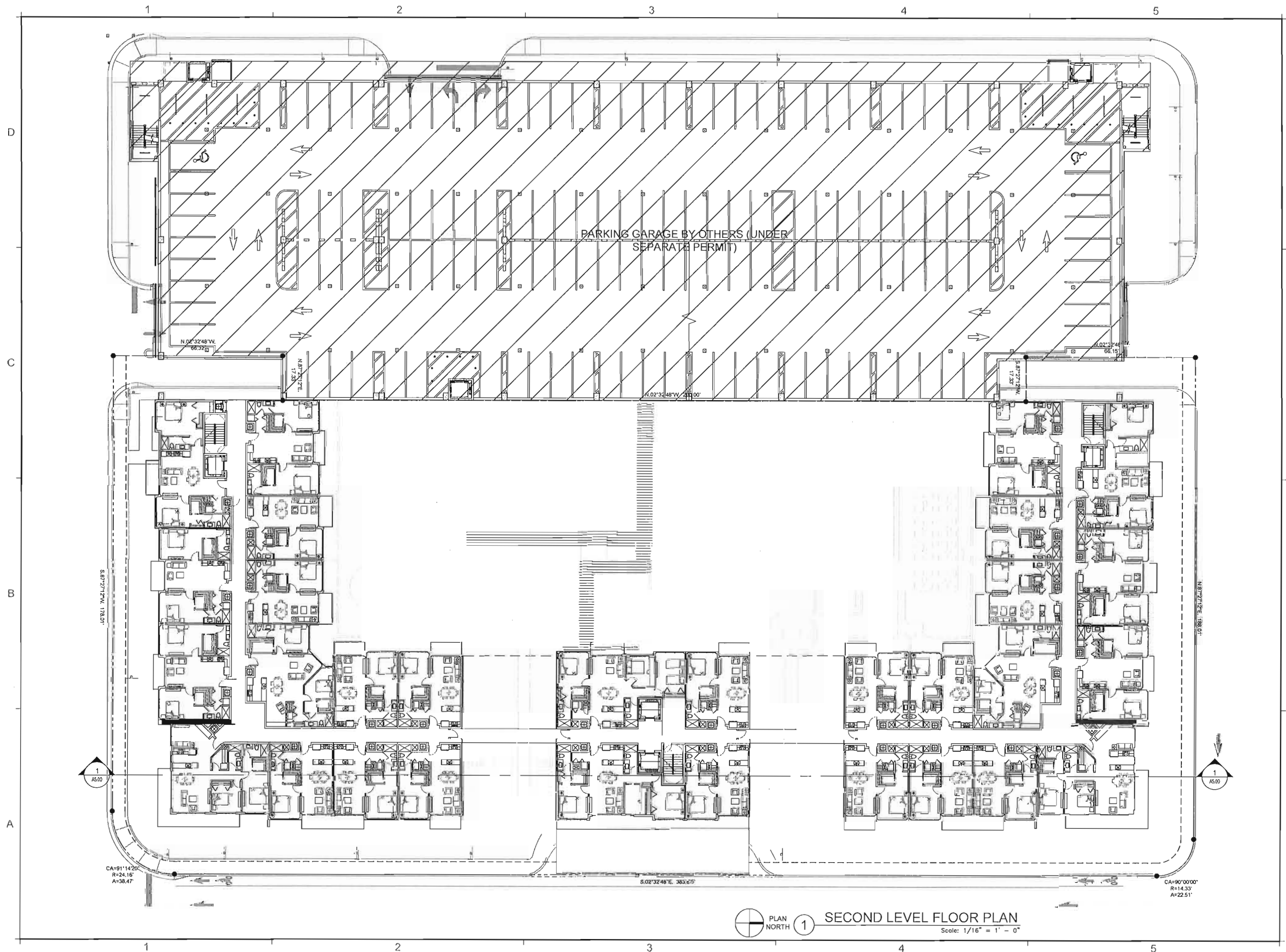
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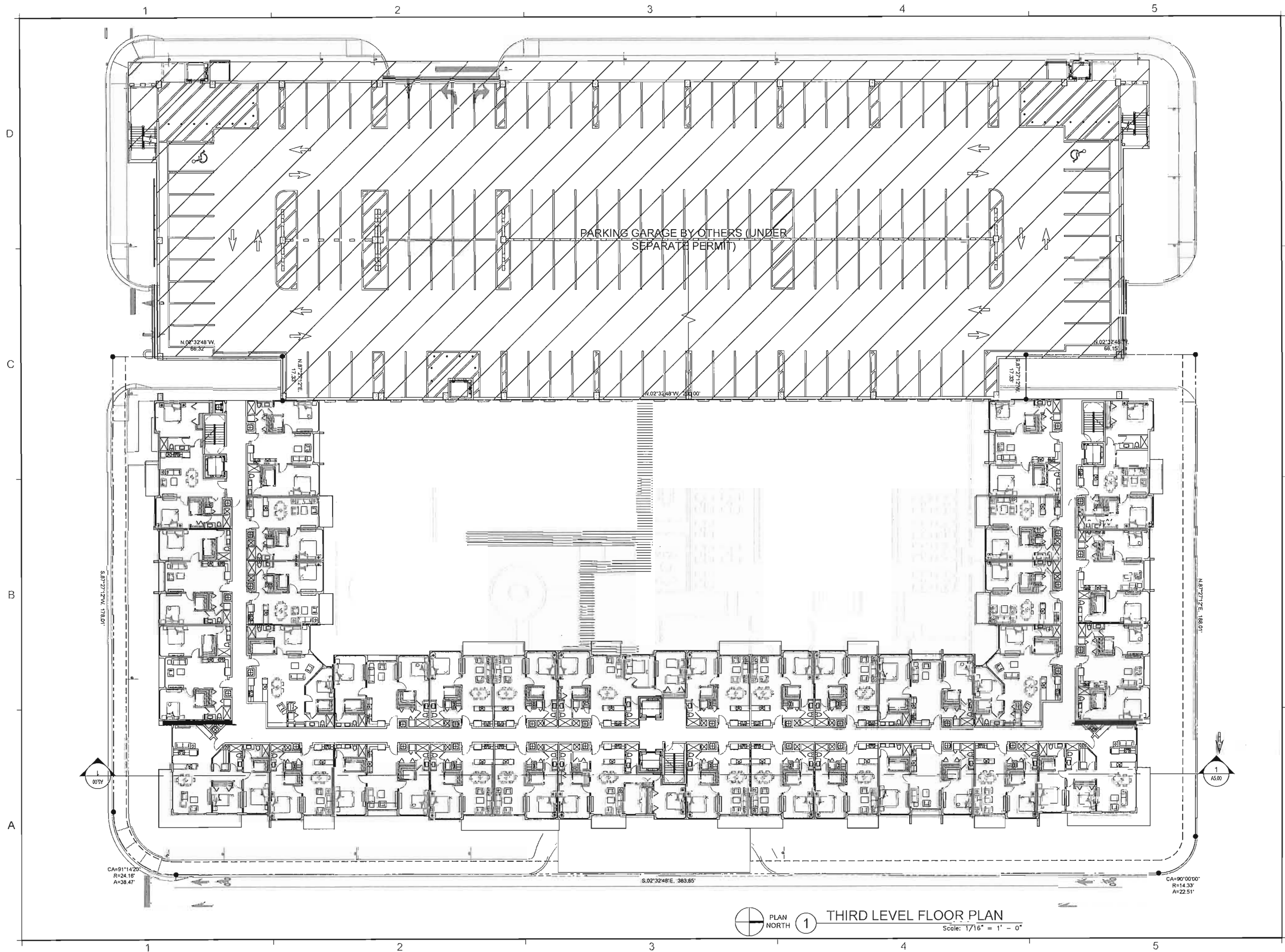
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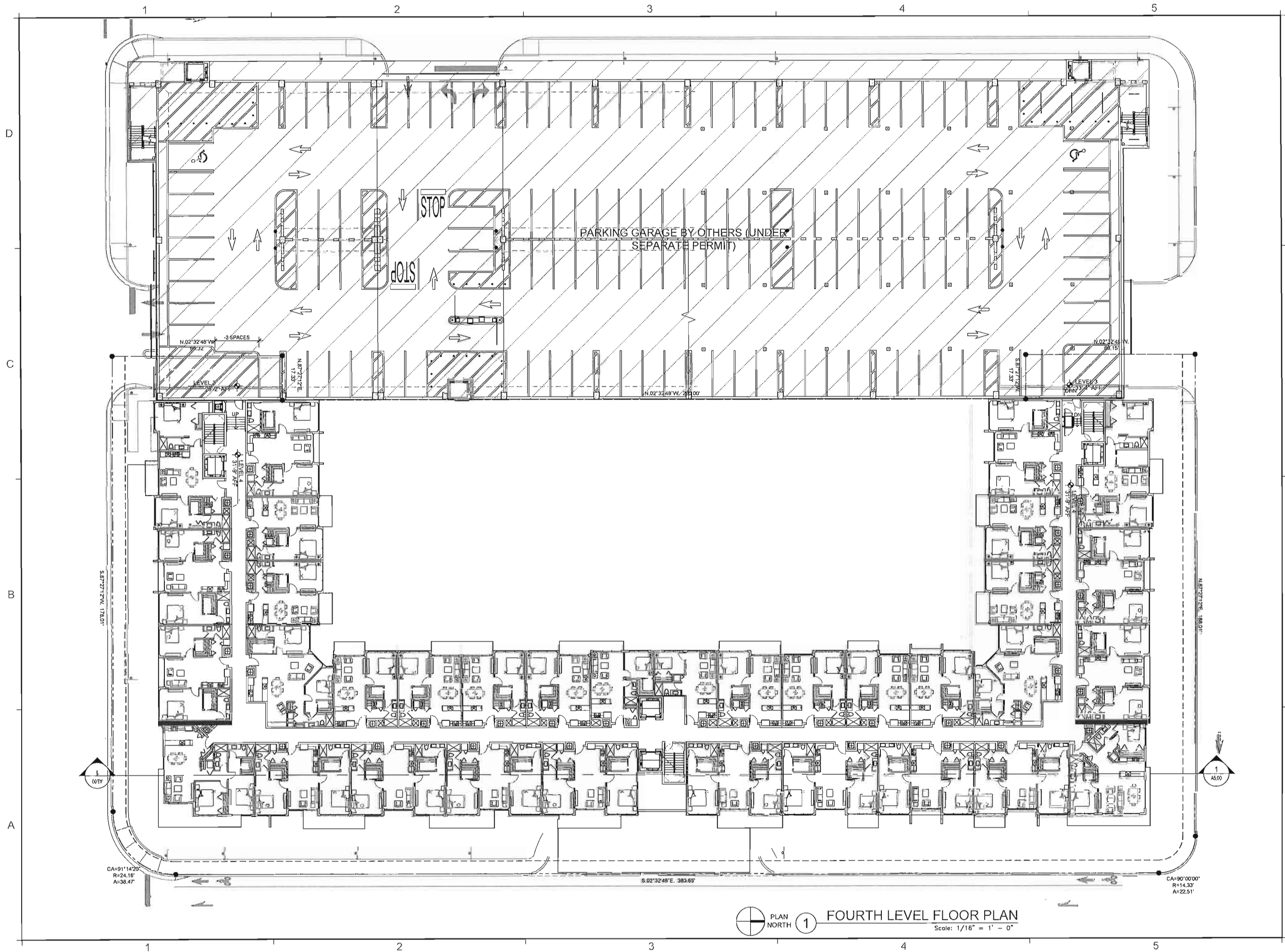
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1 FOURTH LEVEL FLOOR PLAN
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FOURTH LEVEL
FLOOR PLAN

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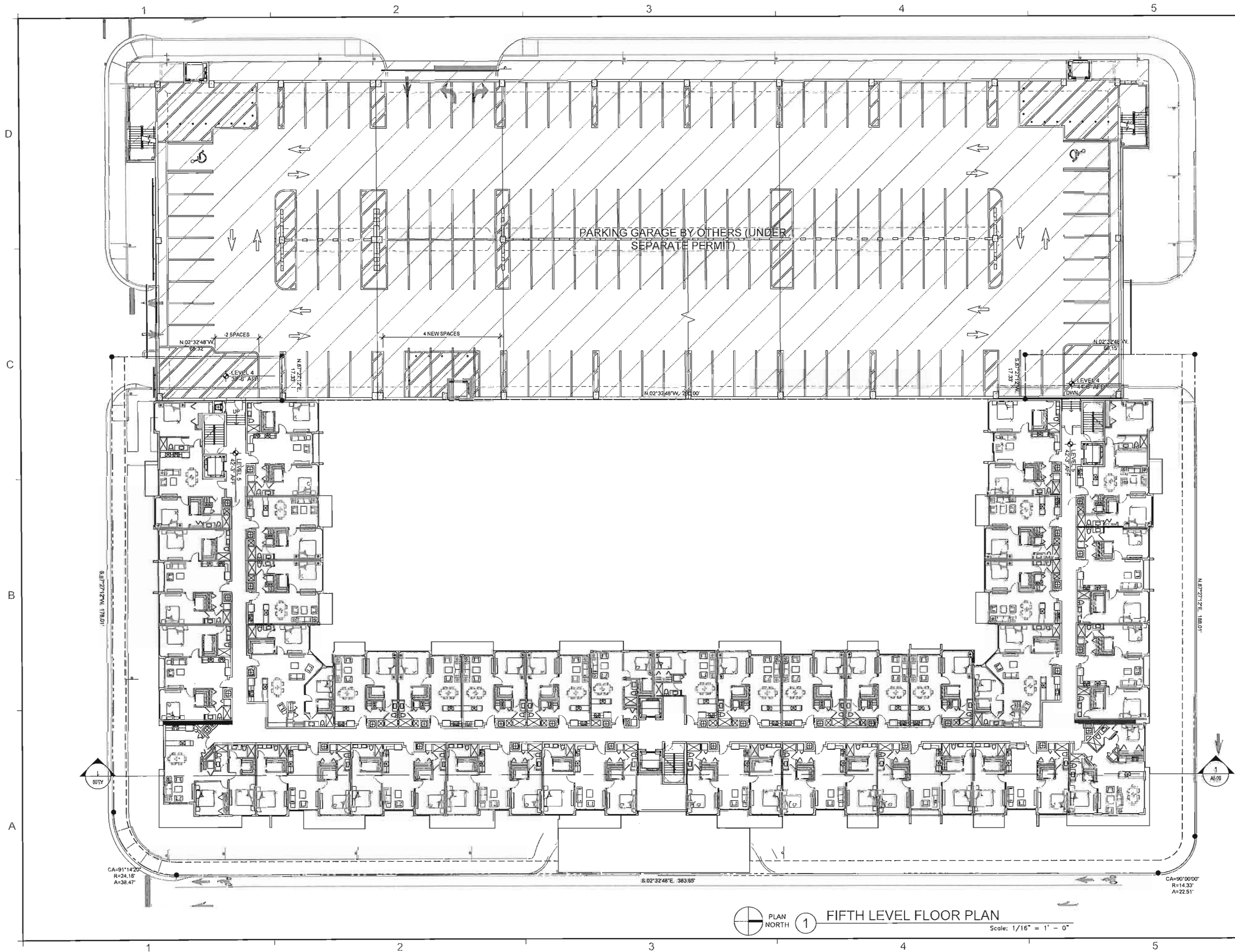
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FIFTH LEVEL
FLOOR PLAN

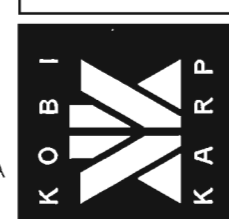
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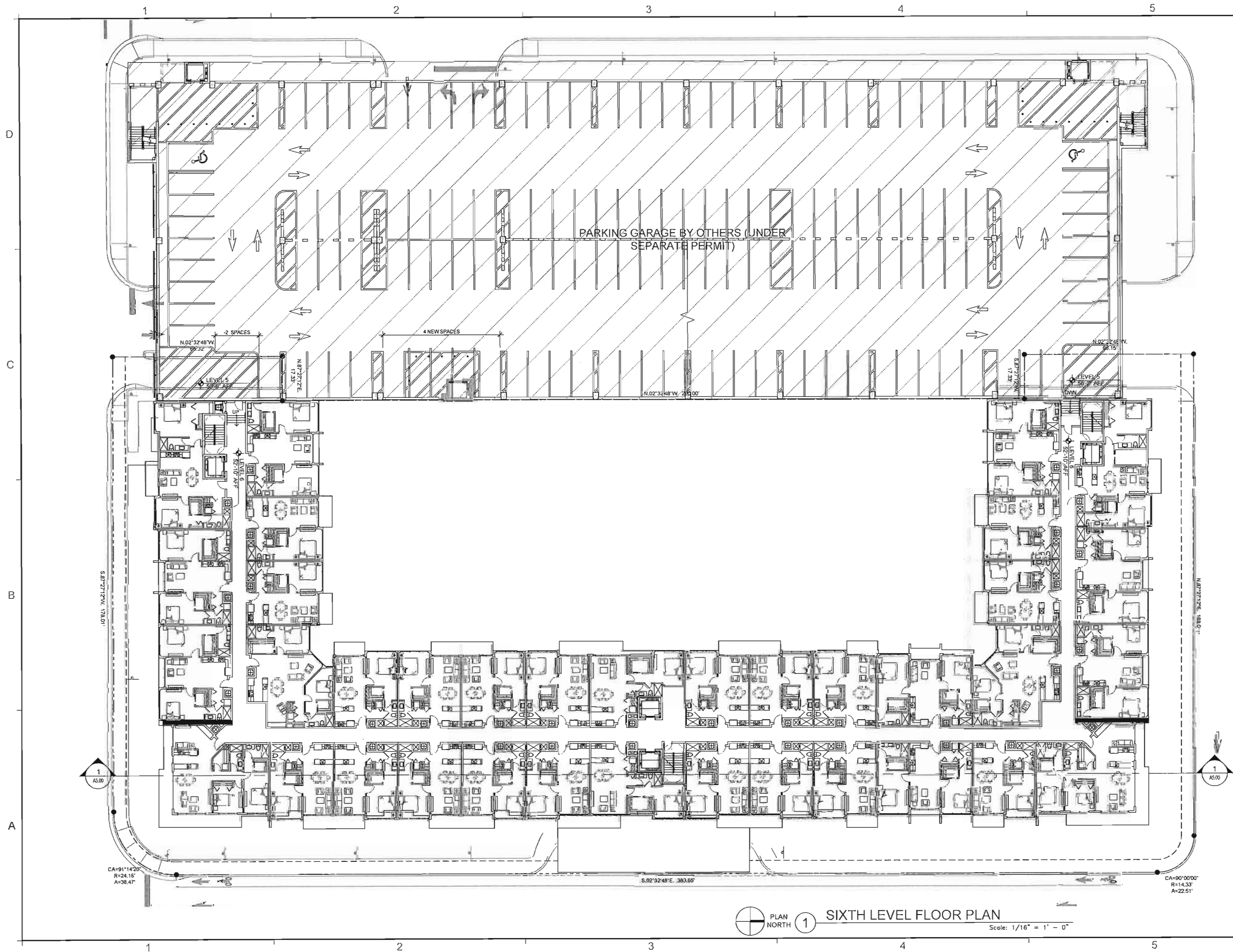
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SIXTH LEVEL
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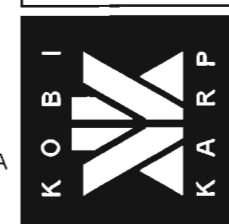
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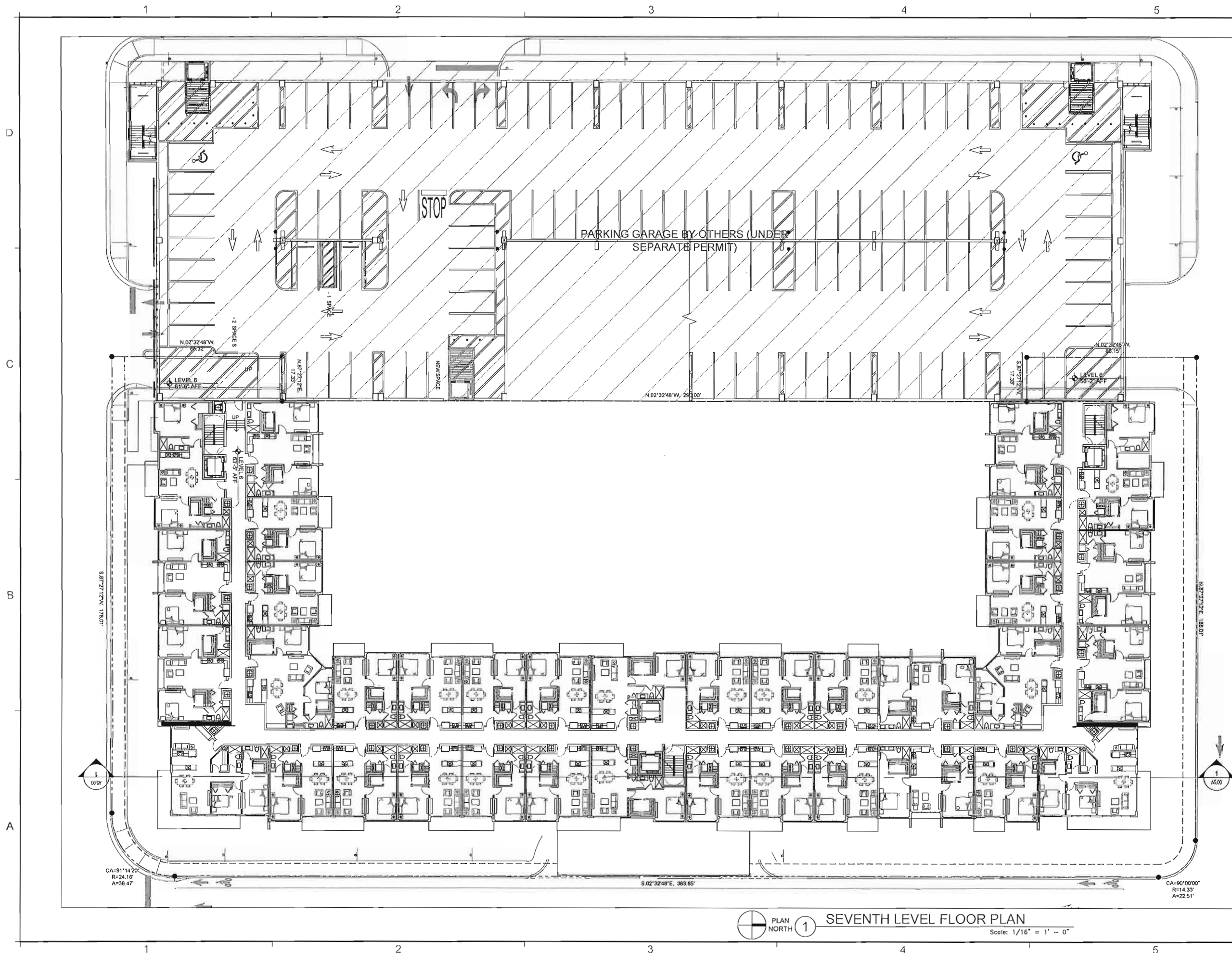
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SEVENTH LEVEL FLOOR PLAN

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FLOOR PLAN

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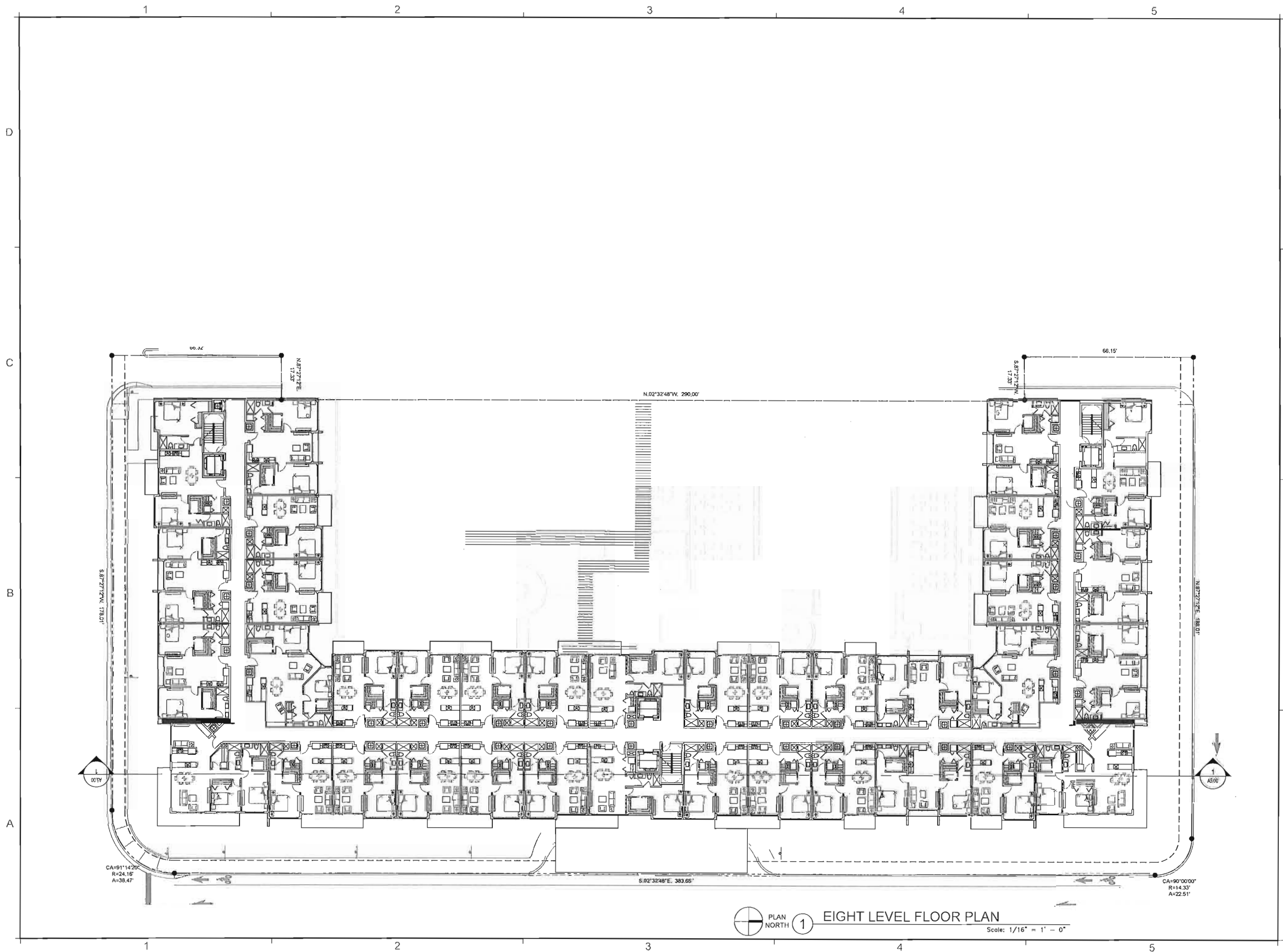
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O: 305.573.1818
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EIGHT LEVEL
FLOOR PLAN

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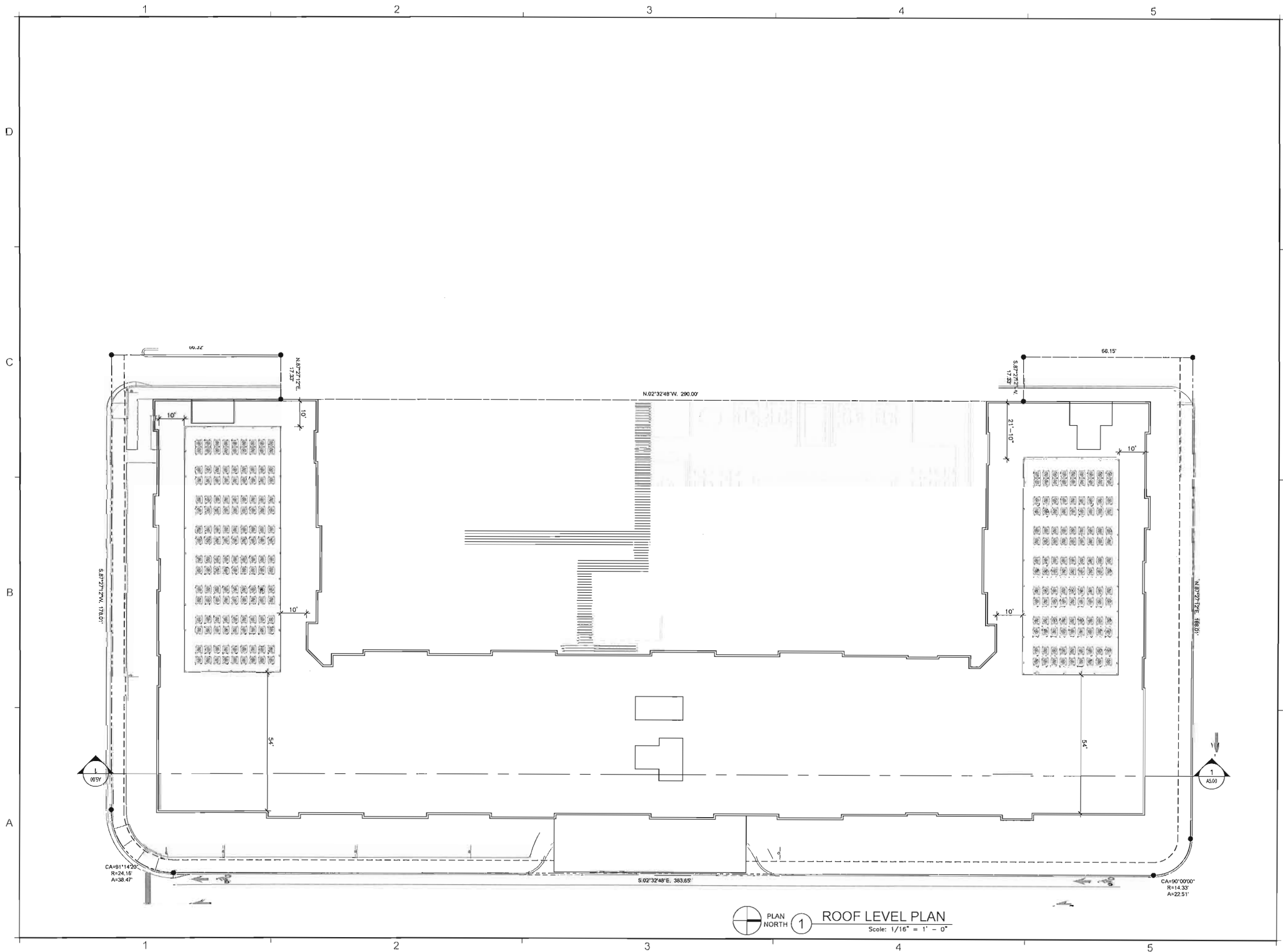
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FLORIDA

ROOF LEVEL
FLOOR PLAN

Meyers Group

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A WHITE STUCCO



B GRAY STUCCO



C EXPOSED CONCRETE



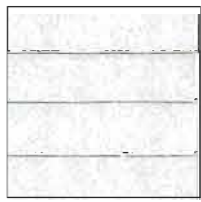
D LIGHT GRAY TINTED GLAZING



E CLEAR ANODIZED FRAME



F ALUMINUM RAILING SYSTEM



G SCORED STUCCO

1 NORTH ELEVATION
Scale: 1/16" = 1' - 0"

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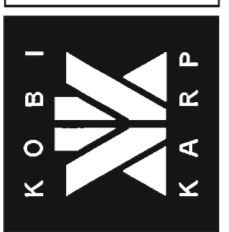
NORTH
ELEVATION

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SOUTH
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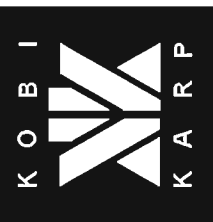
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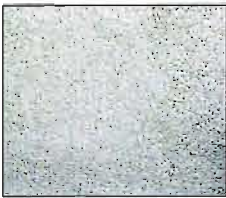
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A WHITE STUCCO



B GRAY STUCCO



C EXPOSED
CONCRETE



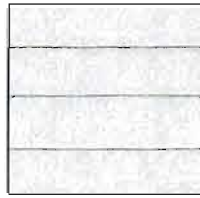
D LIGHT GRAY
TINTED GLAZING



E CLEAR
ANODIZED
FRAME



F ALUMINUM
RAILING
SYSTEM



G SCORED
STUCCO

1 EAST ELEVATION
Scale: 1/16" = 1' - 0"

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EAST
ELEVATION

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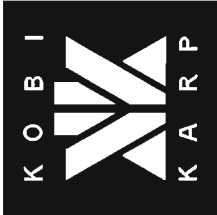
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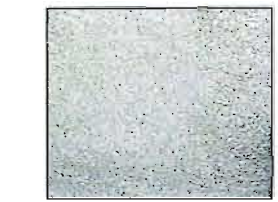
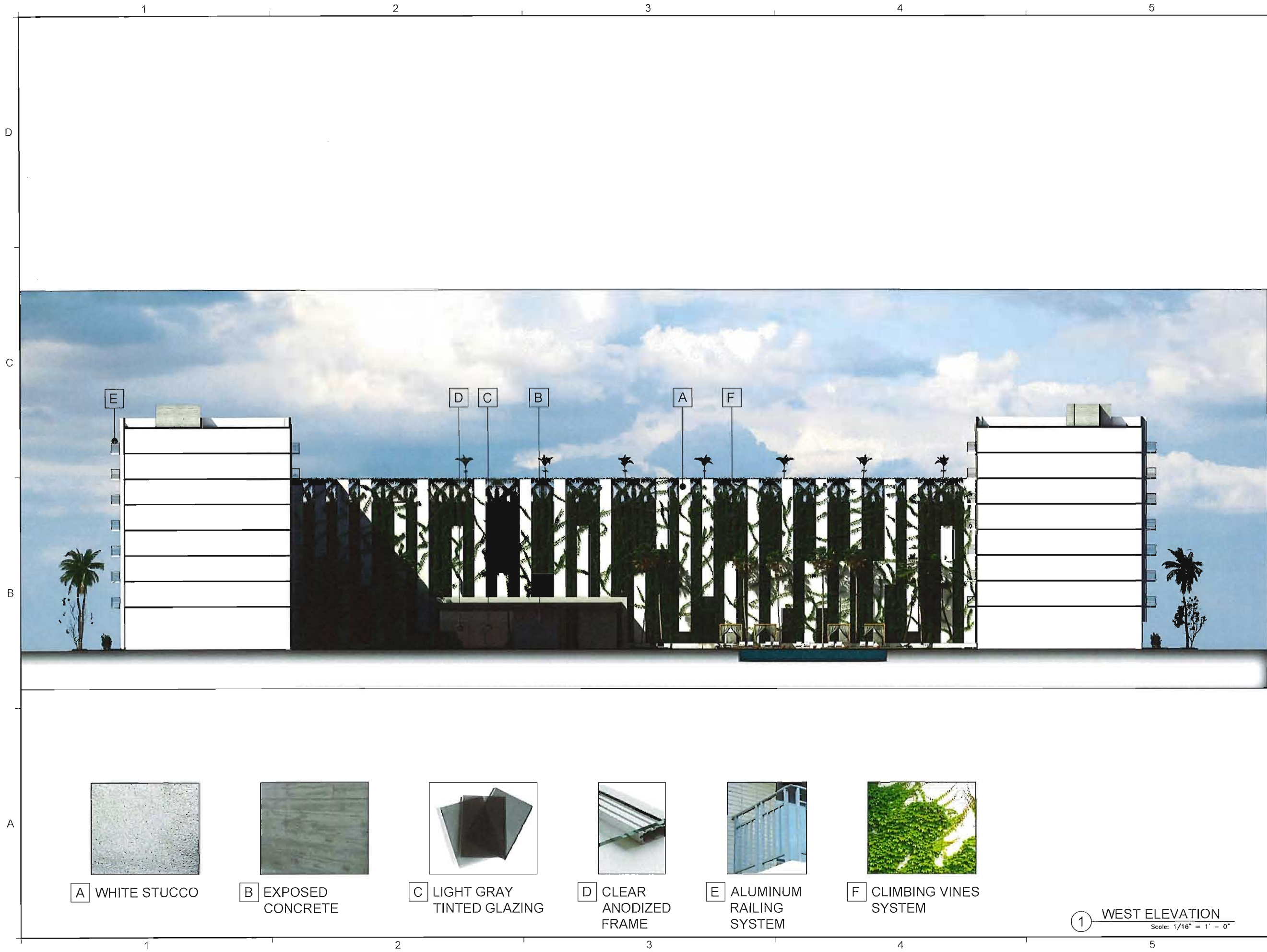
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A WHITE STUCCO



B EXPOSED CONCRETE



C LIGHT GRAY TINTED GLAZING



D CLEAR ANODIZED FRAME



E ALUMINUM RAILING SYSTEM



F CLIMBING VINES SYSTEM

1 WEST ELEVATION
Scale: 1/16" = 1' - 0"

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WEST
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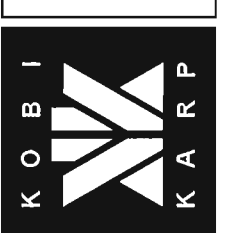
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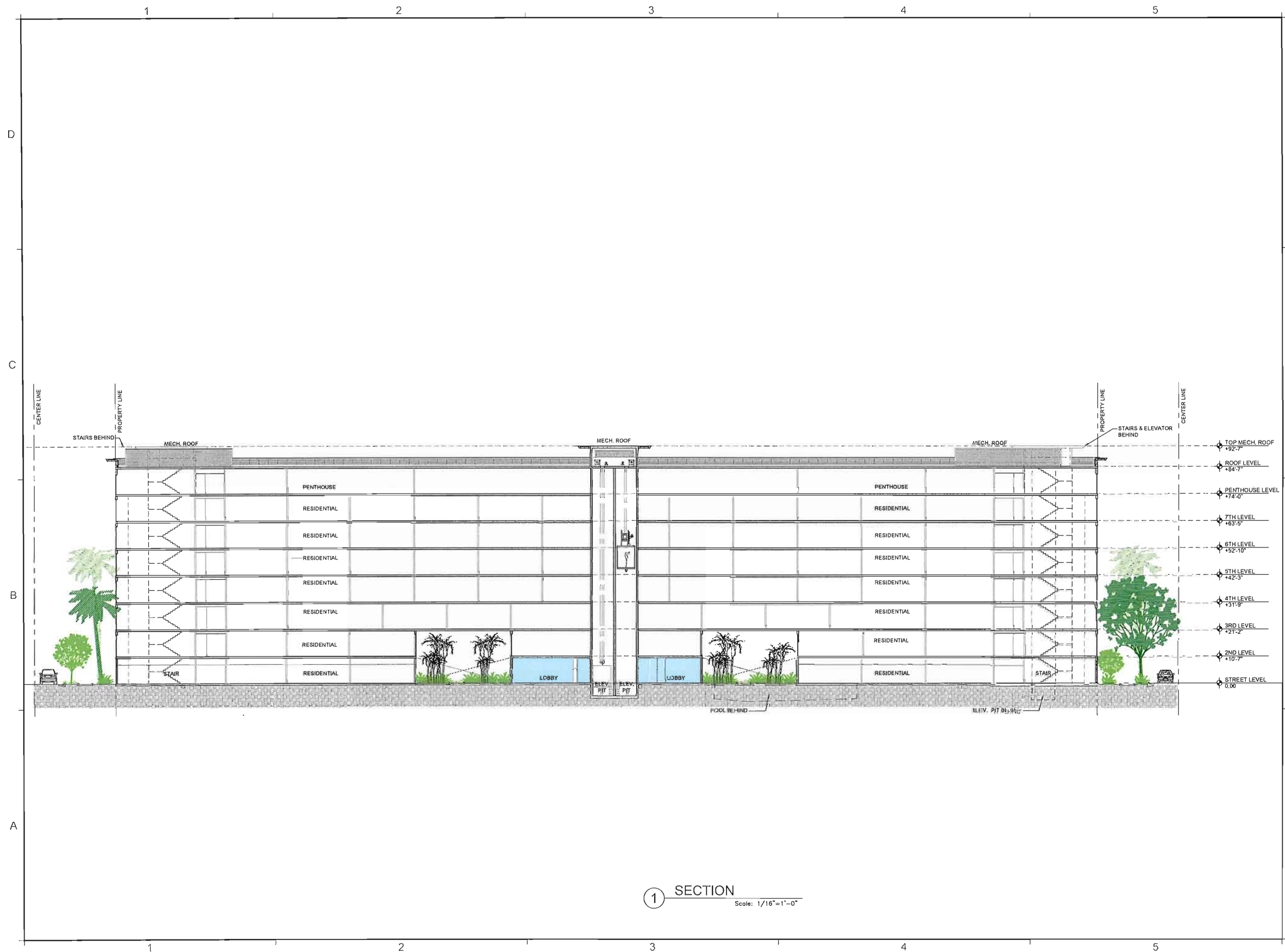
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Suite 200
Miami, FL 33137
C: 305.573.1818
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Scale: N.T.S.



Dania Pointe - FL

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Scale: N.T.S.

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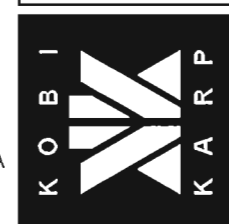
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Meyers Group 2800 Douglas Rd. STE1000 Coral Gables, FL 305.569.0999 / 7086.402.5760
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KOBIL KARP Lic. # AR0012578

ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Biscayne Boulevard Suite 200 Miami Beach, FL 33137 C: 305.573.1818 F: 305.573.3766 WWW.KOBIKARP.COM
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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	11-17-2017

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Dania Pointe - FL

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1 RENDERING
Scale: N.T.S.

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DANIA POINTE
DANIA BEACH
FLORIDA

RENDERING

Meyers Group
2600 Douglas Rd. STE1000
Coral Gables, FL
305.569.0999 / 7086.402.5760

KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, FL 33137
C: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY: KKAID
CHECKED BY: KKAID
DATE: 11-17-2017

A6.02



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.: _____



SP-118-17

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: Dania Pointe, Dania Beach, FL 33004

Phase II, Block IV, north of S. Bearing Street, west of Compass Way onsite.

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

Recorded Plat Name: Dania Pointe, City Plat No. PL-55-15 Ord 2016-003, County Plat No. 035-MP-15

Folio Number(s): 504233590010 Legal Description: PB 1863 Page 91

Applicant/Consultant/Legal Representative (**circle one**) Kimley-Horn and Associates - Melibe S. Thomas

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: 772-794-4100 Home: _____ Fax: _____

E-mail address: Melibe.Thomas@Kimley-Horn.com

Name of Property Owner: Joseph Denis, Dania Live 1748, LLC

Address of Property Owner: 6060 Piedmont Row Drive South, Charlotte NC 28287

Business Telephone: 704-362-6112 Home: n/a Fax: n/a

Explanation of Request: Site Plan Submittal for Phase II Residential A apartments
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Site Acreage of Residential A area = 1.84 AC
Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: 264 units

Existing Use: commercial Proposed Use: commercial

Is property owned individually, by a corporation, association, or a joint venture? 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 Kimley Horn and 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

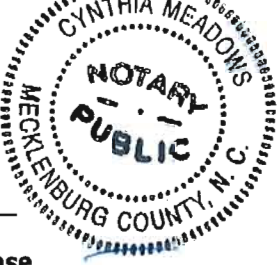
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 23rd DAY OF October 2017

By:

(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of NC)
My commission expires 6/27/21



Personally known [initials] 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.***



November 16, 2017

Ronnie Navarro, P.E.
Deputy Director / City Engineer
City of Dania Beach
100 W. Dania Beach Blvd
Dania Beach, FL 33004
954-924-6808



**RE: Dania Pointe Residential A
Drainage Statement**

FILE COPY

Dear Mr. Navarro,

The proposed project consists of the development of Residential A within Phase II of the Dania Pointe Project. The building is located in the central portion of Phase II, at the west end of North Compass Way, between Meridian Drive and South Street. The overall project has received a Conceptual Drainage Permit and Phase I Construction Surface Water Management License No. SWM2016-059-0, issued on 8/8/2016 and updated on June 20, 2017. The conceptual Drainage Permit was modified to include full buildout of Phase II and Phase II Construction Surface Water Management License No SWM2016-059-2 was issued on 01/17/2017. The proposed Residential A building within this application to the City of Dania Beach is consistent with the Conceptual ERP and the Phase II Construction Surface Water Management License. Residential A is within drainage sub-basin "Area 2" of the drainage report.

As approved under License Numbers SWM2016-059-0 and SWM2016-059-2, the proposed stormwater management system meets the following conditions:

- Provides 0.5" dry pretreatment volume for the 109.01 acre overall Dania Pointe basin area.
- Provides 2.5" water quality treatment volume for the impervious area.
- Maintains predevelopment discharge during the 25 year 72 hour storm event. (Assumed at zero discharge).
- Regulates the 100 year 72 hour peak stage to less than, or equal to, the Broward County Flood Map elevation of 5.5' NAVD.
- Provides head differential on drainage wells.
- Finished Floor Elevations are a minimum of 1' above the FEMA 100 year elevation.

Water quality treatment has been provided for the entire 109.01 acre project area in exfiltration trenches and the dry pond located towards the north end of the project site. As shown on the construction plans, primary stormwater conveyance "trunk" lines are located throughout the project site to convey treated water from the dry pond and exfiltration trench to the drainage wells. No inlets are directly connected to the primary trunk lines. The roof drains will connect directly to the primary trunk lines. Other than the roof drains directly connected to the trunk lines, all water entering the trunk lines will be treated by the exfiltration trench or dry pond prior to entering the trunk lines. The parking



areas shall sheet flow to a series of inlets and to exfiltration trench or the dry retention pond to achieve water quality treatment before discharging into drainage wells or the wet retention area. Water quantity for the proposed improvements has been provided to meet Broward County and City of Dania Beach regulatory criteria. Attenuation has been provided through the use of exfiltration trench, the dry retention area, wet detention area, surface storage within the parking areas and infiltration through the drainage wells. The Interconnected Channel and Pond Routing Model (ICPR) computer program was used to model the post-development maximum stage within the project.

The onsite stormwater system has been analyzed for the 5 year 1 hour, 5 year 24 hour, 10 year 24 hour, 25 year 72 hour, 100 year 72 hour rainfall events. The individual analyses with required rainfall amounts and durations are given in the ICPR models. The SFWMD72 and SCSII rainfall files were utilized to create the basin hydrograph. Rainfall intensities are summarized as follows:

Rainfall Intensity Summary

Storm Event	Rainfall (in)
5 year 1 hour	3.2
5 year 24 hour	7.3
10 year 24 hour	8.5
25 year 72 hour	14.5
100 year 72 hour	17.0

Using the storm events noted above, the system was analyzed to determine the maximum stage of the post-development condition within the project area. The results of this analysis are summarized below.

Storm Event	Peak Stage – Phase II Mall Area	
	Post (ft, NAVD)	Design elevation (ft, NAVD)
5 year 1 hour	1.46	Minimum Inlet Elevation
5 year 24 hour	3.48	
10 year 24 hour	3.86	
25 year 72 hour	5.30	Min. Perimeter Berm Elevation
100 year 72 hour	5.49	Mall Area: 5.5ft NAVD (100 year flood map)

Finished Floor Elevation

As identified in the drainage report, FEMA Letter of Map Revision Case No.: 16-04-1347P identifies that effective on September 14, 2016, the BFE was lowered to 4 ft NAVD across the project site. Therefore, the proposed finish floor elevations of 6 ft NAVD will be higher than 1 ft above the FEMA BFE, and above the Broward County FEMA Flood Zones (1997) and 100 year Flood Elevations map (5.5 ft NAVD).

Summary

The proposed Residential A building with this application is consistent with the data used in the Conceptual ERP Drainage Report and the Phase II Construction Surface Water Management License. Furthermore, the information provided on the Site Plan, Drainage Plan and Paving and



Grading Plans is consistent with the Conceptual ERP Drainage Report and the Phase II Construction Surface Water Management License and the information provided within this drainage statement.

Should you have any questions or require additional information, please contact me at (772) 794-4035.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Kevin M. Roberson".

Kevin M. Roberson, P.E.
Vice President



Date: November 22, 2017 Job Number: 147337007

Project Name: Dania Pointe

To: City of Dania Beach

100 W Dania Beach Blvd

Dania Beach, FL 33004

954-924-6805

We are sending these by

☐ UPS ☐ FedEx (Stan/Prior) ☒ Hand Deliver

☐ Other: _____

We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

☐ Other: _____

Copies	Date	No.	Description – Site Plan Submittal
1		1	Standard Development Application
1		2	Check for \$8,640
6		3	Civil and Landscape Plans
6		4	Fire Hydrant Exhibit, Fire Protection Exhibit, Fire Truck Exhibit
6		5	Truck Routing Exhibit
6		6	Architectural Floor Plans and Elevations
6		7	Drainage Statement
6		8	Fire Protection Water Supply Design Application
6		9	Fire Prevention Code Letter
6		10	Fire Flow Calculation Sheet
6		11	RAC Transportation Mitigation Impact Fee Letter & Trip Generation Chart
6		12	Traffic Statement Letter
6		13	FAA and BCAD approval
6		14	Bicycle, Pedestrian and Transit Exhibits
1		15	CD containing Submittal Package

These are transmitted as checked below:

- ☐ For your use
- ☐ Approved as submitted
- ☐ Resubmit
- ☐ Copies for approval
- ☐ As requested
- ☐ Approved as noted
- ☐ Submit
- ☐ Copies for distribution
- ☒ For review and comment
- ☐ Returned for corrections
- ☐ Return
- ☐ Corrected prints

Remarks:

Copy to: _____

Signed Kevin M. Roberson, P.E. _____



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: November 15, 2017

Application #: _____

Name of Project/Development: Dania Pointe - Residential A

Address of Project/Development: NW Corner of Stirling Road and Bryan Road

Owner/Agent: Alan Losada

Design Professional of Record: Kevin M. Roberson, P.E.

Water Purveyor: City of Dania Beach

Water Purveyor Address: 100 W. Dania Beach Blvd., Dania Beach, FL 33004

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 1A in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 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

11/16/17

Signature - Design Professional of Record

Date

11/16/17



FILE COPY



November 16, 2017

Sean Brown
Battalion Chief
Broward County 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

RE: Dania Pointe – Residential A Fire

Dear Mr. Brown:

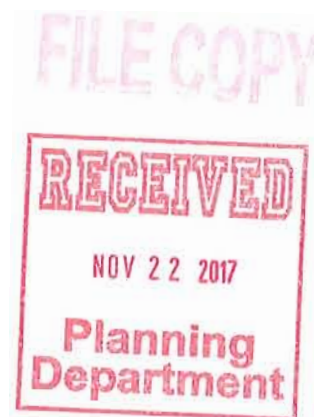
This letter is to identify that the proposed watermain sizing, fire hydrant spacing, and fire hydrant locations for the Residential A portion of the Dania Pointe Phase II project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Please contact me at (772) 794-4035 or Kevin.Roberson@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin M. Roberson", written over a light blue rectangular background.

Kevin M. Roberson, P.E.
Vice President



Project Name: Dania Pointe
Project Number: 147337007
Date: 11/16/2017

[illegible]

1. Fire Flow Calculations per NFPA 1 Section 18.4.5.3 Buildings Other Than One and Two-Family Dwellings - 2015 Edition.
2. Maximum Fire Hydrant Fire Flow Capacity from Table 18.5.4.3. All hydrants assumed to be within 250ft of the buildings.
3. Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2).
4. Minimum required flow shall not be less than 1,000 gpm or greater than 2,000 gpm for 2 hours for buildings protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2 & NFPA 18.4.5.3.4).
5. Florida Building Code (FBC) Building Type VB is equivalent to NFPA Building Type V(000).
6. Florida Building Code (FBC) Building Type IIB is equivalent to NFPA Building Type II(000).
7. All buildings to be protected throughout by an approved automatic sprinkler system.
8. Required fire flow for open parking structures are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met: (1) The structure complies with the building code. (2) The structure is of Type I or Type II construction. (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted. (4) The resulting fire flow is not less than 1,000 gpm.
9. Hotel square footage assumed at 400 sf per room * 300 rooms = 120,000 sf.





November 8, 2017

Ronnie S. Navarro, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: **Dania Pointe – Apartment Transportation Mitigation Impact Fee Calculation**
Dania Beach, Florida
Kimley-Horn # 147507000

Dear Mr. Navarro:

The following is a summary of the City of Dania’s transportation mitigation impact fees associated with the apartment component of the future Dania Pointe development. This phase of the development will consist of 264 apartment units.

Broward County’s adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed hotel rooms. The City’s currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City’s Regional Activity Center (RAC) is \$21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed apartments.

Table 1
Dania Pointe – Apartment Transportation Mitigation Impact Fees

Land Use	Intensity	PM Peak Hour Trip Generation Rate	PM Peak Hour Trips	Cost Per Trip	Impact Fee
Apartments	264 units	0.39 trips / unit	103 trips	\$21.26 / trip	\$2,189.78

Summary

As determined herein, the City’s Traffic Mitigation Impact Fee associated with the proposed apartment component of the Dania Pointe site is \$2,189.78. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

k:\wpb_tpto\1475\147507000 dania pointe\2017-11-6-dania-apartment-impact-fees.docx



November 8, 2017

Ronnie S. Navarro, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004



RE: **Dania Pointe – Apartment Traffic Generation Statement**
Dania Beach, Florida
Kimley-Horn # 147507000

Dear Mr. Navarro:

The following trip generation calculations have been undertaken to evaluate the number of trips being generated by the currently proposed incremental phases of development in comparison to the overall thresholds defined on the currently pending Plat Note amendment for the Dania Pointe site. The overall site is located on the north side of Stirling Road between I-95 and Bryan Road and has received master plan approval for a mix of commercial, office, hotel, and residential uses. Table 1 below provides a summary of the total master plan entitlements defined on the currently pending Plat Note amendment, previously approved incremental development, currently proposed development as a part of this application, and remaining entitlements.

Table 1
Dania Pointe – Entitlement Summary

Use	Master Site Entitlements (Plat Note)	Previously Approved Phases of Development	Currently Proposed Incremental Development	Remaining Entitlements
Retail	937,260 SF	289,425 SF	--	647,835 SF
General Office	506,000 SF	--	--	506,000 SF
Hotel	350 Rooms	350 Rooms	--	0 Rooms
Residential	1,000 Units	--	264 Units	736 Units
Drive-In Bank	7,000 SF	7,000 SF	--	0 SF

Trip Generation Determination

A trip generation determination was prepared to determine the total new external trips generated by the development that has been proposed to date on site, including the current application for 264 apartment units. A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site mater plan and the number of trips remaining to be built. Table 2 provides this summary. Tables 3A and 3B attached to this letter provide detailed trip generation calculations.

Table 2
Dania Pointe – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Approved Site Plan Trips	1,635	1,031	604	2,420	1,031	1,389
Proposed To Date Trips	488	263	225	954	475	479
Remaining Trips	1,147	768	379	1,466	556	910

As shown, the site has entitlements remaining to generate a total of 1,147 total AM peak hour trips and 1,466 total PM peak hour trips following development of the currently proposed 264 apartment units.

Conclusion

As determined herein, the Dania Pointe site has entitlements remaining to generate a total of 1,147 total AM peak hour trips and 1,466 total PM peak hour trips following development of the currently proposed 264 apartment units as part of this application.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696

Attachments

TABLE 3A
TRIP GENERATION VERSION 7
Peak Trip Gen

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION										GROSS VOLUMES										INTERNAL CAPTURE										EXTERNAL TRIPS										PASS-BY CAPTURE										NET NEW EXTERNAL TRIPS																																																																																																													

TABLE 3B
TRIP GENERATION VERSION 7
Peak Trip Gen

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AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

July 10, 2017

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

FILE COPY



RE: Dania Pointe Phase II (Building Residential A)
NW Corner of Stirling Road & SW 18th Ave Dania Beach, FL 33004
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Dania Pointe Phase II Project (Building Residential A) located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>
- No building, structure or vegetation on the site may exceed maximum height of 116 feet (AMSL) NAVD as determined by the FAA Determination Letter for Building Residential A (2016-ASO-22638-OE) and as shown on Site Plan C-402 (dated 06/02/2016) 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 Dania Pointe Phase II Project (Building Residential A), and is based on the Architectural Documents, dated June 02, 2016, prepared by Kimley-Horn and Associates, Inc. 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 letter also serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to FLL. 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/developing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This letter 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 Aviation Planning Manager

cc: Nicole Haselden, E.I.T. (nicole.haselden@kimley-horn.com)
Michael P. Pacitto, P.G., Director Planning and Environmental



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-22638-OE

Issued Date: 02/28/2017

Joseph V. Denis
Dania Live 1748, LLC.
6060 Piedmont Drive Row South, Suite 200
Charlotte, NC 28287

FILE COPY



**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Residential A
Location: Dania Beach, FL
Latitude: 26-03-11.12N NAD 83
Longitude: 80-09-29.54W
Heights: 6 feet site elevation (SE)
110 feet above ground level (AGL)
116 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 08/28/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

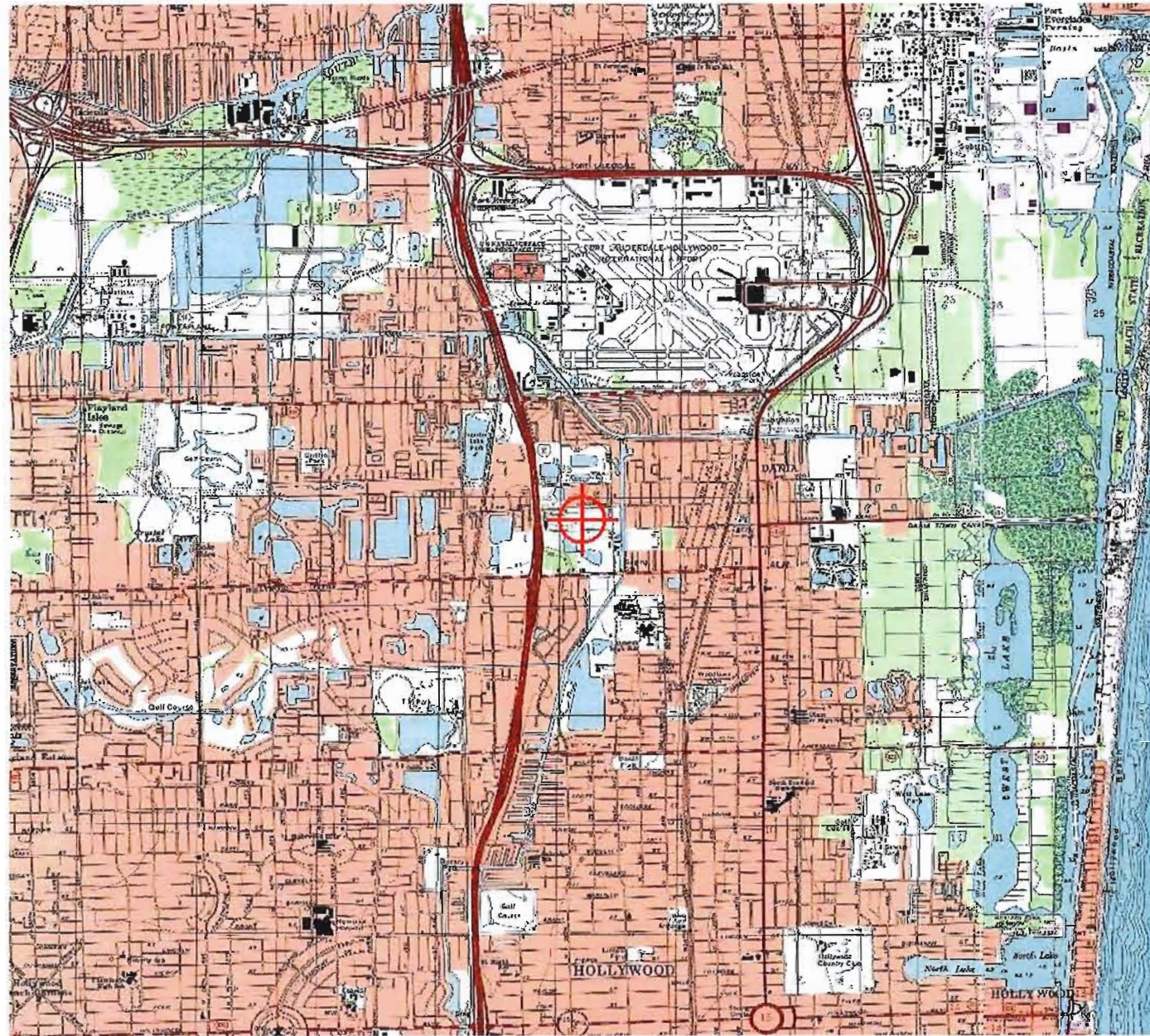
If we can be of further assistance, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-22638-OE.

Signature Control No: 303027901-323414752

(DNE)

Michael Blaich
Specialist

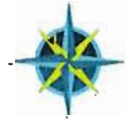
Attachment(s)
Map(s)



C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN



B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN

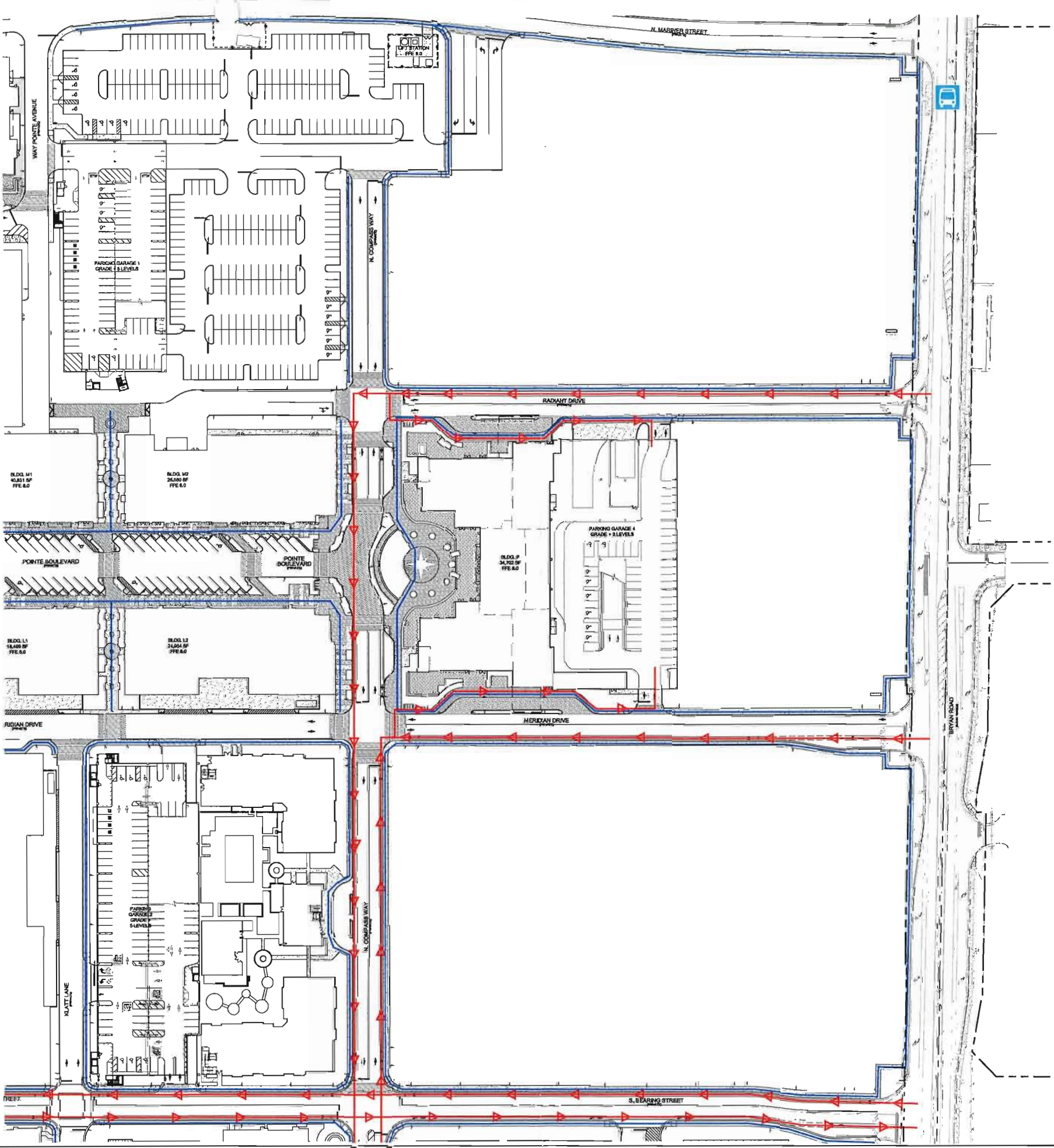


D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN



Plotted By: meeks, LIZ Sheet Set: KHA Layout: Resi A - Bike and Ped Connectivity Exhibit November 14, 2017 09:45:33am K:\VRR_LDEV\147337007\Donia Boomers\CAD\Exhibits\Phase II DRC Exhibits\Bike and Ped Connectivity Plan.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

 BICYCLE CONNECTIVITY PATH

 PEDESTRIAN CONNECTIVITY PATH

 BUS STOP LOCATION

DANIA POINTE RESIDENTIAL A	CITY OF DANIA BEACH FLORIDA	BICYCLE, PEDESTRIAN AND TRANSIT CONNECTIVITY PLAN				Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000896		
		KHA PROJECT 147337007	DATE 11/9/2017	SCALE AS SHOWN	DESIGNED BY ESM			
SHEET NUMBER EXHIBIT		CHECKED BY KMR		DRAWN BY ESM		REVISIONS	DATE	BY

Lajoie, Corinne

DR Residential

From: Meeks, Liz <Liz.Meeks@kimley-horn.com>
Sent: Tuesday, December 19, 2017 10:27 AM
To: Lajoie, Corinne
Cc: Roberson, Kevin
Subject: FW: 5042 33 59 0010 (SP-118-17 Dania Pointe Residential A)

Good morning Corinne,

Please see the email below in response to comment 16 of the DRC comments regarding code violations.

Let us know if you have any questions.

Thanks,
Liz

Liz Meeks | Design Associate
Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960
Direct: 772 794 4151 | Main: 772 794 4100
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 10 years as one of FORTUNE's 100 Best Companies to Work For

From: Lunkins, Angel [<mailto:alunkins@daniabeachfl.gov>]
Sent: Tuesday, December 19, 2017 9:53 AM
To: Meeks, Liz <Liz.Meeks@kimley-horn.com>
Subject: 5042 33 59 0010

Good Morning,

There are no code violations or liens at the property below. Thank you
81 SW 18 AVENUE, DANIA BEACH FL 33004
Property Owner DANIA LIVE 1748 LLC

Mailing Address 3333 NEW HYDE PARK RD #100 NEW HYDE PARK NY 11042

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.

Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Monday, December 18, 2017 11:42 AM
To: Lajoie, Corinne; Wray, Macee
Cc: Sean Brown; Meeks, Liz
Subject: SP-118-17 Dania Pointe Residential A

SP-118-17 Dania Pointe Residential A has satisfied their Tier 1 requirements.
Tier II will still be pending.

Thank you,

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

Lajoie, Corinne

NP Residential

From: Navarro, Ronnie
Sent: Monday, December 18, 2017 4:12 PM
To: Lajoie, Corinne
Cc: EngineeringReview; Kaine, Brad; Pollard, Antoine; Wray, Macee; 'Chris.Heggen@kimley-horn.com'
Subject: RE: Dania Pointe Residential A DRC Engineering Comments
Attachments: 12-DP - Residential Traffic Statement.pdf

Hi Corinne,

The required traffic impact statement for the 264-unit apartment building as prepared by Christopher W. Heggen, PE of Kimley Horn for the Dania Pointe Residential Building A is deemed complete and accepted. The projected peak hour (AM & PM) vehicle trip for this project is within the total site entitlement.

Thank you

Ronnie S. Navarro, PE
Deputy Director | City Engineer



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

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

Lajoie, Corinne

DP Residential

From: EngineeringReview
Sent: Monday, December 18, 2017 3:49 PM
To: Lajoie, Corinne; Wray, Macee
Cc: Roberson, Kevin; liz.meeks@kimley-horn.com; Navarro, Ronnie
Subject: RE: SP-118-17 Dania Pointe Residential A
Attachments: C-502 RESI A DRAINAGE PLAN.PDF; C-602 RESI A UTILITY PLAN.PDF

Good afternoon Corinne,

I reviewed both plans submitted by Liz Meeks per email below, and I approve both the roof drain locations and the projected water demand, sewage and solid waste generation tables.

Regards,

Raymond Rammo, PE
Engineering Review

From: Meeks, Liz [Liz.Meeks@kimley-horn.com]
Sent: Monday, December 18, 2017 1:20 PM
To: EngineeringReview
Cc: Roberson, Kevin
Subject: SP-118-17 Dania Pointe Residential A

Good afternoon Ray,

Please see the attached plans to address your DRC comments. The plan revisions are as follows:

Drainage Plan

- * Added roof drain locations

Utility Plan

- * Added projected water demand, sewage and solid waste generation tables

If you approve of the revisions, can you please email Corinne and Macee today to let them know of your approval? If you have any questions, please let me know.

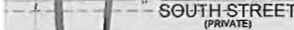
Thanks,
Liz

[Xmas KHA Logo-medium]
Liz Meeks | Design Associate
Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960
Direct: 772 794 4151 | Main: 772 794 4100 Connect with us: Twitter<<https://protect-us.mimecast.com/s/uJXDCrkXDOS2DV6FNSceU>> | LinkedIn<<https://protect-us.mimecast.com/s/sEzyCv2DOVuAyN4SyUI8g>> | Facebook<<https://protect-us.mimecast.com/s/sEzyCv2DOVuAyN4SyUI8g>>

us.mimecast.com/s/tchOCwpZLWlyR8PCQ9Kw6> | Instagram<<https://protect-us.mimecast.com/s/qccWCxk9MXSxQMBtARmiF>>

Celebrating nine years as one of FORTUNE’s 100 Best Companies to Work For<<https://protect-us.mimecast.com/s/3mjYCyPMNYILyXJFkrXox>>

bwq



- LEGEND**
-  DRAINAGE WELL
 -  DRAINAGE MANHOLE
 -  DRAINAGE MANHOLE WITH WEIR
 -  DRAINAGE INLET
 -  DRAINAGE INLET WITH WEIR
 -  CURB INLET
 -  CURB INLET WITH WEIR
 -  ONE WALLED WEIR
 -  TWO WALLED WEIR
 -  EXFILTRATION PIPE
 -  PROPERTY LINE
 -  RIGHT OF WAY
 -  CLEAN OUT
 -  STORM DRAIN
 -  YARD DRAIN

1. REFER TO UTILITY PROFILES FOR CROSSING INFORMATION.

1. REFER TO UTILITY PROFILES FOR CROSSING INFORMATION.

(A) PROPERTY LINE/RIGHT-OF-WAY

1. REFER TO DRAINAGE NOTES ON SHEET C-500.
2. UTILITY SEPARATION NOTES ON SHEET C-500.
3. DRAINAGE WELLS TO BE INSTALLED FOLLOWING FOEP AND CITY APPROVAL.

1. REFER TO DRAINAGE NOTES ON SHEET C-500.
2. UTILITY SEPARATION NOTES ON SHEET C-500.
3. DRAINAGE WELLS TO BE INSTALLED FOLLOWING FOEP AND CITY APPROVAL.

DATUM NOTE:
THE VERTICAL DATUM USED FOR THIS PROJECT IS NAVD 1988
U.S. SURVEY FEET.

CALL 48 HOURS
BEFORE YOU DIG



IT'S THE LAW!
DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

RESIDENTIAL A
DRAINAGE PLAN

DANIA POINTE PHASE II
PREPARED FOR
DANIA LIVE 1748, LLC

CITY OF DANIA BEACH
FLORIDA

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000596

PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000596

LICENSED PROFESSIONAL

KEVIN M. ROBERSON, P.E.

FLORIDA LICENSE NUMBER

52074

KHA PROJECT

KHA PROJECT
147507000

04/07/2016

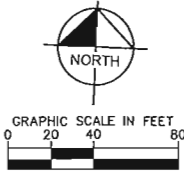
SCALE	AS SHOWN	DESIGNED BY	ESM
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DRAWN BY	ESM
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5	0
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5



- ## UTILITY LEGEND
- | | |
|-----------------|------------------------------|
| ===== | PROPERTY / RIGHT-OF-WAY LINE |
| ----- | UTILITY EASEMENT |
| ===== | WATER MAIN (WM) |
| ===== | FIRE MAIN |
| ===== | SEWERS (SS) |
| ===== | SANITARY FORCE MAIN |
| ===== | BURIED TELEPHONE |
| ===== | BURIED ELECTRIC |
| ----- GAS ----- | GAS MAIN |
| ===== | DOCV |
| ===== | WATER METER AND BFP |
| ===== | FIRE HYDRANT |
| ===== | FDC |
| ===== | SAMPLE POINT |
| ===== | GATE VALVE |
| ===== | 90° BEND |
| ===== | 45° BEND |
| ===== | 22.5° BEND |
| ===== | 11.25° BEND |
| ===== | TEE |
| ===== | REDUCER |
| ===== | PLUG |
| ===== | GREASE TRAP |
| ===== | SEWER MANHOLE |
| ===== | TRANSFORMER |
| ===== | SWITCH CABINET |
| ===== | POST INDICATOR VALVE |
| ===== | DRAINAGE WELL |
| ===== | LIGHT POLE |

1. SEE SHEET C-600 FOR WATER AND SEWER NOTES.
2. UTILITY SEPARATION NOTES ON SHEET C-600.

Projected Solid Waste Generation		
Use	Calculation	Total
Residential	8.9 lbs/capita/day	6835 lbs.

SHEET NUMBER
C-602



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

December 14, 2017

Engineering Comments

Site Plan: SP-118-17 Dania Pointe Residential A

CEOR: Kevin Roberson, PE

Comments:

1. No comments on drainage statement.
2. No comments on traffic statement.
3. Garage building – not included in this review.
4. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system.
5. In compliance with 805 of the City Code of Ordinances, applicant shall provide projected water demand, and sewage and solid waste generation amounts in tabular format on the civil site plan
6. 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.

Engineering Reviewers:

Raymond Rammo, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

Corinne's
DRC Notes



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: CTamayo@KobiKarp.com

From: mwwray@daniabeachfl.gov

Date: 12/14/2017

Re: Dania Pointe Residential A

PZ#: SP-118-17 - 1st 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 **Friday, December 15, 2017 will be at 9:00 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
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
FRIDAY, DECEMBER 15, 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-118-17, DANIA POINTE RESIDENTIAL A, 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 mwrap@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 28, 2017

PZ Log No: SP-118-17

Project: Dania Pointe Residential A

Comments Due: TBA

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: Dania Pointe Residential A

PZ Log No: SP-118-17

Plan Reviewer: Flood

Please log your time spent on reviewing the plans.

Time spent: 1 1/2 HOUR

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Dania Pointe Residential A
PZ #: SP-118-17 – 1st REVIEW
ADDRESS: Dania Pointe
REVIEW COMPLETED BY: Richard Benton, CFM



- NOTES:
- Flood Zone = AE 4 / X
 - 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: November 28, 2017 PZ Log No: SP-118-17
Project: Dania Pointe Residential A Comments Due: TBA

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: Dania Pointe Residential A PZ Log No: SP-118-17
Plan Reviewer: Landscape

Please log your time spent on reviewing the plans.

Time spent: 2 hr Overtime: _____
Rate per hour: 11.00

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Dania Pointe Residential A

PZ Log Number: SP-118-17

Review Number: 1

Reviewer: Daniel Parobok Date: December 5, 2017



The following comments are based on a review of the landscape plans dated of November 22, 2017, for the Dania Pointe Residential A, in Dania Beach, for compliance with the City of Dania Beach Code of Ordinances and Dania Pointe Development Design Guidelines:

- Not Required*
1. Per the DDG and Sec. 275-60, a minimum of 50% of trees must be native species. This requirement is not being met. Provide a minimum of 50% native tree species.
 2. Although buffer trees are not required per the DDG, some buffer trees or palms should be installed on the west side of the parking garage to provide a breakup of the profile of the large structure.
 3. Provide a point-by-point response to the above comments
 4. Submit a PDF plan set with each subsequent submittal. A PDF copy can be sent via email to Daniel Parobok at daniel.parobok@metriceng.com

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 28, 2017

PZ Log No: SP-118-17

Project: Dania Pointe Residential A

Comments Due: TBA

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

12/13/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Dania Pointe Residential A

PZ Log No: SP-118-17

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: 12/5/17 **Site Plan No.:** SP-118-17 **Time Required For Review:** 2.5
Project: Dania Pointe Residential A **Sq. Feet:** 299,046
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. Show construction type, 1A, on the Site Data Sheet.
2. Show Total square footage , 299,046, on Site Data Sheet
3. Water Supply Information as follows:
Provide an FDC and a Fire Hydrant on the south side of the complex (corner of S. Bearing & N. Compass Way).
4. Will the parking garage sprinkler system be connected to the apartment complex?

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

5. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
6. Address Detail
7. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

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
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

Dania Pointe Residential Bldg A

12-5-17

Zoning designation = PMUD

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1st 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. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid.
 - The Consultant identified on the application is Kimly-Horn & Assoc., Melibe Thomas. Therefore, all correspondence will go to her email, as identified on the application.
3. **PLATTING:** Provide copy of recorded plat note amendment.
4. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.
5. **IMPACT FEES:** Impact fees that will be required for the project are provided with these comments.
6. **SIGNS:** Provide copy of all signs and details for compliance review or provide a note on the plans that signage will be submitted and reviewed separately.
7. **ROOFTOP MECHANICAL EQUIPMENT:** Must meet regulations in DDG, Section (G) entitled Service Structures and Uses (1)(ii). Identify how rooftop equipment will be screened from view of the public right-of-way and provide material details.
8. **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. *Detail To be provided.*
9. **RAC TRAFFIC IMPACT MITIGATION:** Kimley Horn analysis provided identifies 103 PM Peak hour trips will be generated by this development. Therefore, \$2,189.78 (\$21.2 X 103) must be paid prior to issuance of a building permit.
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 to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.
12. For any building 5-stories or greater, provide a shadow study identifying how adjacent properties will be affected.
13. 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.
14. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.

15. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
16. 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.
17. 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.
18. Sheet C-402 shows Building K. Clarify if Building K is included in this site plan review for "Residential A". If not, remove from drawing. *TO Identify Scope*
19. The following information is identified on Sheet C-402 entitled, "Residential A Site Plan" in the Site Data table but not shown on site plan drawing on same sheet. Provide missing information on site plan drawing or relabel sheet.
 - Building area *See Plan*
 - Impervious area
 - ~~Pervious area~~ *not needed*
 - Building setbacks
 - ~~Parking~~
20. Sheet C-402 Development Breakdown, data provided does not match Entitlement Summary table provided in "Apartment Traffic Generation Statement". Revise accordingly.
21. The parking calculations provided on Sheet C-402 does not match the drawings provided on Sheets A3.01 – A3.06. For example, only 136 parking spaces + 2 ADA spaces are shown on Sheet A3.04; Sheet C-402 identified 141 parking spaces. I believe this is true for each level. Revise accordingly.
22. Sheet A3.01 – A3.06 shows turn arrows on levels 2- of the parking garage where access to the garage is provided on ground level. Revise accordingly.
23. Identify location of dumpster enclosure, per DDG, Section 5, (G) entitled Service Structures and Uses (2) identify enclosure/screen walls proposed 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.



**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: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.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

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 “STIRLING HILLS” PLAT (PL-030-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF SUNSHINE REO XI, LLC AND CF & A HILL FAMILY, LTD, FOR 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 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 & Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **PL-30-17:** The applicant, Pulice Land Surveyors, Inc., is requesting plat approval for the property located north of Striling Rd, south of SW 1 Street, east of SW 12 Avenue and west of Phippen Road.

**REQUEST
PLAT**

To establish a perimeter plat and elimination of a right-of-way for a self-storage use.

PROPERTY INFORMATION

EXISTING ZONING:	General Industrial (IG)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS

There are no open violations on this property.

The subject property is over an acre (1.3) in size and located south of SW 1 Street, between SW 12 Avenue and Phippen Road. The land is currently vacant. There are multi-family developments to the east of the parcel and warehouses with loading docks to the west.

PLAT

The proposed plat includes the elimination of an unimproved alley that is twenty (20) feet wide and located along the western property line. Per the Conceptual Access Plan and Plat document submitted by the applicant, the site will be accessed from SW 1 Street. Per the Surveyor's Note, the plat will be restricted to 127,000 square feet of self-storage use.

Development Review Committee (DRC)

On April 27, 2017, the plat was reviewed by the Development Review Committee which includes representatives from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has address all of staff's comments.

In addition to the plat, the applicant has submitted a site plan that is currently being reviewed by the Development Review Committee and which shall be heard at a separate City Commission meeting.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2017, the City Commission approved on Second Reading to rezone the subject property from Neighborhood Residential (NBHD-RES) to General Industrial (IG).

RECOMMENDATION

Approve the resolution provided the conditions are addressed prior to issuance of a building permit.

RESOLUTION NO. 2018-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “STIRLING HILLS” PLAT (PL-030-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF SUNSHINE REO XI, LLC AND CF & A HILL FAMILY, LTD, FOR 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 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 Broward County Commission, and recorded in the official records of Broward County; and

WHEREAS, Pulice Land Surveyors, Inc., on behalf of Sunshine REO XI, LLC and CF & A Hill Family, LTD (the “Applicants”), are requesting plat approval (PL-030-17), 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 “Stirling Hills” Plat (PL-030-17), is restricted to 127,000 square feet of self-storage use; and

WHEREAS, on March 27, 2017, 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 plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the future development of self-storage use; 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 "Stirling Hills" Plat (PL-030-17), 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 23, 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

LOTS 2, 4, 6, 8, 10 AND 12, BLOCK “B”, TOGETHER WITH THE TWENTY FOOT WIDE ALLEY LYING ADJACENT TO THE WEST LINES OF SAID LOTS OF “GEORGE M. PHIPPEN’S SUBDIVISION”, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, 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 CONTAINING 59,990 SQUARE FEET (1.3772 ACRES).

EXHIBIT “B”

“Stirling Hills” Plat

"STIRLING HILL"

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

LOTS 2, 4, 6, 8, 10 AND 12, BLOCK "B", TOGETHER WITH THE TWENTY FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO THE WEST LINE OF SAID LOTS OF "GEORGE M. PHIPPEN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 59,990 SQUARE FEET (1.3772 ACRES).

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT CF & A HILL FAMILY LTD., A FLORIDA LIMITED FAMILY PARTNERSHIP AND SUNSHINE REO XI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "STIRLING HILL", A REPLAT.

IN WITNESS WHEREOF: THAT SAID CF & A HILL FAMILY LTD., A FLORIDA LIMITED FAMILY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JEANINE HILL, ITS GENERAL PARTNER, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 2017.

WITNESSES: CF & A HILL FAMILY LTD.,
A FLORIDA LIMITED FAMILY PARTNERSHIP
WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____
BY: _____
PRINT NAME: JEANINE HILL
TITLE: GENERAL PARTNER

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JEANINE HILL, GENERAL PARTNER OF CF & A HILL FAMILY LTD., A FLORIDA LIMITED FAMILY PARTNERSHIP, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

IN WITNESS WHEREOF: THAT SAID SUNSHINE REO XI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, MANAGING MEMBER OF ITS MANAGING MEMBER, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 2017.

WITNESSES: SUNSHINE REO XI, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, MANAGING MEMBER OF SUNSHINE REO XI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

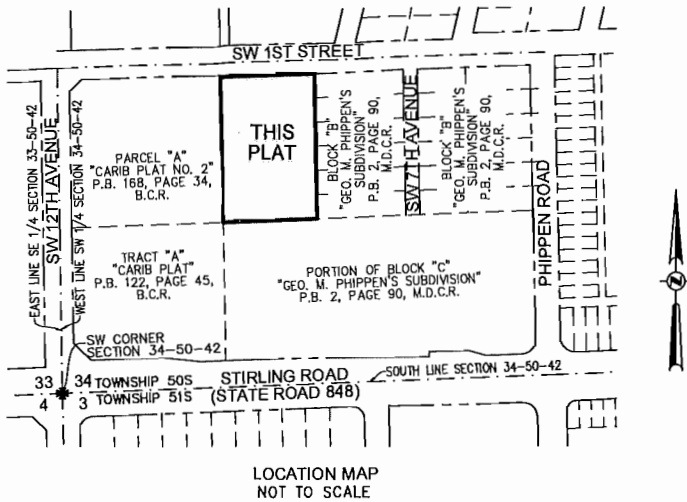
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

A REPLAT OF LOTS 2, 4, 6, 8, 10 AND 12, BLOCK "B", TOGETHER WITH THE TWENTY FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO THE WEST LINE OF SAID LOTS OF "GEORGE M. PHIPPEN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
APRIL, 2016



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART I. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA

DATE

CERTIFICATE OF AUTHORIZATION NUMBER LB3870

CF & A HILL FAMILY LTD., A FLORIDA LIMITED FAMILY PARTNERSHIP	SUNSHINE REO XI, LLC A FLORIDA LIMITED LIABILITY COMPANY	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF DANIA BEACH, CITY COMMISSION:

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.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY RESOLUTION NO. _____ ADOPTED THIS _____ DAY OF _____, A.D. 2017.

ATTEST: _____ CITY CLERK
APPROVED: _____ MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2017.

BY: _____
NAME: _____
DIRECTOR / DESIGNEE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 2017.

BY: _____
NAME: _____
FLORIDA P.E. REGISTRATION NO: _____

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2017.

BY: _____
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 2017.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2017.

BY: _____
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 _____, A.D. 2017.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030
DATE

BY: _____ RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263
DATE

PLAT FILE NO. -MP-17

"STIRLING HILL"

A REPLAT OF LOTS 2, 4, 6, 8, 10 AND 12, BLOCK "B", TOGETHER WITH THE TWENTY FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO THE WEST LINE OF SAID LOTS OF "GEORGE M. PHIPPEN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

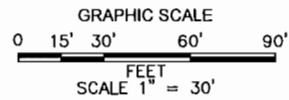
PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
APRIL, 2016

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.



SURVEYORS NOTES:

1) THIS PLAT IS RESTRICTED TO 127,000 SQUARE FEET OF SELF STORAGE USE.

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 THERE TO 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.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2A) 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/OR

B) 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 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.

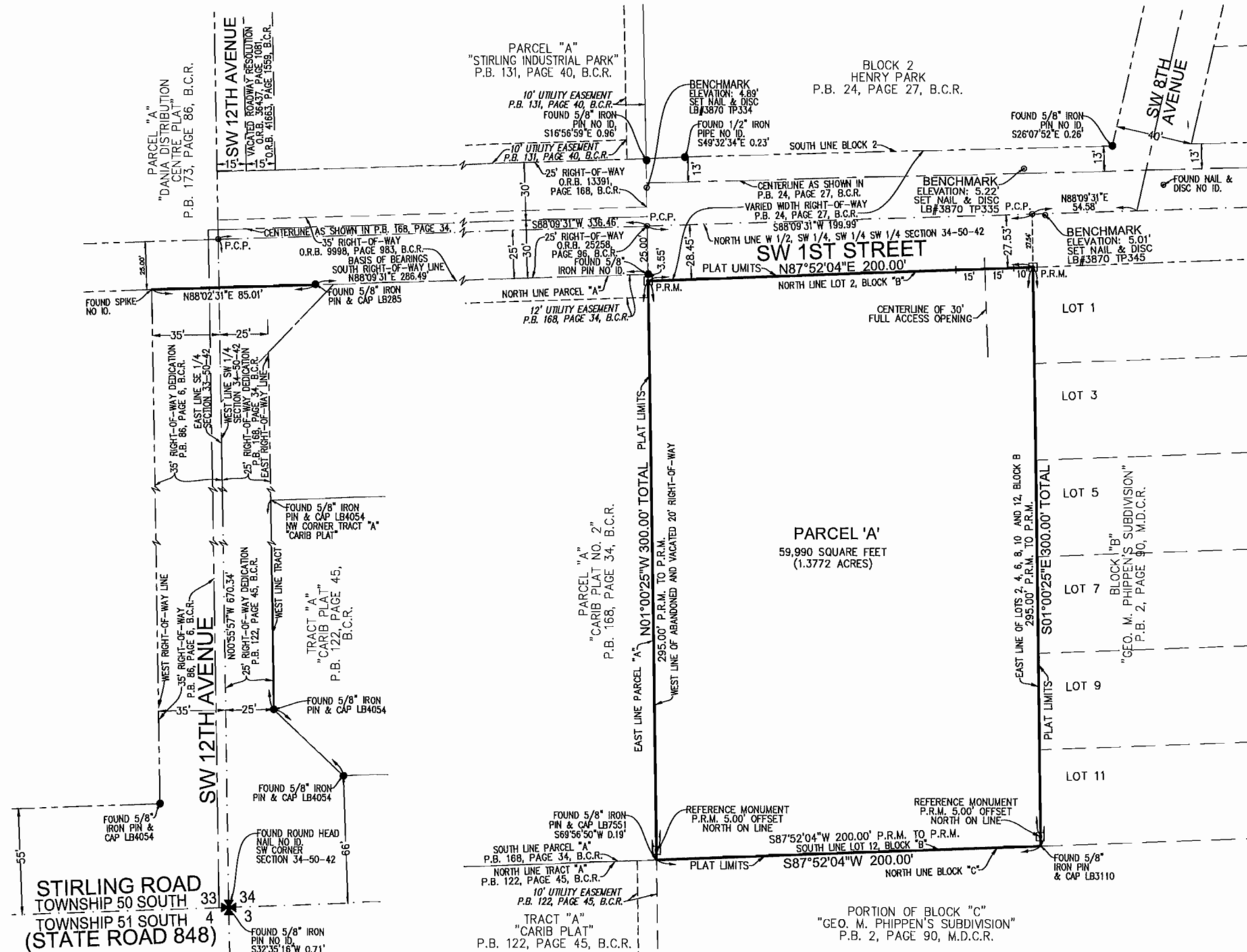
3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, 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.

4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE SOUTH RIGHT-OF-WAY LINE OF SW 1ST STREET BEING N88°09'31"E.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 1131; ELEVATION: 6.102 FEET.
"SQUARE" CUT ON SOUTH SIDE OF 3.5' WIDE CONCRETE SIDEWALK, 6' (+OR-) WEST OF ENTRANCE DOOR AT 602 WEST STIRLING ROAD (FURNITURE LIQUIDATORS).

LEGEND:

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ●	DENOTES: PERMANENT CONTROL POINT
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
---	DENOTES: NON-VEHICULAR ACCESS LINE
✱	DENOTES: SECTION CORNER
⊥	DENOTES: CENTERLINE



PLAT FILE NO. -MP-17



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: elizabeth@pulicelandsurveyors.com

From: mwrap@daniabeachfl.gov

Date: 4/21/2017

Re: Stirling Hill Plat

PZ#: PL-030-17 - 1st Review

Dear Applicant:

*Please find attached the comments regarding your plat project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, April 27, will be at 10:00 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
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, APRIL 27, 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-03-17 /VA-32-17/VA-33-17/SE-04-16, WYNDHAM HOTEL, 2460 W. STATE ROAD 84, 2ND REVIEW
- 2) 9:30 A.M. SP-29-17, CORALUZZO REC. FACILITY, 2401 SW 31ST STREET, 1ST REVIEW
- 3) 10:00 A.M. PL-30-17, STIRLING HILL PLAT, SW 1ST STREET & SW 12TH AVENUE, 1ST REVIEW
- 4) 10:30 A.M. SP-35-17/DR-36-17, GRIFFIN POINTE, 2281 GRIFFIN ROAD, 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
ROUTING SHEET

Routing Date: April 6, 2017

PL
PZ Log No: SP-030-17

Project: Stirling Hill Plat 1st Review

Comments Due: April 20, 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

4/19/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Stirling Hill Plat 1st Review

PZ Log No: SP-030-17

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: .5

Rate per hour:

Overtime:

* Cost recovery – no charge on single family home plans, permits and variances.



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

April 19, 2017

Engineering Comments

Site Plan: ~~SP-030-17~~ PL-030-17

Stirling Hill Plat

Pulice Land Surveyors, Inc.

1. No comment on proposed vacation of a 20-foot unimproved alleyway.
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.***

Zoning designation = NBHD-RES

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1st review

PLAT COMMENTS:

1. Per City's Code of Ordinances, Section 22-28 all new plats must provide sidewalks. Identify location of sidewalk on plat drawing.
2. Per Section 640-20(C) must provide "A conceptual access plan, drawn at a standard engineering scale no smaller than one (1) inch = one hundred (100) feet, except when a smaller scale is approved by the community development director. The conceptual access plan shall include:
 - (1)The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of right-of-way, of all proposed access locations on all public rights-of-way abutting the plat.
 - (2)The number and direction of lanes proposed for each driveway or roadway access location.
 - (3)The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.
 - (4)The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to any proposed gate location."
3. Per Section 640-20(G) identify "Location of off-site water and sewer lines, proposed connection location, and route the lines will take."
4. Per Section 640-20(H), "Improvements plan. Any proposed improvements to be constructed in connection with the plat shall be described in an improvements plan as set forth in section 640-90."
5. Per Section 640-20(I), "Tax receipts. All plat submittals shall include tax receipts for all parcels included in the subdivision together with a notarized statement that no lien or liens are imposed on properties included in the plat."
6. Per Section 640-20(J), "Deed restrictions. Any existing or proposed deed restrictions for properties included in the plat must accompany the plat application."
7. Surveyors Note identified use of plat at 100,000 s.f. of self storage. Self storage is not a permitted use the NBDH-RES zoning district. Therefore, the property must first receive rezoning approval.

Folio: 536617

Property ID Number 504234-05-0101	Escrow Code	Assessed Value <i>See Below</i>	Exemptions <i>See Below</i>	Taxable Value <i>See Below</i>	Millage Code 0413
--------------------------------------	-------------	------------------------------------	--------------------------------	-----------------------------------	----------------------

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 1 ST
GEO M PHIPPENS SUB 2-90 D
LOT 4 BLK B

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	31,500	0	31,500	172.06
VOTED DEBT	0.20670	31,500	0	31,500	6.51
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	31,500	0	31,500	156.68
CAPITAL OUTLAY	1.50000	31,500	0	31,500	47.25
VOTER APPROVED DEBT LEVY	0.06540	31,500	0	31,500	2.06
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	31,500	0	31,500	1.39
OKEECHOBEE BASIN	0.13840	31,500	0	31,500	4.36
SFWMD DISTRICT	0.12750	31,500	0	31,500	4.02
SOUTH BROWARD HOSPITAL	0.14960	31,500	0	31,500	4.71
CHILDREN'S SVCS COUNCIL OF BC	0.48820	31,500	0	31,500	15.38
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	31,500	0	31,500	188.99
DEBT SERVICE	0.19110	31,500	0	31,500	6.02
FL INLAND NAVIGATION	0.03200	31,500	0	31,500	1.01
Total Millage:		19.37910	Ad Valorem Taxes:		\$610.44
NON - AD VALOREM TAXES					
Levying Authority				Rate	Amount
04 DANIA FIRE					40.99
DS DANIA STORM WATER				@ 40.0000	12.00
Non - Ad Valorem Assessments:					\$52.99
Combined Taxes and Assessments:					\$663.43
If Postmarked By	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay	\$636.89	\$643.53	\$650.16	\$656.80	\$663.43

Folio: 536617

[illegible]

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
504234-05-0101

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

SUNSHINE REO XI LLC
5801 SW 185 WAY
SOUTHWEST RANCHES, FL 33332

If Postmarked By	Please Pay
Nov 30, 2017	\$636.89
Dec 31, 2017	\$643.53
Jan 31, 2018	\$650.16
Feb 28, 2018	\$656.80
Mar 31, 2018	\$663.43

Return with Payment

Please Pay Only One Amount

Prior Year(s) Taxes Due

Folio: 536618

Prior Year(s) Taxes Due

BROWARD COUNTY

2017 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 536620

\$195.09

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504234-05-0110		See Below	See Below	See Below	0413

CF & A HILL FAMILY LTD
261 SW 13 ST
DANIA BEACH, FL 33004

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 1 ST
GEO M PHIPPENS SUB 2-90 D
LOT 8,10,12 BLK B

LBX-17-00050440
Paid By

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.46230	1,860	0	1,860	10.16
COUNTYWIDE SERVICES	0.20670	1,860	0	1,860	0.38
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	1,860	0	1,860	9.25
CAPITAL OUTLAY	1.50000	1,860	0	1,860	2.79
VOTER APPROVED DEBT LEVY	0.06540	1,860	0	1,860	0.12
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	1,860	0	1,860	0.08
OKEECHOBEE BASIN	0.13840	1,860	0	1,860	0.26
SFWM DISTRICT	0.12750	1,860	0	1,860	0.24
SOUTH BROWARD HOSPITAL	0.14960	1,860	0	1,860	0.28
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,860	0	1,860	0.91
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	1,860	0	1,860	11.16
DEBT SERVICE	0.19110	1,860	0	1,860	0.36
FL INLAND NAVIGATION	0.03200	1,860	0	1,860	0.06
Total Millage:		19.37910	Ad Valorem Taxes:		\$36.05

Receipt #
11/17/2017
Effective Date
Paid By

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		131.17
DS DANIA STORM WATER	@ 40.0000	36.00

Non - Ad Valorem Assessments:					\$167.17
Combined Taxes and Assessments:					\$203.22
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 536620

Paid 11/17/2017 Receipt # LBX-17-00050440

\$195.09

11/16/2017 Effective Date Paid By

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
504234-05-0110

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

CF & A HILL FAMILY LTD
261 SW 13 ST
DANIA BEACH, FL 33004

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

Please Pay Only One Amount



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Stirling Hill (021-MP-17)
City of Dania Beach

DATE: August 14, 2017

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 "Regional Activity Center" land use category. This plat is generally located on the south side of Southwest 1 Street, between Southwest 7 Avenue and Southwest 12 Avenue.

Regarding the proposed self-storage use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

The effective land use plan shows the following land uses surrounding the plat:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

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.

BBB:PMS

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

Return recorded document to:

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

Document prepared by:

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

INTERLOCAL AGREEMENT FOR THE
MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES
IN REGIONAL ACTIVITY CENTER

This is an Interlocal Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

CITY OF DANIA BEACH, a Florida municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, this Agreement is entered into pursuant to Chapter 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, it is the purpose and intent of the parties to this Interlocal Agreement, to permit COUNTY and CITY to make the most efficient use of their respective powers, resources and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby accomplish the objectives provided for herein in the manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdictions; and

WHEREAS, the density and intensity of land uses permitted within each Regional Activity Center (RAC) is specified within the Broward County Land Use Plan; and

WHEREAS, CITY has the Dania Beach Regional Activity Center (RAC) within its jurisdiction; and

WHEREAS, CITY and COUNTY wish to provide that the monitoring of development activity and the enforcement of permitted land uses shall be the responsibility of CITY; NOW, THEREFORE,

8/16/11 #15
Co. Attorney Office
N/C

IN CONSIDERATION of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY and CITY agree as follows:

ARTICLE 1

BACKGROUND: PURPOSE AND INTENT

- 1.1 The above recitals are true and correct and incorporated herein as if set forth in full hereunder.
- 1.2 It is the purpose and intent of this Interlocal Agreement for COUNTY and CITY, pursuant to Section 163.01, Florida Statutes, as amended, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges, and authorities which they share in common and which each might exercise separately in order to further a common goal.

ARTICLE 2

MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 CITY agrees to monitor development activity and to enforce permitted land use densities and intensities within the RAC consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 CITY agrees to submit quarterly reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the RAC to enable COUNTY to ensure that the density and intensity of land uses within the RAC are being complied with by CITY.

ARTICLE 3

INDEMNIFICATION

CITY is a state agency as defined in Chapter 768.28, Florida Statutes, as amended, and COUNTY is a political subdivision of the state of Florida. Each agrees to be fully responsible for acts and omissions of their elected officials, agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the state of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

ARTICLE 4
MISCELLANEOUS

- 4.1 Joint Preparation: The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 Entire Agreement and Modification: This Interlocal Agreement incorporates, supersedes and includes all prior negotiations, correspondence, conversations, agreements or understanding applicable to the matter contained herein. It is further agreed that no change, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
- 4.3 Records: In accordance with the Public Records Law, CITY agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents and papers that were generated during the course of administration of the "Site". CITY shall maintain the records, books, documents and papers associated with this Interlocal Agreement in accordance with the Public Records Act.
- 4.4 Recordation/Filing: This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 Default: In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 Notices: Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR COUNTY:

Administrator
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Fort Lauderdale, Florida 33301-4801

FOR CITY:

City of Dania Beach, Florida

Attn: Robert Baldwin, City Manager
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

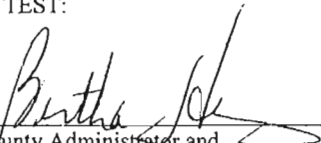
- 4.7 Choice of Law, Waiver of Jury Trial: Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation.
- 4.8 Conflict: In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the RAC, CITY and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.
- 4.9 Counterpart Originals: The parties agree that this Agreement may be executed in counterparts, and that collectively the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the 16 day of AUGUST, 2011, and CITY OF DANIA BEACH, FLORIDA, signing by and through its Mayor, duly authorized to execute same.

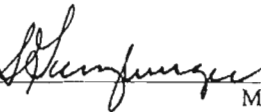
COUNTY

ATTEST:


County Administrator and
Ex-Officio Clerk of
the Board of County
Commissioners of Broward
County, Florida

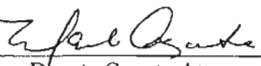


BROWARD COUNTY, through its
Board of County Commissioners

By  Mayor

16 day of AUGUST, 2011.

Approved as to form by
Office of the Broward County Attorney
Joni Armstrong Coffey, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By  7/27/11
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES IN REGIONAL ACTIVITY CENTER

CITY

WITNESSES:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

Judith Felicity
Miriam Nasser

By Patricia A. Flury
PATRICIA A. FLURY
MAYOR

12 day of July, 2011.

ATTEST:

Louise Stilson
LOUISE STILSON, CMC
CITY CLERK

By Robert Baldwin
ROBERT BALDWIN
CITY MANAGER

12 day of July, 2011.

(CORPORATE SEAL)



APPROVED AS TO FORM:

By Thomas J. Ansbrosio
THOMAS J. ANSBRO
CITY ATTORNEY

MA/
6/9/11
RACdania-a01
#10-401.05



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



June 26, 2017

Ms. Anne-Christine Carrie
Planning Associate
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: "STIRLING HILL" PLAT (PL-030-17) – SW 1ST STREET, DANIA BEACH

Dear Ms. Carrie,

In response to your request, enclosed please find one 24" x 36" and one 11" x 17" of the Conceptual Access Plan we prepared for the "STIRLING HILL" Plat – the PDF version was emailed to you for your files as well.

Additionally and as stated on my email correspondence today, I'm including new hardcopies of the Plat, with the restrictive note on Sheet 2 revised to allow 127,000 square feet of self-storage use.

Please do not hesitate to call if you have any questions.

As always, thanking you very much for your assistance,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

encl.





Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-8666 F: 954-357-6521

FILE COPY

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Stirling Hill

PLAT NO: 021-MP-17

TRANSMITTAL DATE: August 28, 2017

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY:

February 28, 2018

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY:

July 28, 2018

TRAFFICWAYS EXPIRATION: July 28, 2018

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

Elizabeth Tsouroukdissian
August 28, 2017
Page 2

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,



Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – City of Dania Beach

C.F. & A. Hill Family LTD + Sunshine REO XI, LLC
2860 S. State Road 84, Suite 118
Dania Beach, FL 33312

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	STIRLING HILL	Number:	021-MP-17
Applicant:	C.F. & A. Hill Family LTD + Sunshine XI, LLC	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	34-50-42
Location:	South Side of Southwest 1 Street, Btween Southwest 12 Avenue and Phippen Road	Platted Area:	0.19 Acres
City:	Dania Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Dania Beach
Proposed Use:	127,000 Sq. Ft. Self-Storage	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	SR. 84, Commercial	North:	Regional Activity Center
South:	Church	South:	Regional Activity Center
East:	Multi-fam. Res., Single Family Res.	East:	Regional Activity Center
West:	Industrial	West:	Regional Activity Center
Existing Zoning:	IM-1 Low Intensity Ind.	Proposed Zoning:	IM-1 Low Intensity Ind.

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until a complete adjacent Right-of-Way Report is submitted to the Highway Construction and Engineering Division. See Staff Recommendation No. 2B.

Meeting Date:	Prepared: HWC
Action Deadline:	Reviewed:
Deferral Dates:	Approved:

SERVICES

Wastewater Plant: Hollywood (06/17)		Potable Water Plant: Fort Lauderdale (05/17)	
Design Capacity:	55.5000 MGD	Design Capacity:	5.000 MGD
12-Mo. Avg. Flow:	34.5800 MGD	Peak Flow:	2.800 MGD
Est. Project Flow:	0.0013 MGD	Est. Project Flow:	0.013 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Eastern Core	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	*	*
Non-res. uses:	33	*	*
Total:	33	*	*

* See Staff Comment No. 3

See Finding No. 1

* See Staff Recommendation No. 6

STIRLING HILL
021-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 127,000 square feet of self-storage. This property is being platted because it does not qualify for an exception to the mandatory platting rule. Although the property is less than ten (10) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways review is scheduled for September 28, 2017. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.)
- 4) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 5) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 6) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 7) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and

Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. **The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands.** Contact the Water and Environmental Licensing Section at 954-519-1483.

- 8) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 9) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 10) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Hollywood if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 14) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 15) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 16) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 17) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The

archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach's Community Development Division at 954-924-6805 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 19) This site is currently serviced by BCT Routes 6 and 16 on Stirling Road.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 21) The attached comments have been received from the adjacent City of Dania Beach indicating that plat is currently under review and has not been scheduled for a public hearing.
- 22) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County 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.
- 23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

1) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) **Verify the name of the underlying plat recorded in P.B. 2, PG. 90, D.C.R. and revise the description and plat subtitles as necessary.**
 - 2) **Explain the label WEST LINE OF ABANDONED AND VACATED 20' RIGHT-OF-WAY shown on the west line of this plat. If the 20' alley by the underlying plat has been vacated prior to recordation of this plat, provide documentation to confirm the vacation and revise the description and subtitles as necessary.**
- B) Show bearings, in addition to distances, on the ties from the P.C.P.s in Southwest 1 Street to the corresponding northerly corners of this plat.
- C) Indicate that the P.C.P.s in Southwest 1 Street are "SET" or "FOUND". (This can be addressed in the Legend)
- D) Tie the various found monumentation shown on Southwest 12 Avenue and Southwest 1 Street to this plat using bearing – distance dimensions.
- E) Identify the Lot/Block/Plat corners where the above referenced monuments are located, if applicable.
- F) Show any found or set monumentation at the apparent intersection of the centerlines of Southwest 1 Street and Southwest 8 Avenue, at the east end of the 54.58 foot distance dimension adjacent to the northeast corner of the plat.
- G) Verify the identification on the monuments shown as FOUND 5/8" IRON PIN & CAP LB4054 on Southwest 12 Avenue and Stirling Road and revise as necessary.
- H) Add the Plat Book & Page number to the label for **EAST LINE PARCEL "A"** which is the west boundary line of this plat.

- I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

- J) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

1) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.

- B) Mortgagees must clearly join in the dedications on the plat, if applicable.

- C) Depict the entire right-of-way width of S.W. 1st Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.

1. **The southern portion of the right-of-way for Southwest 1 Street adjacent to this plat appears not to have been created by the plat recorded in P.B. 24, PG. 27, B.C.R.**
2. **Explain the necessity of the depiction of the 28.45' and 27.53' widths in the southern portion of the right-of-way for S.W. 1st Street. If they are to remain, define the east – west position of the dimensions.**

Review and revise as necessary.

- D) All proposed easements must be clearly labeled and dimensioned.

- E) Proposed right-of-way must be clearly labeled and dedicated by the plat.

2) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat. **SEE COMMENT 1) (A)**

- 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.
- B) **The Adjacent Right-of-Way Report is incomplete. It does not document the full rights-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it.**

Missing references include, but is not necessarily limited to P.B. 24, PG. 27, B.C.R.; PB 2, PG. 90, D.C.R. and O.R.B. 9998, Pg. 983 BCR.

Review and revise the report prior to mylar submittal.

- C) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.
- D) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

E) All mortgagees must execute the plat with original signatures, seals, and witnesses.

F) Acknowledgments and seals are required for each signature.

3) DRAFTING AND MISCELLANEOUS DATA

A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

B) Benchmarks are no longer required on plats Broward County. Remove the references to benchmarks on the plat drawing and in the Surveyor's notes.

C) Show adjacent plat lines and right-of-way lines that are not part of this plat as thinner lines than what is used for the boundary of this plat.

D) Identify the parcel abutting the west right-of-way line of Southwest 12 Avenue where found monumentation is shown.

E) The pen weight for some text appears to be too light to reproduce properly. Review and revise as necessary.

F) Lettering on the plat shall be no smaller than 0.10" (10-point font).

G) The Planning and Development Management Division file number "**021-MP-17**" must be shown inside the border in the lower right hand corner on each page.

H) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.

I) The plat original must be drawn with black permanent drawing ink; or on non-adhered scaled print on a stable base film.

J) The sheet size must be 24 inches by 36 inches.

4) SIGNATURE BLOCKS

A) The Surveyor's Certification must be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.

B) The plat must include proper space for signatures by the **Broward County Environmental Protection and Growth Management Department**.

Note: The Department name shown in bold above is incorrect on the plat. Revise the Department name prior to mylar submittal.

- C) The plat must include proper dates for signatures.
 - D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Dania Beach conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)
- 5) **HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES**

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Hollywood Final Sign-off:
Ronnie Navarro rnavarro@daniabeachfl.gov 954-924-6808

NOTES:

- (a) The applicant may request a copy of the FS 177 check print by calling Luis Gaslonde at 954-577-4598.
- (b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 6) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

- 7) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 8) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

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.

- 9) Place a note on the face of the plat reading:
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, 2022, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, 2022, 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.

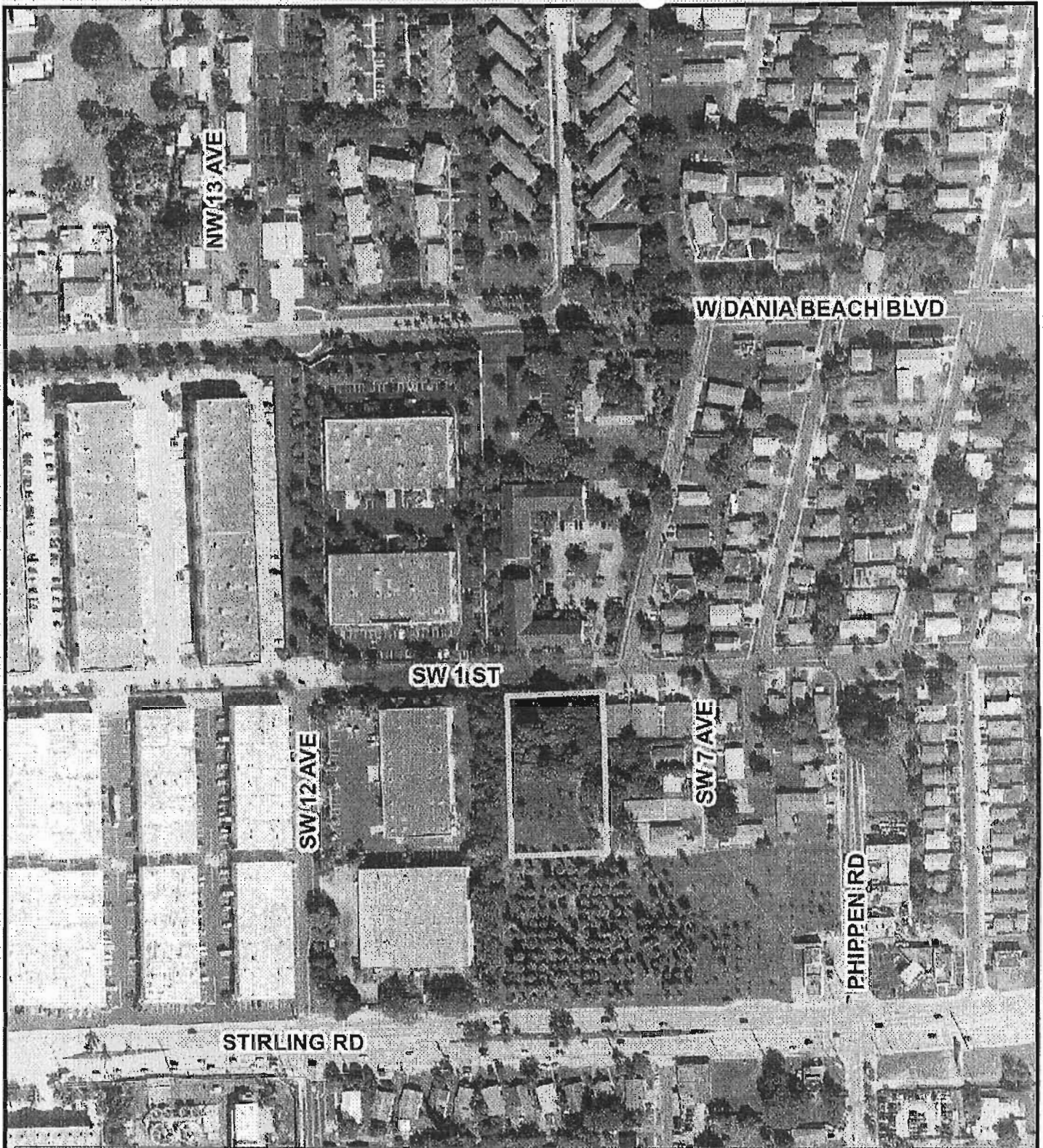
- 10) Place a note on the face of the plat reading:

This plat is restricted to 127,000 square feet of self-storage use.

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.

- 11) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 7
Municipality: Dania Beach
S/T/R: 34/50/42

BROWARD
COUNTY
FLORIDA

021-MP-17
Stirling Hill



0 125 250 500 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



June 1, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**RE: "STIRLING HILL" PLAT (PL-030-17) – SW 1ST STREET, DANIA BEACH,
FLORIDA**

Dear Ms. Lajoie,

Enclosed please find one 24" x 36", one 11" x 17" of the plat of "STIRLING HILL" for City Commission meeting on June 27, 2017. I have emailed the PDF version to you for your presentation.

As always, thank you for your time and consideration of our submittal. Should you have any questions or if we can be of further assistance please do not hesitate to call.

Sincerely,
PULICE LAND SURVEYORS, INC.

Jane Storms
Platting Director.

encl.

FILE COPY





PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

surveys@pulicelandsurveyors.com



April 6, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**RE: "STIRLING HILL" PLAT – VACANT LOT LOCATED ON THE SOUTH SIDE
OF SW 1st STREET, JUST EAST OF SW 12th AVENUE, DANIA BEACH**

Dear Ms. Lajoie,

Enclosed please find the submittal of the "STIRLING HILL" Plat, a portion of a proposed multi-tenant commercial development.

Enclosed please find:

1. Signed application.
2. Check in the amount of \$2,618.87 (fee calculation included in application form).
3. Two (2) Letters of Authorization from property owners associated with the land.
4. Six (6) copies of the plat.
5. Six (6) signed and sealed surveys (attached to the plat).

Please review and kindly place us in the April 27th DRC meeting. If you have any questions or need further information please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

encl.

FILE COPY





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.: _____



APR 06 2017

Planning
Department

PL-030-17

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: VACANT - SW 1st Street just east of SW 12th Avenue

Lot(s): 2-4-6 Block: B Subdivision: GEO M PHIPPENS
8-10-12

Recorded Plat Name: _____

Folio Number(s): 5042 3405 0100, 0101 Legal Description: SEE ATTACHED
0102 and 0110

Applicant/Consultant/Legal Representative (circle one) PULICE LAND SURVEYORS, INC.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: (954) 572-1777 Home: — Fax: (954) 572-1778

E-mail address: elizabeth@pulicelandsurveyors.com

Name of Property Owner: SUNSHINE REO XI LLC and C F & A HILL FAMILY LTD

Address of Property Owner: 5801 SW 185th Way, Southwest Ranches, FL 33332 and
261 SW 13th Street, Dania Beach, FL 33004

Business Telephone: (305) 491-5500 Home: — Fax: (305) 466-4139

Explanation of Request: Platting required for 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: 1.3774 Gross Acreage: _____ Prop. Square Footage: 60,000

Existing Use: Vacant Proposed Use: Commercial

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

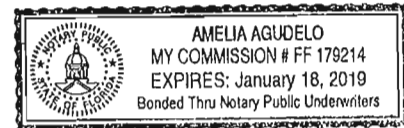
BEFORE ME THIS 29 DAY OF March, 2017

By:

Elizabeth Tsouroukdissian
(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). SEE ATTACHED**

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	<u>(Perimeter)</u> 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

1.3774
acres =
\$68.87
+ 2,550.00
\$2,618.87

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

LETTER OF AUTHORIZATION



THIS IS TO CERTIFY that I am the formal representative of SUNSHINE REO XI, LLC, joint owner of the lands described in the attached petition for approval of a plat named "STIRLING HILL", which comprises properties located in the City of Dania Beach that are identified by Folio numbers 504234050100, 504234050101 and 504234050102 and, that as such, I have authorized **Pulice Land Surveyors, Inc.** to act as the agent in all matters concerning said application process involving the subject property.

Signature

Stephen Enriquez, Manager

PRINT NAME - TITLE

5801 SW 185 Way SW Ranch, FL

Street Address, City, State, Zip

33332

(305) 496 6491

Telephone

State of: FLORIDA

County of: MIAMI DADE

Sworn to and subscribed before me STEPHEN ENRIQUEZ

this 3RD day of April, 2017

Notary Public

Maritza Gonzalez

Print name

My Commission expires: 08.24.2018

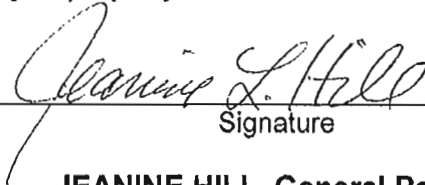


SEAL:



LETTER OF AUTHORIZATION

THIS IS TO CERTIFY that I am the General Partner of CF & A HILL FAMILY LDT, joint owner of the lands described in the attached petition for approval of a plat named "**STIRLING HILL**", which includes a property located within the City of Dania Beach that is identified by Folio number 504234050110 and, that as such, I have authorized **Pulice Land Surveyors, Inc.** to act as the agent in all matters concerning said application process involving the subject property.


Signature

JEANINE HILL, General Partner

PRINT NAME - TITLE

261 SW 13th Street, Dania, FL 33004

Street Address, City, State, Zip

(954) 922-5117
Telephone

State of Florida

County of Broward

Sworn to and subscribed before me by **JEANINE HILL**

this 31st day of March, 2017.


Notary Public

Krystal M. Rodriguez
Print name

My Commission expires: Aug 2, 2018

SEAL:



KRYSTAL MICHELLE RODRIGUEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF127140
Expires 8/2/2018

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 SITE PLAN (SP-114-17), EXCEPTIONS FROM DESIGN STANDARDS (OT-141-17, OT-142-17), SIGN VARIANCES (VA-133-17, VA-134-17, VA-135-17), VARIANCES (VA-136-17, VA-137-17, VA-138-17, VA-139-17, VA-140-17), AND SPECIAL EXCEPTION (SE-113-17) SUBMITTED BY CF & A HILL FAMILY LTD, SUNSHINE REO XI LLC, AND JSRJ INC. FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN 12TH AVENUE AND PHIPPEN WAITERS ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), 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, Plans, Application and Backup 1, Application & Backup 2



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **SE-113-17/VA-133-17/VA-134-17/VA-135-17/VA-136-17/VA-137-17/VA-138-17/VA-139-17/VA-140-17/OT-141-17/OT-142-17/SP-114-17:** The applicant, Dennis D. Mele, Esq., Greenspoon Marder, P.A., is requesting Special Exception, Variances, Exceptions, and Site Plan approval for the property located at 602 Stirling Road.

REQUEST

SPECIAL EXCEPTION

To allow a drive-through service.

VARIANCES

1. To provide eighteen (18) parking spaces for self-storage, the Land Development Code (LDC) requires sixty-three (63); per Section 265-50.
2. To provide an approximately six (6.4) foot landscape buffer, LDC requires a ten (10) foot landscape buffer; per Section 275-120.
3. To provide nine (9) clusters of Coconut Palms trees, LDC requires thirty-two (32) Royal Palms trees; per Section 307-20(A).
4. To allow a fifty-eight (58) foot tall building, LDC allows a maximum building height of thirty-five (35) feet; per Section 205-10(D).
5. Building Setback:
 - a. To allow a front setback for the self-storage building to be 31.59 feet, LDC requires a minimum front setback of thirty-five (35) feet; per Section 205-10.
 - b. To allow an interior side for the self-storage building (west) setback of 14.72 feet; LDC requires a minimum interior side setback of twenty-five (25) feet; per Section 205-10.
6. Wall Signs:
 - a. To allow one (1) wall signs on an internal building elevation (west) for Aldi, LDC allows one (1) wall sign per street frontage per tenant; per Section 505-120(O).

- b. To allow four (4) wall signs on an internal building elevation (east and south) for Cube Smart; LDC allows one (1) wall sign per street frontage per tenant; per Section 505-120(O).
 - c. To allow 156.8 square foot of signage on the east elevation; LDC permits a maximum of 117.5 square feet; per Section 505-120(O)(2).
 - d. To allow a letter height of thirty-three inches (33") on the east and south elevation, the LDC allows a maximum of twenty-four inch (24") letter height; per Section 505-120(O)(6).
 - e. To allow a total of 154.5 square feet of wall sign area on the south elevation, LDC permits a maximum of eighty-one feet, nine inches (81.75) square feet sign area; per Section 505-120(O)(2).
7. Monument Sign:
- a. To allow seven (7) establishments to be identified on the monument sign; LDC allows a maximum of six (6) establishments to be identified; per Section 505-40(K)(4)(b) & (c).
 - b. To allow two (2) monument signs totaling eighty (80) square feet in area on Stirling Road; LDC permits a maximum of sixty-four (64) square feet; per Section 505-110(M)(1).
 - c. To allow a maximum height of ten (10) foot tall monument sign; LDC allows a maximum height of eight (8) feet; per Section 505-110(M)(1).
 - d. To allow forty-eight (48) square feet on an internal monument sign, LDC does not permit an internal monument sign; per Section 505-120(L).

EXCEPTIONS

- 1. To provide no pitch roof with overhang; LDC requires pitched roof with generous overhangs; per Section 510-30(D).
- 2. To allow opaque surfaces at ground level visible from the sidewalk; LDC prohibits non-opaque surfaces and reflective or mirrored type glazing at ground level visible from the sidewalk; per Section 510-30(E).
- 3. To allow approximately four and a half (4.6) percent glass windows and doors on the primary (south) elevation; LDC requires a minimum of thirty-five (35) percent glass windows and doors; per Section 510-30(H).
- 4. To allow eight (8) percent glass windows and doors on the secondary (east) elevation; LDC requires a minimum of fifteen (15) percent glass windows and doors; per Section 510-30(H).
- 5. To allow seven (7) building colors for the grocery store and four (4) colors on the commercial building; LDC permits a maximum of three (3) building colors; per Section 510-30(I).
- 6. To allow five (5) building colors for the self-storage building, LDC permits a maximum of three (3); per Section 511-30(J).

SITE PLAN

To allow the construction of a self-storage facility, grocery store and multi-tenant retail buildings.

PROPERTY INFORMATION

EXISTING ZONING:

General Industrial (IG)

LAND USE DESIGNATION:

Regional Activity Center (RAC)

VIOLATIONS

There are no open violations on this property.

The subject property is approximately five and a half (5.5) acres in size and located south of SW 1 Street, at the north west corner of Stirling Road and Phippen Waiters Road.

SPECIAL EXCEPTION

To allow a drive-through service.

Section 630-50 of the Land Development Code states, the City Commission or Planning and Zoning Board, if applicable, shall review the application to determine whether the Special Exception use complies with the following criteria standards:

- (1) "That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code."
- (2) "That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located."
- (3) "That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning."
- (4) "That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities."
- (5) "That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets."
- (6) "That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community."
- (7) "That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community."
- (8) "That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance."

(9) "That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan."

(10) "That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character."

(11) "That the use will not overburden existing public services and facilities."

The applicant provided a justification statement identifying how their request is consistent with the Special Exception criteria.

VARIANCES

1. To provide eighteen (18) parking spaces for self-storage, the Land Development Code (LDC) requires seventy-three (73); per Section 265-50.
2. To provide an approximately six (6.4) foot landscape buffer, LDC requires a ten (10) foot landscape buffer; per Section 275-120.
3. To provide nine (9) clusters of Coconut Palms trees, LDC requires thirty-two (32) Royal Palms trees; per Section 307-20(A).
4. To allow a fifty-eight (58) foot tall building, LDC allows a maximum building height of thirty-five (35) feet; per Section 205-10(D).
5. Building Setback:
 - e. To allow a front setback for the self-storage building to be 31.59 feet, LDC requires a minimum front setback of thirty-five (35) feet; per Section 205-10.
 - f. To allow an interior side for the self-storage building (west) setback of 14.72 feet; LDC requires a minimum interior side setback of twenty-five (25) feet; per Section 205-10.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant provided a justification statement identifying how their requests are consistent with the Variance criteria.

6. Wall Signs:

- a. To allow one (1) wall signs on an internal building elevation (west) for Aldi, LDC allows one (1) wall sign per street frontage per tenant; per Section 505-120(O).
- b. To allow four (4) wall signs on an internal building elevation (east and south) for Cube Smart; LDC allows one (1) wall sign per street frontage per tenant; per Section 505-120(O).
- c. To allow 156.8 square foot of signage on the east elevation; LDC permits a maximum of 117.5 square feet; per Section 505-120(O)(2).
- d. To allow a letter height of thirty-three inches (33") on the east and south elevation, the LDC allows a maximum of twenty-four inch (24") letter height; per Section 505-120(O)(6).
- e. To allow a total of 154.5 square feet of wall sign area on the south elevation, LDC permits a maximum of eighty-one feet, nine inches (81.75) square feet sign area; per Section 505-120(O)(2).

7. Monument Sign:

- a. To allow seven (7) establishments to be identified on the monument sign; LDC allows a maximum of six (6) establishments to be identified; per Section 505-40(K)(4)(b) & (c).
- b. To allow two (2) monument signs totaling eighty (80) square feet in area on Stirling Road; LDC permits a maximum of sixty-four (64) square feet; per Section 505-110(M)(1).
- c. To allow a maximum height of ten (10) foot tall monument sign; LDC allows a maximum height of eight (8) feet; per Section 505-110(M)(1).
- d. To allow forty-eight (48) square feet on an internal monument sign, LDC does not permit an internal monument sign; per Section 505-120(L).

Section 505-180 of the City's LDC states that a sign variance may be granted pursuant to the procedures and requirements of article 625, except that the criteria for granting variances in section 625-40 shall be replaced with the following criteria:

- (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 [...]."

The applicant had calculated an additional twenty-five percent (25%) increase to the sign area for the wall signs and monument sign based on Section 505-210 entitled "Community redevelopment area design incentives". The criteria identified in this section requires thematic signs "must be unique and original", and "must have creative, sculptural designs using superior materials that build upon and enhance the architecture of the establishment or development that it identifies, and coordinate with the landscape architecture where placed." The proposed signage fails to meet these criteria; therefore staff did not apply the twenty-five percent (25%) bonus.

The applicant provided a justification statement identifying how their requests are consistent with the sign Variance criteria.

EXCEPTIONS

- 1. To provide no pitch roof with overhang; LDC requires pitched roof with generous overhangs; per Section 510-30(D).
- 2. To allow opaque surfaces at ground level visible from the sidewalk; LDC prohibits non-opaque surfaces and reflective or mirrored type glazing at ground level visible from the sidewalk; per Section 510-30(E).
- 3. To allow approximately four and a half (4.6) percent glass windows and doors on the primary (south) elevation; LDC requires a minimum of thirty-five (35) percent glass windows and doors; per Section 510-30(H).

4. To allow eight (8) percent glass windows and doors on the secondary (east) elevation; LDC requires a minimum of fifteen (15) percent glass windows and doors; per Section 510-30(H).
5. To allow seven (7) building colors for the grocery store and four (4) colors on the commercial building; LDC permits a maximum of three (3) building colors; per Section 510-30(I).

Section 510-20(C) of the City's Land Development Code states that the City Commission may approve exceptions to this article as conditions to a site plan approval upon making for following findings:

- (1) "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and"
- (2) "The applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determined will offset any negative impact that an exception to these standards might otherwise create."
6. To allow five (5) building colors for the self-storage building, LDC permits a maximum of three (3); per Section 511-30(J).

Section 511-20(B) of the City's Land Development Code states that the City Commission may approve exceptions to this article as conditions to a site plan approval upon making for following findings:

- (1) "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and"
- (2) "The applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determined will offset any negative impact that an exception to these standards might otherwise create."
- (3) "The property does not front on a collector or arterial roadway."

The applicant provided a justification statement identifying how their requests are consistent with the Exception criteria.

SITE PLAN

To allow the construction of a self-storage facility, grocery store and multi-tenant retail buildings.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC only once on November 30, 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.

The City Engineer has confirmed that the traffic study prepared by Joaquin E. Vargus, PE of Traf Tech Engineering, Inc. for this project is complete and accepted.

CONDITIONS OF APPROVAL

1. Sheets SP-11 and SP-12: Elevation of FPL Transformer Pads not indicated. Mechanical equipment shall be installed at or above Design Flood Elevation (Base Flood Elevation + 1 Foot) (Flood Review).
2. Survey, Note 3: Please revise note to indicate that property is within Flood Zones AE 6 and AH6 (Flood Review).
3. Provide the canopy (in SF) to be mitigated for the removal on exotic species on sheet L-2 (Landscape).
4. Show on sheet L-1 all trees located within and adjacent to the site (Show exotic species' locations. If individual stems cannot be delineated, an area representation is acceptable with estimated stem count)(Landscape).
5. Proposed offsite relocations must be approved by FDOT. Provide documentation of approval for these relocations (Landscape).
6. One specimen live oak is proposed for removal (tree #107). Provide justification on why this tree is not a candidate for relocation or retention (Landscape).
7. Identify via special symbol or callout the 16 Category 1 terminal island trees located outside the terminal islands. One Category 1 tree per terminal island is acceptable pending alternative location approval (Landscape).
8. Provide a clarification on sheet L-4 that the finished grade of all landscape areas within and adjacent to VUA will be at or below the final VUA grade per Sec. 275-190(N) (Landscape).
9. Root barrier detail and description is provided; however root barrier locations are not clearly visible on sheet L-3. Show all areas where root barriers are to be installed meeting Sec. 275-190 requirements (Landscape).
10. Provide an irrigation plan meeting all Sec. 275-80 requirements (Landscape).
11. A PDF copy of the plans must accompany each subsequent submittal in order to receive comments (Landscape).
12. Provide estimate of pm peak hour trip, based on the latest ITE Manual (9th or 10th editions only). Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the 2014 FDOT Transportation Site Impact Handbook; 2013 FDOT Quality/Level of Service Handbook; the 2014 Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures (Engineering).

13. Provide stormwater management calculations (signed and sealed by a registered professional engineer) for the on-site drainage system. The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3-day event onsite with NO EXCEPTIONS (Engineering).
14. Provide a copy of pre- and post-development stormwater management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year, 24-hour and 72-hour flood stage elevations (Engineering).
15. Proposed grading and drainage plan shall be based on the stormwater management calculations (Engineering).
16. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE (Engineering).
17. French Drain appears to be proposed between drainage structures, provide calculations and geotechnical information supporting the proposed design. Include the design criteria and calculations for the proposed drainage well (Engineering).
18. Driveway aprons and swales must be graded such that rainwater is contained within the property line and not the City ROW (Engineering).
19. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations and the perimeter (property lines) on the paving and grading plan (Engineering).
20. Add signage to the road marking plan (Engineering).
21. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system (Engineering).
22. Provide vehicle swept path analysis (AutoTURN or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations (Engineering).
23. Show sight distance analysis using FDOT Index No. 546 at proposed driveways (Engineering).
24. Provide site triangles for entrance(s) and exit(s) (Engineering).
25. If pedestrian lighting is proposed, discuss the possibility of the addition of ped lighting along the City ROW (Engineering).
26. Any road cuts for utilities or curb cuts with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut (Engineering).

27. Provide a proposed "Staging Plan" including employee parking, material storage, etc (Engineering).
28. Provide Fire Department conceptual approval (Engineering).
29. Backflow preventers will not encroach on sidewalks (Engineering).
30. Meet with Public Services, separately, to discuss water and sewer connections. Request meeting through the City Engineer (Engineering).
31. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road ROW (Engineering).
32. In compliance with 805 of the City Code of Ordinances, applicant shall provide projected water demand, and sewage and solid waste generation amounts in tabular format on the civil site plan (Engineering).
33. 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).
34. Per Sec. 635-40 (D), provide a draft of any required or proposed restrictive covenants, written sureties, and common area maintenance association documents, including those for the preservation of common open space areas; grants of easement for access, drainage, utilities or other purpose; or other restrictions to be imposed upon the use of the land and buildings (Planning).
35. Per Sec. 635-40 (C) provide the recorded plat for the 2 southernmost folios and any agreements modifying the plat (example: amendment to the restrictive note or non-vehicular access line (NVAL)), if the property has been platted (Planning).
36. The proposed plat for the parcel to the northwest (parcel 2) restricts the site the 100,000 SF of self-storage use. Per sheet SP-02, 125,000 SF are proposed. Revise plans and applications accordingly (Planning).
37. Provide letter from Broward County identifying whether this property needs to be platted or replatted. *NOTE: Because the platting determination process is lengthy, applicants are encouraged to request their letter of determination from Broward County as soon as possible (Planning).
38. Provide recorded plat documents for entire site prior to issuance of a building permit (Planning).
39. On site data table, separate all calculations by building instead of parcels (Planning).
40. Provide a shadow study identifying how adjacent properties will be affected by self-storage building (Planning).

41. Photometric plans indicate different phases for the development. Per Sec. 635-50 (AA) provide a phasing plan with beginning and ending dates of construction of the entire project, and beginning and ending dates for all phases of the project (Planning).
42. Provide a separate square footage for each of the following proposed uses on plans: grocery store, retail, restaurant, self-storage (Planning).
43. Per Sec. 115-50 (2) the architectural treatment of a self-storage facility in the IG zoning district shall resemble that of an office building, particularly in those portions of the building(s) facing public rights-of-way and adjoining residential areas. This may include use of substantial construction materials (ex: stucco or stone over concrete for exterior building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building, and overhead doors and loading activities to be located to the rear of buildings, within interior areas between buildings, or within interior side yards. Revise elevations accordingly. Provide a reference on site plan to each of the buildings shown on the elevations (Planning).
44. Per Sec. 815-20, complete streets in accordance with the CRA Redevelopment Plan, are required along Phippen Road and SW 1 Street. Revise plans accordingly (Planning).
45. Per Sec. 309-10 (C), the construction of on-street parking, sidewalks and street furniture is required along Phippen Waiters Rd. and SW 1 Street. See Figure CE-4 of the CRA Plan (attached) for the approved design of the Phippen right-of-way, and Figure CE-3 (attached) for SW 1 Street. Revise plans accordingly and indicate which of the 3 following options will be pursued by the developer, per Sec. 309-10 (C):
1. Construct the sidewalk and on-street parking, and provide and install street furniture (including, but not limited to, benches, transit shelters, street lights, waste bins, and bike racks or lockers) for the street frontage abutting the property line of the development site, pursuant to the specifications approved by the city commission in the CRA redevelopment plan; or
 2. Provide for construction of these street improvements through private agreement with one (1) or more adjacent developers along the abutting right-of-way, by which one (1) or more developers construct and install the street improvements along the right-of-way and are reimbursed by the adjacent developers in proportion to their respective shares of right-of-way abutting each developer's parcel; or
 3. Make payment in lieu of the construction of the improvements pursuant to subsection (D), at the city's option. For each development which is required to comply with this section, the community development director, in coordination with the public services director, shall review the proposed development plan and location, and determine whether the developer shall be recommended to comply with this section through construction of the required street improvements or through payment to the city in lieu of construction in accordance with Sec. 309-10 (D) of the LDC. Applicant to provide cost estimate for city to confirm value of payment in lieu (Planning).

46. RIGHT-OF-WAY: Identify if R-O-W dedication is required along Stirling Road. See City Engineer for additional comment. Provide copy of recorded dedication prior to issuance of permit (Planning).
47. Per Sec. 215-130, the impervious area of the commercial parcel (Parcel 1), may not exceed 75% of the lot area. Revise calculations accordingly (Planning).
48. Identify projected water demand for the project (Planning).
49. Provide the signage calculation table for the entire site on one sheet. Identify the cumulative sign area permitted and total sign area used (Planning).
50. Provide bike racks per the requirements listed in Sec. 265-51. Identify location on site plan; provide detail of bike racks and the number of required/provided in data table. (Planning).
51. Per Sec. 270-20, provide off-street loading spaces and applicable screening in accordance with Article 270. Identify location of loading spaces and include calculation in site data table (Planning).
52. 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.*NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible (Planning).
53. Per the traffic study provided by Traf Tech, 179 PM peak hour trips will be generating. Based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip \$3,805.54 (179 X 21.26) is due prior to issuance of a building permit (Planning).
54. Identify dimension overhang at Aldi entrance (Planning).
55. Provide property survey with new lot lines after ROW dedication and with new 7' sidewalks dedication of easement needed for sidewalks (Planning).
56. Provide recorded bus shelter dedication for new location prior to issuance of a building permit (Planning).
57. Provide bus shelter provide detail on plans (Planning).
58. Identify on site plan location of cart storage for Aldi (Planning).
59. Add glass window to north building elevation of storage building facing NW 1 Street (Planning).
60. Per Section 635-50, the following information is missing, C, I, J, S, T, & U. Provide missing information on plans (Planning).

61. Provide copy of recorded unity of control agreement, as well as all easements, covenants, & restrictions on the property prior to issuance of a building permit. The City Attorney must review and approve before all documents prior to recordation (Planning).
62. Per Section 505-40(K)(3) Internally illuminated cabinet signs must be constructed of an opaque sign face with translucent cut-outs for sign copy, such that only the sign copy itself is illuminated, and the background is not illuminated (Planning).
63. Per Section 505-40(O)(5) Cabinet signs are prohibited, except where constructed of an opaque sign face with translucent cut-outs for sign copy, such that only the sign copy itself is illuminated and the background is not illuminated (Planning).
64. Identify the location of the third monument sign on overall site plan, Sheet SP-02 (Planning).
65. All additional pavement markings and signage including traffic signal timing and other traffic engineering requirements on the public rights-of-way are contingent on approval by the Florida Department of Transportation and/or the Broward County Traffic (Engineering).

CITY COMMISSION PREVIOUS ACTION

On December 11, 2017, the City Commission approved on Second Reading to rezone the subject property from Neighborhood Residential (NBHD-RES) to General Industrial (IG).

On November 14, 2017, the City Commission approved this item on first reading.

On June 27, 2017, the City Commission withdrew this item at the applicant's request.

On June 13, 2017, the City Commission continued this item at the applicant's request.

PLANNING AND ZONING BOARD RECOMMENDATION

On May 17, 2017, the Planning and Zoning Board sitting as the Local Planning Agency heard this item and failed to recommend approval.

CITY COMMISSION ACTION

Approve the resolution provided the outstanding DRC comments are addressed prior to issuance of a building permit.

RESOLUTION NO. 2018-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-114-17), EXCEPTIONS FROM DESIGN STANDARDS (OT-141-17, OT-142-17), SIGN VARIANCES (VA-133-17, VA-134-17, VA-135-17), VARIANCES (VA-136-17, VA-137-17, VA-138-17, VA-139-17, VA-140-17), AND SPECIAL EXCEPTION (SE-113-17) SUBMITTED BY CF & A HILL FAMILY LTD, SUNSHINE REO XI LLC, AND JSRJ INC. FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN 12TH AVENUE AND PHIPPEN WAITERS ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements", Article 635, entitled "Site Plans", states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, CF & A HILL FAMILY LTD, SUNSHINE REO XI LLC, and JSRJ INC. (collectively the "Applicants") are requesting Site Plan (SP-114-17) approval to permit the development of a 21,998 square foot free-standing grocery store ("Grocery Store") and a 9,750 square foot multi-tenant commercial building with drive-thru on the western end of that building ("Commercial Building") on Parcel 1 of the Property and a 124,950 square foot self-storage facility ("Storage Facility") on Parcel 2 of the Property in the project referred to as Stirling Square located on the north side of Stirling Road between SW 12th Avenue and Phippen Waiters Road in the City of Dania Beach, Florida, (the "City"), as legally described in Exhibit "A"; and

WHEREAS, Chapter 28, Part 5 of the LDC, Article 510, entitled "Principal Arterial Commercial Standards", Section 510-20(C) provides that the City Commission may approve exceptions to this Article as conditions to a Site Plan approval upon the following findings: (1) there are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and (2) the Applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determines will offset any negative impact that an exception to these standards might otherwise create; and

WHEREAS, the Applicant has requested an exception from the provisions of Section 510-30(D) of the LDC, to provide a flat roof for the Grocery Store and Commercial Building with canopy at the Grocery Store entrance feature instead of a pitched roof with a generous overhang as required by the LDC (OT-141-17); and

WHEREAS, the Applicant has requested an exception from the provisions of Section 510-30(E) of the LDC, to allow the Applicant to use opaque surfaces at ground level visible from the sidewalk for the Grocery Store where the LDC prohibits such opaque surfaces (OT-141-17); and

WHEREAS, the Applicant has requested an exception from the provisions of Section 510-30(H) of the LDC, to allow the Applicant to utilize 4.6% of glass windows and doors for the primary elevation of the Grocery Store where the LDC requires 35% and also allow the Applicant to utilize 8% of glass windows and doors for the secondary elevation of the Grocery Store where the LDC requires 15% (OT-141-17); and

WHEREAS, the Applicant has requested an exception from the provisions of Section 510-30(I) of the LDC, to permit the Applicant to utilize four (4) colors for the Commercial Building and seven (7) colors on the Grocery Store instead of a maximum of three (3) colors as required by the LDC (OT-141-17); and

WHEREAS, the Applicant has requested an exception from the provisions of Section 510-30(K) of the LDC, to allow the Applicant to provide additional landscape materials on Parcel 1 to conceal the doors on the east elevation of the Grocery Store where the LDC prohibits work area or storage doors and open bays to open towards or otherwise be visible from a principal road (OT-141-17); and

WHEREAS, Chapter 28, Part 5 of the LDC, Article 511, entitled “Industrial Design Standards”, Section 511-20 “Applicability”, states that the City may approve exceptions to the guidelines as part of a site plan application; and

WHEREAS, the Applicant has requested an exception from the provisions of Section 511-30(J) of the LDC, to allow five (5) colors on the Storage Facility instead of a maximum of three (3) colors as required by the LDC (OT-142-17); and

WHEREAS, Chapter 28, Part 5 of the LDC, entitled “Signage and Design Regulations”, Article 505 “Sign Regulations”, Section 505-180 “Relief from Requirements, Sign Variances”, states that the City Commission may grant sign variances based upon a determination that the

petitioner has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested the following wall sign variances for the Storage Facility located on Parcel 2 : (i) a variance to permit five (5) wall signs where Section 505-120(O) of the LDC permits a maximum of two (2) wall signs, (ii) a variance of 39.3 square feet to allow a total sign area of 156.8 square feet on the east elevation including 101.3 square feet (Sign Type #1), 53.2 square feet (Sign Type #2) and 2.3 square feet (Sign Type #3) where Section 505-120(O)(2) of the LDC permits a maximum of 117.5 square feet of wall sign area, (iii) a variance of nine inches (9”) to allow thirty-three inch (33”) high letters on a wall sign under 75 square feet on the east elevation where Section 505-120(O)(6) of the LDC permits a maximum of twenty-four inch (24”) high letters on wall signs under 75 square feet, (iv) a variance of 72.75 square feet to allow a total wall sign area of 154.5 square feet including 101.3 square feet (Sign Type #1) and 53.2 square feet (Sign Type #2) where Section 505-120(O)(2) of the LDC permits a maximum total of 81.75 square feet of wall sign area on the south elevation, and (v) a variance of nine inches (9”) to allow thirty-three inch (33”) high letters on a wall sign under 75 square feet where Section 505-120(O)(6) of the LDC permits a maximum of twenty-four inch (24”) high letters on wall signs under 75 square feet (VA-133-17); and

WHEREAS, the Applicant has requested the following monument sign variance for the Storage Facility located on Parcel 2: a variance of six (6) square feet to allow a forty-eight (48) square foot monument sign, where Section 505-120 (L) of the LDC permits a maximum of forty-two (42) square feet (VA-134-17); and

WHEREAS, the Applicant has requested the following monument sign variances for the Grocery Store and Commercial Building located on Parcel 1: (i) a variance to allow up to seven (7) establishments to be identified on a multi-tenant sign, where Section 505-40(K)(4)(b) of the LDC permits a maximum of up to six (6) establishments to be identified on each sign, (ii) Section 505-40(K)(4)(c) of the LDC requires that the name of the development be displayed at the top of the sign with minimum letter height of ten inches (10”) and the Applicant is requesting to not include the development name on the sign despite that not all establishments are included on the sign, and (iii) Section 505-110(M)(1) of the LDC allows shopping centers with at least 500 feet of street frontage one (1) monument or entrance feature sign not to exceed sixty-four (64) square feet in area and eight (8) feet in height, or two (2) signs with an equivalent combined

area and the Applicant is requesting two (2) monument signs with a combined area of eighty (80) square feet (a variance of sixteen (16) square feet) and the Applicant is requesting that the multi-tenant identification sign be ten (10) feet in height (a variance of two (2) feet) and the Grocery Store sign be nine (9) feet in height (a variance of one (1) foot) (VA-135-17); and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625 “Variances”, Section 625-40, entitled “Variance Review Criteria; City Action”, states that the City Commission may grant a variance based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested the following front yard and interior side lot setback variances for the Storage Facility located on Parcel 2: (i) a 3.41 foot front yard setback variance (north) to permit a front yard setback of 31.59 feet, where Section 205-10 of the LDC requires a minimum front yard setback of 35 feet, and (ii) a 10.28 foot interior side yard setback variance (west) to permit an interior side yard setback of 14.72 feet, where Section 205-10 of the LDC requires a minimum interior side yard setback of 25 feet (VA-136-17) ; and

WHEREAS, the Applicant has requested a variance of twenty-three (23) feet to permit a building height of fifty-eight (58) feet for the Storage Facility, where Section 205-10(D) of the LDC permits a maximum building height of 35 feet (VA-137-17); and

WHEREAS, the Applicant has requested a street landscaping variance on Parcel 1 where Section 307-20(A) of the LDC requires the installation of street trees of the species and at the spacing intervals required pursuant to resolution of the City Commission for the particular street. In the absence of a resolution passed by the City Commission, as is the case for the subject Property, the default requirement is Royal Palms on trafficways spaced twenty (20) feet on center, and Sabal Palms spaced fifteen (15) feet on center along all other streets. The Applicant is requesting a variance to group three (3) Coconut Palms (not Royal Palms) spaced fifty feet (50’) on center along the Stirling Road trafficway, along with tiered shrubs, ground covers, a hedge, and accent shrubs (VA-138-17); and

WHEREAS, the Applicant has requested a perimeter buffer landscape variance on Parcel 1 to allow a 3.57 foot encroachment into the required perimeter landscape buffer for the proposed new bus shelter’s concrete pad, where Section 275-120 of the LDC requires a minimum ten foot (10’) landscape buffer around the perimeter of all properties located within the C-3 zoning district (VA-139-17); and

WHEREAS, the Applicant has requested a parking variance of fifty-five (55) parking spaces for the Storage Facility located on Parcel 2 to permit eighteen (18) parking spaces (including one (1) ADA space), where Section 265-50 of the LDC (parking ratio of 1 space per 2,000 square feet of self-storage or warehouse use) requires a minimum sixty-three (63) parking spaces (VA-140-17); and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 630, “Special Exception Uses,” provides that the City Commission may grant a Special Exception based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, pursuant to Section 110-20 of the LDC, the Applicant has requested a Special Exception (SE-113-17) to permit a drive-through service on the western end of the Commercial Building located on Parcel 1 within the C-3 zoning district; 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-114-17), Exceptions to Design Standards (OT-141-17 and OT-142-17), Sign Variances (VA-133-17, VA-134-17 and VA-135-17), Variances (VA-136-17, VA-137-17, VA-138-17, VA-139-17, and VA-140-17), and Special Exception (SE-113-17), 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-114-17), 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, Part 5 of the LDC, entitled “Principal Arterial Commercial Standards” the requested Exceptions to Design Standards (OT-141-17) are approved consistent with the Site Plan provided in Exhibit “B”.

Section 4. That pursuant to Chapter 28, Part 5 of the LDC, entitled “Industrial Design Standards,” the requested Exception to Design Standards (OT-142-17) is approved consistent with the Site Plan provided in Exhibit “B”.

Section 5. That pursuant to Chapter 28, Part 5 of the LDC, entitled “Signage and Design Regulations”, Article 505 “Sign Regulations”, Section 505-180 “Relief from Requirements, Sign Variances”, the requested sign variances (VA-133-17, VA-134-17 and VA-135-17) are approved consistent with the Site Plan provided in Exhibit “B”.

Section 6. That pursuant to Chapter 28, “Land Development Code”, Part 6 “Development review Procedures and Requirements,” Article 625 “Variances,” the following Variance applications (VA-136-17, VA-137-17, VA-138-17, VA-139-17, VA-140-17) are approved consistent with the Site Plan provided in Exhibit “B”.

Section 7. That pursuant to Chapter 28, Part 6 of the LDC, Article 630, “Special Exception Uses”, the Special Exception (SE-113-17) is approved consistent with the Site Plan provided in Exhibit “B”.

Section 8. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Sheets SP-11 and SP-12: Elevation of FPL Transformer Pads not indicated. Mechanical equipment shall be installed at or above Design Flood Elevation (Base Flood Elevation + 1 Foot) (Flood Review).
2. Survey, Note 3: Please revise note to indicate that property is within Flood Zones AE 6 and AH6 (Flood Review).
3. Provide the canopy (in SF) to be mitigated for the removal on exotic species on sheet L-2 (Landscape).
4. Show on sheet L-1 all trees located within and adjacent to the site (Show exotic species’ locations. If individual stems cannot be delineated, an area representation is acceptable with estimated stem count)(Landscape).
5. Proposed offsite relocations must be approved by FDOT. Provide documentation of approval for these relocations (Landscape).

6. One specimen live oak is proposed for removal (tree #107). Provide justification on why this tree is not a candidate for relocation or retention (Landscape).
7. Identify via special symbol or callout the 16 Category 1 terminal island trees located outside the terminal islands. One Category 1 tree per terminal island is acceptable pending alternative location approval (Landscape).
8. Provide a clarification on sheet L-4 that the finished grade of all landscape areas within and adjacent to VUA will be at or below the final VUA grade per Sec. 275-190(N) (Landscape).
9. Root barrier detail and description is provided; however root barrier locations are not clearly visible on sheet L-3. Show all areas where root barriers are to be installed meeting Sec. 275-190 requirements (Landscape).
10. Provide an irrigation plan meeting all Sec. 275-80 requirements (Landscape).
11. A PDF copy of the plans must accompany each subsequent submittal in order to receive comments (Landscape).
12. Provide estimate of pm peak hour trip, based on the latest ITE Manual (9th or 10th editions only). Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the 2014 FDOT Transportation Site Impact Handbook; 2013 FDOT Quality/Level of Service Handbook; the 2014 Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures (Engineering).
13. Provide stormwater management calculations (signed and sealed by a registered professional engineer) for the on-site drainage system. The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3-day event onsite with NO EXCEPTIONS (Engineering).
14. Provide a copy of pre- and post-development stormwater management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year, 24-hour and 72-hour flood stage elevations (Engineering).
15. Proposed grading and drainage plan shall be based on the stormwater management calculations (Engineering).
16. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE (Engineering).

17. French Drain appears to be proposed between drainage structures, provide calculations and geotechnical information supporting the proposed design. Include the design criteria and calculations for the proposed drainage well (Engineering).
18. Driveway aprons and swales must be graded such that rainwater is contained within the property line and not the City ROW (Engineering).
19. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations and the perimeter (property lines) on the paving and grading plan (Engineering).
20. Add signage to the road marking plan (Engineering).
21. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system (Engineering).
22. Provide vehicle swept path analysis (AutoTURN or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations (Engineering).
23. Show sight distance analysis using FDOT Index No. 546 at proposed driveways (Engineering).
24. Provide site triangles for entrance(s) and exit(s) (Engineering).
25. If pedestrian lighting is proposed, discuss the possibility of the addition of ped lighting along the City ROW (Engineering).
26. Any road cuts for utilities or curb cuts with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut (Engineering).
27. Provide a proposed "Staging Plan" including employee parking, material storage, etc (Engineering).
28. Provide Fire Department conceptual approval (Engineering).
29. Backflow preventers will not encroach on sidewalks (Engineering).
30. Meet with Public Services, separately, to discuss water and sewer connections. Request meeting through the City Engineer (Engineering).
31. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road ROW (Engineering).

32. In compliance with 805 of the City Code of Ordinances, applicant shall provide projected water demand, and sewage and solid waste generation amounts in tabular format on the civil site plan (Engineering).
33. 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).
34. Per Sec. 635-40 (D), provide a draft of any required or proposed restrictive covenants, written sureties, and common area maintenance association documents, including those for the preservation of common open space areas; grants of easement for access, drainage, utilities or other purpose; or other restrictions to be imposed upon the use of the land and buildings (Planning).
35. Per Sec. 635-40 (C) provide the recorded plat for the 2 southernmost folios and any agreements modifying the plat (example: amendment to the restrictive note or non-vehicular access line (NVAL)), if the property has been platted (Planning).
36. The proposed plat for the parcel to the northwest (parcel 2) restricts the site the 100,000 SF of self-storage use. Per sheet SP-02, 125,000 SF are proposed. Revise plans and applications accordingly (Planning).
37. Provide letter from Broward County identifying whether this property needs to be platted or replatted. *NOTE: Because the platting determination process is lengthy, applicants are encouraged to request their letter of determination from Broward County as soon as possible (Planning).
38. Provide recorded plat documents for entire site prior to issuance of a building permit (Planning).
39. On site data table, separate all calculations by building instead of parcels (Planning).
40. Provide a shadow study identifying how adjacent properties will be affected by self-storage building (Planning).
41. Photometric plans indicate different phases for the development. Per Sec. 635-50 (AA) provide a phasing plan with beginning and ending dates of construction of the entire project, and beginning and ending dates for all phases of the project (Planning).
42. Provide a separate square footage for each of the following proposed uses on plans: grocery store, retail, restaurant, self-storage (Planning).
43. Per Sec. 115-50 (2) the architectural treatment of a self-storage facility in the IG zoning district shall resemble that of an office building, particularly in those portions of the building(s) facing public rights-of-way and adjoining residential areas. This may include use of substantial construction materials (ex: stucco or stone over concrete for exterior

building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building, and overhead doors and loading activities to be located to the rear of buildings, within interior areas between buildings, or within interior side yards. Revise elevations accordingly. Provide a reference on site plan to each of the buildings shown on the elevations (Planning).

44. Per Sec. 815-20, complete streets in accordance with the CRA Redevelopment Plan, are required along Phippen Road and SW 1 Street. Revise plans accordingly (Planning).
45. Per Sec. 309-10 (C), the construction of on-street parking, sidewalks and street furniture is required along Phippen Waiters Rd. and SW 1 Street. See Figure CE-4 of the CRA Plan (attached) for the approved design of the Phippen right-of-way, and Figure CE-3 (attached) for SW 1 Street. Revise plans accordingly and indicate which of the 3 following options will be pursued by the developer, per Sec. 309-10 (C):
 1. Construct the sidewalk and on-street parking, and provide and install street furniture (including, but not limited to, benches, transit shelters, street lights, waste bins, and bike racks or lockers) for the street frontage abutting the property line of the development site, pursuant to the specifications approved by the city commission in the CRA redevelopment plan; or
 2. Provide for construction of these street improvements through private agreement with one (1) or more adjacent developers along the abutting right-of-way, by which one (1) or more developers construct and install the street improvements along the right-of-way and are reimbursed by the adjacent developers in proportion to their respective shares of right-of-way abutting each developer's parcel; or
 3. Make payment in lieu of the construction of the improvements pursuant to subsection (D), at the city's option. For each development which is required to comply with this section, the community development director, in coordination with the public services director, shall review the proposed development plan and location, and determine whether the developer shall be recommended to comply with this section through construction of the required street improvements or through payment to the city in lieu of construction in accordance with Sec. 309-10 (D) of the LDC. Applicant to provide cost estimate for city to confirm value of payment in lieu (Planning).
46. RIGHT-OF-WAY: Identify if R-O-W dedication is required along Stirling Road. See City Engineer for additional comment. Provide copy of recorded dedication prior to issuance of permit (Planning).
47. Per Sec. 215-130, the impervious area of the commercial parcel (Parcel 1), may not exceed 75% of the lot area. Revise calculations accordingly (Planning).
48. Identify projected water demand for the project (Planning).
49. Provide the signage calculation table for the entire site on one sheet. Identify the cumulative sign area permitted and total sign area used (Planning).

50. Provide bike racks per the requirements listed in Sec. 265-51. Identify location on site plan; provide detail of bike racks and the number of required/provided in data table. (Planning).
51. Per Sec. 270-20, provide off-street loading spaces and applicable screening in accordance with Article 270. Identify location of loading spaces and include calculation in site data table (Planning).
52. 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.*NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible (Planning).
53. Per the traffic study provided by Traf Tech, 179 PM peak hour trips will be generating. Based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip \$3,805.54 (179 X 21.26) is due prior to issuance of a building permit (Planning).
54. Identify dimension overhang at Aldi entrance (Planning).
55. Provide property survey with new lot lines after ROW dedication and with new 7' sidewalks dedication of easement needed for sidewalks (Planning).
56. Provide recorded bus shelter dedication for new location prior to issuance of a building permit (Planning).
57. Provide bus shelter provide detail on plans (Planning).
58. Identify on site plan location of cart storage for Aldi (Planning).
59. Add glass window to north building elevation of storage building facing NW 1 Street (Planning).
60. Per Section 635-50, the following information is missing, C, I, J, S, T, & U. Provide missing information on plans (Planning).
61. Provide copy of recorded unity of control agreement, as well as all easements, covenants, & restrictions on the property prior to issuance of a building permit. The City Attorney must review and approve before all documents prior to recordation (Planning).
62. Per Section 505-40(K)(3) Internally illuminated cabinet signs must be constructed of an opaque sign face with translucent cut-outs for sign copy, such that only the sign copy itself is illuminated, and the background is not illuminated (Planning).

63. Per Section 505-40(O)(5) Cabinet signs are prohibited, except where constructed of an opaque sign face with translucent cut-outs for sign copy, such that only the sign copy itself is illuminated and the background is not illuminated (Planning).
64. Identify the location of the third monument sign on overall site plan, Sheet SP-02 (Planning).
65. All additional pavement markings and signages including traffic signal timing and other traffic engineering requirements on the public rights-of-way are contingent on approval by the Florida Department of Transportation and/or the Broward County Traffic Engineering Division.

Section 9. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 10. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” Section 630-70 “Expiration of special exceptions,” and Section 625-50 “Expiration of Variances,” the Site Plan (SP-114-17), Exceptions to Design Standards (OT-141-17 and OT-142-17), Sign Variances (VA-133-17, VA-134-17 and VA-135-17), Variances (VA-136-17, VA-137-17, VA-138-17, VA-139-17, and VA-140-17), and Special Exception (SE-113-17) 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 11. 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 12. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 13. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 23, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

Exhibit "A"
Legal Description

PARCEL 1:

ALL OF BLOCK "C" OF "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET AND LESS THE EAST 30 FEET FOR COUNTY ROAD, AND LESS THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET OF BLOCK "C", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THEREFROM THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 8, 10 AND 12, BLOCK "B", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

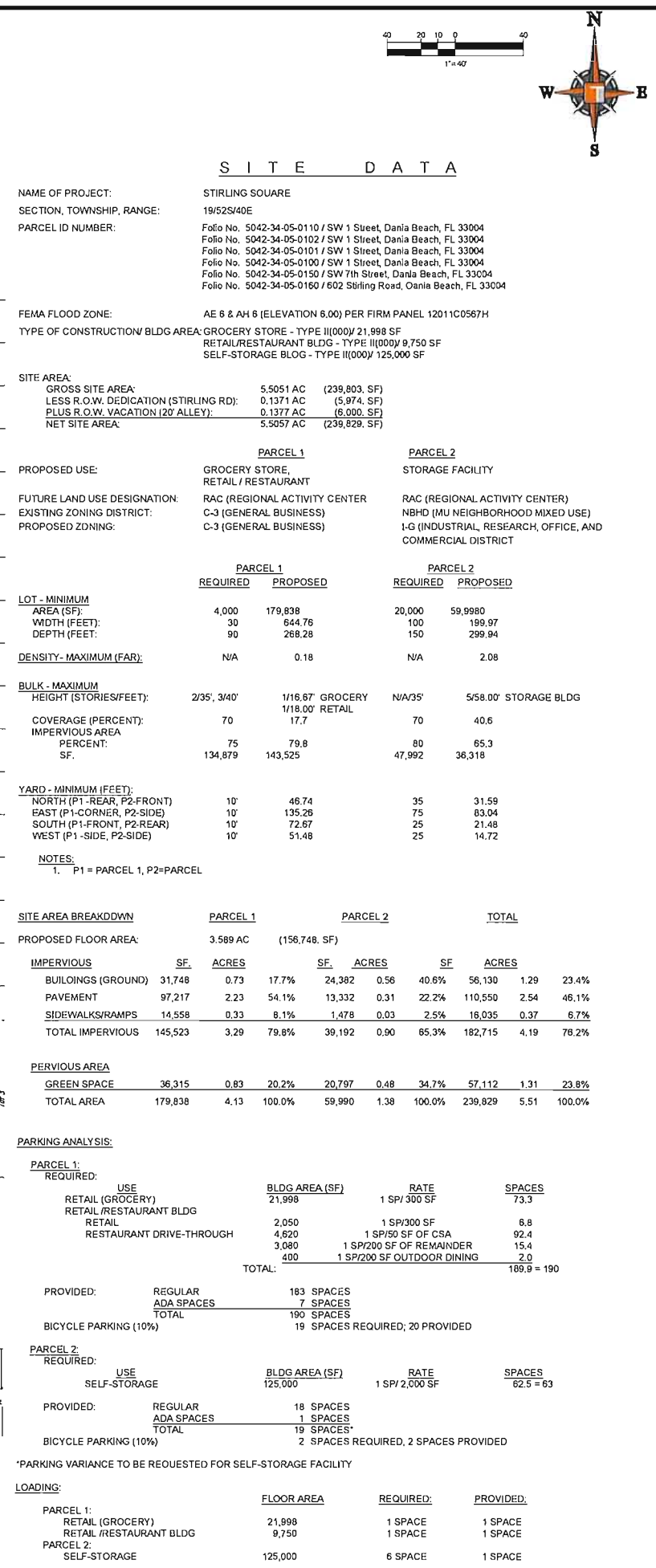
LOTS 2, 4 AND 6, BLOCK B, "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

**Exhibit “B”
Site Plan**

SITE DEVELOPMENT DRAWINGS FOR:
STIRLING SQUARE
NWC STIRLING RD. & PHIPPEN WAITERS RD.
CITY OF DANIA BEACH, BROWARD COUNTY, FL
SECTION 34, TOWNSHIP 50S, RANGE 42E
FOR
MASTER DEVELOPMENT

SP-00



S I T E D A T A

NAME OF PROJECT: STIRLING SQUARE

SECTION, TOWNSHIP, RANGE: 19/52/40E

PARCEL ID NUMBER: Folio No. 5042-34-05-0110 / SW 1 Street, Dania Beach, FL 33004
 Folio No. 5042-34-05-0102 / SW 1 Street, Dania Beach, FL 33004
 Folio No. 5042-34-05-0101 / SW 1 Street, Dania Beach, FL 33004
 Folio No. 5042-34-05-0100 / SW 1 Street, Dania Beach, FL 33004
 Folio No. 5042-34-05-0150 / SW 7th Street, Dania Beach, FL 33004
 Folio No. 5042-34-05-0160 / 602 Stirling Road, Dania Beach, FL 33004

FEMA FLOOD ZONE: AE 8 & AH 6 (ELEVATION 6.00) PER FIRM PANEL 12011C0567H

TYPE OF CONSTRUCTION/ BLDG AREA: GROCERY STORE - TYPE I|(000)/ 21,998 SF
 RETAIL/RESTAURANT BLDG - TYPE I|(000)/ 9,750 SF
 SELF-STORAGE BLDG - TYPE II|(000)/ 125,000 SF

SITE AREA:		
GROSS SITE AREA:	5.5051 AC	(239,803, SF)
LESS R.O.W. DEDICATION (STIRLING RD):	0.1371 AC	(5,974, SF)
PLUS R.O.W. VACATION (20' ALLEY):	0.1377 AC	(6,000, SF)
NET SITE AREA:	5.5057 AC	(239,829, SF)
PARCEL 1		
PROPOSED USE:	GROCERY STORE, RETAIL / RESTAURANT	PARCEL 2 STORAGE FACILITY
FUTURE LAND USE DESIGNATION:	RAC (REGIONAL ACTIVITY CENTER)	RAC (REGIONAL ACTIVITY CENTER)
EXISTING ZONING DISTRICT:	C-3 (GENERAL BUSINESS)	NBHD (MU NEIGHBORHOOD MIXED USE)
PROPOSED ZONING:	C-3 (GENERAL BUSINESS)	1-G (INDUSTRIAL, RESEARCH, OFFICE, AND

COMMERCIAL DISTRICT				
	PARCEL 1		PARCEL 2	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
<u>LOT - MINIMUM</u>				
AREA (SF):	4,000	179,838	20,000	59,998.0
WIDTH (FEET):	30	644.76	100	199.97
DEPTH (FEET):	90	268.28	150	299.94
<u>DENSITY- MAXIMUM (FAR):</u>	N/A	0.18	N/A	2.08
<u>BULK - MAXIMUM</u>				
HEIGHT (STORIES/FEET):	2/35', 3/40'	1/16.67' GROCERY 1/18.00' RETAIL	N/A/35'	5/58.00' STORAGE BLDG
COVERAGE (PERCENT):	70	17.7	70	40.6
IMPERVIOUS AREA PERCENT:	75	79.8	80	65.3

SF.	134,879	143,525	47,992	36,318
YARD - MINIMUM (FEET):				
NORTH (P1-REAR, P2-FRONT)	10'	48.74	35	31.59
EAST (P1-CORNER, P2-SIDE)	10'	135.26	25	8.094
SOUTH (P1-FRONT, P2-REAR)	10'	72.67	25	21.48
WEST (P1-SIDE, P2-SIDE)	10'	51.48	25	14.72
NOTES:				
P1 = PARCEL 1, P2=PARCEL 2				

SITE AREA BREAKDOWN		PARCEL 1		PARCEL 2		TOTAL	
PROPOSED FLOOR AREA:		3.589 AC		(156,748. SF)			
IMPERVIOUS	SF.	ACRES		SF.	ACRES	SF.	ACRES
BUILDINGS (GROUND)	31,748	0.73	17.7%	24,382	0.56	40.6%	56,130 1.29 23.4%
PAVEMENT	97,217	2.23	54.1%	13,332	0.31	22.2%	110,550 2.54 46.1%
SIDEWALKS/RAMPS	14,558	0.33	8.1%	1,478	0.03	2.5%	16,035 0.37 6.7%
TOTAL IMPERVIOUS	145,523	3.29	79.8%	39,192	0.90	85.3%	182,715 4.19 76.2%

PERVIOUS AREA									
GREEN SPACE	36,315	0.83	20.2%	20,797	0.48	34.7%	57,112	1.31	23.8%
TOTAL AREA	179,838	4.13	100.0%	59,990	1.38	100.0%	239,829	5.51	100.0%

<u>PARKING ANALYSIS:</u>			
<u>PARCEL 1:</u>			
<u>REQUIRED:</u>			
<u>USE</u>	<u>BLDG AREA (SF)</u>	<u>RATE</u>	<u>SPACES</u>
RETAIL (GROCERY)	21,998	1 SP/ 300 SF	73.3
RETAIL/RESTAURANT BLDG			
RETAIL	2,050	1 SP/300 SF	6.8
RESTAURANT DRIVE-THROUGH	4,620	1 SP/50 SF OF CSA	92.4
	3,080	1 SP/200 SF OF REMAINDER	15.4
	400	1 SP/200 SF OUTDOOR DINING	2.0
TOTAL:			189.9 = 190
PROVIDED:	REGULAR	183 SPACES	

ADA SPACES	7 SPACES
TOTAL	190 SPACES
BICYCLE PARKING (10%)	19 SPACES REQUIRED; 20 PROVIDED

PARCEL 2:

REQUIRED:

<u>USE</u>	<u>BLDG AREA (SF)</u>	<u>RATE</u>	<u>SPACES</u>
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SELF-STORAGE	125,000	1 SP/2,000 SF	62.5 = 63
PROVIDED:	REGULAR	18 SPACES	
	ADA SPACES	1 SPACES	
	TOTAL	19 SPACES*	
BICYCLE PARKING (10%)		2 SPACES REQUIRED, 2 SPACES PROVIDED	

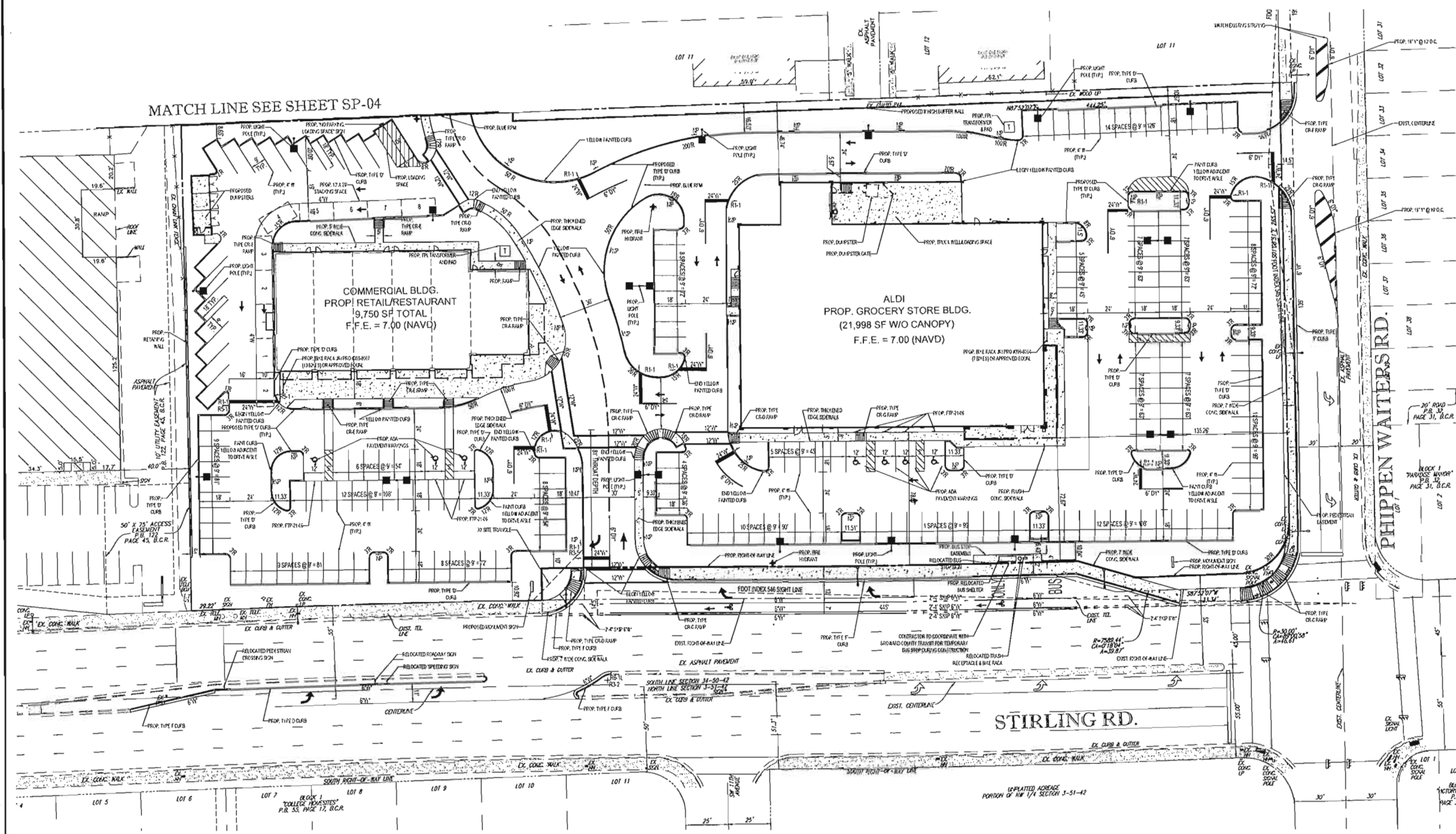
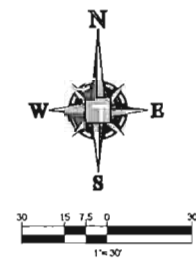
*PARKING VARIANCE TO BE REQUESTED FOR SELF STORAGE FACILITY

LOADING:			
	FLOOR AREA	REQUIRED:	PROVIDED:
PARCEL 1:			
RETAIL (GROCERY)	21,998	1 SPACE	1 SPACE
RETAIL /RESTAURANT BLDG	9,750	1 SPACE	1 SPACE
PARCEL 2:			
SELF-STORAGE	125,000	6 SPACE	1 SPACE

[illegible]

Printed on 1/18/2017, 2:01 PM, by user: jk...
C:\Users\jk...
STIRLING RD. & PHIPPEN WAITERS RD. - STIRLING RD. - SITE PLAN

MATCH LINE SEE SHEET SP-04

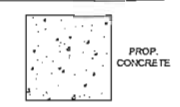


NOTE:
1. PER DANA CODE OF ORDINANCES (ARTICLE 415 - SIDEWALKS AND SWALES), OWNER IS RESPONSIBLE FOR SIDEWALKS AND SWALE IMPROVEMENTS WITHIN THE ROAD ROW.

ADA COMPLIANCE NOTE:
ALL PATHWAYS SHALL BE COMPLIANT WITH THE LATEST VERSION OF THE FLORIDA ACCESSIBILITY CODE.

DATUM NOTE:
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). ADD 1.54 TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

HATCH LEGEND



LEGEND

R1-1	STOP SIGN (00' x 30')
R3-SR	RIGHT TURN ONLY
RS-1	DO NOT ENTER SIGN (00' x 30')
W11-2	PEDESTRIAN CROSSING
RS-1R	ONE WAY
FTP 21-06	ACCESSIBLE PARKING
D.Y.	DOUBLE YELLOW
V	VIOLATION
NP	NO PARKING

NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT. 12" x 18" SIGN WITH WHITE BACKGROUND AND RED LETTERS

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DRC SUBMITTAL

PROJECT No.: F180048
DRAWN BY: CAD
CHECKED BY: CAD
DATE: 11-02-2017
CAD L.D.: F180048-SITE PLAN

STIRLING SQUARE NWC OF STIRLING RD. & PHIPPEN WAITERS RD. FOR MASTER DEVELOPMENT

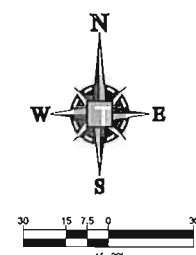
DANA BEACH, FLORIDA

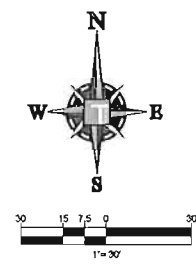
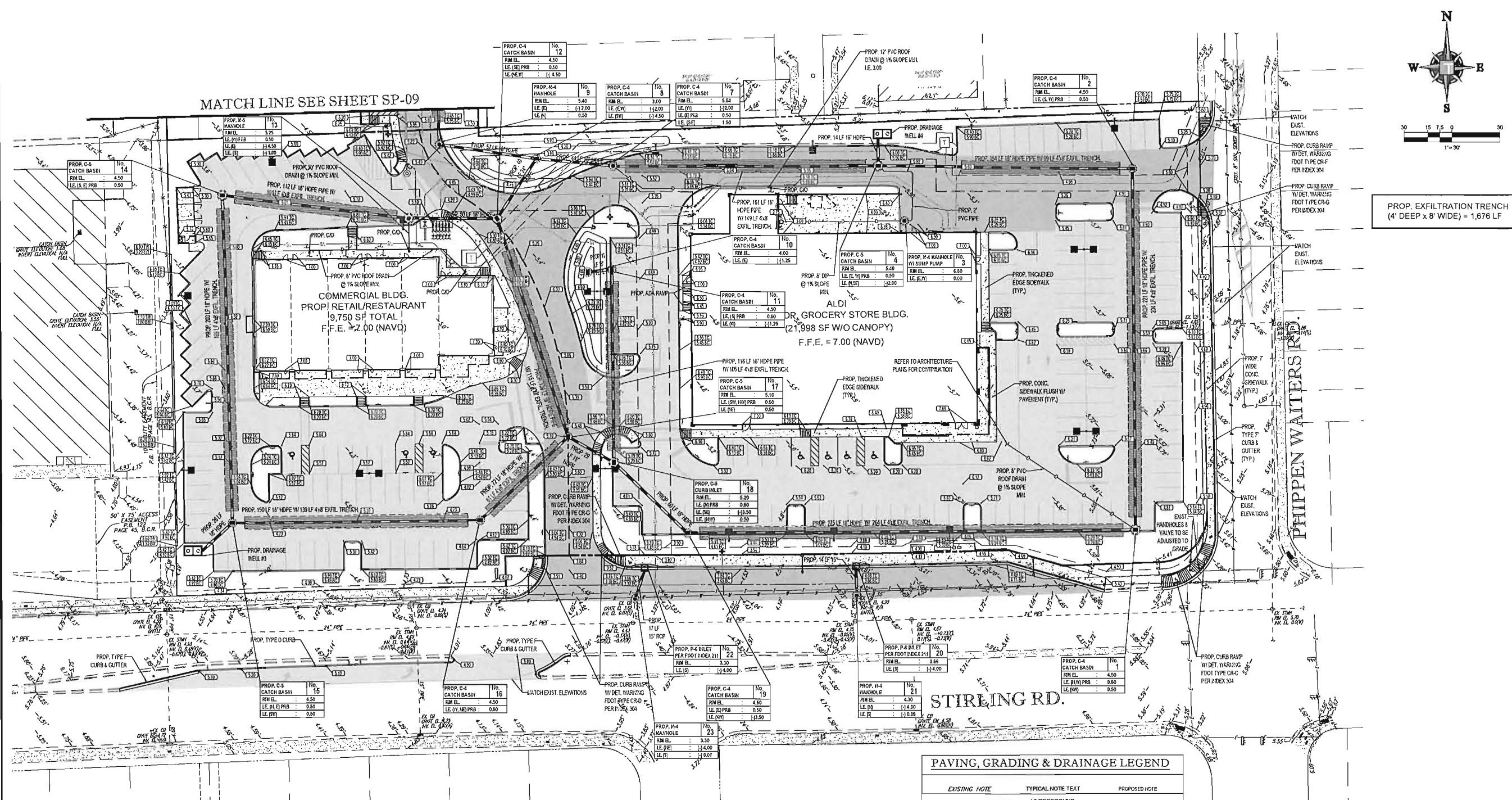
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MAXWELL T. KAPLAN
PROFESSIONAL ENGINEER
December 22, 2017
FLORIDA LICENSE NO. 83306
FLORIDA BUSINESS CERT. OF AUTH. 12-27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-03

[illegible]



PROP. EXFILTRATION TRENCH
(4' DEEP x 8' WIDE) = 1,676 LF

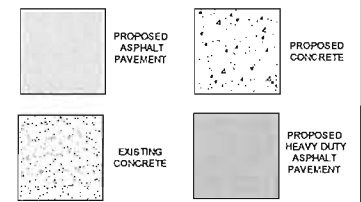
CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBGRADE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS, SOONING INCLUDES MAINTAINING SLOPE AND SOO UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLANNING DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIGHER CONSTRUCTION ACTIVITIES AT HIS ADDITIONAL COST TO THE OWNER.
- NOTIFY SURINSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- DURATION OF CONSTRUCTION IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 600.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR CONTINUATION OF ROOF LEADERS.
- HANDICAP PARKING SPACES AND ACCESSWAYS SHALL NOT EXCEED 2.0% MAXIMUM SLOPE IN ANY DIRECTION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF WORK IF SLOPES WOULD BE EXCEEDED FOR DIRECTION. RE-WORK REQUIRED DUE TO NON-IDENTIFICATION SHALL BE PERFORMED WITHOUT ADDITIONAL COMPENSATION.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- PRB = POLLUTANT RETARDANT BAFFLE (SEE DETAIL SHEET).
- CONTRACTOR IS REQUIRED TO CLEAN THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO FINAL ACCEPTANCE. ADDITIONALLY, ADJACENT EXISTING DRAINAGE SYSTEM SHALL BE CLEANED IF SEDIMENT ENTERS THE SYSTEM AS REQUIRED BY THE SYSTEM OWNER.
- PRIOR TO COMMENCEMENT OF WORK ALL REQUIRED SEGMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL GOVERNING AGENCY AND/OR TO ENGINEER OF RECORD.
- ALL AFFECTED AREAS DISTURBED NOT NOTED TO BE LANDSCAPED SHALL BE SOODED.

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
—	UNDERGROUND WATER LINE	—
—	UNDERGROUND ELECTRIC LINE	—
—	UNDERGROUND TELEPHONE LINE	—
—	STORM SEWER	—
—	SANITARY SEWER MAIN	—
—	OVERHEAD WIRE	—
—	OVERHEAD TRAFFIC WIRE	—
—	SANITARY SEWER LATERAL	—
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓣ	STORM MANHOLE	Ⓣ
Ⓢ	CATCH BASIN	Ⓢ
Ⓢ	WATER METER	Ⓢ
○	CLEAN OUT	○
Ⓢ	GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)	Ⓢ
Ⓢ	TOP OF CURB	Ⓢ
Ⓢ	BOTTOM OF CURB	Ⓢ

HATCH LEGEND



DATUM NOTE:
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). ADD 1.54 TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

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REVISIONS:

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PROJECT No.: F160048
DRAWN BY: CAD
CHECKED BY: RDT
DATE: 11-02-2017
CAD I.D.: F160048-PGD

STIRLING SQUARE
NWC OF
STIRLING RD. &
PHIPPEN WATERS RD.
FOR
MASTER
DEVELOPMENT

DANIA BEACH
FLORIDA

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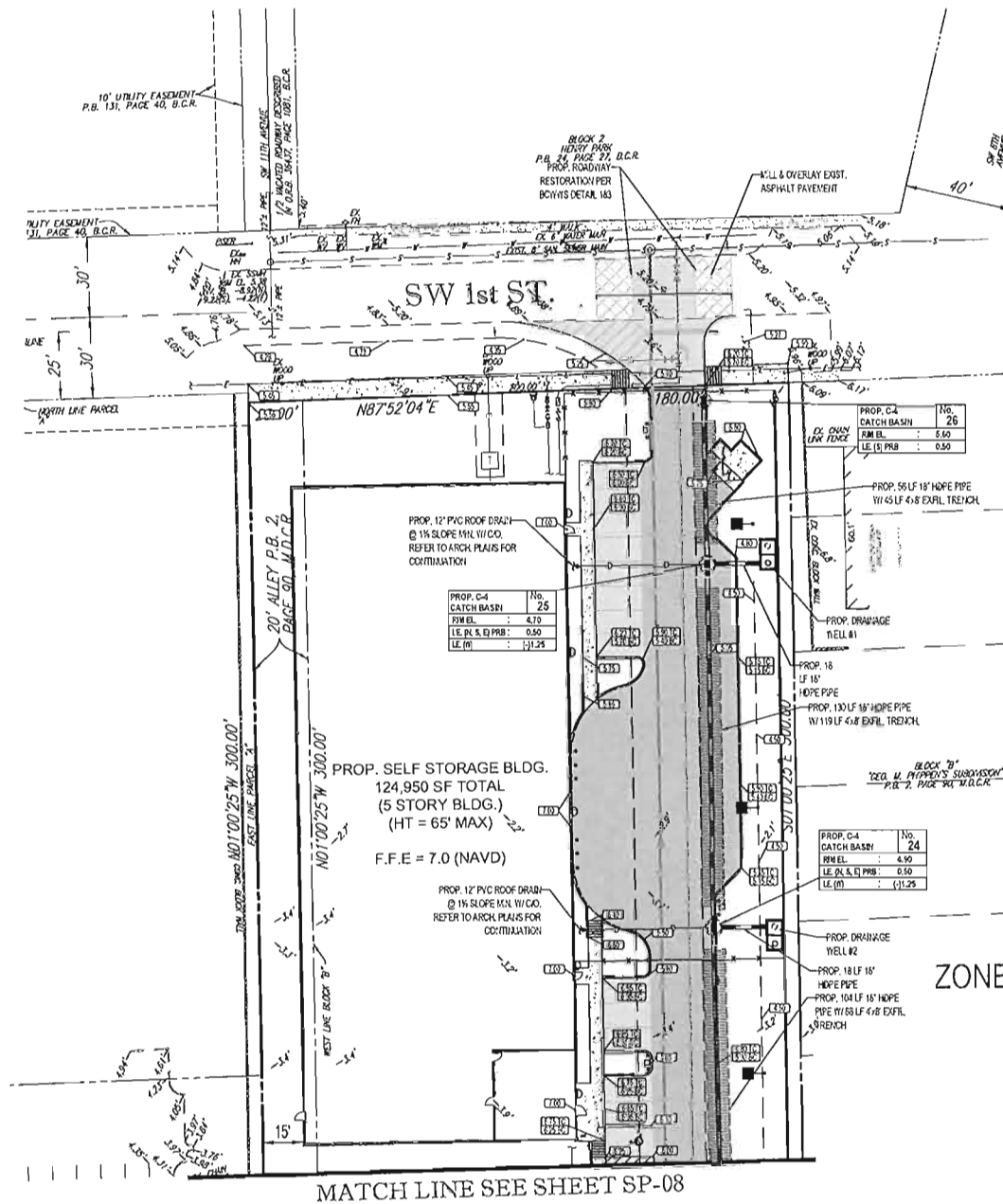
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MAXWELL T. KAPLAN

PROFESSIONAL ENGINEER
December 22, 2017
FLORIDA LICENSE NO. 83368
FLORIDA BUSINESS CERT. OF AUTH. 15-12528

SHEET TITLE:
PAVING, GRADING &
DRAINAGE PLAN

SHEET NUMBER:
SP-08

[illegible]

DRC SUBMITTAL

PROJECT No.:	F1600-48
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	11-02-2017
CAD I.O.:	F1600-48-PGD

PROJECT:

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NWC OF
STIRLING RD. &
PHIPPEN WAITERS RD.

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FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MAXWELL T. KAPLAN

PROFESSIONAL ENGINEER
December 22, 2017
FLORIDA LICENSE No. 83386
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING &
DRAINAGE PLAN

SHEET NUMBER:

SP-09

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	OVERHEAD TRAFFIC WIRE	
	SANITARY SEWER LATERAL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	
	GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)	
	TOP OF CURB BOTTOM OF CURB	

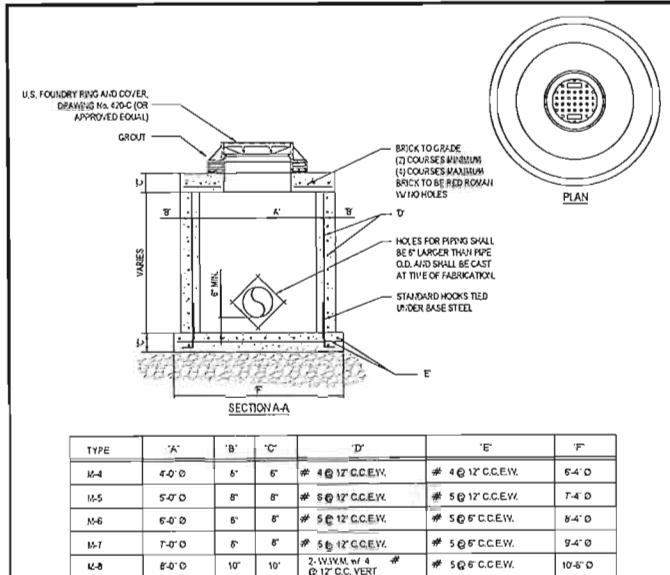
Figure 1 consists of four square panels arranged in a 2x2 grid. The top-left panel is labeled 'PROPOSED ASPHALT PAVEMENT' and shows a uniform, light gray surface. The top-right panel is labeled 'PROPOSED CONCRETE' and shows a light gray surface with numerous small, dark, irregular spots. The bottom-left panel is labeled 'EXISTING CONCRETE' and shows a light gray surface with many small, dark, irregular spots, similar to the 'Proposed Concrete' panel. The bottom-right panel is labeled 'PROPOSED HEAVY DUTY ASPHALT PAVEMENT' and shows a uniform, dark gray surface.

PROP. EXFILTRATION TRENCH
(4' DEEP x 8' WIDE) = 1,676 LF

DATUM NOTE:
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND
ARE BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD). ADD 1.54 TO CONVERT TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929
(NGVD).

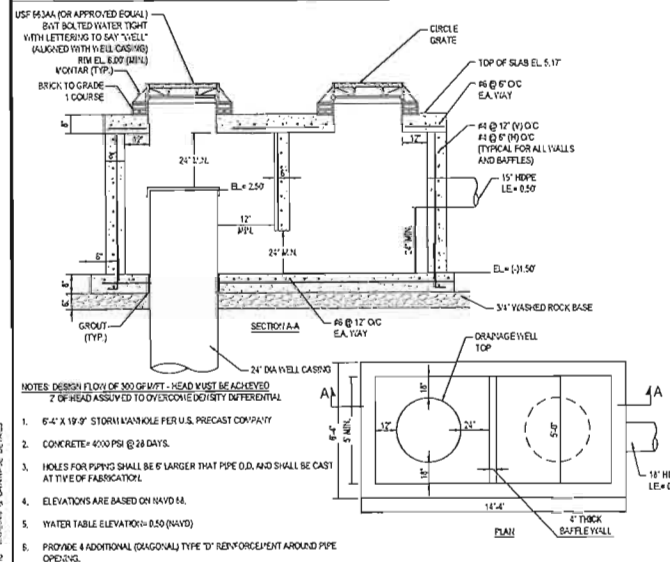
CONSTRUCTION NOTES:

- | | | |
|--|---|---|
| <p>CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CURB, GUTS AND ASPHALT UNLESS OTHERWISE NOTED. EXISTING CONC. AND MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.</p> <p>CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.</p> <p>CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.</p> <p>CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN CONFORMANCE WITH CITY DESIGN STANDARDS.</p> <p>CONTRACTOR TO SOD ALL DISTURBED AREAS. SOODING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETELY AD ACCEPTANCE OF THE TOTAL PROJECT OR GROUND ESTABLISHED WHICHEVER COMES LAST.</p> <p>ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WHERE APPLICABLE BY THE CONTRACTOR.</p> <p>THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT, IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE COMPLETION OF OR INTERFERE WITH THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER</p> | <p>PRIOR TO CONSTRUCTION OF AFFECTED AREA.</p> <p>THE CONTRACTOR SHALL PROTECT ALL UTILITIES, STRUCTURES, STORM DRAINS, EXISTING, AND OTHER FACILITIES TO REMAIN AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO HIGHER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.</p> <p>NOTIFY SUIPERIOR STATE ONE CALL (1-800-432-4178) PRIOR TO ANY CONSTRUCTION.</p> <p>PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.</p> <p>DURATION OF CONSTRUCTION IN ACCORDANCE WITH FOOT C STANDARD INDEX 10, 600.</p> <p>THE CONTRACTOR SHALL NOT ENCROACH ON THE PUBLIC RIGHT-OF-WAY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.</p> <p>THE EXISTING UNDERGROUND UTILITIES ARE SHOWN ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF UTILITIES. THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.</p> | <p>REFER TO ARCHITECTURAL PLANS FOR CONTINUATION OF ROOF LEADERS.</p> <p>HANDCAP PARKING SPACES AND ACCESSWAYS SHALL BE CONSTRUCTED WITH A MINIMUM SLOPE IN ANY DIRECTION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OF HANDICAPPED PARKING DIRECTION. RE-WORK REQUIRED DUE TO HANDICAPPED SHALL BE PERFORMED WITHIN 48 HOURS OF ANY DISCUSSION.</p> <p>ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.</p> <p>PBS = POLLUTANT RETARDANT BAFFLE (SEE DETAIL SHEET).</p> <p>ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.</p> <p>CONTRACTOR IS REQUIRED TO CLEAN THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO FINAL ACCEPTANCE. THE EXISTING STORM DRAINAGE SYSTEM SHALL BE CLEANED IF SEDIMENT ENTERS THE SYSTEM AS REQUIRED BY THE SYSTEM OWNER.</p> <p>PRIOR TO COMMENCEMENT OF WORK ALL REQUIRED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL GOVERNING AGENCY.</p> <p>ALL AFFECTED AREAS DISTURBED MUST BE RE-LANDSCAPED SHALL BE SOODED.</p> |
|--|---|---|



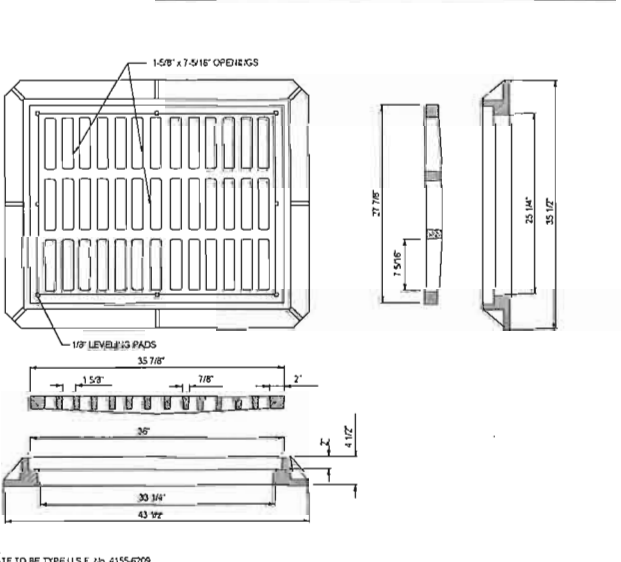
1 PRECAST CIRCULAR DRAINAGE MANHOLE

SCALE: NONE



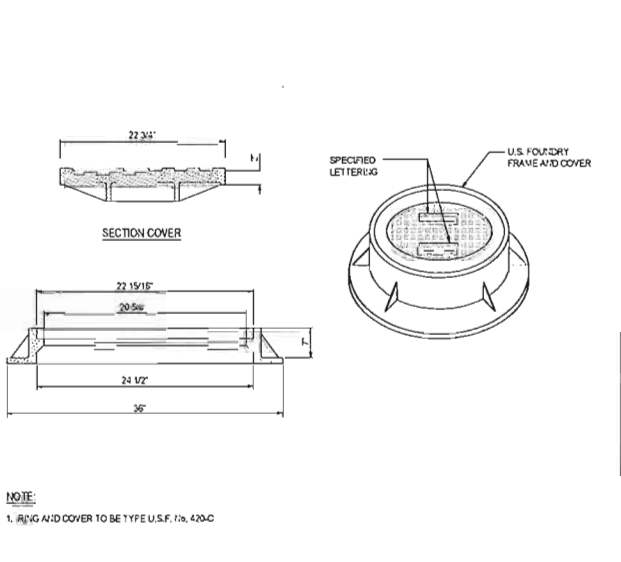
2 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE



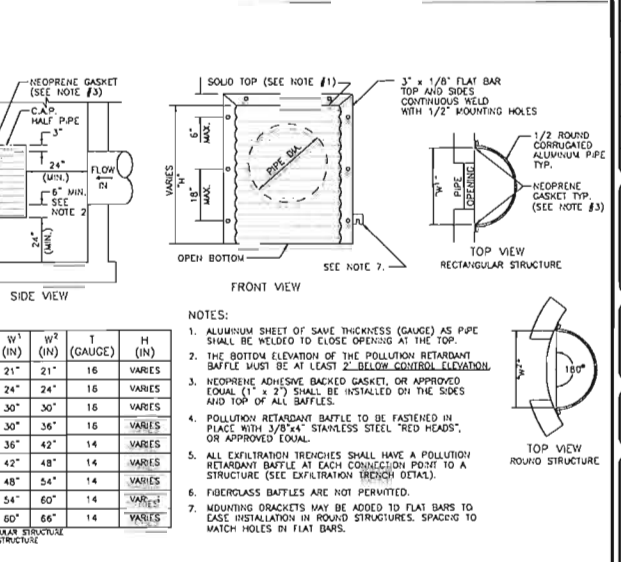
3 PRECAST CIRCULAR CATCH BASIN

SCALE: NONE



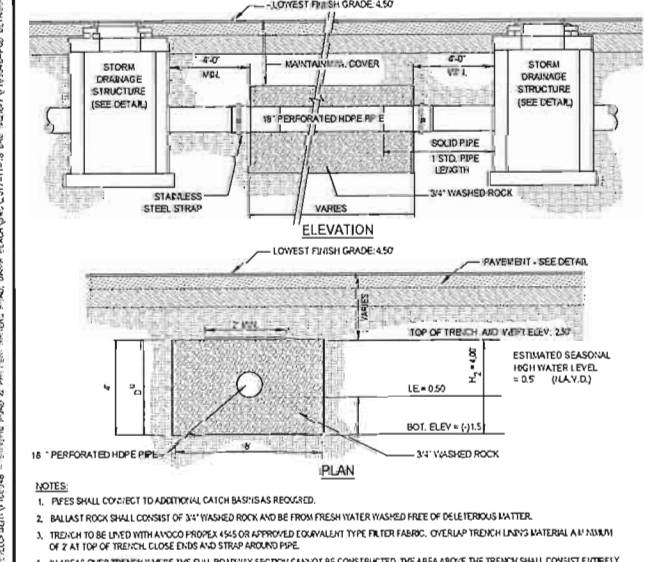
4 PRECAST CONCRETE-TOP SLAB

SCALE: NONE



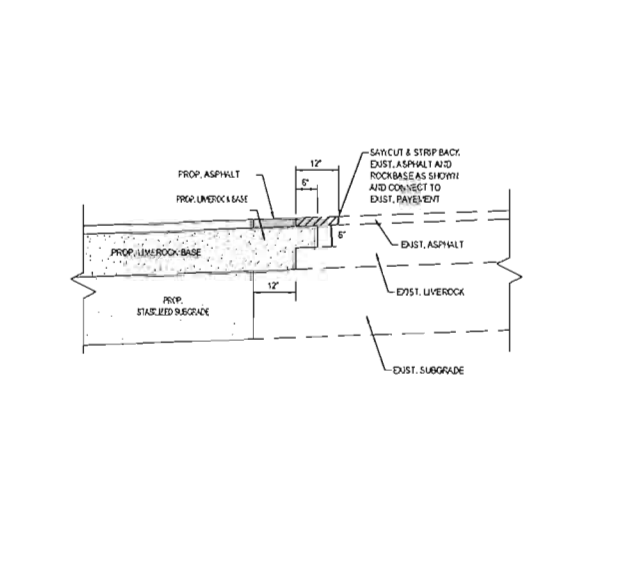
7 DRAINAGE WELL DETAIL

SCALE: NONE



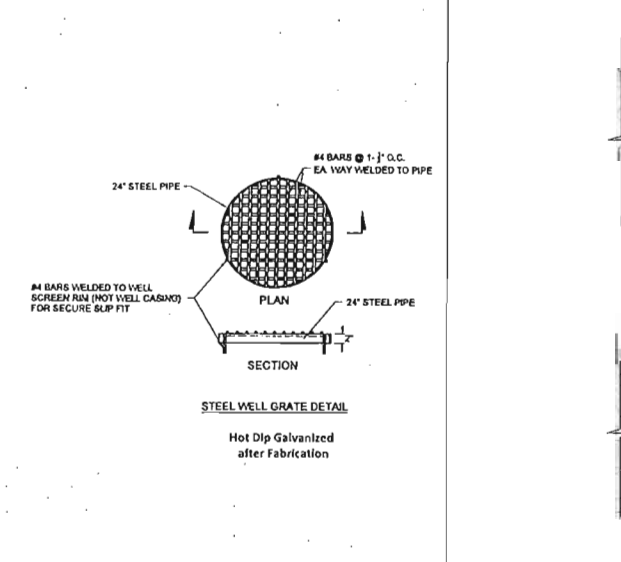
8 FRAME AND GRATE DETAIL

SCALE: NONE



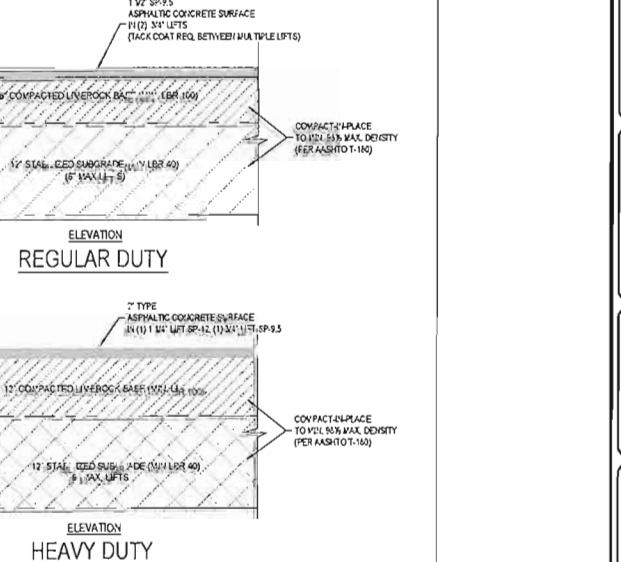
9 MANHOLE FRAME DETAIL

SCALE: NONE



10 POLLUTION RETARDENT BAFFLE DETAIL

SCALE: NONE



11 EXFILTRATION TRENCH

SCALE: NONE



12 STEP CUT PAVEMENT CONNECTION DETAIL

SCALE: NONE



DRAINAGE WELL GRATE DETAIL

SCALE: NONE



ASPHALTIC CONCRETE PAVEMENT DETAIL

SCALE: NONE



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PROJECT NO: F100048
DRAWN BY: CAD
CHECKED BY: ROT
DATE: 11-02-2017
CAD I.D.: F100048-PGD DETAILS

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PH: (954) 202-7000
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MAXWELL T. KAPLAN

PROFESSIONAL ENGINEER
December 22, 2017
FLORIDA LICENSE NO. 83396
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
PAVING, GRADING
& DRAINAGE
DETAILS

SHEET NUMBER:
SP-10



- A. WEARING SURFACE: (ASPHALT AREAS ONLY)
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS.
- B. LIME ROCK BASE: (ASPHALT AREAS)
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
- C. SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40). SUBGRADE SHOULD EXTEND 12" BEYOND LIME ROCK / CONCRETE LIMITS.
- D. CONCRETE SIDEWALK: 4" THICK 3,500 PSI CONCRETE W REINFORCEMENT @ 28 DAYS.
- E. WEARING SURFACE: (ASPHALT AREA WITHIN FDOT RIGHT-OF-WAY)
INSTALLATION OF THE 3" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE FC-9.5 & SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH 1" TYPE FC-9.5 (TRAFFIC - C) FRICTION COURSE OVER 2" TYPE SP-12.5 (TRAFFIC - C) ASPHALT STRUCTURAL COURSE WITH TACK COAT BETWEEN LIFTS.

[illegible]

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DATE:	11-02-20
CAD I.D.:	F160048-CROSS SECTION

PROJECT

STIRLING SQUARE
NWC OF
STIRLING RD. &
PHIPPEN WAITERS RD

MASTER DEVELOPMENT

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FLORIDA



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MAXWELL T. KAPLAN

PROFESSIONAL ENGINEER
December 22, 2017
FLORIDA LICENSE No. 83366
FLORIDA BUSINESS CERT. OF AUTH. No. 27

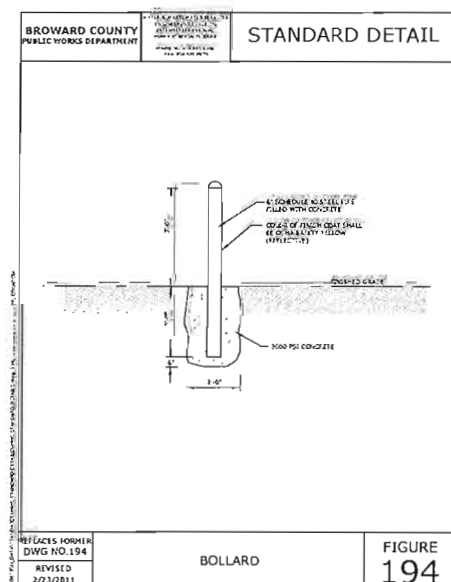
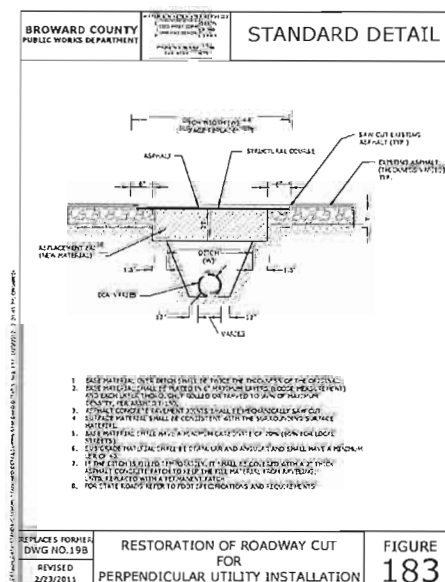
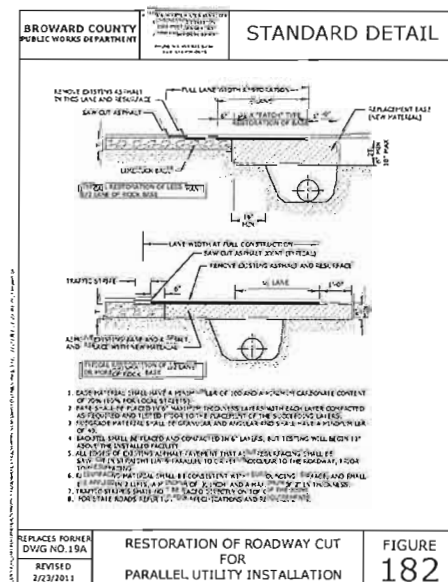
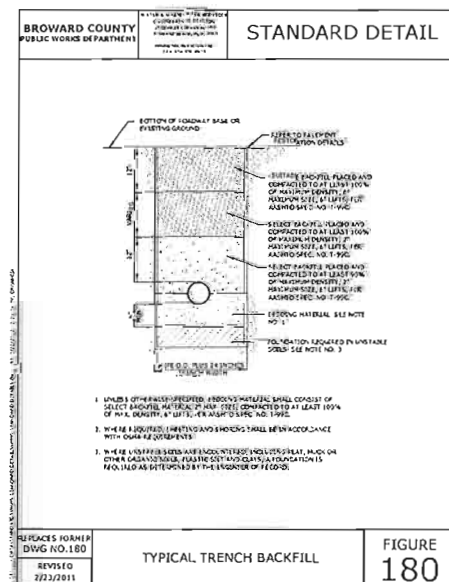
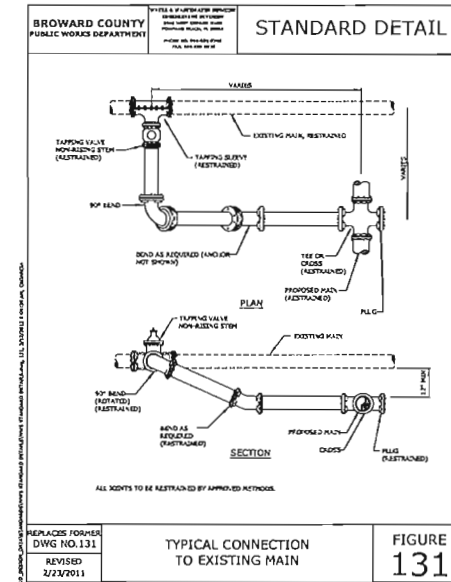
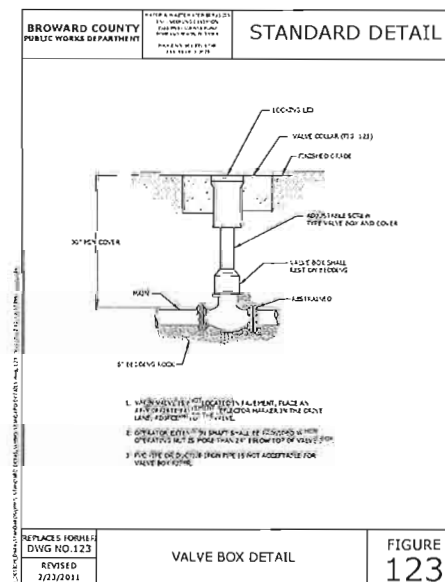
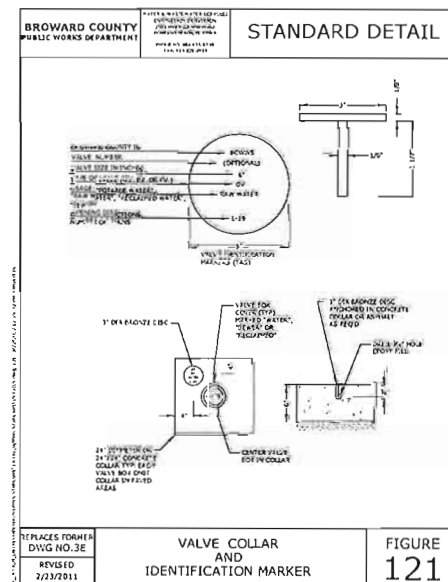
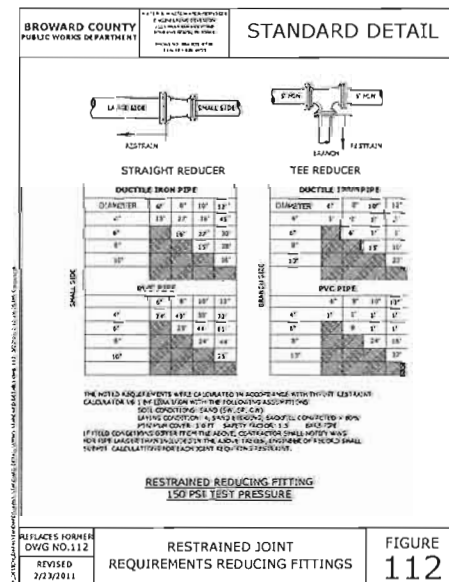
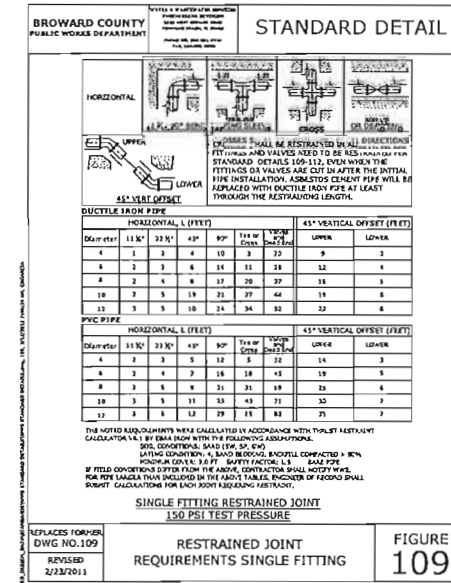
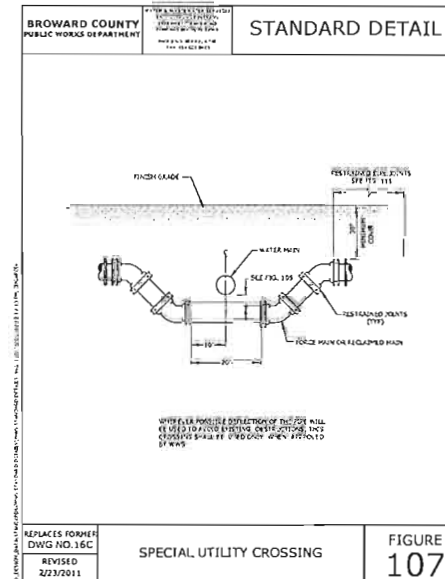
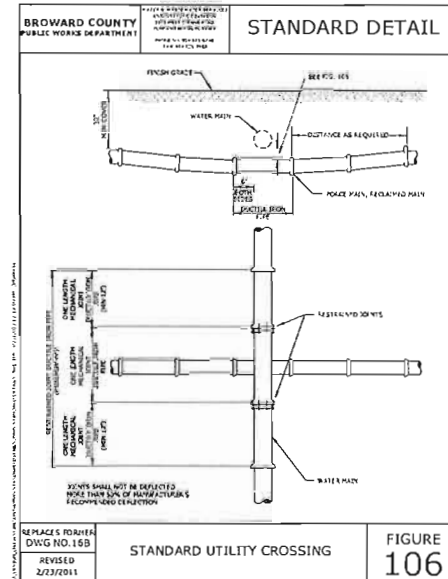
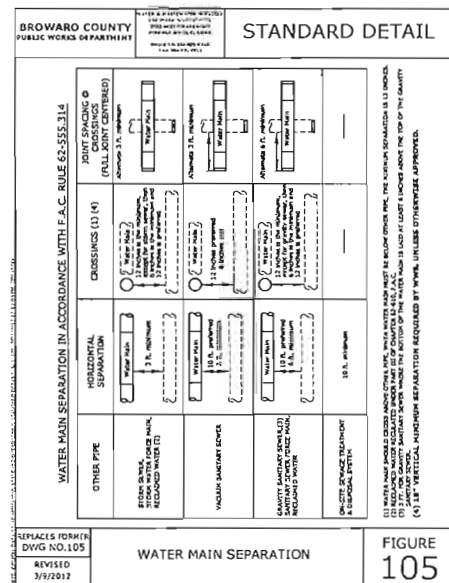
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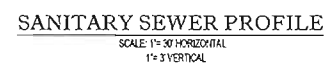
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SHEET NUMBER

SP-11

SP-14





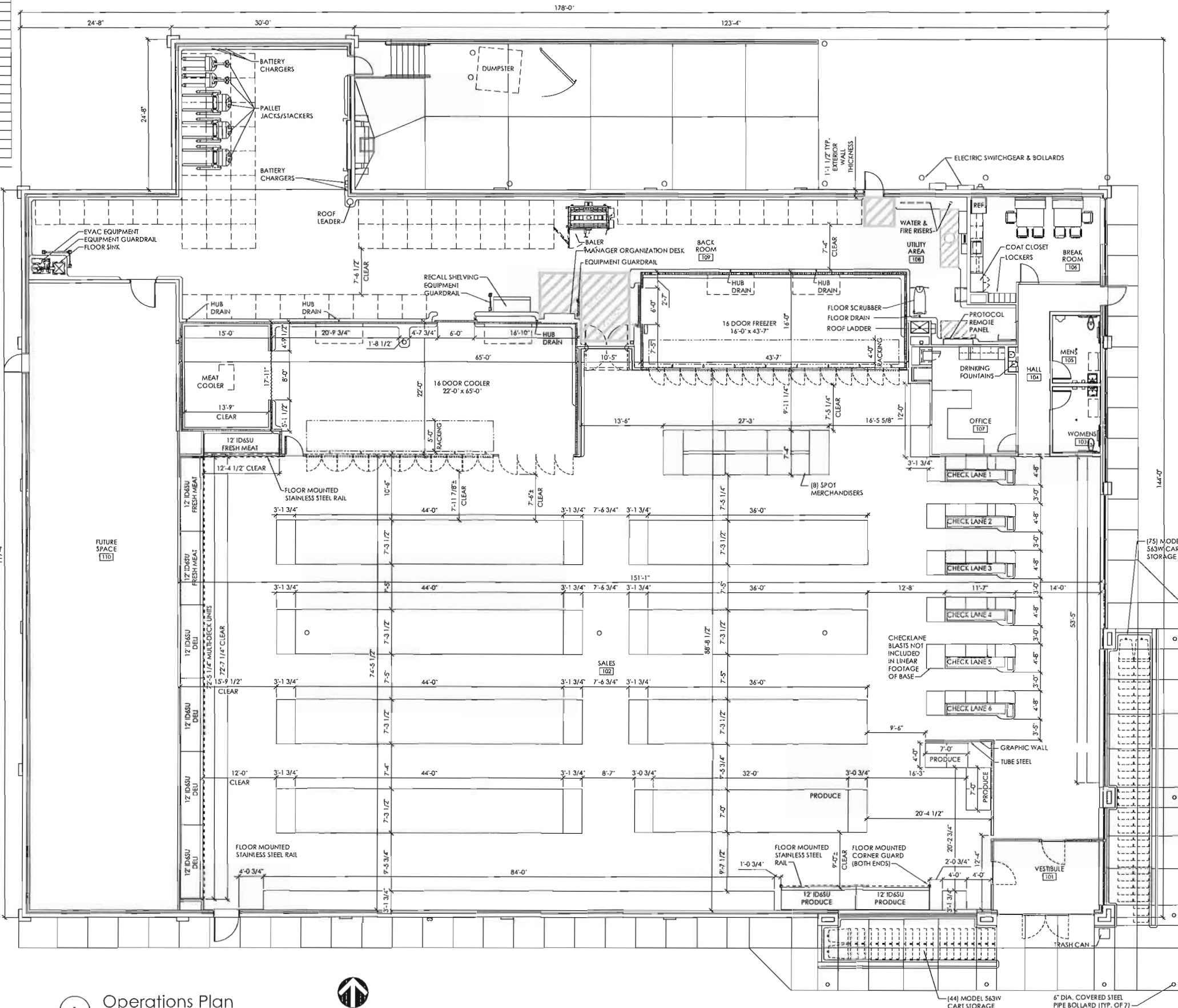
Printed on Friday, December 22, 2017, 3:23 PM by User Kagan
 2016MASTER OF CYCLOPSM/F100049 - STIRLING ROAD & PHOENIX-WINTERES ROAD, DANIA BEACH/DWS/2017-11-18 DEC DIS/OFF F100049-PROFILES-----SLAYOUT: SANITARY SINKER PROFILE

SHEET TITLE:
**SANITARY SEWER
 PROFILE**

SHEET NUMBER:
SP-19

V8.0 PROTOTYPE - NOT FOR CONSTRUCTION

REAR DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,105
	MEN'S ROOM	85
	WOMEN'S ROOM	83
	HALL	186
SUBTOTAL (MERCANTILE)		12,459
BUSINESS (B)	OFFICE	252
	BREAK ROOM	318
SUBTOTAL (BUSINESS)		570
STORAGE / STOCK (S-I)	BACKROOM	3,424
	COOLER	1,317
	FREEZER	648
	FUTURE SPACE	2,496
SUBTOTAL (STORAGE / STOCK)		7,885
SUBTOTAL (OCCUPANCIES)		20,914
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,115
BUILDING SQUARE FOOTAGE		22,029
EXTERIOR CANOPY		712
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		22,741



- NOTES:
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - ALL SHELVING DIMENSIONS ARE TO FACE OF GONDOLA.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DEU OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
 - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

REAR DOCK OPERATIONS DATA	
ITEM	V8.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	850'-4"
ASSUMED PALLET STORAGE	66
BUILDING DIMENSIONS	119'-4" x 178'-0"
SALES FLOOR DIMENSIONS	74'-5" x 151'-1"
LENGTH OF MULTIDECK	108'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	8
CART STORAGE	(119) MODEL 563W

1 Operations Plan

SCALE: 1/8" = 1'-0"



Issued:	Date:
A Issued for Use/Reference	09/07/17
B	
C	
D	
E	
Revisions:	Date:
1	
2	
3	
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Seal

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Architects Engineers Planners

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Orlando, FL 32814
P (407) 661-9100
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ALDI Inc.
1171 N. Stale Road 7
Royal Palm Beach, FL 33411
(561) 642-8000
(561) 642-8001

ALDI Inc. Store #: 68
Dania Beach
NWC of Stirling Rd. &
Phippen Waiters Rd.
Dania Beach, FL 33004
Project Name & Location:

Operations Plan

Drawing Name:

Date: 10/23/17

Type: RHRD-V8

Drawn By: JOM

Scale: As Noted

Project No.
2170738

A-131

Drawing No.

STIRLING SQUARE
NWC OF STIRLING RD. & PHIPPEN WAITERS RD.
DANIA BEACH, FLORIDA

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

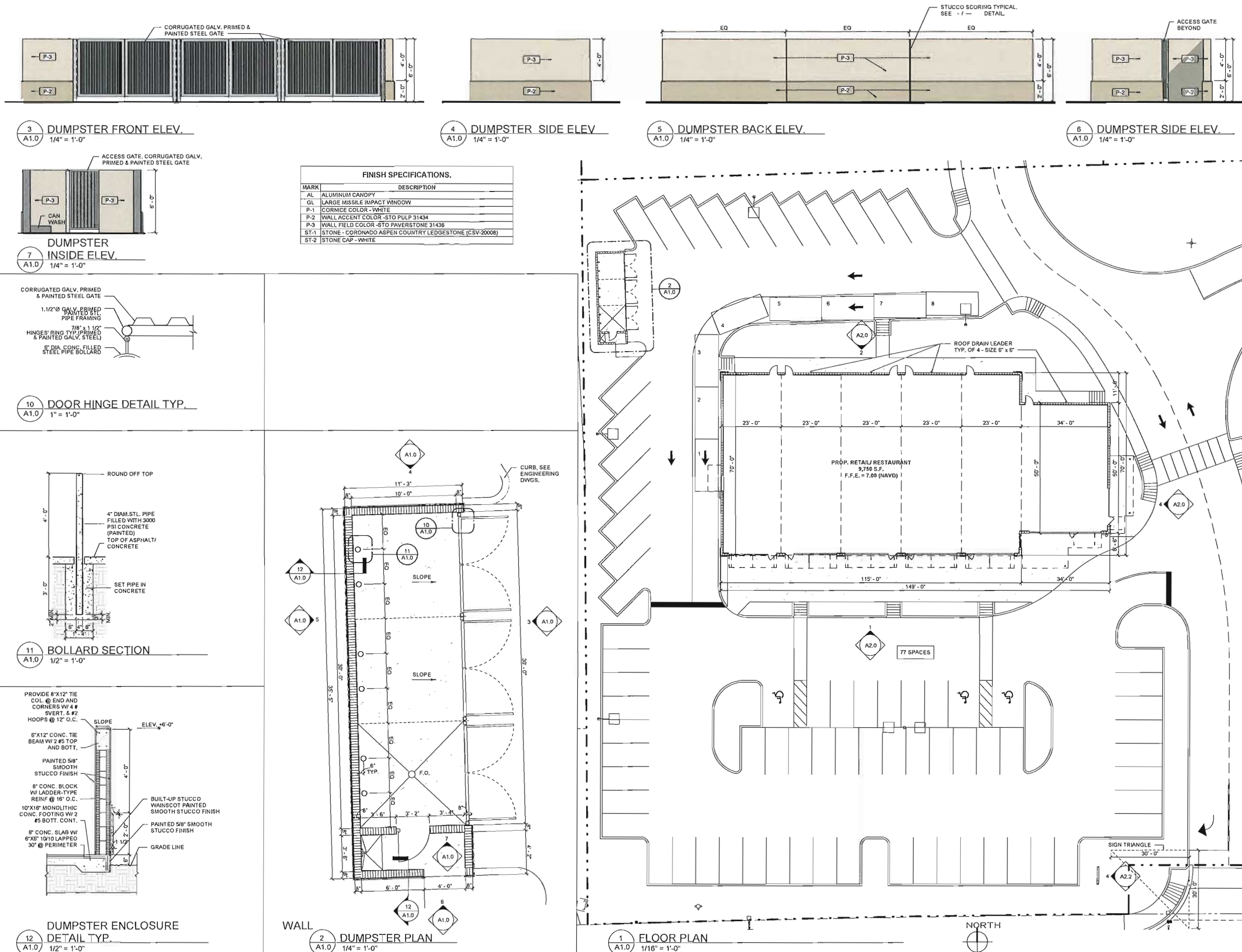
Mark L. Saltz AR007171

Project No.:
2017-193
Drawn By:
AA
Checked By:
MS
Date:
12.15.2017

REVISIONS

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A1.0





6 SE PERSPECTIVE
A2.0



5 SW PERSPECTIVE
A2.0

STIRLING SQUARE
NWC OF STIRLING RD. & PHIPPEN WAITERS RD.
DANIA BEACH, FLORIDA

SALTZ MICHELSON ARCHITECTS

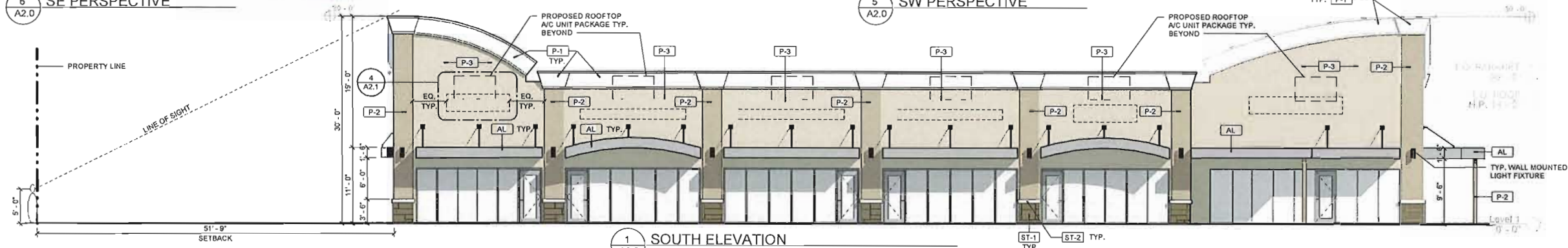
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Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

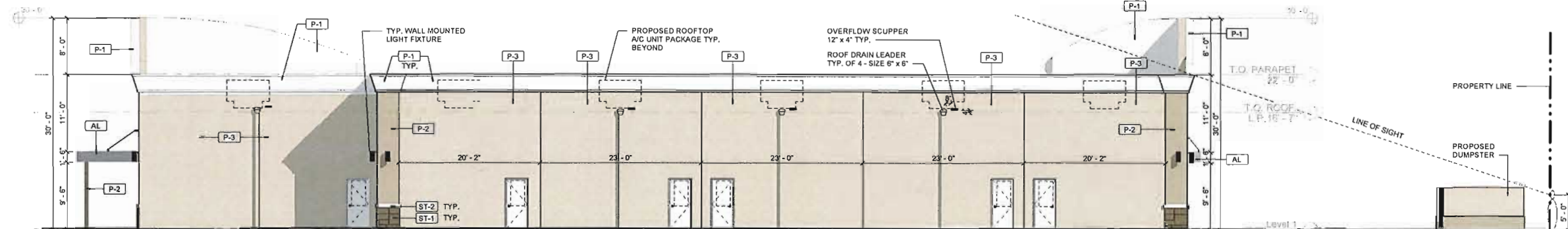
Mark L. Saltz AR007171

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Drawn By: AA
Checked By: MS
Date: 12.15.2017

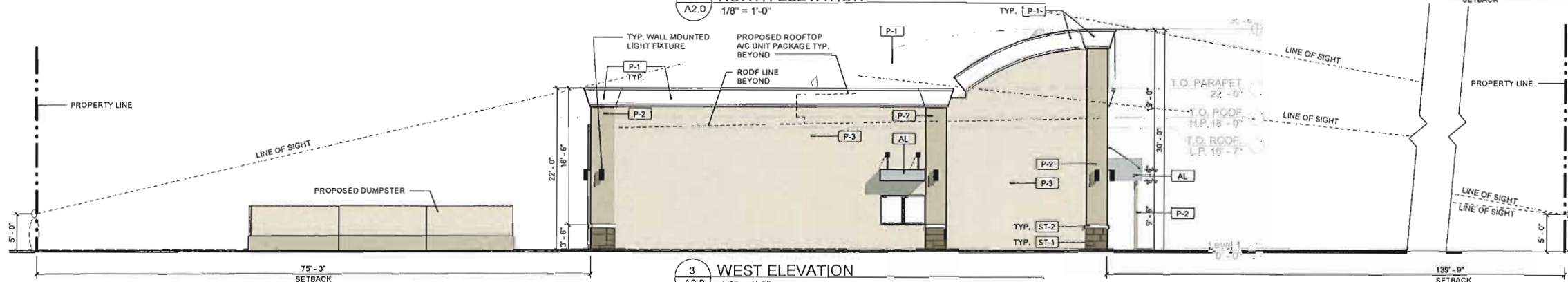
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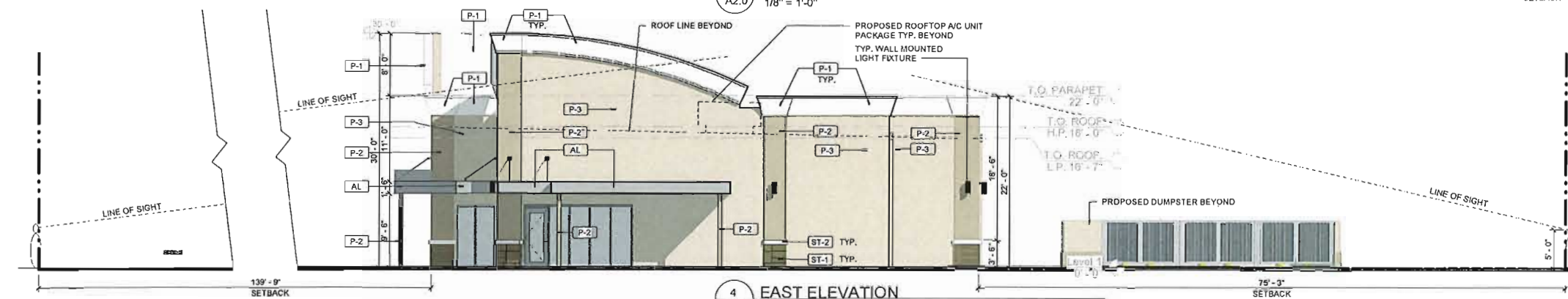
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A2.0
1/8" = 1'-0"



2 NORTH ELEVATION
A2.0
1/8" = 1'-0"



3 WEST ELEVATION
A2.0
1/8" = 1'-0"



4 EAST ELEVATION
A2.0
1/8" = 1'-0"

PROPOSED RETAIL/ RESTAURANT FENESTRATION CALCULATION

SOUTH ELEVATION	
WALL AREA	= 3,222 SF
FENESTRATION	= 988 SF OR 30.6% OF WALL AREA
WEST ELEVATION	
WALL AREA	= 1,653 SF
FENESTRATION	= 24 SF OR 1.5 % OF WALL AREA
EAST ELEVATION	
WALL AREA	= 1,650 SF
FENESTRATION	= 153 SF OR 9.3% OF WALL AREA

FINISH SPECIFICATIONS.

MARK	DESCRIPTION
AL	ALUMINUM CANOPY
GL	LARGE MISSILE IMPACT WINDOW
P-1	CORNICE COLOR - WHITE
P-2	WALL ACCENT COLOR - STO PULP 31434
P-3	WALL FIELD COLOR - STO PAVERSTONE 31436
ST-1	STONE - CORONADO ASPEN COUNTRY LEDGESTONE (CSV-20008)
ST-2	STONE CAP - WHITE

A2.0

12/20/2017 2:46:08 PM D:\WORK\GAMES\1\DOCS\BATHS\REVIT LOCAL\17-193_STIRLING RD DEVELOPMENT_12-15-2017\T.L.ANDREJEVIT



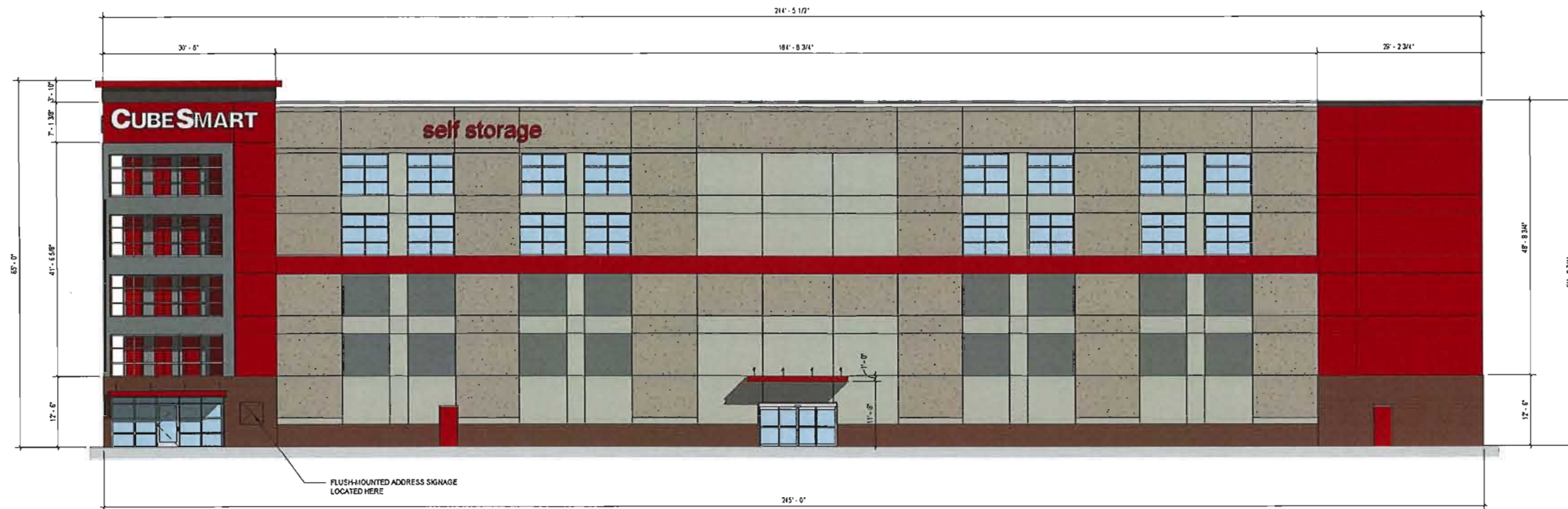
NOTE:
LETTERS DON'T TO EXCEED 24" HEIGHT (505-110 (Q) (6))



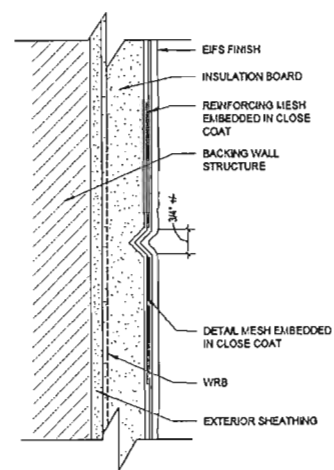
REVISIONS

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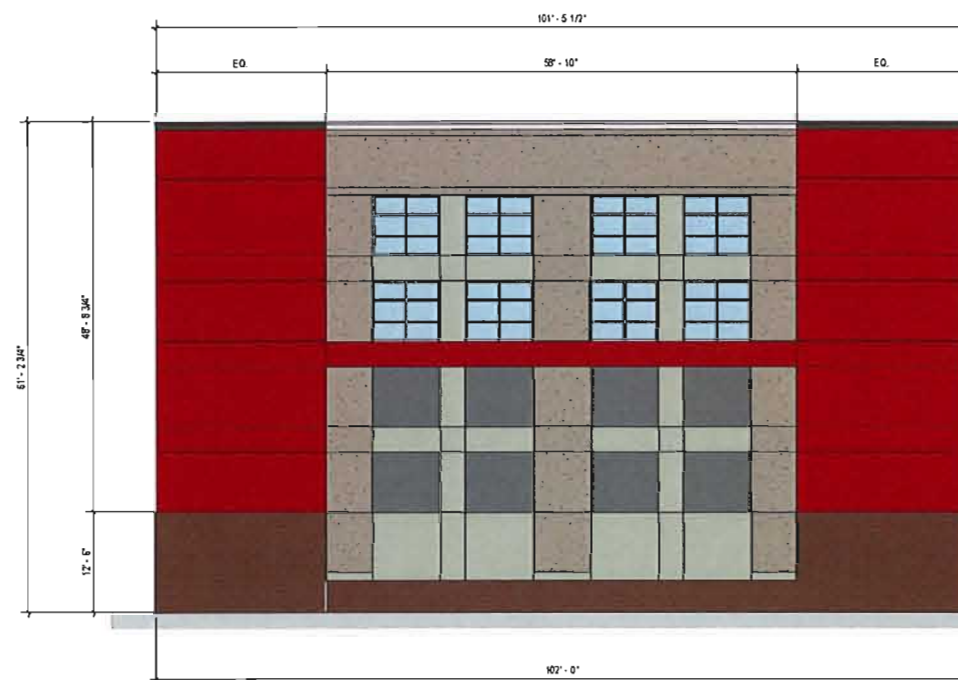
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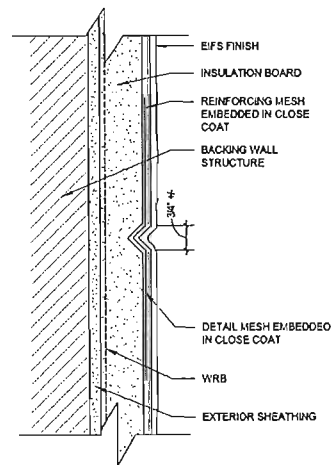


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3" = 1'-0"

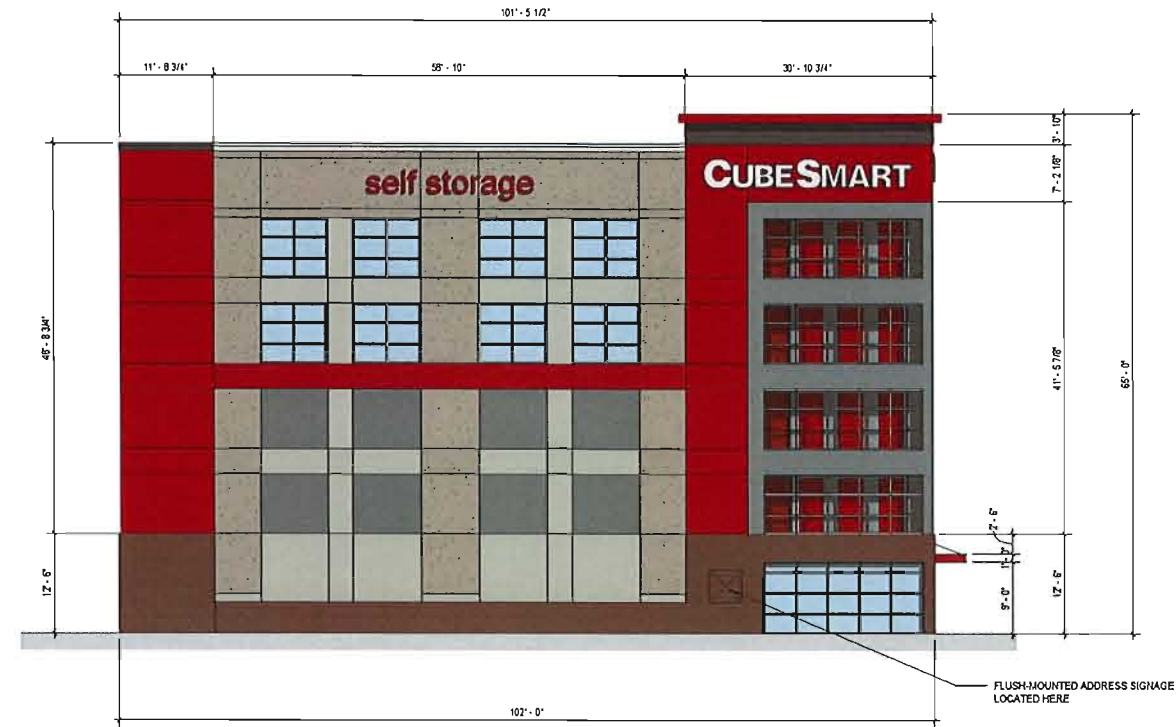


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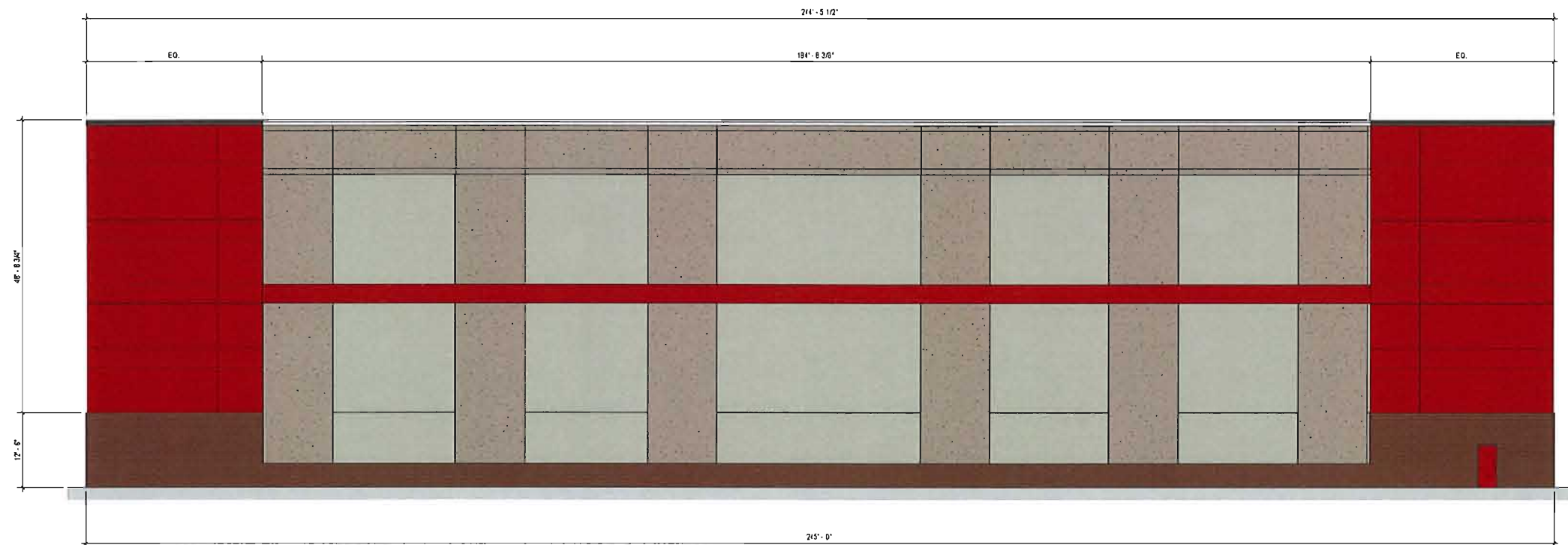




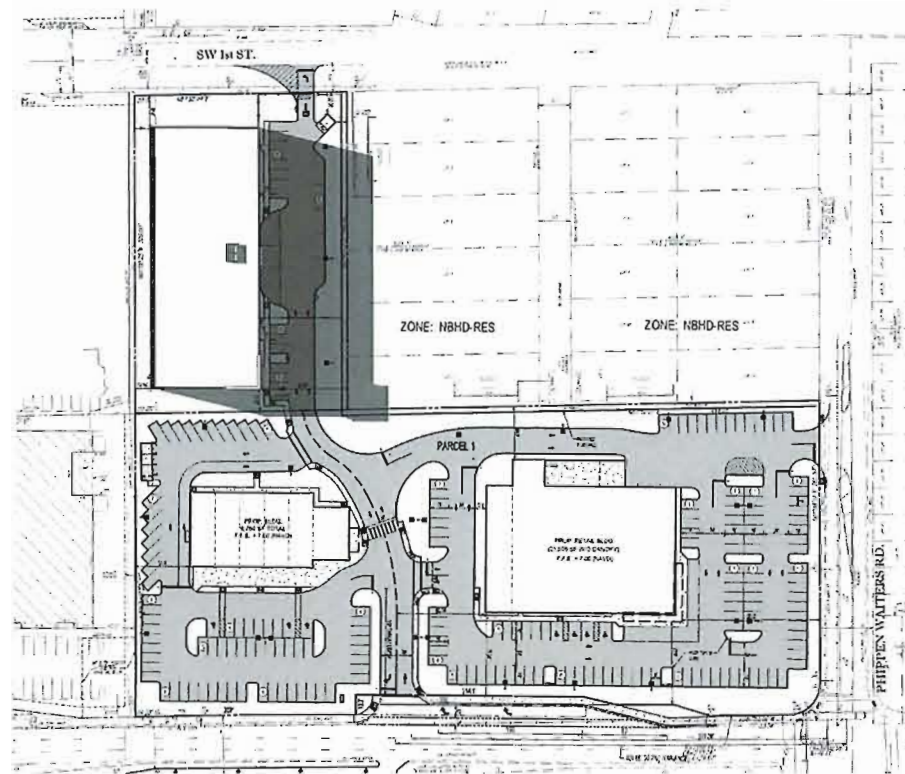
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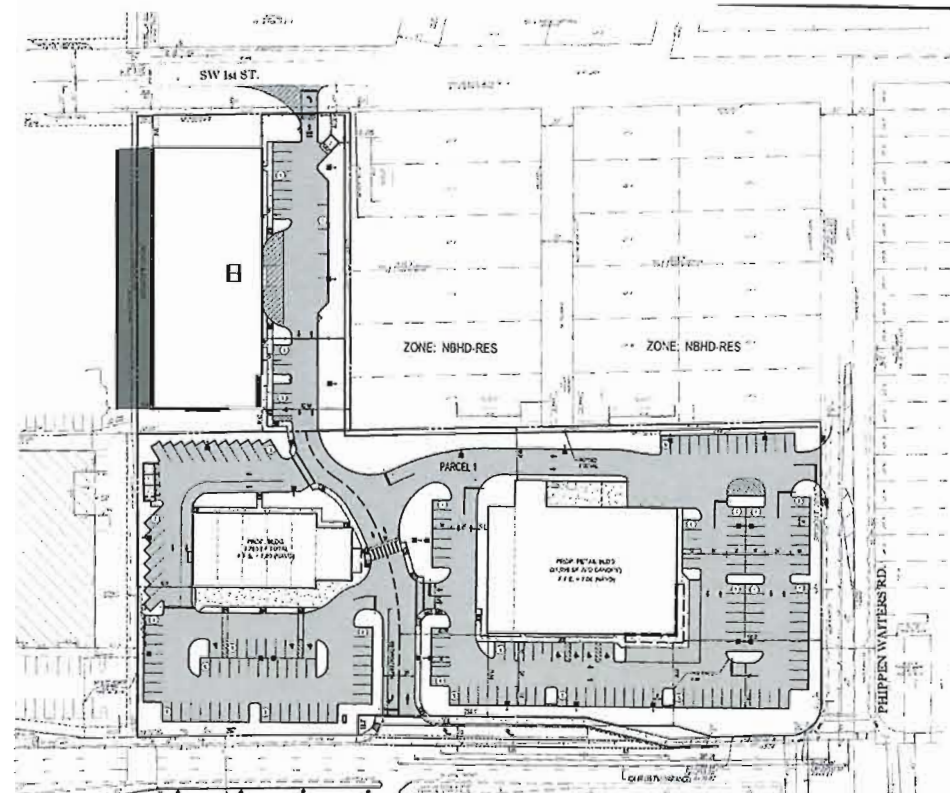
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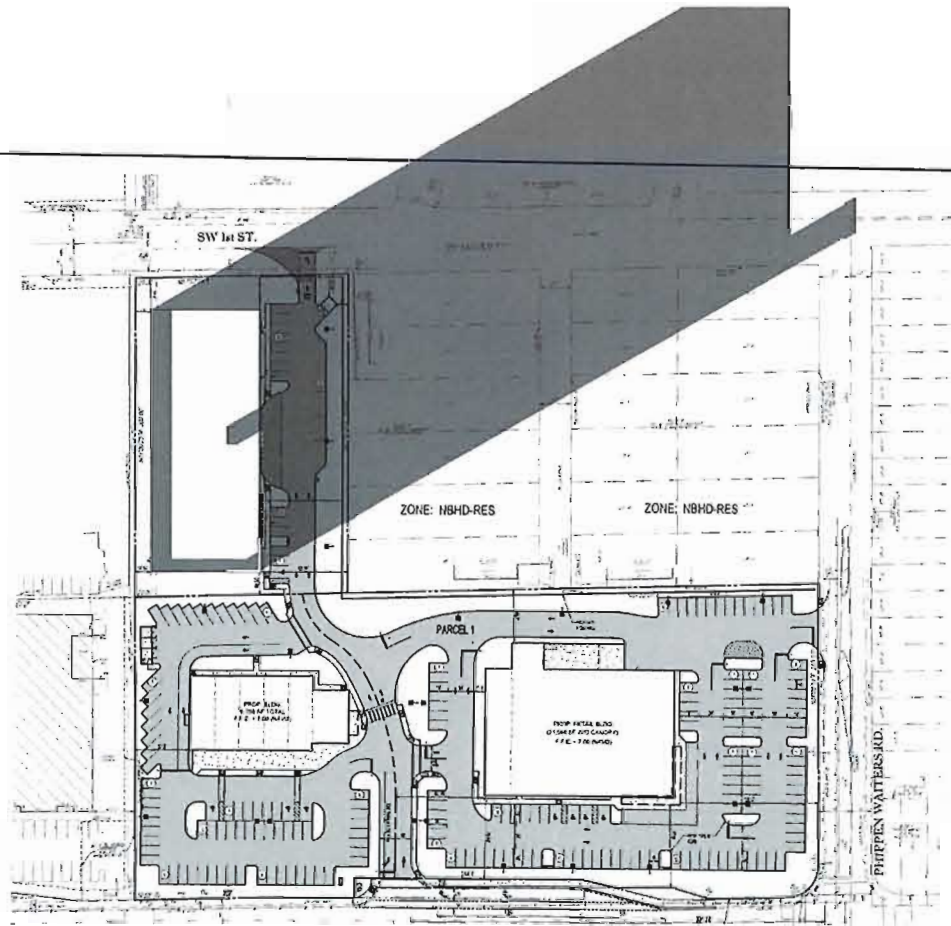
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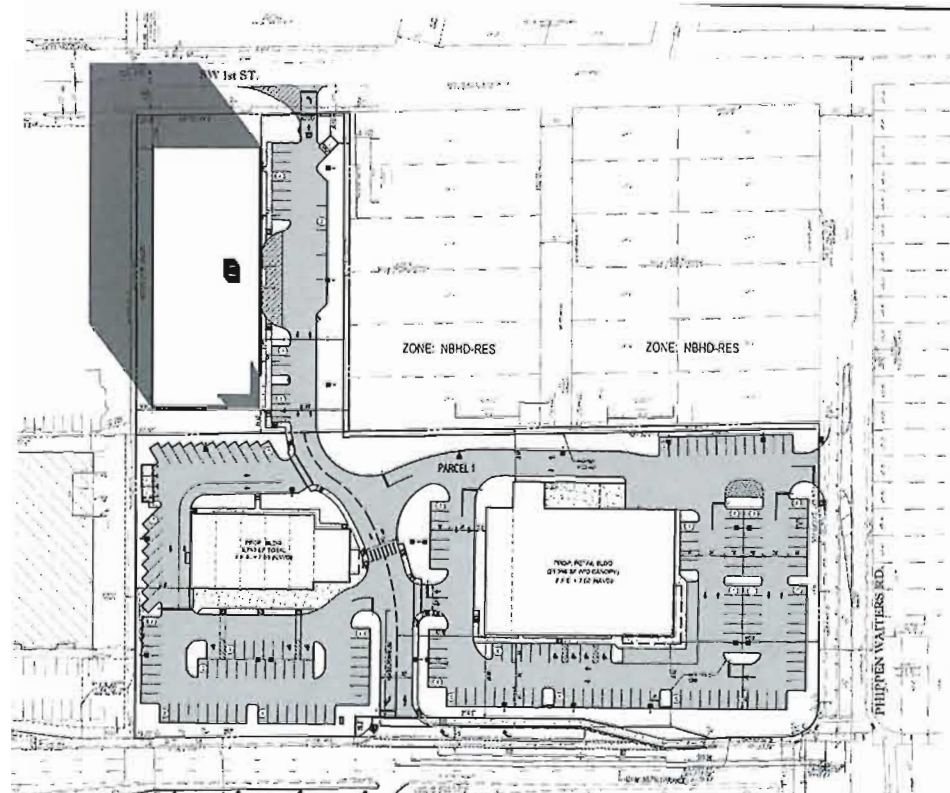
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1" = 80'-0"



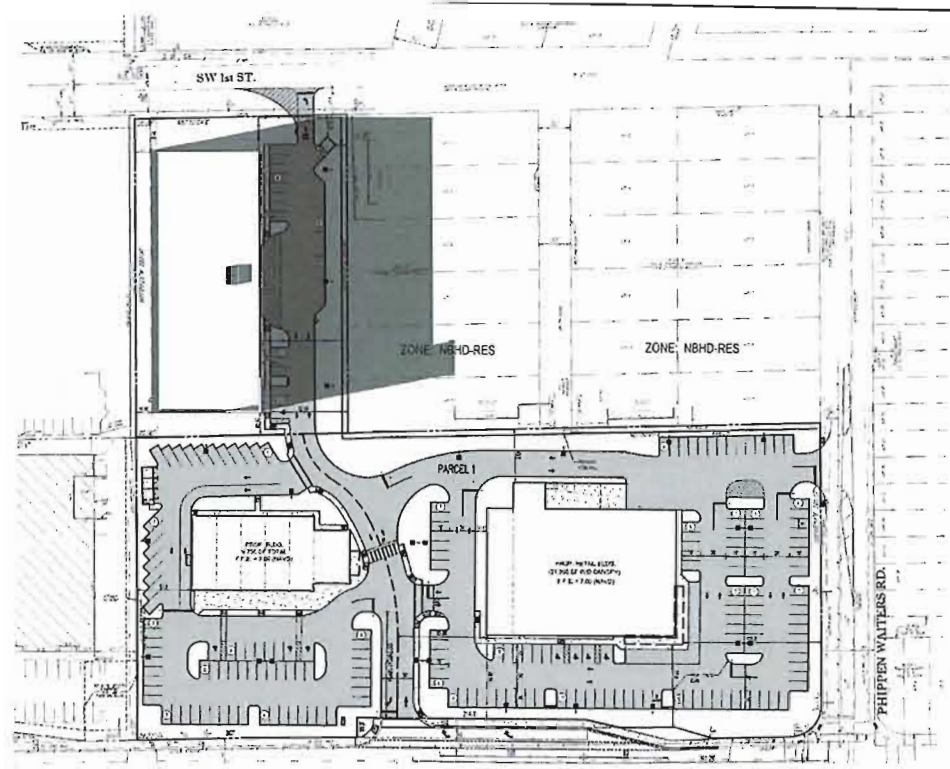
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1" = 80'-0"



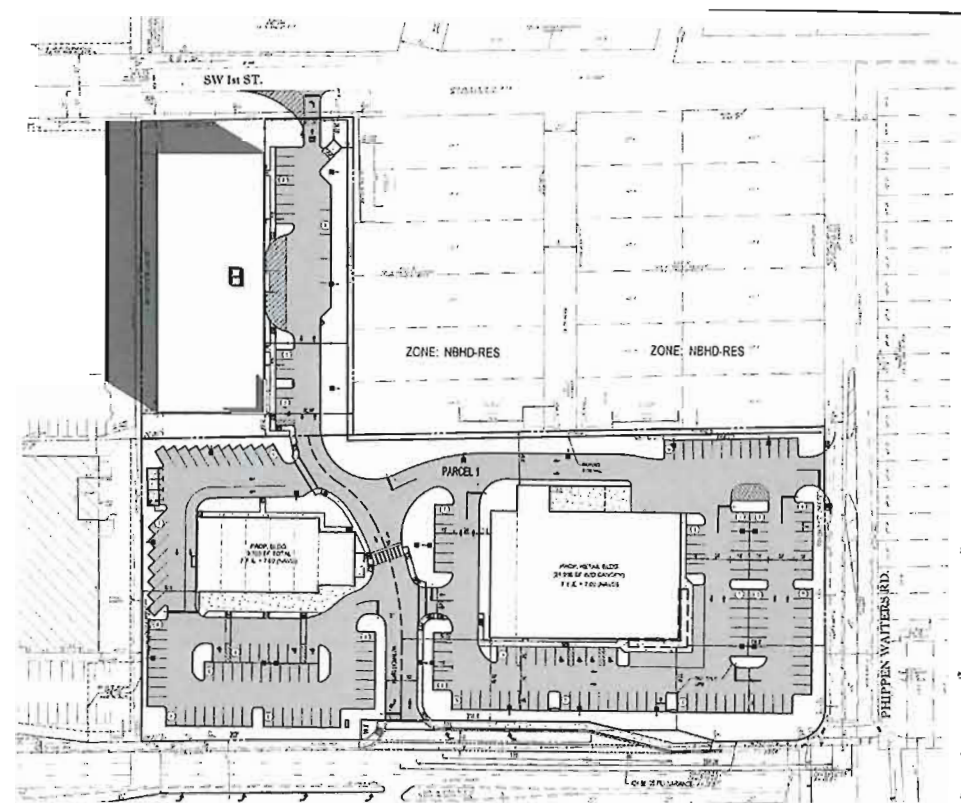
3 SITE PLAN - WINTER SOLSTICE 5PM
1" = 80'-0"



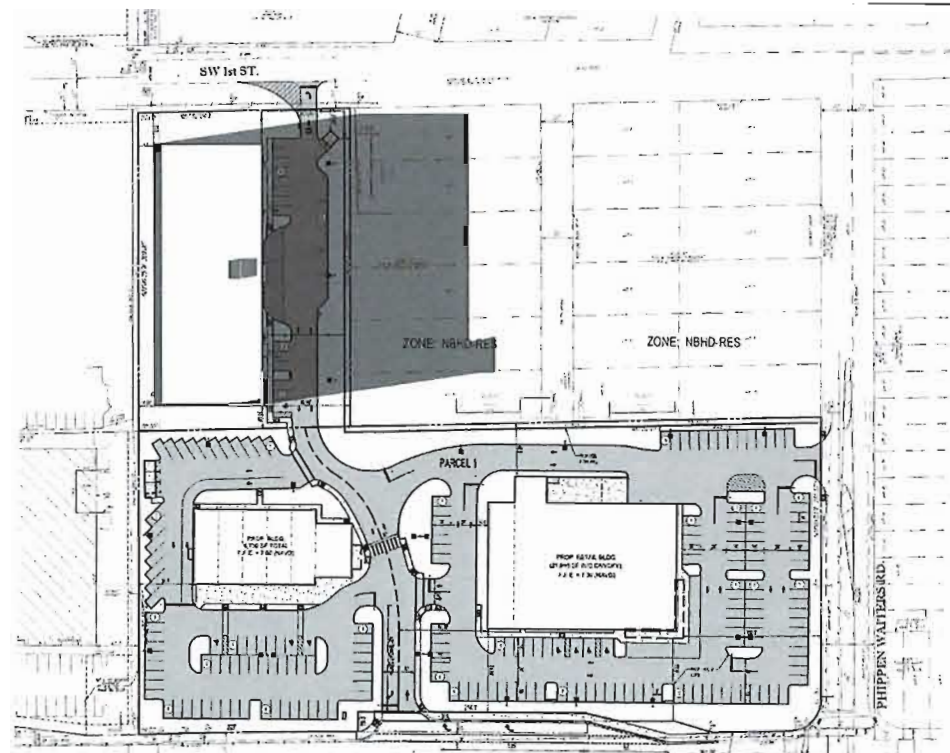
4 SITE PLAN - WINTER SOLSTICE 10AM
1" = 80'-0"



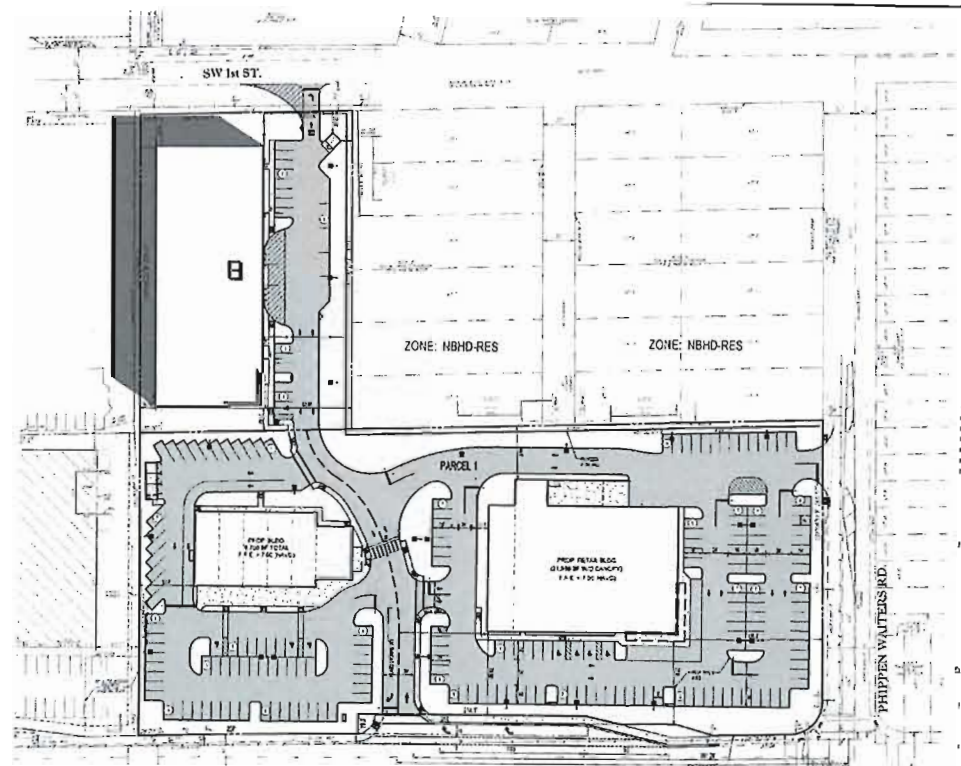
2 SITE PLAN - SPRING SOLSTICE 5PM
1" = 80'-0"



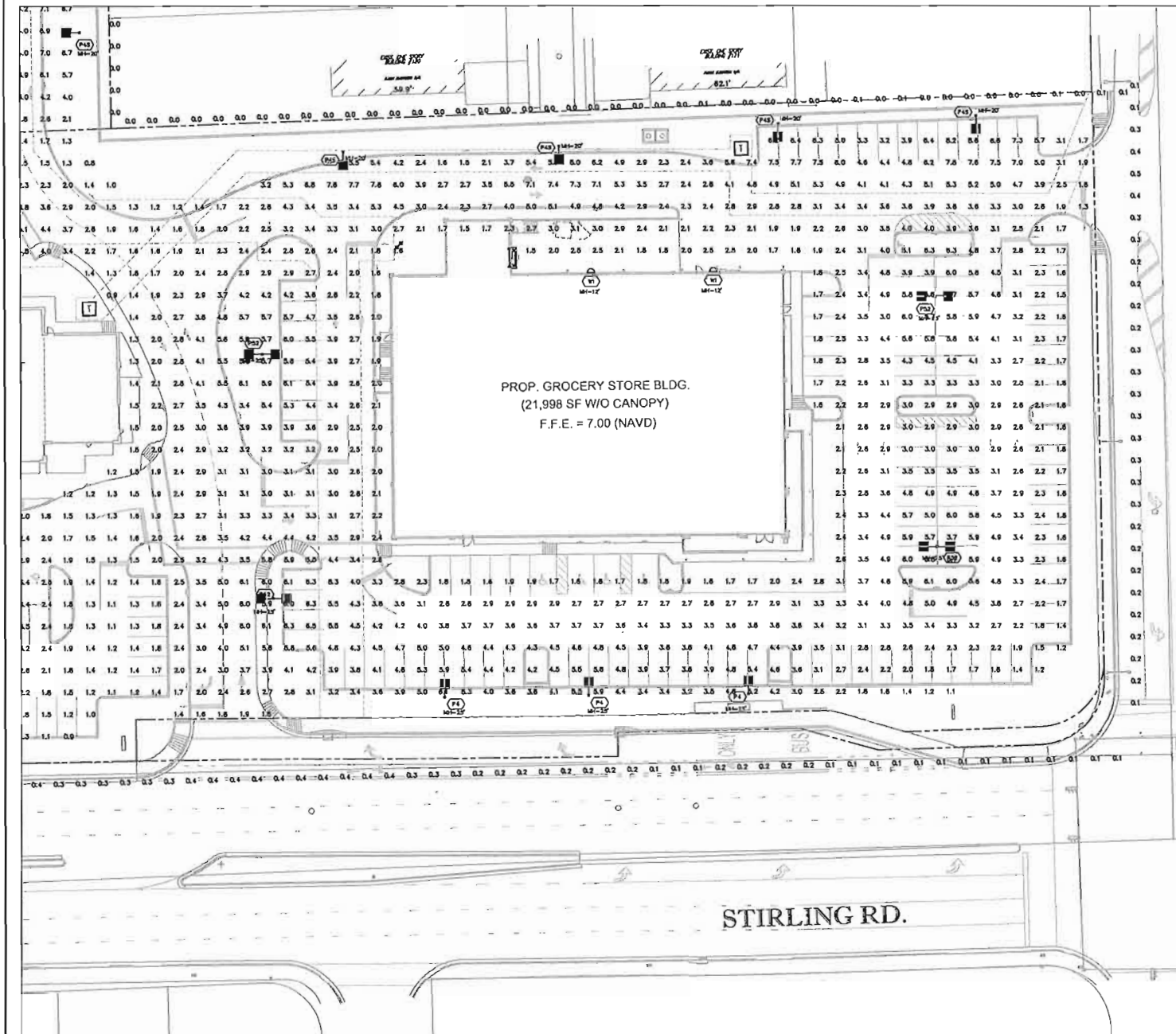
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1" = 80'-0"



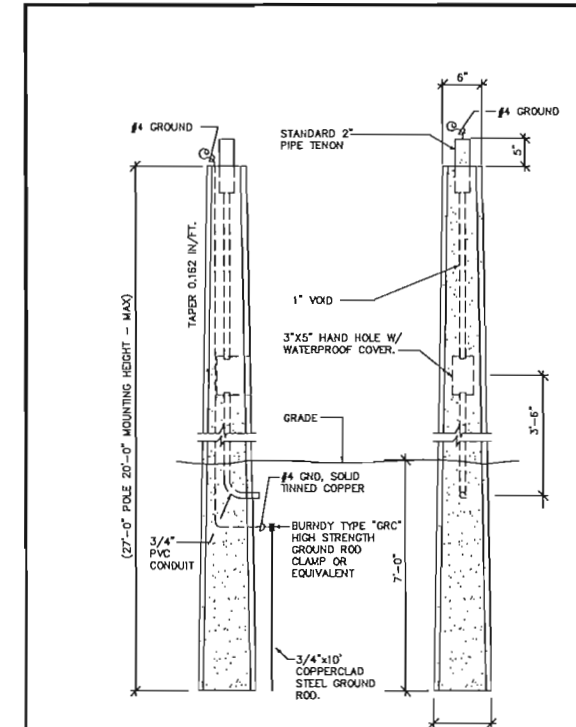
1 SITE PLAN - FALL SOLSTICE 5PM
1" = 80'-0"



3 SITE PLAN - FALL SOLSTICE 10AM
1" = 80'-0"

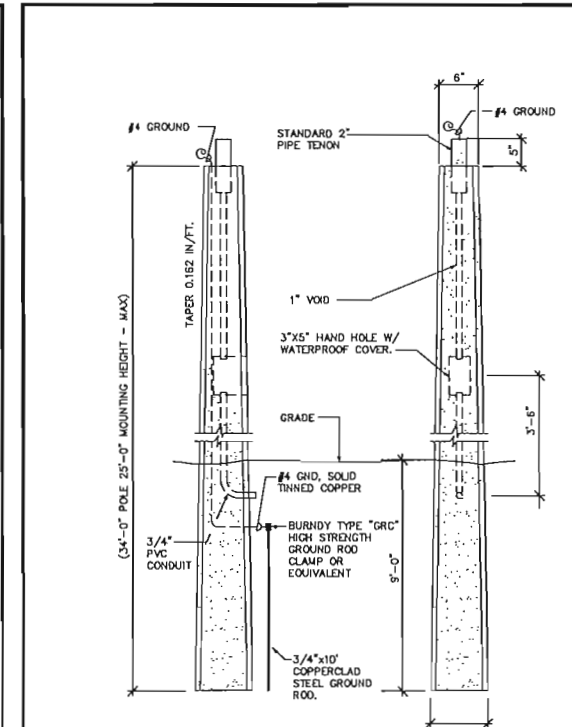


SITE PHOTOMETRIC PLAN
1"=20'-0"



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH
FIXTURE AS SPECIFIED WILL MEET THE WIND LOAD
CRITERIA OF THE 2014 FLORIDA BUILDING CODE, SECTION
1620. PROVIDE SIGNED & SEALED CALCULATIONS BY A
REGISTERED FLORIDA ENGINEER

CONCRETE POLE DETAIL
NOT TO SCALE



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH
FIXTURE AS SPECIFIED WILL MEET THE WIND LOAD
CRITERIA OF THE 2014 FLORIDA BUILDING CODE, SECTION
1620. PROVIDE SIGNED & SEALED CALCULATIONS BY A
REGISTERED FLORIDA ENGINEER

CONCRETE POLE DETAIL
NOT TO SCALE



ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK
CONTAINING THE IES PHOTOMETRIC FILE FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST
BE SUBMITTED TO KAMM CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS
PRIOR TO BID.

Luminaire Schedule								
Symbol	Label	[MANUFAC]	Description	Qty	Arrangement	Total Lamp Lumens	LLF	Total Watts
	P4	Lithonia Lighting	DSX2 LED P3 40K T4M MVOLT HS	3	SINGLE	N.A.	0.840	217
	P4S	Lithonia Lighting	DSX2 LED P2 40K BLC MVOLT	11	SINGLE	N.A.	0.840	185
	P52	Lithonia Lighting	DSX2 LED P3 40K TSM MVOLT	5	D180	N.A.	0.840	217

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE WEST	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.
PROPERTY LINE NORTH	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
PROPERTY LINE-PHIPPEN WATER	Illuminance	Fc	0.25	0.5	0.1	2.50	5.00
PROPERTY LINE-RESIDENTIAL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE-RESIDENTIAL_2	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PROPERTY LINE-STIRLING	Illuminance	Fc	0.24	0.4	0.0	N.A.	N.A.
Site - Pioneer	Illuminance	Fc	3.20	6.6	0.8	4.00	10.75
RETAIL BLD	Illuminance	Fc	3.60	8.6	1.1	3.27	7.82
RETAIL STRIP	Illuminance	Fc	2.68	6.0	0.8	3.35	7.50
STORAGE FACILITY	Illuminance	Fc	3.04	7.9	0.9	3.38	8.78

SITEPLAN REVISED

PERMIT ISSUED
CONSTRUCTION ISSUED

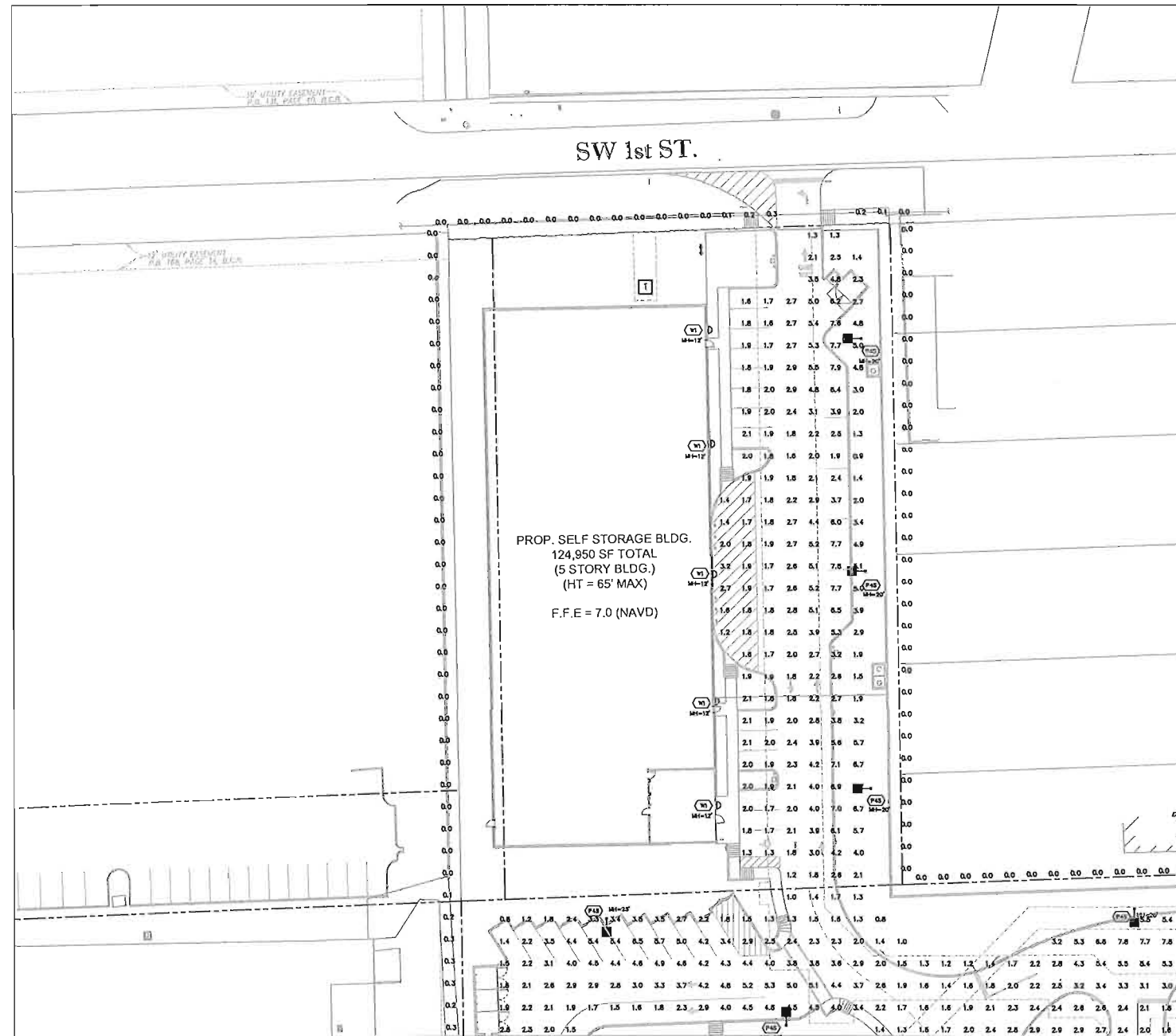
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revision	SITEPLAN REVISION

1407 West Newport Center Drive Ponte Vedra Beach, FL 32081 Phone 904.949.3200 Fax 904.949.2201 www.kammconsulting.com Certification of Accreditation #8189	12-21-17
KAMM Consulting	

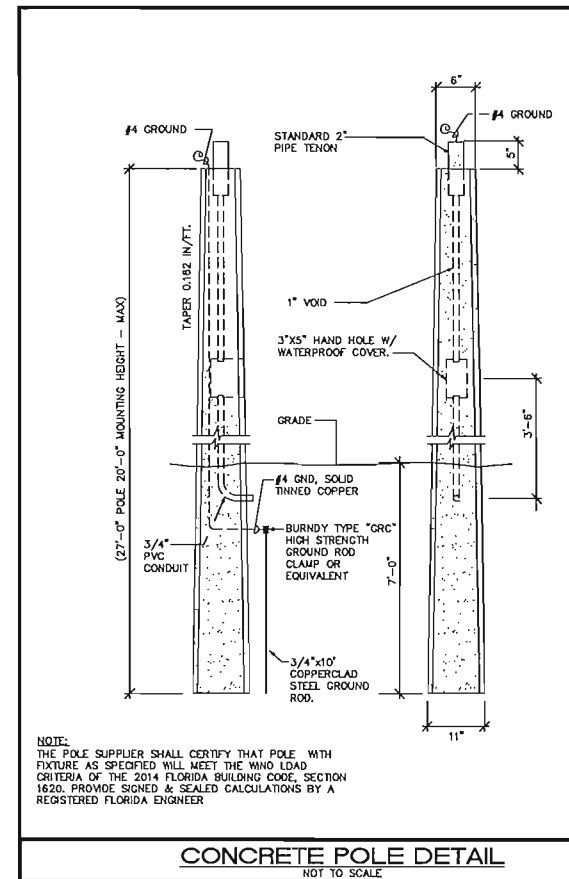
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proj. no.: 2017-0824
project manager: GK
checked by: RAK
scale: AS NOTED
date: 10/30/17

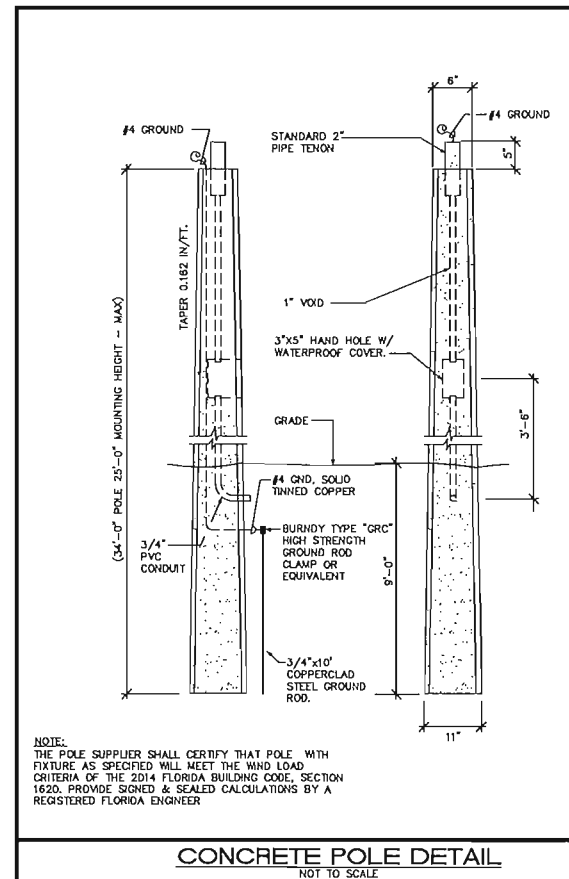
sheet
E1.1A
project



SITE PHOTOMETRIC PLAN
1"=30'-0"



ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
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Luminaire Schedule								
Symbol	Label	[MANUFAC]	Description	Qty	Arrangement	Total Lamp Lumens	LLF	Lum. Watts
	P4	Lithonia Lighting	DSX2 LED P3 40K 14W MVOLT HS	3	SINGLE	N.A.	0.840	217
	P45	Lithonia Lighting	DSX2 LED P2 40K BLC MVOLT	11	SINGLE	N.A.	0.840	185
	P52	Lithonia Lighting	DSX2 LED P3 40K 15W MVOLT	5	D180	N.A.	0.840	217
	W1	Lithonia Lighting	DSXW1 LED 200 700 40K 14W MVOLT	5	SINGLE	N.A.	0.840	47

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE WEST	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.
PROPERTY LINE-NORTH	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
PROPERTY LINE-PHIPPEN WATER	Illuminance	Fc	0.25	0.5	0.1	2.50	5.00
PROPERTY LINE-RESIDENTIAL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE-RESIDENTIAL_2	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PROPERTY LINE-STIRLING	Illuminance	Fc	0.24	0.4	0.0	N.A.	N.A.
SITE_Planor	Illuminance	Fc	3.20	8.6	0.8	4.00	10.75
RETAIL BLD	Illuminance	Fc	3.60	8.8	1.1	3.27	7.82
RETAIL STRIP	Illuminance	Fc	2.68	8.0	0.8	3.35	7.50
STORAGE FACILITY	Illuminance	Fc	3.04	7.9	0.9	3.38	8.78

SITEPLAN REVISED

PERMIT ISSUED
CONSTRUCTION ISSUED

date	12-21-17
revision	SITEPLAN REVISION

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Ft. Lauderdale, FL 33309
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www.kamm-engineers.com
Certification of Authorization #18189

KAMM
Consulting Engineers

12-21-17

project title: NWS OF STIRLING ROAD
AND PHIPPEN WAITERS ROAD
DANIA BEACH, FLORIDA

sheet title: SITE PHOTOMETRIC PLAN

proj. no.: 2017-0824

project manager: GK

checked by: RAK

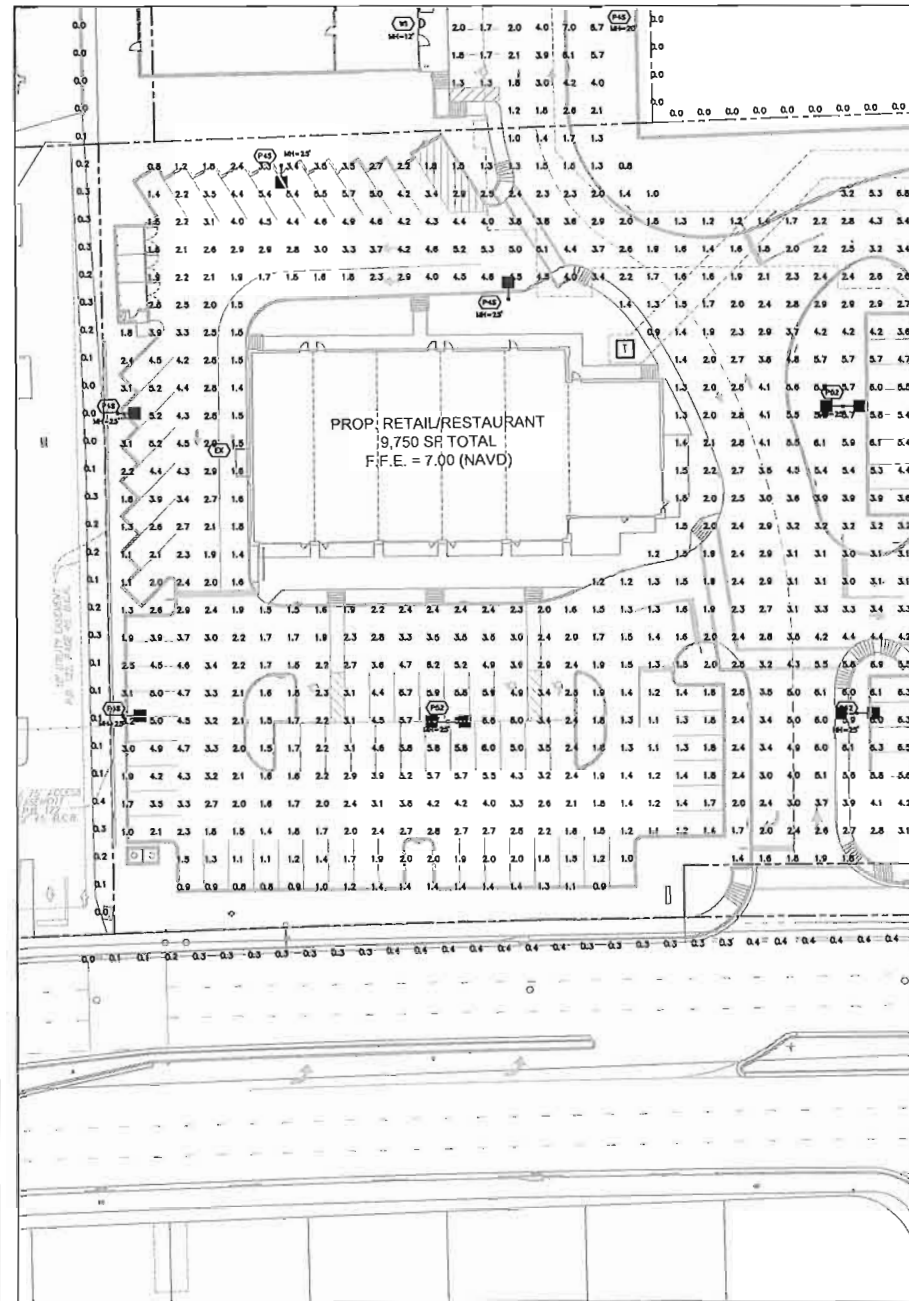
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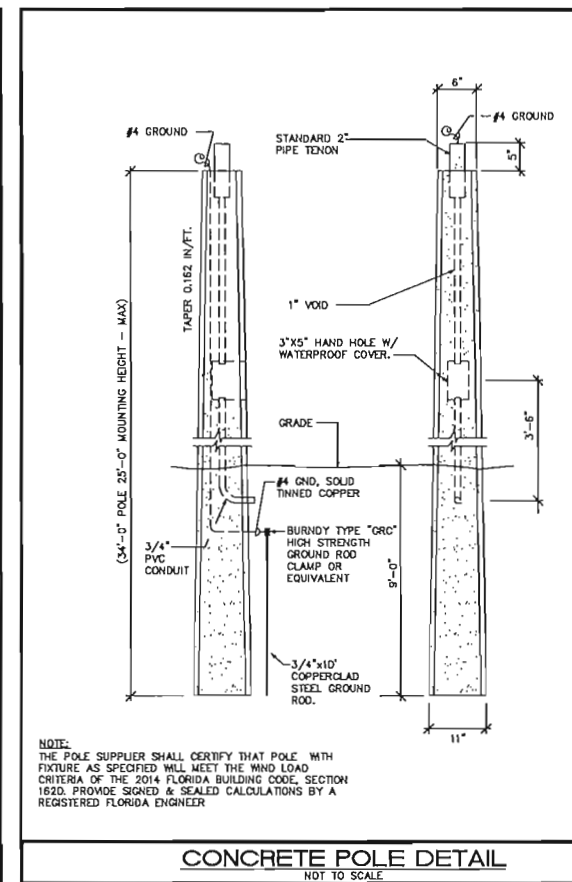
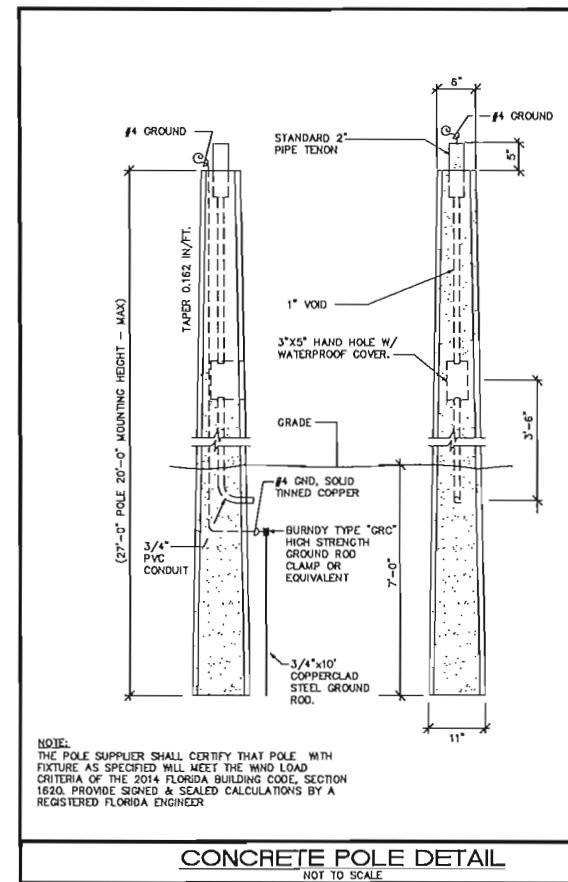
sheet

E1.1B

project



SITE PHOTOMETRIC PLAN
1"=20'-0"



ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK CONTAINING THE IES PHOTOMETRIC FILE FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST BE SUBMITTED TO KAMM CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS PRIOR TO BID.

Luminaire Schedule								
Symbol	Label	[MANUFAC]	Description	Qty	Arrangement	Total Lamp Lumens	LLF	Lum. Watts
	P4	Uthoria Lighting	DSX2 LED P3 40K 14M MVOLT HS	3	SINGLE	N.A.	0.840	217
	P4S	Uthoria Lighting	DSX2 LED P2 40K BLC MVOLT	11	SINGLE	N.A.	0.840	185
	P52	Uthoria Lighting	DSX2 LED P3 40K 15M MVOLT	5	D180	N.A.	0.840	217
	W1	Uthoria Lighting	DSXW1 LED 20C 700 40K 14M MVOLT	2	SINGLE	N.A.	0.840	47

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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PROPERTY LINE-NORTH	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
PROPERTY LINE-PHIPPEN WATERS	Illuminance	Fc	0.25	0.5	0.1	2.50	5.00
PROPERTY LINE-RESIDENTIAL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE-RESIDENTIAL 2	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PROPERTY LINE-STIRLING	Illuminance	Fc	0.24	0.4	0.0	N.A.	N.A.
SITE Planor	Illuminance	Fc	3.20	8.6	0.8	4.00	10.75
RETAIL BLD	Illuminance	Fc	3.60	8.6	1.1	3.27	7.82
RETAIL STRIP	Illuminance	Fc	2.68	6.0	0.8	3.35	7.50
STORAGE FACILITY	Illuminance	Fc	3.04	7.9	0.9	3.38	8.78

SITEPLAN REVISED

PERMIT ISSUED
CONSTRUCTION ISSUED

date	12-21-17
revision	STEPAN REVISION
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1407 West Newport Center Drive Phone 954-949-2200 Fax 954-949-2201 www.kamm-engineers.com Certification of Accreditation #8389	
KAMM	Consulting Engineers

project title:	NWS OF STIRLING ROAD AND PHIPPEN WATERS ROAD DANIA BEACH, FLORIDA
sheet title:	SITE PHOTOMETRIC PLAN

proj. no.:	2017-0824
project manager:	GK
checked by:	RAK
scale:	AS NOTED
date:	10/30/17

sheet	E1.1C
project	

EXISTING TREE DISPOSITION CHART

STIRLING SQUARE - DANIA BEACH, FL

TREE NO.	SYMBOL	COMMON NAME	DBH (in)	SPR (in)	HT (ft)	CANOPY AREA (sq ft)	COMMENTS	VALUE	DISPOSITION
1		Live Oak	12	13	25	178.7	Adjacent Property		REMAIN
2		Carleel Acacia	16	30	40	106.8	Adjacent Property		REMAIN
3		Carleel Acacia	42	35	40	862.1	Adjacent Property		REMAIN
17		Beautyleaf	18	30	43	1943.1	Adjacent Property		REMAIN
38		Carleel Acacia	24	50	43	1943.1	Adjacent Property		REMAIN
39		Carleel Acacia	16	50	43	1943.1	Adjacent Property		REMAIN
40		Carleel Acacia	15	40	40	1248.8	Adjacent Property		REMAIN
41		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
42		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
43		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
44		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
45		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
46		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
47		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
48		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
49		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
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68		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
69		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
70		Washington Palm	12	15	25	178.7	Adjacent Property		REMAIN
71		Beautyleaf	12	23	35	415.3	Adjacent Property		REMAIN
72		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
73		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
74		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
75		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
76		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
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120		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN
121		Washington Palm	8	7	18	36.3	Adjacent Property		REMAIN

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida 1 or better, as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the size as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded cypress mulch or Florida grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. SODI: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any existing street pavement edge and to the mean lateral line of any abutting canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 10" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a lead-free mixture of 50% sand, 40% rock, and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities to as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-437-4770 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raised to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note B).
15. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake & tag all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and tagging during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 sq. ft. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscapes Architect, the Owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-pruned all trees a minimum of 180 weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, non-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not over-spray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscapes Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

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ALL COMPACTED SOIL, ROAD ROCK AND EXCESS DEBRIS SHALL BE REMOVED AND A 24" LAYER OF SOIL FAVORABLE TO TREE AND SHRUB GROWTH AND SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. SOIL COMPOSITION SHOULD CONTAIN 2-4% OR ORGANIC MATTER WITH REMOVAL OF ANY LARGE ROCKS OR DEBRIS, LARGE THAN A LEMON.

PLANT SCHEDULE											
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	AR	5	Red Maple	Acer rubrum	8" B & B	3" DBH	14' Ht	4'-5'	Yes	Medium	4' CT
	BB	2	Hong Kong Orchid Tree	Bauhinia x blanda	8" B & B	2.5" DBH	14' Ht	4'-5'	No	Medium	
	BS	14	Gumbo Limbo	Bursera simaruba	8" B & B	3" DBH	14' Ht	5'-6'	Yes	High	4' CT
	CE	32	Green Buttonwood	Conocarpus erectus	8" B & B	3" DBH	14' Ht	6'	Yes	High	4' CT
	CS	11	Orange Gelert Tree	Cordia sebestena	65 gal	2" Cal	10' Ht	5'	Yes	High	4' CT
	IC	10	Dahoon Holly	Ilex cassine	8" B & B	3" DBH	14' Ht	5'	Yes	High	4' CT
	LI	6	Scape Myrtle	Lagerstroemia indica 'Tussocks'	25 gal	2" Cal	10' Ht	5'	No	High	4' CT
	MC	8	Wax Myrtle	Myrica cerifera	25 gal	1.5" Cal	8' Ht	3-4'	Yes	High	3' CT
	MG	12	Magnolia 'Blanchard'	Magnolia grandiflora	8" B & B	3" DBH	14' Ht	4'-5'	Yes	High	6' CT
	QV	12	Southern Live Oak	Quercus virginiana	8" B & B	3" DBH	14' Ht	5'-6'	Yes	High	4.5' CT
	TC	3	Yellow Trumpet Tree	Tabebuia cariba	8" B & B	3" Cal	16' Ht	5'-6'	No	High	4' CT
	TP	3	Pink Tabebuia	Tabebuia pallida	8" B & B	3"	16' Ht	5'-6'	No	High	6' CT
PALM TREES											
	PE	31	Alexander Palm	Pythosperma elegans	14-18" ct	CAL/DBH	18' Ht	12'	No	Medium	single link, MATCHED
	SP	7	Cabbage Palmetto	Sabal palmetto	8" B & B		14 - 18" ct staggered	10'	Yes	High	
RELOCATIONS											
	CER	4	Silver Button Wood	Conocarpus erectus sericeus	NA	Varies	varies	varies	Yes	High	Off Site Relocation
	RE2	2	Florida Royal Palm	Roystonea elata	NA		varies	varies	Yes	High	Off Site Relocation
	RER	6	Florida Royal Palm	Roystonea elata	8" B & B		varies	20'	Yes	High	
STREET TREES											
	CE-8	22	Silver Button Wood	Conocarpus erectus sericeus	25 gal	2.5" Cal	12' Ht	4'-5'	Yes	High	4' CT
	CNS	27	Coccoloba Palm	Cocos nucifera 'Green Malaysian'	8" B & B		8-12" ct stagger	14-15'	No	Medium	
	CSS	4	Orange Gelert Tree	Cordia sebestena	25 gal	2.5" Cal	12' Ht	5'	Yes	High	4' CT
SHRUBS											
	CES	602	Silver Button Wood	Conocarpus erectus sericeus	NA	30"	46"	24"	Yes	High	Full to base
	CH4	673	Red Tip Coccoloba	Chrysobalanus icaco 'Red Tip'	NA	24"	24"	24"	Yes	High	Full to base
	HB	6	Chinese Hibiscus	Hibiscus rosa-sinensis 'Semihole'	NA	As Shown	5' Ht	2-3'	No	Medium	
	JAT	18	Peregrina Jatropha	Jatropha integerrima	15 gal	As Shown	5-6' Ht	3-4'	No	High	3' CT, Full
	MYC	234	Wax Myrtle	Myrica cerifera	-	24"	36"	24"	Yes	High	Full to base
	POD	178	Shrubby Yew	Podocarpus macrophyllus muhl	NA	24"	36"	24"	No	Medium	Full to base
	VIB	354	Sandboxia Viburnum	Viburnum suspensum	-	24"	24"	24"	No	High	Full to base
SHRUB AREAS											
	DUR	355	Sky Flower	Duranta repens 'Dwarf Golden'	-	24"	16-18"	16-18"	Yes	High	Full
	HAP	455	Dwarf Fire Bush	Hamelia patens 'compacta'	-	24"	18-24"	18-24"	No	High	Full to base
	MUH	228	Pink Muhly Grass	Muhlenbergia capillaris	-	18"	14-16"	14-16"	Yes	High	
DWARF COVERS											
	BSV	164	American Borewood	Burus sempervirens	n/a	3" B"	10-12"	8-10"	No	Medium	
	FIM	278	Green Island Flax	Flax microcarpa 'Green Island'	n/a	18"	14-16"	14-16"	No	Medium	
	LX	126	Dwarf Schling's Holly	Ilex vomitoria 'Schling's Dwarf'	n/a	16"	14-16"	14-16"	Yes	High	



Dania Beach Land Development Regulations

1.1(1) Plant materials shall be Florida No. 1 or better
1.1(2) Existing native vegetation/plant communities shall be protected

Sec. 275-60: 50% Min. all vegetation native to S. Florida

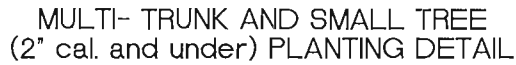
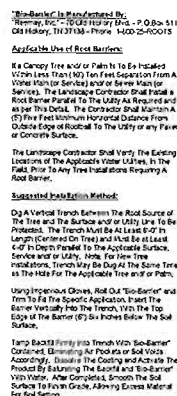
Whenever a building is constructed the lot is required to install street trees; default: Live Oaks on trafficways spaced thirty (30) feet on center

D. Terminal LS peninsulas shall be 10' wide... & contain a min. of (2) Cal. 1 Trees

C: 10' landscape buffer, or 5' if allowed; Continuous hedge; 1 Tree / 30 ft
NORTH & EAST: 744.2 ft (Adj) to residential - double staggered row on both sides of wall @ 40' oc.)
WEST: (585 ft)

C. $\leq 30\%$ Site Nonvehicular Open Space: 1 Tree and 10 Shrubs per 2,000 s.f.

NOTE: FINISH GRADE OF ALL LANDSCAPE AREAS WITHIN AND ADJACENT TO VUA, SHALL BE AT OR BELOW THE FINAL VUA GRADE (PER CITY OF DANIA BEACH LDC, SEC.275-190).

[illegible]

DRC SUBMITTAL

PROJEC

DANIA BEACH
FLORIDA

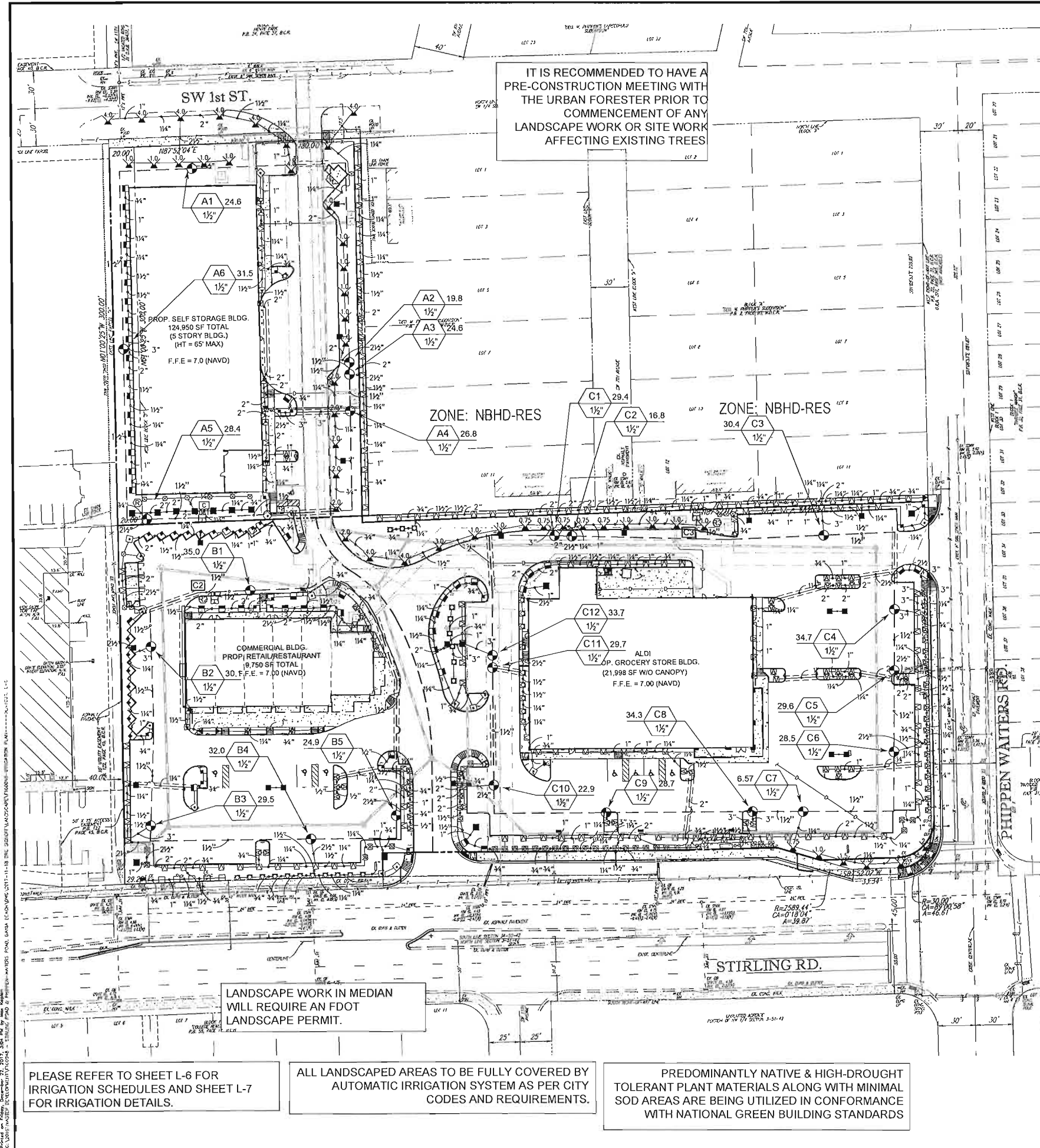
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SHEET TITLE:

LANDSCAPE CODE REQ
& DETAILS

SHEET NUMBER

L-4



IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THOMAS ENGINEERING GROUP RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO RECERTIFY EXISTING PUMP AND PVB IF APPLICABLE.

NOTE A: POINTS OF CONNECTION SHALL BE 3hp CENTRIFUGAL PUMPS AND 3" CASED WELL (FOR POC 1, POC 2 AND POC 3). VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

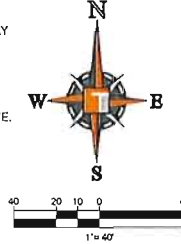
MINIMUM PRESSURE REQUIRED
POC 1: 29.14 PSI
POC 2: 33.95 PSI
POC 3: 29.27 PSI
DESIGN WATER PRESSURE
POC 1: 43 PSI
POC 2: 43 PSI
POC 3: 43 PSI
MAXIMUM SYSTEM DEMAND
POC 1: 38.45 GPM
POC 2: 34.74 GPM
POC 3: 34.66 GPM

NOTE B: CONTROLLER IS AS SPECIFIED (MOUNT IN PUMP HOUSE). CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C: MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE D: CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E: BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.



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DRC SUBMITTAL

PROJECT: NWC OF STIRLING RD. & PHIPPEN WAITERS RD. FOR MASTER DEVELOPMENT

DANIA BEACH FLORIDA

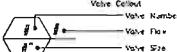
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RADICE III
1000 CORPORATE DRIVE, SUITE 200
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. 125178
SHEET TITLE: IRRIGATION PLAN
SHEET NUMBER: L-6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 151 ACS ACS SST	Rain Bird 1806-PS 15 Strip Series Turf Spray 6" popup with pressure regulator.	33	30
 P Q T H F	Rain Bird 1806-PS 5 Series MPR Turf Spray 6" popup with pressure regulator.	7	30
 151	Rain Bird 1806-PS 15 Strip Series Turf Spray 6" popup with pressure regulator.	2	30
 Q T H F	Rain Bird 1806-PS 10 Series MPR Turf Spray 6" popup with pressure regulator.	1	30
 Q T H 11 10 F	Rain Bird 1806-PS 15 Series MPR Turf Spray 6" popup with pressure regulator.	29	30
 4 8 8 10 12 15 18	Rain Bird 1806-PS ADJ Turf Spray 6" popup with pressure regulator.	3	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Rain Bird PEB Electric Remote Control Valve	8
	Rain Bird ESP/LXMMF-LXMM with (02) ESPLXMMSM4 16 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet, Flow Sensing and Water Management Capabilities.	1
	Rain Bird RSD-BEX Rain Sensor, with bracket, extension wire	1
	3 hp Centrifugal Pump and 3" Well	1
	Irrigation Lateral Line: CPVC Schedule 40	1,850 Lf.
	Irrigation Main Line: CPVC Schedule 40	911.7 Lf.
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	170.7 Lf.



Valve End

Valve Number

Valve Flow

Valve Size

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
A1	Rain Bird PEB	1-1/2"	Shrub Rotor	14.64	12	307.8	25	0.38		29.14	31.02	0.61 inch
A2	Rain Bird PEB	1-1/2"	Shrub Rotor	19.78	13	366.9	25	0.44		29.34	30.89	0.54 inch
A3	Rain Bird PEB	1-1/2"	Turf Spray	24.61	2	427.0	30	0.57		34.14	36.63	1.71 inch
A4	Rain Bird PEB	1-1/2"	Turf Spray	28.82	24	427.0	30	0.50		34.19	36.72	1.04 inch
A5	Rain Bird PEB	1-1/2"	Turf Spray	28.82	13	195.8	30	0.55		34.20	35.10	0.79 inch
A6	Rain Bird PEB	1-1/2"	Turf Spray	31.45	17	245.4	30	0.40		33.98	35.09	0.79 inch
	Common Wire						911.7					

<u>NUMBER</u>	<u>MODEL</u>	<u>TYPE</u>	<u>PRECIP</u>	<u>IN/WEEK</u>	<u>MIN/WEEK</u>	<u>GAL/WEEK</u>	<u>GAL/DAY</u>
A1	Rain Bld PEB	Shrub Rotor	0.61 in/h	1	100	2,484	
A2	Rain Bld PEB	Shrub Rotor	0.54 in/h	1	112	2,213	
A3	Rain Bld PEB	Turf Spray	1.71 in/h	1	56	886	
A4	Rain Bld PEB	Turf Spray	1.04 in/h	1	58	1,555	
A5	Rain Bld PEB	Turf Spray	0.79 in/h	1	77	2,184	
A6	Rain Bld PEB	Turf Spray	0.79 in/h	1	77	2,422	
TOTALS:					460	11,724	

Generated:	2017-12-14 10:22
P.O.C. NUMBER: 01	
Water Source Information:	3 hp Centrifugal Pump and 3" Well
FLOW AVAILABLE	
Custom Max Flow:	40.00 gpm
Flow Available:	40.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	43.00 psi
Pressure Available:	43.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	26.99 gpm
Flow Available at POC:	40.00 gpm
Residual Flow Available:	13.01 gpm
Critical Station:	A6
Design Pressure:	30.00 psi
Friction Loss:	0.39 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.59 psi
Pressure Req. at Critical Station:	33.97 psi
Loss for Fittings:	0.07 psi
Loss for Main Line:	3.31 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	37.35 psi
Pressure Available:	43.00 psi
Residual Pressure Available:	5.65 psi

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
	Rain Bird 1800-PRS 15 Slip Series Turf Spray 6" pop up with pressure regulator.	33	30
	Rain Bird 1800-PRS 5 Series MPR Turf Spray 6" pop up with pressure regulator.	7	30
	Rain Bird 1800-PRS 8 Series MPR Turf Spray 6" pop up with pressure regulator.	5	30
	Rain Bird 1800-PRS 15 Slip Series Turf Spray 6" pop up with pressure regulator.	14	30
	Rain Bird 1800-PRS 10 Series MPR Turf Spray 6" pop up with pressure regulator.	11	30
	Rain Bird 1800-PRS 12 Series MPR Turf Spray 6" pop up with pressure regulator.	5	30
	Rain Bird 1800-PRS 15 Series MPR Turf Spray 6" pop up with pressure regulator.	41	30
	Rain Bird 1800-PRS ADJ Turf Spray 6" pop up with pressure regulator.	8	30

Diagram illustrating the components of a valve symbol:

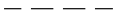
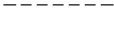
- Valve Def-out
- Valve Number
- Valve Flow
- Valve Size

HUMBER	MODEL	SIZE	TYPE	PAH	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
B1	Rain Bird PEB	1-1/2"	Turf Spray	29.98	29	503		30	0.53	34.08	35.12	1.16 in/h
B2	Rain Bird PEB	1-1/2"	Turf Spray	30.10	30	373.1		30	0.58	34.18	35.98	0.72 in/h
B3	Rain Bird PEB	1-1/2"	Turf Spray	29.51	22	350.3		30	0.54	33.95	35.47	1.07 in/h
B4	Rain Bird PEB	1-1/2"	Turf Spray	32.00	27	343.7		30	0.58	34.17	37.17	1.24 in/h
B5	Rain Bird PEB	1-1/2"	Turf Spray	24.91	16	207.2		30	0.59	34.34	36.49	3.75 in/h
	Common Wire						762.2					

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
B1	Rain Bird PEB	Turf Spray	1.16 in/h	1	52	1,810	
B2	Rain Bird PEB	Turf Spray	0.72 in/h	1	64	2,529	
B3	Rain Bird PEB	Turf Spray	1.07 in/h	1	56	1,653	
B4	Rain Bird PEB	Turf Spray	1.24 in/h	1	49	1,568	
B5	Rain Bird PEB	Turf Spray	3.75 in/h	1	16	398.6	
TOTALS:					257	7,967	

Generated:	2017-12-14 10:22
P.O.C. NUMBER: 02	
Water Source Information:	3 hp Centrifugal Pump and 3" Well
FLOW AVAILABLE	
Custom Max Flow:	40.00 gpm
Flow Available:	40.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	43.00 psi
Pressure Available:	43.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	34.98 gpm
Flow Available at POC:	40.00 gpm
Residual Flow Available:	5.02 gpm
Critical Station:	04
Design Pressure:	30.00 psi
Friction Loss:	0.57 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.58 psi
Pressure Req. at Critical Station:	34.17 psi
Loss for Fittings:	0.06 psi
Loss for Main Line:	3.10 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	37.33 psi
Pressure Available:	43.00 psi
Residual Pressure Available:	5.67 psi

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
 Rain Bird 1800-PRS 15 Strip Series Turf Spray 6" pop up with pressure regulator.	103	30	
 Rain Bird 1800-PRS 5 Series MPR Turf Spray 6" pop up with pressure regulator.	3	30	
 Rain Bird 1800-PRS 8 Series MPR Turf Spray 6" pop up with pressure regulator.	28	30	
 Rain Bird 1800-PRS 15 Strip Series Turf Spray 6" pop up with pressure regulator.	54	30	
 Rain Bird 1800-PRS 10 Series MPR Turf Spray 6" pop up with pressure regulator.	19	30	
 Rain Bird 1800-PRS 15 Series MPR Turf Spray 6" pop up with pressure regulator.	21	30	
 Rain Bird 1800-PRS ADJ Turf Spray 6" pop up with pressure regulator.	5	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PE8 Electric Remote Control Valve	12
	Rain Bird ESP/BLXNEF-LXM-M with (02) ESPLXSH/H4 16 Station Capable Commercial Controller, Mounted on a Powder-Coated Metal Cabinet. Flow Sensing and Water Management Capabilities.	1
	Rain Bird RSD-BEX Rain Sensor, with bracket, extension wire	1
		1
	3 hp Centrifugal Pump and 3" Well	
	Irrigation Lateral Line: CPVC Schedule 40	3,786 Lft.
	Irrigation Mainline: CPVC Schedule 40	1,128 Lft.
	Pipe Sleeve: PVC Schedule 80	390.7 Lft.
	Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through steering material. Extend sleeves 18 inches beyond edges of couplings and...	



NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PSI	WHSIG PSI	FRICTION LOSS	PSI	SGR @ POC	PRECIP
C1	Rain Bird PSE	1-1/2"	Turt Spray	29.33	26	356.0	109.2	0.30	34.12	56.2	1.33 in/h
C2	Rain Bird PSE	1-1/2"	Shrub Rotor	18.83	15	306.2	12.0	0.25	29.29	27.8	0.50 in/h
C3	Rain Bird PSE	1-1/2"	Turt Spray	30.42	24	336.6	32.0	0.30	34.16	37.10	1.50 in/h
C4	Rain Bird PSE	1-1/2"	Turt Spray	29.33	22	331.7	2.0	0.30	34.02	36.2	1.33 in/h
C5	Rain Bird PSE	1-1/2"	Turt Spray	29.38	18	244.1	45.3	0.30	34.16	38.23	1.165 in/h
C6	Rain Bird PSE	1-1/2"	Turt Spray	28.54	18	247.8	59.3	0.30	34.19	38.58	0.76 in/h
C7	Rain Bird PSE	1-1/2"	Turt Spray	29.33	15	149.7	2.0	0.25	29.29	27.8	0.50 in/h
C8	Rain Bird PSE	1-1/2"	Turt Spray	32.42	30	427.2	48.0	0.60	34.16	40.81	0.88 in/h
C9	Rain Bird PSE	1-1/2"	Turt Spray	28.72	30	425.9	36.0	0.43	34.07	38.73	1.53 in/h
C10	Rain Bird PSE	1-1/2"	Turt Spray	29.33	18	199.1	35.0	0.30	34.07	38.73	1.53 in/h
C11	Rain Bird PSE	1-1/2"	Turt Spray	29.74	25	363.6	16.0	0.25	34.16	37.25	0.97 in/h
C12	Common Bird	1-1/2"	Turt Spray	33.71	22	363.9	15.2	0.30	34.15	37.67	1.10 in/h

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
C1	Rain Bldt PEB	Turf Spray	1.33 w/h	46	1,356		
C2	Rain Bldt PEB	Shrub Rolot	1.50 w/h	120	2,020		
C3	Rain Bldt PEB	Turf Spray	1.50 w/h	40	4,127		
C4	Rain Bldt PEB	Turf Spray	0.94 w/h	29	683		
C5	Rain Bldt PEB	Turf Spray	11.85 w/h	8	177.5		
C6	Rain Bldt PEB	Turf Spray	7.45 w/h	8	256		
C7	Rain Bldt PEB	Shrub Rolot	0.47 w/h	129	847.5		
C8	Rain Bldt PEB	Turf Spray	1.68 w/h	36	1,234		
C9	Rain Bldt PEB	Turf Spray	7.45 w/h	1	1,149		
C10	Rain Bldt PEB	Turf Spray	1.51 w/h	40	917.6		
C11	Rain Bldt PEB	Turf Spray	0.97 w/h	63	1,874		
C12	Rain Bldt PEB	Turf Spray	1.10 w/h	55	1,854		
		TOTALS:		604	13,590		

Generated:	2017-12-18 09:30
P.O.C. NUMBER: 03	
Water Source Information:	3 hp Centrifugal Pump and 3" Well
FLOW AVAILABLE	
Custom Max Flow:	40.00 gpm
Flow Available:	40.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	43.00 psi
Pressure Available:	43.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	34.66 gpm
Flow Available at POC:	40.00 gpm
Residual Flow Available:	5.34 gpm
Critical Station:	C4
Design Pressure:	30.00 psi
Friction Loss:	0.05 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.55 psi
Pressure Req. at Critical Station:	34.11 psi
Loss for Fittings:	0.13 psi
Loss for Main Line:	6.68 psi

[illegible]

DRC SUBMITTAL

PROJECT:

NWC OF
STIRLING RD. &
PHIPPEN WAITERS RD.
— FOR —
MASTER
DEVELOPMENT

DANIA BEACH
FLORIDA

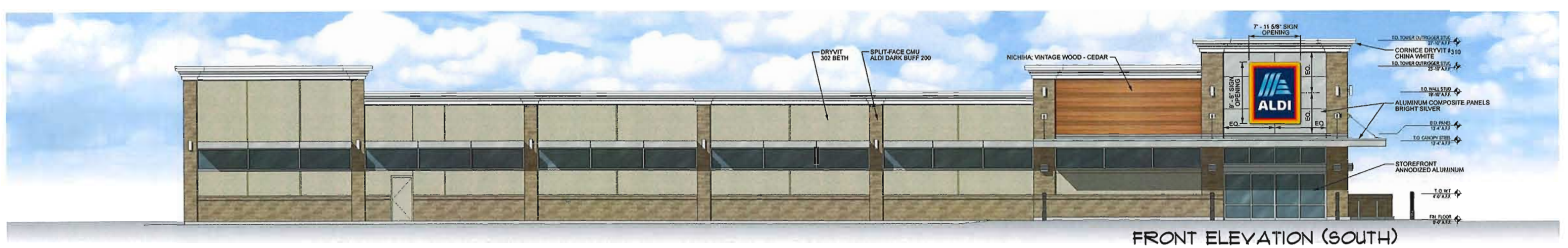
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

SHEET TITLE:

IRRIGATION
SCHEDULES

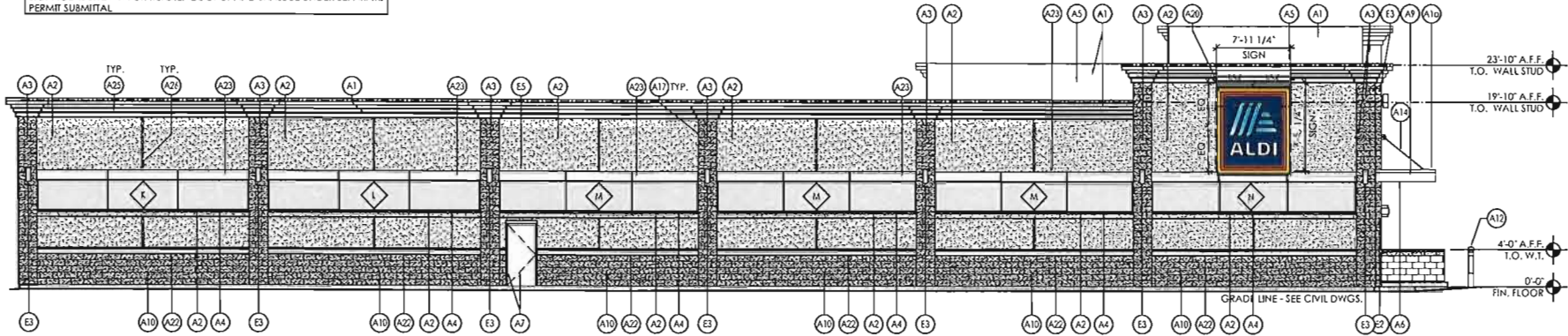
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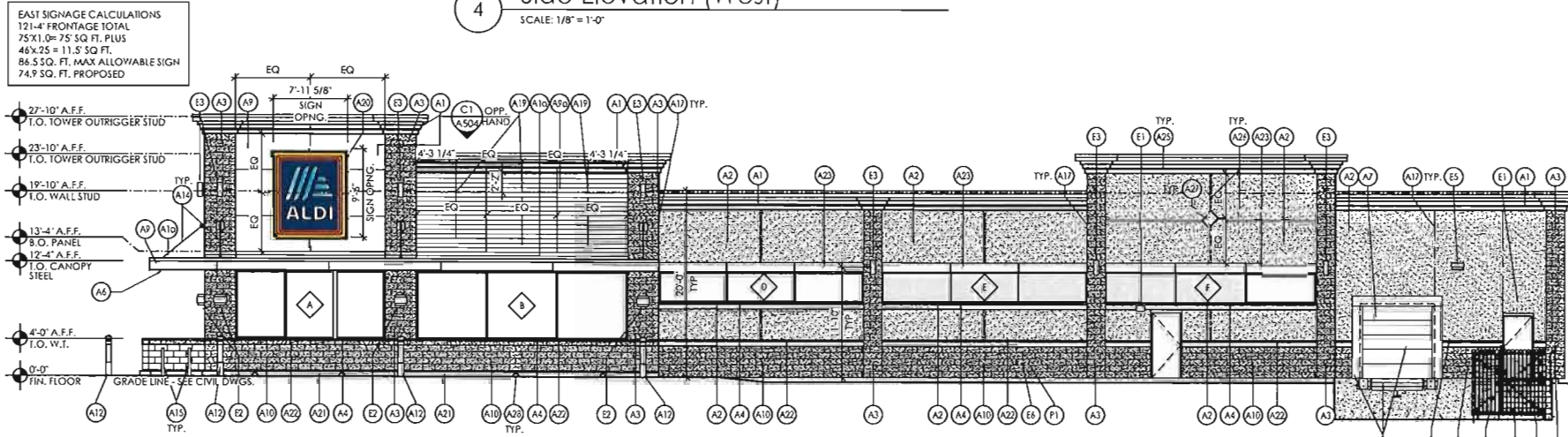
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL	A1 - WHITE A10 - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'
A2	STUCCO WALL FINISH (CCP)	DRYVIT #180 - COLOR TO MATCH A-1 BLOCK COLOR #105 (ALDI REF TO CONTRAST COLOR) INTERGRAL COLOR: ALDI DARK BUFF (20 DB, 1/2" JET) BY A-1 BLOCK W/ INTERGRAL DRY BLOCK OR APPROVED EQUAL	FIELD AND TRANSOM WINDOW SILLS
A3	SPLIT FACE CMU		PILASTERS
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT	PI-19 / CL-5	RE: DWG. A603
A8	DUMPSTER ENCLOSURE		RE: DWG. A505
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES
A10	FIBER CEMENT WALL PANELS	VINTAGEWOOD "CEDAR" PANELS	PROVIDE PANEL JOINTS AS SHOWN
A11	SPLIT-FACE CMU	INTERGRAL COLOR: ALDI DARK BUFF (20 DB, 1/2" JET) BY A-1 BLOCK W/ INTERGRAL DRY BLOCK OR APPROVED EQUAL	
A12	BLRD-2	PI-19 / CL-4	RE: DWG. A603
A13	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG. A603
A14	GUARD RAIL	PI-19 / CL-5	RE: DWG. A3/A503, A603
A15	HANGER ROD	STAINLESS STEEL ROD AND TURNBUCKLE, PI-19 / CL-5 CLEVIS, KNIFE PL AND END PL	
A16	STARTER POST	GALVANIZED	
A17	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL
A18	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A19	OVERFLOW SCUPPER	PI-19 / CL-5	RE: DWG. C3/A503
A20	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF FIBER CEMENT WALL PANEL & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEAL AROUND PENETRATION	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO INSTALLATION
A21	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504. VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A22	CRTB	NATURAL	RE: DWG. A603 - SEE STRUCTURAL DWGS
A23	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A24	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY C. R. LAURENCE; RE: DWGS A306, A505; ALIGN OUTRIGGERS w/ WINDOW MULLIONS BELOW
A25	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A26	STUCCO CORNICE	DRYVIT #310 - "CHINA WHITE"	CORNICE
A27	1 1/2" METAL REVEAL	PCS-25-300 FRY REGLET	PAINT TO MATCH STUCCO
A28	16" PRECAST CONCRETE MEDALLION	INTEGRATED COLOR	
A29	3" PVC PIPE DRAIN		PIPE THRU CART WALL AND CURB
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 8'-2" A.F.F.
E3	WALL SCONCE	FACTORY FINISH	SEE DIMENSION ON DRAWING FOR MOUNTING HEIGHT
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-4" A.F.F. IN 4" SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPI DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
A30	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG. A602

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	3	74.9	224.7
TOTAL SIGNAGE			224.7
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



4 Side Elevation (West)

SCALE: 1/8" = 1'-0"

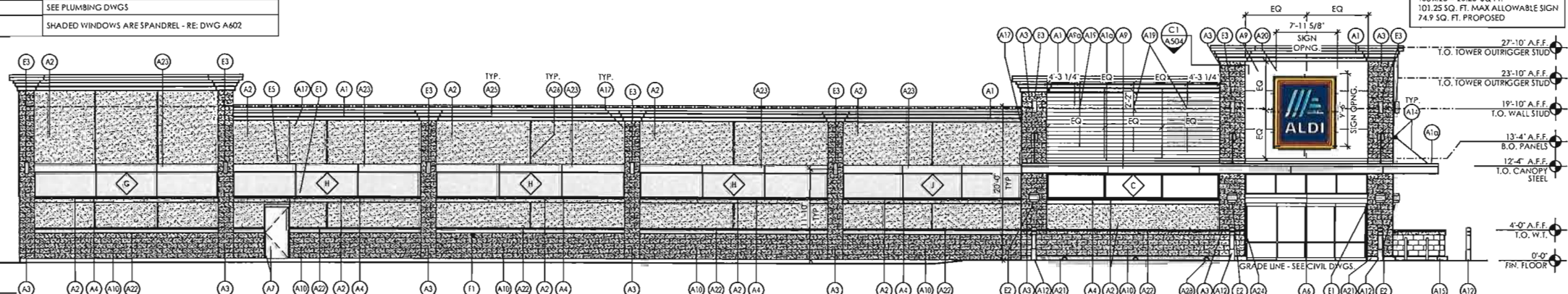


3 Side Elevation (East)

SCALE: 1/8" = 1'-0"

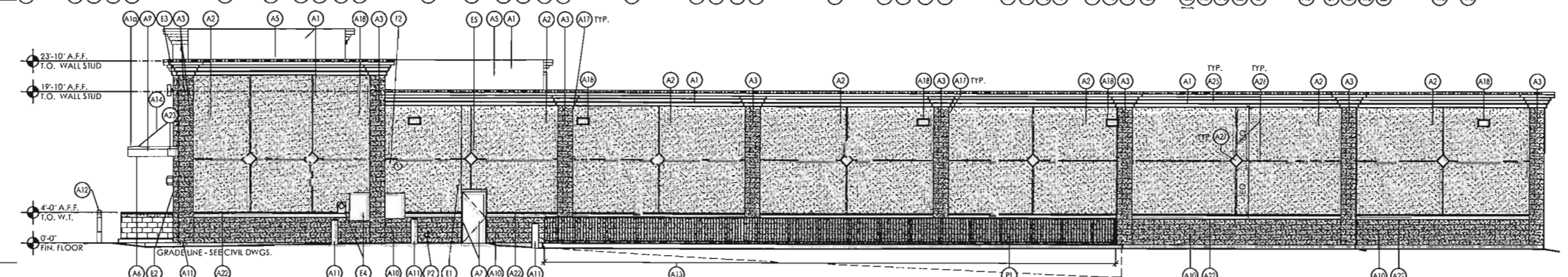
2 Front Elevation (South)

SCALE: 1/8" = 1'-0"



1 Rear Elevation (North)

SCALE: 1/8" = 1'-0"



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A Issued for Use/Reference	09/07/17
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Cuhaci & Peterson
Architects Engineers Planners

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
P (407) 661-9101
www.c-p.com

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ALDI Inc.
1171 N. State Road 7
Royal Palm Beach, FL 33411
(561) 852-6200
(561) 852-6201 fax

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NWC of Stirling Rd. &
Phippen Walters Rd.
Dania Beach, FL 33004
Project Name & Location:

Exterior Elevations Drawing Name:	Project No. 2170738
Date: 10/23/17	Type: RHRD-V8
Drawn By: JOM	A-201
Scale: As Noted	Drawing No.



Stirling Square

Dania Beach, Florida

traffic study



prepared for:
Master Development Partners

Traf Tech
ENGINEERING, INC.

April 2017

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use.....	3
Proposed Land Uses and Access	3
EXISTING CONDITIONS	4
Roadway System	4
Nearby Intersections	4
TRAFFIC COUNTS	6
TRIP GENERATION	8
TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT	14
TRAFFIC ANALYSES	18
Future Conditions Traffic Volumes	18
Level of Service Analyses	19
CONCLUSIONS AND RECOMMENDATIONS	23

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Existing Lane Geometry.....	5
FIGURE 3 – Existing Traffic Counts – Peak Hour	7
FIGURE 4a – New Project Traffic Assignment.....	15
FIGURE 4b – New Project Traffic Assignment – Pass-by Trips.....	16
FIGURE 4c – New Project Traffic Assignment + Pass-by Trips.....	17
FIGURE 5 – Background Traffic (Year 2018).....	21
FIGURE 6 – Total Traffic with Project (Year 2018).....	22

LIST OF TABLES

TABLE 1 – Trip Generation.....	11
TABLE 2 – Intersection Capacity/LOS Analyses.....	20



FIGURE 1
 Stirling Square
 Broward County, Florida

PROJECT LOCATION MAP

EXISTING CONDITIONS

This section addresses the existing roadway system located in the vicinity of the project site and nearby intersections.

Roadway System

The roadway system located near the project site includes Stirling Road, SW 12th Avenue, and Phippen Waiters Road. Stirling Road is a 6-lane divided principal arterial while SW 12th Avenue and Phippen Waiters Road are both 2-lane undivided facilities.

Nearby Intersections

The following two intersections were identified as the locations that will be impacted the most by the proposed project:

- Stirling Road and SW 12th Avenue (signalized)
- Stirling Road and Phippen Waiters Road (signalized)

Additionally, the traffic impacts (new trips) created by this project to the I-95/Stirling Road were documented. Figure 2 shows the existing lane geometry of the two intersections selected for analysis purposes. The number of lanes on the street system surrounding the project site is also depicted in the figure.

TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Traffic Survey Specialists collected traffic data at the following locations:

- Stirling Road and SW 12th Avenue (signalized)
- Stirling Road and Phippen Waiters Road (signalized)

The intersection turning movement counts performed by Traffic Survey Specialists were collected on Thursday, January 12, 2017 during the AM and PM peak periods (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively).

Figure 3 summarizes the results of the intersection turning movement counts undertaken during the weekday peak hours. Appendix B contains the intersection turning movement counts, as collected in the field. The signal timing plans for the signalized intersection were obtained from Broward County Traffic Engineering Division and are also included in Appendix B.

TRIP GENERATION

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). According to the subject ITE manual, the most appropriate "land use" categories for the proposed land uses include: Land Use 151 – Mini-Warehouse (self-storage), Land Use 945 – Gasoline/Service Station with Convenience Store, Land Use 820 – Shopping Center, Land Use 932 – High-Turnover (Sit-Down) Restaurant. Tables 1A and 1B summarize the trip generation associated with the proposed development for scenarios 1 and 2, respectively.

The trip generation rates used to determine the trips associated with the proposed land use are presented as follows:

ITE Land Use 151 – Mini-Warehouse

Daily Trip Generation

$$T = 2.50 (X)$$

Where T = number of daily trips

X = 1,000 Sq. feet of gross floor area

AM Peak Hour

$$T = 0.14(X) \text{ (55\% inbound and 45\% outbound)}$$

Where T = number of AM peak hour trips

X = 1,000 Sq. feet of gross floor area

PM Peak Hour

$$T = 0.26 (X) \text{ (50\% inbound and 50\% outbound)}$$

Where T = number of AM peak hour trips

X = 1,000 Sq. feet of gross floor area

ITE Land Use 945 – Gasoline/Service Station with Convenience Store

Daily Trip Generation

$$T = 162.78 (X)$$

Where T = number of daily trips

X = vehicle fueling positions

AM Peak Hour

$T = 10.81 (X)$ (55% inbound and 45% outbound)

Where T = number of AM peak hour trips

X = 1,000 Sq. feet of gross floor area

PM Peak Hour

$T = 9.85 (X)$ (60% inbound and 40% outbound)

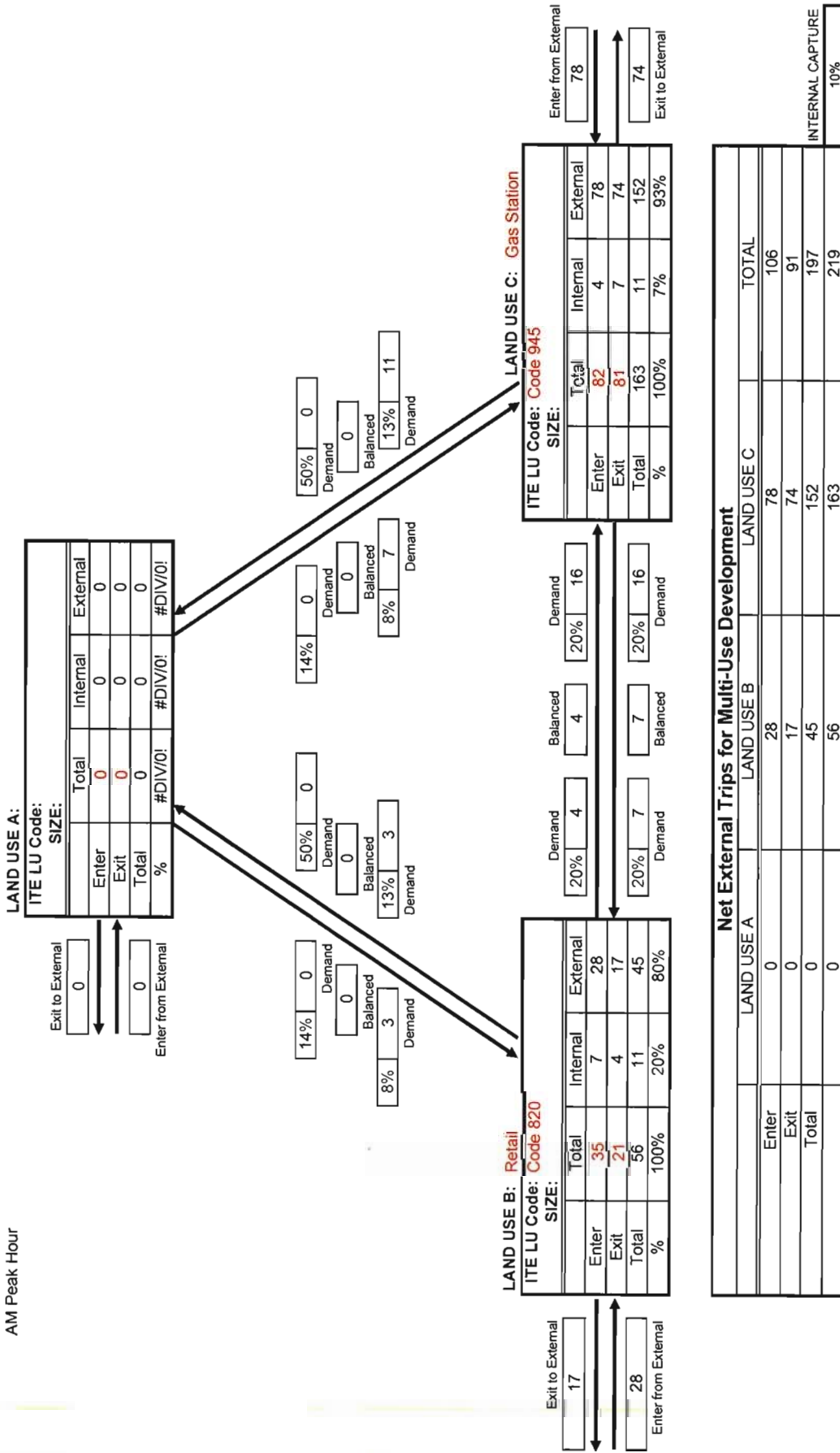
Where T = number of AM peak hour trips

X = 1,000 Sq. feet of gross floor area

As indicated in Table 1, the proposed development is projected to generate approximately 2,323 new daily trips, approximately 94 AM new peak hour trips (56 inbound and 38 outbound), and approximately 179 new trips during the typical afternoon peak period (86 inbound and 93 outbound).

PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Vargas
Date: 20-Feb-17
AM Peak Hour



TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and assignment for the proposed development site was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of the current traffic volumes, and existing land use patterns.

Based on the above, the following traffic assignment was assumed for the proposed development:

- 10% to and from the north via Phippen Waiters Road
- 5% to and from the south via SW 12th Avenue
- 5% to and from the south via Phippen Waiters Road
- 30% to and from the east via Stirling Road
- 50% to and from the west via Stirling Road
 - 10% to and from the north via Bryan Road
 - 10% to and from the north via Oakwood Boulevard
 - 10% to and from the south via Oakwood Boulevard
 - 20% continue west towards I-95 (5% north, 5% south and 10% further west)

The new peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The new project traffic assignment is summarized in Figures 4a thru 4c. As shown in Figures 4a through 4c, the traffic impacts to the I-95/Stirling Road interchange is insignificant (worse movement is projected to have 19 vehicles in a one-hour period or one new vehicle every three minutes).

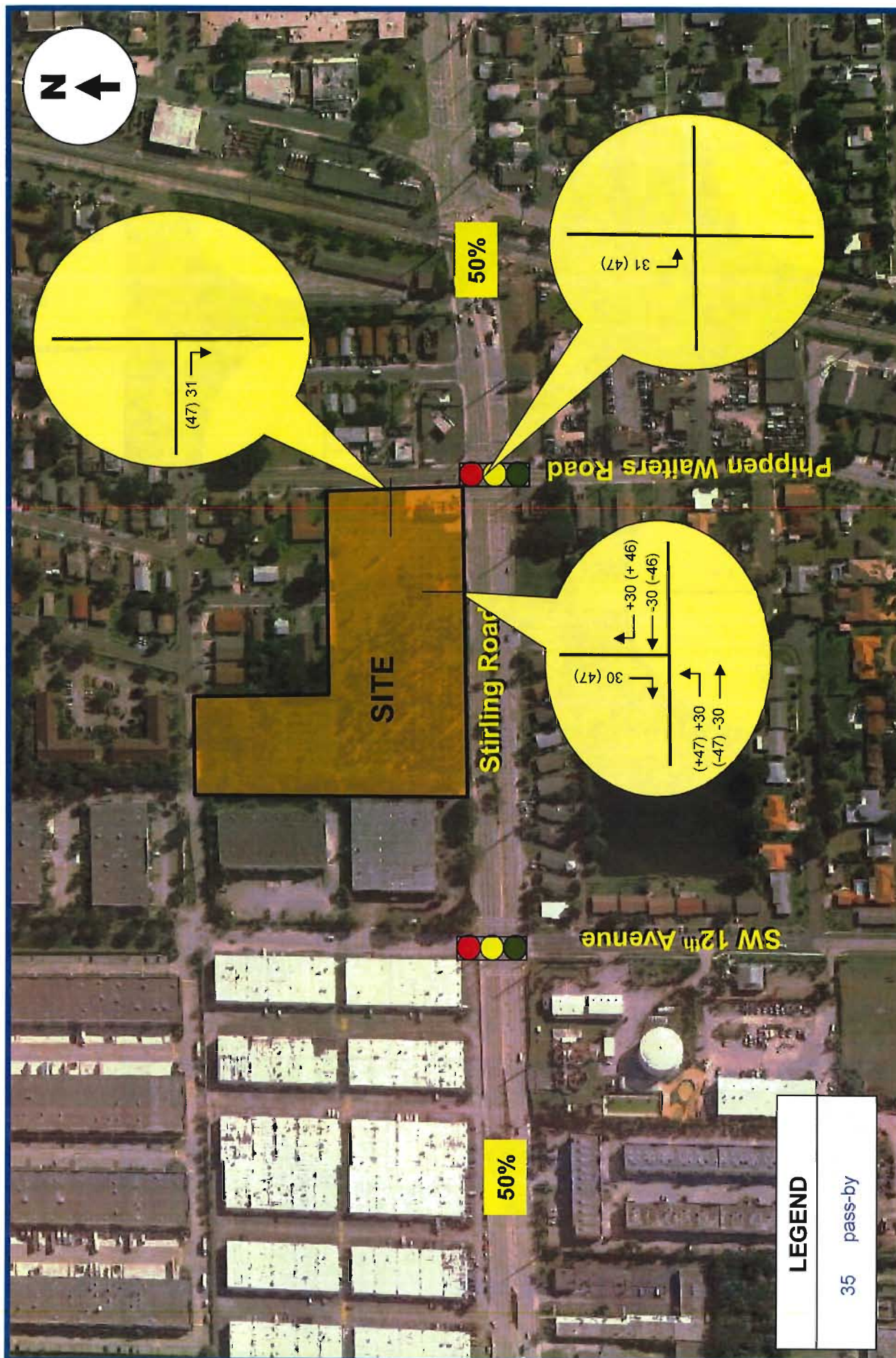


FIGURE 4b
Stirling Square
Broward County, Florida

PASS-BY TRIPS

TRAFFIC ANALYSIS

This section of the study is divided into three parts. The first part consists of developing the future conditions traffic volumes for the study area. The second part includes level-of-service analyses for future conditions.

Future Conditions Traffic Volumes

Two sets of future traffic volumes were developed. The first set includes project buildout conditions without the proposed project and the second set adds the new trips anticipated to be generated by the project.

In order to develop year 2018 traffic volumes (project anticipated to be built and occupied by the end of 2018), without the proposed project, two separate analyses were undertaken. The first analysis converts the existing peak hour traffic counts collected in the field during the month of January to average peak season conditions. Based on FDOT's Peak Season Factor Category report, a factor of 1.03 is required to convert traffic counts collected during the second week of January to average peak season conditions (refer to Appendix C). The second analysis includes a growth factor to project 2017 peak season traffic volumes to the year 2018. Based on traffic growth data published by the FDOT for a nearby traffic count stations, minimal traffic growth has occurred during the past five years (refer to Appendix C). However, in order to assess impacts with a conservative approach, and to account for unforeseen approved project (committed trips) that may impact the study intersections, a one percent (1.0%) growth rate was used for purposes of this study. Moreover, committed development trips associated with the Dania Pointe development were added to the peak season volumes in order to develop 2018 background traffic conditions for the study area. (refer to Appendix C).

TABLE 2 Intersection Level of Service Stirling Square			
Intersection	2017 Existing	Future Traffic Conditions	
		2018 w/o Project	2018 With Project
Stirling Road and SW 12 th Avenue	D (C)	D (D)	D (D)
Stirling Road and Phippen Waiters Road	B (B)	B (B)	B (B)
Stirling Road and East Driveway - SB - EB Left			A (A) A (B)
Phippen Waiters Road and Driveway - EB			A (B)

SOURCE: Highway Capacity Manual.

LEGEND: AM Peak (PM Peak)

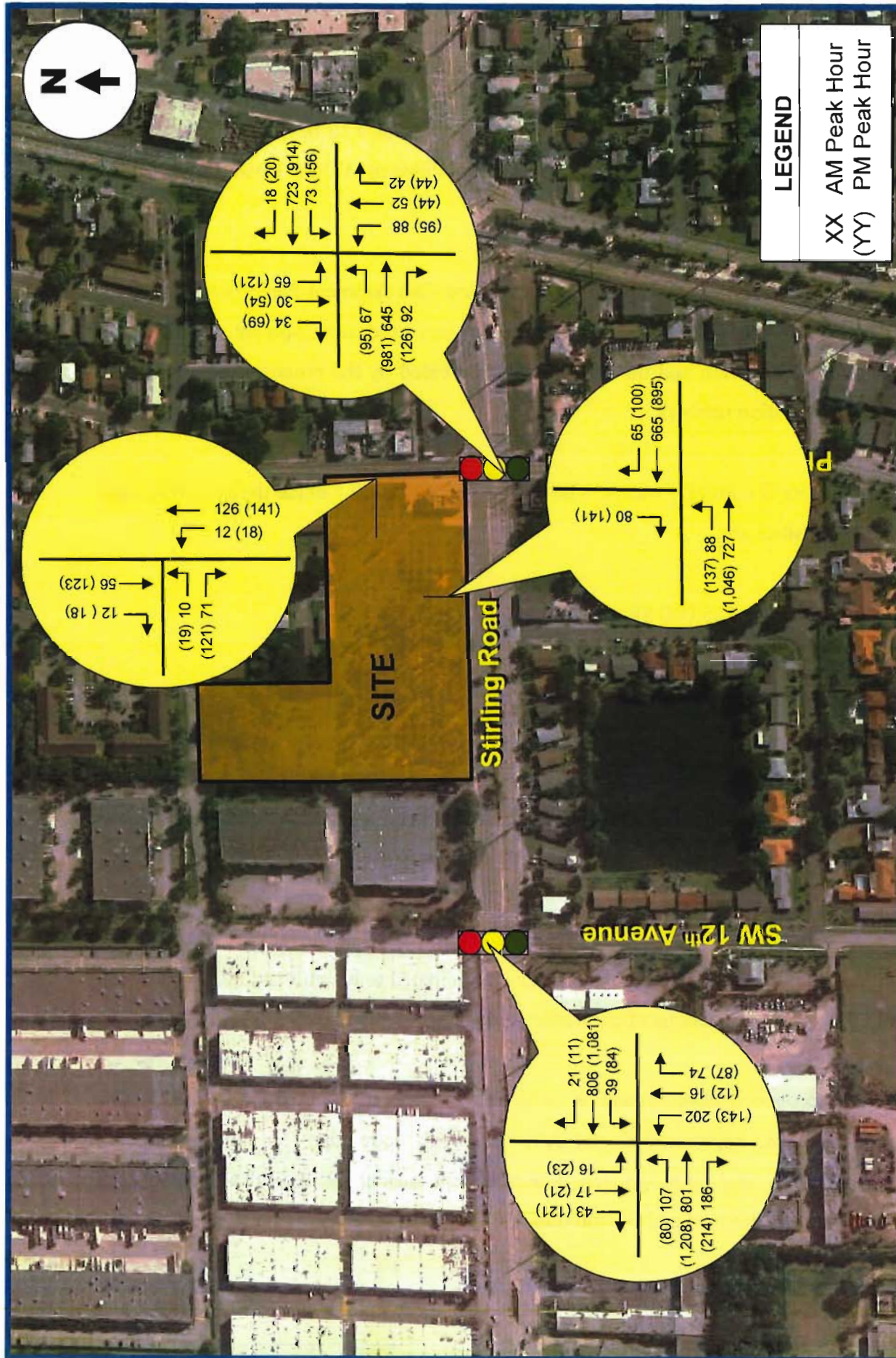


FIGURE 6

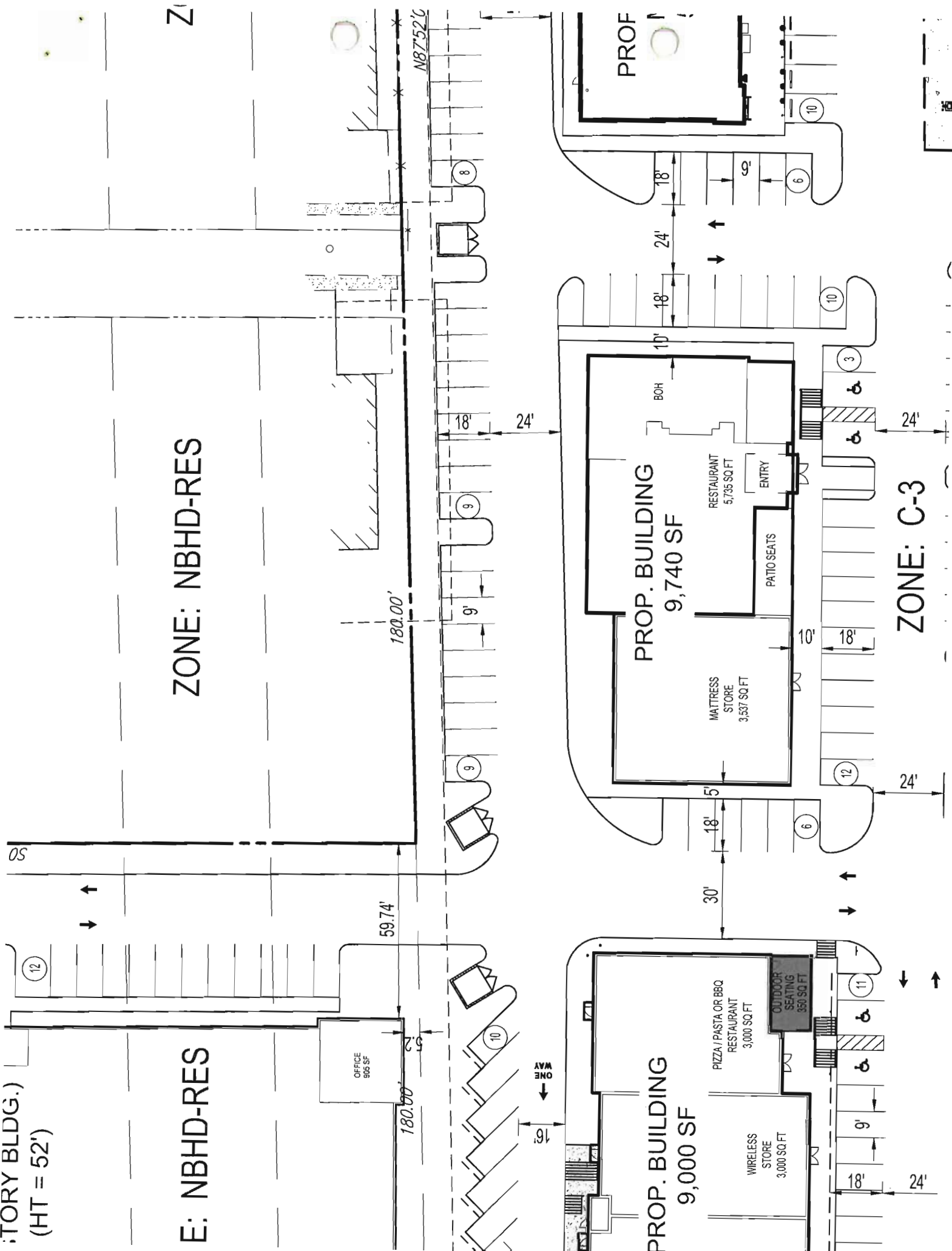
Stirling Square
Broward County, Florida

TOTAL TRAFFIC with PROJECT – YEAR 2018

ENGINEERING, INC.

-
- All intersections and driveways are projected to operate at an acceptable level of service in the year 2018 with the proposed project in place. Additionally, the proposed eastbound left-turn lane on Stirling Road for the project requires a length of queue of up to 50 feet (excluding the deceleration distance). The proposed eastbound left-turn lane meets the required deceleration and queue-length dimensions. No modifications to the existing westbound left-turn lane at the Stirling Road/SW 12th Avenue intersection are required as a result of implementing the proposed eastbound left-turn lane for the project.
 - The project's traffic impacts to the existing eastbound left-turn lane at the Stirling Road/Phippen Waiters Road are minimal. The existing dimensions of the eastbound left-turn lane at the Phippen Waiters traffic signal are sufficient to accommodate the projected future traffic volumes. Therefore, no modifications are required to the existing signalized intersection of Stirling Road and Phippen Waiters Road.
 - The traffic impacts to the I-95/Stirling Road interchange is insignificant (worse movement is projected to have 19 vehicles in a one-hour period or one new vehicle every three minutes).

ZONE: NBHD-RES



STIRLING ROAD & SW 12TH AVENUE
 DANIA BEACH, FLORIDA
 COUNTED BY: S. SALVO & M. CRUZ
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170006
 Start Date: 01/12/17
 File I.D. : STIR12AV
 Page : 1

LIGHT VEHICLES, HEAVY VEHICLES

SW 12TH AVENUE From North					STIRLING ROAD From East				SW 12TH AVENUE From South				STIRLING ROAD From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 01/12/17																				
07:00	0	1	1	10	0	5	127	0		0	28	0	15		1	11	106	16		321
07:15	0	1	4	6	0	4	156	2		0	28	2	13		0	14	156	30		416
07:30	0	2	1	21	0	6	183	5		0	39	6	18		0	24	130	31		466
07:45	0	2	6	11	0	11	139	3		0	30	4	24		0	24	134	54		442
hr Total	0	6	12	48	0	26	605	10		0	125	12	70		1	73	526	131		1645
08:00	0	3	6	8	0	9	168	9		0	39	4	22		1	31	169	43		512
08:15	0	3	2	9	0	10	149	5		0	42	6	20		2	25	121	36		430
08:30	0	4	6	11	1	7	175	2		0	47	0	16		2	19	212	49		551
08:45	0	5	2	13	1	5	158	4		0	53	5	10		2	21	167	39		485
hr Total	0	15	16	41	2	31	650	20		0	181	15	68		7	96	669	167		1978
* BREAK *																				
16:00	0	6	2	15	0	7	221	1		0	28	3	23		6	12	184	26		534
16:15	0	3	2	18	0	17	205	2		0	24	3	13		5	13	211	36		552
16:30	0	8	4	24	0	17	199	2		0	24	4	24		7	10	187	29		539
16:45	0	3	8	22	3	19	219	5		0	19	3	9		4	6	242	47		609
hr Total	0	20	16	79	3	60	844	10		0	95	13	69		22	41	824	138		2234
17:00	0	11	5	52	2	13	248	1		0	36	3	17		13	16	254	38		709
17:15	0	4	7	21	2	15	193	1		0	35	6	23		9	7	233	42		598
17:30	0	4	0	21	2	16	210	4		0	31	0	26		7	15	239	52		627
17:45	0	3	3	18	0	16	169	0		0	40	6	17		8	5	215	38		538
hr Total	0	22	15	112	6	60	820	6		0	142	15	83		37	43	941	170		2472
TOTAL	0	63	59	280	11	177	2919	46		0	543	55	290		67	253	2960	606		8329

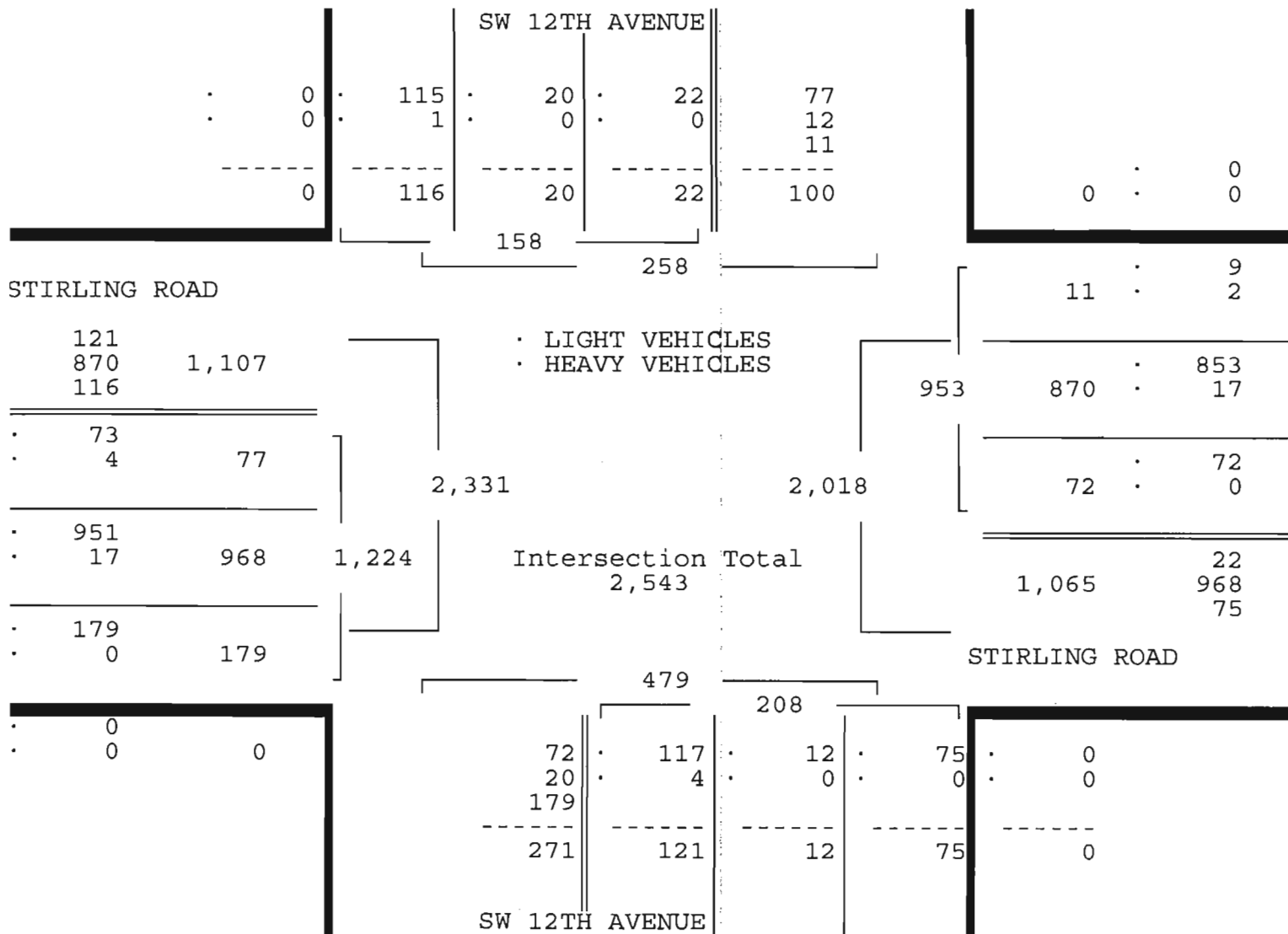
STIRLING ROAD & SW 12TH AVENUE
 DANIA BEACH, FLORIDA
 MOUNTED BY: S. SALVO & M. CRUZ
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170006
 Start Date: 01/12/17
 File I.D. : STIR12AV
 Page : 3

LIGHT VEHICLES, HEAVY VEHICLES

SW 12TH AVENUE					STIRLING ROAD				SW 12TH AVENUE				STIRLING ROAD						
From North					From East				From South				From West						
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total
Date 01/12/17 -----																			
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 01/12/17																			
Peak start 16:45					16:45				16:45				16:45						
Volume	0	22	20	116	9	63	870	11	0	121	12	75	33	44	968	179			
Percent	0%	14%	13%	73%	1%	7%	91%	1%	0%	58%	6%	36%	3%	4%	79%	15%			
Peak total	158				953				208				1224						
Highest	17:00				17:00				17:15				17:00						
Volume	0	11	5	52	2	13	248	1	0	35	6	23	13	16	254	38			
Peak total	68				264				64				321						
PHF	.58				.90				.81				.95						



STIRLING ROAD & SW 12TH AVENUE
 DANIA BEACH, FLORIDA
 COUNTED BY: S. SALVO & M. CRUZ
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170006
 Start Date: 01/12/17
 File I.D. : STIR12AV
 Page : 1

PEDESTRIANS

Date 01/12/17	SW 12TH AVENUE From North				STIRLING ROAD From East				SW 12TH AVENUE From South				STIRLING ROAD From West				Total
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	
07:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
07:15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
07:30	0	2	0	2	0	0	0	4	0	0	0	1	0	0	0	0	9
07:45	0	3	0	1	0	1	0	3	0	0	0	0	0	0	0	0	8
hr Total	0	5	0	7	0	1	0	7	0	0	0	1	0	0	0	0	21
08:00	0	1	0	1	0	0	0	4	0	0	0	2	0	0	0	0	8
08:15	0	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	5
08:30	0	1	0	3	0	0	0	3	0	1	0	0	0	0	0	0	8
08:45	0	2	0	3	0	0	0	0	0	1	0	0	0	0	0	0	6
hr Total	0	4	0	9	0	0	0	10	0	2	0	2	0	0	0	0	27
* BREAK *																	
16:00	0	1	0	1	0	0	0	0	0	2	0	1	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
16:30	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
16:45	0	1	0	1	0	2	0	1	0	0	0	2	0	0	0	0	7
hr Total	0	2	0	2	0	2	0	1	0	5	0	3	0	0	0	1	16
17:00	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	3
17:15	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	3
17:30	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	2	5
17:45	0	4	0	1	0	0	0	3	0	2	0	3	0	0	0	0	13
hr Total	0	7	0	4	0	1	0	4	0	2	0	3	0	1	0	2	24
TOTAL	0	18	0	22	0	4	0	22	0	9	0	9	0	1	0	3	88

STIRLING ROAD & PHIPPIN WAITERS ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: A. PALOMINO & L. PALOMINO
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

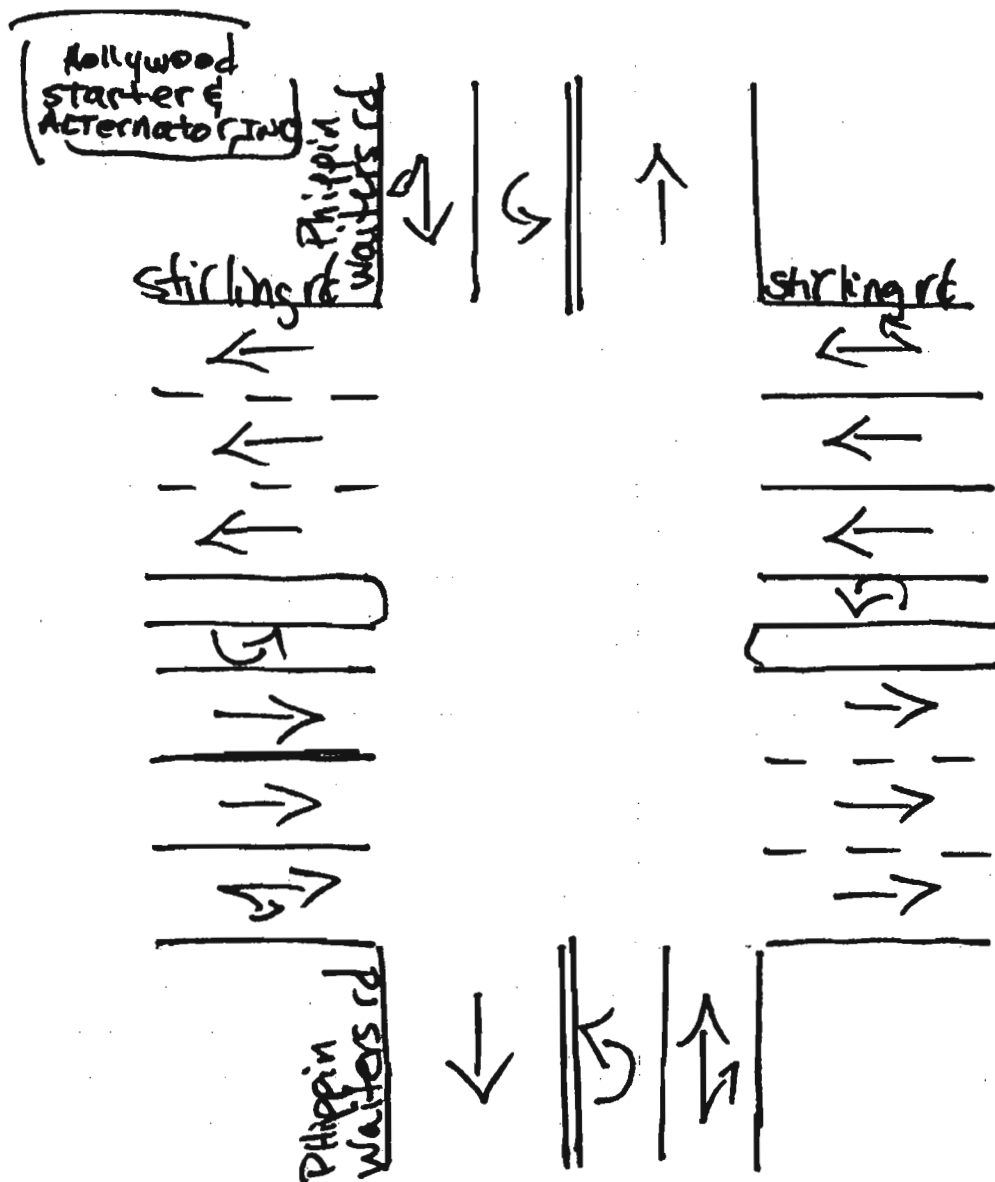
Site Code : 00170006
 Start Date: 01/12/17
 File I.D. : STIRPHIP
 Page : 1

LIGHT VEHICLES, HEAVY VEHICLES

PHIPPIN WAITERS ROAD					STIRLING ROAD				PHIPPIN WAITERS ROAD				STIRLING ROAD				
From North					From East				From South				From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 01/12/17																	
07:00	0	2	3	5	2	7	127	2	0	9	5	14	4	8	102	7	297
07:15	0	1	3	6	2	15	132	1	0	11	5	12	5	7	141	15	356
07:30	0	3	7	8	0	16	168	5	0	10	11	12	3	12	105	14	374
07:45	0	1	8	8	1	19	152	4	0	14	13	9	1	22	133	19	404
Hr Total	0	7	21	27	5	57	579	12	0	44	34	47	13	49	481	55	1431
08:00	0	2	4	7	2	12	150	2	0	13	12	10	0	10	159	19	402
08:15	0	1	7	3	1	18	151	2	0	12	12	13	1	13	114	17	365
08:30	0	0	5	10	0	17	166	4	0	16	13	10	0	12	186	16	455
08:45	0	1	5	3	3	7	143	4	0	11	6	7	0	11	158	18	377
Hr Total	0	4	21	23	6	54	610	12	0	52	43	40	1	46	617	70	1599
----- * BREAK * -----																	
16:00	0	2	11	15	6	4	192	2	0	14	11	8	5	20	192	10	492
16:15	0	2	7	14	2	23	190	4	0	12	12	5	3	12	194	17	497
16:30	0	4	16	15	2	26	193	1	0	18	8	11	0	14	183	20	511
16:45	0	3	13	18	2	30	192	4	0	15	11	11	1	17	210	16	543
Hr Total	0	11	47	62	12	83	767	11	0	59	42	35	9	63	779	63	2043
17:00	0	6	6	16	1	44	217	2	0	12	11	7	3	12	236	23	596
17:15	0	3	16	13	5	40	183	3	0	18	8	16	2	25	220	24	576
17:30	0	5	8	11	3	25	193	2	0	13	12	8	3	20	211	19	533
17:45	0	2	13	11	1	30	153	1	0	17	8	12	3	15	189	17	472
Hr Total	0	16	43	51	10	139	746	8	0	60	39	43	11	72	856	83	2177
TOTAL	0	38	132	163	33	333	2702	43	0	215	158	165	34	230	2733	271	7250

[illegible]

↑
North



Dania beach, Florida
June 08, 2016
drawn by: Luis Palomino
signalized ✓

Laukaitis, Benjamin

From: Joaquin@traftech.biz
Sent: Tuesday, January 31, 2017 2:18 PM
To: Laukaitis, Benjamin
Subject: Timing

Ben,

I forgot to request these timing last week. Stirling Road at SW 12th Avenue and at Phippen Waiters Road. Both are located east of I-95. 3305 3263

Thanks as always Ben,

Joaquin

Joaquin E. Vargas, P.E.

Traf Tech ENGINEERING

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Tel: (954) 582-0988

Fax: (954) 582-0989

Mobile: (954) 643-1671

joaquin@traftech.biz

Station : 3263 - Stirling Rd & Phippen Rd (Standard File)

Phase	1 (EL)	2 (WT)	3	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7		5		7		5								
Ped Clearance		15		21		15		23								
Min Green	4	12		6	4	12		6								
Gap Ext	1.5	3		2.2	1.5	3		2.2								
Max1	12	50		25	12	50		25								
Max2																
Yellow Clr	5	5	4	4	5	5	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2		2	2	2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON		ON	ON	ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																
Concurrent Ps	1	1	1	1	2	2	2	2								

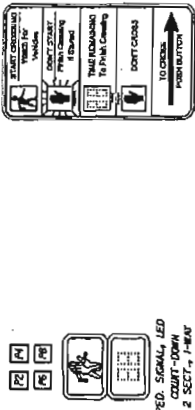
Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash					ON	ON
Override Higher Preempt					ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green						
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

COUNT DOWN PEDESTRIAN SIGNAL HEADS



RED SIGNAL LED
2 SEC. - 1 MIN.
8 AS
653-191

800-36
700-45-18 8 EA

- NOTES:
1. DIRECTIONAL CORE CROSSINGS CONSIST OF TWO (2) CONDUIT RUNS; 1 VIDEO AND 1 SPARE.
 2. CONTROLLER CABINET SHALL BE TYPE BC-47.
 3. ALL VIDEO DETECTOR CAMERAS TO BE MOUNTED ON EXISTING CONCRETE STRAIN POLES VIA DWT, AND.

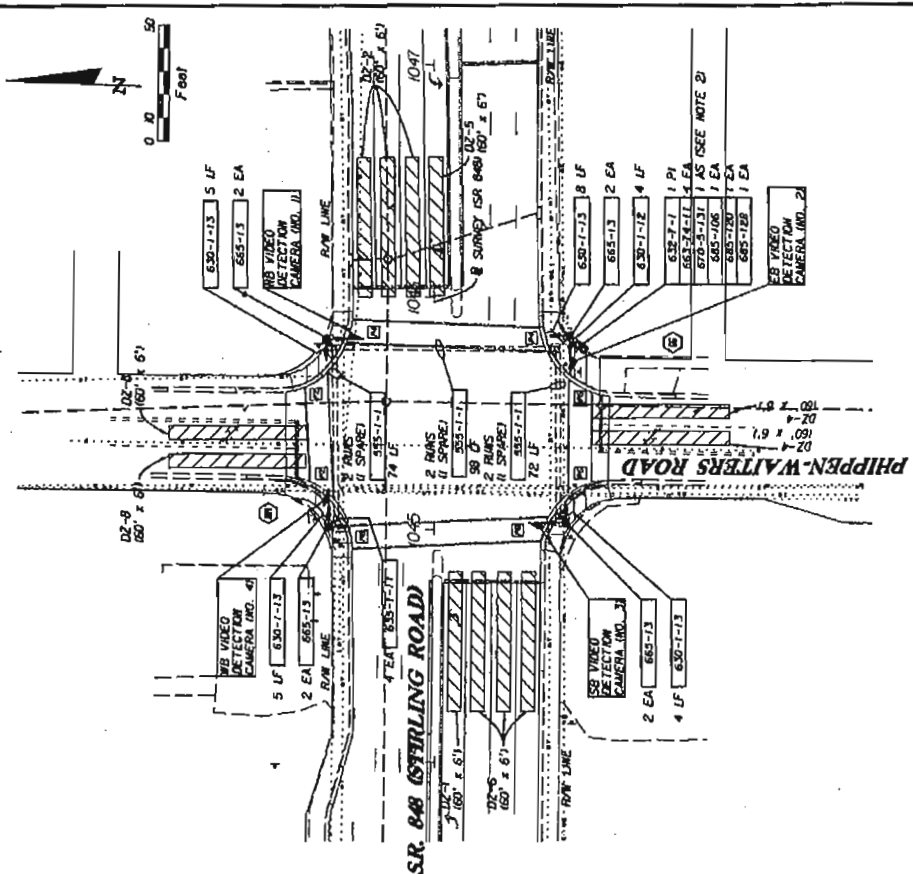
CONTROLLER NOTES:

1. MAJOR STREET IS SR 848 STIRLING RD.
2. EXISTING SIGNAL OPERATING PLAN SHALL REMAIN.
3. FLASHING OPERATION SHALL BE YELLOW FOR SR 848 AND RED FOR PHIPPEN-WATERS RD.
4. EXISTING RED, YELLOW, GREEN AND PEDESTRIAN TIMES TO REMAIN. CONTRACTOR SHALL COORDINATE WITH BROWARD COUNTY AND ADDITIONAL SIGNAL TIMING CHANGES AS REQUIRED IN THE FIELD FOR A FULL FUNCTIONAL SYSTEM.

ITEM NO.	QUANTITY
650-20	8 EA
650-50	1 EA
650-60	6 EA
650-70	8 EA
650-90	1 PI
650-100	1 PI

TIME	VIDEO CAMERA	VEHICLE DETECTOR	PEDESTRIAN DETECTOR
DZ-1	2	1	-
DZ-2	4	2	-
DZ-4	1	1	5
DZ-5	4	1	-
DZ-6	2	2	-
DZ-8	3	1	5

DELT. TIME IS INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.



LEGEND:
= VEHICLE DETECTOR ASS.

= DETECTOR ZONE

SR 848 STIRLING ROAD & PHIPPEN-WATERS RD

SIGNALIZATION PLAN

DATE: 5/20/08	BY: DMB	REVISIONS:	DESCRIPTION:	REMOVED PROPOSED SIGNALS AND REVISED ENTIRE SHEET.	REVISION NO.	DATE	BY
American Engineering & Planning, LLC 1100 Main Street, Suite 300 Fort Lauderdale, Florida 33304 Phone: (954) 561-8861 Fax: (954) 561-8862 E-mail: info@americaneng.com Website: www.americaneng.com					STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. SR 848 COUNTY BROWARD FINANCIAL PROJECT ID 41438-1-52-01	3263 SHEET NO. T-18	

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SAVED AND SEALED UNDER RULE 60.05-23.003, F.A.C.



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3305	Initial Operation Date	12/14/82
Controller Type	2070 LN	System Number	3305
Modification Number	7	Modification Date	11/20/2014
Drawing/Project No	411438-1-52-01	FPL Grid Number	87574697407
Intersection	STIRLING ROAD (SR 848) and SW 12 AVENUE		
Municipality	DANIA BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2		4	5	6		8
Direction	EBL	WB		NB	WBL	EB		SB
Initial Green(MIN)	4	12		6	4	12		6
Vehicle Ext.(GAP)	1.5	3.0		2.0	1.5	3.0		2.0
Maximum Green I	12	50		30	12	50		30
Maximum Green II								
Yellow Clearance	5.0	5.0		4.0	5.0	5.0		4.0
All Red Clearance	2.0	2.0		2.0	2.0	2.0		2.0
Phase Recall	OFF	MIN		OFF	OFF	MIN		OFF
Detector Delay	3.0			20-RT	3.0			20-RT
Walk		7		5		7		5
Pedestrian Clearance		10		19		10		19
Permissive	5 SECT			5 SECT				
Flash Operation	YELLOW			RED		YELLOW		RED
Green Return								

Attachment

Channel/Drop / IP Address

NOTES:

1. DUAL ENTRY HARDWIRED NORTH/SOUTH.
2. ANTI-BACKDOWN EAST/WEST: PHASES 2+6 ON--->OMIT PHASES 1+5.
3. MOD. 7 UPDATES YELLOW AND ALL RED CLEARANCE VALUES.

Submitted By _____ Approved By _____

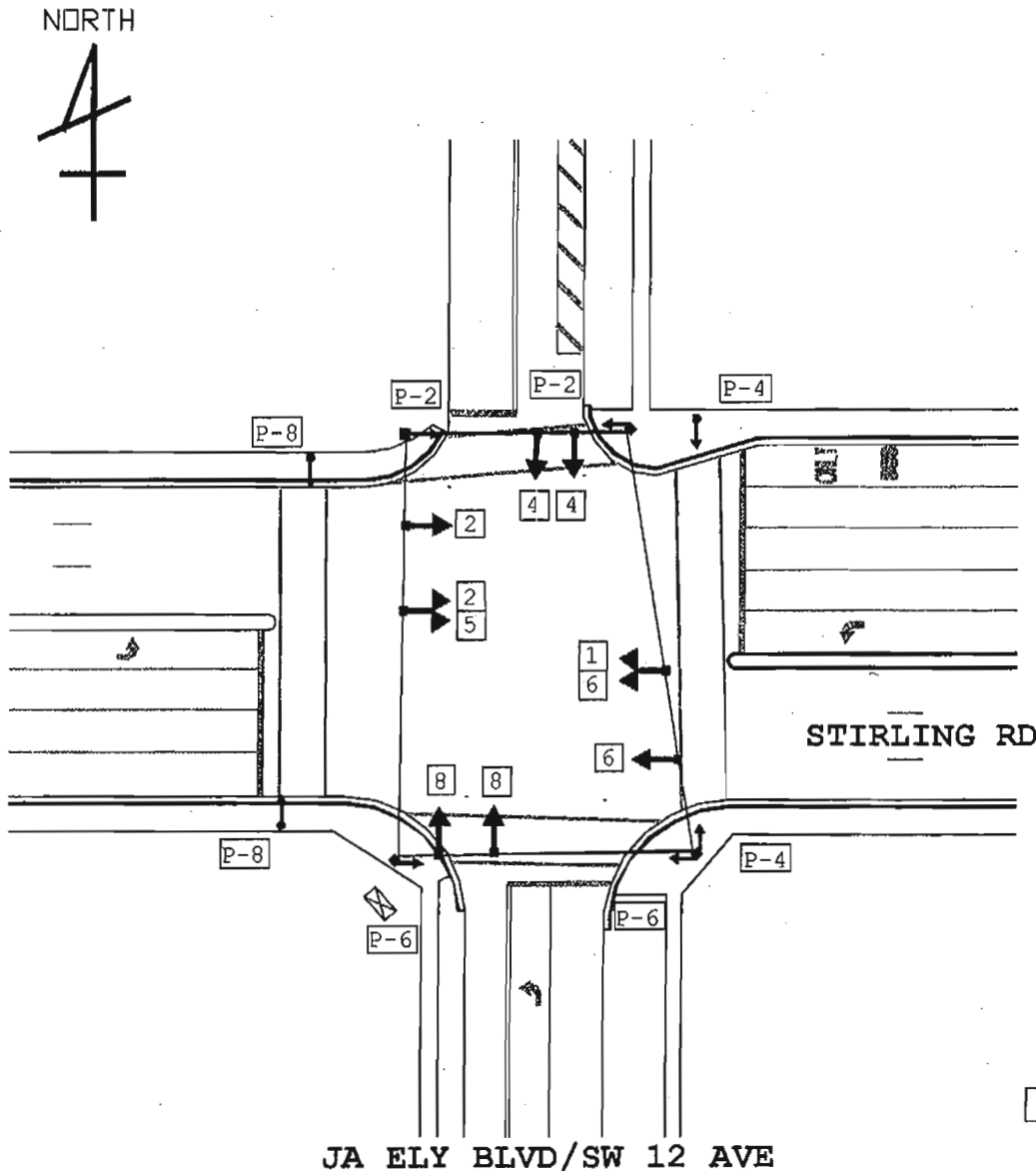
BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
TRAFFIC SIGNAL LOCATION

LOCATION **STIRLING ROAD & J A ELY BLVD/SW 12 AVE**

ORDER NO **FDOT** ISSUE DATE **---** REVISION NO. **2** COMPLETION DATE **12/13/07**

DWG. NO. **10-04-02-01** FILE NO. **3305** CITY **DANIA BEACH** SCALE: 1" = 50'

DWN BY: **LARRY**



2 4 6 8



3-SECT
1-WAY
6-REQ'D

1 6

5 2



5-SECT
1-WAY
2-REQ'D

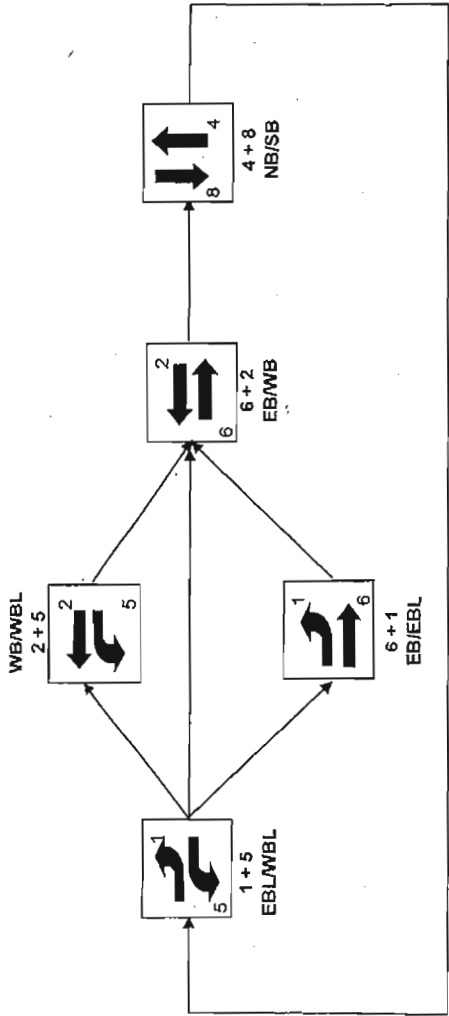
P-2 P-4 P-6 P-8



8-REQ'D

VIDEO DETECTION THIS REVISION, FDOT PROJ NO 4114381

Sequence of Operation for (3305) Stirling Road (SR 848) and SW 12 Avenue
Dania Beach



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2015 HISTORICAL AADT REPORT

Y: 86 - BROWARD

5301 - SR 848 / STIRLING RD - W OF SR 5/US 1

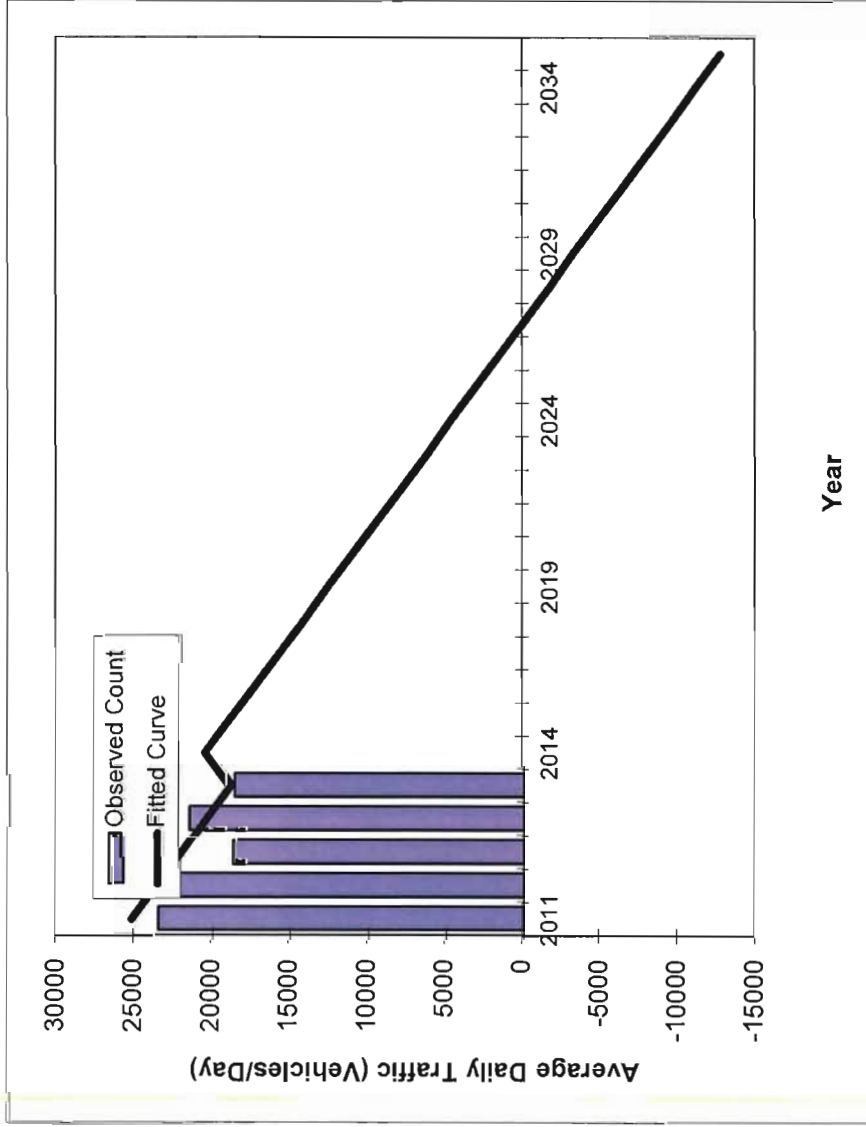
AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
-----	-----	-----	-----	-----	-----
18600 C	E 9700	W 8900	9.00	54.00	3.00
21500 C	E 11000	W 10500	9.00	54.20	3.00
18600 C	E 9500	W 9100	9.00	53.60	2.30
27500 C	E 14000	W 13500	9.00	52.20	2.30
23500 C	E 11500	W 12000	9.00	52.50	2.60
25500 C	E 13000	W 12500	8.35	52.69	2.60
27500 C	E 13500	W 14000	8.53	53.89	2.60
16500 C	E 9000	W 7500	8.81	54.16	2.20
27500 C	E 14000	W 13500	8.63	55.75	2.20
28000 C	E 14000	W 14000	8.40	55.34	4.20
26000 C	E 13000	W 13000	8.20	51.70	4.00
27000 C	E 14000	W 13000	9.10	55.30	4.00
27000 C	E 13500	W 13500	8.60	57.50	3.70
31000 C	E 16000	W 15000	8.70	56.40	3.10
30000 C	E 15500	W 14500	9.00	60.20	3.70
30500 C	E 15500	W 15000	8.90	57.80	3.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0 SR 848/STIRLING RD -- W OF SR 5/US 1

PIN#	0	2
Location		

County:	Broward
Station #:	5301
Highway:	SR 848/STIRLING RD



** Annual Trend Increase:	-1,580
Trend R-squared:	44.70%
Trend Annual Historic Growth Rate:	-6.27%
Trend Growth Rate (2015 to Design Year):	-8.51%
Printed:	1-Feb-17
Straight Line Growth Option	

Traffic (ADT/AADT)	
Year	Trend**
2011	23500
2012	27500
2013	18600
2014	21500
2015	18600
2016 Opening Year Trend	25100
2016	N/A
2017 Mid-Year Trend	17200
2017	N/A
2018 Design Year Trend	15600
2018	N/A
2018	14000
TRANPLAN Forecasts/Trends	

*Axle-Adjusted

2015 PEAK SEASON FACTOR CATEGO. REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2015 - 01/03/2015	1.00	1.04
2	01/04/2015 - 01/10/2015	1.00	1.04
3	01/11/2015 - 01/17/2015	0.99	1.03
* 4	01/18/2015 - 01/24/2015	0.98	1.02
* 5	01/25/2015 - 01/31/2015	0.97	1.01
* 6	02/01/2015 - 02/07/2015	0.96	1.00
* 7	02/08/2015 - 02/14/2015	0.95	0.99
* 8	02/15/2015 - 02/21/2015	0.95	0.99
* 9	02/22/2015 - 02/28/2015	0.95	0.99
*10	03/01/2015 - 03/07/2015	0.95	0.99
*11	03/08/2015 - 03/14/2015	0.95	0.99
*12	03/15/2015 - 03/21/2015	0.96	1.00
*13	03/22/2015 - 03/28/2015	0.97	1.01
*14	03/29/2015 - 04/04/2015	0.97	1.01
*15	04/05/2015 - 04/11/2015	0.98	1.02
*16	04/12/2015 - 04/18/2015	0.99	1.03
17	04/19/2015 - 04/25/2015	0.99	1.03
18	04/26/2015 - 05/02/2015	1.00	1.04
19	05/03/2015 - 05/09/2015	1.00	1.04
20	05/10/2015 - 05/16/2015	1.01	1.05
21	05/17/2015 - 05/23/2015	1.01	1.05
22	05/24/2015 - 05/30/2015	1.02	1.06
23	05/31/2015 - 06/06/2015	1.02	1.06
24	06/07/2015 - 06/13/2015	1.03	1.07
25	06/14/2015 - 06/20/2015	1.03	1.07
26	06/21/2015 - 06/27/2015	1.04	1.08
27	06/28/2015 - 07/04/2015	1.05	1.09
28	07/05/2015 - 07/11/2015	1.05	1.09
29	07/12/2015 - 07/18/2015	1.05	1.09
30	07/19/2015 - 07/25/2015	1.05	1.09
31	07/26/2015 - 08/01/2015	1.04	1.08
32	08/02/2015 - 08/08/2015	1.04	1.08
33	08/09/2015 - 08/15/2015	1.04	1.08
34	08/16/2015 - 08/22/2015	1.04	1.08
35	08/23/2015 - 08/29/2015	1.04	1.08
36	08/30/2015 - 09/05/2015	1.04	1.08
37	09/06/2015 - 09/12/2015	1.04	1.08
38	09/13/2015 - 09/19/2015	1.03	1.07
39	09/20/2015 - 09/26/2015	1.03	1.07
40	09/27/2015 - 10/03/2015	1.02	1.06
41	10/04/2015 - 10/10/2015	1.02	1.06
42	10/11/2015 - 10/17/2015	1.01	1.05
43	10/18/2015 - 10/24/2015	1.01	1.05
44	10/25/2015 - 10/31/2015	1.01	1.05
45	11/01/2015 - 11/07/2015	1.01	1.05
46	11/08/2015 - 11/14/2015	1.01	1.05
47	11/15/2015 - 11/21/2015	1.01	1.05
48	11/22/2015 - 11/28/2015	1.01	1.05
49	11/29/2015 - 12/05/2015	1.00	1.04
50	12/06/2015 - 12/12/2015	1.00	1.04
51	12/13/2015 - 12/19/2015	1.00	1.04
52	12/20/2015 - 12/26/2015	1.00	1.04
53	12/27/2015 - 12/31/2015	0.99	1.03

* PEAK SEASON

03-MAR-2016 11:19:09

830UPD

4_8601_PKSEASON.TXT

INTERSECTION:	Stirling Road & Phippin Walters Road
COUNT DATE:	June 8, 2016
AM PEAK HOUR FACTOR:	0.95
PM PEAK HOUR FACTOR:	0.86

PM TOTAL TRAFFIC	10	74	943	108	16	129	799	6	0	105	42	44	0	11	40	73
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FUTURE TURNING MOVEMENT VOLUME ANALYSIS (Scenario 2)

Stirling Road and SW 12th Avenue AM Peak Hour

Description	SW 12th Avenue Northbound			SW 12th Avenue Southbound			Stirling Road Eastbound			Stirling Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/12/2017) Season Adjustment Factor	175 1.03	15 1.03	65 1.03	15 1.03	16 1.03	41 1.03	103 1.03	669 1.03	167 1.03	33 1.03	650 1.03	20 1.03
2017 Peak Season Traffic	180	15	67	15	16	42	106	689	172	34	670	21
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Committed Developments:												
Dania Ponte	20							47	12		80	
2018 Background Traffic	202	16	68	16	17	43	107	743	186	34	756	21
Stirling Square Trips Pass-by			6					58		5	50	
2018 Total Traffic	202	16	74	16	17	43	107	801	186	39	806	21

FUTURE TURNING MOVEMENT VOLUME ANALYSIS (Scenario 2)

Stirling Road and Phippen Waiters Road AM Peak Hour

Description	Phippen Waiters Road Northbound			Phippen Waiters Road Southbound			Stirling Road Eastbound			Stirling Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/12/2017) Season Adjustment Factor	50 1.03	50 1.03	40 1.03	4 1.03	24 1.03	28 1.03	59 1.03	592 1.03	71 1.03	70 1.03	619 1.03	12 1.03
2017 Peak Season Traffic	52	52	41	4	25	29	61	610	73	72	638	12
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Committed Developments:												
Dania Ponte	30							29	18		50	
2018 Background Traffic	82	52	42	4	25	29	61	645	92	73	694	12
Stirling Square Trips	6			30	5	5	6				29	6
Pass-by				31								
2018 Total Traffic	88	52	42	65	30	34	67	645	92	73	723	18

FUTURE TURNING MOVEMENT VOLUME ANALYSIS (Scenario 2)

Stirling Road and East Driveway AM Peak Hour

Description	Northbound			East Driveway Southbound			Stirling Road Eastbound			Stirling Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/12/2017) Season Adjustment Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2017 Peak Season Traffic	0	0	0	0	0	0	0	744	0	0	683	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Committed Developments:												
Dania Ponte												
2018 Background Traffic	0	0	0	0	0	0	0	751	0	0	690	0
Stirling Square Trips						50		6			5	35
Pass-by						30		-30			-30	30
2018 Total Traffic	0	0	0	0	0	80	88	727	0	0	665	65

FUTURE TURNING MOVEMENT VOLUME ANALYSIS (Scenario 2)

Phippen Waiters Road and Driveway AM Peak Hour

Description	Phippen Waiters Road Northbound			Phippen Waiters Road Southbound			Driveway Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/12/2017)												
Season Adjustment Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2017 Peak Season Traffic	0	125	0	0	56	0	0	0	0	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Committed Developments:												
Dania Ponte												
2018 Background Traffic	0	126	0	0	56	0	0	0	0	0	0	0
Stirling Square Trips	12					12	10		40			
Pass-by						31						
2018 Total Traffic	12	126	0	0	56	12	10	0	71	0	0	0

APPENDIX E

Intersection Capacity Analyses

Queues

101: SW 12 Avenue & Stirling Road

							
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	119	967	38	777	219	75	82
v/c Ratio	0.25	0.30	0.10	0.25	0.88	0.20	0.25
Control Delay	9.4	12.6	8.9	16.4	94.5	10.3	26.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.4	12.6	8.9	16.4	94.5	10.3	26.9
Queue Length 50th (ft)	35	147	15	155	225	0	34
Queue Length 95th (ft)	71	211	37	221	301	41	77
Internal Link Dist (ft)		498		941	405		337
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	516	3234	462	3145	370	512	469
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.30	0.08	0.25	0.59	0.15	0.17
Intersection Summary							

Timings

102: Phippen Waiter Road & Stirling Road

	↖	→	↙	←	↘	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↖	↗	↖	↗
Traffic Volume (vph)	61	610	72	638	52	52	4	25
Future Volume (vph)	61	610	72	638	52	52	4	25
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	128.5	122.6	127.2	122.0	12.1	12.1	12.1	12.1
Actuated g/C Ratio	0.80	0.77	0.80	0.76	0.08	0.08	0.08	0.08
v/c Ratio	0.12	0.20	0.15	0.19	0.58	0.68	0.06	0.39
Control Delay	2.9	5.1	3.3	5.8	92.3	76.2	67.0	42.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.9	5.1	3.3	5.8	92.3	76.2	67.0	42.1
LOS	A	A	A	A	F	E	E	D
Approach Delay		4.9		5.5		82.0		43.7
Approach LOS		A		A		F		D

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.68

Intersection Signal Delay: 13.2

Intersection LOS: B

Intersection Capacity Utilization 50.4%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	↗ Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↙ Ø5	↘ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary 102: Phippen Waiter Road & Stirling Road

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	610	73	72	638	12	52	52	41	4	25	29
Future Volume (veh/h)	61	610	73	72	638	12	52	52	41	4	25	29
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	0.99		0.99	0.99		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	69	685	82	81	717	13	58	58	46	4	28	33
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	594	3423	406	606	3821	69	143	103	82	109	82	97
Arrive On Green	0.05	1.00	1.00	0.02	0.74	0.74	0.11	0.11	0.11	0.11	0.11	0.11
Sat Flow, veh/h	1774	4608	547	1774	5141	93	1322	957	759	1274	762	898
Grp Volume(v), veh/h	69	502	265	81	472	258	58	0	104	4	0	61
Grp Sat Flow(s),veh/h/ln	1774	1695	1764	1774	1695	1844	1322	0	1716	1274	0	1660
Q Serve(g_s), s	1.5	0.0	0.0	1.8	6.6	6.7	6.8	0.0	9.2	0.5	0.0	5.4
Cycle Q Clear(g_c), s	1.5	0.0	0.0	1.8	6.6	6.7	12.2	0.0	9.2	9.7	0.0	5.4
Prop In Lane	1.00		0.31	1.00		0.05	1.00		0.44	1.00		0.54
Lane Grp Cap(c), veh/h	594	2518	1311	606	2520	1370	143	0	185	109	0	179
V/C Ratio(X)	0.12	0.20	0.20	0.13	0.19	0.19	0.41	0.00	0.56	0.04	0.00	0.34
Avail Cap(c_a), veh/h	751	2518	1311	763	2520	1370	322	0	418	282	0	405
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	0.97	0.97	0.97	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.6	0.0	0.0	4.5	6.1	6.1	71.8	0.0	67.8	72.4	0.0	66.1
Incr Delay (d2), s/veh	0.0	0.2	0.3	0.0	0.2	0.3	1.0	0.0	1.4	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.1	0.1	0.9	3.1	3.5	2.5	0.0	4.4	0.2	0.0	2.5
LnGrp Delay(d),s/veh	4.6	0.2	0.3	4.6	6.3	6.4	72.8	0.0	69.2	72.5	0.0	66.7
LnGrp LOS	A	A	A	A	A	A	E		E	E		E
Approach Vol, veh/h		836			811			162			65	
Approach Delay, s/veh		0.6			6.2			70.5			67.1	
Approach LOS		A			A			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.8	125.9		23.2	10.9	125.9		23.2				
Change Period (Y+Rc), s	7.0	7.0		6.0	7.0	7.0		6.0				
Max Green Setting (Gmax),s	80	83.0		39.0	18.0	83.0		39.0				
Max Q Clear Time (g_c+l1),s	35	8.7		14.2	3.8	2.0		11.7				
Green Ext Time (p_c), s	0.0	12.5		0.8	0.0	12.6		0.8				
Intersection Summary												
HCM 2010 Ctrl Delay			11.3									
HCM 2010 LOS			B									

Queues

101: SW 12 Avenue & Stirling Road

	↗	→	↘	←	↑	↖	↓
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	120	1044	38	873	245	76	85
v/c Ratio	0.29	0.33	0.11	0.29	0.89	0.19	0.24
Control Delay	11.1	14.5	10.2	19.2	92.2	9.4	26.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.1	14.5	10.2	19.2	92.2	9.4	26.4
Queue Length 50th (ft)	38	174	16	195	251	0	36
Queue Length 95th (ft)	76	246	40	260	331	40	79
Internal Link Dist (ft)		498		941	405		120
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	460	3129	420	3039	370	513	460
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.26	0.33	0.09	0.29	0.66	0.15	0.18
Intersection Summary							

Timings

102: Phippen Waiter Road & Stirling Road

	↖	→	↙	←	↘	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↑↑↑	↖	↑↑↑	↖	↑	↖	↑
Traffic Volume (vph)	61	645	73	694	82	52	4	24
Future Volume (vph)	61	645	73	694	82	52	4	24
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	124.8	118.9	123.8	118.4	15.7	15.7	15.7	15.7
Actuated g/C Ratio	0.78	0.74	0.77	0.74	0.10	0.10	0.10	0.10
v/c Ratio	0.13	0.22	0.16	0.21	0.71	0.55	0.04	0.30
Control Delay	3.7	6.2	4.1	7.0	96.5	62.7	62.2	37.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.7	6.2	4.1	7.0	96.5	62.7	62.2	37.7
LOS	A	A	A	A	F	E	E	D
Approach Delay		6.0		6.8		78.5		39.3
Approach LOS		A		A		E		D

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.71

Intersection Signal Delay: 14.4

Intersection LOS: B

Intersection Capacity Utilization 51.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	← Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↙ Ø5	→ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary 102: Phippen Waiter Road & Stirling Road

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	645	92	73	694	12	82	52	42	4	24	28
Future Volume (veh/h)	61	645	92	73	694	12	82	52	42	4	24	28
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	0.99		0.99	0.99		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	69	725	103	82	780	13	92	58	47	4	27	31
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	548	3265	460	566	3735	62	170	119	97	133	98	112
Arrive On Green	0.05	1.00	1.00	0.02	0.73	0.73	0.13	0.13	0.13	0.13	0.13	0.13
Sat Flow, veh/h	1774	4504	634	1774	5150	86	1327	948	768	1274	776	891
Grp Volume(v), veh/h	69	544	284	82	513	280	92	0	105	4	0	58
Grp Sat Flow(s), veh/h/ln	1774	1695	1748	1774	1695	1845	1327	0	1716	1274	0	1667
Q Serve(g_s), s	1.7	0.0	0.0	1.9	7.8	7.9	10.8	0.0	9.1	0.5	0.0	5.0
Cycle Q Clear(g_c), s	1.7	0.0	0.0	1.9	7.8	7.9	15.8	0.0	9.1	9.6	0.0	5.0
Prop In Lane	1.00		0.36	1.00		0.05	1.00		0.45	1.00		0.53
Lane Grp Cap(c), veh/h	548	2457	1267	566	2459	1338	170	0	216	133	0	210
V/C Ratio(X)	0.13	0.22	0.22	0.14	0.21	0.21	0.54	0.00	0.49	0.03	0.00	0.28
Avail Cap(c_a), veh/h	705	2457	1267	722	2459	1338	327	0	418	283	0	406
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.96	0.96	0.96	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.3	0.0	0.0	5.3	7.1	7.1	70.5	0.0	65.1	69.6	0.0	63.3
Incr Delay (d2), s/veh	0.0	0.2	0.4	0.0	0.2	0.4	1.4	0.0	0.9	0.0	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.1	0.1	0.9	3.7	4.1	4.0	0.0	4.4	0.2	0.0	2.3
LnGrp Delay(d),s/veh	5.4	0.2	0.4	5.3	7.3	7.5	71.9	0.0	66.0	69.6	0.0	63.7
LnGrp LOS	A	A	A	A	A	A	E		E	E		E
Approach Vol, veh/h		897			875			197			62	
Approach Delay, s/veh		0.7			7.2			68.8			64.1	
Approach LOS		A			A			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.8	123.1		26.1	10.9	123.0		26.1				
Change Period (Y+Rc), s	7.0	7.0		6.0	7.0	7.0		6.0				
Max Green Setting (Gmax), s	80	83.0		39.0	18.0	83.0		39.0				
Max Q Clear Time (g_c+I1), s	7	9.9		17.8	3.9	2.0		11.6				
Green Ext Time (p_c), s	0.0	14.4		0.8	0.0	14.4		0.8				
Intersection Summary												
HCM 2010 Ctrl Delay				12.0								
HCM 2010 LOS				B								

Queues

101: SW 12 Avenue & Stirling Road

							
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	120	1109	44	930	245	83	85
v/c Ratio	0.31	0.35	0.14	0.31	0.89	0.20	0.24
Control Delay	11.3	15.1	10.2	18.8	92.2	9.1	26.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.3	15.1	10.2	18.8	92.2	9.1	26.4
Queue Length 50th (ft)	38	191	18	202	251	0	36
Queue Length 95th (ft)	76	268	42	268	331	42	79
Internal Link Dist (ft)		498		270	405		120
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	439	3129	398	3042	370	518	460
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.35	0.11	0.31	0.66	0.16	0.18
Intersection Summary							

Timings

102: Phippen Waiter Road & Stirling Road

	↖	→	↙	←	↘	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗↗↗	↖	↗↗↗	↖	↗	↖	↗
Traffic Volume (vph)	67	645	73	723	88	52	65	30
Future Volume (vph)	67	645	73	723	88	52	65	30
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	124.2	117.8	122.4	116.9	16.7	16.7	16.7	16.7
Actuated g/C Ratio	0.78	0.74	0.76	0.73	0.10	0.10	0.10	0.10
v/c Ratio	0.15	0.23	0.16	0.23	0.72	0.53	0.67	0.35
Control Delay	4.1	6.6	4.4	7.7	96.6	60.2	95.8	41.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	4.1	6.6	4.4	7.7	96.6	60.2	95.8	41.2
LOS	A	A	A	A	F	E	F	D
Approach Delay		6.4		7.4		77.9		68.7
Approach LOS		A		A		E		E

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.72

Intersection Signal Delay: 17.7

Intersection LOS: B

Intersection Capacity Utilization 52.1%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	← Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↙ Ø5	→ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary 102: Phippen Waiter Road & Stirling Road

	↖	→	↗	↖	←	↖	↖	↑	↗	↘	↓	↙
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖		↖	↖↖		↖	↖		↖	↖	
Traffic Volume (veh/h)	67	645	92	73	723	18	88	52	42	65	30	34
Future Volume (veh/h)	67	645	92	73	723	18	88	52	42	65	30	34
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	0.99		0.99	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	75	725	103	82	812	20	99	58	47	73	34	38
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	520	3210	452	558	3639	89	174	130	106	149	109	121
Arrive On Green	0.05	1.00	1.00	0.02	0.71	0.71	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	1774	4504	634	1774	5102	125	1312	949	769	1274	789	882
Grp Volume(v), veh/h	75	544	284	82	539	293	99	0	105	73	0	72
Grp Sat Flow(s),veh/h/ln	1774	1695	1748	1774	1695	1837	1312	0	1717	1274	0	1671
Q Serve(g_s), s	1.9	0.0	0.0	2.0	8.7	8.7	11.8	0.0	9.0	8.9	0.0	6.2
Cycle Q Clear(g_c), s	1.9	0.0	0.0	2.0	8.7	8.7	18.0	0.0	9.0	17.9	0.0	6.2
Prop In Lane	1.00		0.36	1.00		0.07	1.00		0.45	1.00		0.53
Lane Grp Cap(c), veh/h	520	2416	1246	558	2418	1310	174	0	236	149	0	230
V/C Ratio(X)	0.14	0.23	0.23	0.15	0.22	0.22	0.57	0.00	0.44	0.49	0.00	0.31
Avail Cap(c_a), veh/h	677	2416	1246	714	2418	1310	314	0	419	284	0	407
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.9	0.0	0.0	5.8	7.8	7.8	70.3	0.0	63.4	71.6	0.0	62.2
Incr Delay (d2), s/veh	0.0	0.2	0.4	0.0	0.2	0.4	1.6	0.0	0.7	1.3	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.1	0.1	1.0	4.1	4.5	4.3	0.0	4.3	3.2	0.0	2.9
LnGrp Delay(d),s/veh	5.9	0.2	0.4	5.8	8.0	8.2	71.9	0.0	64.1	73.0	0.0	62.6
LnGrp LOS	A	A	A	A	A	A	E		E	E		E
Approach Vol, veh/h		903			914			204			145	
Approach Delay, s/veh		0.8			7.9			67.9			67.8	
Approach LOS		A			A			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	121.1		28.0	11.0	121.0		28.0				
Change Period (Y+Rc), s	7.0	7.0		6.0	7.0	7.0		6.0				
Max Green Setting (Gmax), s	80	83.0		39.0	18.0	83.0		39.0				
Max Q Clear Time (g_c+I1), s	39	10.7		20.0	4.0	2.0		19.9				
Green Ext Time (p_c), s	0.0	15.0		1.0	0.0	15.1		1.0				
Intersection Summary												
HCM 2010 Ctrl Delay				14.6								
HCM 2010 LOS				B								

HCM Unsignalized Intersection Capacity Analysis 106: Phippen Waiter Road & Driveway

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	10	71	12	126	56	12
Future Volume (Veh/h)	10	71	12	126	56	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	11	80	13	142	63	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				300		
pX, platoon unblocked						
vC, conflicting volume	238	70	76			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	238	70	76			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	92	99			
cM capacity (veh/h)	744	993	1523			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	91	155	76			
Volume Left	11	13	0			
Volume Right	80	0	13			
cSH	955	1523	1700			
Volume to Capacity	0.10	0.01	0.04			
Queue Length 95th (ft)	8	1	0			
Control Delay (s)	9.2	0.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.2	0.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay		2.9				
Intersection Capacity Utilization		25.6%		ICU Level of Service		A
Analysis Period (min)		15				

Queues

101: SW 12 Avenue & Stirling Road

							
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	89	1327	83	1019	149	87	184
v/c Ratio	0.24	0.41	0.30	0.31	1.03	0.25	0.54
Control Delay	8.8	14.1	9.3	14.9	143.7	10.4	36.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.8	14.1	9.3	14.9	143.7	10.4	36.2
Queue Length 50th (ft)	23	219	30	198	~164	0	96
Queue Length 95th (ft)	52	316	65	279	#247	45	162
Internal Link Dist (ft)		498		941	405		337
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	446	3255	350	3321	222	492	478
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.41	0.24	0.31	0.67	0.18	0.38

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Timings

102: Phippen Waiter Road & Stirling Road

	↖	→	↙	←	↘	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↖	↗	↖	↗
Traffic Volume (vph)	85	903	155	809	55	43	18	44
Future Volume (vph)	85	903	155	809	55	43	18	44
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?		Yes	Yes					
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	127.2	120.0	126.8	119.8	13.0	13.0	13.0	13.0
Actuated g/C Ratio	0.80	0.75	0.79	0.75	0.08	0.08	0.08	0.08
v/c Ratio	0.20	0.30	0.43	0.24	0.90	0.58	0.23	0.67
Control Delay	3.6	6.5	6.3	6.8	153.3	61.1	72.7	63.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.6	6.5	6.3	6.8	153.3	61.1	72.7	63.8
LOS	A	A	A	A	F	E	E	E
Approach Delay		6.3		6.8		97.3		65.1
Approach LOS		A		A		F		E

Intersection Summary

Cycle Length: 160
 Actuated Cycle Length: 160
 Offset: 121 (76%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.90
 Intersection Signal Delay: 15.1
 Intersection Capacity Utilization 55.5%
 Analysis Period (min) 15

Intersection LOS: B
 ICU Level of Service B

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	← Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↙ Ø5	→ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary 102: Phippen Waiter Road & Stirling Road

	↖	→	↘	↙	←	↗	↖	↑	↗	↘	↓	↙
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↑↑		↖	↑↑↑		↖	↑		↖	↑	
Traffic Volume (veh/h)	85	903	84	155	809	11	55	43	43	18	44	60
Future Volume (veh/h)	85	903	84	155	809	11	55	43	43	18	44	60
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.97	0.99		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	96	1015	94	174	909	12	62	48	48	20	49	67
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	484	3271	302	470	3646	48	141	118	118	159	98	134
Arrive On Green	0.06	1.00	1.00	0.04	0.71	0.71	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	1774	4726	437	1774	5171	68	1257	839	839	1279	697	953
Grp Volume(v), veh/h	96	727	382	174	596	325	62	0	96	20	0	116
Grp Sat Flow(s),veh/h/ln	1774	1695	1773	1774	1695	1849	1257	0	1679	1279	0	1650
Q Serve(g_s), s	2.6	0.0	0.0	4.6	10.1	10.1	7.7	0.0	8.3	2.3	0.0	10.4
Cycle Q Clear(g_c), s	2.6	0.0	0.0	4.6	10.1	10.1	18.1	0.0	8.3	10.7	0.0	10.4
Prop In Lane	1.00		0.25	1.00		0.04	1.00		0.50	1.00		0.58
Lane Grp Cap(c), veh/h	484	2346	1227	470	2391	1304	141	0	237	159	0	233
V/C Ratio(X)	0.20	0.31	0.31	0.37	0.25	0.25	0.44	0.00	0.41	0.13	0.00	0.50
Avail Cap(c_a), veh/h	632	2346	1227	595	2391	1304	270	0	409	290	0	402
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	0.92	0.92	0.92	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.6	0.0	0.0	6.3	8.4	8.4	71.8	0.0	62.6	67.5	0.0	63.5
Incr Delay (d2), s/veh	0.1	0.3	0.6	0.2	0.2	0.5	1.2	0.0	0.6	0.2	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.1	0.2	2.2	4.8	5.3	2.7	0.0	3.9	0.8	0.0	4.8
LnGrp Delay(d),s/veh	6.7	0.3	0.6	6.5	8.7	8.9	73.0	0.0	63.2	67.7	0.0	64.4
LnGrp LOS	A	A	A	A	A	A	E		E	E		E
Approach Vol, veh/h	1205				1095				158		136	
Approach Delay, s/veh	0.9				8.4				67.1		64.9	
Approach LOS	A				A				E		E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2			4	5	6	8				
Phs Duration (G+Y+Rc), s	11.6	119.8			28.6	13.7	117.7	28.6				
Change Period (Y+Rc), s	7.0	7.0			6.0	7.0	7.0	6.0				
Max Green Setting (Gmax),s	80.0	83.0			39.0	18.0	83.0	39.0				
Max Q Clear Time (g_c+I1),s	4.6	12.1			20.1	6.6	2.0	12.7				
Green Ext Time (p_c), s	0.0	21.6			1.0	0.1	22.0	1.1				
Intersection Summary												
HCM 2010 Ctrl Delay	11.5											
HCM 2010 LOS	B											

Queues

101: SW 12 Avenue & Stirling Road

	↗	→	↘	←	↑	↖	↓
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	90	1496	84	1121	174	88	186
v/c Ratio	0.28	0.48	0.37	0.35	0.98	0.22	0.49
Control Delay	10.9	17.4	12.4	17.4	123.4	9.3	32.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.9	17.4	12.4	17.4	123.4	9.3	32.5
Queue Length 50th (ft)	27	285	34	238	183	0	93
Queue Length 95th (ft)	58	403	72	332	#262	43	156
Internal Link Dist (ft)		498		941	405		337
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	394	3111	297	3176	238	495	481
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.48	0.28	0.35	0.73	0.18	0.39

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Timings

102: Phippen Waiter Road & Stirling Road

	↖	→	↙	←	↘	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↖↖	↖	↖↖	↖	↖	↖	↖
Traffic Volume (vph)	86	981	156	869	86	44	18	45
Future Volume (vph)	86	981	156	869	86	44	18	45
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?		Yes	Yes					
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	121.3	114.6	123.0	115.4	17.9	17.9	17.9	17.9
Actuated g/C Ratio	0.76	0.72	0.77	0.72	0.11	0.11	0.11	0.11
v/c Ratio	0.22	0.35	0.51	0.27	0.89	0.45	0.16	0.53
Control Delay	5.8	9.6	9.4	8.6	130.2	50.8	63.8	52.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.8	9.6	9.4	8.6	130.2	50.8	63.8	52.1
LOS	A	A	A	A	F	D	E	D
Approach Delay		9.3		8.7		90.3		53.8
Approach LOS		A		A		F		D

Intersection Summary

Cycle Length: 160
 Actuated Cycle Length: 160
 Offset: 121 (76%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.89
 Intersection Signal Delay: 16.8
 Intersection Capacity Utilization 58.5%
 Analysis Period (min) 15

Intersection LOS: B
 ICU Level of Service B

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	← Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↙ Ø5	→ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary 102: Phippen Waiter Road & Stirling Road

	↖	→	↗	↖	←	↖	↖	↑	↗	↘	↓	↙
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↖↖		↖	↖↖		↖	↖		↖	↖	
Traffic Volume (veh/h)	86	981	126	156	869	11	86	44	44	18	45	60
Future Volume (veh/h)	86	981	126	156	869	11	86	44	44	18	45	60
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.97	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	97	1102	142	175	976	12	97	49	49	20	51	67
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	445	3050	393	422	3545	44	165	135	135	183	115	150
Arrive On Green	0.06	1.00	1.00	0.04	0.68	0.68	0.16	0.16	0.16	0.16	0.16	0.16
Sat Flow, veh/h	1774	4547	585	1774	5176	64	1256	841	841	1278	716	941
Grp Volume(v), veh/h	97	821	423	175	639	349	97	0	98	20	0	118
Grp Sat Flow(s),veh/h/ln	1774	1695	1742	1774	1695	1850	1256	0	1682	1278	0	1657
Q Serve(g_s), s	2.8	0.0	0.0	5.0	11.7	11.7	12.1	0.0	8.3	2.3	0.0	10.3
Cycle Q Clear(g_c), s	2.8	0.0	0.0	5.0	11.7	11.7	22.4	0.0	8.3	10.6	0.0	10.3
Prop In Lane	1.00		0.34	1.00		0.03	1.00		0.50	1.00		0.57
Lane Grp Cap(c), veh/h	445	2274	1169	422	2322	1267	165	0	269	183	0	265
V/C Ratio(X)	0.22	0.36	0.36	0.41	0.28	0.28	0.59	0.00	0.36	0.11	0.00	0.45
Avail Cap(c_a), veh/h	591	2274	1169	543	2322	1267	270	0	410	290	0	404
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.88	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.7	0.0	0.0	7.2	9.8	9.8	70.9	0.0	59.9	64.7	0.0	60.8
Incr Delay (d2), s/veh	0.1	0.4	0.8	0.2	0.3	0.5	1.8	0.0	0.4	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.1	0.2	2.4	5.5	6.2	4.3	0.0	3.9	0.8	0.0	4.8
LnGrp Delay(d),s/veh	7.7	0.4	0.8	7.4	10.1	10.3	72.7	0.0	60.4	64.8	0.0	61.4
LnGrp LOS	A	A	A	A	B	B	E		E	E		E
Approach Vol, veh/h	1341			1163			195			138		
Approach Delay, s/veh	1.0			9.8			66.5			61.9		
Approach LOS	A			A			E			E		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.8	116.6		31.6	14.1	114.3		31.6				
Change Period (Y+Rc), s	7.0	7.0		6.0	7.0	7.0		6.0				
Max Green Setting (Gmax), s	80	83.0		39.0	18.0	83.0		39.0				
Max Q Clear Time (g_c+1), s	4.8	13.7		24.4	7.0	2.0		12.6				
Green Ext Time (p_c), s	0.0	25.9		1.0	0.1	26.8		1.2				
Intersection Summary												
HCM 2010 Ctrl Delay			12.1									
HCM 2010 LOS			B									

Queues

101: SW 12 Avenue & Stirling Road

4/27/2017

							
Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT
Lane Group Flow (vph)	90	1597	94	1227	174	98	186
v/c Ratio	0.31	0.51	0.45	0.39	0.98	0.24	0.49
Control Delay	11.5	18.2	14.1	16.9	123.4	9.0	32.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.5	18.2	14.1	16.9	123.4	9.0	32.5
Queue Length 50th (ft)	27	316	28	258	183	0	93
Queue Length 95th (ft)	58	446	77	366	#262	45	156
Internal Link Dist (ft)		498		270	405		120
Turn Bay Length (ft)	300		300				
Base Capacity (vph)	363	3106	276	3179	238	503	481
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.51	0.34	0.39	0.73	0.19	0.39

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Timings

102: Phippen Waiter Road & Stirling Road

4/27/2017

	↖	→	↗	←	↖	↑	↗	↓
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations	↖	↖↖	↖	↖↖	↖	↖	↖	↖
Traffic Volume (vph)	95	981	156	914	95	44	121	54
Future Volume (vph)	95	981	156	914	95	44	121	54
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	4.0	12.0	4.0	12.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	29.0	11.0	29.0	32.0	32.0	32.0	32.0
Total Split (s)	25.0	90.0	25.0	90.0	45.0	45.0	45.0	45.0
Total Split (%)	15.6%	56.3%	15.6%	56.3%	28.1%	28.1%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?		Yes	Yes					
Recall Mode	None	C-Min	None	C-Min	None	None	None	None
Act Effct Green (s)	117.8	110.0	118.3	110.3	21.9	21.9	21.9	21.9
Actuated g/C Ratio	0.74	0.69	0.74	0.69	0.14	0.14	0.14	0.14
v/c Ratio	0.27	0.36	0.52	0.30	0.85	0.38	0.84	0.53
Control Delay	8.2	12.7	10.9	10.8	114.4	45.6	105.7	52.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.2	12.7	10.9	10.8	114.4	45.6	105.7	52.3
LOS	A	B	B	B	F	D	F	D
Approach Delay		12.4		10.8		81.5		78.7
Approach LOS		B		B		F		E

Intersection Summary

Cycle Length: 160
 Actuated Cycle Length: 160
 Offset: 121 (76%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay: 22.4
 Intersection Capacity Utilization 68.2%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service C

Splits and Phases: 102: Phippen Waiter Road & Stirling Road

↖ Ø1	↖ Ø2 (R)	↑ Ø4
25 s	90 s	45 s
↖ Ø5	→ Ø6 (R)	↓ Ø8
25 s	90 s	45 s

HCM 2010 Signalized Intersection Summary
102: Phippen Waiter Road & Stirling Road

4/27/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	95	981	126	156	914	20	95	44	44	121	54	69
Future Volume (veh/h)	95	981	126	156	914	20	95	44	44	121	54	69
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.97	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	107	1102	142	175	1027	22	107	49	49	136	61	78
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	413	2949	380	416	3387	73	175	152	152	210	131	168
Arrive On Green	0.07	1.00	1.00	0.05	0.66	0.66	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1774	4547	585	1774	5121	110	1235	842	842	1280	729	932
Grp Volume(v), veh/h	107	821	423	175	680	369	107	0	98	136	0	139
Grp Sat Flow(s),veh/h/ln	1774	1695	1742	1774	1695	1840	1235	0	1684	1280	0	1662
Q Serve(g_s), s	3.4	0.0	0.0	5.3	13.6	13.6	13.6	0.0	8.1	16.6	0.0	12.0
Cycle Q Clear(g_c), s	3.4	0.0	0.0	5.3	13.6	13.6	25.6	0.0	8.1	24.7	0.0	12.0
Prop In Lane	1.00		0.34	1.00		0.06	1.00		0.50	1.00		0.56
Lane Grp Cap(c), veh/h	413	2199	1130	416	2242	1217	175	0	303	210	0	299
V/C Ratio(X)	0.26	0.37	0.37	0.42	0.30	0.30	0.61	0.00	0.32	0.65	0.00	0.46
Avail Cap(c_a), veh/h	553	2199	1130	533	2242	1217	254	0	410	292	0	405
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.8	0.0	0.0	8.3	11.5	11.5	70.1	0.0	57.1	67.9	0.0	58.7
Incr Delay (d2), s/veh	0.1	0.5	0.9	0.3	0.3	0.6	1.9	0.0	0.3	1.8	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.1	0.3	2.6	6.4	7.1	4.7	0.0	3.8	6.0	0.0	5.6
LnGrp Delay(d),s/veh	8.9	0.5	0.9	8.5	11.8	12.1	72.0	0.0	57.4	69.7	0.0	59.3
LnGrp LOS	A	A	A	A	B	B	E		E	E		E
Approach Vol, veh/h	1351			1224			205			275		
Approach Delay, s/veh	1.3			11.4			65.0			64.4		
Approach LOS	A			B			E			E		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.4	112.8		34.8	14.4	110.8		34.8				
Change Period (Y+Rc), s	7.0	7.0		6.0	7.0	7.0		6.0				
Max Green Setting (Gmax),s	80.0	83.0		39.0	18.0	83.0		39.0				
Max Q Clear Time (g_c+I1),s	5.4	15.6		27.6	7.3	2.0		26.7				
Green Ext Time (p_c), s	0.1	27.0		1.2	0.1	28.4		1.3				
Intersection Summary												
HCM 2010 Ctrl Delay				15.3								
HCM 2010 LOS				B								

HCM Unsignalized Intersection Capacity Analysis 106: Phippen Waiter Road & Driveway

4/27/2017

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	121	18	141	123	18
Future Volume (Veh/h)	19	121	18	141	123	18
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	21	136	20	158	138	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				300		
pX, platoon unblocked	0.99					
vC, conflicting volume	346	148	158			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	332	148	158			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	97	85	99			
cM capacity (veh/h)	646	899	1422			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	157	178	158			
Volume Left	21	20	0			
Volume Right	136	0	20			
cSH	854	1422	1700			
Volume to Capacity	0.18	0.01	0.09			
Queue Length 95th (ft)	17	1	0			
Control Delay (s)	10.2	1.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	10.2	1.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay		3.6				
Intersection Capacity Utilization		34.5%		ICU Level of Service		A
Analysis Period (min)		15				



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.: _____

OT-142-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: 200 E. Broward Blvd., Suite 1800

Business Telephone: 954.761.2929 Home: _____ Fax: _____

Explanation of Request: Exception Waiver per the narrative - Industrial
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 27 DAY OF December, 20¹⁷

By:

Marla Newfeld
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Susan Barnum
(Signature of Notary Public - State of Florida)



Susan A. Barnum
Commission # GG121929
Expires: July 23, 2021
Bonded thru Aaron Notary

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.***

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

AUTHORIZED REPRESENTATIVE

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 27 DAY OF December, 2017

By:

Marla Newfeld
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of _____)

Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____



Susan A. Barnum
Commission # GG121929
Expires: July 23, 2021
Bonded thru Aaron Notary

***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).**

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

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

AUTHORIZED REPRESENTATIVE

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 27 DAY OF December, 20¹⁷

By: Marla Newfeld
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of _____)

Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____



Susan A. Barnum
Commission # GG121929
Expires: July 23, 2021
Bonded thru Aaron Notary

***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.***

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Exception for Stirling Square – Industrial Standard

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates a blighted condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The requested exceptions for the Property on Parcel 2 include the following from Industrial Appearance Standards Section 511-30. The criteria to justify each exception are also listed below:

511-30(J) The coloration of all buildings shall be nature blending with a maximum of three (3) colors exclusive of roof. The use of "earth tone" or light pastel colors is encouraged. Semi-transparent stains are recommended for application on natural wood finishes

- (1) **There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and**

The design elevations and color palette for the Storage Facility feature five (5) colors instead of three (3) colors. The designs feature light and dark brown EIFS rather than charcoal EIFS in an effort to provide nature blending tones and fit in with the other tenants of Stirling Square. Three of the four colors used on the elevations are shades of brown that have been incorporated to create nature blending tones.

All of the buildings at Stirling Square use earth tone colors for their main building mass, with certain distinctive accent colors to allow national tenants to be consistent their national image.

- (2) **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.**

The proposed development by adopting a contemporary architectural design with high quality finishes and materials has offered significant enhancements to other aspects of the site. The Applicant is developing an attractive, well designed center with a Grocery Store, Commercial Building and Storage Facility. These uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to improve properties. The proposed site plan for the unified development has been designed so that all proposed uses will function harmoniously on the Subject Property. The Storage Facility will have an attractive look utilizing faux windows and other architectural features to enhance the appearance.

(2) The property does not front on a collector or arterial roadway.

Parcel 2 is zoned IG and is subject to the Industrial Appearance Standard of the Code. Parcel 2 is not located adjacent to and does not front on a collector or arterial roadway.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

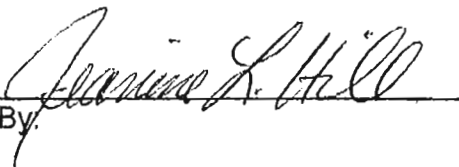
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

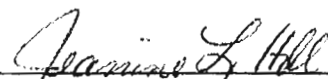
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANINE L. HILL, VICE PRESIDENT



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

DEC 27 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance

Date Rec'd: _____

Petition No.: DT-141-17

☒ Other: Exception - Commercial (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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached

Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409

Home: (954) 805-9077

Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800

Business Telephone: 954.761.2929

Home: _____

Fax: _____

Explanation of Request: Exception

Waiver per the narrative - commercial

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: 5.55

Gross Acreage: _____

Prop. Square Footage: 156,210

Existing Use: vacant

Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CF & A Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.**

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

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

Cynthia Pasch
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

Personally known Y 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.***

Is property owned individually, by a corporation, association, or a joint venture? Sunshine KEO XI LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pouch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

Cynthia Pouch
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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).**

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BEFORE PROCESSING OCCURS.***

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Exception for Stirling Square – Commercial Design Standards

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates a blighted condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The requested exceptions for Parcel 1, include the following from Commercial Appearance Standards Section 510-30. The criteria to justify each exception are also listed below:

A. 510-30(D) Roofs shall be pitched with generous overhangs. The roofing shall be incombustible material such as shingle, clay tile, cement tile, or metal.

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and**

Compliance with this particular requirement is impracticable as the proposed uses for Parcel 1 are retail/commercial in nature and pitched roofs and generous overhangs are not typically utilized for the proposed uses. The Applicant will be providing canopies at the front walkways to provide shade and cover for pedestrians at the Grocery Store's entry feature.

- (2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.**

The Applicant has offered significant enhancements to other aspects of the site in building an attractive, well designed unified development including a Grocery Store, Commercial Building and Storage Facility. The proposed uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to enhance properties. The

proposed site plan for the unified development has been designed so that all proposed uses in the site plan will function harmoniously on the Subject Property.

B. 510-30(E) Roof and exterior wall surfaces, with the exception of glass areas, shall be nonreflective. Opaque surfaces and reflective or mirrored type glazing at ground level visible from the sidewalk is prohibited.

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

The Grocery Store requires an exception from this requirement as it provides opaque surfaces (spandrel glass on the south elevation (facing Stirling)) at ground level. The Commercial Building does not utilize opaque surfaces at ground level visible from the sidewalk.

The intended use of the Grocery Store business makes compliance with this requirement impracticable as they need significant wall space for stock and display area. In lieu of transparent surfaces at eye level, the street-facing elevations (south, west and east) are enhanced with spandrel glass and awnings that provide an upgraded appearance.

- (2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.

The Applicant has offered significant enhancements to other aspects of the site in building an attractive, well designed unified development including a Grocery Store, Commercial Building and Storage Facility. The proposed uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to enhance properties. The proposed site plan for the unified development has been designed so that all proposed uses in the site plan will function harmoniously on the Subject Property.

The Grocery Store will provide architectural treatment for each façade, including, spandrel glass down the entire façade of the south (facing Stirling Road), east (facing Phippen Waiters Road) and west elevations (such enhancement requiring this exception), sunshades above spandrel windows on the south wall, wall packs on each columns for illumination at night, medallions on north and west wall to break up the field walls and cornice around entire building. The SE corner of the Grocery Store building that faces the intersection of Stirling and Phippen Waiters, which is the main entrance into the Grocery Store, does have regular glass frontage with cross-vision between the inside and outside of the store.

C. 510-30 (H) Glass windows and doors must make up at least thirty-five (35) percent of the primary elevation and fifteen (15) percent of the secondary

elevation, except where additional fenestration is required in the CRA form-based zoning districts. On ground stories, the minimum required glass façade area shall be measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade. The windows shall not be covered or opaque. Display is permitted provided there is functional cross-vision between the inside and outside of the store. Display windows should be accented with awnings or other architectural features.

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

The Grocery Store requires an exception because it is impractical to meet this requirement for a use that needs a significant amount of wall space for stock and display area. Regarding fenestration, the Applicant require an exception from this standard as follows:

Primary/South Elevation Fenestration calculation without spandrel = 4.6% (the Code requires 35%)

Secondary/East Elevation Fenestration calculation without spandrel = 8% (the Code requires 15%)

- (2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.

The Applicant has offered significant enhancements to other aspects of the site in building an attractive, well designed unified development including a Grocery Store, Commercial Building and Storage Facility. The proposed uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to enhance properties. The proposed site plan for the unified development has been designed so that all proposed uses in the site plan will function harmoniously on the Subject Property.

The Grocery Store will provide architectural treatment for each façade, including, spandrel glass down the entire façade of the south (facing Stirling Road), east (facing Phippen Waiters Road) and west elevations (such enhancement requiring this exception), sunshades above spandrel windows on the south wall, wall packs on each columns for illumination at night, medallions on north and west wall to break up the field walls and cornice around entire building. The SE corner of the Grocery Store building that faces the intersection of Stirling and Phippen Waiters, which is the main entrance into the Grocery Store, does have regular glass frontage with cross-vision between the inside and outside of the store.

D. 510-30(I) The coloration of all buildings shall be nature blending with a maximum of three (3) colors exclusive of roof. The use of "earth tone" or light pastel colors is encouraged. Semitransparent stains are recommended for application on natural wood finishes.

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

The Grocery Store requires an exception from this requirement as it utilizes seven (7) colors on the building and the Commercial Building requires an exception from this requirement as it utilizes four (4) colors on the building. Some of the colors are accent materials being used on the buildings, not building paint colors. All colors are within the same or similar color palate using color-coordinating earth tones of whites, beiges, browns and greys. The intended uses require a certain brand recognition and consistency for the entire Property which is a unified development which circumstances are peculiar and make compliance with this particular requirement of the Code impracticable.

- (2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.

The Applicant has offered significant enhancements to other aspects of the site in building an attractive, well designed unified development in design and color scheme including a Grocery Store, Commercial Building and Storage Facility. The proposed uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to enhance properties. The proposed site plan for the unified development has been designed so that all proposed uses in the site plan will function harmoniously on the Subject Property.

All of the buildings at Stirling Square use earth tone colors for their main building mass, with certain distinctive accent colors to allow national tenants to be consistent with their national image.

E.510-30 (K) Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads.

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

The site plan was designed so that that the delivery doors and truck bay front the smaller and less travelled, Phippen Waiters Road, not Stirling Road which is the primary east/west corridor road. Across the street in the potential line of vision are a vacant lot and some commercial businesses, no residential homes. In addition, the delivery door has a very limited

window of visibility when driving by due to its location on the Subject Property and the wall that is located along the northern property line. There are also two terminal landscape islands that block the view of the bay door from passing motorists. Additional landscape material has been added to the landscape buffer on Phippen Waiters Road to help block the view of the area. An additional category 3 tree has been added to the northernmost parking island just east of the bay door to help provide additional screening from the street. Additionally, the proposed Grocery Store is smaller than the typical South Florida grocery chain and all the goods sold are delivered from the company warehouse by company trucks. As a result, this Grocery Store will have a limited number of deliveries and typically only one or two per day.

(2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.

The Applicant has offered significant enhancements to other aspects of the site in building an attractive, well designed unified development including a Grocery Store, Commercial Building and Storage Facility. The proposed uses will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development will encourage other property owners in the area to enhance properties. The proposed site plan for the unified development has been designed so that all proposed uses in the site plan will function harmoniously on the Subject Property.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

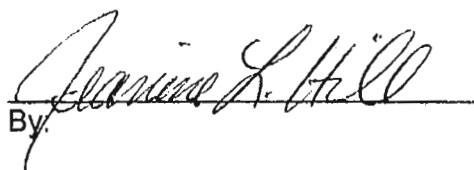
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100
5042-34-05-0101
5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

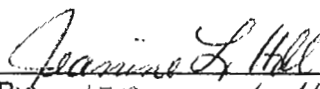
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANINE L. HILL, VICE PRESIDENT



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

DEC 27 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: VA-140-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative - parking - storage
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CF & A Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20 DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.**

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

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
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Is property owned individually, by a corporation, association, or a joint venture? Sunshine R&D LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]

(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Justification for Stirling Square Parking Variance

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant is requesting a variance from Section 265-50 of the Code of Ordinances ("Code") which requires a parking ratio of 1 space per 2,000 square feet of self-storage or warehouse use. In this case, the Code requires 73 parking spaces. The Applicant is requesting a variance to allow 18 parking spaces (including one ADA space) for the Storage Facility.

Criteria for Parking Variance:

Pursuant to Section 625-10(A)(3) of the Code, the City may grant a variance from the applicable parking regulations provided that the request meets the criteria in Section 625-40 of the Code. The Applicant will demonstrate below that the request for a reduction of the parking requirement for the Storage Facility meets the City's criteria for a parking variance.

- 1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The Storage Facility is designed to be an attractive building that will enhance the appearance of the City and help to stimulate additional development in the area that will improve the economic conditions in the neighborhood and the City as a whole. The Storage Facility is a modern facility that is intended to break away from the traditional industrial self-storage warehouse designs. The self-storage market has been changing in recent years as more and more households are utilizing self-storage facilities as additional storage for home goods. Businesses also use these facilities to store inactive files and miscellaneous supplies. In response to these market changes, the Applicant is proposing a clean, well-lit, safe, and attractive facility where the homeowners and business owners will feel comfortable storing items that are not used on a

regular basis. The resulting architectural design which includes beautiful colors and detailed architectural features on the building façade is designed to resemble an office.

The Subject Property has been neglected for a number of years and has become an eyesore very near one of the City's premier developments, Dania Pointe. The design of the Storage Facility will beautify the Subject Property and will complement the development occurring at Dania Pointe. This quality development will also encourage additional new development in the Stirling Road corridor and will increase the tax base of the City. In addition, the Storage Facility will provide a valuable service to the adjacent community and the City as a whole. Finally, the proposed Storage Facility is an environmentally clean use and will not produce any adverse noxious effects.

For the above reasons, the Applicant believes that the requested variance meets the intent of the City Code and will enhance the stability and appearance of the surrounding area and the City as a whole.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Self-storage facilities are low traffic-generating uses. They create little daily activity and necessitate minimal employees. These storage units are a departure from the traditional large, garage-bay units utilized by contractors to store lawn or pool equipment, which were accessed on a daily basis. The parking requirement for this use in the City Code is more closely related to the traditional storage and warehouse use than to the actual daily active utilization and customer visits of a self-storage use.

The proposed Storage Facility will be used primarily by homeowners and business owners who need additional storage space, above and beyond their attic or office space, to store rarely accessed files, holiday decorations or family heirlooms. These storage spaces will not be used by contractors who need equipment on a daily basis. People generally place their belongings in these storage units and rarely visit those units until they are emptied, requiring little to no parking at any given time.

A parking study performed by Raysor Transportation Consulting dated December 5, 2017, documents that the 18 parking spaces proposed to be provided for the Storage Facility exceeds the estimated parking demand for this type of use. The parking study concluded that the variance will result in adequate parking for the Storage Facility. Therefore, the requested variance will not cause any detrimental impacts in the surrounding community and the proposed Storage Facility will be compatible with the surrounding land uses.

- 3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC"). The RAC is a mixed-use land use category designed to enhance the economic viability and character of the City. The proposed Storage Facility is a permitted use in the RAC. The Subject Property is also located in the Community Redevelopment Area ("CRA"). The Storage Facility will help to promote further economic development and increased tax base in the CRA. The requested variance will facilitate a beautiful new Storage Facility use that will benefit the residents and business owners in the RAC, CRA and the City as a whole.

An important goal of the City's Comprehensive Plan is to ensure compatibility of adjacent land uses. A parking variance could create incompatible uses if the variance is so large that there isn't sufficient parking on the property and cars park on adjacent parcels. The traffic study provided with this request documents that the variance will not create a shortage of parking on the Subject Property. The requested variance will result in a new quality development that will increase the tax base of the City and encourage additional new development in the Stirling Road corridor. For these reasons, the requested variance is consistent with the Comprehensive Plan and the City's plans for responsible and compatible economic development.

- 4. That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and**

The parking requirement in the City Code that applies to the proposed Storage Facility requires 1 space per 2,000 square feet of self-storage or warehouse use. This parking standard applies to two uses that have different parking demands. The parking standard is more applicable to an industrial warehouse use where employees and customers use the facility on a daily basis during workdays. A parking study is provided with this application that demonstrates only a fraction of the required parking spaces are needed to accommodate the parking requirements of the proposed Storage Facility. Strict compliance with the parking standard would require the Applicant to provide more parking spaces and impervious areas on the Subject Property than are necessary. Providing excessive impervious area is not a sustainable or environmentally responsible practice. Complying with the parking requirements is unnecessarily burdensome because the professional parking study provided documents that the addition required parking spaces are not necessary for the characteristics of the proposed use.

- 5. That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The Applicant is requesting a parking variance for only one of the three uses proposed on the Subject Property. In addition, the Applicant has provided a professional parking study to demonstrate the actual parking demand generated by the Storage Facility use. The Applicant's variance request is not for fewer parking spaces than recommended in the parking study. For these reasons, the requested variance is the minimum necessary for the proposed development.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

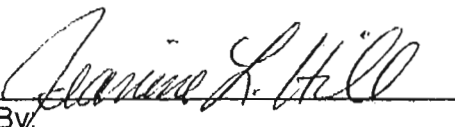
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

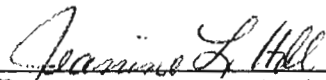
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



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

DEC 27 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

VA-139-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative --landscape buffers - Para 1
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CF&A Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 22nd DAY OF December, 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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).**

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BEFORE PROCESSING OCCURS.**

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

AUTHORIZED REPRESENTATIVE

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COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF DECEMBER 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary

[Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
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Type of identification produced: _____ or Drivers License _____

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Is property owned individually, by a corporation, association, or a joint venture? Sunshine KEO XI LLC

AUTHORIZED REPRESENTATIVE

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By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
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Type of identification produced: _____ or Drivers License _____

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BEFORE PROCESSING OCCURS.**

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Variances for Stirling Square –

Perimeter Landscape Buffer Variance

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach (“City”). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 (“Subject Property”). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store (“Grocery Store”), self-storage facility (“Storage Facility”), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building (“Commercial Building”). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant is requesting a variance from Section 275-120 of the Code of Ordinances (“Code”) which requires a ten-foot landscape buffer be provided around the perimeter of all properties in the C-3 zoning district. The Applicant is requesting a variance to allow the perimeter landscape buffer to be reduced adjacent to Parcel 1 in the area of the proposed new concrete pad for the relocated bus shelter.

Criteria for Perimeter Landscape Buffer Variance:

Pursuant to Section 625-10(A)(4) of the Code, the City may grant a variance from the applicable landscape regulations provided that the request meets the criteria in Section 625-40 of the Code. The Applicant will demonstrate below that the request for a modification of the landscape requirement for the Subject Property meets the City’s criteria for a variance.

- 1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

There is an existing bus shelter and bus bay on Stirling Road adjacent to the Subject Property which is being relocated. The Applicant will construct a new de-acceleration lane on Stirling Road that will connect to the main entrance of the proposed development. The new bus bay will become part of, and adjacent to, the new de-acceleration lane. The bus bay/de-acceleration lane allows vehicles and busses to move out of the main travel lanes and not impede the flow of traffic. In order to meet the County’s design criteria for the bus shelter, bus pad, de-acceleration lane, and sidewalk, the proposed bus shelter’s concrete pad encroaches into the required perimeter landscape buffer by 3.57’. The Applicant is requesting a variance to reduce

the perimeter landscape buffer by 3.57' for only that part of the buffer impacted by the bus shelter's concrete pad. The requested variance will allow for the safe movement of busses and vehicles and safety for passengers while still providing the required perimeter landscape buffer along the vast majority of the Subject Property. The portion of the Stirling Road buffer that is not impacted by the variance is greater than the 10' minimum along the majority of the frontage. In front of the Commercial Building, the Stirling Road buffer width ranges from 10.92' to 19.3'. The buffer width in front of the Grocery Store, excluding the portion adjacent to the bus shelter pad, ranges from 12.6' to 19.3'. The requested variance maintains the basic intent of the required perimeter landscape buffer because the request is limited in its scope, it represents a small fraction of the area of the required perimeter landscape buffer, and the remaining buffer width is greater than the minimum required.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The variance will facilitate a proposed development that will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. The Commercial Building, Grocery Store and Storage Facility are all uses that are compatible with the industrial and commercial uses that exist along Stirling Road. In addition, the proposed development provides residents and businesses in the area with needed services, especially a new grocery store which is lacking in the area. In order to enhance the development's compatibility with the adjacent residential community; a wall will be constructed separating the commercial development from the residential property to the north. The slight perimeter landscape buffer width reduction in a small portion of the Stirling Road frontage will have no bearing upon surrounding land uses and is fully compatible with them. The entire Grocery Store building would need to be shifted to the north and the setback and buffer adjacent residential uses reduced in order to comply with the Stirling Road buffer requirement. For these reasons the proposed variance will result in a development that is compatible with the surrounding land uses and enhances the community.

3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC"). The RAC is a mixed-use category designed to enhance the economic viability and character of the City. The proposed Storage Facility, Commercial Building, and Grocery Store are all permitted uses in the RAC. The Subject Property is also located within the boundaries of the Community Redevelopment Agency ("CRA"). The requested variance will facilitate development of a quality project with uses that will benefit the residents and business owners in the RAC, the CRA and the City as a whole.

Therefore, the proposed development is consistent with the intent of the RAC and CRA. The requested variance will facilitate a beautiful new development that will benefit the residents and business owners in the RAC and the City as a whole. The resulting development will increase property values in the area and further enhance the fiscal stability of the City. The required perimeter landscape buffer is being provided in all areas of the Subject Property except where the bus shelter's concrete pad encroaches into the buffer by only 3.57'. For the reasons above, this minor variance is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

- 4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and**

The new bus shelter is necessary to provide pleasant and safe transit service to the riders. The new and more aesthetically pleasing bus shelter benefits the City as an amenity for the proposed development and the transit riders. Should the variance for the slight encroachment not be granted, it would cause additional hardship to the proposed development as well as the surrounding residential neighborhood as the small encroachment would require the Grocery Store to be shifted to the north resulting in a reduction of the setback and buffering along the entire north boundary of Parcel 1, adjacent to the residential community. Due to the unique circumstances created by the proposed bus shelter, the Applicant is requesting the variance in order to accommodate the benefits of landscaping and the bus bay's concrete pad.

- 5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The required perimeter landscape buffer is being provided around the vast majority of the perimeter of the Subject Property. In fact, the buffer that is provided exceeds the minimum required along the majority of the Stirling Road frontage. A variance is requested for a 3.57' encroachment into the required perimeter landscape buffer to accommodate the proposed bus shelter's concrete pad and only in the area impacted by the bus shelter pad. Therefore, the Applicant is requesting the minimum variance that is necessary to allow the development of the Subject Property while at the same time preserving the character, health, safety, and welfare of the community and especially for those utilizing the bus shelter.

Justification for Stirling Square Street Landscaping Variance

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant is requesting a variance from Section 307-20(A) of the Code of Ordinances ("Code") which requires the installation of street trees of the species and at the spacing intervals required by resolution of the city commission for the particular street. In the absence of a resolution passed by the city commission, as is the case for the Subject Property, the default requirement is Royal Palms on trafficways spaced 20 feet on center, and Sabal Palms spaced 15 feet on center along all other streets. The Applicant is requesting a variance to group three (3) Coconut Palms (not Royal Palms) spaced 50' on center along the Stirling Road trafficway, with tiered shrubs, ground covers, a hedge, and accent shrubs.

Criteria for Street Landscaping Variance - Parcel 1:

Pursuant to Section 625-10(A)(4) of the Code, the City may grant a variance from the applicable landscape regulations provided that the request meets the criteria in Section 625-40 of the Code. The Applicant will demonstrate below that the request for a modification of the street landscaping requirement for Parcel 1 meets the City's criteria for a variance.

Variance Criteria for Street Trees Variance:

- 1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The Grocery Store and Commercial Building proposed on Parcel 1 will provide an attractive development along Stirling Road to complement to the Dania Pointe development that is occurring in this area of the City. The Subject Property is currently an unsightly vacant lot that detracts from the impressive development that is occurring in the area. The Applicant recognizes that landscaping is an important component in any development because it enhances

aesthetics and provides a cooling factor in the South Florida environment. The Applicant does not want to minimize the landscape design but rather provide a design that is comparable to the Code requirement and beneficial to the community. The street tree design required by the Code could appear as a wall-like row of trees. The Applicant believes that the proposed landscape design that includes groups of three (3) Coconut Palms spaced 50' on center with tiered shrubs, ground covers, accent shrubs, and hedge will offer a more decorative landscape design. This alternative design is proposed so that the landscaping on the Subject Property has a more unique and aesthetically pleasing appearance. The requested variance will maintain the basic intent and purpose of the Code because it will provide a landscaping design that is appealing, decorative, and enjoyable for residents and visitors.

The Applicant proposes an outdoor seating area for the Commercial Building which is designed to provide an attractive gathering spot for patrons. The close spacing of palms required by the Code would inhibit visibility into the Subject Property and block the view of this amenity and the other proposed uses. Royal Palms, which self-clean by dropping heavy fronds, could be a potential danger to parked cars, motorists, and/or pedestrians inside and adjacent to the Subject Property. The requested variance will improve visibility and also improve the safety of pedestrians, motorists and vehicles.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

As stated above, this variance provides an alternative landscape design that will improve the aesthetics of the street landscaping on Parcel 1 and will not be detrimental to the community. In addition, the request for Coconut Palms instead of Royal Palms will protect the community by avoiding damage caused by heavy fronds falling.

The majority of existing uses on the north side of Stirling Road between SW 12 Avenue and Dixie Highway are commercial in nature. The property west of the Subject Property is developed with industrial buildings. The Applicant is proposing uses that are consistent and compatible with the existing uses along the Stirling Road corridor. Residential uses are located adjacent to the northern side Parcel 1. The Applicant proposes an 8-foot wall between Parcel 1 and those residential areas to further enhance the development's compatibility.

The proposed development will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property and will encourage other property owners to improve properties. This improvement will provide for a more attractive transition to the Dania Pointe development than exists today.

For the reasons stated above, the variance will result in a development that is otherwise compatible with land uses in the surrounding area and not detrimental to the community.

- 3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC") which is a mixed-use category designed to enhance the economic viability and character of the City. The proposed uses are permitted in the RAC. The Subject Property is also located within the boundaries of the Community Redevelopment Agency ("CRA"). The requested variance will facilitate development of a quality project with uses that will benefit the residents and business owners in the RAC, the CRA and the City as a whole. The development on Parcel 1 will provide a new grocery store in an area that is currently underserved. The new development will also increase the tax base of the City and promote additional upgrades in the area. For these reasons, the proposed variance is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

- 4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and**

The Code requires a row of Royal Palms along the Stirling Road trafficway. The proposed alternative design meets the intent of the Code and also provides added benefits to the community. The proposed grouping of the trees and more diverse plants on the Stirling Road trafficway will provide a more attractive and decorative design than the one required by Code. Additionally, the use of Coconut Palms instead of Royal Palms will protect the community from potentially harmful fronds.

- 5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The Applicant is requesting an alternative landscape design from one landscape requirement of the Code and not the elimination of a landscape requirement. The variance requested is the minimum variance necessary to afford relief to the Applicant and still meet the intent of the Code. The variance proposes an alternative solution that will be more attractive, unique, and safe for the community for the reasons stated above.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

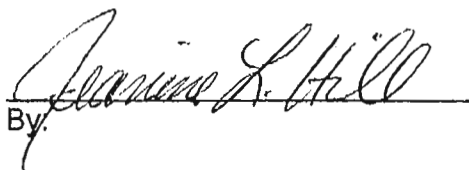
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

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Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100
5042-34-05-0101
5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



By: Stephen Enriquez, Manager

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

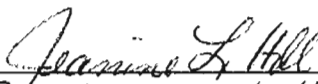
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



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

DEC 27 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____
Petition No.: VA-138-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: clo 200 E. Broward Blvd. Suite 1800

Business Telephone: 954.761.2929 Home: _____ Fax: _____

Explanation of Request: see attached narrative - street trees/landscaping - Parcel
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

CF & A Hill Family Ltd
By: Jeanine L. Hill
(Owner / Agent signature*)
Jeanine Hill, General partner

BEFORE ME THIS 1ST DAY OF NOV, 2017

By:

MARCIA WEST
(Print name of person acknowledging)

L/A
(Joint owner signature if applicable)

Notary M West
(Signature of Notary Public – State of FLORIDA)



MARCIA WEST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG026281
Expires 11/29/2020

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.**

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: JSRJ, Inc
Jeannine L. Hill
(Owner / Agent signature*)

Jeannine L. Hill, Vice President

BEFORE ME THIS 1ST DAY OF Nov, 2017

By:

MARCIA WEST
(Print name of person acknowledging)

-NA-
(Joint owner signature if applicable)

Notary M West
(Signature of Notary Public – State of FLORIDA)



MARCIA WEST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG026281
Expires 11/29/2020

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.**

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

Sunshine REO XI LLC
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 1st DAY OF November, 2017

By:

Kelly Ann Enriquez
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



KRYSTAL MICHELLE RODRIGUEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF127140
Expires 8/2/2018

Personally known _____ or Produced Identification X

Type of identification produced: _____ or Drivers License X

***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.**

4 of 8_{2 of 4}

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Justification for Stirling Square Street Landscaping Variance

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant is requesting a variance from Section 307-20(A) of the Code of Ordinances ("Code") which requires the installation of street trees of the species and at the spacing intervals required by resolution of the city commission for the particular street. In the absence of a resolution passed by the city commission, as is the case for the Subject Property, the default requirement is Royal Palms on trafficways spaced 20 feet on center, and Sabal Palms spaced 15 feet on center along all other streets. The Applicant is requesting a variance to group three (3) Coconut Palms (not Royal Palms) spaced 50' on center along the Stirling Road trafficway, with tiered shrubs, ground covers, a hedge, and accent shrubs.

Criteria for Street Landscaping Variance - Parcel 1:

Pursuant to Section 625-10(A)(4) of the Code, the City may grant a variance from the applicable landscape regulations provided that the request meets the criteria in Section 625-40 of the Code. The Applicant will demonstrate below that the request for a modification of the street landscaping requirement for Parcel 1 meets the City's criteria for a variance.

Variance Criteria for Street Trees Variance:

- 1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The Grocery Store and Commercial Building proposed on Parcel 1 will provide an attractive development along Stirling Road to complement to the Dania Pointe development that is occurring in this area of the City. The Subject Property is currently an unsightly vacant lot that detracts from the impressive development that is occurring in the area. The Applicant recognizes that landscaping is an important component in any development because it enhances

aesthetics and provides a cooling factor in the South Florida environment. The Applicant does not want to minimize the landscape design but rather provide a design that is comparable to the Code requirement and beneficial to the community. The street tree design required by the Code could appear as a wall-like row of trees. The Applicant believes that the proposed landscape design that includes groups of three (3) Coconut Palms spaced 50' on center with tiered shrubs, ground covers, accent shrubs, and hedge will offer a more decorative landscape design. This alternative design is proposed so that the landscaping on the Subject Property has a more unique and aesthetically pleasing appearance. The requested variance will maintain the basic intent and purpose of the Code because it will provide a landscaping design that is appealing, decorative, and enjoyable for residents and visitors.

The Applicant proposes an outdoor seating area for the Commercial Building which is designed to provide an attractive gathering spot for patrons. The close spacing of palms required by the Code would inhibit visibility into the Subject Property and block the view of this amenity and the other proposed uses. Royal Palms, which self-clean by dropping heavy fronds, could be a potential danger to parked cars, motorists, and/or pedestrians inside and adjacent to the Subject Property. The requested variance will improve visibility and also improve the safety of pedestrians, motorists and vehicles.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

As stated above, this variance provides an alternative landscape design that will improve the aesthetics of the street landscaping on Parcel 1 and will not be detrimental to the community. In addition, the request for Coconut Palms instead of Royal Palms will protect the community by avoiding damage caused by heavy fronds falling.

The majority of existing uses on the north side of Stirling Road between SW 12 Avenue and Dixie Highway are commercial in nature. The property west of the Subject Property is developed with industrial buildings. The Applicant is proposing uses that are consistent and compatible with the existing uses along the Stirling Road corridor. Residential uses are located adjacent to the northern side Parcel 1. The Applicant proposes an 8-foot wall between Parcel 1 and those residential areas to further enhance the development's compatibility.

The proposed development will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property and will encourage other property owners to improve properties. This improvement will provide for a more attractive transition to the Dania Pointe development than exists today.

For the reasons stated above, the variance will result in a development that is otherwise compatible with land uses in the surrounding area and not detrimental to the community.

- 3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC") which is a mixed-use category designed to enhance the economic viability and character of the City. The proposed uses are permitted in the RAC. The Subject Property is also located within the boundaries of the Community Redevelopment Agency ("CRA"). The requested variance will facilitate development of a quality project with uses that will benefit the residents and business owners in the RAC, the CRA and the City as a whole. The development on Parcel 1 will provide a new grocery store in an area that is currently underserved. The new development will also increase the tax base of the City and promote additional upgrades in the area. For these reasons, the proposed variance is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

- 4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and**

The Code requires a row of Royal Palms along the Stirling Road trafficway. The proposed alternative design meets the intent of the Code and also provides added benefits to the community. The proposed grouping of the trees and more diverse plants on the Stirling Road trafficway will provide a more attractive and decorative design than the one required by Code. Additionally, the use of Coconut Palms instead of Royal Palms will protect the community from potentially harmful fronds.

- 5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The Applicant is requesting an alternative landscape design from one landscape requirement of the Code and not the elimination of a landscape requirement. The variance requested is the minimum variance necessary to afford relief to the Applicant and still meet the intent of the Code. The variance proposes an alternative solution that will be more attractive, unique, and safe for the community for the reasons stated above.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

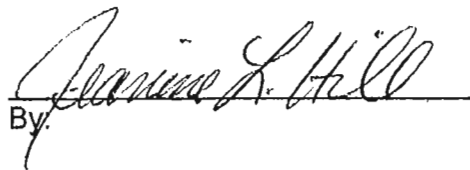
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

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Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager
By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

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We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

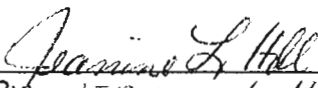
Folio Number:

5042-34-05-0160
5042-34-05-0150

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Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3543
(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.: VA-137-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative - Building Height - storage
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CFA Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20 DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.**

Is property owned individually, by a corporation, association, or a joint venture? JST INC.

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: *Cynthia Pasch*
(Owner / Agent signature*) *Authorized Representative*

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Beverly Ann Bell*

(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).**

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

Is property owned individually, by a corporation, association, or a joint venture? Sunshine RED x1 LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 27th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary

(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

Personally known P 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.**

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Justification for Stirling Square Building Height Variance

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant is requesting a variance from Section 205-10(D) of the Code of Ordinances ("Code") which requests a maximum building height of 35' in the IG zoning district. The Applicant is requesting a variance to allow the Storage Facility to have a building height of 58', as defined by Code. There is also a parapet on the SE corner of the building that extends up to 65' as a further architectural accent to the building. The parapet faces the South and East elevations of the building and only extends out 30' from the corner on each side, representing less than 10% of the total building façade area. The façade leading up to the parapet is designed with an open lattice-like style to add architectural interest and a view to the interior of the building adding depth to the South and East corner façades of the building.

Criteria for Building Height Variance:

Pursuant to Section 625-10(A)(1) of the Code, the City may grant a variance from the applicable height regulations provided that the request meets the criteria in Section 625-40 of the Code. The Applicant will demonstrate below that the request for a Storage Facility with a height of 58' the meets the City's criteria for a variance.

- 1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The proposed variance will allow the building to be constructed at a greater height and, thereby, achieving a more slender compact form that creates greater opportunity for light and air for surrounding properties. A more massive, slender structure would give a heavier, more overbuilt impression to neighbors. Furthermore, the increased height of the building allows the footprint of the building to be reduced while still achieving the gross square footage required for

the business and allowing a greater opportunity for setback from the residential neighbors than otherwise would be possible without the variance. The parapet added at the southeast corner of the building provides additional character to the building which represents a small percentage of the building elevation.

The Storage Facility is designed to be an attractive building that will enhance the appearance of the City and help to stimulate additional redevelopment in the area. The addition of this new development will improve the economic stability in the neighborhood and the City as a whole. The Storage Facility is a modern facility that is intended to break away from the traditional industrial self-storage warehouse designs. The self-storage market has been changing in recent years as more and more households and businesses are utilizing self-storage facilities as additional storage for home goods and office supplies. In response to these market changes, the Applicant is proposing a clean, well-lit, safe, and attractive facility where the patrons will feel comfortable storing their belongings. The resulting architectural design which includes beautiful colors and detailed architectural features on the building façade is designed to resemble an office.

The Subject Property has been neglected for a number of years and has become an unsightly parcel very near one of the City's premier developments, Dania Pointe. The design of the Storage Facility will beautify the Subject Property and will complement the redevelopment that is occurring in the area. This quality development will also encourage additional new development in the Stirling Road corridor and will increase the tax base of the City. In addition, the Storage Facility will provide a valuable service to the adjacent community and the City as a whole. Finally, the proposed Storage Facility is an environmentally clean use and will not produce any adverse noxious effects.

For the above reasons, the Applicant believes that the requested variance meets the intent of the City Code and will enhance the stability and appearance of the surrounding area and the City as a whole.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Self-storage facilities are low traffic-generating uses. They create little daily activity and necessitate minimal employees. These storage units are a departure from the traditional large, garage-bay units utilized by contractors to store lawn or pool equipment and accessed on a daily basis. People generally place their belongings in these storage units and rarely visit those units until they are emptied. Therefore, the proposed variance will result in a use that has a minimal traffic impact to the community.

The Storage Facility is designed to be an attractive building with architectural embellishments that project an image of an office building rather than an industrial warehouse design. The Storage Facility is also compatible with the proposed Grocery Store and Commercial

Building which are part of a unified development proposed for the Subject Property. All of the proposed uses are consistent and compatible with the existing uses in the Stirling Road corridor which are commercial and industrial in nature. The proposed uses on the Property will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property.

- 3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC"). The RAC is a mixed-use land use category designed to enhance the economic viability and character of the City. The proposed Storage Facility is a permitted use in the RAC. The Subject Property is also located in the Community Redevelopment Area ("CRA"). The Storage Facility will help to promote further economic development and increased tax base in the CRA. The requested variance will facilitate a beautiful new Storage Facility use that will benefit the residents and business owners in the RAC, CRA and the City as a whole.

That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

Parcel 2 fronts SW 1st Street and is located between multi-family residential uses to the east and industrial uses to the west. This location creates unique design challenges to provide a transitional use between the industrial and multi-family uses. The Applicant is proposing a Storage Facility designed to resemble an office use so that it is compatible with both of the adjacent uses. In addition, the Storage Facility provides a necessary service for the residents and business owners in the area.

Strict compliance with the Code would necessitate expansion of the building footprint that would crowd the site and locate the building closer to the residential neighborhood. The proposed variance will provide for a more compact development that allows for greater pervious areas, landscaping, and open space on the Subject Property. The alternative shorter building located closer to the residential neighbors would have a more bulky and heavier looking appearance to the neighbors, than the proposed slimmer taller building. For these reasons, a strict interpretation of the Code would crowd the site and result in a building that would be closer to the residential uses. The slimmer taller building provided additional separation between the Storage Facility and adjacent residential.

- 4) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The proposed development meets the building height requirement for the Grocery Store and the Commercial Building. The building height variance for the Storage Facility is the minimum variance that is necessary to afford relief to the Applicant. While a building height variance is being requested for the Storage Facility, the character, health, safety and welfare of the City is preserved by the high quality and attractive design.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

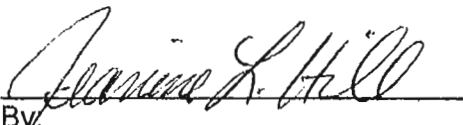
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

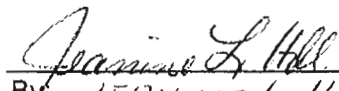
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



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

DEC 27 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance - setback
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

VA-136-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative - Setback - Storage only
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CFA Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.

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BEFORE PROCESSING OCCURS.**

Is property owned individually, by a corporation, association, or a joint venture? JSRT INC.

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.

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BEFORE PROCESSING OCCURS.**

Is property owned individually, by a corporation, association, or a joint venture? Sunshine REOXI LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Paschi
(Owner / Agent signature*)

*Authorized
Representatives*

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCHI
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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).**

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BEFORE PROCESSING OCCURS.**

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Variances for Stirling Square –
Front Interior Side Lot Yard Setback Variances

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach (“City”). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 (“Subject Property”). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store (“Grocery Store”), self-storage facility (“Storage Facility”), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building (“Commercial Building”). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant requests the following yard setback variances for the Property relating only to the Storage Facility:

Front Yard, and Interior Side Lot Setbacks for Storage Facility- Parcel 2:

The Applicant has requested the following front yard and interior side lot setback for Parcel 2: Section 205-10 of the LDC requires a front yard setback of 35’ and an interior side yard setback of 25’ and the Applicant is requesting (i) a 3.41’ front yard setback variance (north) to allow a front yard setback of 31.59’, and (ii), the Applicant is requesting a 10.28’ interior side yard setback variance (west) to allow an interior side yard setback of 14.72’.

Variance Criteria for Setback Variances:

Pursuant to Section 625-40 of the Code, the Applicant satisfies the City’s criteria for a yard setback variance for the Storage Facility based on the following justification:

- 1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The proposed variances will allow the placement of the Storage Facility as close to the western property line as possible and will allow for the necessary traffic circulation on the Subject Property. This building placement allows for greater separation than required by Code between the adjacent residential uses and the Storage Facility. To compensate for the increased separation from the adjacent residential use, the Applicant is requesting a setback reduction on

the western property line adjacent to the industrial use. The setback adjustments allow for the building placement to be adjusted for the benefit of the adjacent residential uses while still achieving the gross square footage required for the business and allowing a greater opportunity for setback from our residential neighbors than otherwise would be possible without the variance.

The Storage Facility is designed to be an attractive building that will enhance the appearance of the City and help to stimulate additional development in the area that will improve the economic conditions in the neighborhood and the City as a whole. The Storage Facility is a modern facility that is intended to break away from the traditional industrial self-storage warehouse designs. The self-storage market has been changing in recent years as more and more households are utilizing self-storage facilities as additional storage for home goods. In response to these market changes, the Applicant is proposing a clean, well-lit, safe, and attractive facility where the homeowners will feel comfortable storing their personal belongings. The resulting architectural design which includes beautiful colors and detailed architectural features on the building façade is designed to resemble an office use.

The Subject Property has been neglected for a number of years and has become an eyesore very near one of the City's premier developments, Dania Pointe. The design of the Storage Facility will beautify the Subject Property and complement the development occurring at Dania Pointe. This quality development will also encourage additional new development in the Stirling Road corridor and will increase the tax base of the City. In addition, the Storage Facility will provide a valuable service to the adjacent community and the City as a whole. Finally, the proposed Storage Facility is an environmentally clean use and will not produce any adverse noxious effects.

For the above reasons, the Applicant believes that the requested variances meet the intent of the City Code and will enhance the stability and appearance of the surrounding area and the City as a whole.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Self-storage facilities are low traffic-generating uses. They create little daily activity and necessitate minimal employees. These storage units are a departure from the traditional large, garage-bay units utilized by contractors to store lawn or pool equipment and accessed on a daily basis. People generally place their belongings in these storage units and rarely visit those units until they are emptied. Therefore, the proposed variance will result in a use that has a minimal traffic impact to the community.

The Storage Facility is designed to be an attractive building with architectural embellishments that project an image of an office building rather than an industrial warehouse

design. The Storage Facility is also compatible with the proposed Grocery Store and Commercial Building which are part of a unified development proposed for the Subject Property. All of the proposed uses are consistent and compatible with the existing uses in the Stirling Road corridor which are commercial and industrial in nature. The proposed uses on the Property will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property.

- 3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The proposed development for the Subject Property will further the goals, objectives, and policies of the City's Comprehensive Plan. The land use plan designation for the Subject Property is Regional Activity Center ("RAC"). The RAC is a mixed-use land use category designed to enhance the economic viability and character of the City. The proposed Storage Facility is a permitted use in the RAC. Therefore the Storage Facility is consistent with the intent of the RAC. The Subject Property is also located in the Community Redevelopment Area ("CRA"). The requested variance will facilitate a beautiful new Storage Facility use that will benefit the residents and business owners in the RAC, the CRA and the City as a whole.

- 4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and**

Parcel 2 fronts SW 1st Street and is located between multi-family residential uses to the east and industrial uses to the west. This location creates unique design challenges to provide a transitional use between the industrial and multi-family uses. The Applicant is proposing a Storage Facility designed to resemble an office use so that it is compatible with both of the adjacent uses. In addition, the Storage Facility provides a necessary service for the residents and business owners in the area.

Strict compliance with the Code would necessitate relocating the building footprint closer to the residential neighborhood to the east. The proposed variances will provide for alternative setbacks that will create greater open space between the Storage Facility and the adjoining residential uses than would be required by Code. For these reasons, a strict interpretation of the Code would crowd the site and result in a building that would be closer to the residential uses.

- 5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community**

The proposed site plan complies with the setbacks required by the Code for the balance of the Subject Property. While this setback variance is being requested for the Storage Facility, the

character, health, safety and welfare of the City is preserved by the high quality and attractive proposed for the Storage Faculty.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

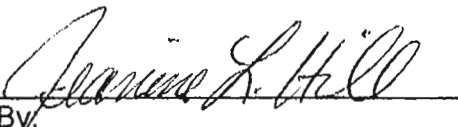
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

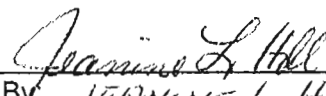
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



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.: _____

VA-135-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative - monument sign - commercial - Parcel
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CRA Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 20¹⁷

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.**

Is property owned individually, by a corporation, association, or a joint venture? JSRT, Inc.

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
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was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*) *Authorized Representative*

BEFORE ME THIS 20 DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
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Personally known Y 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).**

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BEFORE PROCESSING OCCURS.***

Is property owned individually, by a corporation, association, or a joint venture? SUNSHINE REDX LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
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By: Cynthia Pasch
(Owner / Agent signature*)

BEFORE ME THIS 20 DAY OF December, 20 17

By: CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
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NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Narrative for Monument Sign Variances for Stirling Square –

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach (“City”). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 (“Subject Property”). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store (“Grocery Store”), self-storage facility (“Storage Facility”), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building (“Commercial Building”). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant requests the following monument sign variances for the Subject Property:

Monument Signs for Parcel 1:

Section 505-40(K)(4)(b) of the Code allows up to 6 establishments to be identified on each sign. The Applicant is requesting that up to 7 establishments be identified on the multi-tenant sign.

Section 505-40(K)(4)(c) of the Code allows up to 6 establishments to be identified on each sign. The Applicant is requesting that up to 7 establishments be identified on the multi-tenant sign.

Section 505-110(M)(1) of the Code allows shopping centers with at least 500 feet of street frontage 1 monument or entrance feature sign not to exceed 64 square feet in area and 8 feet in height, or 2 signs with an equivalent combined area. The Applicant is requesting 2 monument signs with a combined area of 80 square feet. The Applicant is requesting that the multi-tenant identification sign be 10 feet in height and the Grocery Store sign be 9 feet in height.

Monument Sign Area for Storage Facility - Parcel 2:

Section 505-120 (L) of the Code allows one monument or entrance feature identification sign not to exceed 48 square feet on an arterial road, and 42 square feet on a collector or nonresidential access road. The Applicant is requesting that the monument sign for the Storage Facility be 48 square feet where 42 square feet is permitted.

Variance Criteria for Monument Signs:

Pursuant to Section 505-180 of the Code, the City may grant relief from the Sign Code provided that the conditions outlined below are met. The Applicant will demonstrate below that the request for monument sign variances meets the City's criteria.

- 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;**

The requested monument sign variances are compatible with the surrounding buildings, zoning districts and uses. Special care has been exercised by the Applicant to provide a high quality development with signage that identifies the uses in an easily visible manner. The main function of a monument sign is to promote wayfinding and allow passing motorists to easily view the sign while causing the least amount of distraction. The main access to the Subject Property is along Stirling Road, and the majority of patrons will use this main entrance. Therefore, it is essential that all the uses have signage that is visible from Stirling Road. The Applicant hired consultants to take all of the necessary factors into consideration while designing the proposed signage for the buildings. The sign consultants have designed the proposed monument signs in such a way that they can be seen by passing motorist and will not cause the hazardous conditions which will result if sign is too small to be easily read from the nearby right-of-way.

The operators of the Storage Facility and Grocery Store ("Operators") have created a successful and well accepted model throughout the country with regard to signage. The Operators use uniform signs in terms of size, area, height, font types, and sign materials on the vast majority of their stores. This uniformity increases sign recognition and brand recognition throughout the country. Sign recognition is extremely important for enhanced motorist safety due to increased visibility and legibility. The requested signage allows customers and passing motorist to quickly and efficiently identify the Storage Facility, Grocery Store, and retail uses while causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area. The Commercial Building will include a number of individual tenants that will also require signage to allow easy identification for passing motorists. Sufficient signage is anticipated to result in a more successful business which will, in turn, benefit the economic structure of the City.

For the reasons described above, the proposed variances meet the basic intent and purpose of the sign regulations and will have a positive impact on the stability and appearance of the City.

- 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;**

The main entrance to the Subject Property is along Stirling Road, and the majority of patrons will be using this entrance. Therefore, it is essential that all the uses have adequate

signage along Stirling Road. The Storage Facility is the building that is the furthest distance away from Stirling Road. As a result, it is most efficient to locate its monument sign so that it can be visible from Stirling Road. The Grocery Store will be operated by a national chain which requires its trademark signage. The Commercial Building will include a number of individual tenants that will also require signage to allow easy identification for passing motorists. The sign consultants have designed the proposed monument signage in such a way that it can be seen by passing motorists and will not cause the hazardous conditions which will result if sign is too small to be easily read from the nearby right-of-way. These variances are required to provide all the uses on the Subject Property with the identification and visibility that is provided for similar uses in corresponding zoning districts.

3) The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship;

The requested variances were determined by sign professionals to be necessary for customers and passing motorists to quickly and efficiently identify the uses on the Subject Property while causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area. Sufficient signage for the proposed uses will result in more successful businesses which will also benefit the economic structure of the City. For these reasons, impaired visibility of the signage for the proposed uses would result in a hardship for the business owners.

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

The Subject Property is not a complete rectangle and the shape requires that one of the proposed uses be setback further from Stirling Road than the others. Due to the unified development plan for the Subject Property and the higher traffic generation of the Grocery Store and Commercial Building, the Storage Facility is located furthest away from Stirling Road. This building placement is provided for the convenience of the customers who will utilize the Grocery Store and Commercial Building. This site configuration is a unique circumstance that requires the location of the Storage Facility being farther away from Stirling Road which in turn requires a sign with a greater area than allowed by Code. In addition, all other uses require similar visible signage along Stirling. This hardship has not been self-created by the Applicant nor is it the result of a mere disregard for or ignorance of the provisions of the zoning ordinances of the City. Therefore, it is necessary for the Applicant to request these variances which will permit the safest and most effective signage for the uses on the Subject Property.

- 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.**

The Applicant is requesting the minimum variance necessary to effectively and safely direct motorist to the buildings. The sign consultants designed the proposed signs to be in scale with the proposed uses and the variances are the minimum necessary for motorists to effectively and safely identify the businesses.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

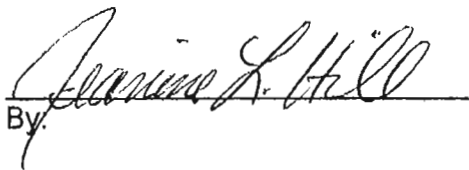
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

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Dear Mr. LaFerrier:

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Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

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Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
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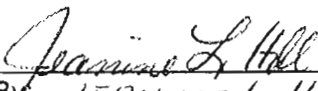
Folio Number:

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5042-34-05-0150

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Sincerely,

JSRJ INC.


By: JEANINE L. HILL, VICE PRESIDENT



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.: _____

VA-134-17

(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.

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Location Address: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative - monument sign - industrial / storage
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CF & A Hill Family LLC

AUTHORIZED REPRESENTATIVE

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COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*) Authorized Representative

BEFORE ME THIS 20 DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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).**

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BEFORE PROCESSING OCCURS.***

Is property owned individually, by a corporation, association, or a joint venture? JERT INC.

AUTHORIZED REPRESENTATIVE

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(Owner / Agent signature*)

Authorized Representative

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CYNTHIA PASCH
(Print name of person acknowledging)

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Bonded thru Aaron Notary

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.**

Is property owned individually, by a corporation, association, or a joint venture? Sunshine REX LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*) Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]

(Signature of Notary Public – State of FLORIDA)

Personally known Y or Produced Identification _____

Type of Identification produced: _____ or Drivers License _____



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

***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.***

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Monument Sign Variances for Stirling Square –

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach (“City”). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 (“Subject Property”). The Subject Property is currently vacant and creates an underutilized condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store (“Grocery Store”), self-storage facility (“Storage Facility”), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building (“Commercial Building”). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant requests the following monument sign variances for the Subject Property:

Monument Signs for Parcel 1:

Section 505-40(K)(4)(b) of the Code allows up to 6 establishments to be identified on each sign. The Applicant is requesting that up to 7 establishments be identified on the multi-tenant sign.

Section 505-40(K)(4)(c) of the Code allows up to 6 establishments to be identified on each sign. The Applicant is requesting that up to 7 establishments be identified on the multi-tenant sign.

Section 505-110(M)(1) of the Code allows shopping centers with at least 500 feet of street frontage 1 monument or entrance feature sign not to exceed 64 square feet in area and 8 feet in height, or 2 signs with an equivalent combined area. The Applicant is requesting 2 monument signs with a combined area of 80 square feet. The Applicant is requesting that the multi-tenant identification sign be 10 feet in height and the Grocery Store sign be 9 feet in height.

Monument Sign Area for Storage Facility - Parcel 2:

Section 505-120 (L) of the Code allows one monument or entrance feature identification sign not to exceed 48 square feet on an arterial road, and 42 square feet on a collector or nonresidential access road. The Applicant is requesting that the monument sign for the Storage Facility be 48 square feet where 42 square feet is permitted.

Variance Criteria for Monument Signs:

Pursuant to Section 505-180 of the Code, the City may grant relief from the Sign Code provided that the conditions outlined below are met. The Applicant will demonstrate below that the request for monument sign variances meets the City's criteria.

- 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;**

The requested monument sign variances are compatible with the surrounding buildings, zoning districts and uses. Special care has been exercised by the Applicant to provide a high quality development with signage that identifies the uses in an easily visible manner. The main function of a monument sign is to promote wayfinding and allow passing motorists to easily view the sign while causing the least amount of distraction. The main access to the Subject Property is along Stirling Road, and the majority of patrons will use this main entrance. Therefore, it is essential that all the uses have signage that is visible from Stirling Road. The Applicant hired consultants to take all of the necessary factors into consideration while designing the proposed signage for the buildings. The sign consultants have designed the proposed monument signs in such a way that they can be seen by passing motorist and will not cause the hazardous conditions which will result if sign is too small to be easily read from the nearby right-of-way.

The operators of the Storage Facility and Grocery Store ("Operators") have created a successful and well accepted model throughout the country with regard to signage. The Operators use uniform signs in terms of size, area, height, font types, and sign materials on the vast majority of their stores. This uniformity increases sign recognition and brand recognition throughout the country. Sign recognition is extremely important for enhanced motorist safety due to increased visibility and legibility. The requested signage allows customers and passing motorist to quickly and efficiently identify the Storage Facility, Grocery Store, and retail uses while causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area. The Commercial Building will include a number of individual tenants that will also require signage to allow easy identification for passing motorists. Sufficient signage is anticipated to result in a more successful business which will, in turn, benefit the economic structure of the City.

For the reasons described above, the proposed variances meet the basic intent and purpose of the sign regulations and will have a positive impact on the stability and appearance of the City.

- 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;**

The main entrance to the Subject Property is along Stirling Road, and the majority of patrons will be using this entrance. Therefore, it is essential that all the uses have adequate

signage along Stirling Road. The Storage Facility is the building that is the furthest distance away from Stirling Road. As a result, it is most efficient to locate its monument sign so that it can be visible from Stirling Road. The Grocery Store will be operated by a national chain which requires its trademark signage. The Commercial Building will include a number of individual tenants that will also require signage to allow easy identification for passing motorists. The sign consultants have designed the proposed monument signage in such a way that it can be seen by passing motorists and will not cause the hazardous conditions which will result if sign is too small to be easily read from the nearby right-of-way. These variances are required to provide all the uses on the Subject Property with the identification and visibility that is provided for similar uses in corresponding zoning districts.

3) The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship;

The requested variances were determined by sign professionals to be necessary for customers and passing motorists to quickly and efficiently identify the uses on the Subject Property while causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area. Sufficient signage for the proposed uses will result in more successful businesses which will also benefit the economic structure of the City. For these reasons, impaired visibility of the signage for the proposed uses would result in a hardship for the business owners.

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

The Subject Property is not a complete rectangle and the shape requires that one of the proposed uses be setback further from Stirling Road than the others. Due to the unified development plan for the Subject Property and the higher traffic generation of the Grocery Store and Commercial Building, the Storage Facility is located furthest away from Stirling Road. This building placement is provided for the convenience of the customers who will utilize the Grocery Store and Commercial Building. This site configuration is a unique circumstance that requires the location of the Storage Facility being farther away from Stirling Road which in turn requires a sign with a greater area than allowed by Code. In addition, all other uses require similar visible signage along Stirling. This hardship has not been self-created by the Applicant nor is it the result of a mere disregard for or ignorance of the provisions of the zoning ordinances of the City. Therefore, it is necessary for the Applicant to request these variances which will permit the safest and most effective signage for the uses on the Subject Property.

- 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.**

The Applicant is requesting the minimum variance necessary to effectively and safely direct motorist to the buildings. The sign consultants designed the proposed signs to be in scale with the proposed uses and the variances are the minimum necessary for motorists to effectively and safely identify the businesses.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

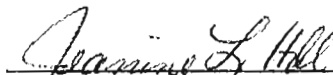
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

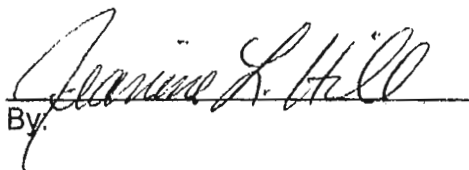
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By. 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager
By:



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6305 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.: _____

VA-133-17

(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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: c/o 200 E. Broward Blvd. Suite 1800 Ft. Laud, FL 33301

Business Telephone: 954-761-2929 Home: _____ Fax: _____

Explanation of Request: See attached narrative -- wall sign (Storage)
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: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant Proposed Use: grocery store, general commercial and self-storage

Is property owned individually, by a corporation, association, or a joint venture? CF 4A Hill Family Ltd

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

Personally known Y 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.***

Is property owned individually, by a corporation, association, or a joint venture? JSRT Inc.

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cynthia Pasch
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By:

CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly Ann Bell
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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.**

Is property owned individually, by a corporation, association, or a joint venture? Sunshine RFD XT LLC

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, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

Authorized Representative

BEFORE ME THIS 20th DAY OF December, 2017

By: CYNTHIA PASCH
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Beverly Ann Bell
Commission # GG150914
Expires: November 26, 2021
Bonded thru Aaron Notary

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).**

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

Folio Numbers

5042-34-05-0110

5042-34-05-0102

5042-34-05-0101

5042-34-05-0100

5042-34-05-0150

5042-34-05-0160

Property Owners:

Name: CF & A Hill Family Ltd

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: JSRJ Inc.

Address: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Name: Sunshine REO XI LLC

Address: 5801 SW 185 Way, Southwest Ranches, FL 33332

Business Telephone: _____ Home: _____ Fax: _____

Narrative for Variances for Stirling Square – Wall Signs for Storage Facility

Introduction:

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Waiters Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio numbers 5042 34 05 0110, 5042 34 05 0102, 5042 34 05 0101, 5042 34 05 0100, 5042 34 05 0150, and 5042 34 05 0160 ("Subject Property"). The Subject Property is currently vacant and creates a blighted condition along a major roadway corridor in the City.

The proposed commercial development for the Subject Property will include a free-standing grocery store ("Grocery Store"), self-storage facility ("Storage Facility"), and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end of that building ("Commercial Building"). The site plan for the Subject Property is divided into two parcels: Parcel 1 includes the Grocery Store and Commercial Building, and Parcel 2 includes the Storage Facility.

The Applicant requests the following wall sign variances for the Property relating to the Storage Facility:

1. Wall Sign One Per Frontage

Section 505-120 (O) of the Code allows one wall sign per building frontage. The Applicant is requesting a variance to allow 5 signs where 2 would be allowed.

East Elevation:

1. Wall Sign Area on the East Elevation

Section 505-120 (O) (2) allows a total of 117.5 square feet of sign area on the east elevation. The Applicant is requesting a 39.5 square foot variance to allow a total sign area of 156.8 square feet on the east elevation including Sign Type #1 with 101.3 square feet, Sign Type #2 with 53.2 square feet, and Sign Type 3 with 2.3 square feet.

2. Letter Height on East Elevation Wall Sign

Section 505-120 (O) (6) of the Code allows maximum 24" high letters on wall signs under 75 square feet. The Applicant is requesting 9" variance to allow 33" high letters on a wall sign under 75 square feet (Sign Type #2).

South Elevation:

1. Wall Sign Area on the South Elevation

Section 505-120 (O) (2) allows a total of 81.75 square feet of wall sign area on the south elevation. The Applicant is requesting a 72.75 square foot variance to

allow a total sign area of 154.5 square feet including Sign Type #1 with 101.3 square feet and Sign Type #2 with 53.2 square feet.

2. Letter Height on South Elevation Wall Sign

Section 505-120 (O) (6) of the Code allows maximum 24" high letters on wall signs under 75 square feet. The Applicant is requesting 33" high letters on a wall sign under 75 square feet (Sign Type #2).

Variance Criteria for Wall Signs:

Pursuant to Section 505-180 of the Code, the Applicant satisfies the City's criteria for the above referenced wall sign variances for the Storage Facility based on the following justification:

- 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;**

The requested wall sign variances for the Storage Facility are compatible with the surrounding buildings, zoning districts, and uses and in harmony with the signage section of the Code. Special care has been exercised by the Storage Facility Operator ("Operator") to provide a high quality storage facility with signage that identifies them in an easily visible manner. The requested wall sign variances are directly in harmony with the general purposes of the City Code of Ordinances and are in harmony with the neighboring community.

The main function of wall signs for the Storage Facility is to promote wayfinding and allow passing motorist to easily view the signs while causing the least amount of distraction. The best way to achieve this goal is to factor in the size of the building and distance from the adjacent road and then design signage that is large enough, and on the appropriate frontage visible from the main streets, to accomplish that goal. The Operator hired a sign consultant to take all of the necessary factors into consideration while designing the proposed signage for the building. The sign consultant has designed the proposed signs in such a way that they can be seen by passing motorist and will not cause the hazardous conditions which will result if signs are too small to be easily read from the adjacent right-of-way. The east elevation wall sign is necessary in order to provide proper visibility from Stirling Road which has the majority of the motorist traffic. Should the Operator be required to place the wall sign on the north elevation that does have street frontage, the necessary wall sign would not be visible to passing motorist.

The Storage Facility is designed to be an attractive building that will enhance the appearance of the City and help to stimulate additional redevelopment in the area. The addition of this new development will improve the economic stability in the neighborhood and the City as a whole. The Storage Facility is a modern facility that is intended to break away from the traditional industrial self-storage warehouse designs. The Applicant is proposing a clean, well-lit, safe, and attractive facility where the patrons will feel comfortable storing their belongings.

The architectural design which includes beautiful colors and detailed architectural features on the building façade is designed to resemble an office. In addition, the Storage Facility is located as far away from the adjacent residential use to minimize the visual impact on the neighbors.

The Operator has created a successful and well accepted model throughout the country with regard to signage. The Operator uses uniform signs in terms of size, area, height, font types, sign materials, and sign placement on the vast majority of their stores. This uniformity increases sign recognition and brand recognition throughout the country. Sign recognition and visibility is extremely important for enhanced motorist safety due to increased visibility and legibility. The requested signage allows customers and passing motorist to quickly and efficiently identify the Storage Facility while causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area. Sufficient signage is anticipated to result in a more successful business for the Storage Facility which will, in turn, benefit the economic structure of the City.

The requested wall sign variances on the east elevation will not negatively affect public safety or be contrary to the public interest, health or welfare of the community. The requested sign variances will greatly enhance motorist safety due to increased visibility, legibility, and compatibility with one another.

For the reasons described above, the proposed variance meets the basic intent and purpose of the sign regulations and will have a positive impact on the stability and appearance of the City.

- 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;**

The main entrance to the Subject Property is along Stirling Road. The Storage Facility is the building that is the furthest distance away from Stirling Road. The sign consultant has designed the proposed signage size and location in such a way that it can be seen by passing motorist and will not cause the hazardous conditions which will result if sign is too small or not visible from Stirling Road to be easily read from the nearby right-of-way. The additional letter height and signs on the east elevation are necessary for the signage to achieve the visibility afforded to other uses in an IG district that would typically be located closer to the adjacent building frontage.

- 3) The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship;**

As stated further above, the requested wall sign variances on the east elevation allow customers and passing motorist to quickly and efficiently identify the Storage Facility while

causing the least amount of distraction. Quick and efficient brand recognition substantially enhances motorist safety and greatly improves traffic circulation in the parking area.

Sufficient signage is anticipated to result in a more successful business for the Storage Facility which will also benefit the economic structure of the City. For these reasons, impaired visibility of the signage allowed by Code would result in a hardship for the Operator.

- 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; and**

The Subject Property is not a complete rectangle and the shape requires that one of the proposed uses be setback further from Stirling Road than the others. Due to the unified development plan for the Subject Property and the higher traffic generation of the Grocery Store and Commercial Building, the Storage Facility is located furthest away from Stirling Road. This building placement is provided for the convenience of the customers who will utilize the Grocery Store and Commercial Building. This site configuration is a unique circumstance that requires the location of the Storage Facility being farther away from Stirling Road and creates a hardship that strict compliance with the Code would be unnecessarily burdensome to the Storage Facility should the wall sign variances not be granted. The east elevation wall sign is necessary in order to provide proper visibility from Stirling Road. Should the Operator be required to place the wall sign on the north elevation, the necessary wall sign would not be visible to passing motorist. This hardship has not been self-created by the Applicant nor is it the result of a mere disregard for or ignorance of the provisions of the zoning ordinances of the City. Therefore, it is necessary for the Applicant to request this variance which will permit the safest and most effective signage for the Storage Facility.

- 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.**

The Applicant is requesting the minimum variances necessary to effectively and safely direct motorist to the building and the monument sign otherwise complies with the requirements of the Code. The sign consultant designed and placed the proposed wall signs to be in scale with the proposed Storage Facility and the letter height and location of the wall sign on the east elevation is only as necessary for motorists to effectively and safely identify the business.

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, CF & A Hill Family, LTD, a Florida Limited Partnership are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 8, 10 and 12 BLK B

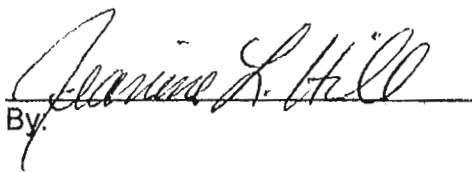
Folio Number:

5042-34-05-0110

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

CF & A Hill Family, Ltd.

By: 

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, Sunshine REO XI, LLC a Florida Limited Liability Company are owners of the properties located SW 1st Street which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D LOT 2, 4 and 6 BLK B

Folio Numbers:

5042-34-05-0100

5042-34-05-0101

5042-34-05-0102

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A. to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

Sunshine REO XI, LLC.



Stephen Enriquez, Manager

By:

Mr. Marc LaFerrier, Director
Development of Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Permitting with the City of Dania Beach

Dear Mr. LaFerrier:

We, JSRJ, INC, a Florida corporation are owners of the properties located at 602 Stirling Road & SW 7th Avenue which are located within the City of Dania Beach.

Legal Description:

GEO M PHIPPENS SUB 2-90 D W 100 OF E 130 OF S 185 OF BLK C
LESS THEREFROM R/W FOR STIRLING RD

GEO M PHIPPENS SUB 2-90 D ALL LESS W 100 OF E 130 OF S 185 &
LESS E 30 FOR CO RD & LESS R/W FOR STIRLING RD BLK C

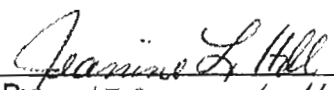
Folio Number:

5042-34-05-0160
5042-34-05-0150

We hereby authorize Master Development Partners, LLC and Greenspoon Marder, P.A to act as agents in connection with all land use applications and processes in Dania Beach, Florida.

Sincerely,

JSRJ INC.


By: JEANNINE L. HILL, VICE PRESIDENT



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

NOV 02 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☒ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

SE-113-17

(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: 602 Stirling Road

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

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): 5042-34-05-0150 and 5042-34-05-0160 Legal Description: See attached

Applicant/Consultant/Legal Representative (**circle one**) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: JSRJ Inc.

Address of Property Owner: 261 SW 13 Street, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: _____

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

Prop. Net Acreage: 4.17 Gross Acreage: N/A Prop. Square Footage: 31,210

Existing Use: vacant, commercial Proposed Use: Grocery store and general commercial with drive-thru

JSRJ

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

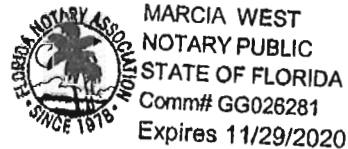
SSRJ, Inc
By: Seavive L Hill
(Owner / Agent signature*)
Seavive L Hill Vice president

BEFORE ME THIS 1ST DAY OF NOV, 2017

By:

MARCIA WEST H/A
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary M West
(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.**

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 Walver	\$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
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"
Zoning Information Letter	\$ 250.00

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

LEGAL DESCRIPTION

PARCEL 1:

ALL OF BLOCK "C" OF "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET AND LESS THE EAST 30 FEET FOR COUNTY ROAD, AND LESS THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET OF BLOCK "C", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THEREFROM THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 8, 10 AND 12, BLOCK "B", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 2, 4 AND 6, BLOCK B, "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "A" OF "CARIB PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Stirling Square

Special Exception Application for Drive-Through

The Applicant is proposing a commercial development on the property generally located on the north side of Stirling Road between SW 12 Avenue and Phippen Road in the City of Dania Beach ("City"). The property is identified by the Broward County Property Appraiser with folio number 504234050150 ("Subject Property"). The Subject Property is currently vacant. The land use plan and zoning designations for the lands within 700 feet of the Subject Property are identified on Exhibits 1 and 2, respectively.

The proposed commercial development will include a free-standing grocery store and a 9,750 square foot multi-tenant commercial building with a drive-thru on the western end. Drive-through service is permitted as a special exception use in the C3 zoning district. The proposed drive-thru is being requested in conjunction with the site plan approval for the proposed commercial development.

The city commission is authorized to review and approve special exception uses provided that the proposed use meets the criteria outlined in Sec. 630-40 of the City Land Development Code. The Applicant believes that the proposed drive-thru meets the criteria as documented below.

That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

The Subject Property is zoned C-3. A fast food restaurant in a new multi-tenant or attached building is a permitted use in the C-3 zoning district. Drive-through service is a special exception use provided that there is a 500 foot separation between the driveways of any two (2) sites on the same side of the designated arterial. There are currently no drive-throughs on the north side of Stirling Road within 500 feet of the Subject Property. For these reasons, the drive-through use is permitted as a special exception use on the Subject Property.

That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

The majority of existing uses on the north side of Stirling Road between SW 12 Avenue and Dixie Highway are commercial in nature. The proposed commercial development will upgrade the Stirling Road frontage by providing a new development on an unsightly vacant property. This new development may encourage other property owners in the area to improve properties in the area. The proposed drive-through service will not be located adjacent to any existing or proposed residential uses. In addition, the Applicant proposes an 8 foot wall between the proposed commercial development and the residential areas to the north. Therefore, the proposed use will not cause a detrimental impact on property values of those uses that are contiguous to the Subject Property.

That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

The Applicant is proposing one drive-through service area on the western end of a proposed multi-tenant building. The proposed drive-through will be approximately 50 feet from the western property line of the Subject Property. The property immediately to the west of the Subject property is an existing industrial building. As mentioned above, the majority of other existing uses on the north side of Stirling Road between SW 12 Avenue and Dixie Highway are also commercial in nature. A self-storage facility is planned to the north of the proposed drive-through. The proposed drive-through service will not be located adjacent to any existing or proposed residential uses. For these reasons, the proposed use is compatible with the adjacent contiguous property and general character of the area and will not have a negative impact on property values.

That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

The proposed drive-through will be approximately 50 feet from the western property line of the Subject Property and more than 50 feet south of a proposed self-storage facility. The existing use on the adjacent property to the west is an industrial building. The setbacks and the required landscaping will provide for sufficient screening and buffers for the adjoining compatible uses.

That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

The proposed site plan for the Subject Property locates the proposed drive-through near the western limits of the Subject Property and north of Stirling Road. The primary access to the Subject Property is one driveway along Stirling Road. This is the closest access to the proposed drive-through. The Stirling Road access will provide access for the multi-tenant commercial building, grocery store and the adjacent self-storage facilities. This combined access limits the number of driveways on Stirling and will help to reduce the impact of the proposed commercial development on Stirling Road. There is a secondary access to the Subject Property along the eastern limits from Phippen Road. The secondary access is much less convenient for access to the drive-through because a motorist would need to drive behind the proposed grocery store to access the drive-through. Therefore, most motorists will likely use the Stirling Road access which will limit vehicular traffic on Phippen Road.

That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

There are no unusual environmental impacts of the proposed drive-through that wouldn't be experienced by other commercial uses that are permitted in the C3 zoning district. Any lighting associated with the use will be located so that there is no spill over onto adjacent properties. The drive-through was strategically located on the Subject Property on the far western end and as far away from Stirling Road as possible so that headlights from vehicles will not impact the motorists on Stirling Road or uses on the south side of Stirling Road. All parking, setback, and height restrictions requirements for the proposed drive-through will be met on the site plan so that there are no negative impacts on the adjacent or surrounding areas.

That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

The proposed drive-through is associated with a use permitted in the C3 zoning district. The traffic generated by the proposed drive-through will be comparable to the other uses permitted in the C3 district. Pedestrians do not use a drive-through so there is no need to accommodate pedestrians related to this use. However, there are sidewalks along Stirling Road that will provide pedestrian access to other uses on the Subject Property. The proposed site plan demonstrates that parking requirements for the permitted uses will be met on the Subject Property.

That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

The site plan for the Subject Property will demonstrate that all turning movements meet the City standards. A joint access is provided for all uses on the Subject Property and the proposed self-storage to the north. This joint access will limit the impact of the proposed drive-through on the adjacent streets. All required stacking spaces are provided for the drive-through so that proper traffic circulation is provided for the drive-through.

That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

The proposed drive-through is part of a site plan that includes property to the east and north. The site plan for these parcels has been designed so that all the proposed uses in the site plan will function harmoniously on the property. In addition, the property immediately west of the Subject Property is developed with an industrial building. As indicated in Exhibit 2 the Subject Property and the majority of the parcels within 700 feet are all designated Regional Activity Center ("RAC"). The RAC is a mixed use land use category that includes a variety of permitted uses including commercial uses. Therefore, the proposed drive-through is consistent with the RAC land use designation which ensures consistency with the Comprehensive Plan.

That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

The adjacent use on the contiguous property to the west is an industrial building. To the north is a proposed self-storage facility and to the east is a proposed grocery store. These surrounding uses are consistent and compatible with the proposed drive-through. There are no other drive-throughs within 500 feet of the Subject Property. Therefore, approval of the request will not result in a proliferation of drive-throughs along Stirling Road. The drive-through was strategically located on the Subject Property on the far western end and as far away from Stirling Road as possible so that headlights from vehicles will not impact the motorists on Stirling Road or uses on the south side of Stirling Road. For these reasons are no characteristics of the operation of the drive-through that will have a negative impact on the health, safety or general welfare of the residents and businesses in the City.

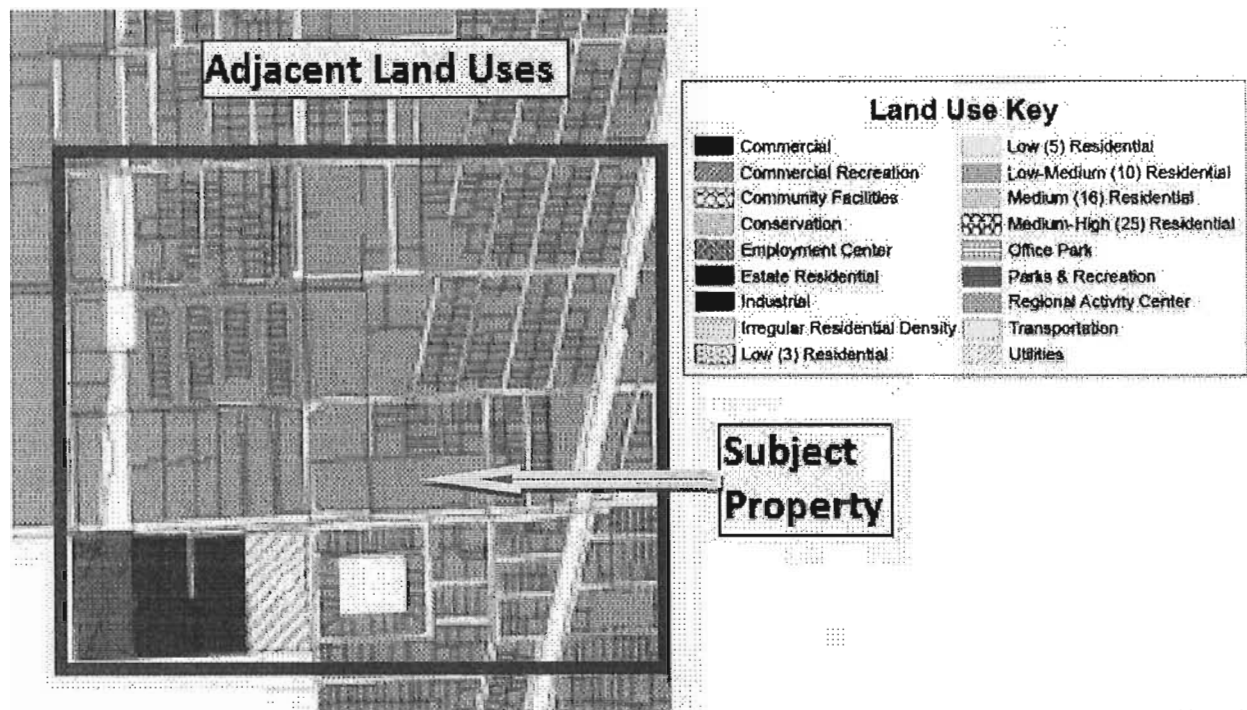
That the use will not overburden existing public services and facilities.

The site plan for the Subject Property will meet all the City engineering design criteria to ensure that the drive-through will not overburden existing public services and facilities.

EXHIBIT 1 – Surrounding Zoning



EXHIBIT 2 – Surrounding Land Use



TO: Johnson Development Associates, Inc.

FROM: Michael D. Raysor, P.E., PTOE
RAYSOR Transportation Consulting, LLC.

DATE: December 5, 2017

SUBJECT: Parking Study
Stirling Square Storage Site; Dania Beach, Florida



1.0 INTRODUCTION

This memorandum documents a parking study to evaluate the adequacy of parking for a proposed self-storage development in the city of Dania Beach, Florida.

2.0 PROJECT DESCRIPTION

The project site is located at the northwest corner of the intersection of Stirling Road/Philips in the city of Dania Beach, Florida. The project site is proposed to be developed with an approximately 125,000 square foot self-storage facility.

3.0 PARKING DEMAND ANALYSIS

The parking study was performed in accordance with the Institute of Transportation Engineers (ITE) *Parking Generation* (ITE, 4th edition, 2010), pursuant to ITE land use category 151 (Mini-Warehouse). The ITE description for this land use category is as follows:

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Specifically, the parking demand for the project site was estimated using ITE's parking data referenced as "Average Peak Period Parking Demand", as summarized in Table 1.0 below and further documented in Attachment "A".

TABLE 1.0 PEAK PERIOD PARKING DEMAND SUMMARY

ITE LUC	Land Use Category	Average Peak Period Parking Demand	Project Size	Calculated Parking Demand
151	Mini-Warehouse (Self-Storage)	0.14 vehicles per 1,000 ft ²	125,000 ft ²	18 vehicles

As shown in Table 1.0, the results of the analysis identified an estimated peak period parking demand of 18 vehicles for the subject self-storage facility.

4.0 FINDINGS & CONCLUSION

As shown on the project site plan, 19 parking spaces are proposed to be provided for the subject self-storage facility (including one ADA space), which exceeds the estimated parking demand. Therefore, it is concluded that adequate parking will be provided for the proposed project site.

ATTACHMENT "A"

Land Use: 151 Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Database Description

- Average parking supply ratio: 0.2 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (two study sites).

The Saturday parking demand ratio for a site with 1,400 storage units was 0.77 vehicles per 100 storage units. Parking demand data at this site were collected for six consecutive hours between 1:00 and 7:00 p.m., and the peak period of demand occurred between 4:00 and 5:00 p.m.

The following table presents a time-of-day distribution of parking demand for three study sites.

Based on Vehicles per 1,000 sq. ft. GFA	Weekday	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00-4:00 a.m.	—	0
5:00 a.m.	—	0
6:00 a.m.	—	0
7:00 a.m.	31	3
8:00 a.m.	24	3
9:00 a.m.	59	3
10:00 a.m.	91	3
11:00 a.m.	100	3
12:00 p.m.	55	3
1:00 p.m.	45	3
2:00 p.m.	46	3
3:00 p.m.	40	2
4:00 p.m.	88	1
5:00 p.m.	27	1
6:00 p.m.	35	1
7:00 p.m.	27	1
8:00 p.m.	—	0
9:00 p.m.	—	0
10:00 p.m.	—	0
11:00 p.m.	—	0

* Subset of database

Study Sites/Years

Canada:

Burnaby, BC (1991); Coquitlam, BC (1991); Richmond, BC (1991)

United States:

Santa Barbara, CA (1998); Hadley, MA (2008)

4th Edition Source Number

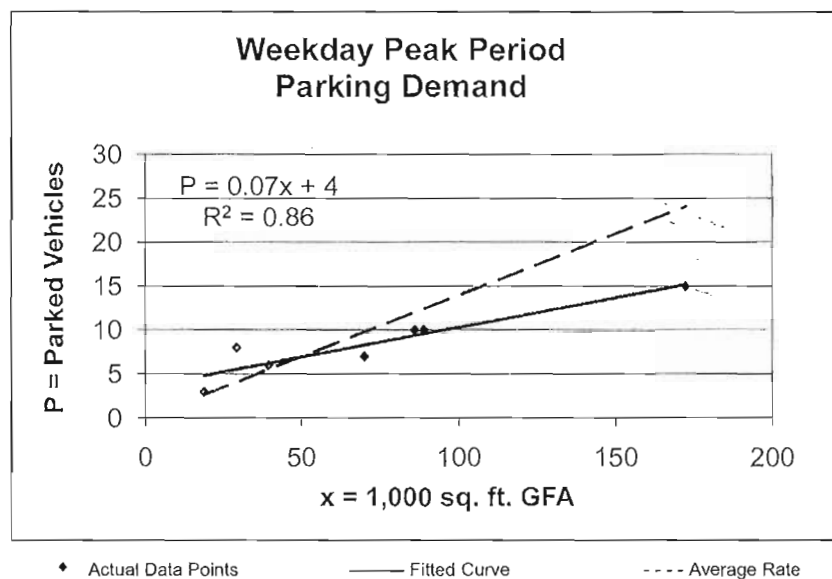
1115

ATTACHMENT "A"

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA

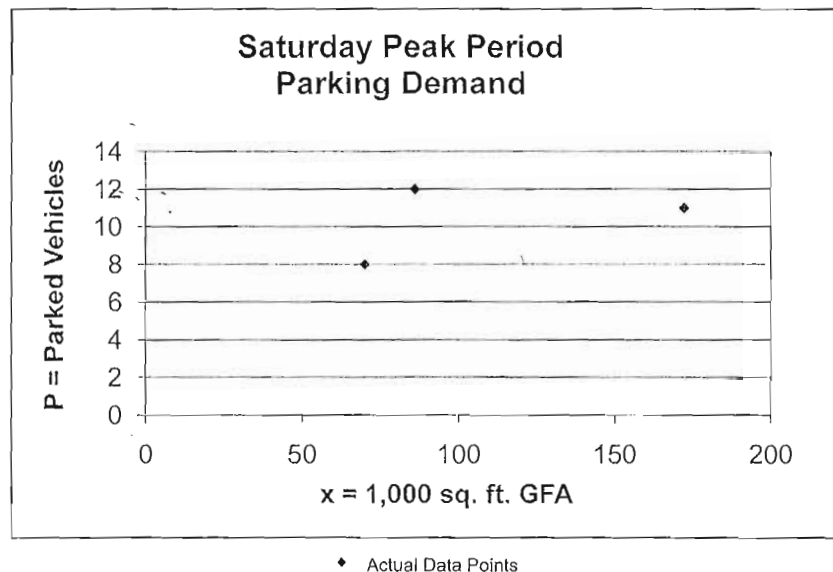


ATTACHMENT "A"

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday

Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.
Number of Study Sites	3
Average Size of Study Sites	109,000 sq. ft. GFA
Average Peak Period Parking Demand	0.11 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.04
Coefficient of Variation	36%
Range	0.06–0.14 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.13 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.10 vehicles per 1,000 sq. ft. GFA



Mike Troxell

From: Marla Neufeld <marla.neufeld@gmlaw.com>
Sent: Wednesday, December 20, 2017 9:49 AM
To: Mike Troxell
Subject: FW: Code and lien search

Include this in what you are submitting. This is the evidence there are no code violations. This is #3 planning comments.

GreenspoonMarder

Marla Neufeld, Esq.
Senior Counsel
200 East Broward Boulevard, Suite 1800
Ft. Lauderdale, FL 33301
Telephone: (954) 761-2929
Fax: (954) 333-4129
Marla.Neufeld@gmlaw.com

From: Lunkins, Angel [mailto:alunkins@daniabeachfl.gov]
Sent: Thursday, December 14, 2017 2:08 PM
To: Marla Neufeld
Cc: Steven Wherry
Subject: RE: Code and lien search

Good Afternoon,

No code violations cases or fines on the following folio's below. Thank you

- 5042 34 05 0110
- 5042 34 05 0102
- 5042 34 05 0101
- 5042 34 05 0100
- 5042 34 05 0150
- 5042 34 05 0160

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.



J.J. GOLDASICH AND ASSOCIATES, INC.

Ecological Evaluations • Wetland Consultation
Environmental Consultants

December 8, 2017

Via electronic mail: tbsalzman@salzmanrea.com and tsalzman@salzmanrea.com

Thekla Blaser Salzman and Terry Salzman
Salzman Real Estate Advisors
2860 W State Road 84, #118
Dania Beach, Florida 33312

**RE: Stirling Square - Wildlife Survey and Ecological Analysis Summary Cover Letter
City of Dania Beach, Broward County, Florida
JJGA File 17-1408**

Dear Mr. Terry Salzman and Ms. Thekla Salzman:

The Stirling Square Parcels were evaluated in December 2017 to evaluate wildlife utilization and determine the ecological and environmental conditions present on the site. This cover letter is provided as a summary of the findings produced from both literature review and onsite assessments. This cover letter should be used in combination with the detailed results contained in the Wildlife Survey and Ecological Report for the "Stirling Square Parcels".

CONCLUSIONS AND RECOMMENDATIONS:

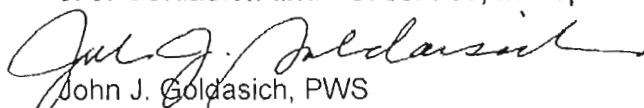
The Stirling Square parcel contains a forested area in the northwest end of the site. This area is dominated by the non-native invasive exotic Brazilian pepper tree and also includes small numbers of the highly invasive Melaleuca tree. This area is very poor quality and provides little native wildlife utilization values. No wetland dependent native wildlife were sighted on the site.

The remainder of the site contains an open herbaceous field with a large number of non-native palm trees planted for nursery stock. Many of the trees are large mature individuals. This area of the site provides poor wildlife utilization with no valuable cover or roosting sites. Wildlife utilization of this area of the site was also found to be very poor and no evidence of wildlife, or their important habitat was identified. Nests, burrows, roosts, dens were also not observed on the site. Development of this site will not result in a significant impact to native wildlife or important native wildlife habitat.

No state or federally listed fauna were observed within the development parcel. Fauna observed during the site assessments included non-native lizards, a feral cat, raccoon tracks and various urban birds, none of the animals sighted are listed by the state or federal government.

Thank you for the opportunity to provide the services of **JJ Goldasich and Associates, Incorporated** for this project. Should you have any questions or wish to discuss our findings please contact us at 561.212.4108 or by electronic mail at jjg@jjgoldasich.com.

Sincerely,
J. J. Goldasich and Associates, Incorporated


John J. Goldasich, PWS
Vice-president



GreenspoonMarder

Marla Neufeld, Esq.
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.761.2929
Direct Fax: 954.333.4129
Email: marla.neufeld@gmlaw.com

December 27, 2017

Via Hand Delivery

Corinne LaJoie
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004



Re: Stirling Square Submittal

Dear Corinne:

Enclosed please find the following applications:

1. Variances:

- a. **Wall Signs** – Application with agent authority, narrative, and, \$700.00 application fee
- b. **Monument sign (Parcel 2)** –Application with agent authority, narrative, and \$1,200 application fee
- c. **Monument sign (Parcel 1)** – Application with agent authority, narrative, and \$1,200 application fee
- d. **Setback** –Application with agent authority, narrative, and \$2,000 application fee
- e. **Street Landscaping**–Application with agent authority, narrative, and \$2,000 application fee
- f. **Building Height** –Application with agent authority, narrative, and \$2,000 application fee
- g. **Landscape Buffer** –Application with agent authority, narrative, and \$2,000 application fee
- h. **Parking** –Application with agent authority, narrative, and \$2,000 application fee

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville | Phoenix
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.

December 27, 2017

Page No. 2

2. Exceptions:

- a. Commercial Design standard application with agent authority, narrative and \$500 application fee
- b. Industrial Design standard application with agency authority, narrative, and \$500 application fee

3. Draft Resolution

4. Additional checks:

- a. \$3,683.16 for site plan and special exception fee balance
- b. \$5,000 cost recovery fee

5. Plans – Submitted on December 26 by Mike Troxell, with three (3) sets to the planning department

Very truly yours,

GREENSPOON MARDER, P.A.

Marla Neufeld, Esq.



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

NOV 02 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ 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 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: 602 Stirling Road

Lot(s): 2, 4, 6, 8, 10, 12 Block: B, C Subdivision: _____

Recorded Plat Name: Geo M. Phippens Subdivision 2-90D

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Dennis D. Mele, Esq., Greenspoon Marder, P.A.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 805-9077 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: See attached list.

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

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

Prop. Net Acreage: 5.55 Gross Acreage: _____ Prop. Square Footage: 156,210

Existing Use: vacant, commercial Proposed Use: grocery store, general commercial and self-storage

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: *Jeanine L. Hill*
(Owner / Agent signature*)
CF & A Hill Family Ltd
Jeanine Hill, General partner

BEFORE ME THIS 1ST DAY OF NOV, 20¹⁷

By:

MARCIA WEST
(Print name of person acknowledging)

N/A
(Joint owner signature if applicable)

Notary *M West*
(Signature of Notary Public – State of FLORIDA)



MARCIA WEST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG026281
Expires 11/29/2020

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.**

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

SSRS, Inc
By: Jeanine L. Hill
(Owner / Agent signature*)
Jeanine L. Hill, Vice President

BEFORE ME THIS 1ST DAY OF Nov, 2017

By:

MARCIA WEST
(Print name of person acknowledging)

N/A
(Joint owner signature if applicable)

Notary Marcia West
(Signature of Notary Public - State of FLORIDA)



MARCIA WEST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG026281
Expires 11/29/2020

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).**

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

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 Greenspoon Marder, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

Sunshine CEO X LLC
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 1st DAY OF November, 2017

By:

Kelly Ann Enriquez
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



KRYSTAL MICHELLE RODRIGUEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF127140
Expires 8/2/2018

Personally known _____ or Produced Identification X

Type of identification produced: _____ or Drivers License X

***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
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"
Zoning Information Letter	\$ 250.00

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

LEGAL DESCRIPTION

PARCEL 1:

ALL OF BLOCK "C" OF "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET AND LESS THE EAST 30 FEET FOR COUNTY ROAD, AND LESS THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE WEST 100 FEET OF THE EAST 130 FEET OF THE SOUTH 185 FEET OF BLOCK "C", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THEREFROM THE ADJACENT PORTION OF RIGHT-OF-WAY PARCEL NO. 027 FOR STIRLING ROAD, RECORDED IN OFFICIAL RECORDS BOOK 9140, PAGE 170, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 8, 10 AND 12, BLOCK "B", "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 2, 4 AND 6, BLOCK B, "GEORGE M. PHIPPENS SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "A" OF "CARIB PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

RACHEL D. CONE
INTERIM SECRETARY

May 4, 2017

Ryan Thomas
Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Dear Ryan Thomas

RE: **May 4, 2017** Variance Committee Review to allow for **Category E Driveway**

Applicant/Property Owner: Ryan Thomas, Thomas Engineering Group/JSRJ Inc.

Broward, (Urban) City of Dania Beach

State Road: 848 **Section:** 86016 **MP:** 6.330 **Access Class:** 05 **Posted Speed:** 45 mph **SIS:** Inf. Area

Site Acreage: 6.0 Acres **Proposed Land Use/Maximum Square Footage:** 125,000 SF Self Storage, 12,000 SF Restaurant, 7,000 SF Retail, 16 F.P. Gas Station with 5,500 SF Convenience Store

Project Name & Address: Master Development Stirling & Phippen - NWC of Stirling Rd. & Phippen Waiters Rd., Dania Beach, FL

Date of Pre-application Review: April 6, 2017

Request:

- Eastbound left-turn directional median opening on SR 848/Stirling Road, located approximately 525 feet east of SW 12 Avenue.
- Right-in/left-in/right-out driveway aligned with the proposed median opening.

This request is: **Approved with Conditions**

Conditions: / Comments:

- ☐ A minimum driveway length of 80 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.
- ☐ A right turn lane is required and must include bicycle lane width.
- ☐ The Department strongly recommends having only one driveway on Phippen Waiters Road located adjacent to the northern property 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Friday, January 12, 2018 2:50 PM
To: Lajoie, Corinne
Cc: LaFerrier, Marc; Kaine, Brad; Pollard, Antoine
Subject: RE: SP-114-17 Stirling Square - Traffic

Hi Corinne,

The required traffic impact study for the above-cited subject project as prepared by Joaquin E. Vargas, PE of Traf Tech Engineering, Inc for the proposed Stirling Square project is deemed complete and accepted.

Ronnie S. Navarro, PE

Deputy Director | City Engineer
City of Dania Beach | Florida
ext 3615

From: Lajoie, Corinne
Sent: Friday, January 12, 2018 2:44 PM
To: Navarro, Ronnie
Cc: LaFerrier, Marc
Subject: FW: SP-114-17 Stirling Square - Traffic
Importance: High

I need a statement from you that the traffic study provided is "complete and accepted".
This item is scheduled for the January 23rd City Commission meeting and was due yesterday.
Thank you.

From: Navarro, Ronnie
Sent: Wednesday, January 03, 2018 11:24 AM
To: Mike Troxell
Cc: Robert Shapiro; Kaine, Brad; Lajoie, Corinne; LaFerrier, Marc; EngineeringReview; Pollard, Antoine; Williams, Rickelle
Subject: RE: SP-114-17 Stirling Square - Traffic

Hi Mike,

I'm trying to reconcile the traffic study with your proposed offsite pavement and marking plans proposed for Phippen Waiters Road. Based on the traffic study, 40% of inbound AM & PM peak traffic for the proposed development will be using Phippen Waiters Road. Below is my markup for the proposed "reversible" (suicide) lane. Please review and submit the proposed offsite development plan to Broward County Traffic Engineering Division c/o Sharon Gross for further review. When you're ready let me know so I can attach a letter of endorsement from the City. FYI - No review will done by the County unless endorsed by the City.

I will send a separate email to Corinne that I'm signing off on the traffic study.

Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Wednesday, December 27, 2017 11:54 AM
To: Wray, Macee; Lajoie, Corinne
Cc: Sean Brown; 'Mike Troxell'
Subject: SP-114-17 Sirling Square

SP-114-17 Stirling Square has complied with Tier 1 and Tier 2 requirements.

Thank you,

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



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: Dennis.mele@gmlaw.com

From: mwray@daniabeachfl.gov

Date: 11/21/2017

Re: Stirling Square

PZ#: SP-114-17 - 1st 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, November 30th** will be at **10:30 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
TUESDAY, NOVEMBER 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-105-17, AUTOZONE, 3100 GRIFFIN RD., 2ND REVIEW
- 2) 9:30 A.M. PL-110-17/DR-111-17, SARATOGA CROSSING, 705-815 W. DANIA BEACH, 1ST REVIEW
- 3) 10:00 A.M. SP-112-17, 800 MARINE TECH CENTER, 800 OLD GRIFFIN RD., 1ST REVIEW
- 4) 10:30 A.M. SP-114-17/SE-113-17, STIRLING SQUARE, 602 STIRLING 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: 11/2/2017

PZ Log No: SP-114-17

Project: Stirling Square

Comments Due: November 21, 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: Stirling Square

PZ Log No: SP-114-17

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: Stirling Square
PZ #: SP-114-17 – 1st REVIEW
ADDRESS: NW Corner of Stirling Rd and Phippen Waiters Rd
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = X
- BFE = N/A; DFE = N/A

Comments:

1. Sheets SP-11 and SP-12: Elevation of FPL Transformer Pads not indicated. Mechanical equipment shall be installed at or above Design Flood Elevation (Base Flood Elevation + 1 foot).
2. Survey, Note 3: Please revise note to indicate that property is within Flood Zones AE 6 and AH 6.

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: 11/2/2017

PZ Log No: SP-114-17

Project: Stirling Square

Comments Due: November 21, 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: Stirling Square

PZ Log No: SP-114-17

Plan Reviewer: Landscape

Please log your time spent on reviewing the plans.

Time spent: 2.5 hr

Rate per hour: \$100

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Stirling Square

PZ Log Number: SP-114-17 Review Number: 1

Reviewer: Daniel Parobok Date: November 8, 2017



The following comments are based on a review of the landscape plans provided on 11/2/17.

1. Provide the canopy (in SF) to be mitigated for the removal on exotic species on sheet L-2.
2. Show on sheet L-1 all trees located within and adjacent to the site (Show exotic species' locations. If individual stems cannot be delineated, an area representation is acceptable with estimated stem count).
3. Proposed offsite relocations must be approved by FDOT. Provide documentation of approval for these relocations.
4. One specimen live oak is proposed for removal (tree #107). Provide justification on why this tree is not a candidate for relocation or retention.
5. Identify via special symbol or callout the 16 Category 1 terminal island trees located outside the terminal islands. One Category 1 tree per terminal island is acceptable pending alternative location approval.
6. Provide a clarification on sheet L-4 that the finished grade of all landscape areas within and adjacent to VUA will be at or below the final VUA grade per Sec. 275-190(N).
7. Root barrier detail and description is provided; however root barrier locations are not clearly visible on sheet L-3. Show all areas where root barriers are to be installed meeting Sec. 275-190 requirements.
8. Provide an irrigation plan meeting all Sec. 275-80 requirements.
9. Provide a point-by-point response to each comment.
10. A PDF copy of the plans must accompany each subsequent submittal in order to receive comments.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: 11/2/2017

PZ Log No: SP-114-17

Project: Stirling Square

Comments Due: November 21, 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

11/6/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Stirling Square

PZ Log No: SP-114-17

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: 2.5

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: 11/6/17 **Site Plan No.:** SP-114-17 **Time Required For Review:** 2.5

Project: Stirling Square **Sq. Feet:** 241,617

Plan Reviewer: Raul Cosme / Plans Examiner

☐ Approved As Submitted

☐ Denied

☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

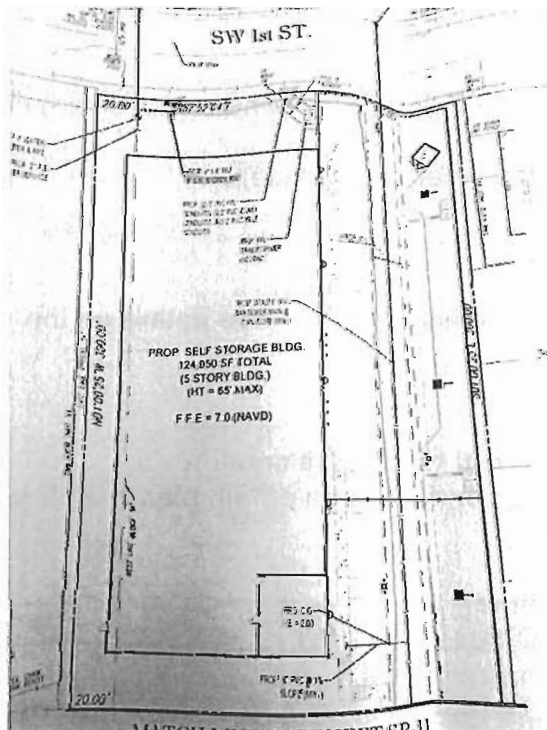
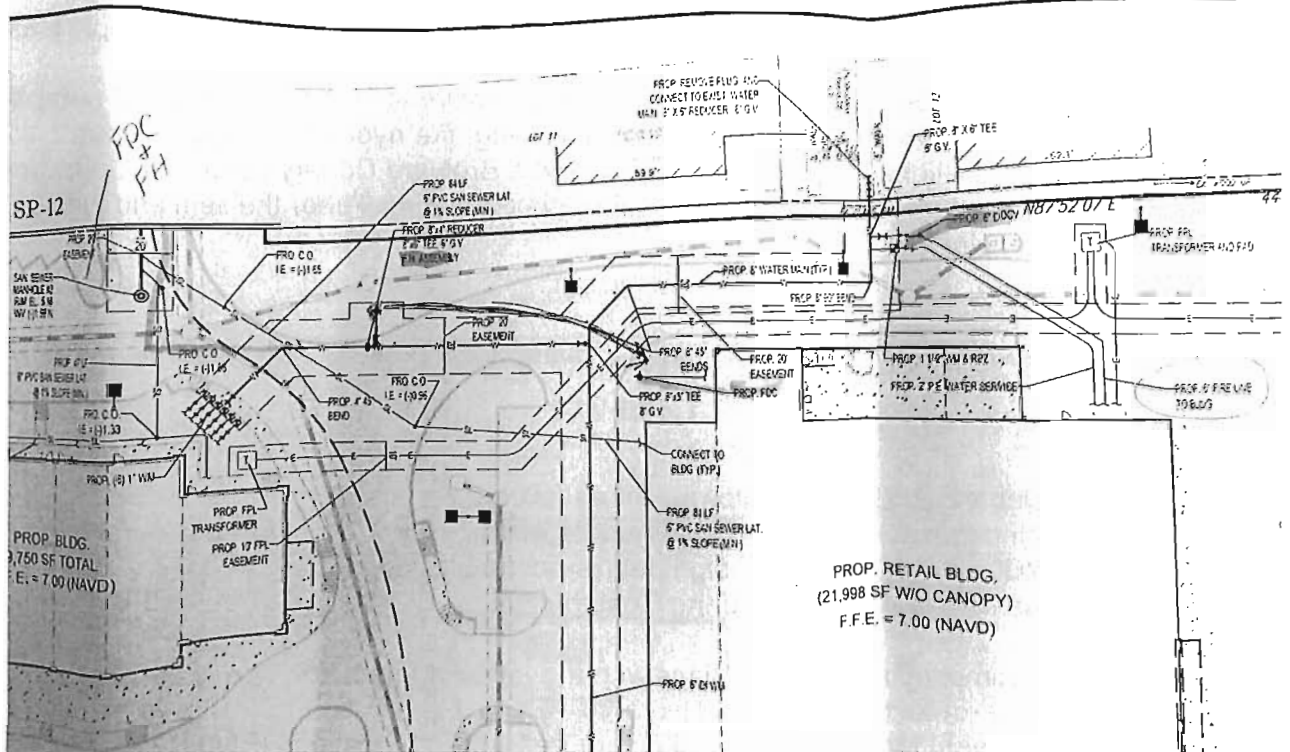
Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

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:
All turning radii (demonstrated) (See Fire Department informational sheet)
2. Water Supply Information as follows:
 - a. Identify the sizes of all existing water main sizes on all sides of the site.
 - b. Proposed hydrant to be relocated by the proposed FDC (sheet SP-11)
 - c. There's a proposed 6" fire line to retail bldg. Is there a 2nd FDC?
 - d. All distribution systems shall be designed to reduce dead-end mains and provide a loop for new and existing mains. Please connect your proposed 8" main from parcel 1 through parcel 2 to the main on 1st St., adding an additional FDC and a fire hydrant on the south side of the storage bldg. (Sheet SP-11 and SP-12).



3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Square Footage
- 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. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated
 - c. Fire Department Access Routes During Construction
5. A detail sheet accompanying the Civil Plans with the following details:
 - a. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - c. Post Indicating Valve Detail (where applicable)
 - d. Underground Gate Valve Detail (where applicable)
 - e. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - f. Signage Detail for the Fire Department Connections (where applicable)
6. Address Detail
7. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

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
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

November 20, 2017

Engineering Comments

Site Plan: SP-114-17 Stirling Square

CEOR: Maxwell Kaplan, PE

Comments:

1. Provide estimate of pm peak hour trip, based on the latest ITE Manual (9th or 10th editions only). Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the 2014 FDOT Transportation Site Impact Handbook; 2013 FDOT Quality/Level of Service Handbook; the 2014 Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures.
2. Provide stormwater management calculations (signed and sealed by a registered professional engineer) for the on-site drainage system. The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3-day event onsite with NO EXCEPTIONS.
3. Provide a copy of pre- and post-development stormwater management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year, 24-hour and 72-hour flood stage elevations.
4. Proposed grading and drainage plan shall be based on the stormwater management calculations.
5. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.
6. French Drain appears to be proposed between drainage structures, provide calculations and geotechnical information supporting the proposed design. Include the design criteria and calculations for the proposed drainage well.
7. Driveway aprons and swales must be graded such that rainwater is contained within the property line and not the City ROW.

8. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations and the perimeter (property lines) on the paving and grading plan.
9. Add signage to the road marking plan.
10. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system.
11. Provide vehicle swept path analysis (AutoTURN or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations.
12. Show sight distance analysis using FDOT Index No. 546 at proposed driveways.
13. Provide site triangles for entrance(s) and exit(s).
14. If pedestrian lighting is proposed, discuss the possibility of the addition of ped lighting along the City ROW.
15. Any road cuts for utilities or curb cuts with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
16. Provide a proposed "Staging Plan" including employee parking, material storage, etc.
17. Provide Fire Department conceptual approval.
18. Backflow preventers will not encroach on sidewalks.
19. Meet with Public Services, separately, to discuss water and sewer connections. Request meeting through the City Engineer.
20. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road ROW.
21. In compliance with 805 of the City Code of Ordinances, applicant shall provide projected water demand, and sewage and solid waste generation amounts in tabular format on the civil site plan.
22. 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.

Engineering Reviewers:

Raymond Rammo, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

Zoning designation = C-3, NBHD-MU (IG proposed)

FLU designation = RAC

Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

1st DRC Review

Meeting Date: 11/30/17

REQUEST: Site plan and special exception to construct 3 structures.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

1. Per Sec. 635-40 (D), provide a draft of any required or proposed restrictive covenants, written sureties, and common area maintenance association documents, including those for the preservation of common open space areas; grants of easement for access, drainage, utilities or other purpose; or other restrictions to be imposed upon the use of the land and buildings.

APPLICATION FEE:

2. The total application fee for the site plan and special exception is \$14,669.16. A payment of \$10,986 was received. Please pay the outstanding \$3,683.16 immediately.

CODE VIOLATIONS:

3. 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. This statement is required for all 3 parcels.

PLATTING:

4. The survey provided includes the parcel to the west titled "Carib Plat" with folio number 504234460010 but no application or site plan was submitted for this property. Please clarify and update documents accordingly.
5. Per Sec. 635-40 (C) provide the recorded plat for the 2 southernmost folios and any agreements modifying the plat (example: amendment to the restrictive note or non-vehicular access line (NVAL)), if the property has been platted.
6. The proposed plat for the parcel to the northwest (parcel 2) restricts the site the 100,000 SF of self-storage use. Per sheet SP-02, 125,000 SF are proposed. Revise plans and applications accordingly.
7. Provide letter from Broward County identifying whether this property needs to be platted or replatted.
*NOTE: Because the platting determination process is lengthy, applicants are encouraged to request their letter of determination from Broward County as soon as possible.
8. Provide recorded plat documents for entire site prior to issuance of a building permit.

SITE PLAN

9. On site data table, separate all calculations by building instead of parcels.
10. Provide a shadow study identifying how adjacent properties will be affected by self-storage building.
11. Photometric plans indicate different phases for the development. Per Sec. 635-50 (AA) provide a phasing plan with beginning and ending dates of construction of the entire project, and beginning and ending dates for all phases of the project.

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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PROPOSED USES:

12. Provide a separate square footage for each of the following proposed uses on plans: grocery store, retail, restaurant, self-storage.
13. Per Sec. 115-50 (2) the architectural treatment of a self-storage facility in the IG zoning district shall resemble that of an office building, particularly in those portions of the building(s) facing public rights-of-way and adjoining residential areas. This may include use of substantial construction materials (ex: stucco or stone over concrete for exterior building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building, and overhead doors and loading activities to be located to the rear of buildings, within interior areas between buildings, or within interior side yards. Revise elevations accordingly.

COMMERCIAL ARTERIAL DESIGN STANDARDS

14. Provide a reference on site plan to each of the buildings shown on the elevations.
15. Per Sec. 510-30, all 3 structures on the site shall create a unified architectural theme. Revise building elevations accordingly.
16. Per Sec. 510-30 (A), buildings with more than one (1) façade facing a public street shall provide architectural treatment for each façade. Revise elevations accordingly.
17. Per Sec. 510-30 (D), roofs shall be pitched with generous overhangs. The roofing shall be incombustible material such as shingle, clay tile, cement tile, or metal. Revise elevations accordingly.
18. Per Sec. 510-30 (E), opaque surfaces at ground level visible from the sidewalk are prohibited. Revise all elevations accordingly.
19. Per Sec. 510-30 (H), provide fenestration calculation on site data table or elevations. On ground stories, the minimum required glass façade area shall be measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade. The windows shall not be covered or opaque. Display is permitted provided there is functional cross-vision between the inside and outside of the store.
20. Per Sec. 510-30 (I), revise elevation of self-storage building to nature blending tones with a maximum of three (3) colors exclusive of roof.
21. Per Sec. 510-30 (K) Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads. Revise east elevation of the Aldi store accordingly.
22. Per Sec. 510-30 (L), identify screening method for heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery. Details for screening are to include a line of sight study from the adjacent residential properties, the principal roadway or intersecting streets.
23. Per Sec. 510-30 (N), a minimum distance of eight (8) feet shall be maintained between the front of any building, including any walkway immediately adjacent thereto, and the parking area. Revise northeastern section of easternmost building.

COMPLETE STREETS

24. Per Sec. 815-20, complete streets in accordance with the CRA Redevelopment Plan, are required along Phippen Road and SW 1 Street. Revise plans accordingly.

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

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1st DRC Review

Meeting Date: 11/30/17

25. Per Sec. 309-10 (C), the construction of on-street parking, sidewalks and street furniture is required along Phippen Waiters Rd. and SW 1 Street. See Figure CE-4 of the CRA Plan (attached) for the approved design of the Phippen right-of-way, and Figure CE-3 (attached) for SW 1 Street. Revise plans accordingly and indicate which of the 3 following options will be pursued by the developer, per Sec. 309-10 (C):

- 1) Construct the sidewalk and on-street parking, and provide and install street furniture (including, but not limited to, benches, transit shelters, street lights, waste bins, and bike racks or lockers) for the street frontage abutting the property line of the development site, pursuant to the specifications approved by the city commission in the CRA redevelopment plan; or
- 2) Provide for construction of these street improvements through private agreement with one (1) or more adjacent developers along the abutting right-of-way, by which one (1) or more developers construct and install the street improvements along the right-of-way and are reimbursed by the adjacent developers in proportion to their respective shares of right-of-way abutting each developer's parcel; or
- 3) Make payment in lieu of the construction of the improvements pursuant to subsection (D), at the city's option. For each development which is required to comply with this section, the community development director, in coordination with the public services director, shall review the proposed development plan and location, and determine whether the developer shall be recommended to comply with this section through construction of the required street improvements or through payment to the city in lieu of construction in accordance with Sec. 309-10 (D) of the LDC.

26. Identify Centerline of the road on survey and site plan.

27. RIGHT-OF-WAY: Identify if R-O-W dedication is required along Stirling Road. See City Engineer for additional comment.

28. A variance reference is called out on sheet SP-02 but no application, fee or justification was received by the City. Please clarify or remove from plans.

WILDLIFE PROTECTION:

29. Per Article 250, a wildlife protection study is required for this site. See Article 250 of the LDC for additional details.

DEVELOPMENT REGULATIONS TABLE

30. Per Sec. 215-130, the impervious area of the commercial parcel (Parcel 1), may not exceed 75% of the lot area.

31. Per Sec. 205-10, the minimum setback in the IG zoning district is 35' from the front and 25' from the interior side lot lines. Per Sec. 205-10, the maximum height permitted in the IG zoning district is 35'. This code provision must be addressed through redesign or submittal of an application for 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 LDC. This must be addressed with the next submittal.

32. Provide a shadow study identifying how adjacent properties will be affected by the 5-story self-storage facility.

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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1st DRC ReviewMeeting Date: 11/30/17

WATER

33. Identify projected water demand for the project.

IMPACT FEES

34. Impact fees that will be required for the project are included at the end of this document.

SIGNS

35. Provide copy of all signs for compliance review.

36. Per Sec. 505-40 (K) (7), provide clear sight distance triangle (30') for the driveway at the south property line.

37. Per Sec. 505-40 (K) (7) a monument sign may not be located within clear sight distance triangle. Revise plans accordingly.

38. Provide the signage calculation table for the entire site on one sheet.

39. Cubesmart: Provide measurements for all wall signs for the self-storage facility.

DUMPSTERS

40. Per Sec. 290-40, each dumpster enclosure shall provide a minimum ten-foot interior length and width subject to the following additional requirements. Each enclosure shall provide a minimum of twelve (12) inches of clear space between each side of the dumpster (including lifting flanges) and the adjacent wall surface of that enclosure, or any other dumpsters within that same enclosure. Revise plans accordingly.

41. Per Sec. 290-50 (B), maze-style pedestrian openings are required for new nonresidential development. A maze-style opening is an opaque wall or fence that can be located no more than forty-eight (48) inches and no less than thirty-six (36) inches from the enclosure opening. The enclosure opening shall be no more than forty-eight (48) inches and no less than thirty-six (36) inches in width.

42. Per Sec. 307-30 (C) Dumpsters and their enclosures, and loading zones, shall be screened from view at the street frontage by a building or screenwall six (6) feet in height with a planter at the street-facing base of the screenwall. Revise plans accordingly.

PARKING:

43. Per Sec 265-50 (50), 1 parking space is required for every 60 sf of CSA plus 8 in-bound stacking spaces and 2 out-bound stacking spaces for any drive-through window are required. Provide total CSA for the restaurant and revise parking calculation accordingly.

44. Per Sec 265-50 (50), identify location of all stacking spaces as required for the drive-through restaurant.

45. Per Sec. 265-50 (61) identify the GFA of the self-storage use separately from any accessory uses such as management offices on Parcel 2. Per Ordinance 2017-022, adopted on 7/25/17, the required parking ratio for self-storage is 1:2000 SF.

46. Provide bike racks per the requirements listed in Sec. 265-51.

LOADING

Project Name: **Stirling Square (SP-114-17, SE-113-17)**
Address: NW Corner of Stirling Rad and Phippen Waiters Road
Zoning designation = C-3, NBHD-MU (IG proposed)
FLU designation = RAC
Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

1st DRC Review

Meeting Date: 11/30/17

47. Per Sec. 270-20, provide off-street loading spaces and applicable screening in accordance with Article 270. Identify location of loading spaces and include calculation in site data table.
48. 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.
- *NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.

RAC TRAFFIC IMPACT MITIGATION:

49. Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.

TRAFFIC STUDY:

50. ~~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 are projected a traffic statement is sufficient.~~ The applicant is to 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.
51. Must provide latest revised set of plans on disk [in PDF and CAD (.dwg)] and in paper format prior to going to public hearing.
52. Please note that the applicant is responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.
53. Per O-2017-027, commercial properties under construction are required to provide security to fencing with screening showing project rendering when adjacent to ROW.
54. 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.
55. Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 6 weeks prior to public hearing date.

COST RECOVERY:

56. 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.
- **NOTE:** 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.

PLANNING

Page 6 of 11

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

1st DRC Review

Meeting Date: 11/30/17

- 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.

PLANNING

Page 7 of 11

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

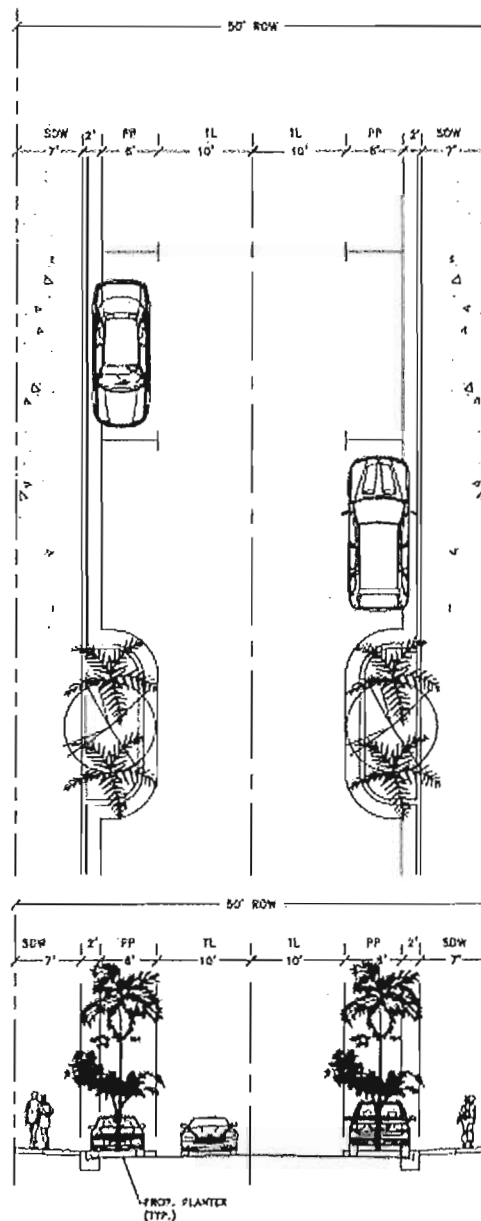
1st DRC Review

Meeting Date: 11/30/17

ENGINEERING ANALYSIS

PROPOSED TYPICAL CROSS SECTIONS

CE-3 50' RIGHT OF WAY WITH TWO SIDE PARKING



PLANNING

Page 8 of 11

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

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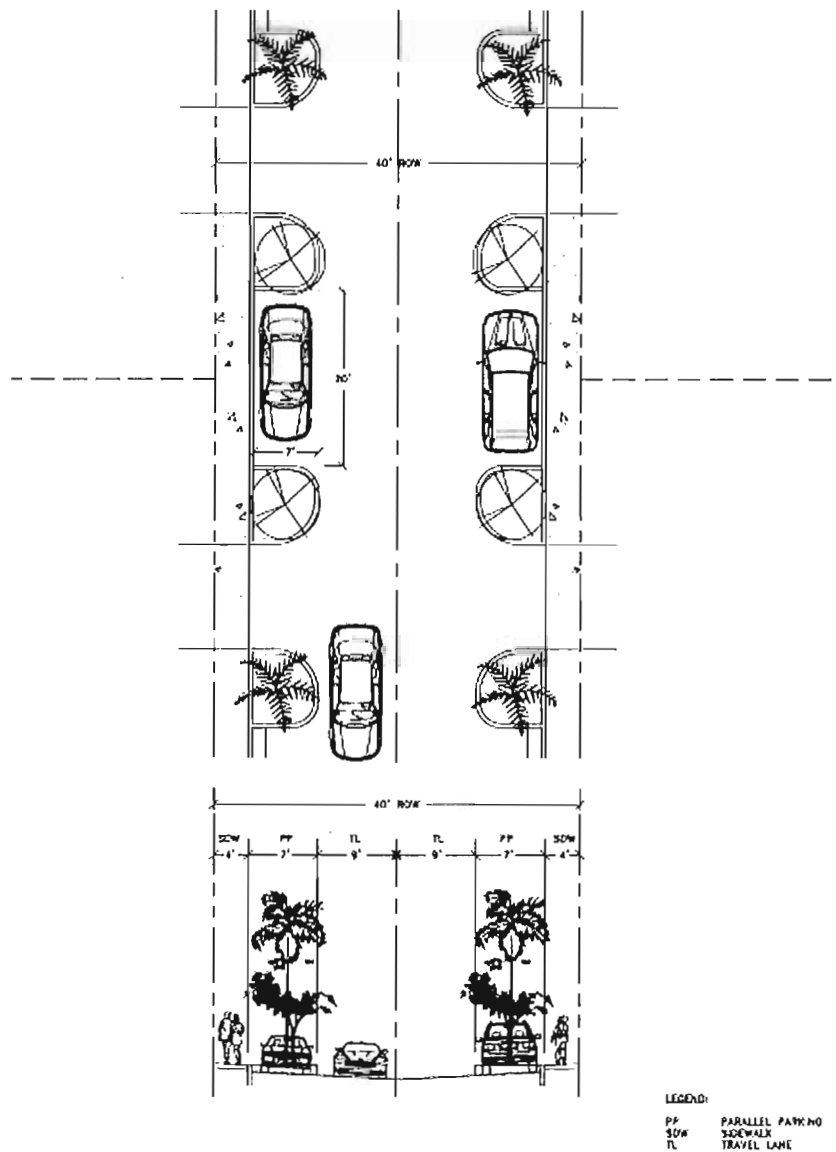
Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

1st DRC Review

Meeting Date: 11/30/17

REDEVELOPMENT PLAN ENGINEERING ANALYSIS PROPOSED TYPICAL CROSS SECTIONS

CE-4 40' RIGHT OF WAY WITH TWO SIDE PARKING



Project Name: **Stirling Square (SP-114-17, SE-113-17)**

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FLU designation = RAC

Review completed by Anne-Christine Carrie (954) 924-6805 X 3654

1st DRC Review

Meeting Date: 11/30/17



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: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.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

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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1st DRC Review

Meeting Date: 11/30/17

NOTICE

**All permit applications for
NEW CONSTRUCTION or IMPROVEMENTS THAT INCREASE
 WATER / SEWER DEMAND (Water Meter installations)**

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the COLLECTION of Water and Sewer IMPACT and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit Issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 1/2" Irrigation Line	\$1,650.00
1 1/2" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 1/2" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$ 1,557.00	\$ 725.00
1" Meter	\$ 3,893.00	\$ 1,813.00
1 1/2" Meter	\$ 7,785.00	\$ 3,625.00
2" Meter	\$12,456.00	\$ 5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	Contact Public Services Department	

NOTE: When upsizing an existing meter, the net increase for Impact fees will be charged.

Ex. 5/8" to 1"

Water = \$3,893 - \$1,557

Sewer = \$1,813 - \$ 725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Division to discuss your Water and Sewer Plans at 954-924-3740.

PLANNING

Page 11 of 11

Project Name: **Stirling Square (SP-114-17, SE-113-17)**

Address: NW Corner of Stirling Rad and Phippen Waiters Road

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1st DRC Review

Meeting Date: 11/30/17

Property Sign Requirements for Large Scale (>1 acre) Properties

Posting location:

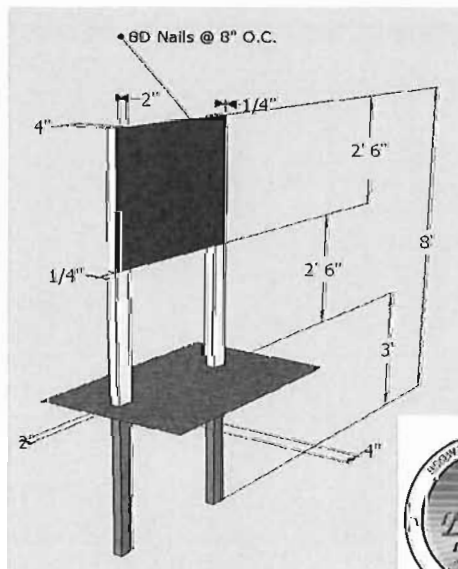
- Between 10' and 20' from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way.
- For properties having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign shall be posted for each five hundred (500) feet or fraction thereof.

Timing:

- Applicant is responsible for the purchase and delivery of the sign and decals from the fabricator of choice.
- Upon the applicant's selection of a sign fabricator, the Planning Division shall e-mail the sign copy to the vendor.
- Applicant is responsible for posting and photographing the sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for emailing said photograph(s) to mwray@daniabeachfl.gov no less than 14 days prior to the date of the hearing.
- Applicant is responsible for updating the sign using decals as requests and hearing dates change, and in the event that the posting deadline is missed.
- Applicant shall submit a photograph of the updated property sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for the posting to remain and be replaced during the notice period*.

Sign Copy Dimensions: 30" x 38"

The following sign fabricators may be contracted to provide signage as specified:



1. The Sign Studio 2381 Griffin Road, Ft. Lauderdale, FL 33312 Ph.: 954.989.7446 Ext. 101 Cell: 954.494.8569 Fx.: 954.989.0805 Email: mail@thesignstudio.com	
2. Minuteman Press of Hollywood 4171 North State Road 7 (441), Hollywood, Florida 33021 Tel 954.966.0233 Fax 954.966.4228 info@printhollywood.com www.printhollywood.com	
3. Testa Signs 5621 Johnson St., Hollywood, FL. Tel. 954-962-5840 Fax. 954-985-0241 info@testasigns.com mike@testasigns.com	



City of Dania Beach

PUBLIC HEARING NOTICE

Tuesday, September 12, 2017



*This sign is to be removed in the event of a hurricane warning.

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

TIME: 7:00 p.m.
 PLACE: City Commission Chambers
 City Hall, 100 W Dania Beach Blvd.
 Dania Beach, FL 33004

PROJECT: FLORIDA POWER & LIGHT
 3051 SW 30 AVE

REQUESTS: COMPREHENSIVE
 PLAN AMENDMENT (TEXT & MAP)

FILE #: LU-87-17



For more information, please call: (954) 924-6800 X3643.

Per O-2017-022; Per Article 610

This sign is the property of the City of Dania Beach. In accordance with Section 610.30 of the Land Development Code, it shall be removed for any project other than the one for which it was posted. If it is not removed, it shall be removed by the City. Persons refusing to remove the sign may be subject to fine. SP-114-17 DRC Comments 31 of 31

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 A PLAT NOTE AMENDMENT TO THE STOINOFF'S VALHALLA PLAT (DR-111-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER DANIA BEACH HOUSING AUTHORITY FOR PROPERTY LOCATED AT 1105-1165 WEST DANIA BEACH BOULEVARD 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, Application and Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **DR-111-17:** The applicant, Pulice Land Surveyors, Inc., on behalf of the property owner Dania Beach Housing Authority, is requesting to amend the restrictive plat note for property located at 1105-1165 & 1100-1150 W. Dania Beach Boulevard.

REQUEST

PLAT NOTE AMENDMENT

To change the number and type of residential units allowed.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Residential District* (NBHD-RES*)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

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 includes two parcels; the southern parcel is accessible from W. Dania Beach Boulevard, the northern parcel is accessible from NW 1st Street. The requested plat note amendment is needed to allow redevelopment of the southern parcel.

PLAT NOTE AMENDMENT

At this time the applicant is requesting to change the note on the plat to change the number and type of residential units allowed. The requested proposed plat note change is as follows:

FROM:
This plat is restricted to 50 garden apartments.

TO:
The plat is restricted to 24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise apartments.

The applicant has also submitted applications for site plan and plat approval.

CITY COMMISSION ACTION

Approve.

RESOLUTION NO. 2018-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE STOINOFF'S VALHALLA PLAT (DR-111-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER DANIA BEACH HOUSING AUTHORITY FOR PROPERTY LOCATED AT 1105-1165 WEST DANIA BEACH BOULEVARD 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, the boundary Plat known as the "Stoinoff's Valhalla" was approved by the Broward County Planning Council on August 31, 1989; and

WHEREAS, pursuant to Chapter 28, "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 640, "Plats", of the City Code of Ordinances (the "City Code"), Pulice Land Surveyors, Inc., on behalf of the property owner Dania Beach Housing Authority (the "Applicant"), has applied to the City of Dania Beach, Florida (the "City"), for approval of a Plat Note Amendment (DR-111-17) attached as Exhibit "B," for property legally described in Exhibit "A", both Exhibits are made a part of and are incorporated into this Resolution by this reference;; and

WHEREAS, the Applicant is requesting to amend the Plat Note, as follows:

FROM:

This plat is restricted to: fifty (50) garden apartments.

TO:

This plat is restricted to: twenty-four (24) garden apartments on Parcel A. Parcel A-1 is restricted to forty-one (41) garden apartments and fifty-seven (57) midrise apartments.

WHEREAS, Broward County requires that the City concur with the proposed Plat Note Amendment prior to a review by the Broward County Commission; and

WHEREAS, the City Commission finds that the approval of the proposed Plat Note Amendment complies with the City Code and will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. That the Stoinoff’s Valhalla Plat Note Amendment (DR-111-17) allows for twenty-four (24) garden apartments on Parcel A, forty-one (41) garden apartments and fifty-seven (57) midrise apartments on Parcel A-1, and as otherwise provided in the attached Exhibit “B,” a copy of which is made a part of and incorporated into this Resolution by this reference, is accepted and approved.

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 force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 23, 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 333.98 FEET OF TRACT A, “STOINOFF’S VALHALLA” ACCORDING TO The PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 22 OF The PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT “B”

Stoinoff’s Valhalla Plat Note Amendment

FROM:

This plat is restricted to: fifty (50) garden apartments.

TO:

This plat is restricted to: twenty-four (24) garden apartments on Parcel A. Parcel A-1 is restricted to forty-one (41) garden apartments and fifty-seven (57) midrise apartments.

ad, Marissa A. (Assoc-Mia-LDZ-RE)

From: Lunkins, Angel <alunkins@daniabeachfl.gov>
It: Thursday, November 16, 2017 9:36 AM
to: Gonzalez, Darlene (Para-Mia-LDZ-RE); Lajoie, Corinne; Carrie, Anne-Christine
Cc: Neufeld, Marissa A. (Assoc-Mia-LDZ-RE); Vickers, Devon (ResidentAtty-MIA-LDZ-RE)
Subject: RE: City of Dania Beach Comments for SP-100-17

Good Morning,

There are no current code violations or code compliance liens on the following properties(see below). Thank You

705-815 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 52 0010

AND

705 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 55 0010

OR

1105-1165 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 53 0020

FILE COPY



From: gonzalezdar@gtlaw.com [<mailto:gonzalezdar@gtlaw.com>]
Sent: Wednesday, November 15, 2017 4:26 PM
To: Lunkins, Angel
Cc: neufeldm@gtlaw.com; vickersd@gtlaw.com
Subject: City of Dania Beach Comments for SP-100-17

Good afternoon Angel, thank you for your time during our brief call. As stated during our conversation, we filed a Site Plan for Approval with City of Dania Beach which has been given **PZ Number – SP-100-17**, with Property Address of 705-815 West Dania Beach Blvd and 1105 – 1165 West Dania Beach Blvd, Dania Beach FL.

We need your assistance with addressing the following comment generated by the review process.

“Contact the City’s Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property.”

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504234-53-0020		See Below	See Below	See Below	0413

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

1105 W DANIA BEACH BLVD
STOINOFF'S VALHALLA 146-22 B
TRACT A THE S 333.98

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	4,900,430	4,900,430	0	0.00
VOTED DEBT	0.20670	4,900,430	4,900,430	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	5,764,110	5,764,110	0	0.00
CAPITAL OUTLAY	1.50000	5,764,110	5,764,110	0	0.00
VOTER APPROVED DEBT LEVY	0.06540	5,764,110	5,764,110	0	0.00
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	4,900,430	4,900,430	0	0.00
OKEECHOBEE BASIN	0.13840	4,900,430	4,900,430	0	0.00
SFWMD DISTRICT	0.12750	4,900,430	4,900,430	0	0.00
SOUTH BROWARD HOSPITAL	0.14960	4,900,430	4,900,430	0	0.00
CHILDREN'S SVCS COUNCIL OF BC	0.48820	4,900,430	4,900,430	0	0.00
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	4,900,430	4,900,430	0	0.00
DEBT SERVICE	0.19110	4,900,430	4,900,430	0	0.00
FL INLAND NAVIGATION	0.03200	4,900,430	4,900,430	0	0.00
Total Millage:		19.37910	Ad Valorem Taxes:		\$0.00
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$0.00
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

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
504234-53-0020

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

Please Pay Only One Amount

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

Return with Payment

BROWARD COUNTY Broward County
FLORIDA FINANCE AND ADMINISTRATIVE SERVICES
Accounting Division

Received From Saratoga Crossings
Address 2450 SW 27 Ave #200
Purpose Miami FL 33133

Plat Determination
Steinert's Villa Danie Bel

Department BBPC
By [Signature]

Authorized Signature

403-22 (Rev. 12/15)

WHITE-Customer, YELLOW-Division, PINK-Department

Nº 750131

Date 12-12-17

PAYMENT TYPE	AMOUNT
Cash ☐	\$
Check ☒	\$
Check No. <u>111</u>	<u>144.00</u>
Total Paid	\$



FILE COPY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FL 33351

TELEPHONE (954) 572-1777 FACSIMILE (954) 572-1778

e-mail: surveys@pulicelandsurveyors.com



December 18, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

FILE COPY



**RE: "STOINOFF'S VALHALLA" – PLAT NOTE AMENDMENT
APPLICATION No. DR-111-17**

Dear Ms. Lajoie,

Following is our response, written **in bold** for your convenience, to the DRC comments discussed in the November 30th/2017 DRC meeting on the "STOINOFF'S VALHALA" Plat, for which we submitted a request for the approval of its note amendment on the upcoming January 23th/2018 City Commission meeting.

Planning & Zoning:

1. 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.

RESPONSE: We are providing an email form the City which confirms that there are no current Code violations or liens on the property.

2. APPLICATION:

a) If this application is to subdivide the plat, an amount of \$1050 is due.

RESPONSE: As discussed in DRC – we are not replatting the property. Only creating a parcel for the redevelopment to follow the folio number that had already been created through the Delegation Request process.

b) The parcel to the north is owned by Sun Garden LTD. Provide the signature page of that property owner prior to any other request for plat amendments.

RESPONSE: At the DRC meeting it was established that we did not need their signature as the plat note amendment does not affect their parcel.

c) Provide survey of northern parcel described on plat document.

RESPONSE: I have included a survey showing all improvements on the redevelopment (South side), but have not completed a survey of the property that we are not redeveloping.

d) Provide proof of plat submittal to Broward County.

RESPONSE: We cannot submit the Delegation Request to Broward County for the Note amendment until we have been approved by your City Commission and submit a copy of the Resolution with their application.

e) Per Sec. 640-20 (I), provide tax receipts for all parcels included in the subdivision together with a notarized statement that no lien or liens are imposed on properties included in the plat.

RESPONSE: I have included the tax receipts. As you know the Housing Authority does not pay property taxes. The attorney has given us the email from the City stating that there are no liens on the property.

3. Provide letter from Broward County identifying whether this property needs to be platted or replatted.

a) **NOTE: Because the platting determination process is lengthy, applicants are encouraged to request their letter of determination from Broward County as soon as possible. Indicate location or delineation of the newly created Parcel A1.*

RESPONSE: We have submitted to the Planning Council the request. Please see attached receipt.

4. 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 additional fees are incurred.

RESPONSE: Informational

5. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advice of this property. Please provide acknowledgement and/or documentation of any public outreach.

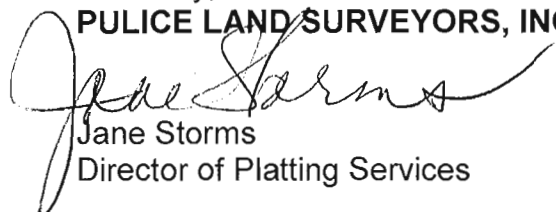
RESPONSE: The attorneys are reaching out to the neighbors and the meeting is scheduled for the week of December 18th.

6. Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 4 weeks prior to public hearing date.

RESPONSE: The attorney is going to provide the Resolution to the City.

For your information, I am also including the School Board SCAD letter. Thank you for letting us move forward for City Commission consideration. Please call us if you have questions or need anything else.

Sincerely,
PULICE LAND SURVEYORS, INC.



Jane Storms
Director of Platting Services

encl.

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-2341-2017
County No: 134-MP-89
Stoinoff's Valhalla

November 30, 2017

FILE COPY



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

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT
Date:	November 30, 2017	Single-Family:	Ancillary use to residential units	Elementary: 10
Name:	Stoinoff's Valhalla	Townhouse:		
SBBC Project Number:	SBBC-2341-2017	Garden Apartments:		Middle: 6
County Project Number:	134-MP-89	Mid-Rise:		
Municipality Project Number:	TBD	High-Rise:		High: 6
Owner/Developer:	Housing Authority of Dania Beach	Mobile Home:		
Jurisdiction:	Dania Beach	Total:		Total: 22

Comments

According to the information provided by the applicant, the plat is approved for 50 (three or more bedroom) garden apartment units, which generate and vest the project for 22 (10 elementary, 6 middle and 6 high school) students. The plat note amendment proposes 41 (three or more bedroom) garden apartment units, and 57 (two or more bedroom) midrise units, which are also anticipated to generate 22 (10 elementary, 6 middle and 6 high school) students.

Therefore this application results in no net additional impact to Broward County Public Schools and as proposed, is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(2) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.

Also, if a change is proposed to the application, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

11/30/17
Date

Reviewed By: 

Signature
Lisa Wight

Name
Planner

Title



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



October 30, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner, Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**RE: "STOINOFF'S VALHALLA" PLAT (146/22)- DELEGATION REQUEST TO
AMEND THE NOTE**

Dear Ms. Lajoie,

Enclosed please find the submittal of the Delegation Request to amend the restrictive note on the "STOINOFF'S VALHALLA" Plat (146/22). The recorded plat is comprised of 2 folio numbers. Folio 5042 34 53 0010, which has 24 garden apartments will be remaining as is. We will be demolishing the 7 buildings currently located on Folio 5042 34 53 0020. The newly created Parcel A-1 will be restricted to 41 garden apartments and 57 mid-rise apartments.

The current plat note reads as follows:

This plat is restricted to 50 garden apartments.

The proposed plat note will read as follows:

This plat is restricted to 24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 mid-rise apartments.

Enclosed please find:

- Signed application
- Check in the amount of \$1,500.00
- Copies of folio information/maps
- Proposed site plan
- Copy of the recorded plat

Please review and kindly place us in the next available DRC meeting. If you have any questions please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.

Rachel Ross, Planning Assistant

Encl.



FILE COPY



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: Delegation Request (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd:

Petition No.:

NOV 02 2017
Planning
Department

DR-111-17

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: 1105 - 1165 + 1100-1150 W. Dania Beach Blvd

Lot(s): Tract A Block: _____ Subdivision: Steinoff's Valhalla

Recorded Plat Name: Steinoff's Valhalla

Folio Number(s): 504234530010, 0020 Legal Description: Tract A Steinoff's Valhalla 146/22

Applicant/Consultant/Legal Representative (circle one) Police Land Surveyors, Inc.

Address of Applicant: 5381 Mob Hill Road, Sunrise, FL 33351

Business Telephone: 954 572 1777 Home: n/a Fax: 954 572 1778

E-mail address: Jane@policeandsurveyors.com

Name of Property Owner: Dania Beach Housing Authority

Address of Property Owner: 715 W. Dania Beach Blvd, Dania Beach, FL 33004

Business Telephone: 954 920 9662 Home: n/a Fax: n/a

Explanation of Request: see attached letter to Ms. LaJoie
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 4.58 Gross Acreage: 4.58 Prop. ^{units} Square Footage: 24 existing 98 proposed

Existing Use: residential Proposed Use: same

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 Pulice Land Surveyors/Jane Storms (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.

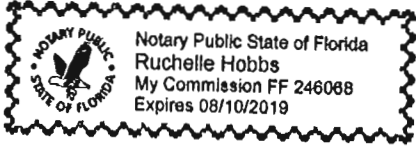
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Anna Costa
(Owner / Agent signature*)

BEFORE ME THIS 9th DAY OF October, 2017

By:
Ruchelle Hobbs
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary Ruchelle Hobbs
(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
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"
Zoning Information Letter	\$ 250.00



Abbreviated Legal Description	STOINOFF'S VALHALLA 146-22 B TRACT A THE S 333.98
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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$672,010	\$5,092,100	\$5,764,110	\$5,390,470	
2017	\$672,010	\$5,092,100	\$5,764,110	\$4,900,430	
2016	\$672,010	\$4,210,790	\$4,882,800	\$4,454,940	

2018 Exemptions and Taxable Values by Taxing Authority

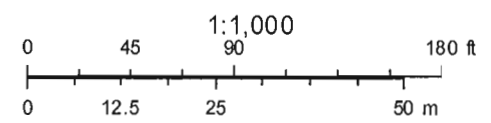
Sales History

Land Calculations		
Price	Factor	Type
\$6.00	112,001	SF
Adj. Bldg. S.F. (Card, Sketch)		24481
Units		26
Eff./Act. Year Built: 1992/1991		

Special Assessments



October 30, 2017





FILE COPY

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Department

Site Address	1100-1150 NW 1 STREET, DANIA BEACH FL 33004-3279	ID #	5042 34 53 0010
Property Owner	SUN GARDEN LTD	Millage	0413
Mailing Address	9 NW 4 AVE SUITE A DANIA BEACH FL 33004-3268	Use	03
Abbreviated Legal Description	STOINOFF'S VALHALLA 146-22 B TRACT A LESS S 333.98		

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

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$525,820	\$2,515,520	\$3,041,340	\$2,873,930	
2017	\$525,820	\$2,515,520	\$3,041,340	\$2,612,670	
2016	\$525,820	\$2,051,110	\$2,576,930	\$2,375,160	\$55,234.17

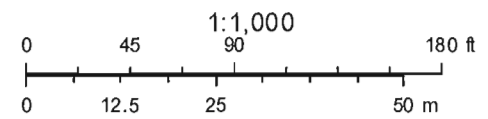
2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,041,340	\$3,041,340	\$3,041,340	\$3,041,340
Portability	0	0	0	0
Assessed/SOH	\$2,873,930	\$3,041,340	\$2,873,930	\$2,873,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,873,930	\$3,041,340	\$2,873,930	\$2,873,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/30/1996	WD	\$50,000	24444 / 176	\$6.00	87,636	SF
8/1/1993	WD	\$25,000	21020 / 473			
7/1/1992	QCD	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		23598
				Units		24
				Eff./Act. Year Built: 1999/1998		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
R								
24						48.3		



October 30, 2017

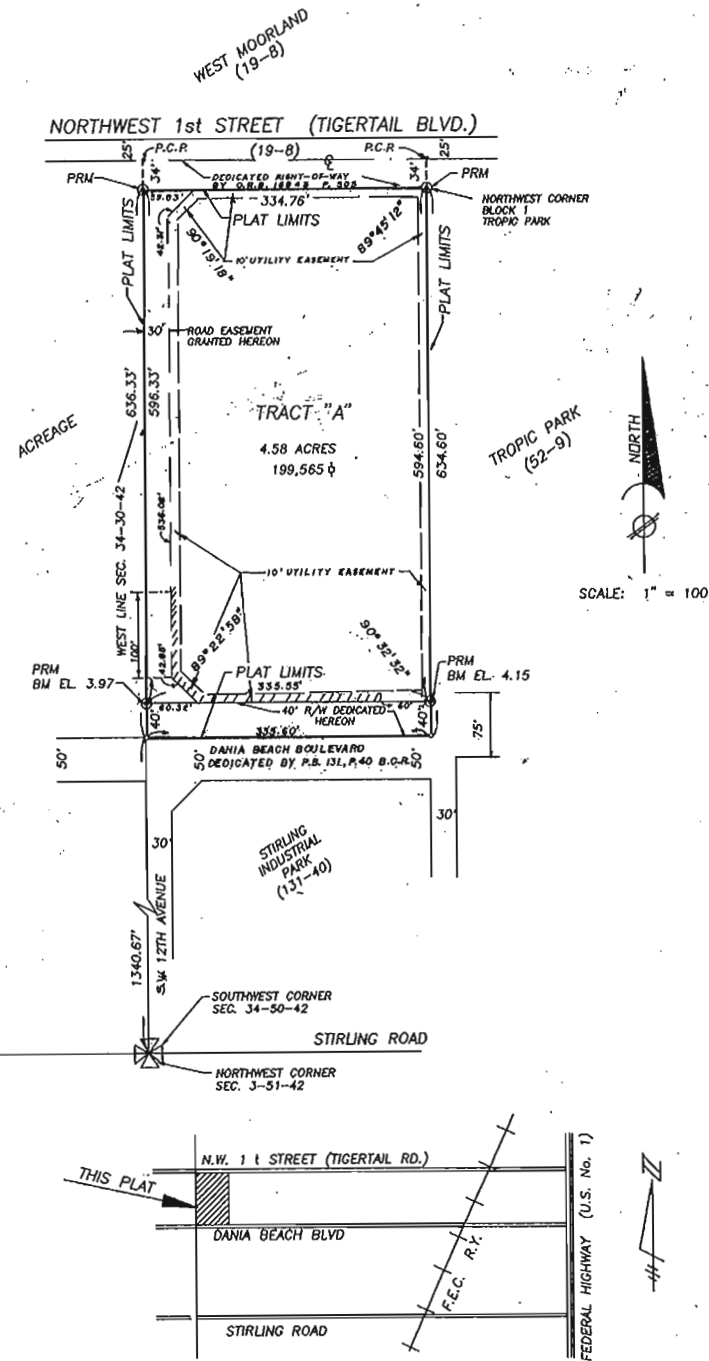
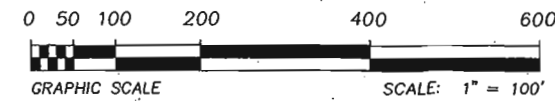


STOINOFF'S VALHALLA

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA, BROWARD COUNTY, FLORIDA

SHEET 1 OF 1

PREPARED BY
R.W. STOINOFF & ASSOCIATES
4880 S.W. 36th COURT
PEMBROKE PARK FLORIDA



LOCATION MAP

NOTE
THIS PLAT IS RESTRICTED TO 50 GARDEN APTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

THE NOTATION AND ANY AMENDMENTS THEREON 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.

DESCRIPTION
THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 34' THEREOF, SAID LAND CONTAINING 4.58 ACRES MORE OR LESS.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT COPELAND DEVELOPMENT GROUP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND SHOWN HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS 'STOINOFF'S VALHALLA'.

ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 15th DAY OF OCTOBER A.D. 1990, AT HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Alfred Stoinoff
Richard W. Stoinoff
Theresa W. Stoinoff
John D. Stoinoff
James A. Stoinoff
David L. Stoinoff
Cory D. Stoinoff

COPELAND DEVELOPMENT GROUP
EUGENE H. COPELAND, GENERAL PARTNER
JOHN D. COPELAND, GENERAL PARTNER
JERRY D. COPELAND, GENERAL PARTNER
JAMES A. COPELAND, GENERAL PARTNER
DAVID L. COPELAND, GENERAL PARTNER
CORY D. COPELAND, GENERAL PARTNER

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY THAT ON THE DAY PERSONALLY APPEARED BEFORE ME EUGENE H. COPELAND, JAMES A. COPELAND, WITH POWER OF ATTORNEY FOR JERRY D. COPELAND, DAVID L. COPELAND, AND JOHN D. COPELAND, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREON AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS GENERAL PARTNERS OF COPELAND DEVELOPMENT GROUP, A FLORIDA GENERAL PARTNERSHIP, AND THEY ACKNOWLEDGED BEFORE ME THE EXECUTION THEREOF AS AN ACT OF PARTNERSHIP FOR THE PURPOSES HEREON EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HOLLYWOOD, BROWARD COUNTY, FLORIDA, THIS 15th DAY OF OCTOBER A.D. 1990.

Richard W. Stoinoff
NOTARY PUBLIC STATE OF FLORIDA, COMMISSION EXPIRES 12-31-1991

BY COMMISSIONER
STATE OF FLORIDA
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS THAT BARNETT BANK OF SOUTH FLORIDA, N.A. IS THE OWNER OF A CERTAIN MORTGAGE ON THE LAND SHOWN AND DESCRIBED HEREON AND JOSEPH W. BARNETT, SAID LANDS TO BE SURVEYED AND PLATTED, IN THE MANNER SHOWN HEREON AND TOWNSHIP KNOWN AS 'STOINOFF'S VALHALLA'.

IN WITNESS WHEREOF, SAID BARNETT BANK OF SOUTH FLORIDA, N.A. HAS CAUSED THE PRESENTS TO BE SIGNED BY FREDERICK W. SCHMID, JR., SENIOR VICE PRESIDENT AND THE CORPORATE SEAL OF AFFIXED THEREON THIS 30th DAY OF OCTOBER A.D. 1990, AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Frederick W. Schmid, Jr.
FREDERICK W. SCHMID, JR., SENIOR VICE PRESIDENT

WITNESS
Henry P. Cook
Harold R. Roth

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY THAT ON THE DAY PERSONALLY APPEARED BEFORE ME FREDERICK W. SCHMID, JR., SENIOR VICE PRESIDENT FOR BARNETT BANK OF SOUTH FLORIDA, N.A. TO ME WELL KNOWN TO BE THE OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SAID OFFICER AND HE AFFIXED HEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, THIS 30th DAY OF OCTOBER A.D. 1990.

Frederick W. Schmid, Jr.
NOTARY PUBLIC STATE OF FLORIDA

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF 'STOINOFF'S VALHALLA' WAS APPROVED BY THE BOARD OF COMMISSIONERS BY ORDINANCE No. 34-89 ADOPTED BY SAID COMMISSION ON THE 31st DAY OF AUGUST, 1989.

ATTEST: *Wanda Mullikin* CITY CLERK *Charles W. Stoinoff* MAYOR

CITY OF DANIA PLANNING & ZONING BOARD

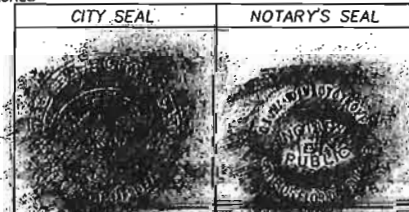
THIS IS TO CERTIFY THAT THE CITY PLANNING & ZONING BOARD HAS APPROVED AND ACCEPTED THIS PLAT THIS 13th DAY OF JULY, 1989.

BY: *Alfred C. Stoinoff*, CHAIRPERSON, THIS 9th DAY OF AUGUST, 1989.

SURVEYOR'S NOTES:

1. P.R.M. DENOTES PERMANENT REFERENCE MOUNDMENT
2. P.C.P. DENOTES PERMANENT CONTROL POINT
3. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE BASED ON A CITY OF HOLLYWOOD BENCHMARKS.
4. BENCHMARK EL. 0.00 DENOTES BENCHMARK ELEVATION
5. L.L.L.L. NON VEHICULAR INGRESS EGRESS LINE
6. RIGHT OF WAY DEDICATED BY THIS PLAT = 0.30 ACRES 13,422 SQ. FT.
7. BEARINGS ARE ASSUMED

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS BY RESOLUTION, ADOPTED THIS 31st DAY OF August, 1989.

BY: *James Cook* 10/19/89
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 2nd DAY OF September, 1990.

BY: *Richard W. Stoinoff*
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD.

BY: *Donald McNeill* 12-4-90
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

Henry P. Cook 12-9-90
HENRY P. COOK DATE
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. #12506

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 26th DAY OF September, A.D. 1989.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR

BY: *Marilyn Melville* DEPUTY
Rose Jarvis CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 10th DAY OF December A.D. 1990, AND RECORDED IN PLAT BOOK 146 AT PAGE 22, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR

BY: *Carol C. Doyle* DEPUTY

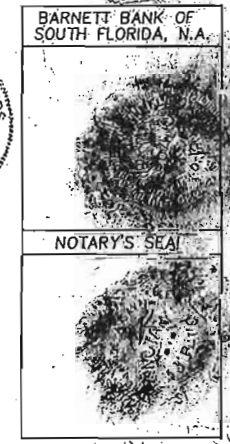
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF CHAPTER 177, ON THIS 6th DAY OF August, 1989. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATE: JUNE 1, 1989 **BY:** *Richard W. Stoinoff*
RICHARD W. STOINOFF
REGISTERED LAND SURVEYOR NO. 2835
STATE OF FLORIDA

Duplicates



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 “SARATOGA CROSSINGS” PLAT (PL-110-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF ATLANTIC PACIFIC COMMUNITIES, LLC FOR PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD, 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, Plat drawing, Application & Backup



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **PL-110-17:** The applicant, Pulice Land Surveyors, Inc., on behalf of the property owner Dania Beach Housing Authority, is requesting to replat the property located at 705-815 W. Dania Beach Boulevard.

**REQUEST
REPLAT**

To replat two (2) separate plats into one (1) single platted parcel.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Residential District* (NBHD-RES*)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

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 located at the north west corner of West Dania Beach Boulevard and NW 7 Avenue. The applicant is requesting to replat two (2) separate plats into one (1) single platted parcel in preparation for redevelopment.

DEVELOPMENT REVIEW COMMITTEE (DRC)

On October 26, 2017, and November 30, 2017, the replat application 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 addressed all outstanding DRC comments.

The applicant has also submitted applications for site plan and plat note amendment which will be heard separately.

CITY COMMISSION ACTION

Approve.

RESOLUTION NO. 2018-017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "SARATOGA CROSSINGS" PLAT (PL-110-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF ATLANTIC PACIFIC COMMUNITIES, LLC FOR PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD, 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 of the Code of Ordinances of the City of Dania Beach (the "Code"), which chapter contains the City Land Development Code (the "LDC"), 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, Pulice Land Surveyors, Inc., on behalf of Atlantic Pacific Communities, LLC (the "Applicant"), is requesting plat approval (PL-110-17), 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 "Saratoga Crossings" Plat (PL-110-17), is restricted to one hundred seventy two (172) midrise multi-family residential dwelling units; and

WHEREAS, on November 30, 2017, 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 plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the proposed multi-family residential 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 “Saratoga Crossings” Plat (PL-110-17), 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 subject to compliance with the following conditions which must be satisfied prior to issuance of a building permit:

1. Provide copy of recorded plat document prior to issuance of a building permit.
2. Per Sec. 640-30 (16), revise “Surveyor's Certificate” to state conformity with applicable Sections of Chapter 21 HH-6, Florida Administrative Code.

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 23, 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

ALL OF TRACT A, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 36, AND ALL OF PARCEL "A", "MIZELL GARDENS TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 92,389 SQUARE FEET (2.1210 ACRES) MORE OR LESS

EXHIBIT “B”

“Saratoga Crossings” Plat Application

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PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

"SARATOGA CROSSINGS"

A REPLAT OF ALL OF TRACT A, OF THE SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 36, B.C.R. AND ALL OF PARCEL "A" "MIZELL GARDENS TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2017

LEGAL DESCRIPTION:
ALL OF TRACT A, OF THE SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 36, B.C.R. AND ALL OF PARCEL "A" "MIZELL GARDENS TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 92,389 SQUARE FEET (2.1210 ACRES) MORE OR LESS

DEDICATION:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT THE HOUSING AUTHORITY OF THE CITY OF DANIA BEACH, FLORIDA, A NON-PROFIT FLORIDA CORPORATION, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "SARATOGA CROSSINGS", A REPLAT.

IN WITNESS WHEREOF: THAT SAID THE HOUSING AUTHORITY OF OF THE CITY OF DANIA BEACH, FLORIDA, A NON-PROFIT FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGER, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS DAY OF A.D. 20__

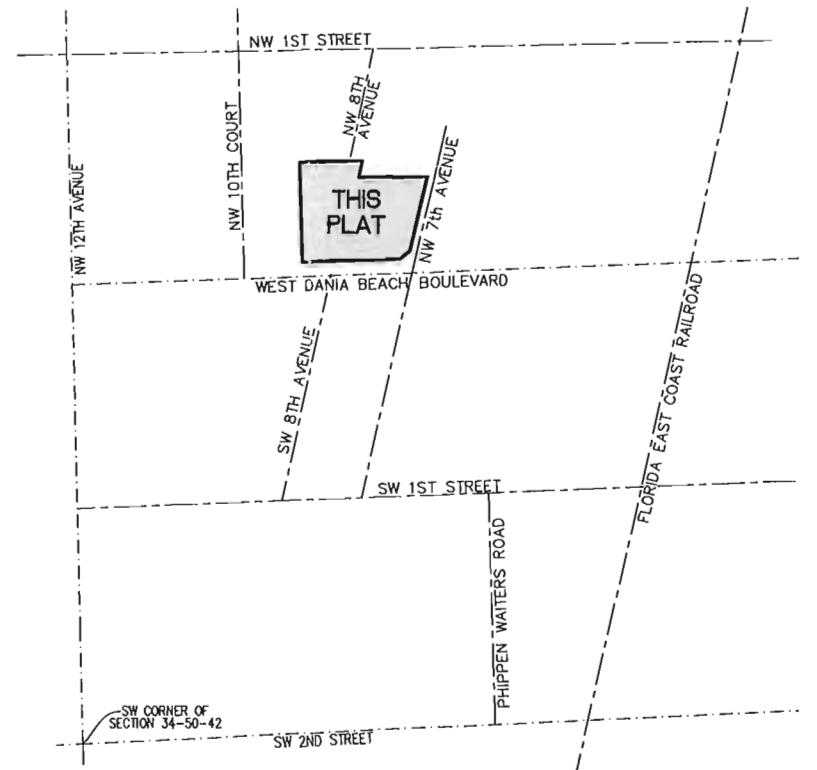
WITNESSES: THE HOUSING AUTHORITY OF THE CITY OF DANIA BEACH, FLORIDA
A NON-PROFIT FLORIDA CORPORATION
WITNESS: BY:
PRINT NAME: PRINT NAME:
WITNESS: TITLE:
PRINT NAME:

ACKNOWLEDGMENT:
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 ACKNOWLEDGMENTS, OF THE HOUSING AUTHORITY OF THE CITY OF DANIA BEACH, FLORIDA, A NON-PROFIT FLORIDA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS DAY OF A.D. 20__

MY COMMISSION NUMBER: NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: PRINT NAME



LOCATION MAP
PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART 1. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND CONFORM TO STANDARDS FOR THIRD ORDER WORK.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

THE HOUSING AUTHORITY OF THE CITY OF DANIA BEACH, FLORIDA	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF DANIA BEACH, CITY COMMISSION:
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.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY RESOLUTION NO. ADOPTED THIS DAY OF A.D. 20__

ATTEST: CITY CLERK APPROVED: MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS DAY OF A.D. 20__

BY:
NAME: DIRECTOR / DESIGNEE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF A.D. 20__

BY:
NAME: FLORIDA P.E. REGISTRATION NO.:

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 A.D. 20__

BY: DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS DAY OF A.D. 201__

BY: CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF A.D. 201__

BY: 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 A.D. 201__

BY: MAYOR, COUNTY COMMISSION

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 APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. XXX-MP-17

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2017

"SARATOGA CROSSINGS"

A REPLAT OF ALL OF TRACT A, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 144, PAGE 36, AND ALL OF PARCEL "A", "MIZELL GARDENS TWO",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12,
BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 74 MIDRISE UNITS.

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.

2A) 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 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: AND/OR

B) 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 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.

3) 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.

4) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 7TH AVENUE, AS SHOWN ON THE PLAT OF "MIZELL GARDENS", PLAT BOOK 144, PAGE 36, BROWARD COUNTY RECORDS, ASSUMING S12°37'32"W.

5) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #XX; ELEVATION: XX'.

LEGEND:

P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)

● DENOTES: PERMANENT REFERENCE MONUMENT (SET MAG NAIL & 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)

P.C.P. ○ DENOTES: PERMANENT CONTROL POINT (SET MAG NAIL & 1.3" BRASS DISK STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)

LB DENOTES: LICENSED BUSINESS

B.C.R. DENOTES: BROWARD COUNTY RECORDS

O.R.B. DENOTES: OFFICIAL RECORD BOOK

D.C.R. DENOTES: MIAMI-DADE COUNTY RECORDS

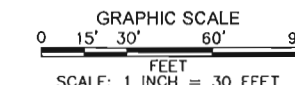
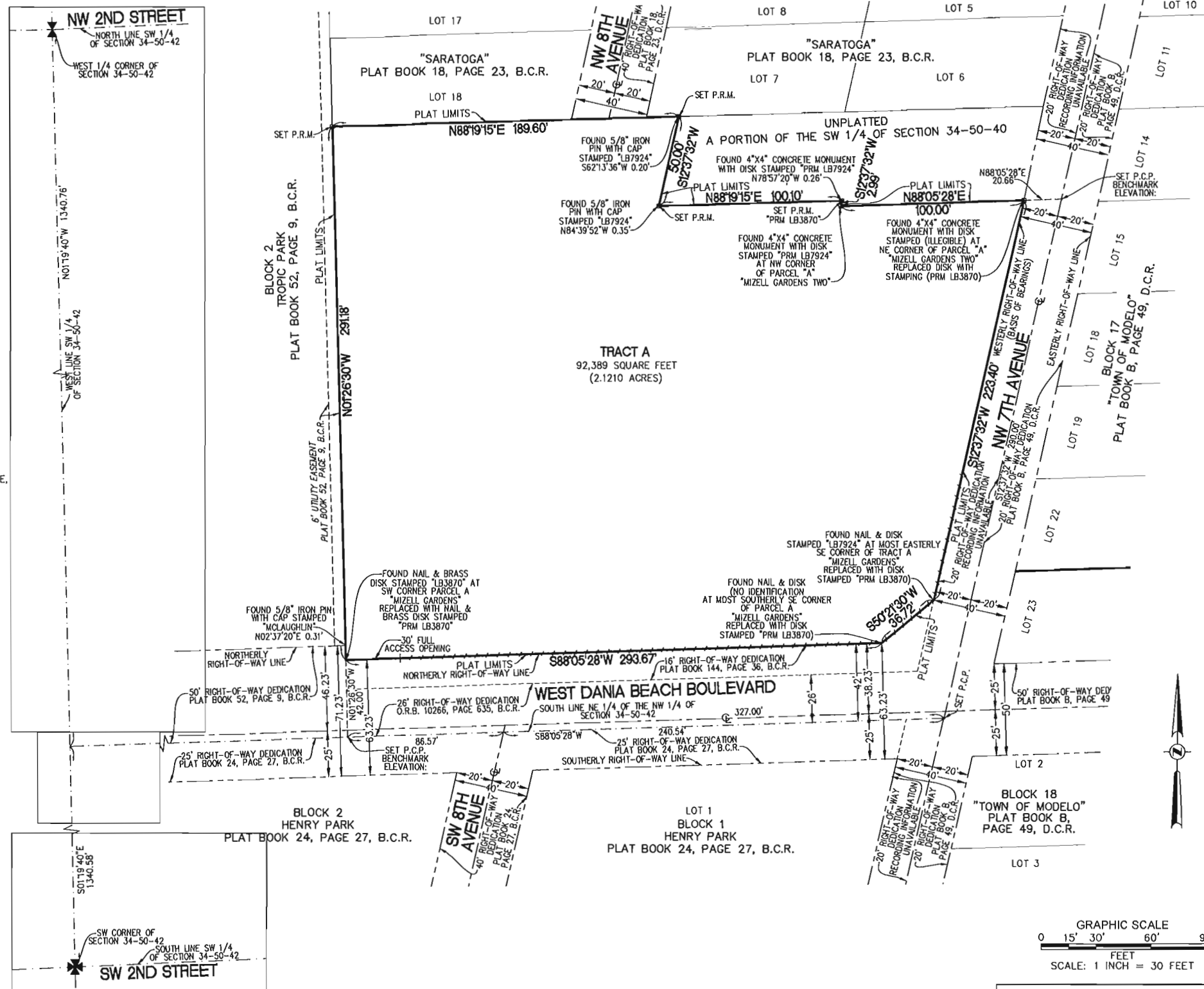
✕ DENOTES: SECTION CORNER

⊕ DENOTES: QUARTER SECTION CORNER

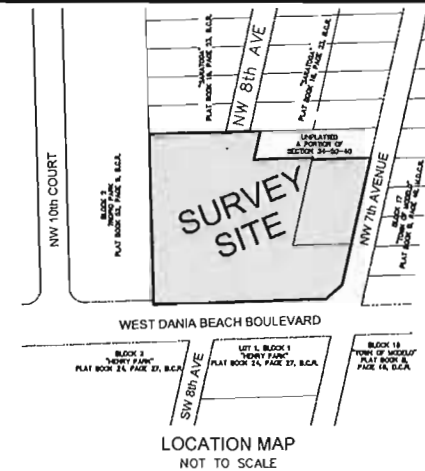
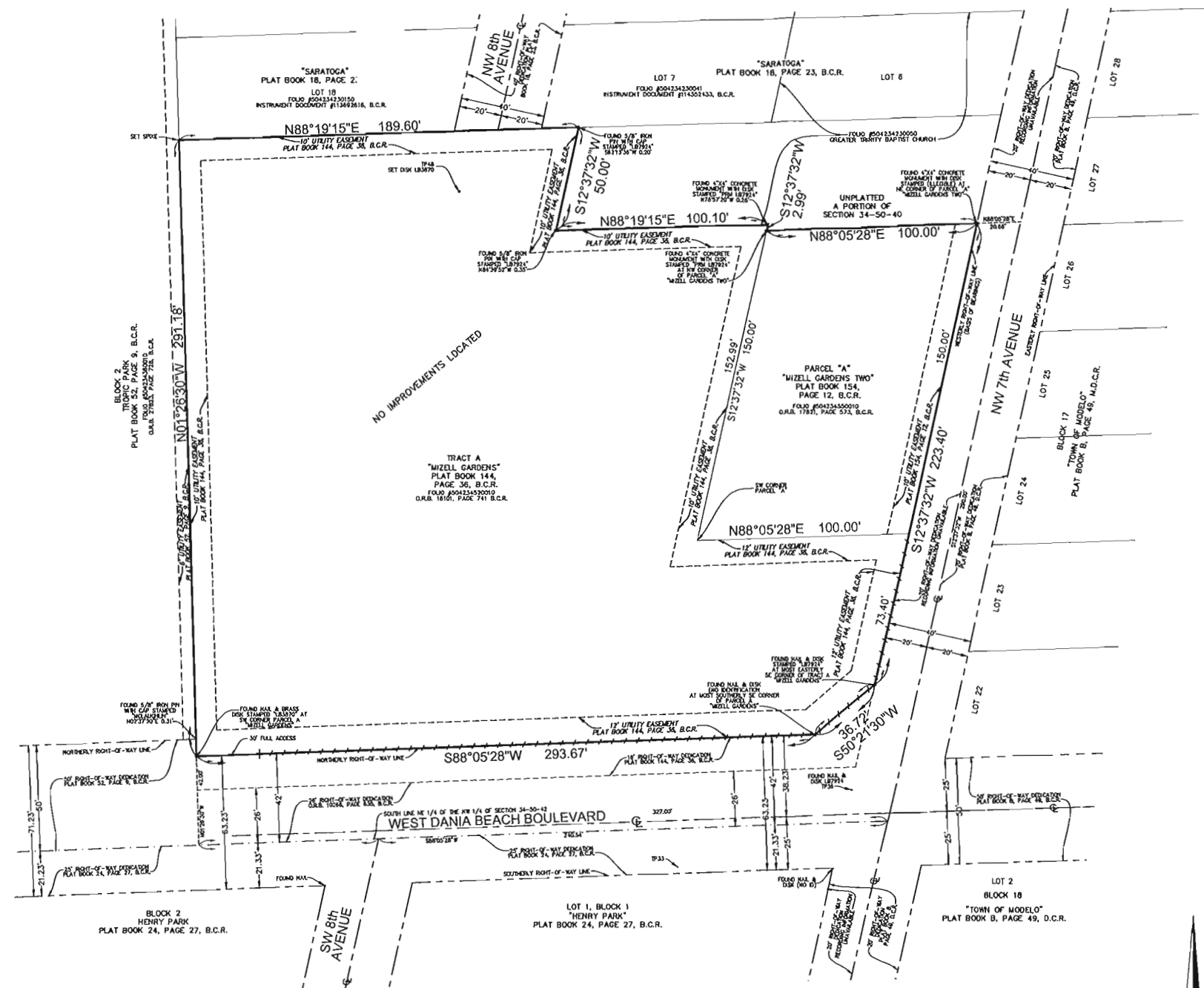
⊙ DENOTES: CENTERLINE

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.



PLAT FILE NO. XXX-MP-17



LEGAL DESCRIPTION:
 ALL OF TRACT A, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 36, AND ALL OF PARCEL "A", "MIZELL GARDENS TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 92,389 SQUARE FEET (2.1210 ACRES) MORE OR LESS

- NOTES:**
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - 2) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 6 FEET; PANEL #12011C0567H; MAP DATE: 08/18/14.
 - 3) THIS SITE LIES IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 4) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 7TH AVENUE, AS SHOWN ON THE PLAT OF "MIZELL GARDENS", PLAT BOOK 144, PAGE 36, BROWARD COUNTY RECORDS, ASSUMING S12°37'32"W.
 - 5) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: ATLANTIC & PACIFIC COMPANIES;
 - 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 0.2'.
 - 7) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

CERTIFICATION
 I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

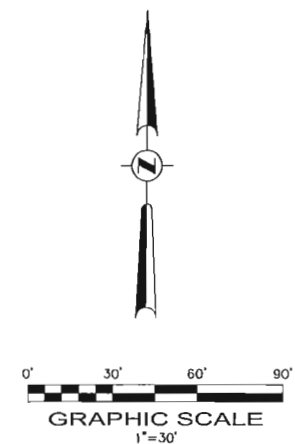
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Beth Burns
☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 STATE OF FLORIDA

SARATOGA CROSSINGS SITE 705-815 WEST DANIA BEACH BOULEVARD DANIA BEACH, BROWARD COUNTY, FLORIDA 33004	
BOUNDARY SURVEY	
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
DRAWN BY: S.N. CHECKED BY: J.F.P.	SCALE: 1" = 30' DATE: 10/19/17
FILE: ATLANTIC & PACIFIC COMPANIES ORDER NO.: 63755	

LEGEND

— CENTERLINE
 B.C.R. BROWARD COUNTY RECORDS
 D.C.R. DADE COUNTY RECORDS
 O.R.B. OFFICIAL RECORDS BOOK
 — / — / — NON-VEHICULAR ACCESS LINE





PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FL 33351

TELEPHONE (954) 572-1777 FACSIMILE (954) 572-1778

e-mail: surveys@pulicelandsurveyors.com



December 18, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



**RE: "SARATOGA CROSSINGS" PLAT – 705-815 W. DANIA BEACH BLVD.
APPLICATION No. PL-110-17**

Dear Ms. Lajoie,

Enclosed please find one (1) 24"x36" and one (1) 11"x17" copies of the "SARATOGA CROSSINGS" Plat, which we are hereby submitting for approval on the upcoming January 23th/2018 City Commission meeting, as discussed in the November 30th/2017 DRC meeting. For your records, following we provide comments received from Staff, along with our responses **in bold**, for your convenience.

Fire:

1. Complies with Code as submitted.

RESPONSE: Thank you.

Engineering:

1. Please coordinate proposed site plan with this plat application. Discuss the proposed building location that is in conflict with the existing 10-ft Utility Easement within the property.

RESPONSE: The latest Site Plan is included in this package. There is no conflict with the 10-foot Utility Easement.

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.

RESPONSE: Informational.

Planning & Zoning:

1. 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.

RESPONSE: We have attached an email from the City stating that there are no Code violations or municipal liens on the property.

2. The survey dated 10/19/17 indicates that no improvements are located on the site. Per Sec. 640-20 (D), provide a current survey which shows all of the following:

A) The location of all existing structures, paved areas and easements on the property.

RESPONSE: We have included a copy of the survey prepared by HSQ with the improvements shown.

B) Existing roadway details adjacent to the property including rights-of-way, pavement widths, sidewalks, driveways (curb cuts), curb and gutter, turn lanes, bus bay, medians, median openings, traffic signals and signal equipment, street lights, pull boxes, utility poles and utility equipment, drainage structures, and fire hydrants.

RESPONSE: We have included a copy of the survey prepared by HSQ with the improvements shown.

3. Please clarify or revise survey accordingly.

RESPONSE: See new survey.

4. Provide recorded plat document prior to issuance of a building permit.

RESPONSE: Informational.

5. Per Sec. 640-20 (G), indicate location of off-site water and sewer lines, proposed connection location, and route the lines will take.

RESPONSE: The utility plan indicates the location of the existing and proposed water and sewer to the site, and we are including it with this submittal for your review.

6. Per Sec. 640-20 (I) provide tax receipts and notarized statement that no lien or liens are imposed on properties included in the plat.

RESPONSE: Copies of the tax receipts are attached. As you know the Housing Authority does not pay taxes. We have attached a copy of the email from the City, confirming no current Code violations or liens on the property.

7. Per Sec. 640-20 (J) provide any existing or proposed deed restrictions for properties included in the plat must accompany the plat application.

RESPONSE: There are no existing or proposed Deed restrictions for this plat.

8. Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 6 weeks prior to public hearing date.

RESPONSE: The attorney will be providing the Resolution for this item to be heard at City Commission.

9. Must provide latest revised set of plans on disk and in paper format prior to going to public hearing.

RESPONSE: Provided within this package.

Ms. Corinne Lajoie, AICP
December 18, 2017
Page 3

10. Please note that the applicant is responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.

RESPONSE: Informational.

11. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advice of this property. Please provide acknowledgement and/or documentation of any public outreach.

RESPONSE: The attorney has reached out to the neighbors and is expecting to have a meeting this week.

We are including a copy of the Broward School Board SCAD letter for your files, and we thank you in advance for letting us move forward for City Commission consideration. Please call if you need anything else.

Sincerely,
PULICE LAND SURVEYORS, INC.

A handwritten signature in blue ink, appearing to read "Elizabeth Tsouroukdissian", is written over a horizontal line.

Elizabeth Tsouroukdissian
Platting Assistant

encl.

BROWARD COUNTY

2017 Paid Real Estate

Folio: 537362

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504234-52-0010		See Below	See Below	See Below	0413

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

705 W DANIA BEACH BLVD
MIZELL GARDENS 144-36 B
TRACT A

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	1,766,560	1,766,560	0	0.00
VOTED DEBT	0.20670	1,766,560	1,766,560	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	2,015,770	2,015,770	0	0.00
CAPITAL OUTLAY	1.50000	2,015,770	2,015,770	0	0.00
VOTER APPROVED DEBT LEVY	0.06540	2,015,770	2,015,770	0	0.00
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	1,766,560	1,766,560	0	0.00
OKEECHOBEE BASIN	0.13840	1,766,560	1,766,560	0	0.00
SFWMD DISTRICT	0.12750	1,766,560	1,766,560	0	0.00
SOUTH BROWARD HOSPITAL	0.14960	1,766,560	1,766,560	0	0.00
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,766,560	1,766,560	0	0.00
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	1,766,560	1,766,560	0	0.00
DEBT SERVICE	0.19110	1,766,560	1,766,560	0	0.00
FL INLAND NAVIGATION	0.03200	1,766,560	1,766,560	0	0.00
Total Millage:		19.37910	Ad Valorem Taxes:		\$0.00
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$0.00
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 537362

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

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
504234-52-0010

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 537369

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504234-55-0010		See Below	See Below	See Below	0413

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

705 W DANIA BEACH BLVD
MIZELL GARDENS TWO 154-12 B
PARCEL 'A'

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	75,660	75,660	0	0.00
VOTED DEBT	0.20670	75,660	75,660	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	75,660	75,660	0	0.00
CAPITAL OUTLAY	1.50000	75,660	75,660	0	0.00
VOTER APPROVED DEBT LEVY	0.06540	75,660	75,660	0	0.00
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	75,660	75,660	0	0.00
OKEECHOBEE BASIN	0.13840	75,660	75,660	0	0.00
SFWMD DISTRICT	0.12750	75,660	75,660	0	0.00
SOUTH BROWARD HOSPITAL	0.14960	75,660	75,660	0	0.00
CHILDREN'S SVCS COUNCIL OF BC	0.48820	75,660	75,660	0	0.00
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	75,660	75,660	0	0.00
DEBT SERVICE	0.19110	75,660	75,660	0	0.00
FL INLAND NAVIGATION	0.03200	75,660	75,660	0	0.00
Total Millage:		19.37910	Ad Valorem Taxes:		\$0.00
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$0.00
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 537369

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

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
504234-55-0010

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

DANIA BEACH HOUSING AUTHORITY
715 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3227

Please Pay Only One Amount

Neufeld, Marissa A. (Assoc-Mia-LDZ-RE)

From: Lunkins, Angel <alunkins@daniabeachfl.gov>
Sent: Thursday, November 16, 2017 9:36 AM
To: Gonzalez, Darlene (Para-Mia-LDZ-RE); Lajoie, Corinne; Carrie, Anne-Christine
Cc: Neufeld, Marissa A. (Assoc-Mia-LDZ-RE); Vickers, Devon (ResidentAtty-MIA-LDZ-RE)
Subject: RE: City of Dania Beach Comments for SP-100-17

Good Morning,

There are no current code violations or code compliance liens on the following properties(see below). Thank You

705-815 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 52 0010

AND

705 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 55 0010

OR

1105-1165 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 53 0020

From: gonzalezdar@qtlaw.com [<mailto:gonzalezdar@qtlaw.com>]
Sent: Wednesday, November 15, 2017 4:26 PM
To: Lunkins, Angel
Cc: neufeldm@qtlaw.com; vickersd@qtlaw.com
Subject: City of Dania Beach Comments for SP-100-17

Good afternoon Angel, thank you for your time during our brief call. As stated during our conversation, we filed a Site Plan for Approval with City of Dania Beach which has been given **PZ Number – SP-100-17**, with Property Address of 705-815 West Dania Beach Blvd and 1105 – 1165 West Dania Beach Blvd, Dania Beach FL.

We need your assistance with addressing the following comment generated by the review process.

“Contact the City’s Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property.”

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2340-2017

County Number: 033-MP-17 Municipality Number: PL-110-17
Saratoga Crossings

November 30, 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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	November 30, 2017	Single-Family:	Community amenities and playground	Elementary: 2
Name:	Saratoga Crossings	Townhouse:		
SBBC Project Number:	SBBC-2340-2017	Garden Apartments:		Middle: 1
County Project Number:	033-MP-17	Mid-Rise:		
Municipality Project Number:	PL-110-17	High-Rise:		High: 2
Owner/Developer:	Dania Beach Housing Authority	Mobile Home:		
Jurisdiction:	Dania Beach	Total:	74	Total: 5

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
Collins	371	371	340	-31	-1	91.6%	25
Bethune, Mary M.	1,106	1,106	664	-442	-24	60.0%	8
Olsen	1,125	1,125	708	-417	-18	62.9%	12
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	74

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bethune, Mary M.	672	-434	60.8%	666	657	647	638	628
Collins	365	-6	98.4%	342	351	361	371	380
Olsen	720	-405	64%	658	628	597	567	536
Hollywood Hills	1,995	-696	74.1%	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
Avant Garde Academy	750	68	-682	68	68	68
Avant Garde K-8 Broward	1,374	1,148	-226	1,148	1,148	1,148
Bridge Prep Academy Of Hollywood Hills	500	367	-133	367	367	367
New Life Charter Academy	550	98	-452	98	98	98
Sunshine Elementary	500	304	-196	304	304	304

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Bethune, Mary M.	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Collins	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Olsen	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

Staff reviewed the application for 74 (two or more bedroom) midrise units, which are anticipated to generate 5 (2 elementary, 1 middle and 2 high school) students.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity, and while Olsen Middle and Hollywood High Schools are expected to maintain their current status through the 2018/19 school year, Collins Elementary School may not have sufficient excess capacity to absorb the impact of the proposed development and maintain its LOS. Therefore, the School District Capacity Allocation Team (CAT) convened on November 29, 2017 and allocated the elementary student stations that may be needed for the project to Bethune Elementary School, which is adjacent to Collins Elementary School and projected to maintain the LOS for the next two effective school years. 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.

The charter schools located within a two-mile radius of the project site in the 2016/17 school year 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. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2017/18– 2021/22, regarding pertinent impacted public 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 for 180 days for a maximum of 74 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on May 28, 2018. 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.

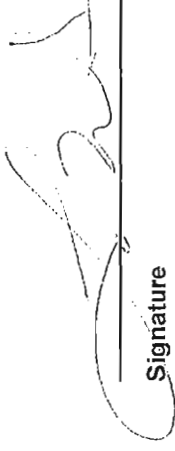
SBBC-2340-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

11-30-17

Date



Signature

Lisa Wight

Name

Planner

Title



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FL 33351

TELEPHONE (954) 572-1777 FACSIMILE (954) 572-1778

e-mail: surveys@pulicelandsurveyors.com



November 2, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: "SARATOGA CROSSINGS" PLAT – 705-815 W. DANIA BEACH BLVD.

Dear Ms. Lajoie,

Enclosed please find the application package for the "SARATOGA CROSSINGS" Plat, required for the redevelopment of multi-family units at the above mentioned address.

Enclosed please find:

1. Completed application, signed & notarized.
2. Check in the amount of \$2,656.50, with fee calculation attached to the application.
3. Six (6) copies of the Plat.
4. Six (6) signed and sealed Surveys, attached to the Plat.
5. One (1) copy of Plat+Survey on 11"x17"
6. One (1) copy of the proposed Site Plan.
7. One (1) CD containing all of the above information.

Please review and kindly place us in the November 30th DRC meeting.

As always, it is a pleasure to work with you and your team.

Sincerely,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

encl.





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.: PL-110-17

(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: 705-815 W. Dania Beach Blvd., Dania Beach, FL 33004

Lot(s): — Block: — Subdivision: —

Recorded Plat Name: MIZELL GARDENS and MIZELL GARDENS TWO

Folio Number(s): 5042 3452 0010 Legal Description: see attached
5042 3455 0010

Applicant/Consultant/Legal Representative (circle one) PULICE LAND SURVEYORS, Inc.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: (954) 572-1777 Home: — Fax: (954) 572-1778

E-mail address: elizabeth @ pulicelandsurveyors.com

Name of Property Owner: Dania Beach Housing Authority

Address of Property Owner: 715 W. Dania Beach Blvd., Dania Beach, FL 33004

Business Telephone: (305) 357-4734 Home: — Fax: —

Explanation of Request: Replatting two separate plats into one single parcel
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: 2.12 Gross Acreage: 2.25 Prop. Square Footage: 92,404

Existing Use: Multi-family Proposed Use: SAME

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 Pulice Land Surveyors/Jane Storms (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

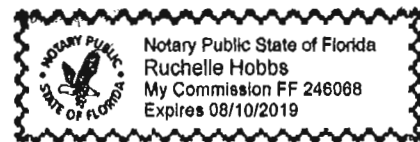
By: Anne Cuto
(Owner / Agent signature*)

BEFORE ME THIS 9th DAY OF October, 2017

By:
Ruchelle Hobbs
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Ruchelle Hobbs
(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:

ALL OF TRACT A, OF THE SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "MIZELL GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 36, B.C.R, AND ALL OF PARCEL "A" "MIZELL GARDENS TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 92,389 SQUARE FEET (2.1210 ACRES) MORE OR LESS

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

2.12 acres
x 50
\$ 106.00 +
2,550.00
TOTAL =
\$ 2,656.00

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
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"
Zoning Information Letter	\$ 250.00

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

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 SITE PLAN (SP-100-17) AS SUBMITTED BY GREENBERG TRAURIG P.A., REPRESENTING THE APPLICANT, ATLANTIC PACIFIC COMMUNITIES, LLC, FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD AND 1105-1165 WEST DANIA BEACH BOULEVARD, 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, Plans, Application and Backup 1, Application & Backup 2



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: January 23, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *[Signature]*

SUBJECT: **SP-100-17:** The applicant, Marissa A. Neufeld, on behalf of the property owner Dania Beach Housing Authority, is requesting approval for a site plan to construct four (4) multifamily structures totaling 172 dwelling units located at 705-815 & 1105-1165 W. Dania Beach Boulevard.

**REQUEST
SITE PLAN**

To allow the construction of four (4) multifamily structures, for a total of 172 dwelling units.

PROPERTY INFORMATION

EXISTING ZONING: Neighborhood Residential District*
(NBHD-RES*)

LAND USE DESIGNATION: Regional Activity Center (RAC)

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.)

This project includes two separate lots situated on the north side of Dania Beach Boulevard. The eastern site, Saratoga Crossings East, is slightly over two (2.12) acres located at the northwest corner of NW 7th Avenue and West Dania Beach Boulevard. The western site, Saratoga Crossings West, is approximately two and a half (2.57) acres and situated between NW 13th Avenue and NW 10th Court.

SITE PLAN

SARATOGA CROSSING WEST

The applicant requests to construct 2 multi-family structures on the western site with a total of ninety-eight (98) dwelling units. The structure to the north, Building 1, is proposed to be three (3) stories tall. The structure to the south, Building 2, is proposed to be four (4) stories tall.

SARATOGA CROSSING EAST

The applicant requests to construct two (2) multi-family structures on the eastern site with a total of seventy-four (74) dwelling units. The structure is proposed to be four (4) stories tall.

The applicant is requesting approval to reduce the project's minimum parking requirements consistent with the City's Land Development Code (LDC) alternative parking standard. Section 265-50 of the LDC requires one hundred-seventeen (117) parking spaces for Saratoga Crossings East, ninety-nine (99) spaces are provided (an effective parking rate of 1.21 parking spaces per dwelling unit). The LDC requires one hundred seventy-one (171) parking spaces for Saratoga Crossing West, ninety-three (93) spaces are provided (an effective parking rate of .92 parking spaces per dwelling unit). Therefore the applicant is proposing to waive ninety-six (96) parking spaces via the Alternative Parking Standard provision identified in Section 265-60 in the LDC, which requires City Commission review and approval to be governed by the site plan approval process.

Based upon other similar affordable housing communities (with a portion of the units reserved for elderly residents) developed by Atlantic Pacific Communities, the applicant identifies that the proposed parking supply will be sufficient to meet the anticipated parking demand. This conclusion was confirmed and documented in a parking study prepared for the Fort Lauderdale Housing Authority in 2009 (see Appendix H) as provided by the applicant. This study concluded that a similar affordable housing community with a mix of elderly and multi-family units exhibited maximum parking rate of 0.41 occupied parking spaces per unit. As a result, it is apparent that the proposed parking supply at the Saratoga Crossing properties will be adequate.

Additionally, the applicant notes that Broward County Transit offer bus services along NW/SW 3rd Avenue within three-tenths of a mile to the east of the subject sites. Another one-tenth of a mile to the east, Route 1 operates along US 1 / Federal Highway. These transit services offer convenient and frequent alternatives to the privately owned vehicle and, therefore, the applicant believed will likely reduce vehicle ownership in these communities and the demand for parking.

The City Engineer has stated that the traffic and parking study prepared by Joaquin E. Vargas, PE of Traf Tech Engineering, Inc. for the Atlantic Pacific Communities is deemed complete and accepted.

DEVELOPMENT REVIEW COMMITTEE (DRC)

On October 26, 2017 & November 30, 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. Provide copy of recorded plat and plat note amendment prior to issuance of a building permit. (PLANNING)
2. Dedicate the roadway easement located on the west side of Saratoga Crossing West site as right-of-way. Provide recorded dedication prior to issuance of a building permit. (PLANNING)
3. Provide revised open space and pervious area calculations for Saratoga Crossing West. (PLANNING).
4. Provide revised pervious area calculations after dedication. Section 303-90(G) requires a minimum of 37% pervious area. (PLANNING)

5. Per the traffic study provided by Traf Tech, Inc., dated October 2017, 28 net new PM peak hour trips will be generating. Based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip \$ (28595.28 X 21.26) is due prior to issuance of a building permit (Planning).
6. On Sheet L-200, provide a list of which trees (quantity and species) are proposed to be installed to meet the mitigation requirements in the "plant schedule" table. (LANDSCAPE)
7. On Sheets L-200 and L-300, provide a special symbol or callout to indicate the location of trees proposed to be installed to meet mitigation requirements. Note that trees used to meet the minimum site requirements (buffers, NVOS, peninsulas etc.) may not be counted as mitigation trees. (LANDSCAPE)
8. Please provide a detail sheet accompanying the Civil Plans with the following details (FIRE):
 - a. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's.
 - b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers).
 - c. Signage Detail for the Fire Department Connections (where applicable).
9. Provide address Detail. (FIRE)
10. Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. (FIRE)

The applicant's request for site plan approval meets the requirements of the LDC, provided the outstanding DRC comments are addressed.

CITY COMMISSION ACTION

Approve the resolution with the outstanding DRC comments conditions of approval.

RESOLUTION NO. 2018-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-100-17) AS SUBMITTED BY GREENBERG TRAURIG P.A., REPRESENTING THE APPLICANT, ATLANTIC PACIFIC COMMUNITIES, LLC, FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 705-815 WEST DANIA BEACH BOULEVARD AND 1105-1165 WEST DANIA BEACH BOULEVARD, 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, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Greenberg Traurig P.A., representing Atlantic Pacific Communities, LLC (the "Applicant") is requesting Site Plan approval to permit the construction of a proposed one hundred seventy-two (172) unit multi-family, affordable and elderly housing residential development (SP-100-17) as referenced in Exhibit "B," for property located at 705-815 West Dania Beach Boulevard and 1105-1165 West Dania Beach Boulevard in the City of Dania Beach, Florida (the "City"), as legally described in Exhibit "A", both Exhibits are made a part of and incorporated into this Resolution by this reference; 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-100-17) is consistent with the City's Land Development Code and Comprehensive Plan.

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

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

Section 2. Pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the Site Plan (SP-100-17),

attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, is approved.

Section 3. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Provide copy of recorded plat and plat note amendment prior to issuance of a building permit. (PLANNING)
2. Dedicate the roadway easement located on the west side of Saratoga Crossing West site as right-of-way. Provide recorded dedication prior to issuance of a building permit. (PLANNING)
3. Provide revised open space and pervious area calculations for Saratoga Crossing West. (PLANNING).
4. Provide revised pervious area calculations after dedication. Section 303-90(G) requires a minimum of 37% pervious area. (PLANNING)
5. Per the traffic study provided by Traf Tech, Inc., dated October 2017, 28 net new PM peak hour trips will be generating. Based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip ($28 \times 21.26 = 595.28$), therefore \$595.28 is due prior to issuance of a building permit (Planning).
6. On Sheet L-200, provide a list of which trees (quantity and species) are proposed to be installed to meet the mitigation requirements in the “plant schedule” table. (LANDSCAPE)
7. On Sheets L-200 and L-300, provide a special symbol or callout to indicate the location of trees proposed to be installed to meet mitigation requirements. Note that trees used to meet the minimum site requirements (buffers, NVOS, peninsulas etc.) may not be counted as mitigation trees. (LANDSCAPE)
8. Please provide a detail sheet accompanying the Civil Plans with the following details (FIRE):
 - a. Bollard / Impact Protection Detail for Hydrants, FDC’s & DDCV’s.
 - b. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers).
 - c. Signage Detail for the Fire Department Connections (where applicable).
9. Provide address Detail. (FIRE)
10. Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. (FIRE)

Section 4. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 5. Pursuant to LDC Section 635-100 “Expiration of Site Plans,” the Site Plan (SP-100-17) 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 6. 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 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND ADOPTED on January 23, 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)

**SARATOGA CROSSINGS
LEGAL DESCRIPTION:**

TRACT “A”, **MIZELL GARDENS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL “A”, **MIZELL GARDENS TWO**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

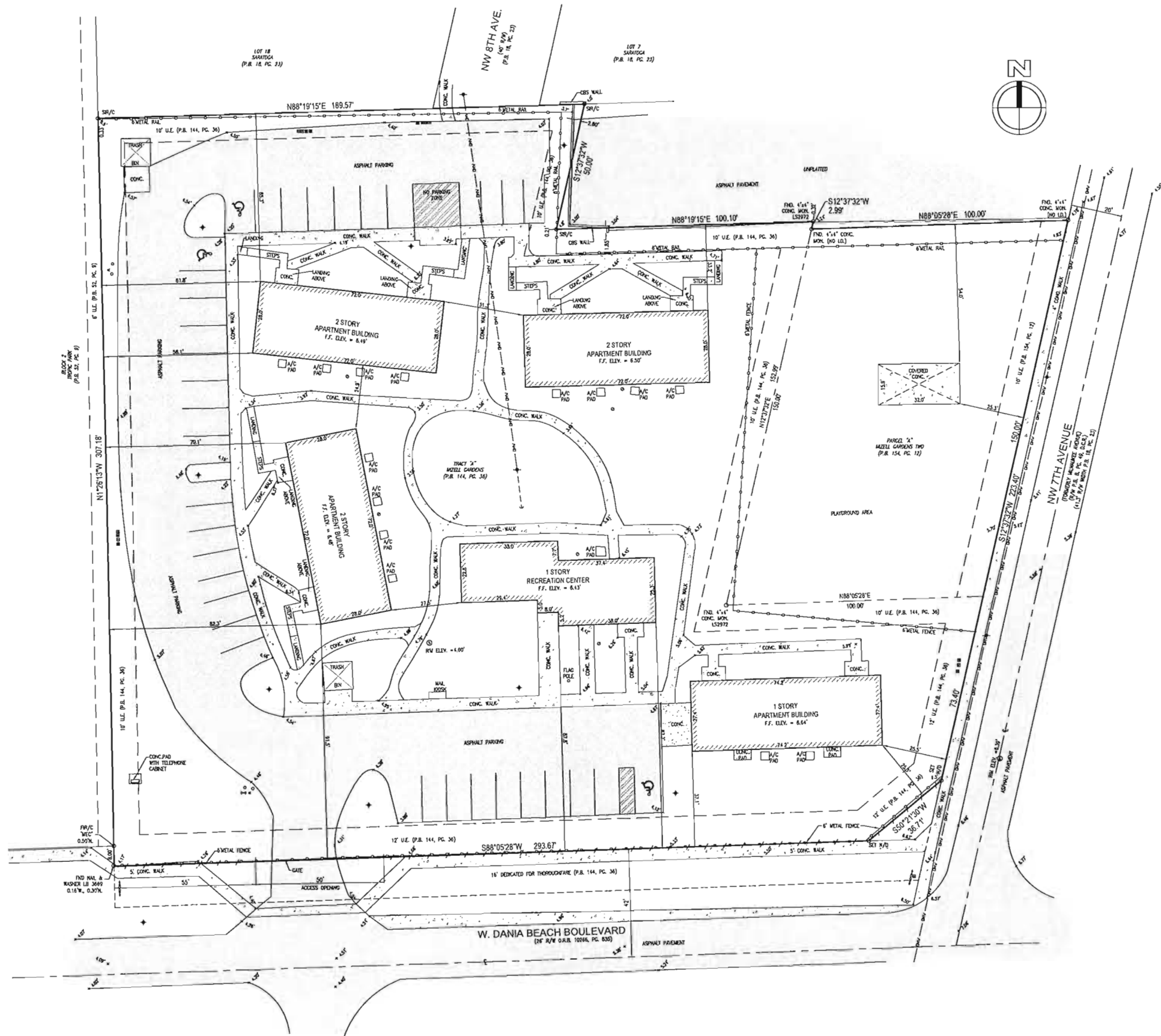
**SARATOGA CROSSINGS II
LEGAL DESCRIPTION:**

THE SOUTH 333.98 FEET OF TRACT “A” (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF **STOINOFF’S VALHALLA**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

EXHIBIT “B”

(Saratoga Crossing Site Plan)



LEGAL DESCRIPTION

TRACT 'A', MITZELL GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL 'A', MITZELL GARDENS TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 2.242 ACRES, MORE OR LESS.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID MITZELL GARDENS TWO HAVING A BEARING OF NORTH 1°37'32" EAST, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- PROPERTY ADDRESSES: 705-815 W. DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA, 33004
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 AND REFERENCED TO BROWARD COUNTY ENGINEERING BENCHMARK #1131, ELEVATION 6.11 (NAV08) CONVERTED FROM 7.71 (NGVD29) USING CORPSCON.

ABBREVIATIONS:

- A - ARC LENGTH
- A/C - AIR CONDITIONER
- ALUM. - ALUMINUM
- B.C.R. - BROWARD COUNTY RECORDS
- BOF - BOTTOM
- BRCK - BROKEN
- CB - CATCH BASIN
- C.B.S. - CONC. BLOCK STRUCTURE
- CLF - CHAIN LINK FENCE
- CMP - CORRUGATED METAL PIPE
- CONC. - CONCRETE
- D - DELTA (CENTRAL ANGLE)
- D.C.R. - DADE COUNTY RECORDS
- D.E. - DRAINAGE EASEMENT
- ELEV. - ELEVATION
- F.F. - FINISHED FLOOR
- FIP - FOUND IRON PIPE
- FIR/C - FOUND IRON ROD W/CAP
- FIR - FOUND IRON ROD
- FND - FOUND
- ICV - IRRIGATION CONTROL VALVE
- INVT - INVERT
- LB - LICENSED BUSINESS
- W/C - WORK
- IN/D - NAIL AND DISC
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PG. - PAGE
- R - RADIUS
- RGHT-OF-WAY - RIGHT-OF-WAY
- SH/C - SET 1/2" BROW ROD W/CAP LB7924
- SHN - SANITARY SINKER MANHOLE
- SH/D - SET NAIL & DISC LB7924
- SO. - SQUARE
- STY. - STORY
- T.C.B. - TRAFFIC CONTROL BOX
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- WV - WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEAROUT
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SGN
- TREE
- VALVE, WATER
- WATER METER
- WRES, OVERHEAD
- ELECTRIC SERVICE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 11/19/14

NO.	DATE	BY	CHKD	ADD SPOT ELEVATIONS	REVISIONS
1	9/1/17	JOV	DCL		
40/49					
FB/PG					

SCALE: 1"=20'
DATE: 11/20/14
DRAWN BY: LMK
FIELD BOOK: 023/2
CHECKED BY: DCW
SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 - LB7924

MAP OF BOUNDARY SURVEY
"SARATOGA CROSSINGS"
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1411-54
SHEET NUMBER
1 OF 1



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**SARATOGA
CROSSINGS EAST**
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.

OWNER:

**ATLANTIC PACIFIC
COMMUNITIES**
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

STREET DESIGN DIAGRAM

PHASE

SITE PLAN SUBMITTAL

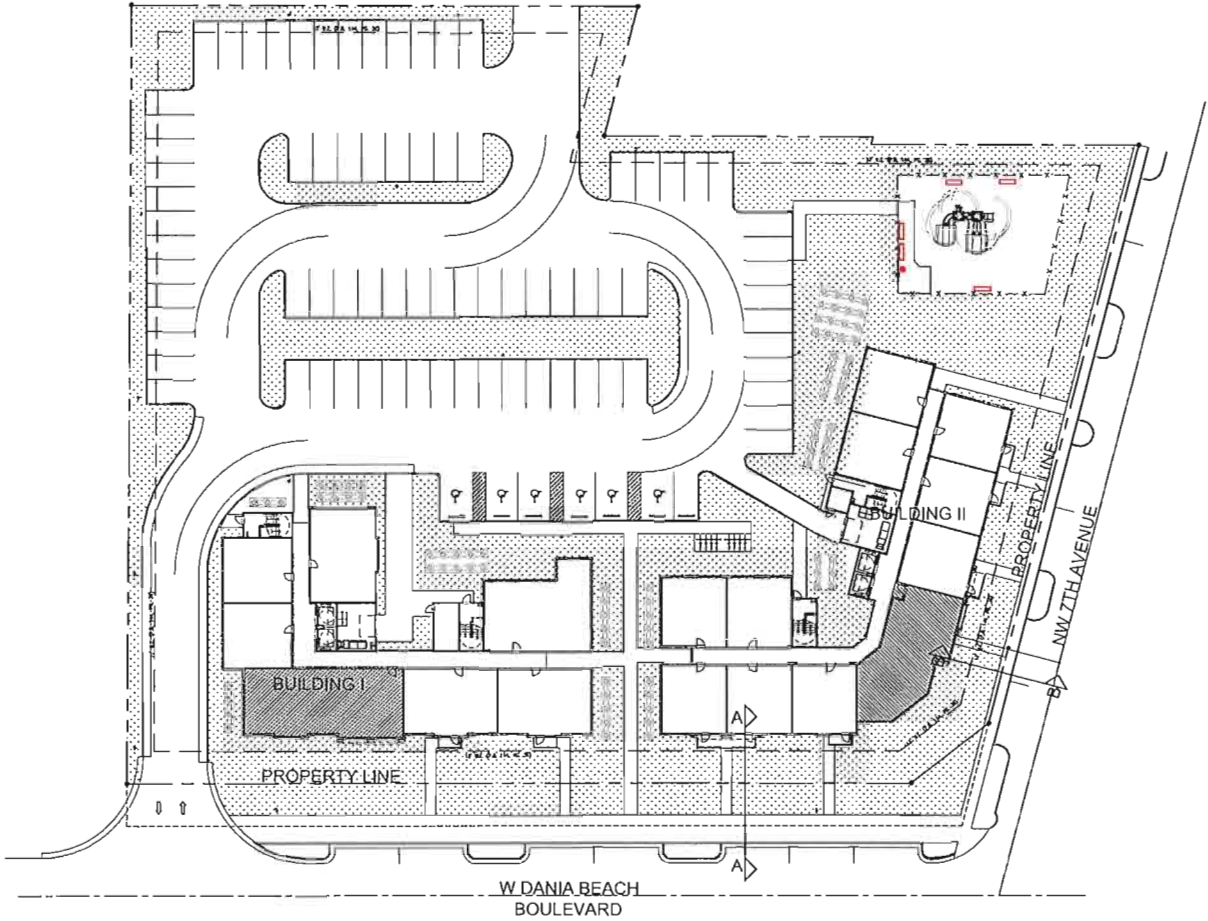
REVISIONS

SEAL

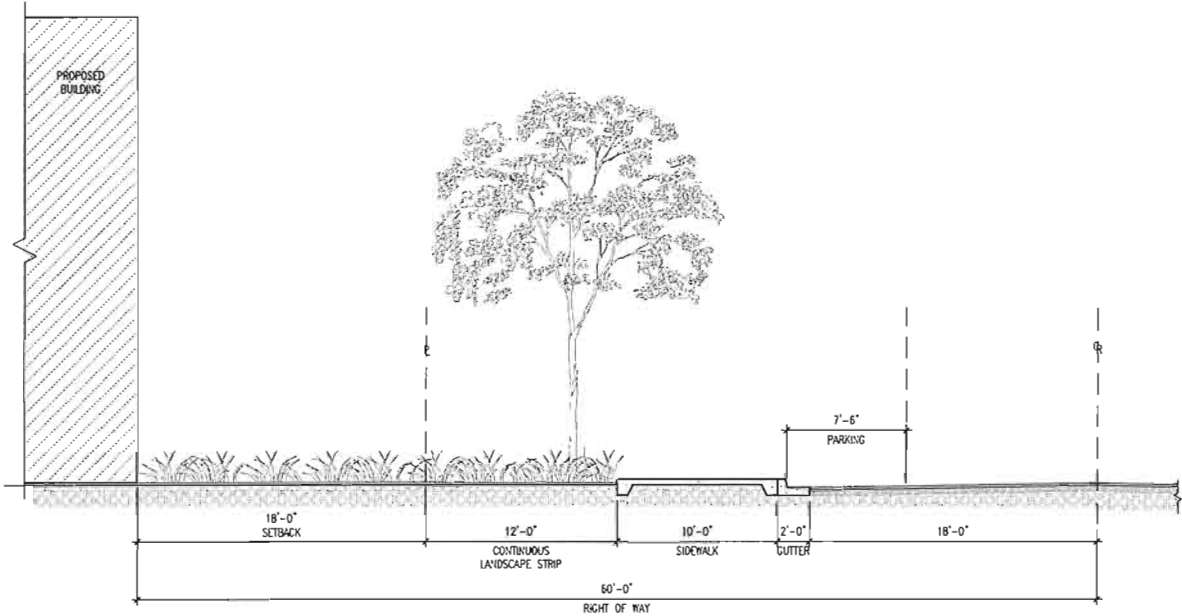
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THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
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DATE: 9-7-2017
JOB NO. 2017-49
DRAWN BY MC
APPR BY AMC
FILE 2017-49
PRINTED DATE: 9-7-2017
SHEET NUMBER:

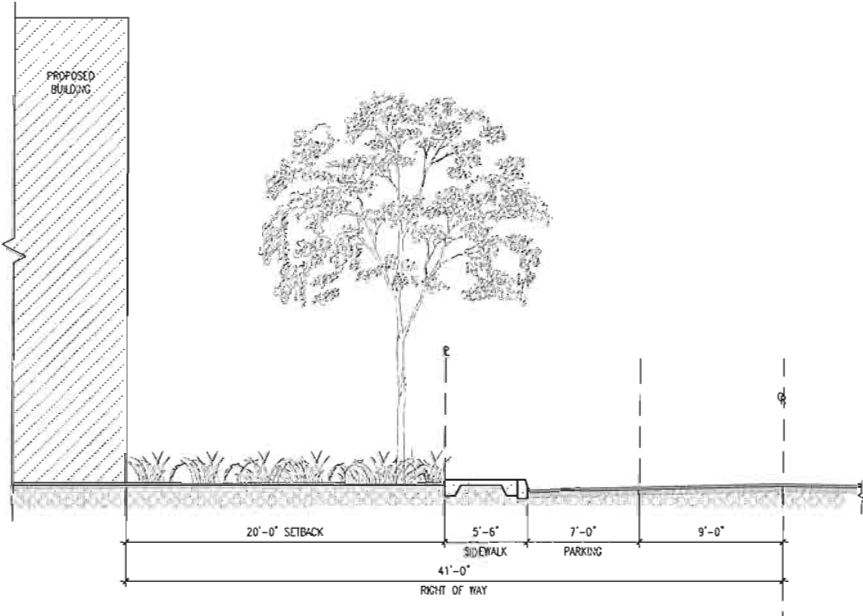
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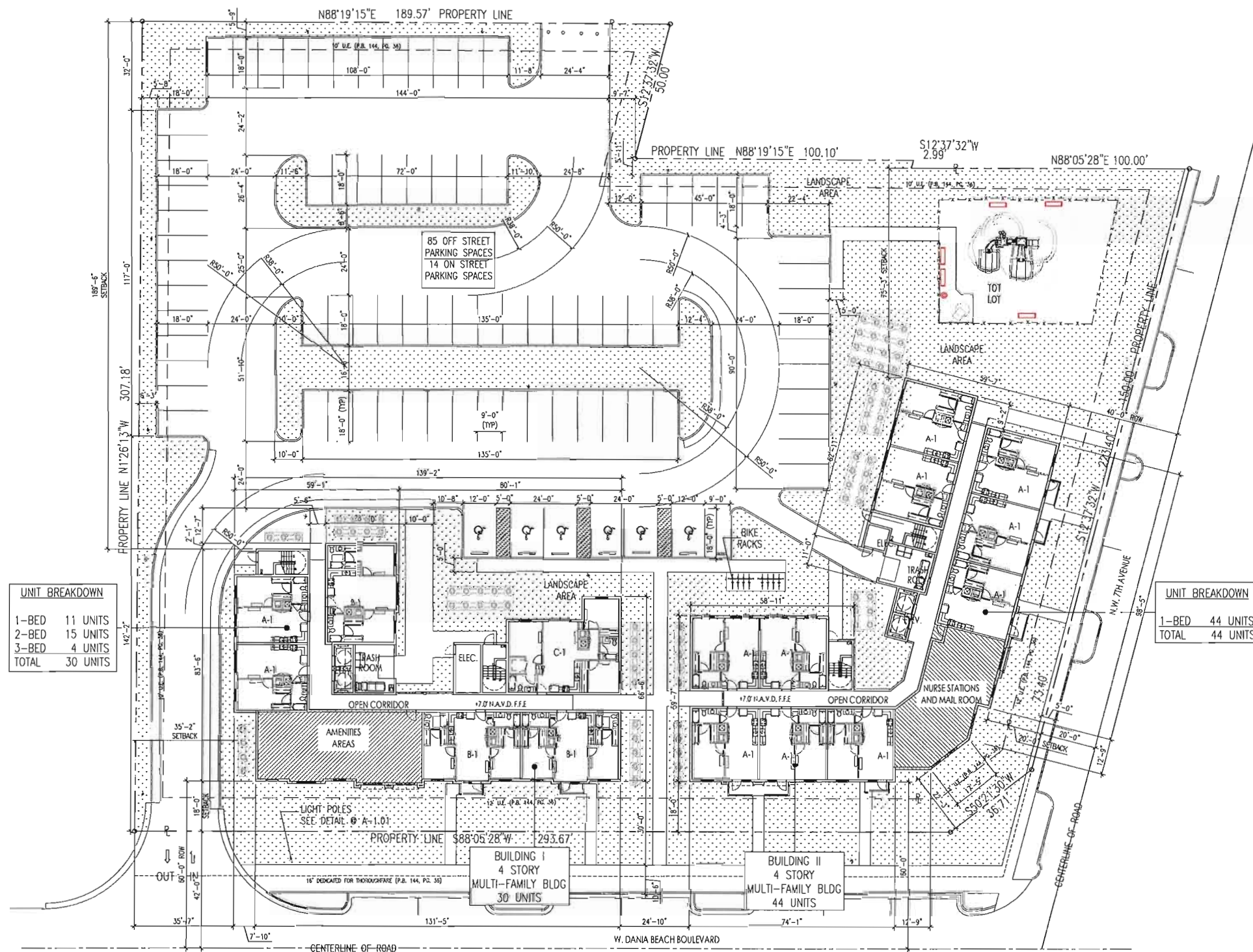
SITE PLAN
SCALE: 1/32" = 1'-0"



STREET SECTION A-A - W DANIA BEACH BOULEVARD
SCALE: 3/16" = 1'-0"



STREET SECTION B-B NW 7TH AVENUE
SCALE: 3/16" = 1'-0"



UNIT BREAKDOWN	
1-BED	11 UNITS
2-BED	15 UNITS
3-BED	4 UNITS
TOTAL	30 UNITS

UNIT BREAKDOWN	
1-BED	44 UNITS
TOTAL	44 UNITS

ARCHITECTURAL SITE PLAN

SCALE: 1"= 20'-0"



ZONING MAP
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

SITE DATA

EXISTING ZONING	CRA - NBHD-RES*
PROPOSED LAND USE	MULTI-FAMILY
NET SITE AREA:	92,383 S.F. (2.12 ACRES)
TOTAL NUMBER RESIDENTIAL DWELLING UNITS	74 UNITS
DENSITY 74 UNITS/2.12 ACRES	34.90 UNITS/ACRE
TOTAL BUILDINGS FOOTPRINT:	18,617 S.F. (20%)
BUILDING I	8,749 S.F. (9%)
BUILDING II	9,868 S.F. (11%)
TOTAL OPEN SPACE:	37,390 S.F. (41%)
TOTAL PERVIOUS AREA:	34,815 S.F. (37.7%)
TOTAL IMPERVIOUS AREA:	57,568 S.F. (62.3%)
FEMA FLOOD ELEV:	6.00' NAVD
BUILDING ELEV:	7.00' NAVD
MULTI-FAMILY RESIDENTIAL (4 STORY) TYPE III-B	
BUILDING I GROSS AREA:	34,390 S.F.
BUILDING II GROSS AREA:	37,704 S.F.
TOTAL GROSS BUILDING AREA:	72,094 S.F.
BUILDING HEIGHT:	
BUILDING I:	48'-11"
BUILDING II:	47'-11"

PARKING CALCULATION

RESIDENTIAL:	
55 ONE BEDROOM UNITS (55*1.25)	68.75 SPACES
15 TWO BEDROOM UNITS (15*1.75)	26.25 SPACES
4 THREE BEDROOM UNITS (4*1.75)	7 SPACES
VISITORS - 1 EVERY 5 SPACES	14.8 SPACES
TOTAL PARKING REQUIRED:	117 SPACES
TOTAL PARKING PROPOSED:	99 SPACES
(85 OFF STREET - 14 ON STREET)	
(INCLUDES 6 ACCESSIBLE PARKING)	
BICYCLE PARKING REQUIRED:	6 SPACES
1 SPACE/20 PARKING STALLS:	
BICYCLE RACK PROPOSED:	14 SPACES
UNIT BREAKDOWN:	
1 BED 55 UNITS	
2 BED 15 UNITS	
3 BED 4 UNITS	

ADDRESS IDENTIFICATION MUST COMPLY WITH NFPA REQUIREMENTS
WALKWAY SLOPES NOT TO BE MORE THAN 1:20

LEGAL DESCRIPTION

TRACT 'N', MIZELL GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL 'A', MIZELL GARDENS 1W0, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SARATOGA EAST- AREAS

	GROSS S.F.	TOTAL GROSS S.F.	UNIT A1 658 GROSS S.F.	UNIT A2A 645 GROSS S.F.	UNIT B1 920 GROSS S.F.	UNIT C1 1223 GROSS S.F.
BUILDING I						
GROUND FLOOR	8,749	8,749	(2)	3,316	(3)	2,760
2nd, 3rd, 4th	8,547	25,611	(9)	5,922	(12)	11,040
TOTAL BLDG I		34,396	(11)	7,238	(15)	13,800
BUILDING II						
GROUND FLOOR	9,868	9,868	(10)	6,528		
TYPICAL FLOOR	8,758	18,516	(22)	16,476	(2)	1,330
4th FLOOR	8,390	8,390	(9)	5,922	(1)	685
TOTAL BLDG II		37,704	(41)	28,976	(3)	1,995
BUILDING III		72,094	(52)	34,216	(12)	1,995
TOTAL S.F. UNITS						
LOT SITE		92,383 S.F.			2.12 ACRES	

PATTERN LEGEND

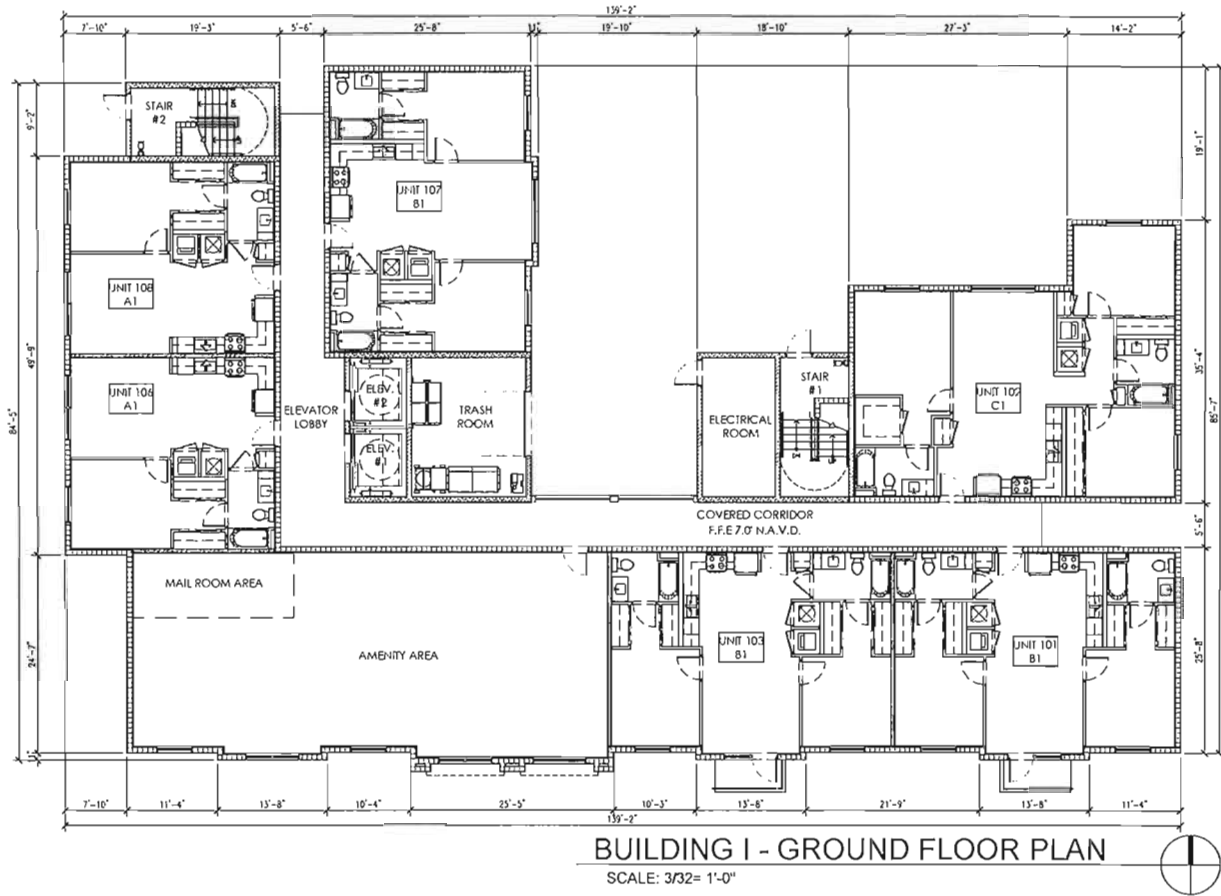
	LANDSCAPED/OPEN AREA (REFER TO LANDSCAPE DRAWINGS.)
	EXPOSED CONCRETE SLAB (TYP)
	DETECTABLE WARNING TILE/SHEET.
	PAINT STRIPPED PEDESTRIAN CROSSWALK AREA
	PROPERTY LINE

SITE NOTES

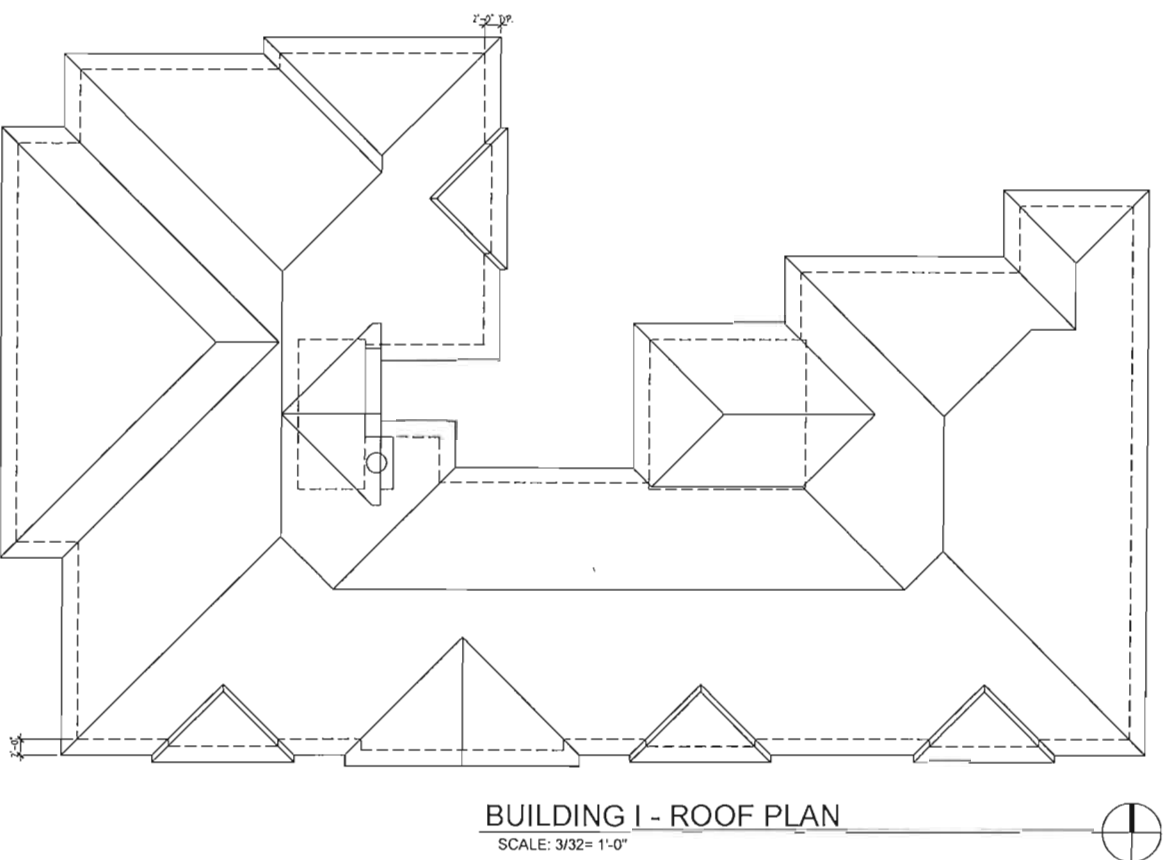
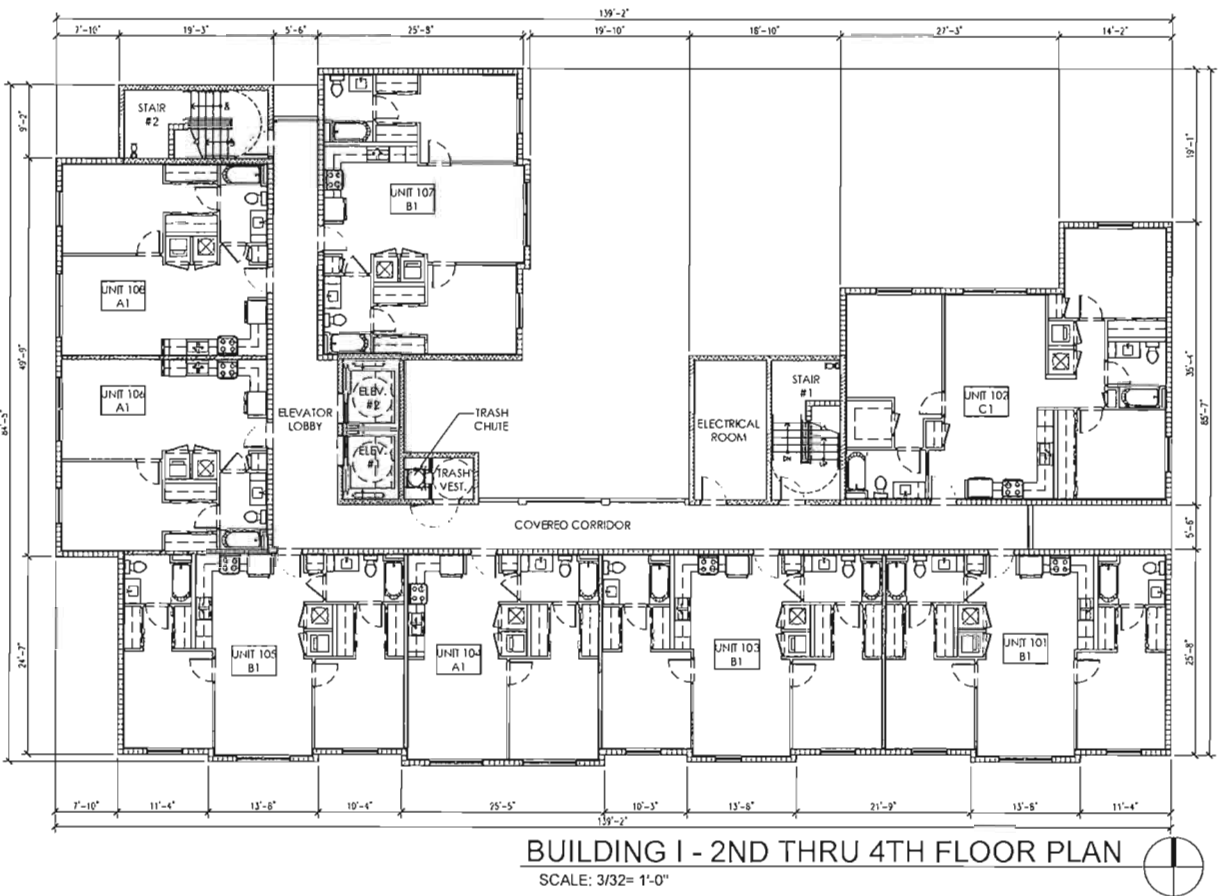
- LOT SHALL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS.
- R-2 DEVOTES RADIOUS TO BE PROVIDED. REFER TO CIVIL DRAWINGS FOR DETAILS.
- CONTRACTOR SHALL PROVIDE DETECTABLE WARNING MATERIALS WHERE SHOWN. PROVIDE SHOP DRAWINGS FOR APPROVAL.
- ACTUAL LOCATION FOR DETECTABLE WARNING SHALL BE COORDINATED IN FIELD AND AS PER PREVAILING CODES AND STANDARDS.
- ALL PEDESTRIAN ROUTES / WALKWAYS SHALL MEET REQUIRED CROSS SLOPE. (2% MAX.) SLOPE SHALL BE MAINTAINED AT ALL WALKING SURFACES. REFER TO CIVIL DRAWINGS FOR ELEV.
- 3" MAX. THRESHOLD AT ALL EGRESS DOORS (TYP).
- COORDINATE ALL WORK WITH ALL OTHER TRADES.
- ALL GRADES SHALL SLOPE AWAY FROM BUILDING WALLS.

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DATE:	9-7-2017
JOB NO.	2017-49
DRAWN BY:	MC
APP'D BY:	AMC
FILE	2017-49
PRINTED DATE:	9-7-2017
SHEET NUMBER:	



MAIL ROOM NOTE:
ALL MAIL & PARCEL BOXES TO BE PROVIDED AT INTERIOR MAIL ROOM LOCATIONS AS NOTED.



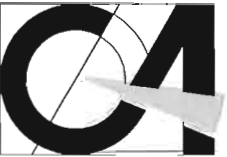
PROJECT:
SARATOGA CROSSINGS EAST
705 W. DANIA BEACH BOULEVARD,
DANIA BEACH, FL.
OWNER:
ATLANTIC PACIFIC COMMUNITIES
2950 SW 27TH AVE. STE # 200
MIAMI, FL 33133

BUILDING I - FLOOR PLANS

PHASE	
SITE PLAN SUBMITTAL	
REVISIONS	
SEAL	

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4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS EAST
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
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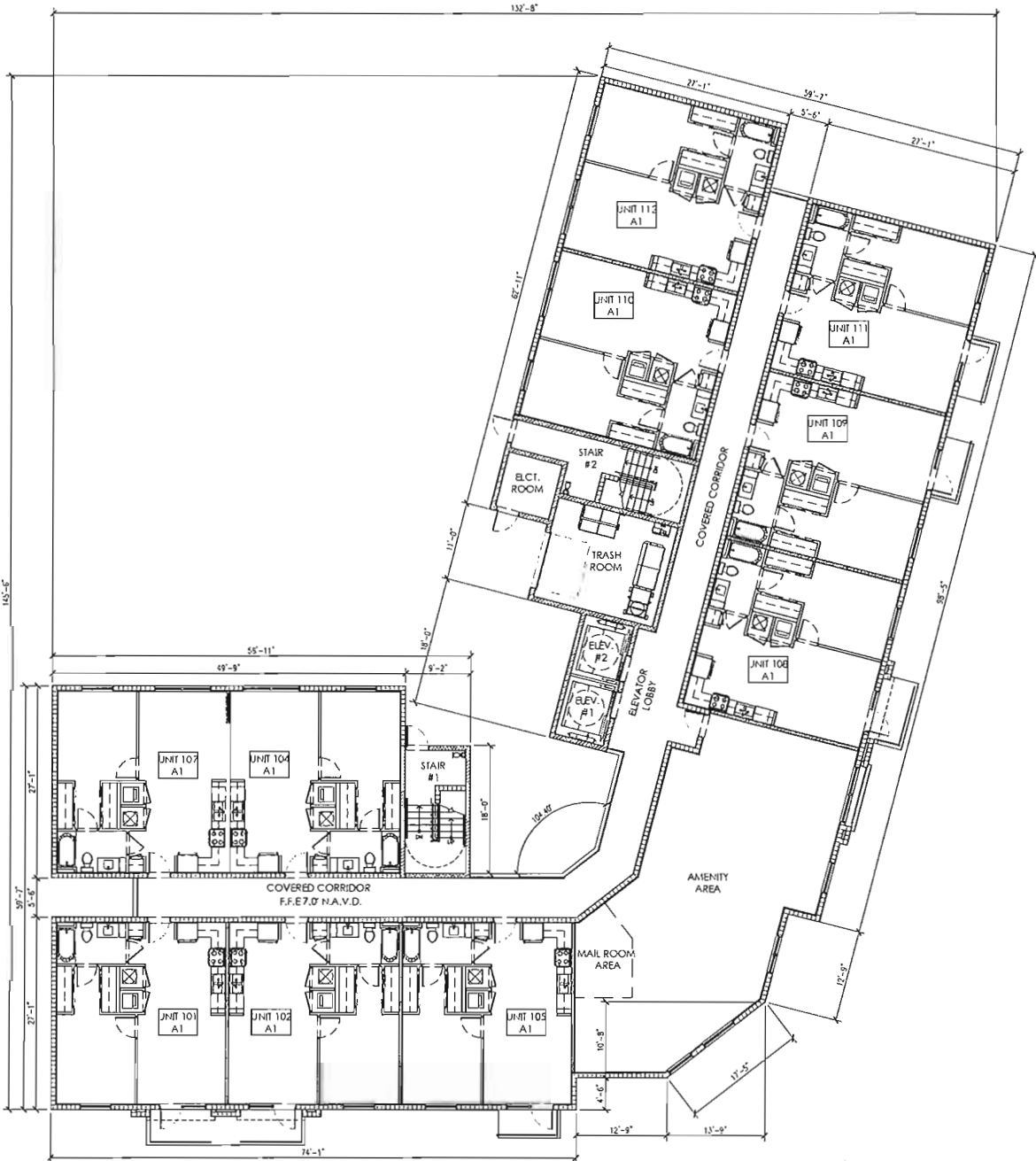
BUILDING II - FLOOR PLANS

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL

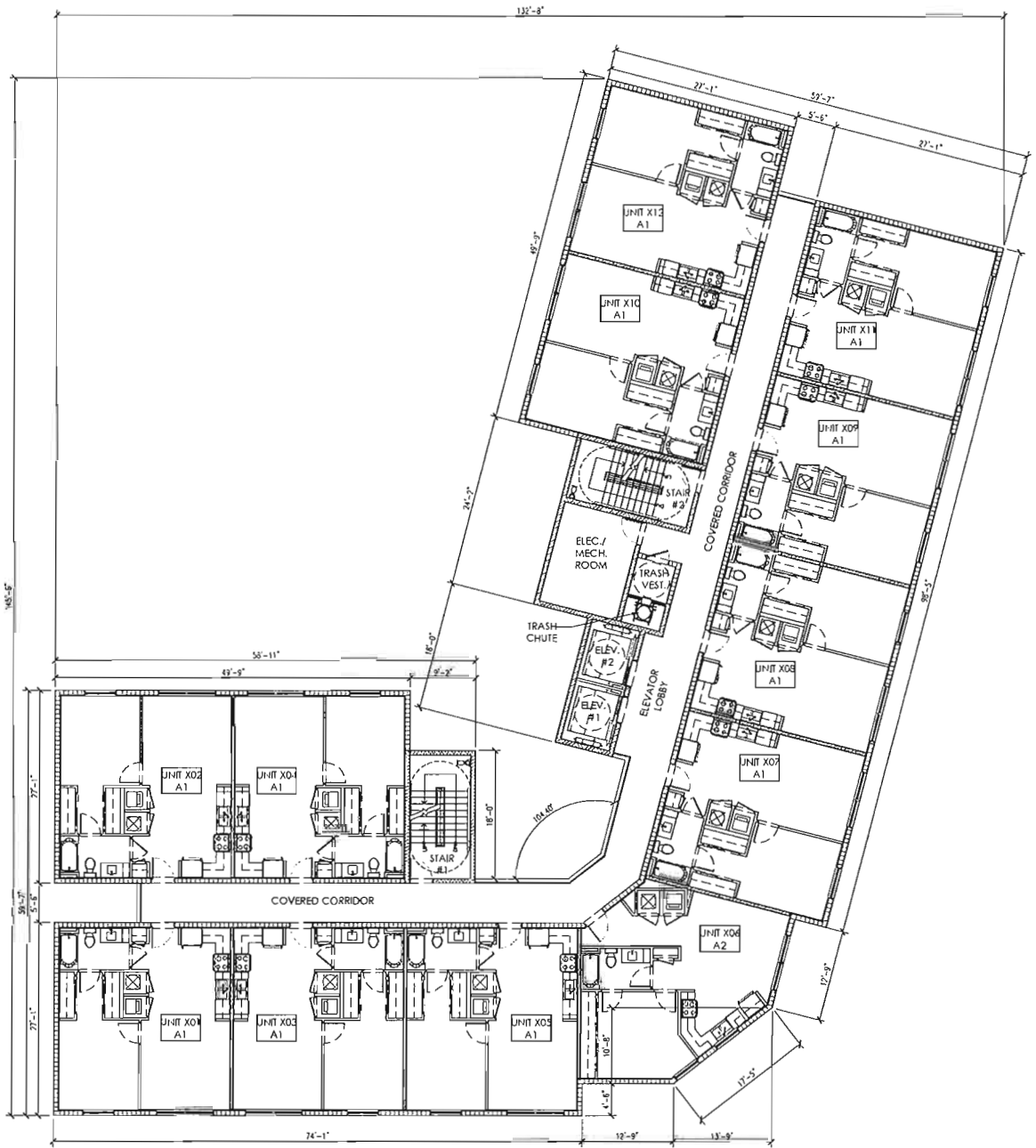


BUILDING II - GROUND FLOOR PLAN



MAIL ROOM NOTE:

ALL MAIL & PARCEL BOXES TO BE PROVIDED AT INTERIOR
MAIL ROOM LOCATIONS AS NOTED.



BUILDING II - 2ND THRU 3RD FLOOR PLAN



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OWNER:
ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

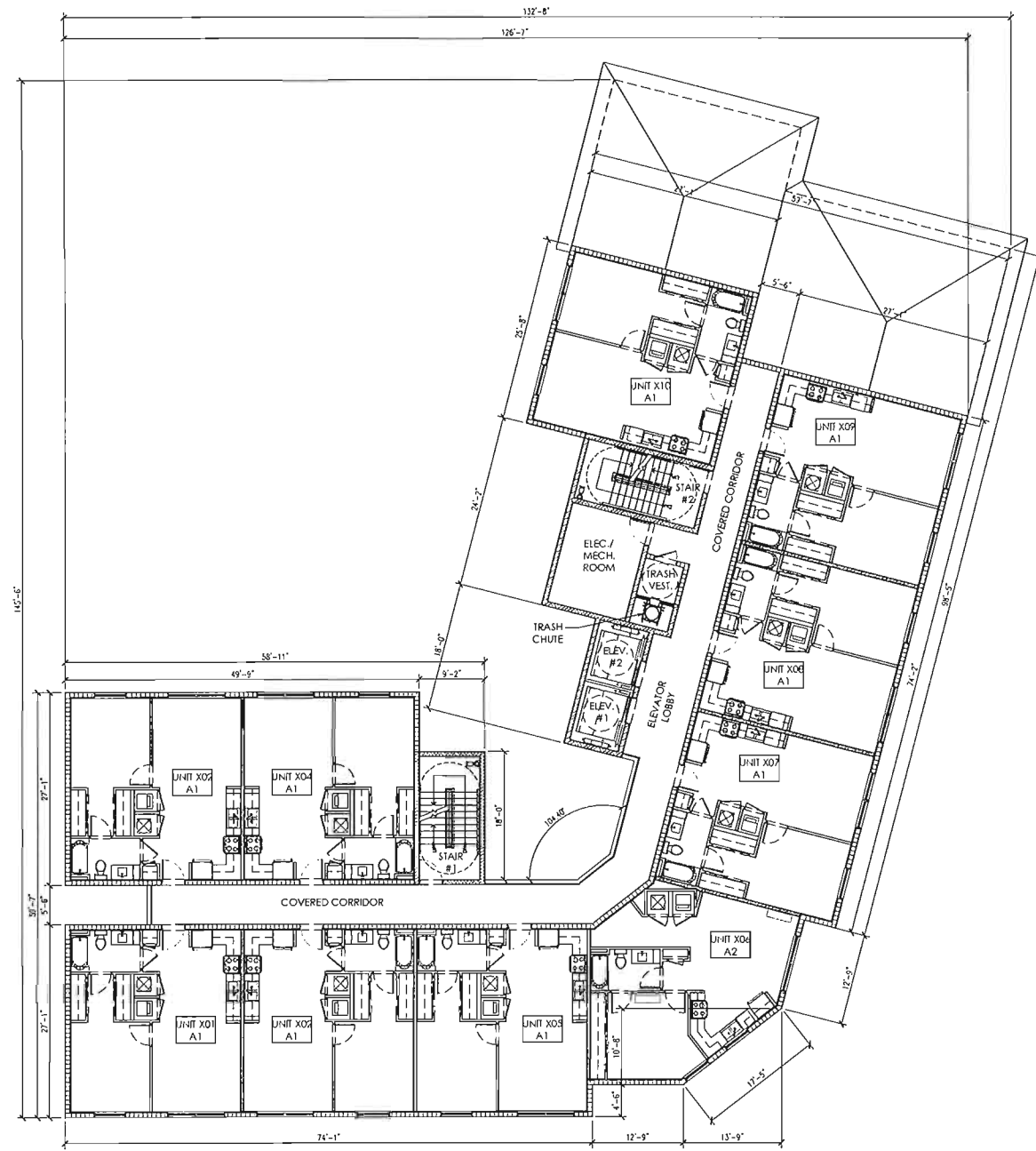
BUILDING II - FLOOR PLANS

PHASE

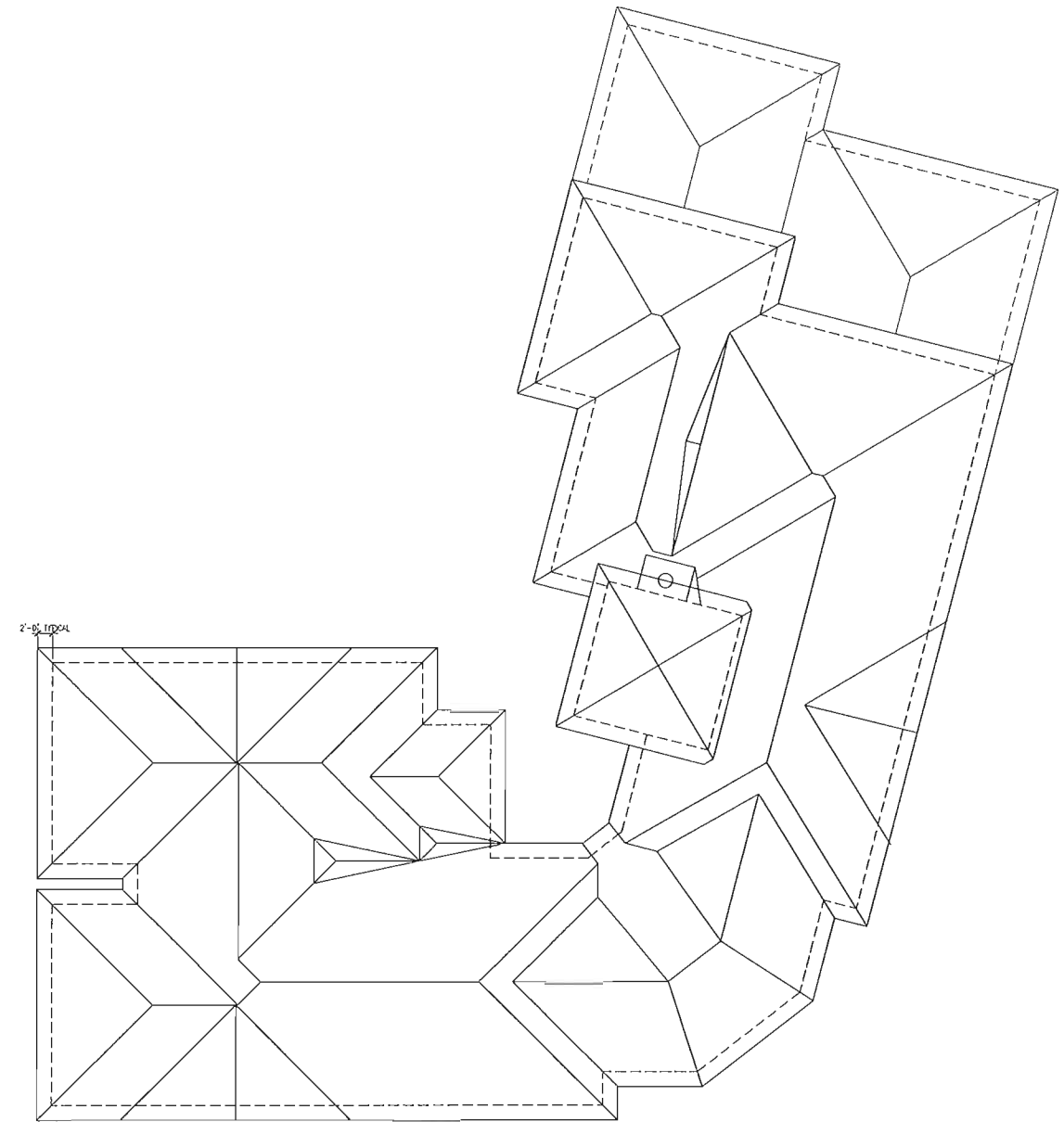
SITE PLAN SUBMITTAL

REVISIONS

EAL



BUILDING II - FOURTH FLOOR PLAN



BUILDING II - ROOF PLAN



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DATE: 9-7-2017

DB NO. 2017-49

RAIYN BY MC

PPR BY AMC

2017-49

PRINTED DATE: 9-7-2017

SHEET NUMBER:

A-2.02



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

SARATOGA
CROSSINGS EAST
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27TH AVE. STE #200
MIAMI, FL 33133

BUILDING I
ELEVATIONS

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



BUILDING I - SOUTH ELEVATION (FRONTAGE)

SCALE: 3/32" = 1'-0"



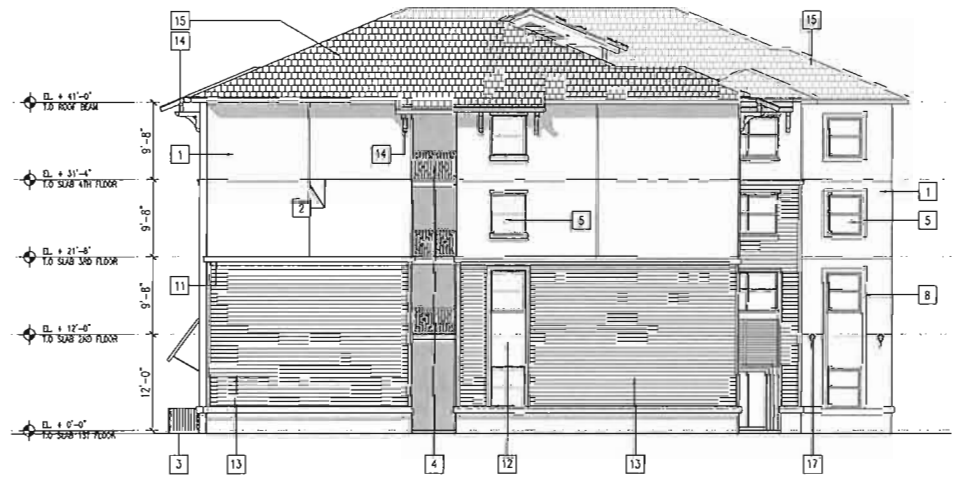
BUILDING I - EAST ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING I - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING I - WEST ELEVATION

SCALE: 3/32" = 1'-0"

FRONTAGE FENESTRATION CALCULATION

ELEVATION	WALL SQUARE FT.	FENESTRATION SQUARE FT.	PERCENTAGE OF FENESTRATION
SOUTH ELEVATION (ABOVE GR. FL.)	3,910 S.F.	1,169 S.F.	30%

ELEVATION LEGEND

1 PAINTED LIGHT TEXTURED STUCCO FINISH (TYP.)	6 ALUMINUM STOREFRONT SYSTEM (E.S.P. COLOR WHITE).	13 STUCCO FORMED TO RESEMBLE WOOD SIDING
2 STUCCO SCORE LINE (TYP.)	7 ALUMINUM LAMBERS.	14 DECORATIVE CEDAR WOOD BRACKET
3 STOOP	8 6" WIDE BY 1 1/2" DEEP STUCCO REVEAL (TYP. AT ALL WINDOWS)	15 CONCRETE FLAT TILE ROOF. COLOR TO BE SELECTED
4 42" A.F.F. W/ (TAKEN FROM INTERIOR FLOOR SLAB) HIGH ALUMINUM RAILING W/ PICKETS SPACED TO REJECT 4" OBJECTS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.	9 DECORATIVE METAL ANNULING.	16 IMPACT RESISTANT METAL DOOR
5 SINGLE HUNG WINDOW W/ E.S.P. COLOR WHITE, ALUMINUM FRAME & IMPACT RESISTANT GLASS (TYP.)	10 OVER-HEAD METAL DOOR	17 EXTERIOR LIGHT FIXTURE
	11 8" CONCRETE TRIM TO PROTECT 2"	18 FINAL
	12 PAINTED SMOOTH STUCCO FINISH	

NOTE:

1. ALL STUCCO LINES SHALL BE UNIFORM AND STRAIGHT.
2. ALL WINDOWS & SLIDING GLASS DOOR SHALL ALIGN VERTICALLY & HORIZONTALLY FROM FLOOR TO FLOOR.
3. SCUPPER SHOULD ALIGN.
4. ALL ELEVATIONS ARE TO TOP OF SLAB

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DATE: 9-7-2017

JOB NO. 2017-49

DRAWN BY MC

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FILE 2017-49

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SHEET NUMBER:

A-3.00



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS EAST
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

BUILDING II
ELEVATIONS

PHASE

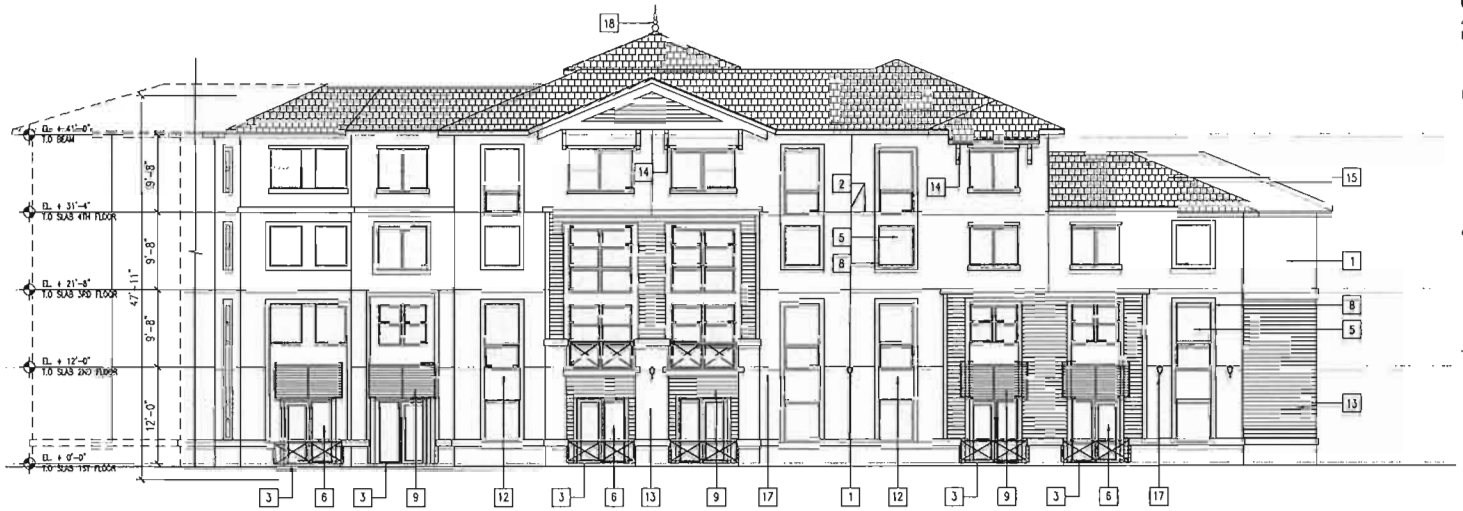
SITE PLAN SUBMITTAL

REVISIONS

SEAL



BUILDING II - SOUTH ELEVATION (FRONTAGE)
SCALE: 3/32" = 1'-0"



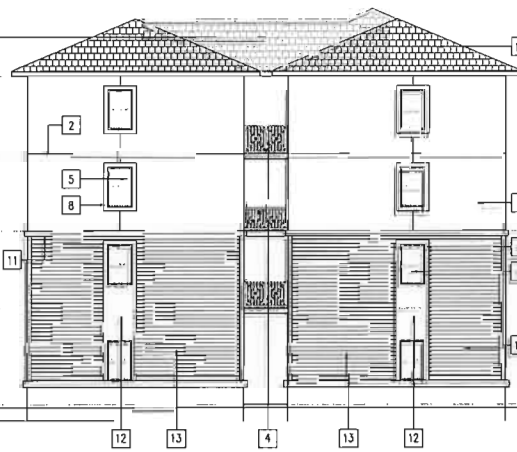
BUILDING II - EAST ELEVATION (FRONTAGE)
SCALE: 3/32" = 1'-0"



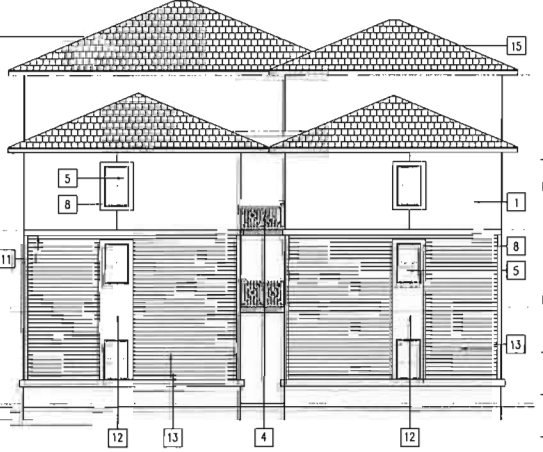
BUILDING II - NORTH WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING II - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING II - WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING II - N/E ELEVATION
SCALE: 3/32" = 1'-0"

FRONTAGE FENESTRATION CALCULATION

ELEVATION	WALL SQUARE FT.	FENESTRATION SQUARE FT.	PERCENTAGE OF FENESTRATION
SOUTH ELEVATION (ABOVE GR. FL.)	2,148 S.F.	655 S.F.	30%
EAST ELEVATION (ABOVE GR. FL.)	2,620 S.F.	813 S.F.	31%

ELEVATION LEGEND

1 PAINTED LIGHT TEXTURED STUCCO FINISH (TYP.)	6 ALUMINUM STOREFRONT SYSTEM (E.S.P. COLOR WHITE).	13 STUCCO FORMED TO RESSEMBLE WOOD SIDING
2 STUCCO SCORE LINE (TYP.)	7 ALUMINUM LOUVERS.	14 DECORATIVE CEDAR WOOD BRACKET
3 STOOP	8 6" WIDE BY 1 1/2" DEEP STUCCO REVEAL (TYP. AT ALL WINDOWS)	15 CONCRETE FLAT TILE ROOF. COLOR TO BE SELECTED
4 42" A.F.F. MIN.(TAKEN FROM INTERIOR FLOOR SLAB)HIGH ALUMINUM RAILING W/ PICKETS SPACED TO REJECT 4" OBJECTS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.	9 DECORATIVE METAL ANKING.	16 IMPACT RESISTANT METAL DOOR
5 SINGLE HUNG WINDOW W/ E.S.P. COLOR WHITE, ALUMINUM FRAME & IMPACT RESISTANT GLASS (TYP.)	10 OVERHEAD METAL DOOR	17 EXTERIOR LIGHT FIXTURE
	11 8" CONCRETE TRIM TO PROJECT 2"	18 FINISH
	12 PAINTED SMOOTH STUCCO FINISH	

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CROSSINGS EAST**
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.
OWNER:
**ATLANTIC PACIFIC
COMMUNITIES**
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

EAST BUILDINGS I & II
RENDERED ELEVATIONS



BUILDING I - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING II - EAST ELEVATION
SCALE: 3/32" = 1'-0"

PHASE	
SITE PLAN SUBMITTAL	
REVISIONS	
SEAL	

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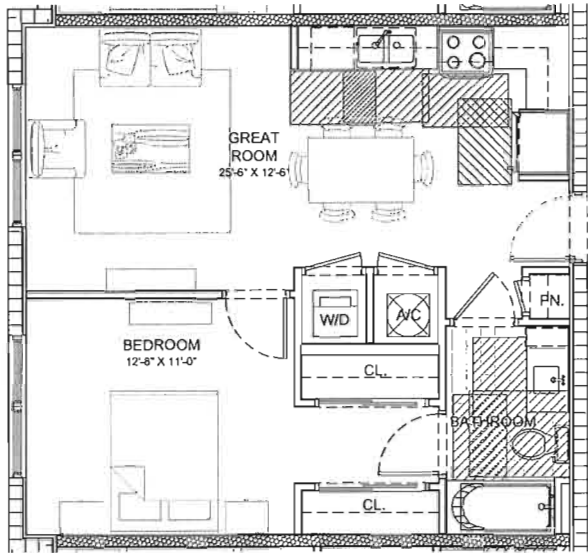


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PROJECT:
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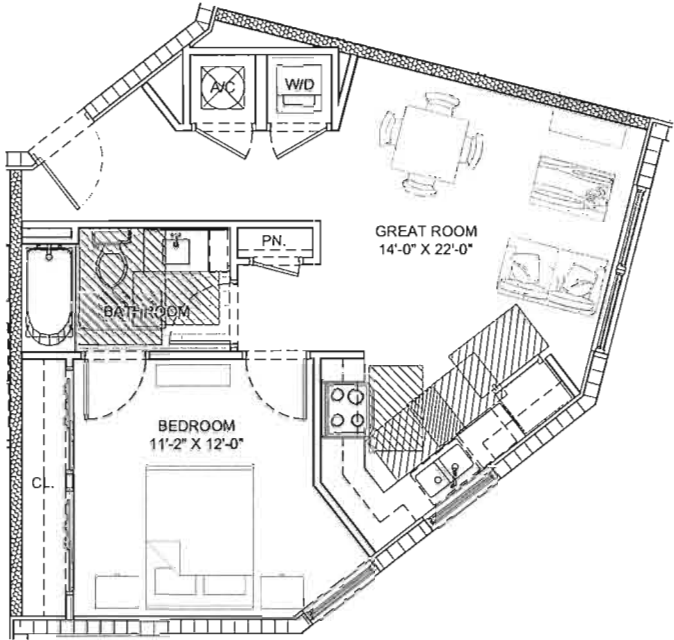
OWNER:
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**BUILDINGS I & II
UNIT PLANS**



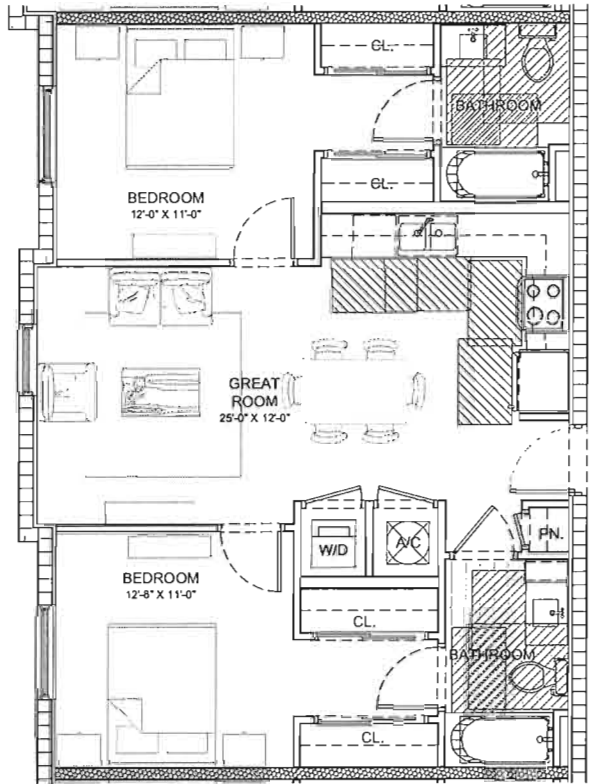
UNIT A-1 (TYPICAL)

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



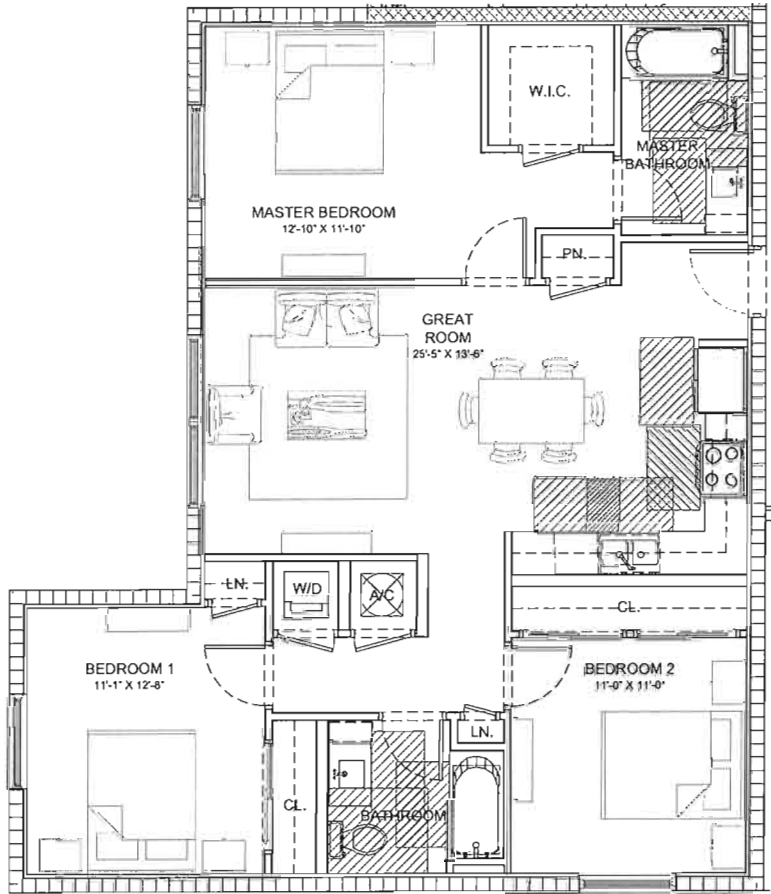
UNIT A-2 (TYPICAL)

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



UNIT B-1 (TYPICAL)

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



UNIT C-1 (TYPICAL)

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL

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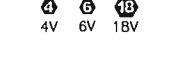
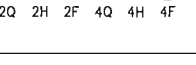
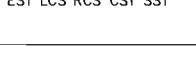
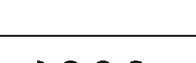
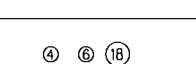
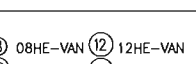
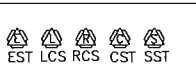
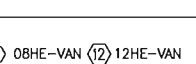
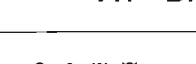
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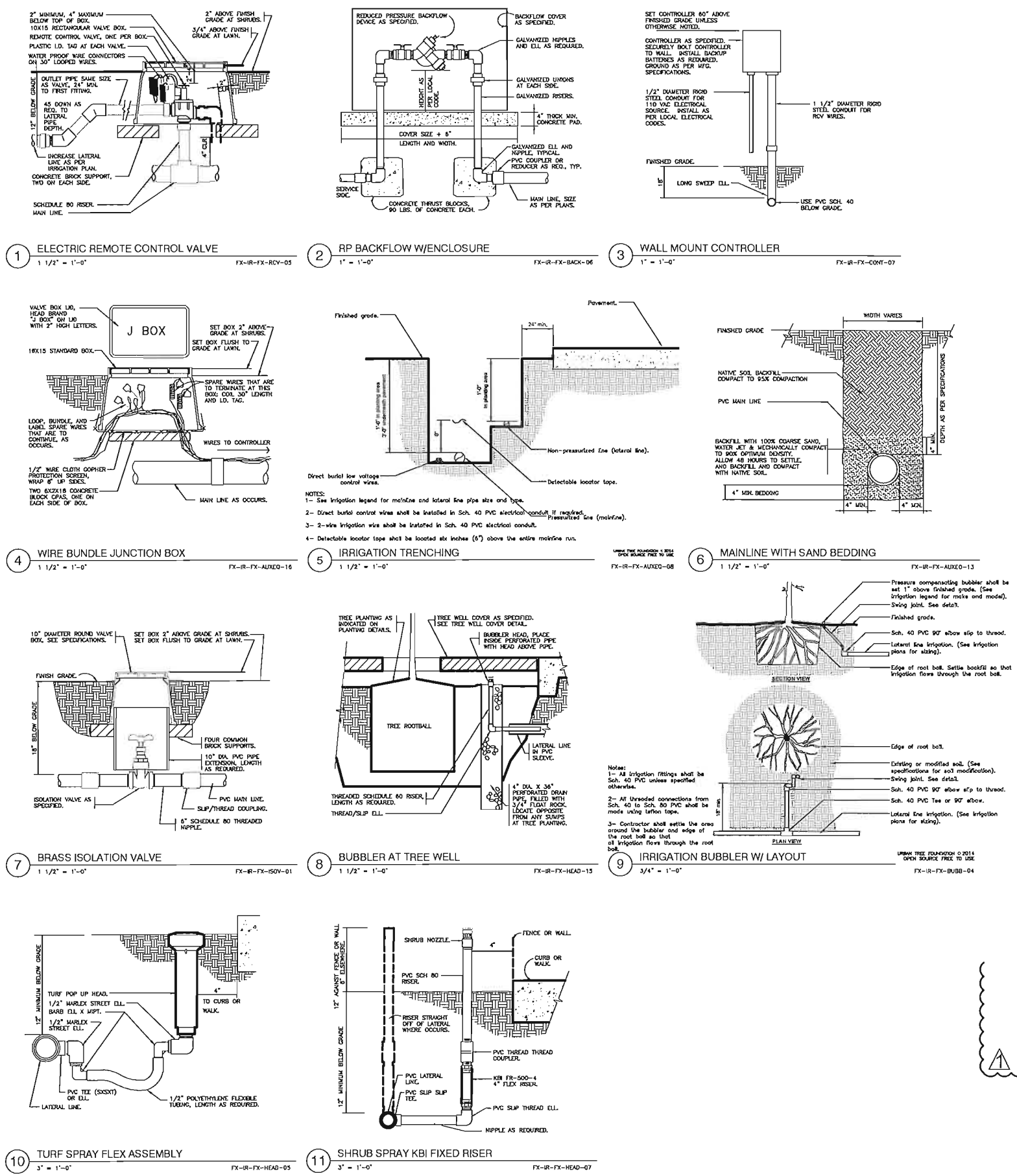
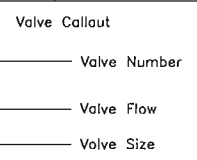
APPR BY AMC

FILE 2017-49

PRINTED DATE: 9-7-2017

SHEET NUMBER:

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 2Q 2H 2F 4Q 4H 4F	RAIN BIRD 1806-PRS SQ SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	2	30
 EST LCS RCS CST SST	RAIN BIRD 1806-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	43	30
 4V 6V 18V	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	75	30
 8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	69	30
 2Q 2H 2F 4Q 4H 4F	RAIN BIRD 1800-PA-8S-PRS SQ SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	20	30
 EST LCS RCS CST SST	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	43	30
 Q H F	RAIN BIRD 1800-PA-8S-PRS 5 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	35	30
 Q T H F	RAIN BIRD 1800-PA-8S-PRS 8 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	45	30
 SST	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	16	30
 4 4V 6V 18V	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	80	30
 8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	171	30
 EST LCS RCS CST SST	RAIN BIRD 1812-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	5	30
 8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	17	30
 CST Q H F	RAIN BIRD 1806-5 SERIES STREAM W/ PCS 5CST-020 STREAM BUBBLER 6.0" POPUP WITH PRESSURE COMPENSATING SCREEN.	106	30



WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x5/8" copper grounding plates, 5/8"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a 1/4 turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for 3/4" - 2 1/2" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for 3/4" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline; Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in Inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
- 2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
- 3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
- 4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
- 5. Coverage and operational test
- 6. Final inspection
- 7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
- 3. Acceptance of required controller charts and placement inside controllers.
- 4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
- 1. Proper set height (top of sprinkler is 1" below mow height
 - 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 - 3. Check wiper seal for leaks - if leaking , clean head and re-inspect.
 - 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 - 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 - 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes

7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.

8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

Site Plan Submittal

Saratoga Crossings East

City Of Dania Beach
Broward County, Florida

Sheet Description
Irrigation
Notes

Release Date
12-13-17

Project Number
1735B

Drawing Number

IR-3

Sheet 2 of 2

HUGH JOHNSON
RLA # 855

Seal

△ SITE PLAN
COMMENTS

Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., First Landscaping, FL 33135 LIC#206207
TEL:305-754-6655 EMAIL: hjohnson@aal.net



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BEFORE YOU DIG

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Call 811 two business days
before digging



- NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 3. SEE SHEET LP-5 FOR LANDSCAPE NOTES AND DETAILS
 4. SEE SHEET LP-5 FOR PLANTING SCHEDULE AND SPECIFICATIONS.



SCALE: 1" = 20'-0"

Saratoga Crossings East

City of Dania Beach
Broward County, Florida

Site Plan Submittal

Sheet Description

Irrigation Plan

Release Date
12-13-17

Project Number
1735B

Drawing Number

IR-1

Sheet 1 of 2

12-6-17
SITE PLAN
COMMENTS

HUGH JOHNSON
FLA # 855

Revision Dates

Seal

AAL
Architectural Alliance Landscape
612 SW 48th Ave., Fort Lauderdale, FL 33315, LCC000027
TEL: 561-464-9608 EMAIL: hjohnson@aalfl.com



SCALE: 1" = 20'-0"



Seal

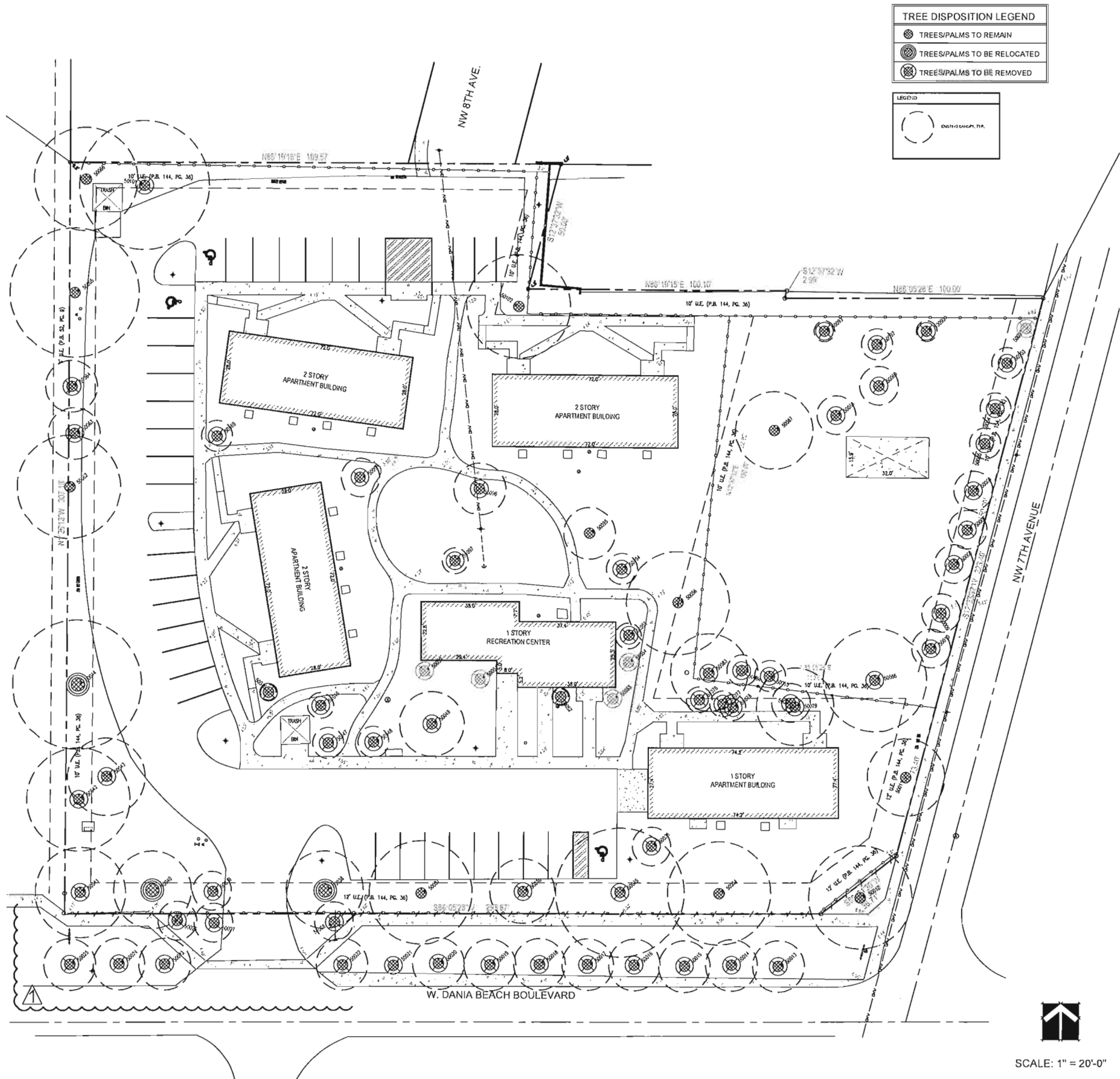
Revision Dates

City Of Dania Beach
Broward County, Florida

Drawing Number

Sheet 1 of 2

PLANT SCHEDULE SARATOGA EAST									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
1QV	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	RELOCATED					
CATEGORY 1 TREE									
B3	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
B32	4	BURSERA BIVARUBA	GUAIRO LINDO	B&B FIELD GROWN	2" CAL	14' HT. X 6" SFR. STD. 6' CT.	YES	HIGH	
CF3	2	CASSIA FISTULA	GOLDEN SHOWER	B&B FIELD GROWN	2" CAL	12' HT. X 6" SFR.	NO	HIGH	
CF2	1	CASSIA FISTULA	GOLDEN SHOWER	B&B FIELD GROWN	5.5" CAL	16' HT. X 6" SFR. STD. 6' CT.	NO	HIGH	
CE	4	CONOCARPUS ERECTUS	BUTTANWOOD	B&B FIELD GROWN	2" CAL	14' HT. X 6" SFR. STD. 6' CT.	YES	HIGH	
DR2	2	DELONIX REGIA	ROYAL PINKGANGA	B&B FIELD GROWN	5.5" CAL	16' HT. X 6" SFR. STD. 6' CT.	NO	HIGH	
QV	4	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN	2" CAL	14' HT. X 6" SFR. STD. 6' CT.	YES	HIGH	
QV2	2	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN	5.5" CAL	16' HT. X 6" SFR. STD. 6' CT.	YES	HIGH	
S02	2	SVAROSA GLAUC	PARADISE TREE	B&B FIELD GROWN	2" CAL	12' HT. X 6" SFR. SINGLE STRAIGHT LEADER	YES	HIGH	
SM	6	SWETENIA KAWAKAWA	MAHOGANY	B&B FIELD GROWN	2" CAL	12' HT. X 6" SFR. STD. 6' CT.	YES	HIGH	
CATEGORY 2 TREE									
JA	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
JA	4	JEX CASPIE	DANDON HOLLY	B&B FIELD GROWN	2" CAL	12' HT. X 6" SFR.	YES	HIGH	
EXISTING TREES & PALMS									
QV	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
QV	10	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING	VARIABLES	20-25" VARIABLES	YES	HIGH	TO REPAIR
PALM TREES									
RE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
RE	15	ROYAL PALM ELATA	FLORIDA ROYAL PALM	B&B FIELD GROWN	8" G.W.	B.W. MATCHED HEAVY	YES	MED	TO REPAIR
SHRUBS									
CLUS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
CLUS	109	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		48" HT. X 24" SFD	NO	HIGH	
CFB	35	CORDONIA FRUTICOSA 'BLACK JAGOT'	BLACK JAGOT 11	3 GAL.			NO	HIGH	
DR	6	DRACADIA REFLEXA 'VARIAGATA'	SOUTH OF INDIA	7 GAL.		5' GAL. 3'-4' SFR.	NO	MEDIUM	
SB	6	SAUCEVIERIA TRIFOLIATA 'BLACK GOLD'	BLACK GOLD SAUCEVIERIA	1 GAL.		10' OA	NO	HIGH	
VDA	11	VIBURNUM ODORATISSIMUM AVABURU	AVABURU VIBURNUM	7 GAL.		30" HT. X 24" SFR.	NO	HIGH	
ACCENT PLANT									
AW	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
AW	23	ACALYTHA VILNOSA 'HOFFMAN'	RED COPPERLEAF	3 GAL.		24" SFR.	NO	HIGH	
CM	3	CARTIOTA WHITE	FISHTAIL PALM	25 GAL.		MULTI-STEM 6'-7' GAL. FULL TO BASE	NO	MEDIUM	
CPA	5	COCCINIFERA DROPHIS 'VIOLETT'	JAPANESE BLUEBERRY TREE DWARF	25 GAL.		6' HT. X 3.5' SFR. TREE FORM	NO	HIGH	
LCR	13	LEEA COCCINIFERA 'RUBRA'	RED LEEA	3 GAL.		24" SFR.	NO	MEDIUM	
LJ	3	LEUCISTIA JAPONICA	TREE LIGUSTRUM	25 GAL.		6' HT. X 3.5' SFR. TREE FORM	NO	MEDIUM	
WIP	1	WUSSAENIA FRONDOSA	WUSSAENIA	7 GAL.		4-5' GAL.	NO	MEDIUM	
PA	18	POLYALTHA LONGIFOLIA	ASHOK	15 GAL.		5-6' GAL. FULL TO BASE	NO	HIGH	
RUP	18	PTYCHOSPERMA SCHEFFERI	SCHIFFER'S PALM	15 GAL.		5-6' GAL. FULL TO BASE	NO	MEDIUM	
RUP	1	RAPHIOLEPIS INDICA	MAJESTIC BEAUTY	6" HT. X 3.5' SFR. STD. TREE FORM		6' HT. X 3.5' SFR. TREE FORM	NO	HIGH	
SLM	6	STEMMATASTRA LITORALIS	WILKY WAY TREE	25 GAL.		6' HT. X 3.5' SFR. TREE FORM	NO	MEDIUM	
TKV	5	THELIAX MORRIS	KEY THATCH PALM	15 GAL.		4' OA.	YES	HIGH	
TKV	15	THELIAX MORRIS	FLORIDA THATCH PALM	15 GAL.		4-5' GAL.	YES	HIGH	
SHRUB AREAS									
BGA	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
BGA	53	BEGONIA ODORATA 'ALBA'	DIANT WHITE ANDEL BEGONIA	3 GAL.		14' HT. X 18" SFR.	NO	MEDIUM	24" a.c.
CLR	367	CHRYSOBALANUS KACAO 'REDIP'	RED TIP COCCINIFERA	3 GAL.		24" HT. X 24" SFR.	YES	MEDIUM	24" a.c.
DEO	43	DURANTA ERECTA 'GOLD LION'	GOLD MOUND DURANTA	3 GAL.		16" HT. X 18" SFR.	NO	MEDIUM	24" a.c.
HCF	14	HAVELA PATEIS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL.		16" HT. X 18" SFR.	YES	HIGH	24" a.c.
HSH	17	HEBESUS ROSA-SILVER 'RED HOT'	RED HOT HEBESUS	3 GAL.		20" HT. X 20" SFR.	NO	HIGH	24" a.c.
QV	109	QUERCUS VIRGINIANA	LIVE OAK	3 GAL.		20" HT. X 20" SFR.	NO	MEDIUM	24" a.c.
QV	55	QUERCUS VIRGINIANA	LIVE OAK	3 GAL.		16" HT. X 18" SFR.	NO	MEDIUM	24" a.c.
QV	109	QUERCUS VIRGINIANA	LIVE OAK	3 GAL.		20" HT. X 20" SFR.	NO	MEDIUM	24" a.c.
PBU	54	PHLOEOBORONIA 'BURLI E DORADO'	PHLOEOBORONIA	16" HT. X 18" SFR.	NO	MEDIUM			20" a.c.
PUD	168	PODOCARPUS CHAMPHILLIUS	PODOCARPUS	3 GAL.		24" HT. X 24" SFR.	NO	MEDIUM	24" a.c.
SAG	292	SCHIFFERIA ARBORICOLA 'DWARF'	DWARF SCHEFFERIA	24" HT. X 24" SFR.	NO	HIGH			24" a.c.
SGC	424	SCHIFFERIA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL.		24" HT. X 24" SFR.	NO	HIGH	24" a.c.
SAT	45	SCHIFFERIA ARBORICOLA 'TRINETTE'	SCHIFFERIA	3 GAL.		24" HT. X 24" SFR.	NO	HIGH	24" a.c.
VSB	57	VIBURNUM SUFFRUTICUM	SAIDAIKWA VIBURNUM	24" HT. X 24" SFR.		24" a.c.	NO	LOW	24" a.c.
GROUPED COVERS									
ADM	31	ASPARAGUS DESBORNIUS 'HYPER'	HYPER ASPARAGUS	3 GAL.		18" HT. X 18" SFR	NO	MEDIUM	24" a.c.
DTB	65	DANIELA TASMANICA	BLUEBERRY FUNK LILY	3 GAL.		16" HT. X 16" SFR	NO	MEDIUM	24" a.c.
ELG	1,254	EREMODIA LITTORALIS	GOLDEN CRESPER	3 GAL.		6" HT. X 12" SFR	YES	HIGH	18" a.c.
PAO	763	POCUPHOCARPUS GREEN ISLAND	GREEN ISLAND POCUS	3 GAL.		12" HT. X 12" SFR	NO	MEDIUM	18" a.c.
YVD	592	YVES VONSTORIA STONE'S DWARF	DWARF YVES VONSTORIA	3 GAL.		12" HT. X 12" SFR	YES	HIGH	18" a.c.
VSB	592	VIBURNUM SUFFRUTICUM	SAIDAIKWA VIBURNUM	3 GAL.		16" HT. X 16" SFR.	NO	MEDIUM	18" a.c.
VSB	592	VIBURNUM SUFFRUTICUM	SAIDAIKWA VIBURNUM	3 GAL.		16" HT. X 16" SFR.	NO	HIGH	24" a.c.
VSB	193	VIBURNUM SUFFRUTICUM	SAIDAIKWA VIBURNUM	3 GAL.		12" HT. X 12" SFR.	YES	HIGH	18" a.c.
SOO SEED									
SOO SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
SOO SEED	13,942 SF	STENOXYPHIUM SECUNDATUM 'FLORIST'	FLORIST ST. AUGUSTINE SOO	SOO					
TALL GROUND COVERS									
YVD	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
YVD	80	YVES VONSTORIA CAPILLARIS	PINK MILKY GRASS	24" X 24"	YES	HIGH			24" a.c.



TREE DISPOSITION LEGEND

- TREES/PALMS TO REMAIN
- TREES/PALMS TO BE RELOCATED
- TREES/PALMS TO BE REMOVED

LEGEND

- EXISTING DRIVE, PAV.



SCALE: 1" = 20'-0"

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Site Plan Submittal

Saratoga Crossings East

City of Dania Beach
Broward County, Florida

Sheet Description
Tree Disposition Plan
Release Date 12-13-17
Project Number 1735B
Drawing Number

TS-1

Sheet 1 of 2

A SITE PLAN COMMENTS

12-13-17

HUGH JOHNSON
FLA # 855

Revision Dates

Seal

AAL
Architectural Alliance Landscape

6712 SW 48th Ave., Fort Lauderdale, FL 33315 LCC00027
BAAE: hugh@aalfla.com

Dania Beach Housing Authority Saratoga Crossing East 12/6/2017														
TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Specimen Canopy Loss	Clear Trunk Ft	DBH Inches	Health Condition	Health Condition %	Sub-Total \$	SpecimenTotal \$	Disposition
50003	QUEEN PALM	Syagrus romanzoffiana	15	12	113	113		8	8	POOR	30	\$80.00		REMOVE
50004	QUEEN PALM	Syagrus romanzoffiana	15	12	113	113		8	8	POOR	30	\$80.00		REMOVE
50005	QUEEN PALM	Syagrus romanzoffiana	6	12	113	113		2	6	POOR	30	\$60.00		REMOVE
50006	QUEEN PALM	Syagrus romanzoffiana	18	15	177	177		9	8	POOR	30	\$80.00		REMOVE
50007	QUEEN PALM	Syagrus romanzoffiana	15	15	177	177		8	10	POOR	30	\$80.00		REMOVE
50008	QUEEN PALM	Syagrus romanzoffiana	15	15	177	177		8	10	POOR	30	\$80.00		REMOVE
50009	QUEEN PALM	Syagrus romanzoffiana	12	15	177	177		6	8	POOR	30	\$80.00		REMOVE
50010	QUEEN PALM	Syagrus romanzoffiana	12	15	177	177		6	8	POOR	30	\$80.00		REMOVE
50011	LIVE OAK	Quercus virginiana	25	30	707	0			12	FAIR	50			REMAIN
50012	LIVE OAK	Quercus virginiana	40	40	1257	0			30	FAIR	60			REMAIN
50013	ROYAL PALM	Roystonea regia	45	20	314	314	314	25	18	GOOD	75	\$2,340.00		REMOVE
50014	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50015	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50016	ROYAL PALM	Roystonea regia	45	20	314	314		25	20	GOOD	80	\$2,500.00		REMOVE
50017	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50018	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50019	ROYAL PALM	Roystonea regia	45	20	314	314	314	25	20	FAIR	60	\$1,875.00		REMOVE
50020	ROYAL PALM	Roystonea regia	45	20	314	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50021	DEAD PALM				0	0			18					
50022	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50023	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50024	ROYAL PALM	Roystonea regia	40	20	314	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50025	ROYAL PALM	Roystonea regia	45	20	314	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50026	QUEEN PALM	Syagrus romanzoffiana	12	15	177	177		6	8	POOR	25	\$70.00		REMOVE
50027	QUEEN PALM	Syagrus romanzoffiana	12	15	177	177		6	8	FAIR	45	\$110.00		REMOVE
50028	QUEEN PALM	Syagrus romanzoffiana	15	15	177	177		8	8	FAIR	45	\$110.00		REMOVE
50033	BOTTLE BRUSH	Callistemon viminalis	15	15	177	177			8	POOR	30	\$1,630.00		REMOVE
50034	LIVE OAK	Quercus virginiana	30	40	1257	0			20	GOOD	65			REMAIN
50035	LIVE OAK	Quercus virginiana	35	40	1257	1257	1257		19	FAIR	50	\$8,100.00		REMOVE
50036	LIVE OAK	Quercus virginiana	30	25	491	491			15	FAIR	45	\$3,760.00		REMOVE
50037	LIVE OAK	Quercus virginiana	40	40	1257	0			18	FAIR	60			REMAIN
50038	LIVE OAK	Quercus virginiana	40	30	707	0			15	GOOD	65			RELOCATE
50039	LIVE OAK	Quercus virginiana	30	30	707	707			12	FAIR	50	\$2,810.00		REMOVE
50040	LIVE OAK	Quercus virginiana	30	30	707	0			12	FAIR	60			RELOCATE
50041	LIVE OAK	Quercus virginiana	35	35	962	962			15	FAIR	45	\$3,760.00		REMOVE
50042	LIVE OAK	Quercus virginiana	40	40	1257	1257			15	POOR	30	\$2,680.00		REMOVE
50043	BRAZILIAN BEAUTYLEAF	Calophyllum brasiliense	40	30	707	707			13	FAIR	50	\$2,340.00		REMOVE
50044	LIVE OAK	Quercus virginiana	40	50	1963	1963	1963		21	GOOD	65			RELOCATE
50045	BOTTLE BRUSH	Callistemon viminalis	8	6	28	28			8	POOR	10	\$540.00		REMOVE
50046	BOTTLE BRUSH	Callistemon viminalis	20	10	79	79			11	POOR	15	\$960.00		REMOVE
50047	QUEEN PALM	Syagrus romanzoffiana	12	12	113	113			8	FAIR	50	\$130.00		REMOVE
50048	QUEEN PALM	Syagrus romanzoffiana	12	12	113	113			8	FAIR	50	\$130.00		REMOVE
50049	BOTTLE BRUSH	Callistemon viminalis	20	25	491	491			15	POOR	30	\$2,460.00		REMOVE
50050	GONE				0	0								
50051	GONE				0	0								
50052	BRAZILIAN BEAUTYLEAF	Calophyllum brasiliense	30	30	707	707			18	FAIR	55	\$7,500.00		REMOVE
50053	GONE				0	0								
50054	GONE				0	0								
50055	GEIGER TREE	Cordia sebestena	14	6	28	28			4	FAIR	40	\$170.00		REMOVE
50056	LIVE OAK	Quercus virginiana	40	40	1257	0			19	GOOD	70			REMAIN
50062	LIVE OAK	Quercus virginiana	35	40	1257	0			18	FAIR	60			REMAIN
50063	BRAZILIAN BEAUTYLEAF	Calophyllum brasiliense	20	20	314	314			11	POOR	30	\$1,860.00		REMOVE
50064	LIVE OAK	Quercus virginiana	30	20	314	314			10	POOR	35	\$1,480.00		REMOVE
50065	LIVE OAK	Quercus virginiana	40	45	1590	0			28	FAIR	60			REMAIN
50066	LIVE OAK	Quercus virginiana	50	40	1257	0			18	FAIR	55			REMAIN
50069	QUEEN PALM	Syagrus romanzoffiana	20	12	113	113			10	FAIR	45	\$110.00		REMOVE
50076	SABAL PALM	Sabal palmetto	15	10	79	79			14	GOOD	70	\$140.00		REMOVE
50077	SABAL PALM	Sabal palmetto	15	10	79	79			12	FAIR	60	\$140.00		REMOVE
50078	SABAL PALM	Sabal palmetto	15	10	79	79			12	FAIR	50	\$140.00		REMOVE
50079	WEEPING FIG	Ficus benjamina	30	30	707	707			24	POOR	30	\$4,070.00		REMOVE
50080	SABAL PALM	Sabal palmetto	35	15	177	177			18	POOR	15	\$180.00		REMOVE
50083	LIVE OAK	Quercus virginiana	25	30	707	707			10	FAIR	50	\$1,880.00		REMOVE
50084	SPINDLE PALM	Hyophorbe verschaffeltia	6	12	113	113			8	GOOD	70	\$180.00		REMOVE
50085	SOLITAIRE PALM	Ptychosperma elegans	20	12	113	113			5	FAIR	60	\$360.00		REMOVE
50086	LIVE OAK	Quercus virginiana	30	35	962	962			20	FAIR	60	\$9,200.00		REMOVE
50087	LIVE OAK	Quercus virginiana	20	30	707	0			12	GOOD	65			REMAIN
50088	QUEEN PALM	Syagrus romanzoffiana	15	15	177	177			10	POOR	30	\$80.00		REMOVE
50089	QUEEN PALM	Syagrus romanzoffiana	20	15	177	177			8	POOR	25	\$70.00		REMOVE
50090	SPINDLE PALM	Hyophorbe verschaffeltia	6	8	50	50			8	GOOD	65	\$170.00		REMOVE
50091	GONE				0	0								
50092	SPINDLE PALM	Hyophorbe verschaffeltia	7	12	113	113			10	GOOD	70	\$180.00		REMOVE
50093	SPINDLE PALM	Hyophorbe verschaffeltia	8	8	50	50			12	GOOD	65	\$200.00		REMOVE
50094	QUEEN PALM	Syagrus romanzoffiana	10	12	113	113			8	FAIR	50	\$130.00		REMOVE
50095	LIVE OAK	Quercus virginiana	20	20	314	0			10	GOOD	70			RELOCATE
50096	BOTTLE BRUSH	Callistemon viminalis	15	20	314	314			10	POOR	20	\$950.00		REMOVE
50097	QUEEN PALM	Syagrus romanzoffiana	8	10	79	79			12	POOR	5	\$10.00		REMOVE
50098	QUEEN PALM	Syagrus romanzoffiana	15	15	177	177			10	FAIR	60	\$180.00		REMOVE
50101	LIVE OAK	Quercus virginiana	30	40	1257	1257			24	FAIR	40	\$11,600.00		REMOVE
50102	LIVE OAK	Quercus virginiana	50	40	1257	0			18	FAIR	60			REMAIN
TOTALS					34393	20,863	6,674					\$28,620.00	65475	

Total Mitigation shall be based on 1.5 x's the total canopy loss: 20,863 SF x 1.5 =31,294 SF needed to be mitigated.
Specimen Canopy Loss: 6,674 SF , Non-specimen Canopy Loss: 14,189 SF, Total Canopy Loss (Specimen + Non-Specimen): 20,863 SF
Specimen Tree Loss Appraisal Value: \$65,475.00, Non-specimen Tree Loss Appraisal Value: \$28,620, Total Tree Loss Value: \$35,165.00
NOTE: All height and canopy numbers are in feet. Palm height is overall height.

ROOT PRUNING FOR TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment 6-8 weeks prior to relocation to a depth of at least 24 inches by ISA certified arborist.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

Up to 3":	32"
3" to 6":	60"
6" to 8":	80"
> 8":	12" inches per inch of trunk diameter

Larger sizes increase proportionally.

C. Two to 3 weeks after root pruning and before lifting, tree canopies shall be pruned to remove any dead, decayed, broken branches, low hanging branches, or branches which would otherwise restrict strapping/lifting activities.

1) TREE RELOCATION

A. Trees shall be lifted using fiber rope lifting straps, with their rootballs cradled with fiber rope tree slings or other appropriate materials, such that the bulk of the trees' weight rests upon the rootball. Trunk straps may be used for balancing an maneuvering the trees into position, but shall not be used to lift or hold 100% of the trees' weight.

1. Once lifting begins, any uncut roots which become apparent around or under the rootballs shall be immediately severed with the appropriate pruning tools so as to minimize tearing.

2. After lifting, trees shall not be set down again until reaching the final site of relocation.

B. Trees are to be set in pre-dug pits, and properly braced in accordance with tree planting details shown on landscape plan.

C. Daily irrigation at high volume (15-25 gallons per tree, as per size) shall be provided for the first month after relocation. After that time, irrigation shall be provided 3 times per week, continuing at high rates, for at least 2 more months. After establishment, standard irrigation practices shall be implemented.

REQUIRED MITIGATION

#59 TREES REMOVED FROM SITE FOR A TOTAL CANOPY LOSS OF xxxxxx S.F.

TOTAL MITIGATION WITH 1.5 TIMES EQUALS = xxxxxx SF TO BE MITIGATED

MITIGATION SHALL COMPLY WITH SECTION 825-100 (5)

PROPOSED LANDSCAPE PLAN HAS ADDITIONAL 12 TREES TO COMPLY WITH MITIGATION REQUIREMENTS

A BREAKDOWN OF THE CANOPY MITIGATION COVERAGE IS BELOW:

12	TOTAL TREES		
11	NATIVE TREES	(3 GUMBO LIMBO, 5 LIVE OAK, 2 PARADISE TREE, 1 ROYAL PALM)	

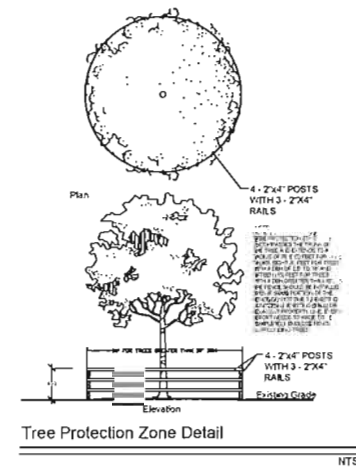
8	CATEGORY 1A - 500 s.f. each	4,000 s.f.
2	CATEGORY 1b - 300 s.f. each	600 s.f.
1	CATEGORY 2 - 150 s.f. each	150 s.f.

4,750 s.f.

TOTAL MITIGATION REQUIRED 31,294 s.f.

TOTAL MITIGATION PROVIDED 4,750 s.f.

TOTAL MITIGATION FOR TREE TRUST FUND 26,544 s.f. \$1 PER CANOPY SQUARE=\$XX,XXX



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days
before digging

SARATOGA CROSSINGS EAST

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

ATLANTIC PACIFIC COMMUNITIES

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
S-1	SURVEY
A-0.02	EAST STREET DESIGN DIAGRAM
A-1.00	EAST SITE PLAN
A-1.01	EAST COLOR SITE PLAN
A-2.00	BUILDING I - FLOOR PLAN
A-2.01	BUILDING II - FLOOR PLAN
A-2.02	BUILDING II - FLOOR PLAN
A-3.00	BUILDING I - ELEVATIONS
A-3.01	BUILDING II - ELEVATIONS
A-3.02	COLOR ELEVATIONS
A-4.00	UNIT PLANS
TS-1	TREE DISPOSITION PLAN
TS-2	TREE DISPOSITION TABLE AND NOTES
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS PLAN
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION NOTES
PD-1	PAVING AND GRADING PLAN
WS-1	UTILITY PLAN
PH-1	PHOTOMETRIC PLAN
FT-1	FIRE TRUCK AUTO TURN



LOCATION MAP

SECTION 34 / TOWNSHIP 50 S / RANGE 42 E

SITE PLAN

LEGAL DESCRIPTION:

TRACT "A", MIZELL GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL "A", MIZELL GARDENS TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

DEVELOPER:

ATLANTIC PACIFIC COMMUNITIES
2950 SW 27TH AVENUE, SUITE 200
MIAMI, FL 33133
(305) 357-4700

PLANNER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

ARCHITECT:

CORWIL ARCHITECTS
4210 LAGUNA STREET
CORAL GABLES, FL 33146
(305) 448-7383

CIVIL ENGINEER:

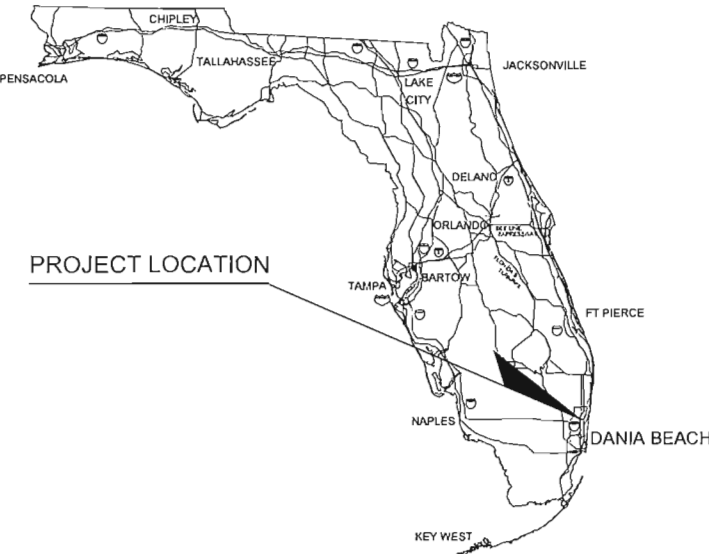
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

SURVEYOR:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

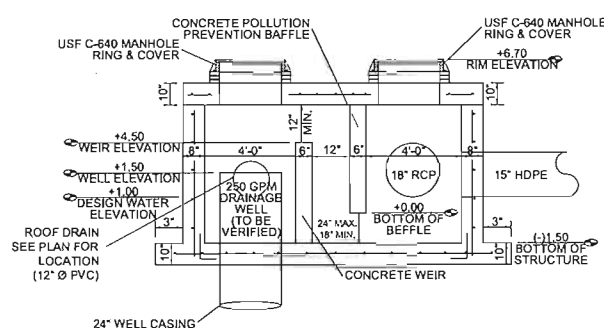
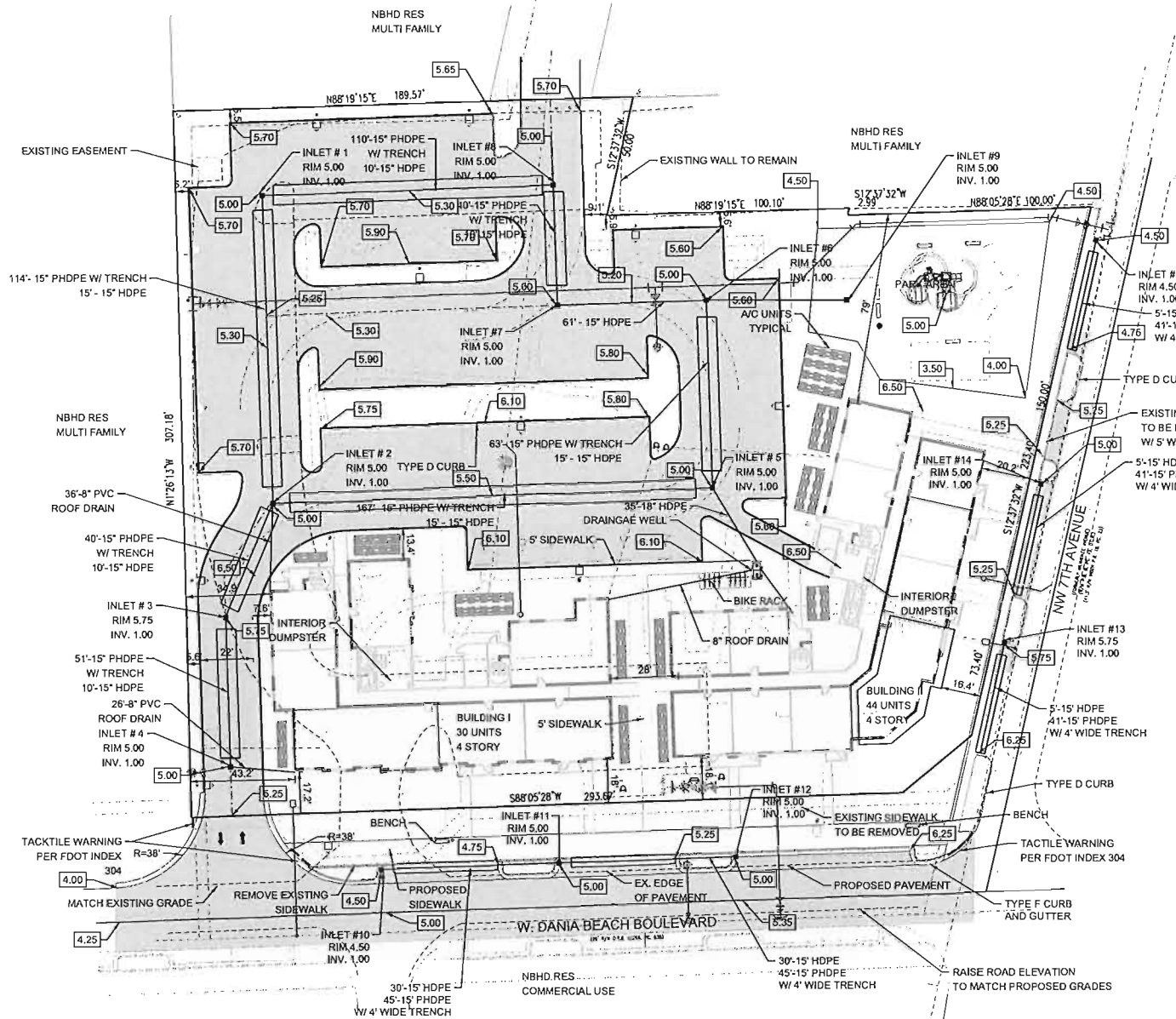
LANDSCAPE ARCHITECT:

ARCHITECTURAL ALLIANCE
LANDSCAPE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
(954) 764-8858

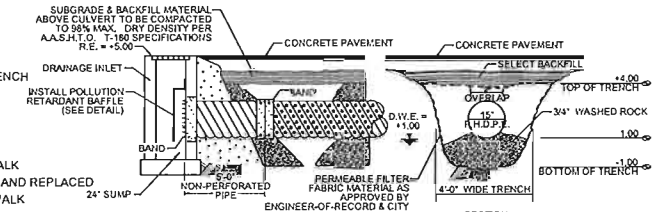


ENGINEER'S CERTIFICATION
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

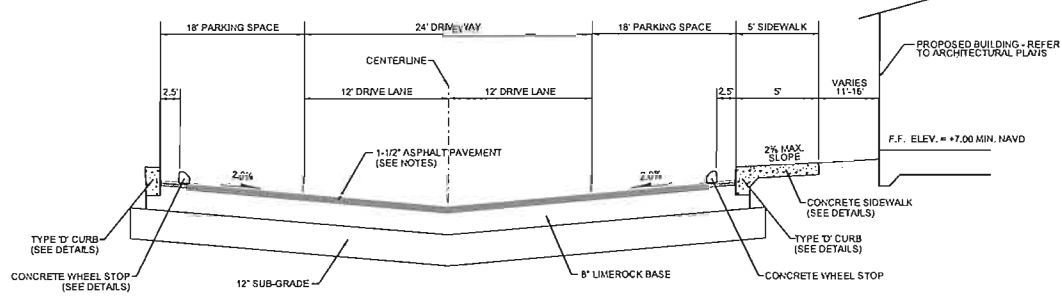
Date: 12/14/2017 Seal
Approved by: JAY HUEBNER
Registered Engineer Number: 54615
State of Florida



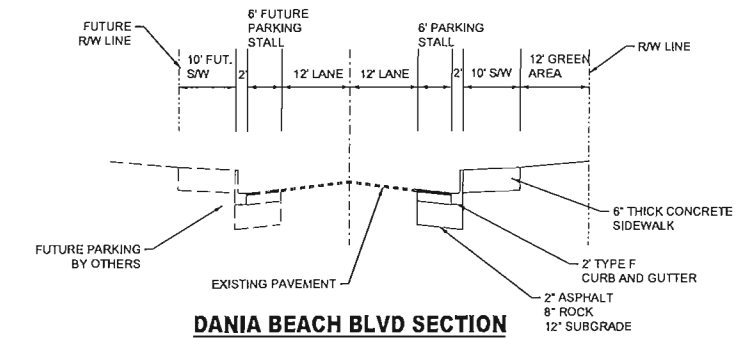
DRAINAGE WELL - STRUCTURE DETAIL
N.T.S.



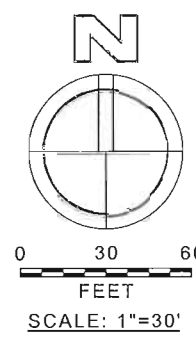
EXFILTRATION TRENCH DETAIL
N.T.S.



TYPICAL PARKING LOT
N.T.S.



DANIA BEACH BLVD SECTION



- LEGEND**
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SIGN
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	11/22/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 8/17
 Drawn by: AZ Date: 8/17
 Checked by: JH Date: 8/17



HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

SARATOGA CROSSING EAST
 PAVING AND GRADING PLAN

SCALE:
 1" = 30'
 PROJECT NUMBER:
 1707-66
 SHEET NUMBER:
 PD-1

Date: 12/16/2017
 Approved by: JAY McLENNAN, P.E.
 Registered Engineer No. 65615
 State of Florida

Z:\projects\2017\1707-66\1707-66.dwg 12/16/2017 15:00:15 gmsacres\msandrawing\jalle.plt 150215.dwg



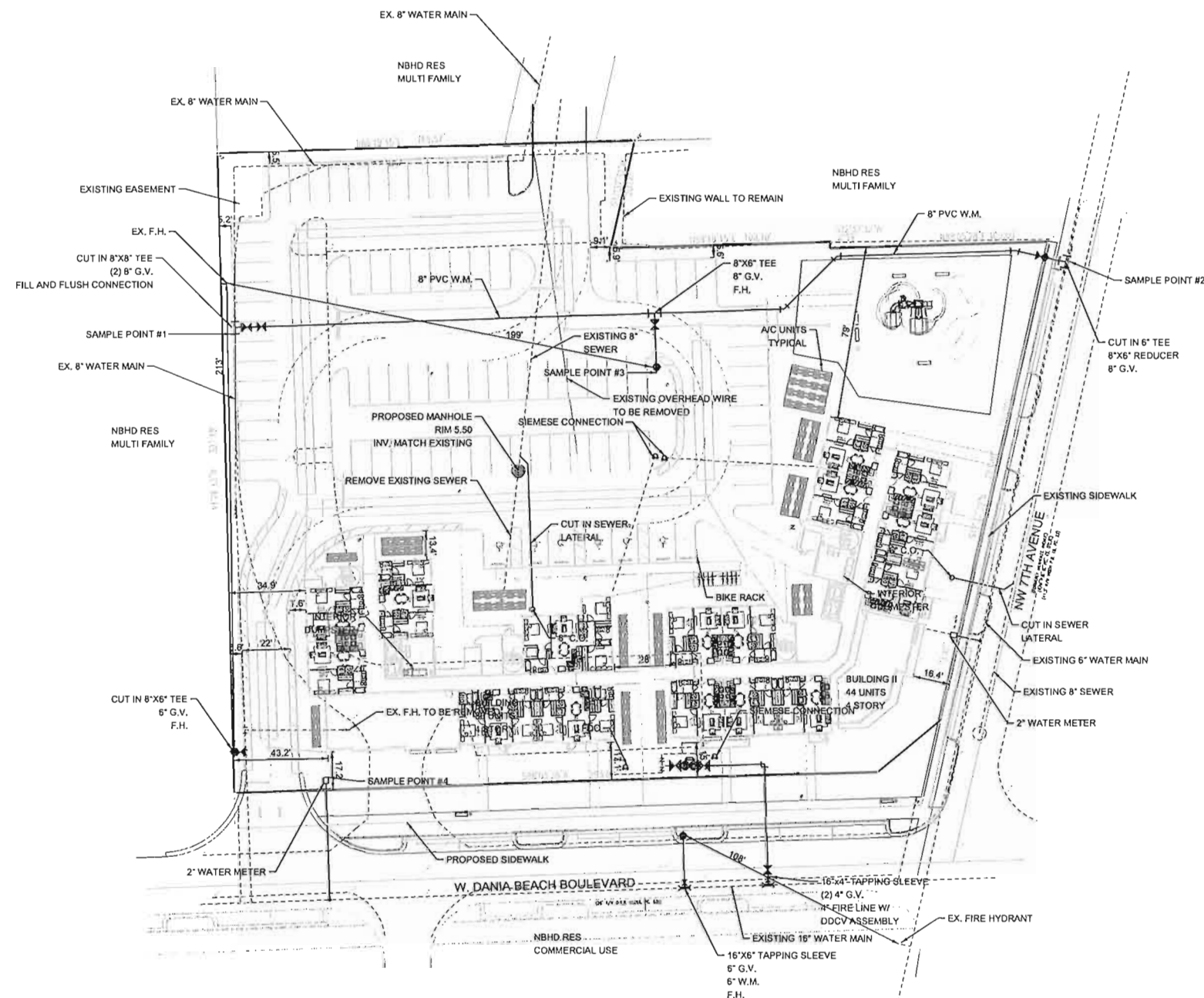
0 30 60

FEET

SCALE: 1"=30'

LEGEND

- LIGHT POLE
- FPL TRANSFORMER
- ♿ HANDICAP STALL
- SIGN
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	12/14/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 8/17
Drawn by: AZ Date: 8/17
Checked by: JH Date: 8/17



HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

SARATOGA CROSSING EAST
UTILITY PLAN

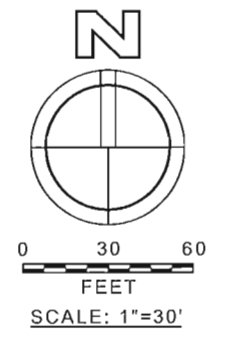
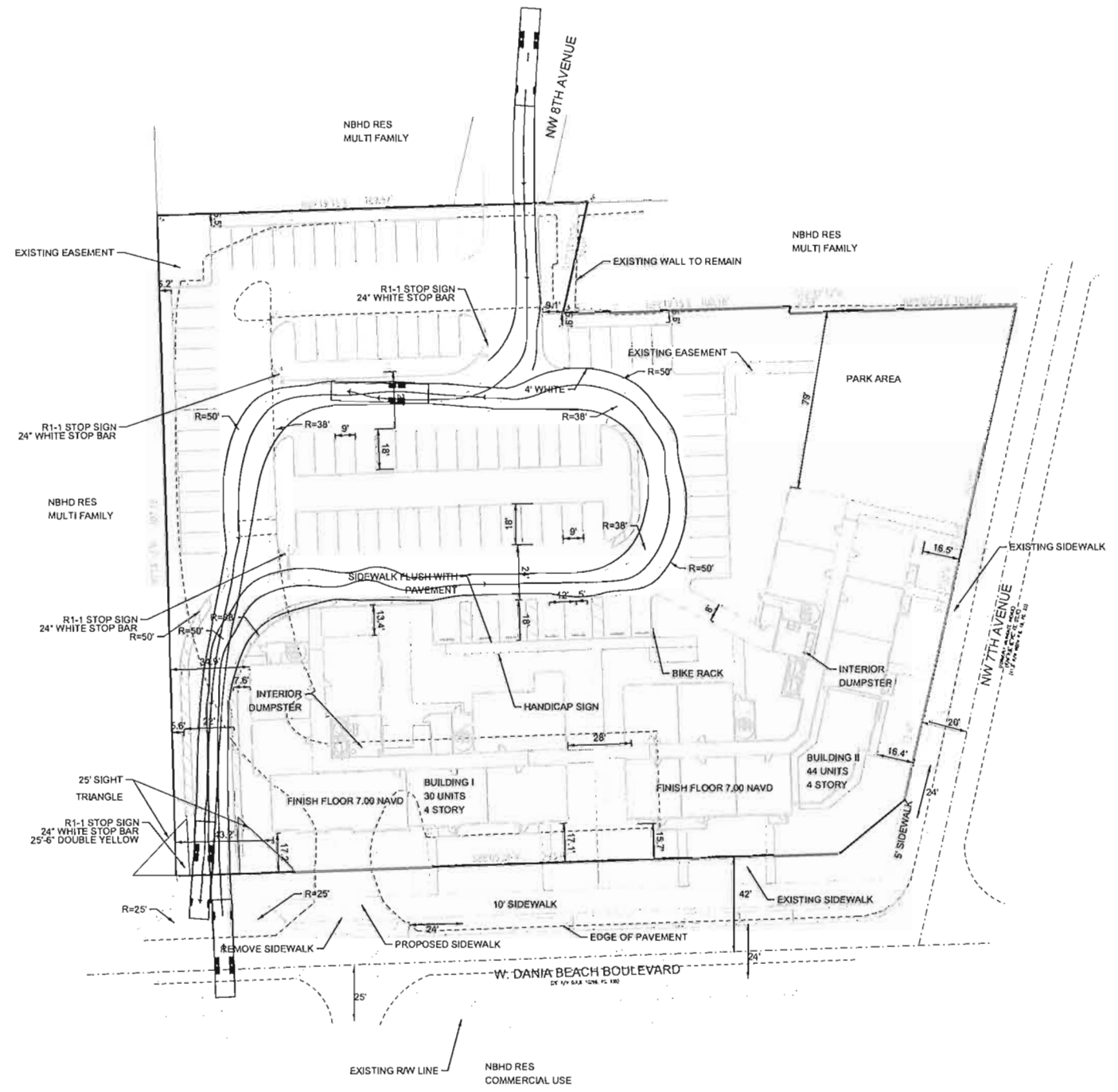
SCALE:
1" = 30'
PROJECT NUMBER:
1707-66
SHEET NUMBER:
WS-1

Date: 12/14/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No. 54615
State of Florida

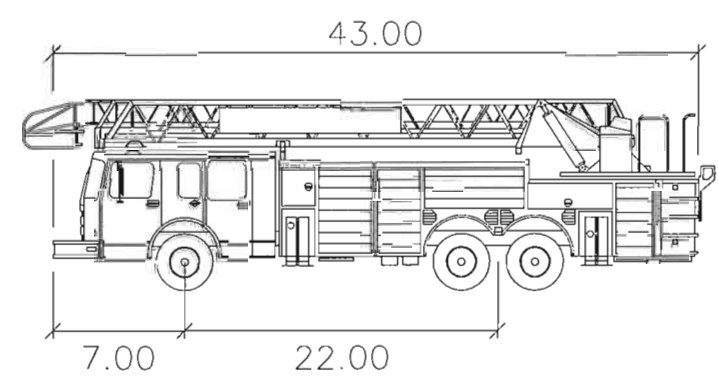
12/14/2017

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- LEGEND
- LIGHT POLE
 - FPL TRANSFORMER
 - ⦿ HANDICAP STALL
 - SIGN
 - ▬ PROPOSED SIDEWALK
 - PROPOSED PAVEMENT



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

NO. DATE BY REVISIONS			NO. DATE BY REVISIONS			Designed by: JH Date: 8/17 Drawn by: AZ Date: 8/17 Checked by: JH Date: 8/17		HSQ GROUP, INC. Engineers · Planners · Surveyors 1489 West Palmetto Park Road, Suite 340 Boca Raton, Florida 33486 · 561.392.0221 C26258 · LB7924	SARATOGA CROSSING EAST FIRE TRUCK AUTO TURN	SCALE: 1" = 30'
										PROJECT NUMBER: 1707-66
										SHEET NUMBER: FT-1
3 11/13/17 JMH REVISE PER DRG COMMENTS										Date: 12/14/2017 Approved by: JAY HIEBERER, P.E. Registered Engineer No. 54615 State of Florida

X:\projects\2017\1707-66\1707-66.dwg 12/14/2017 1:50:15 pm jay.hieberer@hsqgroup.com



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS EAST
705 W. DANIA BEACH
BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27TH AVE, STE #200
MIAMI, FL 33133

EAST RENDERED
SITE PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL

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ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF CORWILARCHITECTS, INC.

DATE: 9-7-2017

JOB NO.: 2017-49

DRAWN BY: MC

APPR BY: AMC

FILE: 2017-49

PRINTED DATE: 9-7-2017

SHEET NUMBER:

A-1.01

NOTES

OUTDOOR LIGHTING OF THESE AREAS SHALL COMPLY DANIA BEACH CODE.

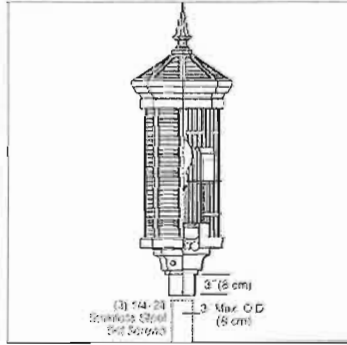
* ALL LIGHT FIXTURES SHALL BE OF A PEDESTRIAN SCALE, WITH A MAXIMUM HEIGHT OF 18 FEET AND MAXIMUM SPACING BETWEEN FIXTURES OF 60 FEET.

* THE TYPE AND SPACING OF LIGHT FIXTURES SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROVAL SHALL BE BASED ON UNIFORMITY OF TYPES, LOCATION, RIGHT-OF-WAY WIDTH, AND LUMINOSITY.

* WEATHER AND VANDALISM RESISTANT COVERS SHALL PROTECT ALL LIGHT FIXTURES.

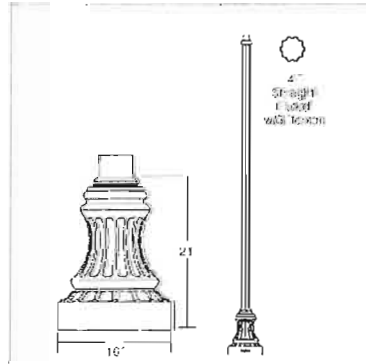
* STREET LAMPS SHALL BE INSTALLED ON BOTH SIDES OF STREETS.

* COBRA-HEAD LIGHTS SHALL NOT BE PERMITTED.



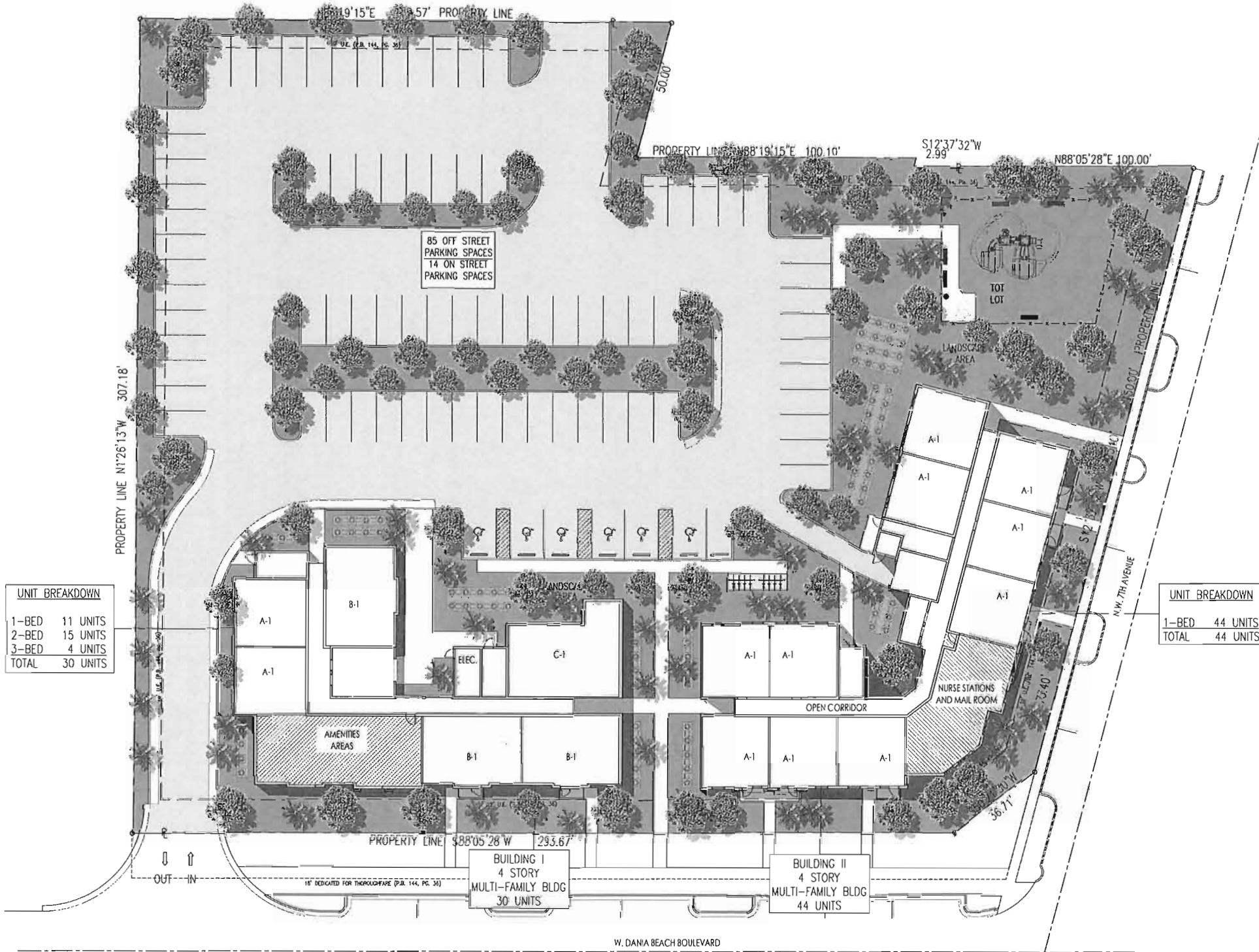
1 STREET LIGHT DETAIL

SCALE = 1"=1'-0"



2 STREET POLE DETAIL

SCALE = 1"=1'-0"



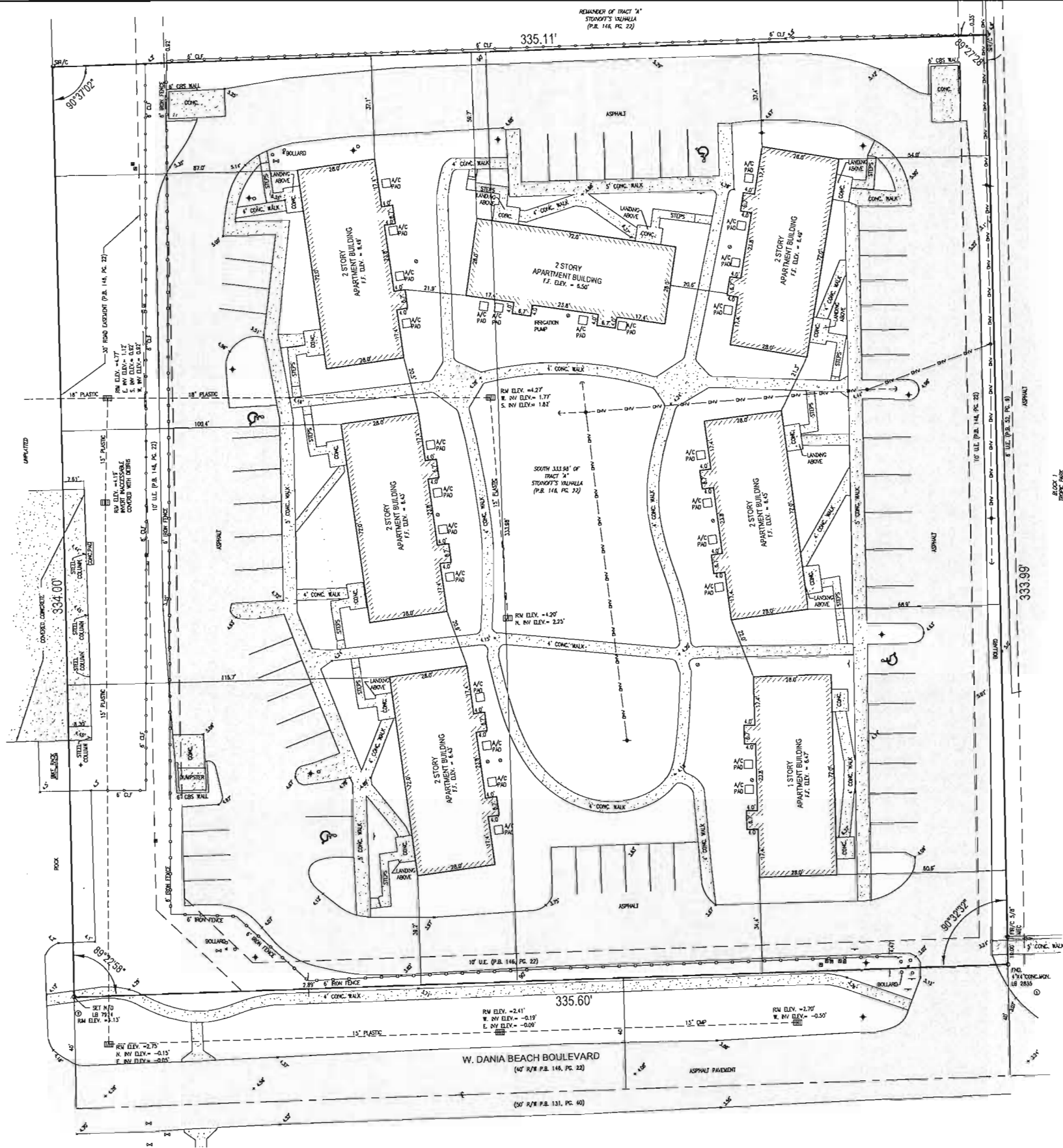
UNIT BREAKDOWN	
1-BED	11 UNITS
2-BED	15 UNITS
3-BED	4 UNITS
TOTAL	30 UNITS

UNIT BREAKDOWN	
1-BED	44 UNITS
TOTAL	44 UNITS

RENDERED SITE PLAN

SCALE: 1"= 20'-0"





LEGAL DESCRIPTION

THE SOUTH 333.98 FEET OF TRACT 'A' (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF STONOFF'S VALHALLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 2.571 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED BY CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- PROPERTY ADDRESSES: 1105-1165 W. DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA 33004
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 AND REFERENCED TO BROWARD COUNTY ENGINEERING BENCHMARK #1131, ELEVATION 6.11 (NAVD88) CONVERTED FROM 7.71 (NGVD29) USING CORPSSCM.

ABBREVIATIONS:

- A ARC LENGTH
- A/C AIR CONDITIONER
- ALUM ALUMINUM
- B.C.R. BROWARD COUNTY RECORDS
- BT BOTTOM
- BRN BROKEN
- CB CATCH BASIN
- C.B.S. CONCRETE IN ROCK STRUCTURE
- CLF CHAIN LINK FENCE
- CUP CORRUGATED METAL PIPE
- CONC CONCRETE
- D DELTA (CENTRAL ANGLE)
- D.C.R. DADE COUNTY RECORDS
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- F.F. FINISHED FLOOR
- FIP FOUND IRON PIPE
- FR/C FOUND IRON ROD W/CAP
- FR FOUND IRON ROD
- FND FOUND
- ICV IRRIGATION CONTROL VALVE
- INVERT
- LB LICENSED BUSINESS
- MCC MICHIGAN ENGINEERING COMPANY
- MON MONUMENT
- N/D N/A AND DISC
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG PAGE
- R RADUS
- R/W RIGHT-OF-WAY
- SR/C SET 1/2" IRON ROD W/CAP LB7924
- SNH SANITARY SINKER HOLE
- SN/D SET NAIL & DISC LB7924
- SO SQUARE
- STY STORY
- T.CB TRAFFIC CONTROL BOX
- TYP TYPICAL
- U.E. UTILITY EASEMENT
- WV WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEAROUT
- ELEVATION
- PIPE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WRES, OVERHEAD
- ELECTRIC SERVICE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONIA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L54290

LAST DATE OF FIELD SURVEY: 11/20/14

NO.	DATE	BY	CHKD	REVISIONS	FBI/PG
1	9/1/17	JOV	DCL	ADD SPOT ELEVATIONS	40/49

SCALE: 1"=20'
DATE: 11/20/14
DRAWN BY: LMK
FIELD BOOK: 020/50
CHECKED BY: DCW
SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

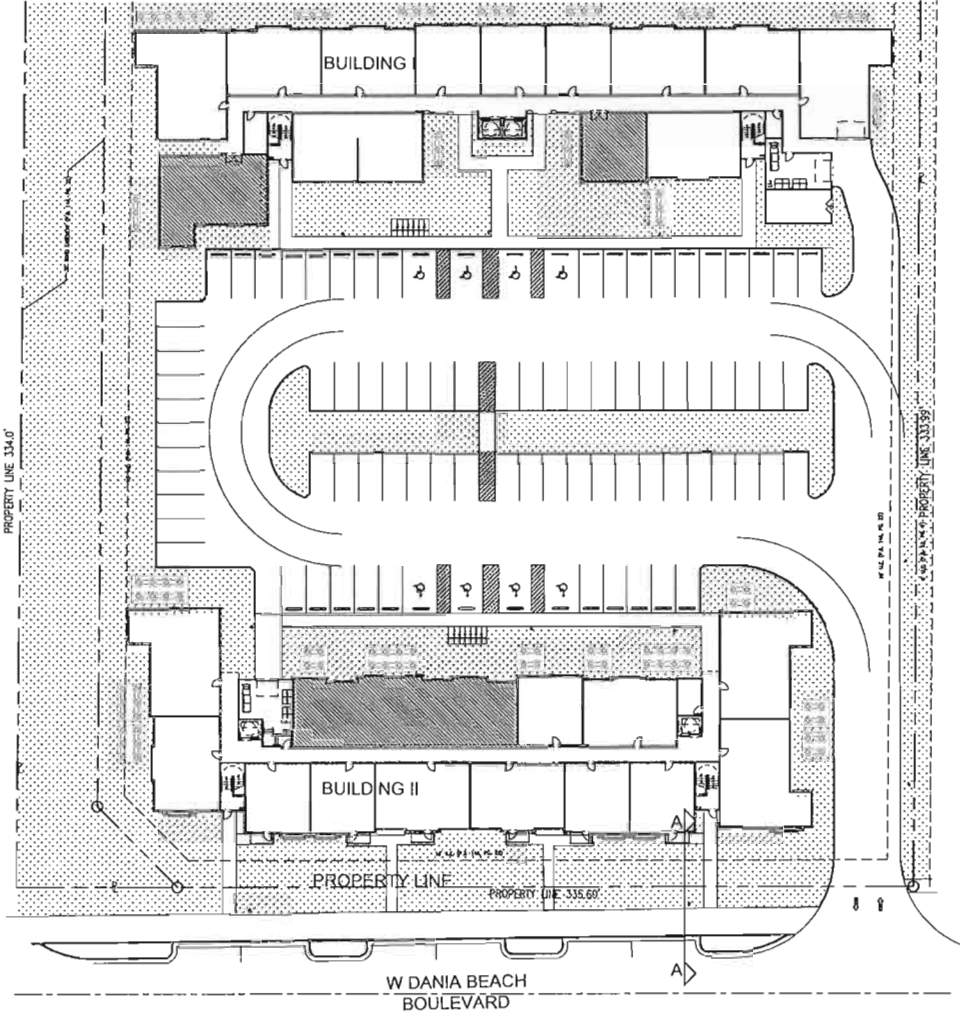
MAP OF BOUNDARY SURVEY
"SARATOGA CROSSINGS II"
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1411-54
SHEET NUMBER
1 OF 1

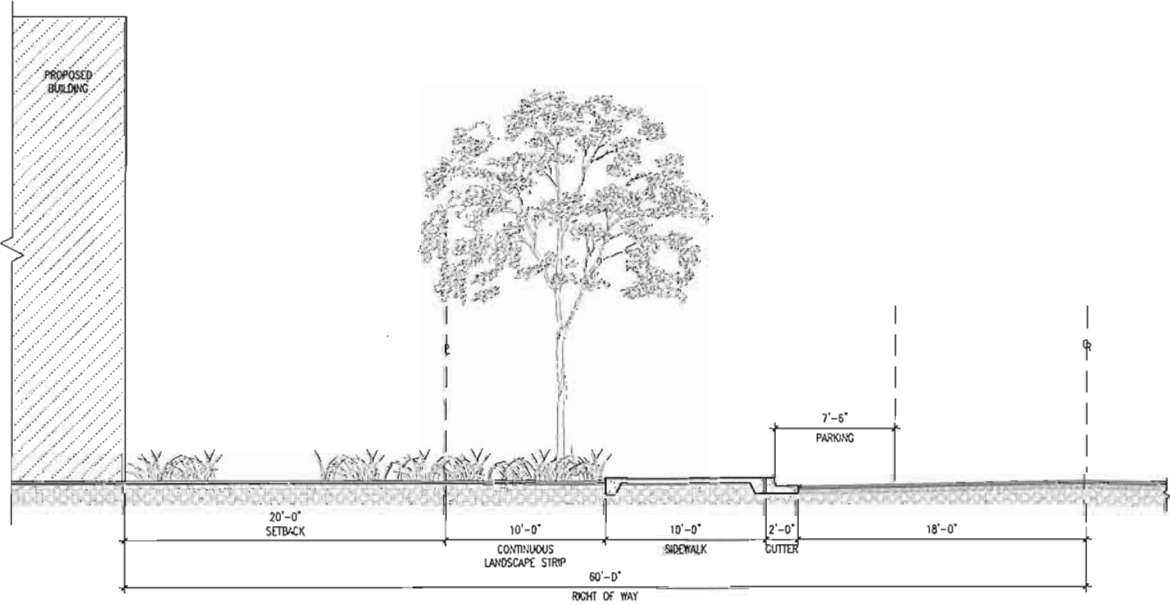
PROJECT:
SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:
ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

STREET DESIGN DIAGRAM



SITE PLAN
SCALE: 1/32"= 1'-0"

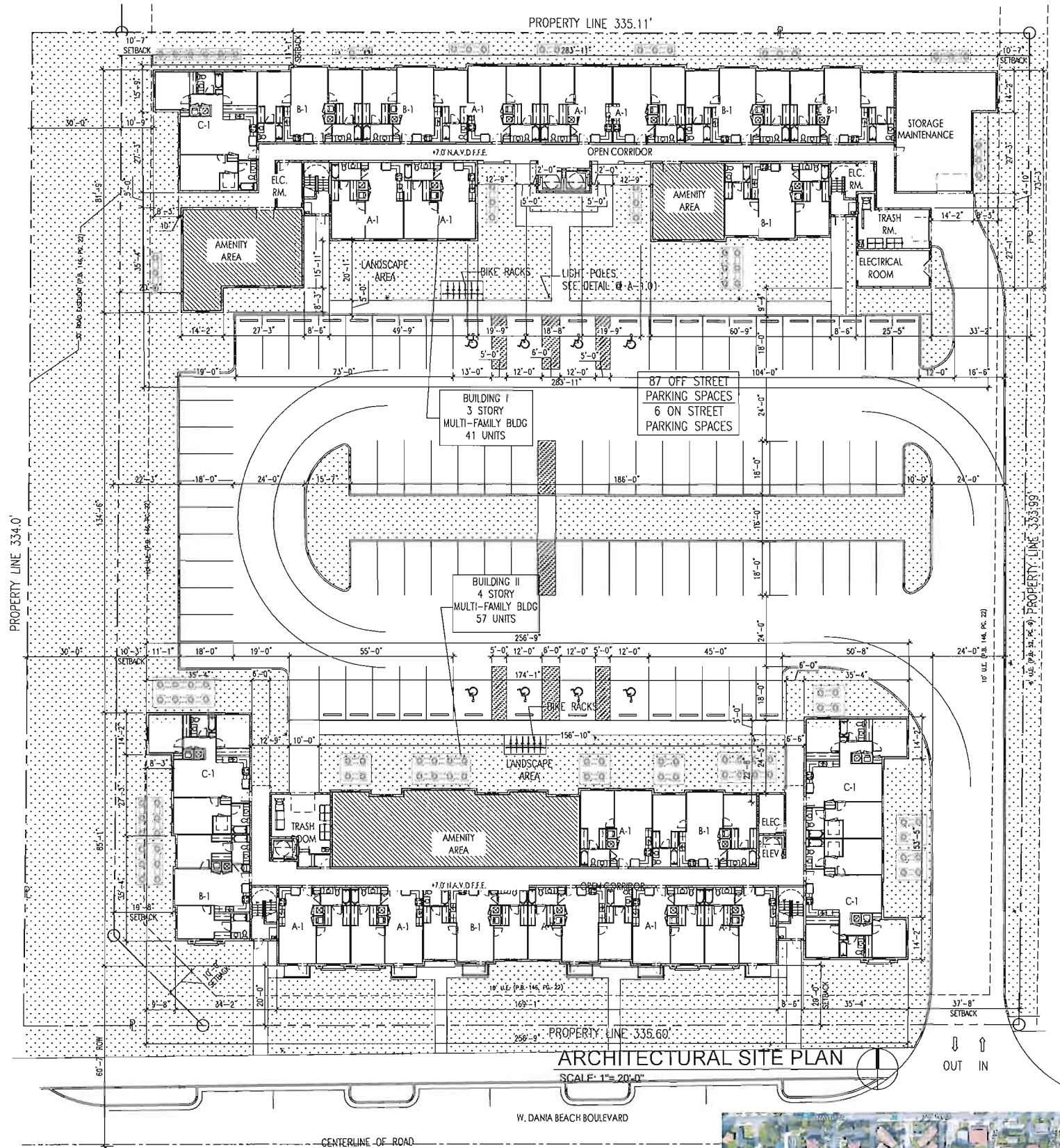


STREET SECTION A-A - W DANIA BEACH BOULEVARD
SCALE: 3/16"= 1'-0"

PHASE	
SITE PLAN SUBMITTAL	
REVISIONS	
SEAL	

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DATE	9-7-2017
JOB NO.	2017-50
DRAWN BY	MC
APPR BY	AMC
FILE	2017-50
PRINTED DATE:	9-7-2017
SHEET NUMBER:	



PATTERN LEGEND		SITE NOTES	
	LANDSCAPED/OPEN AREA (REFER TO LANDSCAPE DRAWINGS.)	1.	LOT SHALL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS.
	EXPOSED CONCRETE SLAB (TYP)	2.	R -> DENOTES RADIIUS TO BE PROVIDED. REFER TO CIVIL DRAWINGS FOR DETAILS.
	DETECTABLE WARNING TILE/SHEET.	3.	CONTRACTOR SHALL PROVIDE DETECTABLE WARNING MATERIALS WHERE SHOWN. PROVIDE SHOP DRAWINGS FOR APPROVAL.
	PAINT STRIPPED PEDESTRIAN CROSSWALK AREA	4.	ACTUAL LOCATION FOR DETECTABLE WARNING SHALL BE COORDINATED IN FIELD AND AS PER PREVAILING CODES AND STANDARDS.
	PROPERTY LINE	5.	ALL PEDESTRIAN ROUTES / WALKWAYS SHALL MEET REQUIRED CROSS SLOPE (2% MAX.) SLOPE SHALL BE MAINTAINED AT ALL WALKWAY SURFACES. REFER TO CIVIL DRAWINGS FOR ELEV.
		6.	1" MAX. THRESHOLD AT ALL EGRESS DOORS (TYP).
		7.	COORDINATE ALL WORK WITH ALL OTHER TRADES.
		8.	ALL GRADES SHALL SLOPE AWAY FROM BUILDING WALLS.



SITE DATA	
EXISTING ZONING	CRA - NBHD-RES*
PROPOSED LAND USE	MULTI-FAMILY
FEMA FLOOD ELEV.:	6.00' NAVD
BUILDING ELEV.:	7.00' NAVD
NET SITE AREA:	111,993.3 S.F. (2.57 ACRES)
TOTAL NUMBER RESIDENTIAL DWELLING UNITS	98 UNITS.
DENSITY 74 UNITS/2.12 ACRES	38.13 UNITS/ACRE
TOTAL BUILDINGS FOOTPRINT:	30,497 S.F. (27%)
BUILDING I	15,145 S.F. (13%)
BUILDING II	15,352 S.F. (14%)
TOTAL OPEN SPACE:	46,101 S.F. (41%)
TOTAL PERVIOUS AREA:	70,555 S.F. (37%)
MULTI-FAMILY RESIDENTIAL (4 STORY) TYPE II-B	
BUILDING I GROSS AREA:	45,435 S.F.
BUILDING II GROSS AREA:	61,436 S.F.
TOTAL GROSS BUILDING AREA:	106,871 S.F.
BUILDING HEIGHT:	
BUILDING I:	40'-0"
BUILDING II:	49'-8"
PARKING CALCULATION:	
RESIDENTIAL:	
42 ONE BEDROOM UNITS (42*1.25)	52.5 SPACES
37 TWO BEDROOM UNITS (37*1.75)	64.75 SPACES
19 THREE BEDROOM UNITS (19*1.75)	33.25 SPACES
VISITORS - 1 EVERY 5 SPACES	19.6 SPACES
TOTAL PARKING REQUIRED:	171 SPACES
TOTAL PARKING PROPOSED:	93 SPACES
(87 OFF STREET - 6 ON STREET)	
(INCLUDES 8 ACCESSIBLE PARKING)	
BICYCLE PARKING REQUIRED:	
1 SPACE/20 PARKING STALLS PROPOSED:	9 SPACES
BICYCLE RACK PROPOSED:	12 SPACES
UNIT BREAKDOWN:	
1 BED 42 UNITS	
2 BED 37 UNITS	
3 BED 19 UNITS	
ADDRESS IDENTIFICATION MUST COMPLY WITH NFPA REQUIREMENTS	
WALKWAY SLOPES NOT TO BE MORE THAN 1:20	
LEGAL DESCRIPTION	
THE SOUTH 333.98 FEET OF TRACT "I" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF STODOLSKY'S VALHALLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.	

SARATOGA WEST - AREAS								
	GROSS S.F.	TOTAL GROSS S.F.	UNIT A1 638 GROSS S.F.	UNIT B1 920 GROSS S.F.	UNIT C1 1223 GROSS S.F.			
BUILDING I								
GROUND FLOOR	15,145	15,145	(5)	3,290	(5)	4,600	(1)	1,223
TYPICAL FLOOR								
2nd, 3rd	15,145	30,290	(14)	9,212	(10)	9,200	(6)	7,338
TOTAL BLDG I		45,435	(19)	12,502	(15)	13,800	(7)	8,561
BUILDING II								
GROUND FLOOR	15,359	15,359	(5)	3,290	(4)	3,680	(3)	3,669
TYPICAL FLOOR								
2nd, 3rd, 4th	15,359	46,077	(18)	11,844	(18)	15,560	(9)	11,007
TOTAL BLDG II		61,436	(23)	15,134	(22)	20,240	(12)	14,676
BUILDING I&II		106,871	(42)	27,636	(37)	34,040	(19)	23,237
TOTAL S.F. UNITS								84,913
LOT SITE	111,993 S.F.*				2.57 ACRES			
*INCLUDES EASEMENT AREAS								



ZONING MAP
SCALE: N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:
SARATOGA CROSSINGS WEST
1105 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL.

OWNER:
ATLANTIC PACIFIC COMMUNITIES
2950 SW 27th AVE, STE #200 MIAMI, FL 33133

WEST ARCHITECTURAL SITE PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL

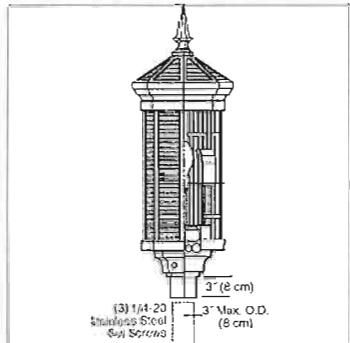
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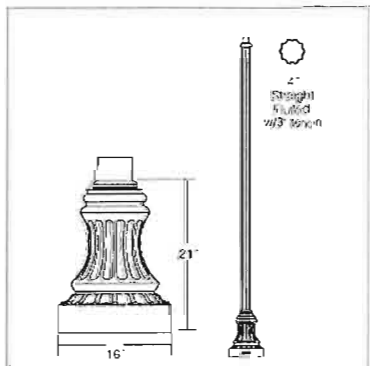
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NOTES

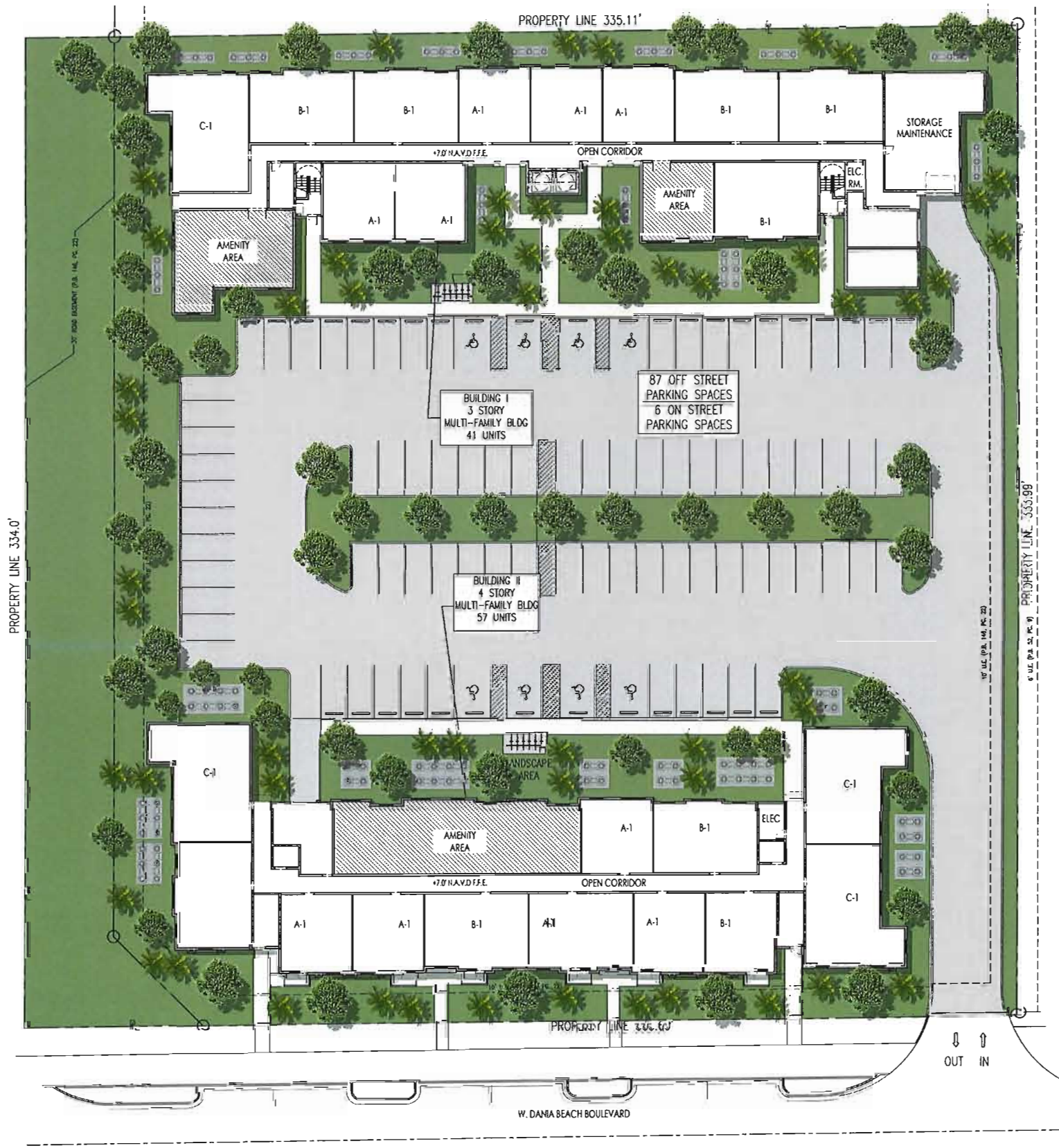
- OUTDOOR LIGHTING OF THESE AREAS SHALL COMPLY DANA BEACH CODE.
- * ALL LIGHT FIXTURES SHALL BE OF A PEDESTRIAN SCALE, WITH A MAXIMUM HEIGHT OF 18 FEET AND MAXIMUM SPACING BETWEEN FIXTURES OF 60 FEET.
 - * THE TYPE AND SPACING OF LIGHT FIXTURES SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROVAL SHALL BE BASED ON UNIFORMITY OF TYPES, LOCATION, RIGHT-OF-WAY WIDTH, AND LUMINOSITY.
 - * WEATHER AND VANDALISM RESISTANT COVERS SHALL PROTECT ALL LIGHT FIXTURES.
 - * STREET LAMPS SHALL BE INSTALLED ON BOTH SIDES OF STREETS.
 - * COBRA-HEAD LIGHTS SHALL NOT BE PERMITTED.



1 STREET LIGHT DETAIL
SCALE = 1"=1'-0"



2 STREET POLE DETAIL
SCALE = 1"=1'-0"



RENDERED SITE PLAN
SCALE: 1"= 20'-0"



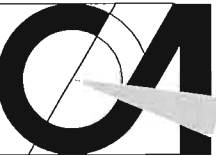
CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC NO. AA-C002151 T.305.448.7383

PROJECT:
SARATOGA CROSSINGS WEST
1105 W. DANA BEACH BOULEVARD, DANA BEACH, FL.
OWNER:
ATLANTIC PACIFIC COMMUNITIES
2950 SW 27th AVE. STE #200 MIAMI, FL 33133

RENDERED SITE PLAN

PHASE	
SITE PLAN SUBMITTAL	
REVISIONS	
SEAL	

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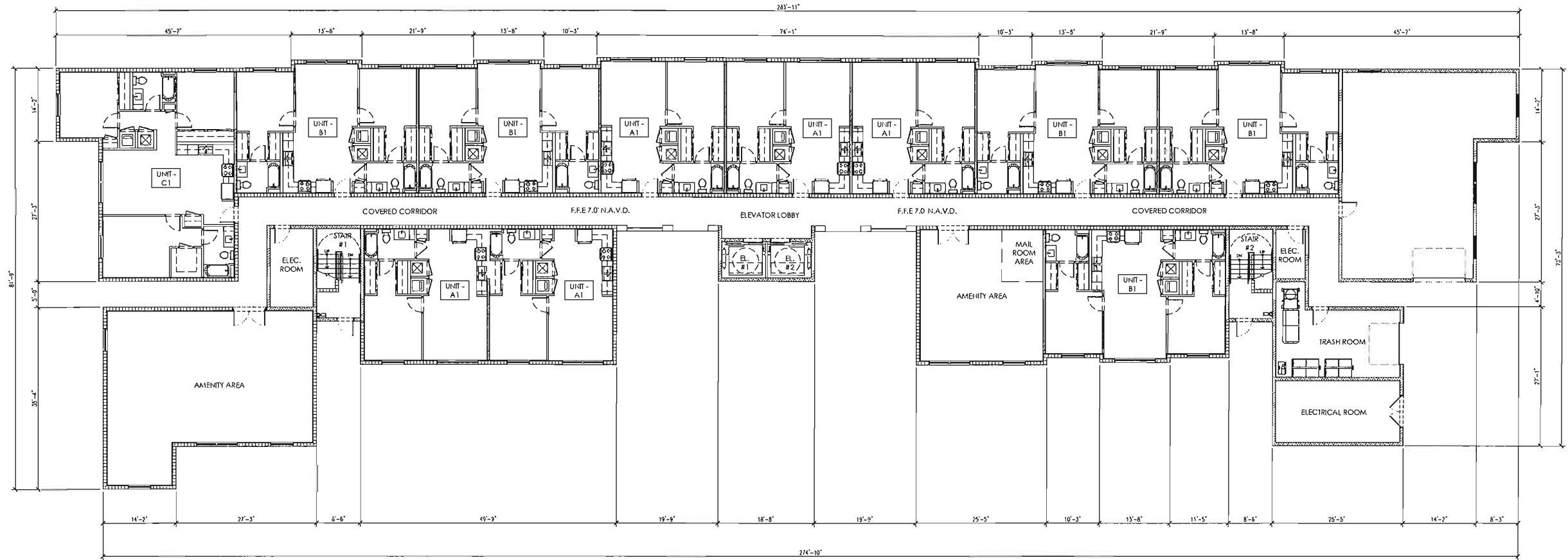
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4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133



BUILDING I - GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



MAIL ROOM NOTE:

ALL MAIL & PARCEL BOXES TO BE PROVIDED AT INTERIOR
MAIL ROOM LOCATIONS AS NOTED.

BUILDING I
GROUND FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

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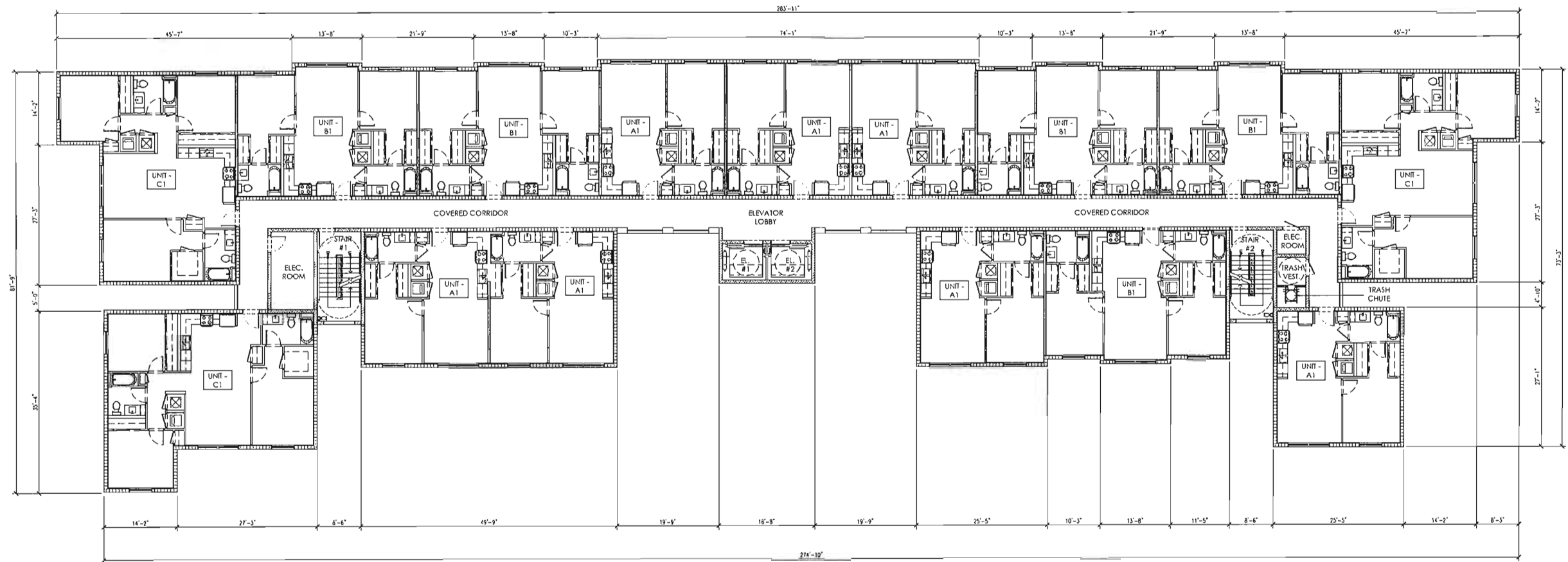
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LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

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CROSSINGS WEST
1105 W. DANIA
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DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133



BUILDING I - TYPICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING I
TYPICAL FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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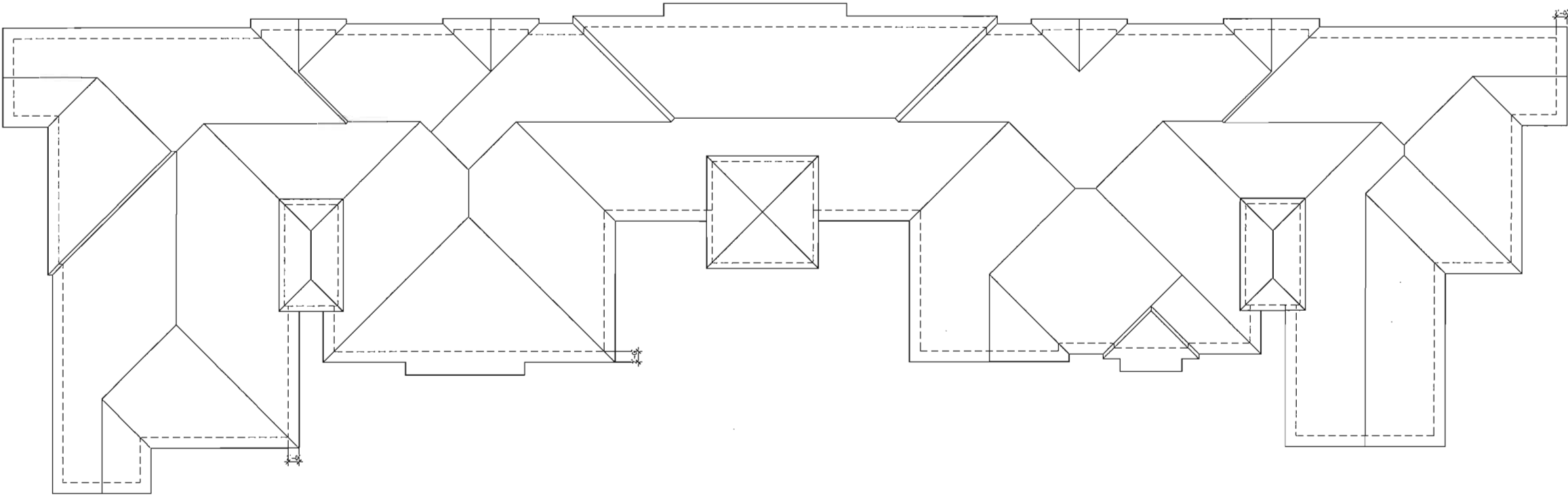
CORWILARCHITECTS
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LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27TH AVE, STE #200
MIAMI, FL 33133



BUILDING I - ROOF PLAN
SCALE: 3/32" = 1'-0"



BUILDING I
ROOF PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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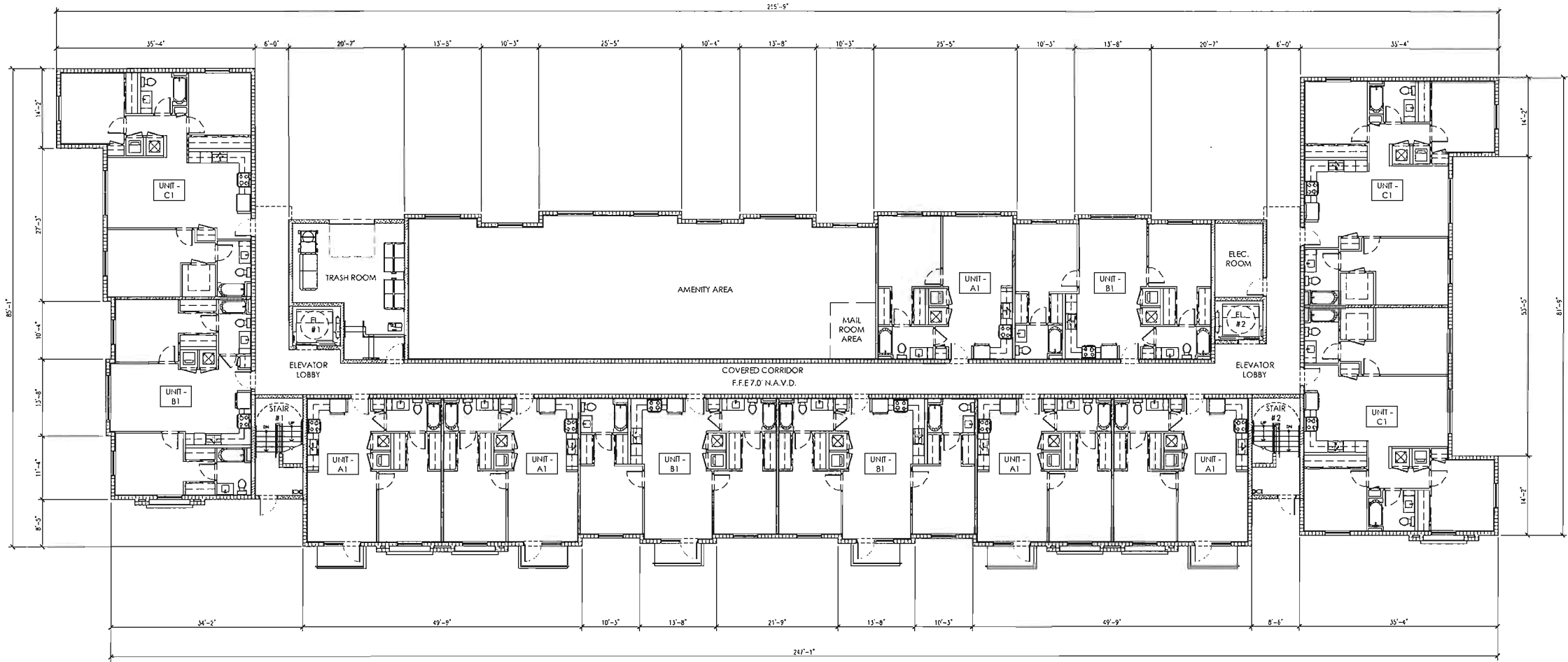
CORWILARCHITECTS
4210 LAGUNA ST, CORAL GABLES FL, 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27TH AVE, STE #200
MIAMI, FL 33133



MAIL ROOM NOTE:

ALL MAIL & PARCEL BOXES TO BE PROVIDED AT INTERIOR
MAIL ROOM LOCATIONS AS NOTED.

BUILDING II - GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



BUILDING II
GROUND FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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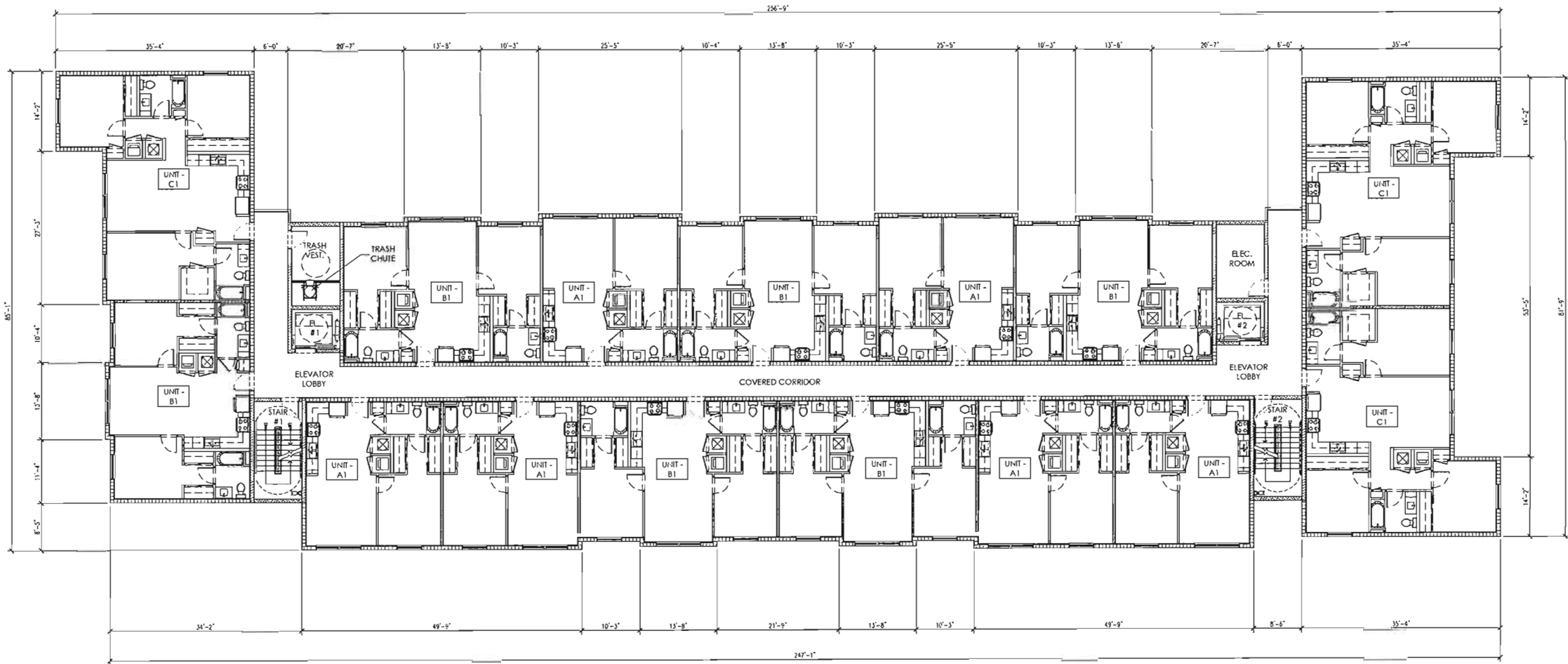
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**SARATOGA
CROSSINGS WEST**
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:
**ATLANTIC PACIFIC
COMMUNITIES**
2950 SW 27th AVE. STE #200
MIAMI, FL 33133



BUILDING II - TYPICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING II
TYPICAL FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

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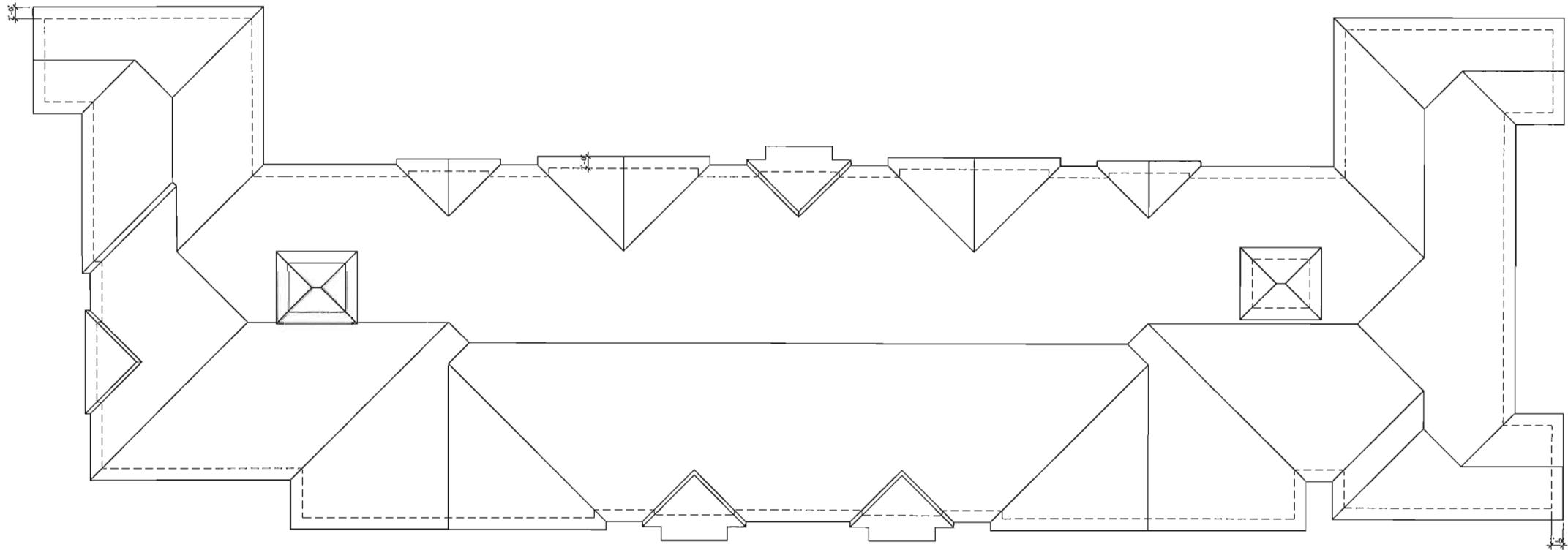
CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133



BUILDING II - ROOF PLAN
SCALE: 3/32" = 1'-0"



BUILDING II
ROOF PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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CORWILARCHITECTS
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LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANA
BEACH BOULEVARD,
DANA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133

BUILDING I
ELEVATIONS

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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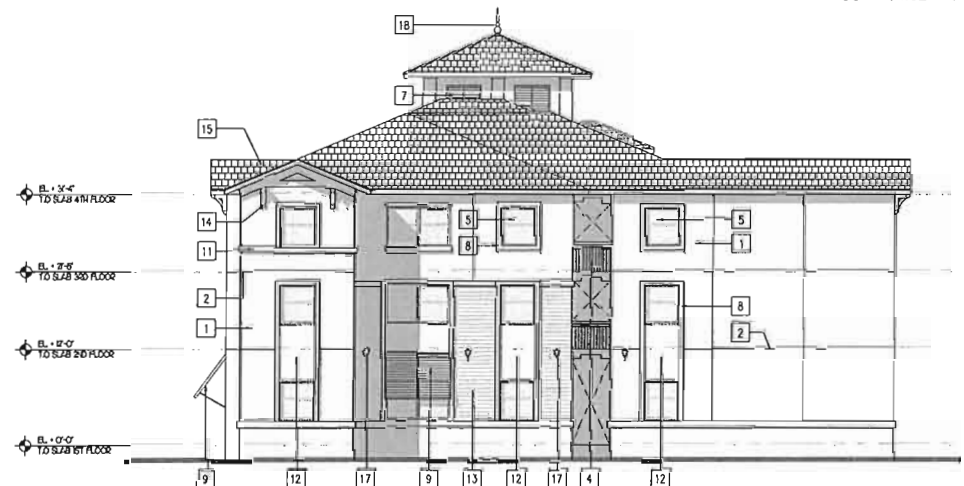
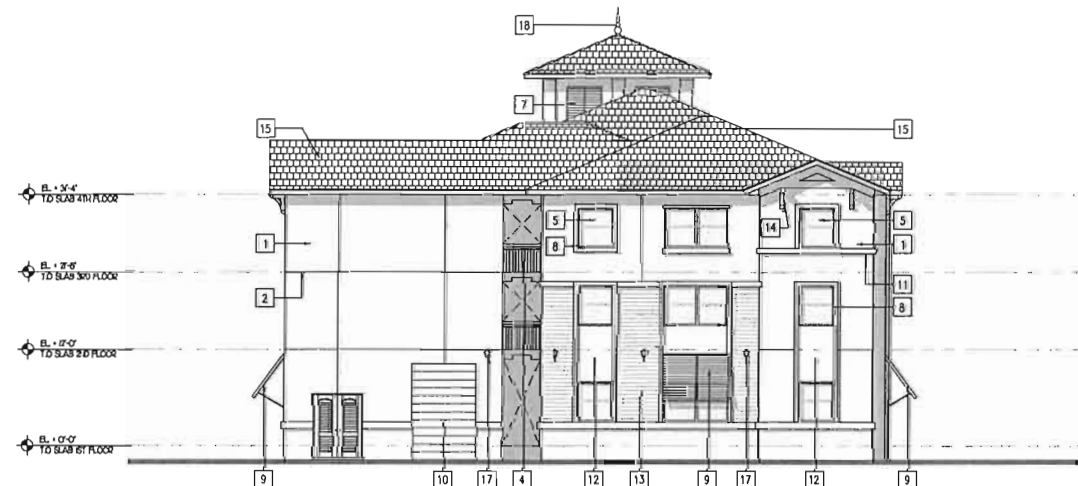
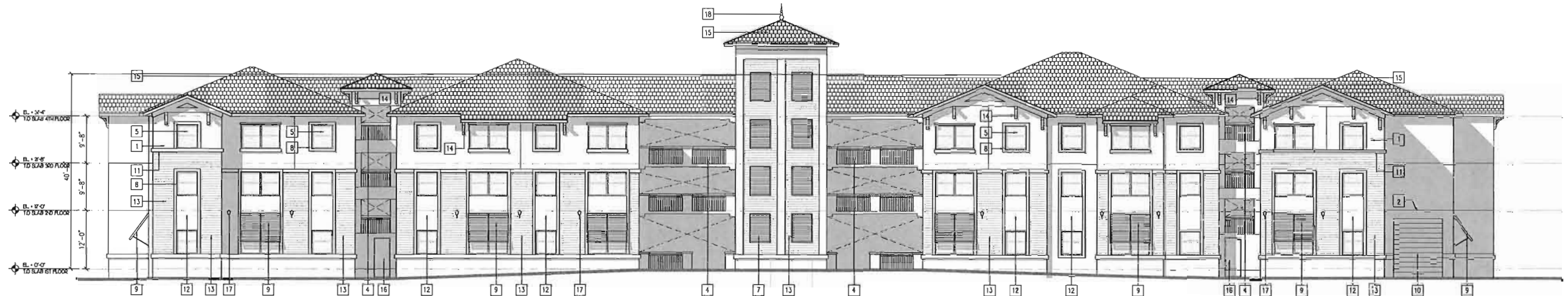
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FILE 2017-50

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BUILDING I - WEST ELEVATION
SCALE: 3/32" = 1'-0"

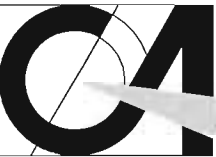
BUILDING I - EAST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION LEGEND

1 PAINTED LIGHT TEXTURED STUCCO FINISH (TYP.)	6 ALUMINUM STOREFRONT SYSTEM (E.S.P. COLOR WHITE).	13 STUCCO FORMED TO RESEMBLE WOOD SIDING
2 STUCCO SCORE LINE (TYP.)	7 ALUMINUM LOUVERS.	14 DECORATIVE CEDAR WOOD BRACKET
3 STOOP	8 6" WIDE BY 1 1/2" DEEP STUCCO REVEAL (TYP. AT ALL WINDOWS)	15 CONCRETE FLAT TILE ROOF. COLOR TO BE SELECTED
4 42" A.F.F. MIN.(TAKEN FROM INTERIOR FLOOR SLAB)HIGH ALUMINUM RAILING W/ PICKETS SPACED TO REJECT 4" OBJECTS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.	9 DECORATIVE METAL AWNING.	16 IMPACT RESISTANT METAL DOOR
5 SINGLE HUNG WINDOW W/ E.S.P. COLOR WHITE, ALUMINUM FRAME & IMPACT RESISTANT GLASS (TYP.)	10 OVERHEAD METAL DOOR	17 EXTERIOR LIGHT FIXTURE
	11 8" CONCRETE TRIM TO PROJECT 2"	18 FINISH
	12 PAINTED SMOOTH STUCCO FINISH	

NOTE:
1. ALL STUCCO LINES SHALL BE UNIFORM AND STRAIGHT.
2. ALL WINDOWS & SLIDING GLASS DOOR SHALL ALIGN VERTICALLY & HORIZONTALLY FROM FLOOR TO FLOOR.

3. SCUPPER SHOULD ALIGN.
4. ALL ELEVATIONS ARE TO TOP OF SLAB



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:

ATLANTIC PACIFIC
COMMUNITIES
2950 SW 27th AVE. STE #200
MIAMI, FL 33133



BUILDING II - SOUTH ELEVATION (FRONTAGE)

SCALE: 3/32" = 1'-0"



BUILDING II - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING II - EAST ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING II - WEST ELEVATION

SCALE: 3/32" = 1'-0"

FRONTAGE FENESTRATION CALCULATION

ELEVATION	WALL SQUARE FT.	FENESTRATION SQUARE FT.	PERCENTAGE OF FENESTRATION
SOUTH ELEVATION (ABOVE GR. FL.)	4,902 S.F.	1,549 S.F.	32%

ELEVATION LEGEND

1 PAINTED LIGHT TEXTURED STUCCO FINISH (TYP.)	6 ALUMINUM STOREFRONT SYSTEM (E.S.P. COLOR WHITE).	13 STUCCO FORKED TO RESEMBLE WOOD SIDING
2 STUCCO SCORE LINE (TYP.)	7 ALUMINUM LOUNERS.	14 DECORATIVE CEDAR WOOD BRACKET
3 STOOP	8 6" WIDE BY 1 1/2" DEEP STUCCO REVEAL (TYP. AT ALL WINDOWS)	15 CONCRETE FLAT TILE ROOF. COLOR TO BE SELECTED
4 42" A.F.F. MIN (TAKEN FROM INTERIOR FLOOR SLAB) HIGH ALUMINUM RAILING W/ PICKETS SPACED TO REJECT 4" OBJECTS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.	9 DECORATIVE METAL ANIMING.	16 IMPACT RESISTANT METAL DOOR
5 SINGLE HUNG WINDOW W/ E.S.P. COLOR WHITE, ALUMINUM FRAME & IMPACT RESISTANT GLASS (TYP.)	10 OVERHEAD METAL DOOR	17 EXTERIOR LIGHT FIXTURE
	11 8" CONCRETE TRIM TO PROJECT 2"	18 FINIAL
	12 PAINTED SMOOTH STUCCO FINISH	

NOTE:
1. ALL STUCCO LINES SHALL BE UNIFORM AND STRAIGHT.
2. ALL WINDOWS & SLIDING GLASS DOOR SHALL ALIGN VERTICALLY & HORIZONTALLY FROM FLOOR TO FLOOR.
3. SCUPPER SHOULD ALIGN.
4. ALL ELEVATIONS ARE TO TOP OF SLAB

BUILDING II
ELEVATIONS

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**SARATOGA
CROSSINGS WEST**
1105 W. DANIA
BEACH BOULEVARD,
DANIA BEACH, FL.

OWNER:
**ATLANTIC PACIFIC
COMMUNITIES**
2950 SW 27TH AVE. STE #200
MIAMI, FL 33133

BUILDING I & II
RENDERED ELEVATIONS



BUILDING I - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING II - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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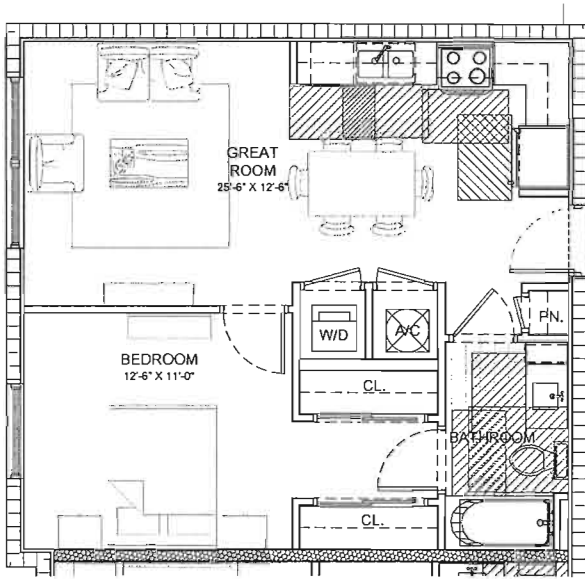
PROJECT:

SARATOGA
CROSSINGS WEST
1105 W. DANIA
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DANIA BEACH, FL.

OWNER:

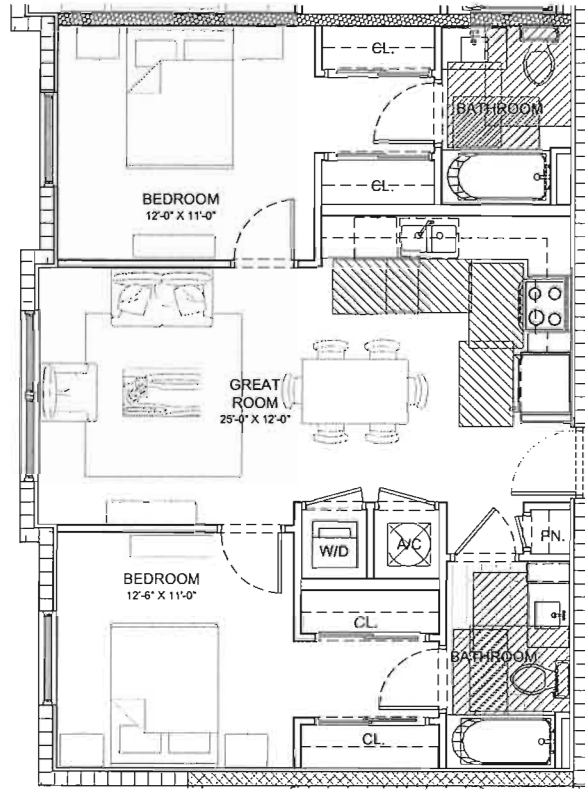
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COMMUNITIES
2950 SW 27TH AVE. STE #200
MIAMI, FL 33133

BUILDINGS I & II
UNIT PLANS



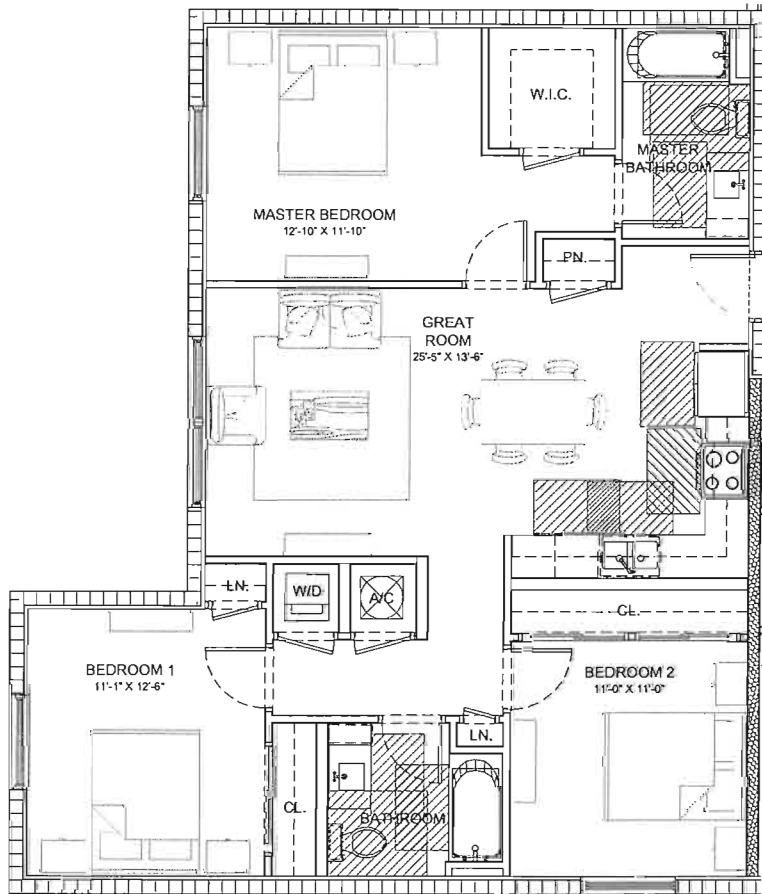
UNIT A-1 (TYPICAL)

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



UNIT B-1 (TYPICAL)

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



UNIT C-1 (TYPICAL)

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

PHASE

SITE PLAN SUBMITTAL

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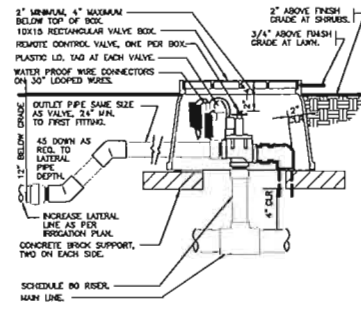
APPR BY AMC

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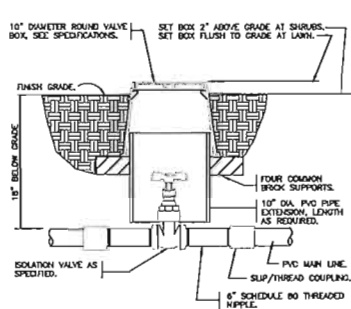
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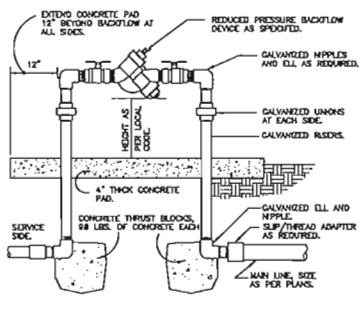
1 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"

FX-BI-FX-RCV-05



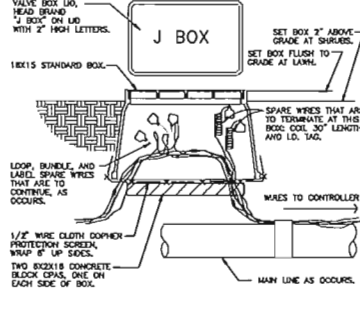
2 BRASS ISOLATION VALVE
1 1/2" = 1'-0"

FX-BI-FX-ISOV-01



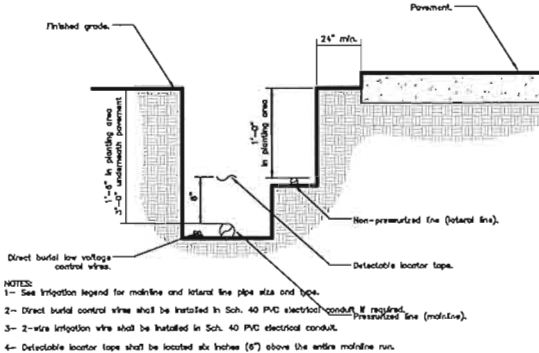
3 REDUCED PRESSURE BACKFLOW
1 1/2" = 1'-0"

FX-BI-FX-BACK-01



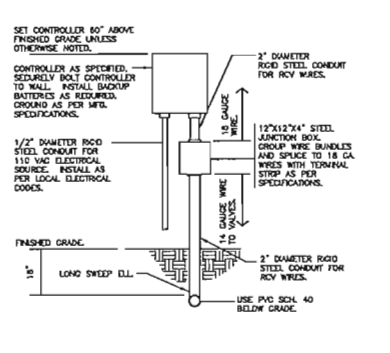
4 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"

FX-BI-FX-WJNB-18



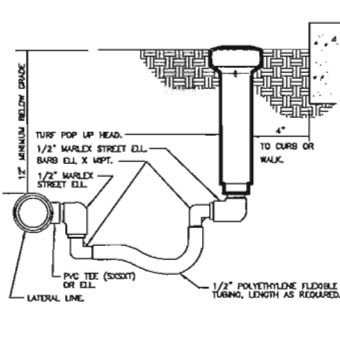
5 IRRIGATION TRENCHING
1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-08



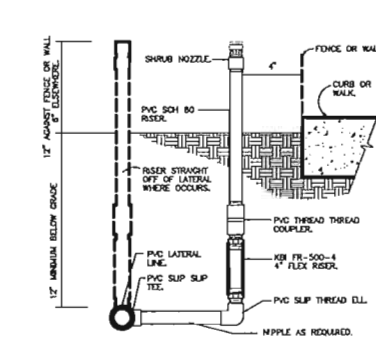
6 WALL MOUNT CONTROLLER
1" = 1'-0"

FX-IR-FX-CONT-08



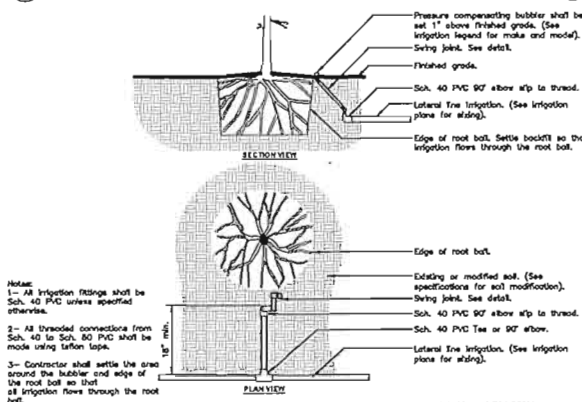
7 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"

FX-IR-FX-HEAD-05



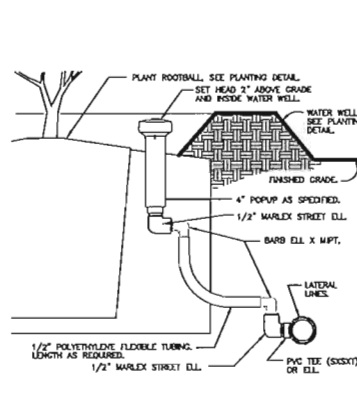
8 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"

FX-BI-FX-HEAD-07



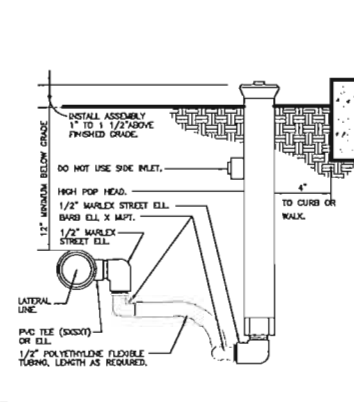
9 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0"

FX-IR-FX-BUBB-01



10 POPUP BUBBLER AT PLANT PIT
3" = 1'-0"

FX-IR-FX-HEAD-16

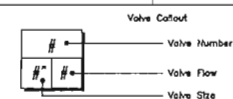


11 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0"

FX-IR-FX-HEAD-09

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-PRS SQ SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	3	30
	RAIN BIRD 1806-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	41	30
	RAIN BIRD 1806-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	1	30
	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	30	30
	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	51	30
	RAIN BIRD 1800-PA-8S-PRS SQ SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	22	30
	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	67	30
	RAIN BIRD 1800-PA-8S-PRS 5 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	32	30
	RAIN BIRD 1800-PA-8S-PRS 8 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	44	30
	RAIN BIRD 1800-PA-8S-PRS 10 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	3	30
	RAIN BIRD 1800-PA-8S-PRS 12 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	2	30
	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	80	30
	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	181	30
	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	4	30
	RAIN BIRD 1806-SAM-PRS-5 SERIES STREAM STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR.	18	30
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESPB1XME-LXMM WITH (01) ESPLXMSM4 20 STATION CAPABLE COMMERCIAL CONTROLLER, MOUNTED ON A POWDER-COATED METAL CABINET, WITHOUT FLOW SENSING.	1	
	WATER METER 1-1/2"	1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,256 L.F.	



Saratoga Crossings West

City Of Dania Beach
Broward County, Florida

Sheet Description
Irrigation
Details &
Schedule

Release Date
12-13-17

Project Number
1735B

Drawing Number

IR-2

Sheet 2 of 3

AAL
Architectural Alliance Landscape
612 294 4844, 1st Lt. Leland Ave., FL 33115, LCC000237
TEL: 561-754-5058 EMAIL: hughjohnson@aall.com

HUGH JOHNSON
RLA # 855

12-6-17
SITE PLAN
COMMENTS

Revision Dates

Seal

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x½" copper grounding plates, ⅝"x10" copper clad grounding rods, "One Strike" CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are siting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minlimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compenseting. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner, fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.
2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.
3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:
 - A. Turn on each zone from the controller to verify automatic operation.
 - B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
 - C. Check remote control valve to ensure proper setting, if present.
 - D. Check setting on pressure regulator it verify proper setting, if present.
 - E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
 - F. Check for leaks - mainline, lateral lines, valves, heads, etc.
 - G. Check all heads as follows:
 1. Proper set height (top of sprinkler is 1" below mow height
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inspect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.
 - H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
 - I. check rain shut-off device monthly and clean/repair/replace as needed.
 - J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
 - K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
 - L. Inspect all filters monthly and clean/repair/replace as needed.
 - M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
 - N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
 - O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
 - P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

Site Plan Submittal

Saratoga Crossings West

City Of Dania Beach
Broward County, Florida

Sheet Description
Irrigation
Notes

Release Date
12-13-17

Project Number
1735B

Drawing Number

IR-3

Sheet 3 of 3



HUGH JOHNSON
RLA # 855

Seal

12-6-17
SITE PLAN
COMMENTS

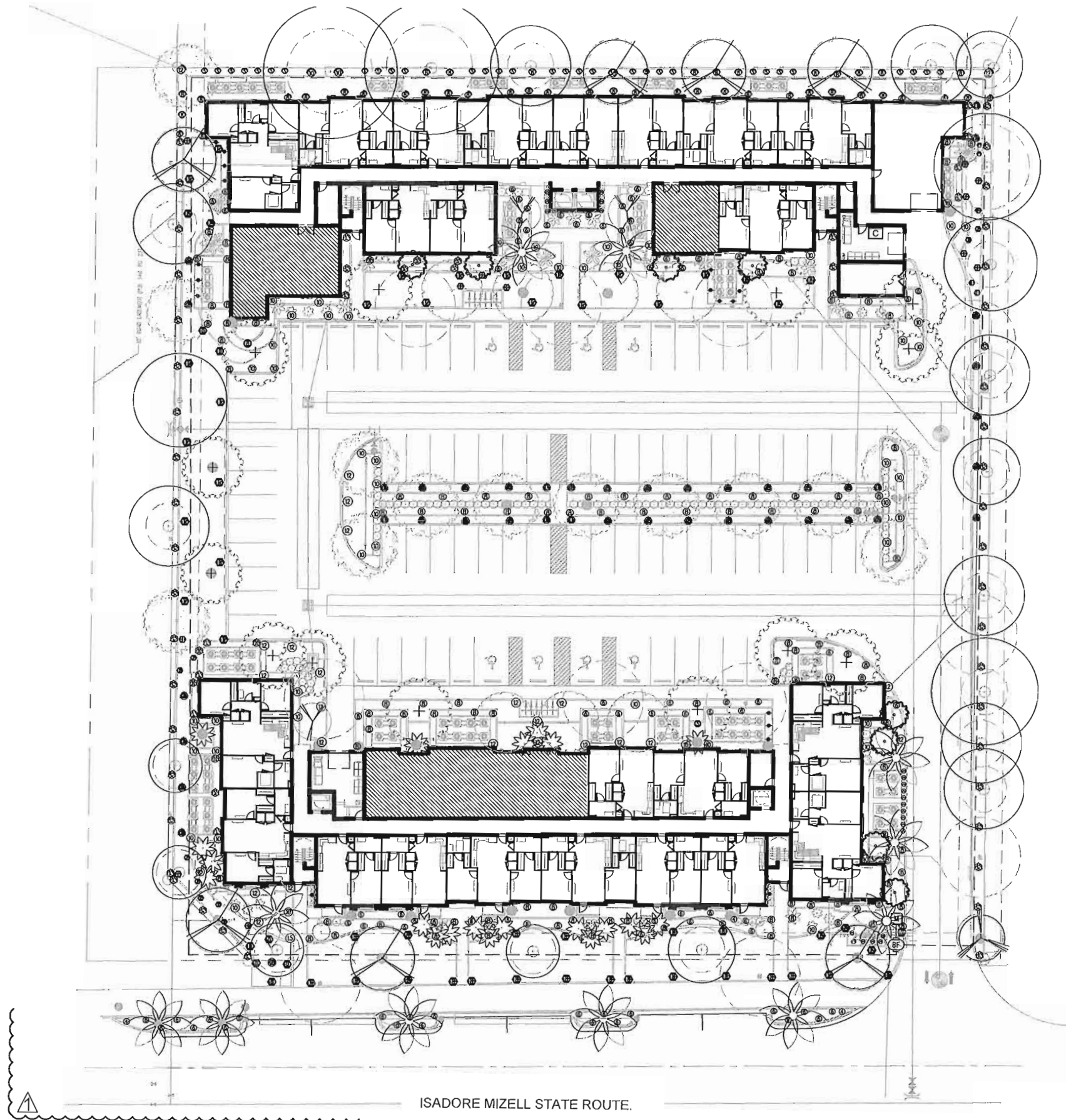
Revision Dates



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days
before digging



ISADORE MIZELL STATE ROUTE.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET IR-3 FOR IRRIGATION NOTES
4. SEE SHEET IR-2 FOR IRRIGATION SCHEDULE AND DETAILS.



SCALE: 1" = 20'-0"



HUGH JOHNSON
RLA # 855

Seal

12-4-17
SITE PLAN
COMMENTS

Revision Dates

Site Plan Submittal
Saratoga Crossings West
City Of Dania Beach
Broward County, Florida

Sheet Description

Irrigation Plan

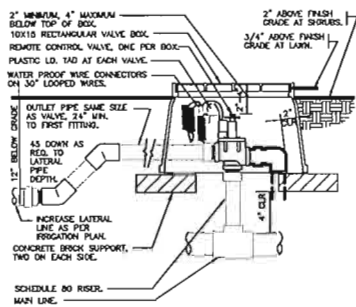
Release Date
12-13-17

Project Number
1735B

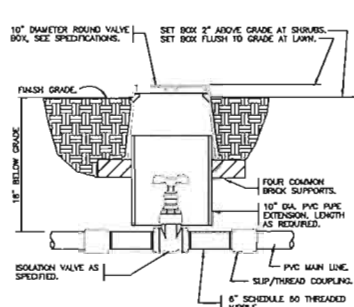
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IR-1

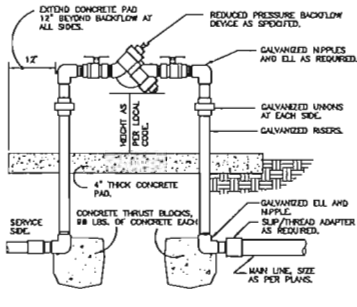
Sheet 1 of 3



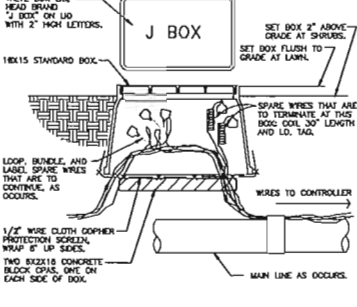
1 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



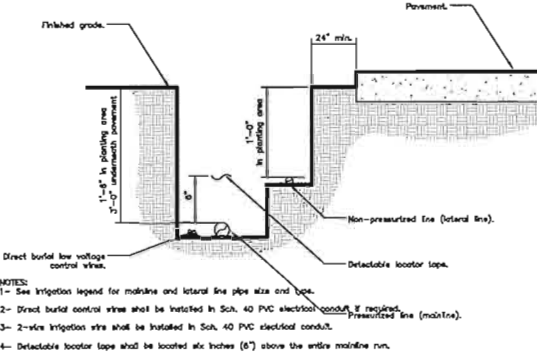
2 BRASS ISOLATION VALVE
1 1/2" = 1'-0"



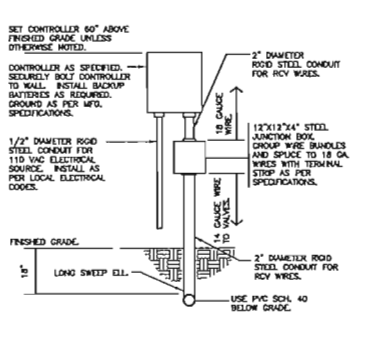
3 REDUCED PRESSURE BACKFLOW
1 1/2" = 1'-0"



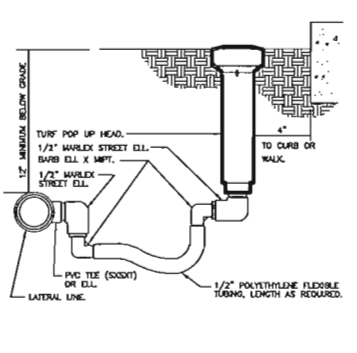
4 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"



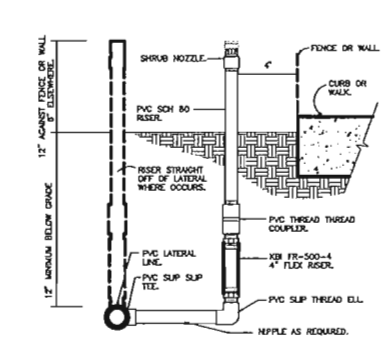
5 IRRIGATION TRENCHING
1 1/2" = 1'-0"



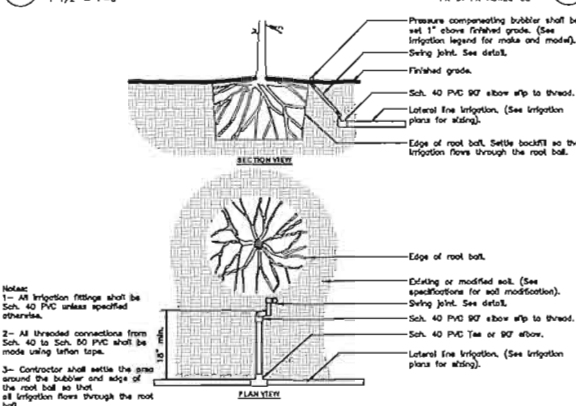
6 WALL MOUNT CONTROLLER
1" = 1'-0"



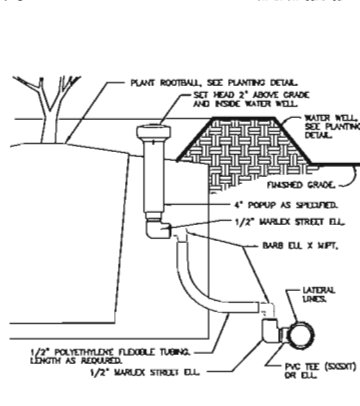
7 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"



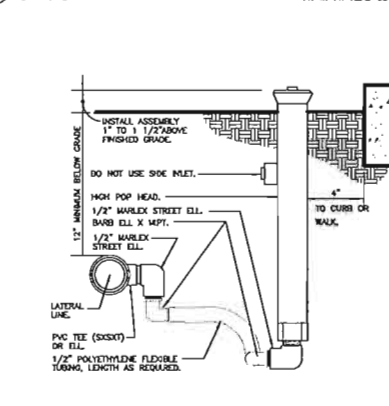
8 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"



9 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0"



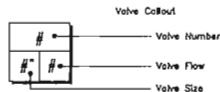
10 POPUP BUBBLER AT PLANT PIT
3" = 1'-0"



11 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-PRS SQ SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	3	30
	RAIN BIRD 1806-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	41	30
	RAIN BIRD 1806-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	1	30
	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30	30
	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	51	30
	RAIN BIRD 1800-PA-8S-PRS SQ SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	22	30
	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	67	30
	RAIN BIRD 1800-PA-8S-PRS 5 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	32	30
	RAIN BIRD 1800-PA-8S-PRS 8 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	44	30
	RAIN BIRD 1800-PA-8S-PRS 10 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	3	30
	RAIN BIRD 1800-PA-8S-PRS 12 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	2	30
	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	80	30
	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	181	30
	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	4	30
	RAIN BIRD 1806-SAM-PRS-5 SERIES STREAM STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR.	18	30
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESP8LXME-LXMM WITH (01) ESPLXMSM4 20 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL CABINET. WITHOUT FLOW SENSING.	1	
	WATER METER 1-1/2"	1	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,256 L.F.	



Saratoga Crossings West

City Of Dania Beach
Broward County, Florida

Sheet Description
Irrigation
Details &
Schedule

Release Date
12-13-17

Project Number
1735B

Drawing Number

IR-2

Sheet 2 of 3

Architectural Alliance Landscape
9132 SW 40 Ave., Fort Lauderdale, FL 33315, LCC000237
TEL: 754-764-6654 FAX: 754-764-6654

HUGH JOHNSON
RLA # 855

12-8-17
SITE PLAN
COMMENTS

Revision Dates

Seal

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x5/8" copper grounding plates, 5/8"x10' copper clad grounding rods, "One Strike" CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locale valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a 1/4 turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for 3/4" - 2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for 3/4" - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as oulined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittels for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion: As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-buits - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inspect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto

hardscapes

7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



HUGH JOHNSON
FLA # 855

Seal

△ SITE PLAN
COMMENTS

Revision Dates

Site Plan Submittal

Saratoga Crossings West

City Of Dania Beach
Broward County, Florida

Sheet Description
Irrigation
Notes

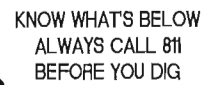
Release Date
12-13-17

Project Number
1735B

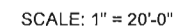
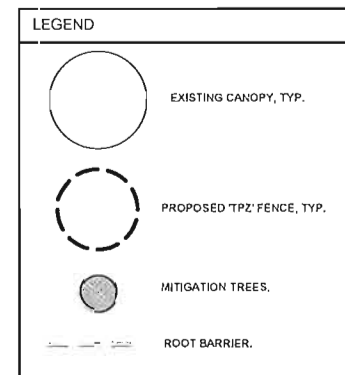
Drawing Number

IR-3

Sheet 3 of 3



Call 811 two business days
before digging



Saratoga Crossin
City Of Dania Beach
Broward County, Florida

Sheet Description

Landscape Plan

Release Date

Project Number
1735B

Drawing Number

LP-1

Sheet 1 of 2

HUGH JOHNSON
RLA # 855

A	SITE PLAN	12-8-17
	COMMENTS	

Revision Dates

Seal

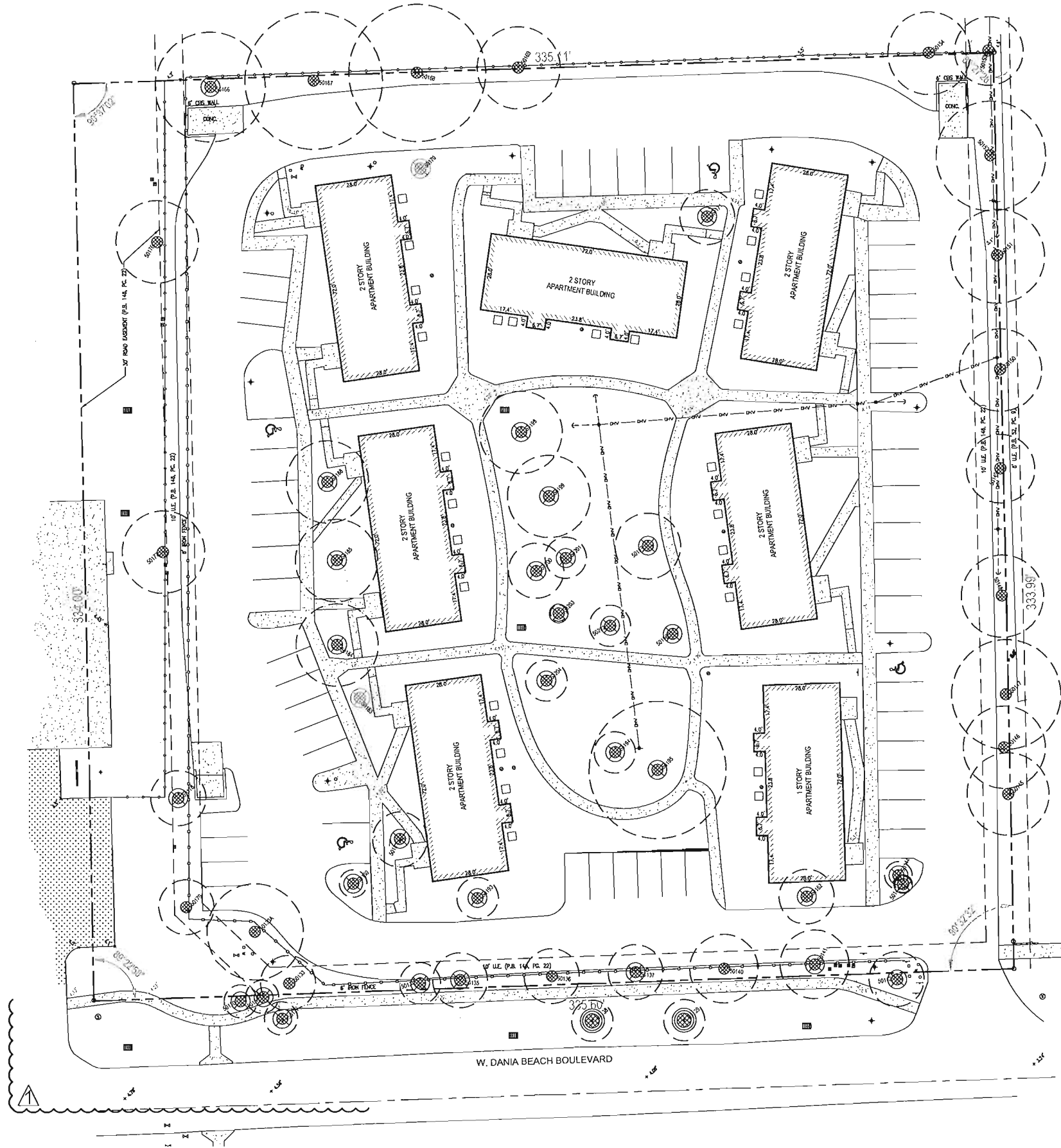
AAL
Architectural Alliance Landscape



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days
before digging



TREE DISPOSITION LEGEND	
	TREES/PALMS TO REMAIN
	TREES/PALMS TO BE RELOCATED
	TREES/PALMS TO BE REMOVED

LEGEND	
	EXISTING CANOPY, N.P.



SCALE: 1" = 20'-0"

Saratoga Crossings West

Site Plan Submittal
City Of Dania Beach
Broward County, Florida

Sheet Description

Tree
Disposition Plan

Release Date

12-13-17

Project Number

1735B

Drawing Number

TS-1

Sheet 1 of 2

△ SITE PLAN 12-13-17
COMMENTS

Revision Dates

HUGH JOHNSON
RLA # 855

Seal

AAL
Architectural Alliance Landscape
912 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL 561-762-8805 EMAIL hjohnson@aalland.com

Danla Beach Housing Authority Saratoga Crossings West 12/6/2017														
TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Specimen Canopy Loss	Clear Trunk Ft	DBH Inches	Health Condition	Health Condition %	Sub-Total \$	Specimen Total \$	Disposition
50130	SABAL PALM	<i>Sabal palmetto</i>	10	15	177	177		5	15	GOOD	70	\$140.00		REMOVE
50130A	LIVE OAK	<i>Quercus virginiana</i>	30	35	962				17	FAIR	60	\$0.00		RELOCATE
50131	SABAL PALM	<i>Sabal palmetto</i>	8	12	113	113		3	14	GOOD	70	\$140.00		REMOVE
50132	SABAL PALM	<i>Sabal palmetto</i>	15	15	177	177	177	8	18	GOOD	70		\$140.00	REMOVE
50133	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	POOR	30	\$1,180.00		REMOVE
50134	LIVE OAK	<i>Quercus virginiana</i>	12	15	177	177			8	FAIR	50	\$1,260.00		REMOVE
50135	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	FAIR	45	\$1,760.00		REMOVE
50136	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	FAIR	35	\$1,400.00		REMOVE
50137	LIVE OAK	<i>Quercus virginiana</i>	25	20	314	314			12	FAIR	40	\$2,320.00		REMOVE
50138	ROYAL PALM	<i>Roystonea regia</i>	40	15	177	0		25	18	GOOD	75	\$0.00		RELOCATE
50139	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	0		25	18	GOOD	70	\$0.00		RELOCATE
50140	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491			12	FAIR	50	\$2,810.00		REMOVE
50141	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491			12	FAIR	40	\$2,320.00		REMOVE
50142	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	FAIR	55	\$2,150.00		REMOVE
50143	NORFOLK ISLAND PINE	<i>Araucaria heterophylla</i>	10	6	28	28			4	FAIR	55	\$20.00		REMOVE
50144	ORANGE GEIGER	<i>Cordia sebestena</i>	12	10	79	79			6	POOR	10	\$40.00		REMOVE
50145	LIVE OAK	<i>Quercus virginiana</i>	35	30	707	0			13	GOOD	65	\$0.00		REMAIN
50146	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	40	30	707	707			17	FAIR	50	\$0.00		REMAIN
50147	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257	1257			15	FAIR	60	\$0.00		REMAIN
50148	LIVE OAK	<i>Quercus virginiana</i>	20	30	707	707			12	FAIR	40	\$0.00		REMAIN
50149	LIVE OAK	<i>Quercus virginiana</i>	15	25	491	491			10	FAIR	45	\$0.00		REMAIN
50150	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	707			15	FAIR	50	\$0.00		REMAIN
50151	LIVE OAK	<i>Quercus virginiana</i>	30	35	962	962			15	FAIR	45	\$0.00		REMAIN
50152	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257	1257		21	FAIR	60	\$0.00		REMAIN
50153	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491			12	FAIR	50	\$0.00		REMAIN
50154	LIVE OAK	<i>Quercus virginiana</i>	25	30	707	0			14	GOOD	65	\$0.00		REMAIN
50162	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	GOOD	65	\$2,500.00		REMOVE
50166	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257	1257		22	FAIR	50		\$10,200.00	REMOVE
50167	LIVE OAK	<i>Quercus virginiana</i>	45	50	1963	0			24	FAIR	55	\$0.00		REMAIN
50168	LIVE OAK	<i>Quercus virginiana</i>	50	50	1963	0			24	GOOD	70	\$0.00		REMAIN
50169	LIVE OAK	<i>Quercus virginiana</i>	40	30	707	0			15	FAIR	55	\$4,200.00		REMAIN
50170	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	0			10		0	\$0.00		GONE
50171	PINK TRUMPET	<i>Tabebuia heterophylla</i>	30	20	314	314			12	FAIR	35	\$870.00		REMOVE
50176	LIVE OAK	<i>Quercus virginiana</i>	40	30	707	0			15	GOOD	65	\$0.00		REMAIN
50177	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	0			15	FAIR	45	\$0.00		REMAIN
50178	LIVE OAK	<i>Quercus virginiana</i>	15	20	314	0			9	FAIR	60	\$0.00		REMAIN
50179	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314			10	FAIR	45	\$1,760.00		REMAIN
50180	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	15	10	79	79			8	FAIR	45	\$1,350.00		REMOVE
50181	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	20	314	314			15	FAIR	35	\$2,710.00		REMOVE
50183	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	0			15		0	\$0.00		GONE
50184	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707			15	POOR	30	\$2,440.00		REMOVE
50185	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707			15	FAIR	45	\$2,980.00		REMOVE
50188	BOTTLE BRUSH	<i>Callistemon viminalis</i>	25	30	707	707	707		18	FAIR	40	\$0.00	\$3,890.00	REMOVE
50193	LIVE OAK	<i>Quercus virginiana</i>	20	15	177	177			10	FAIR	45	\$1,760.00		REMOVE
50194	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177			10	FAIR	35	\$1,220.00		REMOVE
50195	LAUREL OAK	<i>Quercus laurifolia</i>	50	50	1963	1963			28	FAIR	60	\$0.00	\$13,800.00	REMOVE
50196	QUEEN PALM	<i>Syagrus romanzoffiana</i>	8	4	13	13		4	10	POOR	15	\$20.00		REMOVE
50197	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113		10	8	FAIR	50	\$120.00		REMOVE
50198	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707	707		19	GOOD	75	\$0.00	\$18,900.00	REMOVE
50199	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707			16	FAIR	60	\$10,800.00		REMOVE
50200	BALD CYPRESS	<i>Taxodium distichum</i>	40	20	314	0			11	FAIR	50	\$0.00		REMOVE
50201	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	177	177		12	10	FAIR	45	\$110.00		REMOVE
50202	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177			10	POOR	25	\$1,100.00		REMOVE
50203	BOTTLE BRUSH	<i>Callistemon viminalis</i>	12	6	28	28			8	POOR	15	\$400.00		REMOVE
50204	QUEEN PALM	<i>Syagrus romanzoffiana</i>	17	15	177	177		10	10	FAIR	55	\$130.00		REMOVE
					TOTALS	29370	19009	4105				\$50,010.00	\$46,930.00	

Total Mitigation shall be based on 1.5 x's the total canopy loss: 19,009 SF x 1.5 = 28,513 SF needed to be mitigated.
Specimen Canopy Loss: 4,105 SF , Non-specimen Canopy Loss: 14,904 SF, Total Canopy Loss (Specimen + Non-specimen): 19,009 SF
Specimen Tree Loss Appraisal Value: \$46,930.00, Non-specimen Tree Loss Appraisal Value: \$750,010.00, Total Tree Loss Value: \$96,940.00
NOTE: All height and canopy numbers are in feet. Palm height is overall height.

REQUIRED MITIGATION

41 TREES REMOVED FROM SITE FOR A TOTAL CANOPY LOSS OF 18,695 S.F.
TOTAL MITIGATION WITH 1.5 TIMES EQUALS = 28,042 SF TO BE MITIGATED
MITIGATION SHALL COMPLY WITH SECTION B25-100 (5)
PROPOSED LANDSCAPE PLAN HAS ADDITIONAL 12 TREES TO COMPLY WITH MITIGATION REQUIREMENTS
A BREAKDOWN OF THE CANOPY MITIGATION COVERAGE IS BELOW:

8 NATIVE TREES (2 GUMBO LIMBO, 2 LIVE OAK, 3 MAHOGANY, 1 BUTTWOOD)

8 CATEGORY 1A - 500 s.f. each 4,000 s.f.
1 CATEGORY 1B - 150 s.f. each 300 s.f.
2 CATEGORY 2 - 50 s.f. each 100 s.f.
4,400 s.f.

TOTAL MITIGATION REQUIRED 28,513 s.f.
TOTAL MITIGATION PROVIDED 4,400 s.f.
TOTAL MITIGATION FOR TREE TRUST FUND 24,113 s.f. \$1 PER CANOPY SQUARE=\$23,242

ROOT PRUNING FOR TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment 6-8 weeks prior to relocation to a depth of at least 24 inches by ISA certified arborist.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

Up to 3": 32"
3" to 6": 60"
6" to 8": 80"
> 8": 12" inches per inch of trunk diameter

Larger sizes increase proportionally.

C. Two to 3 weeks after root pruning and before lifting, tree canopies shall be pruned to remove any dead, decayed, broken branches, low hanging branches, or branches which would otherwise restrict strapping/lifting activities.

1) TREE RELOCATION

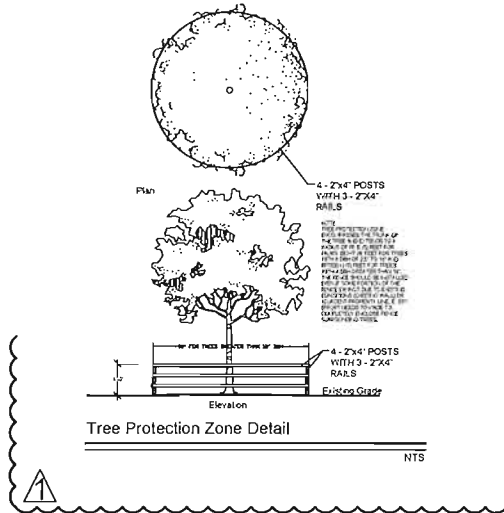
A. Trees shall be lifted using fiber rope lifting straps, with their rootballs cradled with fiber rope tree slings or other appropriate materials, such that the bulk of the trees' weight rests upon the rootball. Trunk straps may be used for balancing an maneuvering the trees into position, but shall not be used to lift or hold 100% of the trees' weight.

1. Once lifting begins, any uncut roots which become apparent around or under the rootballs shall be immediately severed with the appropriate pruning tools so as to minimize tearing.

2. After lifting, trees shall not be set down again until reaching the final site of relocation.

B. Trees are to be set in pre-dug pits, and properly braced in accordance with tree planting details shown on landscape plan.

C. Daily irrigation at high volume (15-25 gallons per tree, as per size) shall be provided for the first month after relocation. After that time, irrigation shall be provided 3 times per week, continuing at high rates, for at least 2 more months. After establishment, standard irrigation practices shall be implemented.



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days
before digging

Site Plan Submittal
Saratoga Crossings West
City Of Dania Beach
Broward County, Florida

Sheet Description
Tree Disposition
Table and
Notes

Release Date
12-13-17

Project Number
1735B

Drawing Number

TS-2

Sheet 2 of 2

HUGH JOHNSON
RLA # 865

Seal

12-13-17
A SITE PLAN
COMMENTS

Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., 5th Floor, Suite 501
Fort Lauderdale, FL 33315
TEL: 954-764-4600
FAX: 954-764-4601

SARATOGA CROSSINGS WEST

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

ATLANTIC PACIFIC COMMUNITIES

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
S-1	SURVEY
A-0.02	WEST STREET DESIGN DIAGRAM
A-1.00	WEST SITE PLAN
A-1.01	WEST COLOR SITE PLAN
A-2.00	BUILDING I - GROUND FLOOR PLANS
A-2.01	BUILDING I - TYPICAL FLOOR PLANS
A-2.02	BUILDING I - ROOF PLAN
A-2.03	BUILDING II - GROUND FLOOR PLANS
A-2.04	BUILDING II - TYPICAL FLOOR PLANS
A-2.05	BUILDING II - ROOF PLAN
A-3.00	BUILDING I - ELEVATIONS
A-3.01	BUILDING II - ELEVATIONS
A-3.02	COLOR ELEVATIONS
A-4.00	UNIT PLANS
TS-1	TREE DISPOSITION PLAN
TS-2	TREE DISPOSITION TABLE AND NOTES
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION NOTES
PD-1	PAVING AND GRADING PLAN
WS-1	UTILITY PLAN
PH-1	PHOTOMETRIC PLAN
FT-1	FIRE TRUCK AUTO TURN PLAN



LOCATION MAP

SECTION 34 / TOWNSHIP 50 S / RANGE 42 E

SITE PLAN

LEGAL DESCRIPTION:

THE SOUTH 333.978 FEET OF TRACT "A" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF STONOFF'S VALHALLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



HSQ GROUP, INC.

Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

DEVELOPER:

ATLANTIC PACIFIC COMMUNITIES
2950 SW 27TH AVENUE, SUITE 200
MIAMI, FL 33133
(305) 357-4700

PLANNER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

ARCHITECT:

CORWIL ARCHITECTS
4210 LAGUNA STREET
CORAL GABLES, FL 33146
(305) 448-7383

CIVIL ENGINEER:

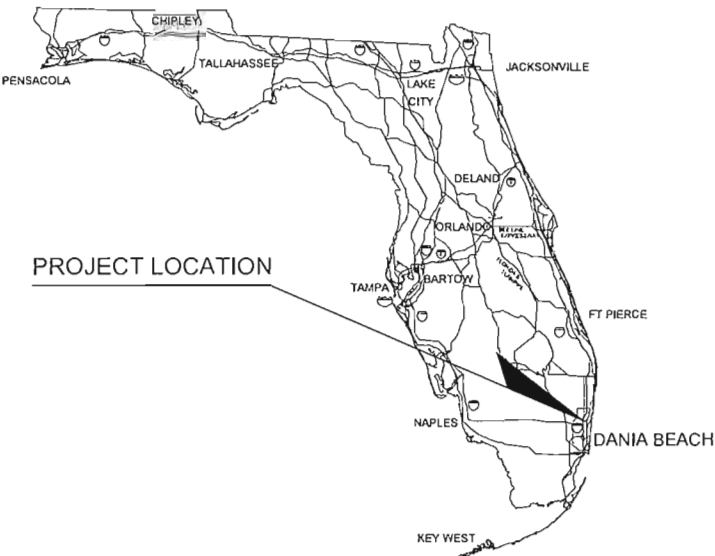
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

SURVEYOR:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

LANDSCAPE ARCHITECT:

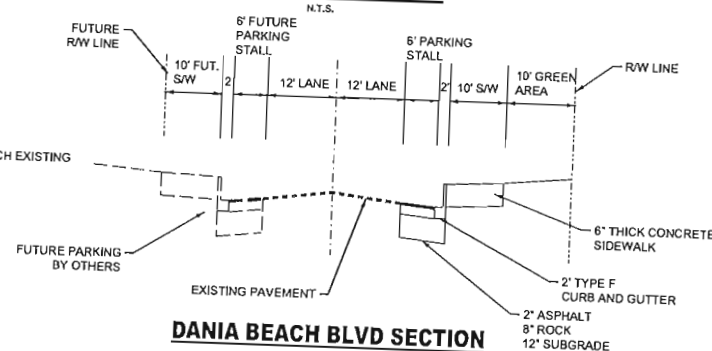
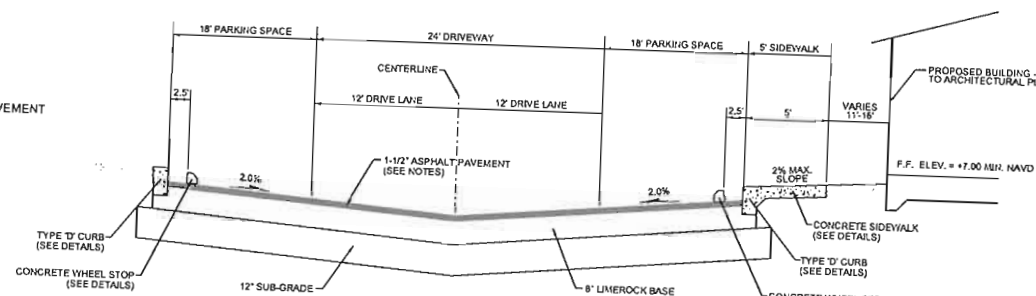
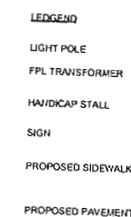
ARCHITECTURAL ALLIANCE
LANDSCAPE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
(954) 764-8858



ENGINEER'S CERTIFICATION

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Date: 12/14/2017 Seal
Approved by: JAY HUEBNER
Registered Engineer Number: 54615
State of Florida



COMMERCIAL TOC							
NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	11/29/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 8/17
 Drawn by: AZ Date: 8/17
 Checked by: JH Date: 8/17



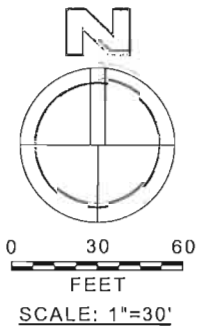
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
C26258 • LB7924

SARATOGA CROSSING WEST

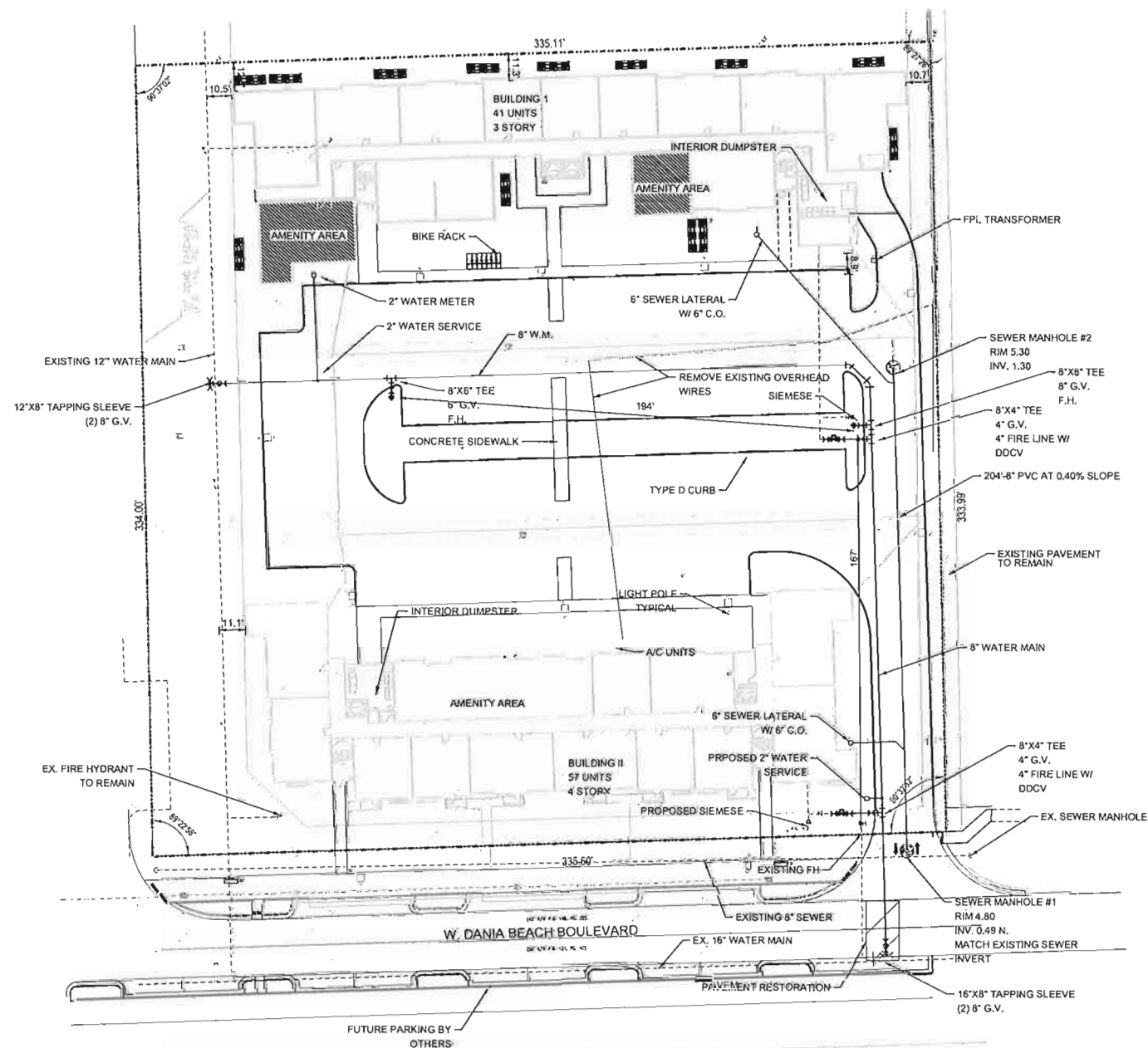
PAVING AND GRADING PLAN

SCALE:	1" = 30'
PROJECT NUMBER:	1707-65
SHEET NUMBER:	PD-1

Date: 12/13/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 55515
State of Florida



- LEGEND
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SGH
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	11/13/17	JMH	REVISED PER CITY DRC COMMENTS				

Designed by: JH Date: 8/17
Drawn by: AZ Date: 8/17
Checked by: JH Date: 8/17



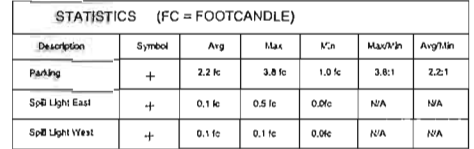
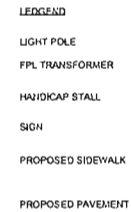
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Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

SARATOGA CROSSING WEST
UTILITY PLAN

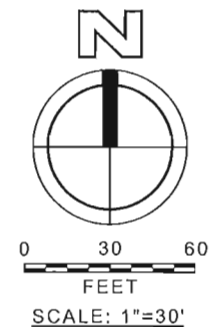
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1" = 30'
PROJECT NUMBER:
1707-65
SHEET NUMBER:
WS-1

Date: 12/7/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No. 24515
State of Florida

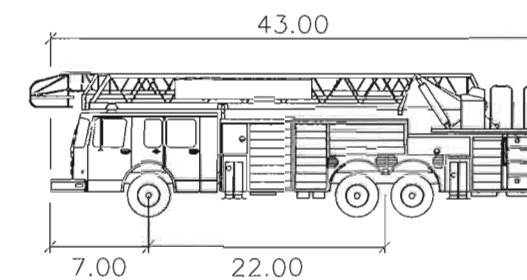
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Date: 12/7/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54515
State of Florida

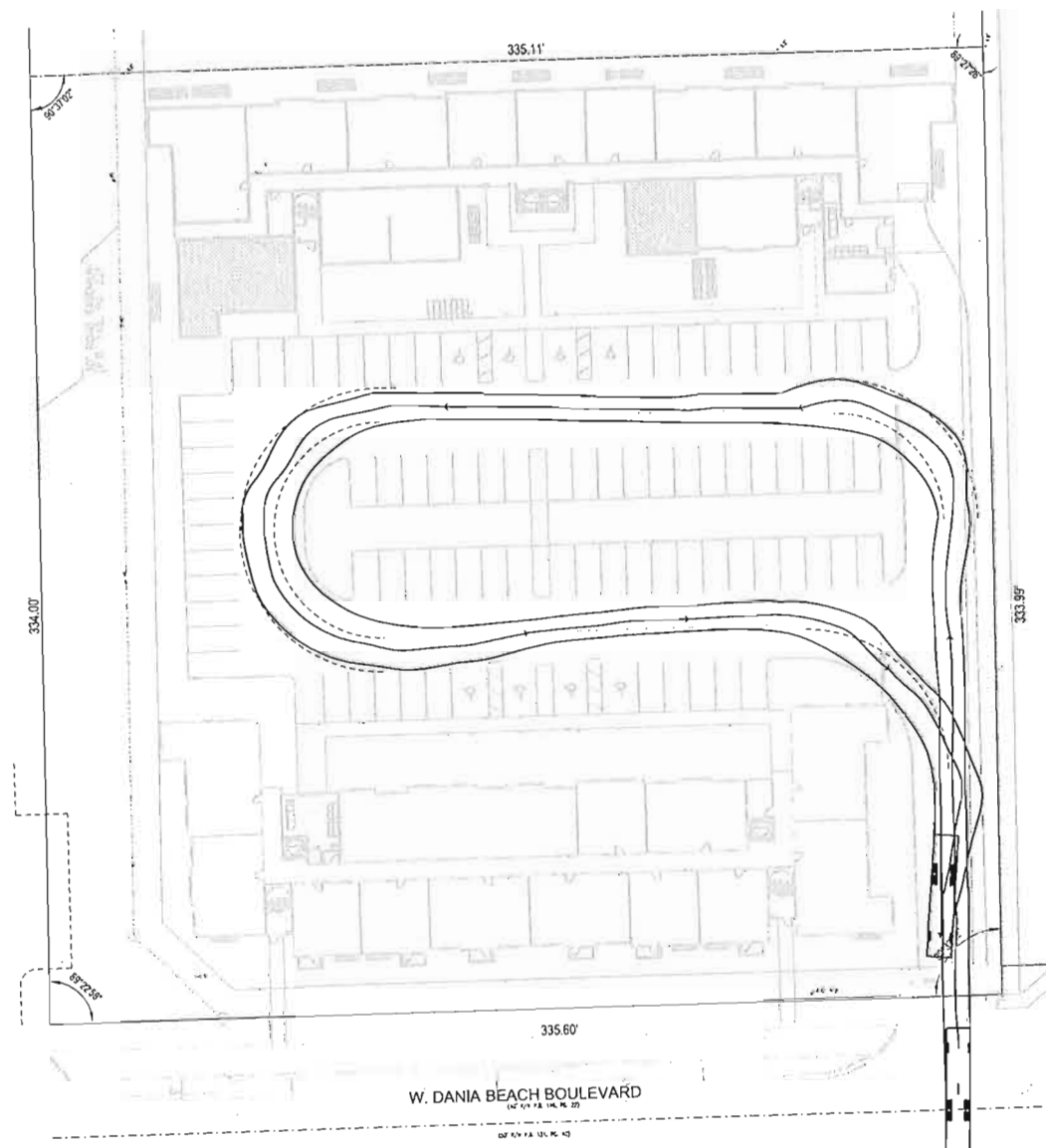


- LEGEND
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SIGN
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



COMMERCIAL TOC

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 8/17
Drawn by: AZ Date: 8/17
Checked by: JH Date: 8/17



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

SARATOGA CROSSING WEST
FIRE TRUCK AUTO TURN

SCALE:
1" = 30'
PROJECT NUMBER:
1707-65
SHEET NUMBER:
FT-1

Date: 12/7/2017
Approved by: JAY HUESNER, P.E.
Registered Engineer No. 54315
State of Florida

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BROWARD COUNTY
Planning Council

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Saratoga Crossings (033-MP-17)
City of Dania Beach

DATE: January 3, 2018

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 "Regional Activity Center" land use category. This plat is generally located on the northwest corner of Dania Beach Boulevard and Northwest 7 Avenue.

Regarding the proposed residential use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

The effective land use plan shows the following land uses surrounding the plat:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

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.

BBB:PMS

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



December 19, 2017

Jane Storms, Director of Platting
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, Florida 33351

Dear Ms. Storms:

Re: Platting requirements for a parcel legally described as the South 333.98 feet of Tract A, "Stoinoff's Valhalla," according to the Plat thereof, as recorded in Plat Book 146, Page 22, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Dania Beach Boulevard, between Northwest 10 Court and Northwest 13 Avenue, 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 residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on December 10, 1990.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, 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 Kenneth Wenning, Planner, at your convenience.

Jane Storms
December 19, 2017
Page Two

Respectfully,



Barbara Blake Boy
Executive Director

BBB:KJW

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach





AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

November 28, 2017

Marc LaFerrier, AICP

Planning Director

City of Dania Beach

100 West Dania Beach Blvd

Dania Beach, FL 33004

RE: Residential Proposed Development
Saratoga Crossings West
1105-1165 West Dania Beach Boulevard, Dania Beach, Florida
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the Saratoga Crossings West Development project located south of Fort Lauderdale-Hollywood International Airport (FLL) on behalf of the developer (owner), Atlantic Pacific Companies, LLC. Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following

web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>

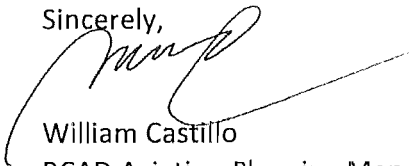
- No building, structure or vegetation on the site may exceed the maximum height of 47 feet NAVD 88 as shown on the Elevation Site Plan A-3.00 (dated 09/07/2017) and the FAA Survey Sketch Sheet (dated 10/27/2017) for Building I, unless submitted to BCAD for additional review.
- No building, structure or vegetation on the site may exceed the maximum height of 56.67 feet NAVD 88 as shown on the Elevation Site Plan A-3.01 (dated 09/07/2017) and the FAA Survey Sketch Sheet (dated 10/27/2017) for Building II, 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 Saratoga Crossings West Development project, and it is based on the Survey and Site Plan Documents (dated 09/07/2017 and 10/27/2017) prepared by CORWIL ARCHITECTS and HSQ Group, Inc. 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 letter 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 Aviation Planning Manager

cc: Devon Vickers, Resident Attorney (vickersd@gtlaw.com)
Michael P. Pacitto, P.G., Director Planning and Environmental

Project Name: SP-100-17 Saratoga East (Atlantic Pacific Communities)

ADDRESS: 705 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Lot size: 2.12 Acres

REQUEST: 2 multi-family structures consisting of 4 stories and 74 units. Existing development has 13 units.

NOTE: Per 0-2017-022, 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

Please see enclosed email from Angel Lunkins confirming there are no Code violations.

APPLICATION:

- 2) Identify the Centerline of all roads on site plan (sheet A-1.00).

Site plans for both sites have been revised to identify the centerline of roads

- 3) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

A CD is provided with this resubmittal.

RIGHT-OF-WAY:

All buildings comply with 60' ROW along Dania Beach Blvd and 40' along NW 7th avenue.

- 4) Identify if R-O-W dedication is required.
- 5) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.

- 6) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd.
- 7) Per page 219 of the CRA Master Plan, a 40' ROW is required along NW 7 Avenue.

PLATTING:

- 8) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Mizell Gardens" Plat is restricted to 14 garden apartments and lower income residents. The "Mizell Gardens Two" plat is restricted to 3,000 square feet of daycare center use, and residential uses are not permitted without County approval. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

A Plat application was submitted to the City for review and processing.

SCHOOLS:

- 9) Obtain a letter from Broward County School Board regarding school impact fees.

In process.

WATER:

- 10) Identify projected water demand for the project.

172 apartments at 250 GPD = 43000 GPD water demand.

IMPACT FEES:

- 11) Impact fees that will be required for the project are included at the end of this document.
- 12) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1364 per new unit, for a total of \$83,204 for the additional 61 units proposed.

TRAFFIC

- 13) RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

- 14) **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 are projected a traffic statement is sufficient. The applicant is to 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.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study. A copy of the Traffic Study is also enclosed with this resubmittal.

SIGNAGE

- 15) If signage is proposed, provide copy of all signs for compliance review.

Signage is not proposed at this phase, a note has been added to confirm that any signage shall comply with NFPA. Signage to be submitted under separate permit.

DUMPSTERS:

- 16) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

Proposed project does not include exterior dumpster areas. Based on the four story building height, internalized trash rooms and chutes have been provided with adequate size.

DEVELOPMENT REGULATIONS:

- 17) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document. Identify the setback from the east property line on the site plan.

All Setbacks dimensions have been added to the Site Plans.

- 18) Per Sec. 307-30, Mechanical equipment is not permitted in street side yard. Relocate equipment currently shown at the northeast corner of the lot, just south of proposed play area. Revise plans accordingly.

Mechanical equipment has been relocated, please refer to revised Site Plan.

ARCHITECTURAL STANDARDS IN THE CRA

- 19) Per Sec. 311-10 (F), indicate above ground fenestration percentage of façades on public ROW.

Frontage Elevations have been redesigned to meet 30% minimum fenestration requirement; please refer to Elevation sheets.

- 20) On sheets A-3.00 and A-3.01, indicate the direction of each proposed façade.

Elevations have been revised indicating direction of facades

- 21) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.

Elevations have been further articulated to enhance the vision described in the CRA redevelopment plan.

LANDSCAPING + HARDSCAPING:

- 22) Per Sec. 275-90 (2), a 5' landscape buffer is required between the driveway and the western property. Revise plans accordingly.

Please see revised landscape plans.

- 23) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

- 24) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

COMPLETE STREET DESIGN

- 25) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:

- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces for both Dania Beach Blvd. and NW 7 Avenue (see pages 213 & 219 of CRA Plan, attached).
- 26) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 27) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

Site Plans have been revised and sheets A-0.02 added to show street design.

PARKING:

- 28) Per Sec. 265-110 (C) (2), a 2-way directional movement requires as 24' drive isle. Revise plans accordingly.

Parking layout was revised to comply with 24' drive isle.

- 29) Remove additional notation of "Amenity Area" at the lower-left corner of sheet A-1.00, next to the driveway entrance.

Note was deleted

- 30) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.

Sidewalks are minimum 5'

- 31) Per the CRA Masterplan (pages 213 & 219 - attached), provide on-street parking and revise parking data on plans and supporting documents accordingly.

On street parking has been provided and accordance with CRA standards.

- 32) Per Sec. 306-10 (A) (2), access to off-street parking lots in the CRA must be from a secondary street. Revise plans to provide access from NW 7 Ave and/or NW 8 Ave.

As discussed during DRC meeting, access from 8th Avenue has been provided.

- ~~33) Per Sec. 306-10 (C), as well as Sec. 265-80, provide cross-access easement from west and north of the property. Contact the City Attorney to draft agreement.~~

- 34) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.

Analysis provided to Ronnie Navarro; copy enclosed with these responses.

- 35) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	55	68.75
2+ Bedrooms	1.75	19	33.25
Guest (1:5 residential units)	0.2	74	14.8
Total Parking required			116.8

=117 spaces required

Parking Calculations have been revised accordingly, please refer to Site Plan sheet.

- 36) Justification for alternative standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard. Per Sec. 265-51, provide a minimum of 6 bike racks.

Please see revised site plan, we are proposing 14 bike racks.

- 37) Per the current community bus routes, also provided at the end of this document, and based on justification for alternative parking standards, provide access to the property from the rear/north to facilitate pedestrian access to the community bus on NW 1 Street.
- 38) **FAA/BCAD REVIEW:** 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.

Please see enclosed approval letter provided by William Castillo.

**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*

- 39) Applicants are responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.

- 40) 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.
- 41) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachtgov 4 weeks prior to public hearing date.

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.

Proposed finished floor elevations have been identified throughout floor plans.

- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

[DIAGRAM HERE]

MEETING DATE: 10/26/17

Project Name: SP-100-17 Saratoga West (Atlantic Pacific Communities)

ADDRESS: 1105 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Net Area: 2.57 acres

REQUEST: 2 multi-family structures consisting of 3 stories (northern building) and 4 stories (southern building), for a total of 98 units. Existing development has 26 units.

NOTE: 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

Please see enclosed email from Angel Lunkins confirming there are no Code violations.

APPLICATION:

- 1) Identify the Centerline of all roads on site plan (sheet A-1.00).

Site plans for both sites have been revised to identify the centerline of roads

- 2) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

CD provided with this resubmittal

RIGHT-OF-WAY:

All buildings comply with 60' ROW along Dania Beach Blvd and 40' along NW 7th avenue.

- 3) Identify if R-O-W dedication is required.

- 4) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.
- 5) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd

PLATTING:

- 6) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Stoinoff's Valhalla" Plat, as provided with the application, is restricted to 50 garden apartments. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

Plat application file with the City for review and processing.

SCHOOLS:

- 7) Obtain a letter from Broward County School Board regarding school impact fees.

In Process

WATER:

- 8) Identify projected water demand for the project.

172 apartments at 250 GPD = 43,000 GPD sewer demand.

IMPACT FEES:

- 9) Impact fees that will be required for the project are included at the end of this document.
- 10) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1,364 per new unit, for a total of \$98,208.

TRAFFIC

- 11) **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

- 12) **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 are projected a traffic statement is sufficient. The applicant is to 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.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

SIGNAGE

Signage is not proposed at this phase, a note has been added to confirm that any signage shall comply with NFPA. Signage to be submitted under separate permit.

- 13) If signage is proposed, provide copy of all signs for compliance review.

DUMPSTERS:

- 14) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

Proposed project does not include exterior dumpster areas. Based on the four story building height, internalized trash rooms and chutes have been provided with adequate size

DEVELOPMENT REGULATIONS:

- 15) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document.

All Setbacks dimensions have been added to the Site Plans.

ARCHITECTURAL STANDARDS IN THE CRA

- 16) Per Sec. 311-10 (F), indicate above ground fenestration percentage for southern facade of building 2.

Frontage Elevations have been redesigned to meet 30% minimum fenestration requirement; please refer to Elevation sheets.

- 17) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.

- 18) Per Sec 525-20 (C), provide additional architectural details on the southern elevation of building II.

Elevations have been further articulated to enhance the vision described in the CRA redevelopment plan.

LANDSCAPING + HARDSCAPING:

- 19) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

- 20) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

COMPLETE STREET DESIGN

- 21) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:
- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces on Dania Beach Blvd. (see page 217 of CRA Plan, attached).
- 22) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 23) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

Site Plans have been revised and sheets A-0.02 added to show street design.

PARKING:

- 24) Per Sec. 265-110 (C) (2), a 2-way directional movement requires a 24' drive isle. Revise plans accordingly.

Parking layout was revised to comply with 24' drive isle.

- 25) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.

Sidewalks are minimum 5'

- 26) ~~Per Sec. 306-10 (C), surface parking lots in rear yards shall be designed for connection to existing parking lots on abutting properties on the same side of the block. This shall require recordation of a cross-access and cross-parking easement which shall be reviewed and approved by the city attorney.~~

- a) ~~Provide recorded document as approved by the City Attorney.~~
b) ~~Revise plans accordingly.~~

- 27) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.

Please see enclosed Traffic and Parking Study, approved by Ronnie Navarro.

- 28) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	42	52.5
2+ Bedrooms	1.75	56	98
Guest (1:5 residential units)	0.2	98	19.6
Total Parking required			170.1

=171 spaces required

Parking Calculations have been revised accordingly; please refer to Site Plan sheet.

- 29) The justification for an Alternative Parking Standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard calculations. Per Sec. 265-51, provide a minimum of 9 bike racks and revise data on plans accordingly.

Please see revised site plan; we are providing 12 bike racks.

- 30) FAA/BCAD REVIEW: 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.

Please see enclosed approval letter provided by William Castillo.

**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*

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- 33) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeacht.gov 4 weeks prior to public hearing date.

NOTES:

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- 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.

[DIAGRAMS HERE]

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 Option Space:	
Single Family/Townhouse	\$1,825 per unit
Mutli-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.16 per sq.ft.
Police	\$.184 per sq.ft.
Fire:	\$.389 per sa.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
Traffic Mitigation – Resolution 2014-049

NOTICE

All permit applications for NEW CONSTRUCTION of IMPROVEMENTS THAT INCREASE WATER / SEWER DEMAND (Water Meter Installations)

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the COLLECTION of Water and Sewer IMPACE and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on the meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 ½" Irrigation Line	\$1,650.00
1 ½" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 ½" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$1,557.00	\$725.00
1" Meter	\$3,893.00	\$1,813.00
1 ½" Meter	\$7,785.00	\$3,625.00

2" Meter	\$12,456.00	\$5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	CONTACT PUBLIC SERVICES DEPARTMENT	

NOTE: When upsizing an existing meter, the net increase for impact fees will be charged. Ex. 5/8" to 1"; Water = \$3,893 - \$1,557; Sewer = \$1,813 - \$725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Department to discuss your Water and Sewer Plans at 954-924-3740.

Property Sign Requirements for Large Scale (>1 acre) Properties

Posting Location:

- Between 10' and 20' from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way
- For properties having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign shall be posted for each five hundred (500) feet or fraction thereof.

Timing:

- Applicant is responsible for the purchase and delivery of the sign and decals from the fabricator of choice.
- Upon the applicant's selection of a sign fabricator, the Planning Division shall e-mail the sign copy to the vendor.
- Applicant is responsible for posting and photographing the sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for emailing said photograph(s) to mwray@danialbeachfl.gov no less than 14 days prior to the date of the hearing.
- Applicant is responsible for updating the sign using decals as requests and hearing dates change, and in the event that the posting deadline is missed.
- Applicant shall submit a photograph of the updated property sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for the posting to remain and be replaced during the notable period

**Saratoga Crossings West, Dania Beach Housing Authority, 1105 –
1165 West Dania Beach Boulevard, Dania Beach, Florida**



Prepared for:

Greg Griffith
Atlantic Pacific Communities
2950 Southwest 27th Avenue, Suite 200
Miami, Florida 33133
ggriffith@apmanagement.net

Submitted by:

Bartlett Tree Experts

Jeremy Chancey, Commercial Arborist Representative
ISA Certified Arborist #FL-0762A
(954) 612-2500

TABLE OF CONTENTS

EXECUTIVE SUMMARY
TREE TABLE
OBSERVATIONS
PHOTOS

Saratoga Crossings East, 1105-1185 West Dania Beach Boulevard, Dania Beach, FL
ARBORIST REPORT

December 1, 2017 updated December 13, 2017

Greg Griffith
Atlantic Pacific Communities
2950 Southwest 27th Avenue, Suite 200
Miami, Florida 33133
ggriffith@apmanagement.net

Dear Mr. Griffith,

Thank you for allowing Bartlett Tree Experts the opportunity to provide a health analysis of the trees and palms located at the Dania Beach Housing Authority property located at 1105-1185 West Dania Beach Boulevard, Dania Beach, Florida, also known as Saratoga Crossings West.

We reviewed all of the trees and palms located on the property and examined their current vitality. Our objective was to provide recommendations for trees that are suitable for relocation greater than 12 inches in diameter at 54 inches above the ground level due to the proposed redevelopment of the property. Our report below includes a tree table that indicates the species, size and current health condition of all of the trees found. The photographs demonstrate trees that we are not recommending for relocation due to their low vitality or lack of suitability based on their current structure, health or other limitations. We have updated our report to include additional trees that are being preserved in place rather than remove.

If you have any questions, please feel free to contact me at the office number or my cell phone at (954) 612-2500. Thank you again for this opportunity.

Best regards,

Jeremy Chancey
ISA Certified Arborist FL-0762A

EXECUTIVE SUMMARY

Bartlett Tree Experts conducted a review of 55 trees and palms. The table enclosed indicates the species, size, health condition and disposition for all of these trees and palms reviewed. 12 of these trees are greater than 12 inches in diameter at 54 inches (dbh) and not being recommended for relocation or preservation. This report details our observations of these 12 trees and why they are not suitable for relocation. We found one additional tree on the property that was not identified on the tree survey or the Tree Disposition plan provided by Architectural Alliance. We added this tree's approximate location and information within our table. The tree number given was 50130A this tree is listed to be relocated.

One tree is in "poor" health condition, equal to or less than 30% health condition percentage. 10 trees are in "fair" health condition, the trees have a 40-60% health condition percentage and one tree was found to be in "good" health condition, 61-80%.

Understanding of Inventory Constraints

It is important for the tree owner or manager to know and understand that all trees pose some degree of risk from failure or other conditions. The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the *International Society of Arboriculture's Best Management Practices for Tree Risk Assessment*, as well as the information available at the time of the inspection. However, the overall risk rating, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

Bartlett Tree Experts can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation. The information in this report should not be considered as making safety, legal, architectural, engineering, landscape architectural, land surveying advice or other professional advice. This information is solely for the use of the tree owner and manager to assist in the decision making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

Danla Beach Housing Authority Sarasota Crossing West 12/13/2017													
TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Clear Trunk Ft	DBH inches	Health Condition	Health Condition %	Sub-Total \$	Specimen Total \$	Disposition
50130	SABAL PALM	<i>Sabal palmetto</i>	10	15	177	177	5	15	GOOD	70	\$140.00		REMOVE
50130A	LIVE OAK	<i>Quercus virginiana</i>	30	35	962			17	FAIR	60	\$0.00		RELOCATE
50131	SABAL PALM	<i>Sabal palmetto</i>	8	12	113	113	3	14	GOOD	70	\$140.00		REMOVE
50132	SABAL PALM	<i>Sabal palmetto</i>	15	15	177	177	8	18	GOOD	70	\$140.00		REMOVE
50133	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	POOR	30	\$1,180.00		REMOVE
50134	LIVE OAK	<i>Quercus virginiana</i>	12	15	177	177		8	FAIR	50	\$1,260.00		REMOVE
50135	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	45	\$1,760.00		REMOVE
50136	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	35	\$1,400.00		REMOVE
50137	LIVE OAK	<i>Quercus virginiana</i>	25	20	314	314		12	FAIR	40	\$2,320.00		REMOVE
50138	ROYAL PALM	<i>Roystonea regia</i>	40	15	177		25	18	GOOD	75	\$0.00		RELOCATE
50139	ROYAL PALM	<i>Roystonea regia</i>	40	20	314		25	18	GOOD	70	\$0.00		RELOCATE
50140	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	50	\$2,810.00		REMOVE
50141	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	40	\$2,320.00		REMOVE
50142	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	55	\$2,150.00		REMOVE
50143	NORFOLK ISLAND PINE	<i>Araucaria heterophylla</i>	10	6	28	28		4	FAIR	55	\$20.00		REMOVE
50144	ORANGE GEIGER	<i>Cardia sebestena</i>	12	10	79	79		6	POOR	10	\$40.00		REMOVE
50145	LIVE OAK	<i>Quercus virginiana</i>	35	30	707			13	GOOD	65	\$0.00		REMAIN
50146	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	40	30	707	707		17	FAIR	50	\$0.00		REMAIN
50147	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257	1257		15	FAIR	60	\$0.00		REMAIN
50148	LIVE OAK	<i>Quercus virginiana</i>	20	30	707	707		12	FAIR	40	\$0.00		REMAIN
50149	LIVE OAK	<i>Quercus virginiana</i>	15	25	491	491		10	FAIR	45	\$0.00		REMAIN
50150	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	707		15	FAIR	50	\$0.00		REMAIN
50151	LIVE OAK	<i>Quercus virginiana</i>	30	35	962	962		15	FAIR	45	\$0.00		REMAIN
50152	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		21	FAIR	60	\$0.00		REMAIN
50153	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	50	\$0.00		REMAIN
50154	LIVE OAK	<i>Quercus virginiana</i>	25	30	707			14	GOOD	65	\$0.00		REMAIN
50162	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	GOOD	65	\$2,500.00		REMOVE
50166	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		22	FAIR	50		\$10,200.00	REMOVE
50167	LIVE OAK	<i>Quercus virginiana</i>	45	50	1963			24	FAIR	55	\$0.00		REMAIN
50168	LIVE OAK	<i>Quercus virginiana</i>	50	50	1963			24	GOOD	70	\$0.00		REMAIN
50169	LIVE OAK	<i>Quercus virginiana</i>	40	30	707			15	FAIR	55	\$0.00		REMAIN
50170	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113			10		0	\$0.00		GONE
50171	PINK TRUMPET	<i>Tabebuia heterophylla</i>	30	20	314	314		12	FAIR	35	\$870.00		REMOVE
50176	LIVE OAK	<i>Quercus virginiana</i>	40	30	707			15	GOOD	65	\$4,760.00		REMAIN
50177	LIVE OAK	<i>Quercus virginiana</i>	30	30	707			15	FAIR	45	\$3,760.00		REMAIN
50178	LIVE OAK	<i>Quercus virginiana</i>	15	20	314			9	FAIR	60	\$1,800.00		REMAIN
50179	LIVE OAK	<i>Quercus virginiana</i>	20	20	314			10	FAIR	45	\$1,760.00		REMAIN
50180	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	15	10	79	79		8	FAIR	45	\$1,350.00		REMOVE
50181	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	20	314	314		15	FAIR	35	\$2,710.00		REMOVE
50183	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707			15		0	\$0.00		GONE
50184	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707		15	POOR	30	\$2,440.00		REMOVE
50185	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707		15	FAIR	45	\$2,980.00		REMOVE
50188	BOTTLE BRUSH	<i>Callistemon viminalis</i>	25	30	707	707		18	FAIR	40	\$0.00	\$3,890.00	REMOVE
50193	LIVE OAK	<i>Quercus virginiana</i>	20	15	177	177		10	FAIR	45	\$1,760.00		REMOVE
50194	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177		10	FAIR	35	\$1,220.00		REMOVE
50195	LAUREL OAK	<i>Quercus laurifolia</i>	50	50	1963	1963		28	FAIR	60		\$13,600.00	REMOVE
50196	QUEEN PALM	<i>Syagrus romanzoffiana</i>	8	4	13	13	4	10	POOR	15	\$20.00		REMOVE
50197	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	10	8	FAIR	50	\$120.00		REMOVE
50198	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707		19	GOOD	75		\$18,900.00	REMOVE
50199	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707		16	FAIR	60	\$10,800.00		REMOVE
50200	BALD CYPRESS	<i>Taxodium distichum</i>	40	20	314			11	FAIR	50	\$4,240.00		REMOVE
50201	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	177	177	12	10	FAIR	45	\$110.00		REMOVE
50202	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177		10	POOR	25	\$1,100.00		REMOVE
50203	BOTTLE BRUSH	<i>Callistemon viminalis</i>	12	6	28	28		8	POOR	15	\$400.00		REMOVE
50204	QUEEN PALM	<i>Syagrus romanzoffiana</i>	17	15	177	177	10	10	FAIR	55	\$130.00		REMOVE
					29,370	18,693							
I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.													
Jeremy T. Chancey, FL-07624, ISA Certified Arborist													

Observations

Tree number 50137 – Live Oak three codominant trunks, included bark, dieback and limited root space.

Tree number 50140 - Live Oak codominant trunks, included bark, roots deflected and limited root space.

Tree number 50141 - Live Oak poor form, cracked included bark, limited root space.

Tree number 50166 – Live Oak codominant trunks, cracked bark inclusion, leaning.

Tree number 50171 – Pink Trumpet not pictured, poor form.

Tree number 50181 – Bottlebrush poor form, unbalanced canopy, limited root space, low vitality, dieback.

Tree number 50184 – Bottlebrush poor form, fallen, storm damaged, limited root space.

Tree number 50185 – Bottlebrush poor form, dieback.

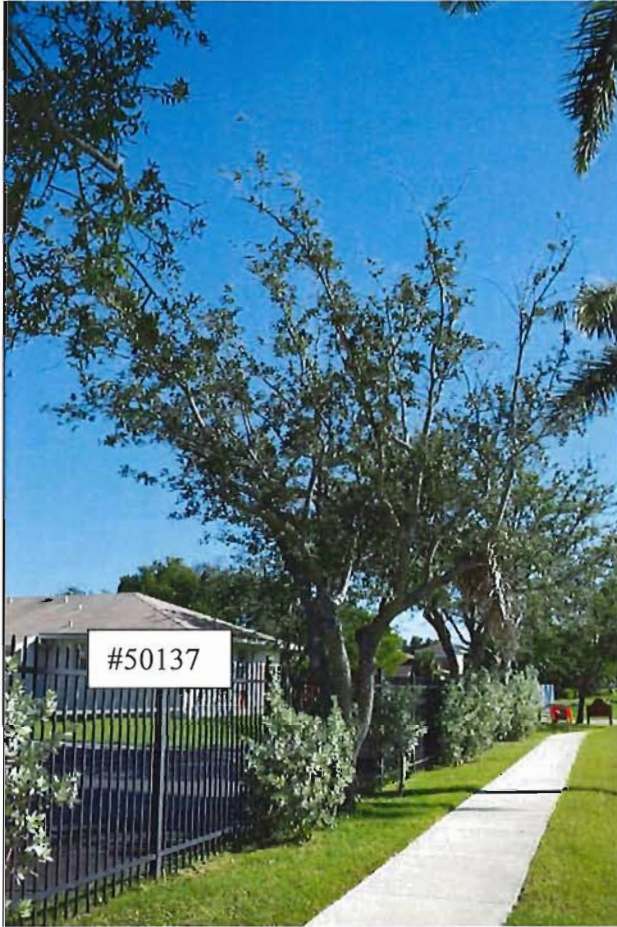
Tree number 50188 – Bottlebrush poor form, multiple codominant trunks, dieback, limited root space.

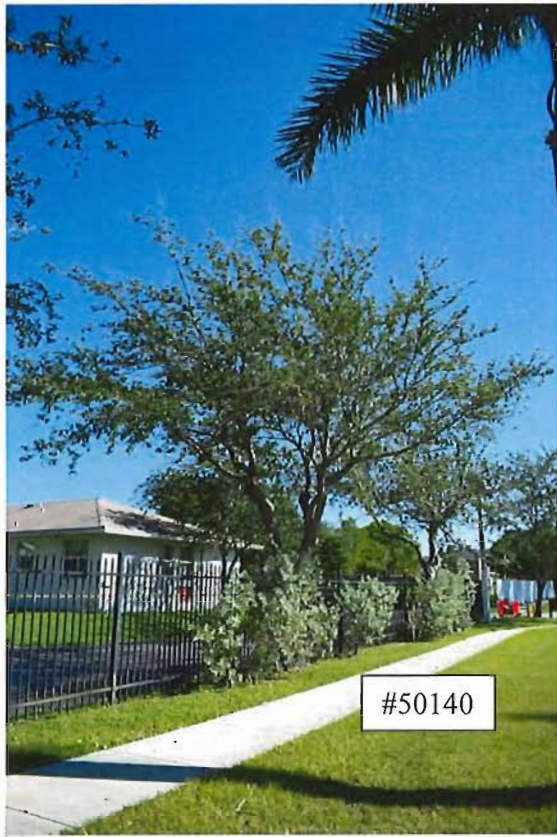
Tree number 50195 – Laurel Oak multiple codominant trunks, poor form and branch structure, storm damage.

Tree number 50198 – Bald Cypress knees present.

Tree number 50199 – Bald Cypress girdling root at flare.

Photos







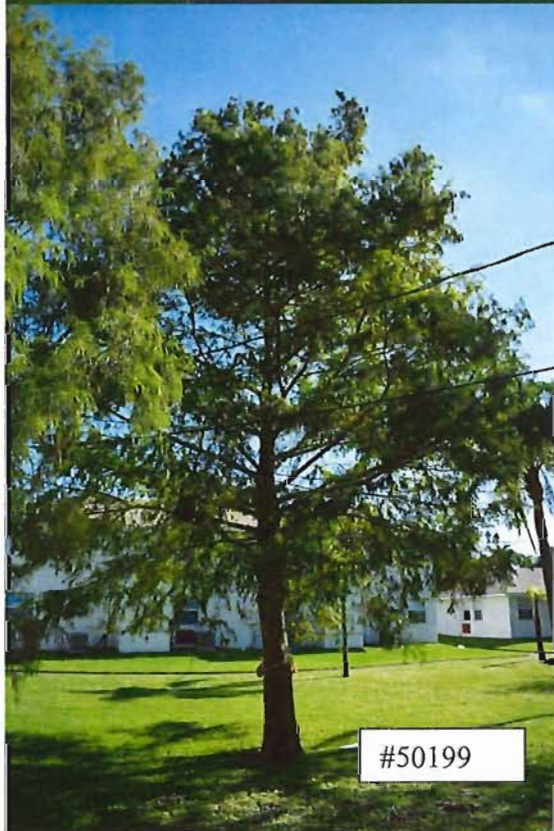
#50166













End Report

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Handwritten signature in blue ink.

Jeremy T. Chancey
asca AMERICAN SOCIETY of
CONSULTING ARBORISTS
ISA Certified Arborist FL 0762-A
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector

Memorandum

Date: December 13, 2017
Project: Saratoga Crossing East-West
PZ Log Number SP-100-17
From: Jaime Mayor- Architectural Alliance, Inc.
Purpose: Narrative to comments

The following comments-responses are based on a review of the landscape plans dated September 18, 2017, for
The property located at 705 W. Dania Beach Blvd, Dania Beach, for
compliance with the City of Dania Beach Code of Ordinances.

Comment #1: 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 TD-2. 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.

Response: Please see attached arborist report as requested. Some trees have been proposed to be relocated as well.

Comment #2: The tree disposition table on Sheet TS-2 is incomplete. Complete the table listing all the required information per Sec. 275-80.

Response: Tree disposition plan has been completed. Please refer to sheet TS-2

Comment #3: Numerous trees listed on Sheet TD-2 are listed as "no" for specimen trees but are specimen trees. Change the table to reflect correct classification of all specimen trees/palms. Per Sec. 825-140 specimen trees are hardwood trees 18" DBH are larger and palms 12" DBH/6" CT or larger.

Response: Please refer to revised table on sheet TS-2 identifying specimen trees per sec. 825-140

Comment #4: Provide the dollar value of all specimen trees calculated per Sec. 825-140 as required by Sec. 275-80.

Response: Please refer to revised table on sheet TS-2 providing the dollar value of specimen trees required to be removed.



Comment #5: Several specimen and non-specimen existing trees located on the south buffer of the site are proposed for removal. It appears these trees are not in direct conflict with the proposed site design and can remain in place. Provide justification for removal from a certified arborist.

Response: Please refer to revised sheet LP-1 for proposed landscape plan and trees proposed to be preserved. Please notice that several site plan changes have affected the preservation of many trees especially on the South buffer.

Comment #6: Provide mitigation information on how mitigation will be accomplished for all canopy proposed for removal.

- a. Provide all mitigation calculation.
- b. Provide the number, species, and location of all mitigation trees.
- c. Identify the location of mitigation trees by a special symbol or callout on the plan.

Response: Please refer to tables on sheet TS-2 for updated mitigation calculations.

Comment #7: Provide an irrigation plan meeting all Sec. 275-80 requirements.

Response: Irrigation plans have been provided showing a head layout for this submittal.

Comment #8: Show existing canopy to scale on sheet TS-1.

Response: Please refer to revised sheet TS-1 showing canopy to scale.

Comment #9: Show existing tree canopy to scale for all trees to remain on sheet LP-1.

Response: Please refer to revised sheet LP-1 showing the existing tree canopy of trees to remain.

Comment #10: The terminal peninsula containing an existing live oak to remain is grossly undersized to ensure tree viability and curbing is proposed within the critical root zone of this tree. Revise planting area size.

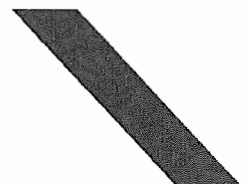
- a. This terminal island also does not meet the minimum requirements per Sec. 275-100.

Response: Terminal peninsulas have been modified to avoid conflict with root zones. Please refer to sheet LP-1

Comment #11: Shade trees are proposed in areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing shade trees to the minimum requirements per this section.

Response: Site plan has been modified to allow landscape areas to have shade trees. Please refer to sheet LP-1

Comment #12: Existing trees to remain are in proposed areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing existing trees to the minimum requirements per this section.





Response: Site plan has been modified to allow existing trees to be preserved where required. Please refer to sheet LP-1

Comment #13: Provide the VUA area (in SF), the VUA area dedicated to landscaping (in SF), and the percentage of VUA dedicated to landscaping.

Response: Please refer to table on sheet LP-2 for added VUA calculations including the VUA area dedicated to landscaping (in SF), and the percentage of VUA dedicated to landscaping.

Comment #14: Indicate the location of all root barriers per Sec. 275-190.

a. Provide a root barrier detail.

Response: Root barrier locations and detail have been indicated on revised sheet LP-1 and details on sheet LP-2.

Comment #15: Provide a clarification, detail, or evaluations to indicate that all landscape area within and adjacent to VUA will be at or below grade.

Response: See landscape notes on sheet LP-2 for landscape areas to be at finish grade. Note #21

Comment #16: Show tree protection zones on the landscape plan for each tree to remain on site.

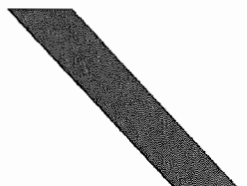
Response: Please see revised sheet LP-1 showing protection zones for all remaining trees.

Comment #17: Provide a tree protection fence detail.

Response: Please see sheet TS-2 for Tree protection fence detail

Comment #18: To complete any further review, a PDF copy of the plan set must be provided with the submittal.

Response: Please see attached PDF files for your review and comment.



TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Clear Trunk Ft	DBH Inches	Health Condition	Health Condition %	Sub-Total \$	Specimen Total \$	Disposition
50130	SABAL PALM	<i>Sabal palmetto</i>	10	15	177	177	5	15	GOOD	70	\$140.00		REMOVE
50130A	LIVE OAK	<i>Quercus virginiana</i>	30	35	962			17	FAIR	50	\$0.00		RELOCATE
50131	SABAL PALM	<i>Sabal palmetto</i>	8	12	113	113	3	14	GOOD	70	\$140.00		REMOVE
50132	SABAL PALM	<i>Sabal palmetto</i>	15	15	177	177	8	18	GOOD	70	\$140.00		REMOVE
50133	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	POOR	30	\$1,180.00		REMOVE
50134	LIVE OAK	<i>Quercus virginiana</i>	12	15	177	177		8	FAIR	50	\$1,260.00		REMOVE
50135	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	45	\$1,760.00		REMOVE
50136	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	35	\$1,400.00		REMOVE
50137	LIVE OAK	<i>Quercus virginiana</i>	25	20	314	314		12	FAIR	40	\$2,320.00		REMOVE
50138	ROYAL PALM	<i>Roystonia regia</i>	40	15	177		25	18	GOOD	75	\$0.00		RELOCATE
50139	ROYAL PALM	<i>Roystonia regia</i>	40	20	314		25	18	GOOD	70	\$0.00		RELOCATE
50140	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	50	\$2,810.00		REMOVE
50141	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	40	\$2,320.00		REMOVE
50142	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	FAIR	55	\$2,150.00		REMOVE
50143	NORFOLK ISLAND PINE	<i>Arucaria heterophylla</i>	10	6	28	28		4	FAIR	55	\$20.00		REMOVE
50144	ORANGE GEIGER	<i>Cardia sebestena</i>	12	10	79	79		6	POOR	10	\$40.00		REMOVE
50145	LIVE OAK	<i>Quercus virginiana</i>	35	30	707			13	GOOD	65	\$0.00		REMAIN
50146	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	40	30	707	707		17	FAIR	50	\$0.00		REMAIN
50147	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257	1257		15	FAIR	60	\$0.00		REMAIN
50148	LIVE OAK	<i>Quercus virginiana</i>	20	30	707	707		12	FAIR	40	\$0.00		REMAIN
50149	LIVE OAK	<i>Quercus virginiana</i>	15	25	491	491		10	FAIR	45	\$0.00		REMAIN
50150	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	707		15	FAIR	50	\$0.00		REMAIN
50151	LIVE OAK	<i>Quercus virginiana</i>	30	35	962	962		15	FAIR	45	\$0.00		REMAIN
50152	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		21	FAIR	60	\$0.00		REMAIN
50153	LIVE OAK	<i>Quercus virginiana</i>	25	25	491	491		12	FAIR	50	\$0.00		REMAIN
50154	LIVE OAK	<i>Quercus virginiana</i>	25	30	707			14	GOOD	65	\$0.00		REMAIN
50162	LIVE OAK	<i>Quercus virginiana</i>	20	20	314	314		10	GOOD	55	\$2,500.00	\$10,200.00	REMOVE
50166	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		22	FAIR	50	\$0.00		REMAIN
50167	LIVE OAK	<i>Quercus virginiana</i>	45	50	1963			24	FAIR	55	\$0.00		REMAIN
50168	LIVE OAK	<i>Quercus virginiana</i>	50	50	1963			24	GOOD	70	\$0.00		REMAIN
50169	LIVE OAK	<i>Quercus virginiana</i>	40	30	707	707		15	FAIR	55	\$0.00		REMAIN
50170	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113			10	0	0	\$0.00		GONE
50171	PINK TRUMPET	<i>Tabebuia heterophylla</i>	30	20	314	314		12	FAIR	35	\$870.00		REMOVE
50176	LIVE OAK	<i>Quercus virginiana</i>	40	30	707			15	GOOD	55	\$4,760.00		REMAIN
50177	LIVE OAK	<i>Quercus virginiana</i>	30	30	707			15	FAIR	45	\$3,760.00		REMAIN
50178	LIVE OAK	<i>Quercus virginiana</i>	15	20	314			9	FAIR	60	\$1,800.00		REMAIN
50179	LIVE OAK	<i>Quercus virginiana</i>	20	20	314			10	FAIR	45	\$1,760.00		REMAIN
50180	BRAZILIAN BEAUTY LEAF	<i>Calophyllum brasiliense</i>	15	10	79	79		8	FAIR	45	\$1,350.00		REMOVE
50181	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	20	314	314		15	FAIR	35	\$2,710.00		REMOVE
50183	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707			15		0	\$0.00		GONE
50184	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707		15	POOR	30	\$2,440.00		REMOVE
50185	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	30	707	707		15	FAIR	45	\$2,980.00		REMOVE
50188	BOTTLE BRUSH	<i>Callistemon viminalis</i>	25	30	707	707		18	FAIR	40	\$0.00	\$3,890.00	REMOVE
50193	LIVE OAK	<i>Quercus virginiana</i>	20	15	177	177		10	FAIR	45	\$1,760.00		REMOVE
50194	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177		10	FAIR	35	\$1,220.00		REMOVE
50195	LAUREL OAK	<i>Quercus laurifolia</i>	50	50	1963	1963		28	FAIR	60		\$13,800.00	REMOVE
50196	QUEEN PALM	<i>Syagrus romanzoffiana</i>	8	4	13	13	4	10	POOR	15	\$20.00		REMOVE
50197	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	10	8	FAIR	50	\$120.00	\$18,900.00	REMOVE
50198	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707		19	GOOD	75			REMOVE
50199	BALD CYPRESS	<i>Taxodium distichum</i>	40	30	707	707		16	FAIR	60	\$10,800.00		REMOVE
50200	BALD CYPRESS	<i>Taxodium distichum</i>	40	20	314			11	FAIR	50	\$4,240.00		REMOVE
50201	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	177	177	12	10	FAIR	45	\$110.00		REMOVE
50202	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177		10	POOR	25	\$1,100.00		REMOVE
50203	BOTTLE BRUSH	<i>Callistemon viminalis</i>	12	6	28	28		8	POOR	15	\$400.00		REMOVE
50204	QUEEN PALM	<i>Syagrus romanzoffiana</i>	17	15	177	177	10	10	FAIR	55	\$130.00		REMOVE
					29,370	18,693							

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.

Jeremy T. Chancey, FL-0762A, ISA Certified Arborist

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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/ **Sq. Feet:** 92,383
Saratoga Crossings East

Plan Reviewer: Sean Brown, Battalion Chief/ Plans
Examiner 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), including parking lots. (See turning radius info)
Response: The turning radii of 38' inside and 50' outside are indicated on the site plan sheet SP-1.
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
Response: The drive isle widths are dimensioned on the site plan SP-1. There are no building overhang or canopies requiring vertical clearances over the road and parking lot.

- c. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site.

Response: See attached auto turn plan for fire department access road and direction of travel.

2. Water Supply Information as follows:

All existing and proposed water main sizes. Please verify main sizes.

Response: The water main sizes are shown on the Water and Sewer plan sheet WS-1. We have requested confirmation of the water main sizes from the city utility dept.

Provide a hydrant within the complex along with 2 additional FDC's. SYSTEM TO BE LOOPED

Response: A proposed water main loop has been added to the site with additional Fire hydrants and FDC locations per your recommendations.

[DIAGRAM HERE]

- a. Existing and proposed fire hydrant locations. Please show if the fire hydrant off Dania Beach Blvd is existing or proposed. Also, existing hydrants on site not showing on plans.

Response: The existing fire hydrants are shown on the water and sewer plan sheet WS-1. Some of the existing fire hydrants will be removed for the proposed development, but new fire hydrants are added to meet proper spacing and connections to the FDC.

- b. Dimensions of the three nearest adjacent hydrants to the project site

Response: The fire hydrants are labeled on the Utilities plan sheet WS-1.

- 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). Please identify the FDC for Bldg II.

Response: The FDC and Siamese connections are shown on the Utility plan sheet WS-1.

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test

Response: See attached flow test.

- b. Building Construction Type and Square Footage

Response: the building type is Type II-B as shown on the site plan data table.

- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer

Response: The fire flow demand calculations are attached.

- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)

Response: See attached application for approval signed by the owner and engineer.

- 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).

Response: See attached letter from the civil engineer.

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:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. “NO PARKING” sign locations and sign details demonstrated. Show parking signs along entrance into complex and along new location of additional hydrant.
 - c. Fire Department Access Routes During Construction
- 5. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 6. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC’s & DDCV’s
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 7. Address Detail
- 8. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
- 9. Minimum Radio Signal Strength for Fire Department Communications — See details on the next page.

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
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.

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.

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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)

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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]

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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]

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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]

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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 1/2 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 builders 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 Engineers 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 & 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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/ **Sq. Feet:** 111,993
Saratoga Crossings West

Plan Reviewer: Sean Brown, Battalion Chief/ Plans
Examiner 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:

3. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated), including parking lot
Response: The turning radii are shown on the site plan and utility plan.
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
Response: The drive isle dimensions are shown on the site plan sheet SP-1. There are no overhead clearance issues on this site.
 - c. Fire Department Apparatus Access Road locations and dimensions demonstrate or note on the plan how they will be marked and delineated on site
Response: The access roads are located on sheet A-100 with the turning radii dashed in.
4. Water Supply Information as follows:
 - a. All existing and proposed water main sizes. (existing hydrants on site not on plans) Please verify main sizes.
Response: Please see the Utility plan sheet WS-1 for existing and proposed fire hydrant locations.
 - b. Existing and proposed fire hydrant locations. Hydrant separations to be within 300'. Move proposed hydrant to an area to achieve separation. Add FDC by relocated hydrant.
Response: The fire hydrant and FDC location have been revised per your suggested locations.

[DIAGRAM HERE]

 - c. Dimensions of the three nearest adjacent hydrants to the project site
Response: The existing hydrants are located on the plan with dimensions between hydrants.
 - d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
Response: the fire line and Siamese are located on the outside of the building. See the Utility plan sheet WS-1 for locations.
 - e. Show location of FDC for Bldg II by existing hydrant.
Response: The FDC is located per your suggestion.
 - f. Please show type of construction on plan legend.
 - g.
5. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
Response: see attached fire flow test.
- b. Building Construction Type and Square Footage
Response: see attached site plan with information in data table.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
Response: See attached fire flow demand calculations.
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
Response: See attached fire protection water supply design 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).
Response: See attached letter from HSQ Group.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

- 6. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated. Show parking signs along entrance into complex and along the relocated hydrant.
 - c. Fire Department Access Routes During Construction
- 7. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 8. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 9. Address Detail

10. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
11. Minimum Radio Signal Strength for Fire Department Communications — See details on the next page.

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
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.

12. A test "grid" plan shall be produced to ensure testing throughout the building.
13. 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

14. 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
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- 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]

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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*]

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HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

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- The Steamer opening is to be 4 1/2 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 builders 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 Engineers 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.

HSQ GROUP, INC.
 Engineers • Planners • Surveyors
 1489 W. Palmetto Park Road, Suite 340
 Boca Raton, FL 33486
 561-392-0221

FIRE & RESCUE			
Fire Flow Worksheet			Page 1/3
Needed Fire Flow Work Sheet (ISO formulas)			
Address:	Dania Beach Blvd.		
Project Name:	Saratoga Crossing West building 2	Occupancy Type:	residential
Construction Type:	Type II-B	Number of Stories:	4
STEP 1			
Take the area, which is 100% sq. ft. of the first floor plus the following 50% of the total area of the other floors.			
First Floor Area in Sq. Ft.	15,352	Sq. Ft. @ 100%	
Additional Floors			
Enter total area in sq. ft for all other floors	46,084		
Total Area Entire Building	38,394		
STEP 2			
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI			
Construction Type	Class	F Value	
Frame	1	1.5	
Joist Masonry	2	1	
Non-combustible	3	0.8	
Heavy Timber	4	0.8	
Modified fire resistance	5	0.6	
Fire resistive	6	0.6	
Construction Class	2		
Square Root of the Area x F x 18	3500	= C Value	
FIRE & RESCUE			Page 2/3
ISO Fire Flow Worksheet			
Needed Fire Flow Work Sheet (ISO formulas)			
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (O _i)		Occupancy Factor
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.		0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.		0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.		1.0

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.

1.15

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.

1.25

Occupancy Class Selected (1 thru 5)

1

GPM x OI

2525

FIRE & RESCUE

Page 3/3

ISO Fire Flow Worksheet

Needed Fire Flow Worksheet (ISO formulas)

STEP 4

Now consider the exposure factor (XI) - (Separation between buildings)

Distance (feet to the exposed building)	XI	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building

140

XI (from table)

0.34

Multiply GPM from step 4 by (1+XI)

Total From Step 4

3518

STEP 5

Approved Fire Sprinkler System? (Y or N)

Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit

879

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

2500 GPM

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FIRE & RESCUE			
Fire Flow Worksheet			Page 1/3
Needed Fire Flow Worksheet (ISO formulas)			
Address:	Danla Beach Blvd.		
Project Name:	Saratoga Crossing East building 2	Occupancy Type:	residential
Construction Type:	Type II-B	Number of Stories:	4
STEP 1			
Take the area, which is 100% sq. ft. of the first floor plus the following 50% of the total area of the other floors.			
First Floor Area in Sq. Ft	9,858	Sq. Ft. @ 100%	
Additional Floors			
Enter total area in sq. ft for all other floors	27,836		
Total Area Entire Building	23,786		
STEP 2			
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI			
Construction Type	Class	F Value	
Frame	1	1.5	
Joist Masonry	2	1	
Non-combustible	3	0.8	
Heavy Timber	4	0.8	
Modified fire resistance	5	0.6	
Fire resistive	6	0.6	
Construction Class	2		
Square Root of the Area x F x 18	2750	= C Value	
FIRE & RESCUE			Page 2/3
ISO Fire Flow Worksheet			
Needed Fire Flow Worksheet (ISO formulas)			
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (O)		Occupancy Factor
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.		0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.		0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.		1.0

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.

1.15

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.

1.25

Occupancy Class Selected (1 thru 5)

1

GPM x OI

2062.5

FIRE & RESCUE

Page 3/3

ISO Fire Flow Worksheet

Needed Fire Flow Worksheet (ISO formulas)

STEP 4 Now consider the exposure factor (XI) - (Separation between buildings)

Distance (feet to the exposed building)	XI	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building

24

XI (from table)

0.43

Multiply GPM from step 4 by (1+XI)

Total From Step 4

2949

STEP 5 Approved Fire Sprinkler System? (Y or N)

Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit

737

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

2250 GPM

WATER FLOW TEST REPORT



XTREME Fire Protection, Inc.
5081 S State Rd 7 - Suite 807
Davie, FL 33314
PH: 786-437-7939 FAX: 786-319-9965

HYDRANT # & LOCATION Saratoga Crossings 715 W. Danla Beach Blvd DATE: 12/12/2017

TEST BY: Xtreme Fire Pro Day or Week: Tuesday TIME OF DAY: 9:15am MIN. OF FLOW: 20

WATER SUPPLIED BY: Municipal

PURPOSE OF TEST: N/A

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u> </u>
COEFFICIENT:	<u>0.9</u>	<u>0.9</u>	<u> </u>
PITOT READING:	<u>43</u>	<u>48</u>	<u> </u>
GPM:	<u>1100</u>	<u>1163</u>	<u>0</u>

TOTAL FLOW DURING TEST: 2263 GPM

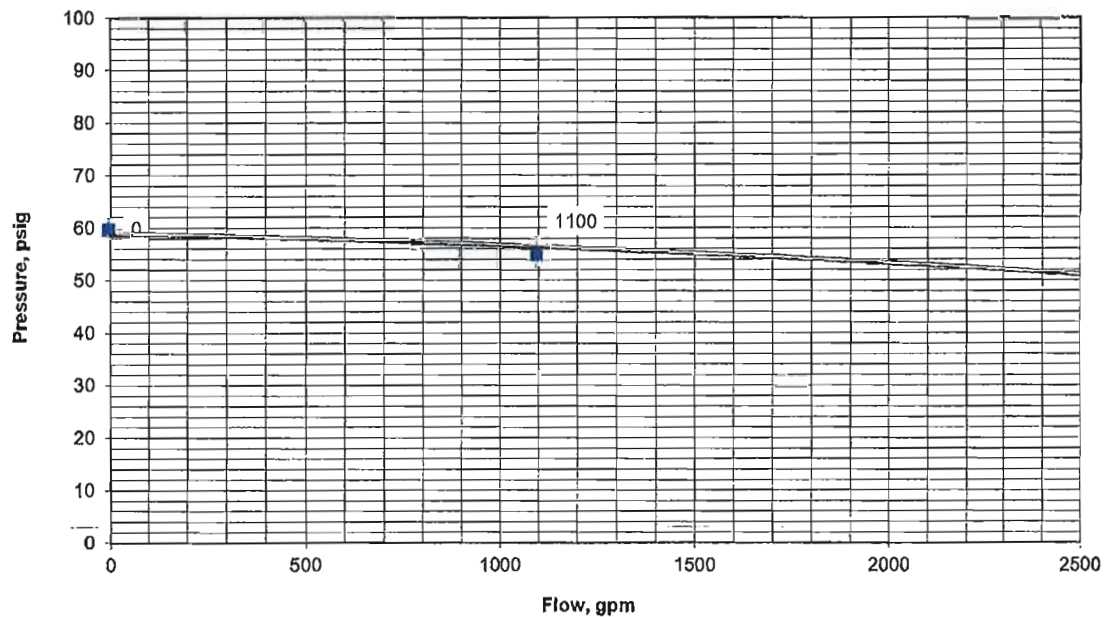
STATIC READING: 60 PSI

RESIDUAL: 55 PSI

→ RESULTS: AT 20 PSI RESIDUAL 6955 GPM ← AT 0 PSI 8658 GPM

ESTIMATED CONSUMPTION: 45256 GAL.

REMARKS:





Saratoga Crossings 24HR Static Data 12/11/17 - 12/12/17

Test Conducted by Xtreme Fire Protection, Inc.

Witnessed by City of Dania Beach Fire Dept and Utilities Dept.

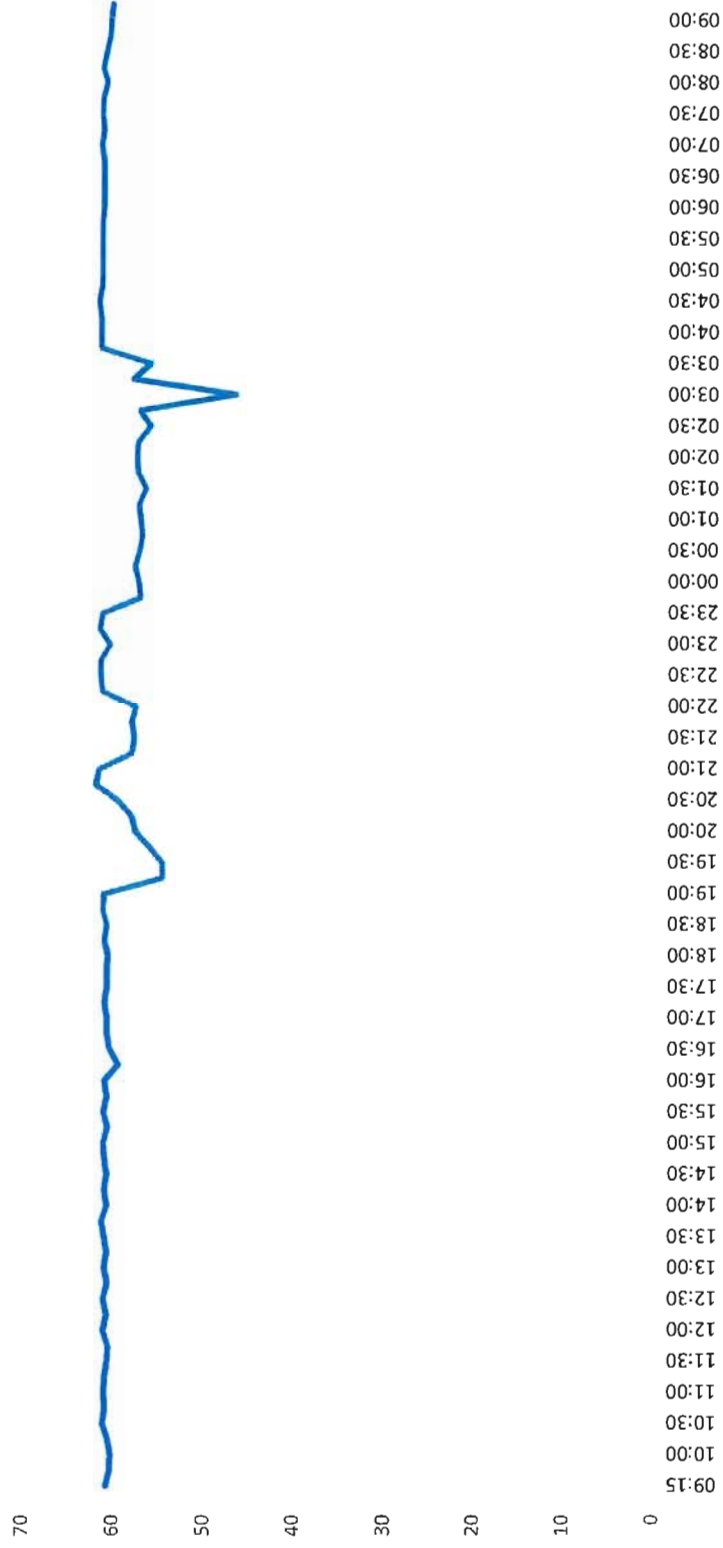
Time	PSI
09:15	60.8
09:30	60.4
10:00	60.3
10:15	60.6
10:30	61.2
10:45	61
11:00	61.1
11:15	61
11:30	60.7
11:45	60.6
12:00	61.2
12:15	60.8
12:30	61.2
12:45	60.7
13:00	61.1
13:15	60.8
13:30	61.1
13:45	61.4
14:00	60.8
14:15	61.1
14:30	60.8
14:45	61.1
15:00	61.2
15:15	60.7
15:30	61.2
15:45	60.8
16:00	61.1
16:15	59.5
16:30	60.5
16:45	60.8
17:00	60.8
17:15	61.1
17:30	60.8
17:45	60.8
18:00	60.7
18:15	61.1
18:30	60.8
18:45	61.3

19:00	61.1
19:15	54.8
19:30	54.8
19:45	56.2
20:00	57.7
20:15	58.1
20:30	59.6
20:45	62
21:00	61.6
21:15	58.1
21:30	57.8
21:45	58.1
22:00	57.6
22:15	61.2
22:30	61.4
22:45	61.4
23:00	60.3
23:15	61.5
23:30	61.2
23:45	57
00:00	57.2
00:15	57.6
00:30	57.1
00:45	56.8
01:00	57
01:15	57.2
01:30	56.4
01:45	57.3
02:00	57.4
02:15	57.3
02:30	55.9
02:45	57.1
03:00	46.7
03:15	57.8
03:30	55.9
03:45	61.4
04:00	61.4
04:15	61.4
04:30	61.6
04:45	61.3
05:00	61.3
05:15	61.3
05:30	61.3
05:45	61.3
06:00	61.1
06:15	61.1
06:30	61.1

06:45	61.1
07:00	61.4
07:15	61.1
07:30	61.3
07:45	61.2
08:00	60.7
08:15	61.2
08:30	60.8
08:45	60.4
09:00	60.3
09:15	60.1

Please contact us with any questions or concerns.
5081 South State Rd 7 Suite 807, Davie, FL 33314
P: (786) 566-6503
F: (786) 319-9965

Saratoga Crossings 24HR Static 12/11/17 - 12/12/17





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: 10/6/17

Site Plan Application #: SP-100-17

Name of Project/Development: Saratoga Crossing

Address of Project/Development: 705 W Dania Beach Blvd & 1105 W Dania Beach Blvd

Owner/Agent: Saratoga Crossings, Ltd.

Design Professional of Record: HSQ Group, Inc.

Water Purveyor: Dania Beach

Water Purveyor Address: 100 W Dania Beach Blvd

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 II-B in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 2250 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



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

December 13, 2017

Raul Cosme
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

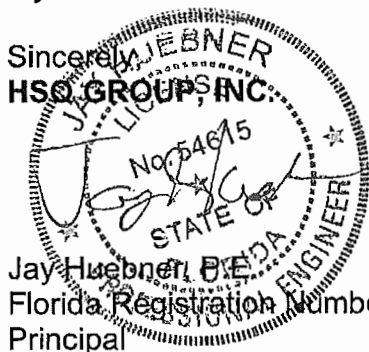
RE: Saratoga Crossings

Mr. Cosme:

HSQ Group has designed 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.

If you have any questions or require additional information, please do not hesitate to contact my office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E.
Florida Registration Number 54615
Principal

SURFACE WATER MANAGEMENT CALCULATIONS

SARATOGA WEST

Dania Beach, FL

HSQ PROJECT No.: 1707-65

Prepared For:

Corwil Architects

Doral, FL

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone

DATE: December 13, 2017



GIVEN:

A. LAND USE SUMMARY:

1.	Lake Area =	0.000 ac.	
2.	Buildings =	0.690 ac.	
3.	Pavement & Others =	0.920 ac.	0.82 ac pavement
4.	Green Areas =	0.720 ac.	0.10 ac sidewalk
5.	Total =	<u>2.330</u>	
		2.33	

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Water Quality - Site Drainage:
Frequency: 5 year
Duration: 1 Hour
Amount: 5.00 inches
- b. Design Event for Minimum Road Elevation:
Frequency: 5 year
Duration: 1 day
Amount: 7.00 inches
- c. Design Event for Minimum Discharge Elevation:
Frequency: 25 year
Duration: 3 day
Amount: 14.50 inches
- d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 3 day
Amount: 18.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 1.00 NGVD. future 2060
- b. Drainage Basin / Canal Number: SFWMD Basin c-10
- c. Design Storm Allowable Discharge: 0.00 cfs. zero discharge
fema AH 6

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 2.330 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.194 \text{ ac-ft for the first inch of runoff}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / Impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 2.330 \text{ acres} - (0.000 \text{ acres} + 0.690 \text{ acres})$$

$$= \underline{1.640 \text{ acres of site area for water quality calculations}}$$
 - b. Impervious area for water quality pervious / Impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 1.640 \text{ acres} - 0.720 \text{ acres}$$

$$= \underline{0.920 \text{ acres of impervious area for water quality calculations}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 0.920 \text{ acres} / 1.640 \text{ acres} \times 100\%$$

$$= \underline{56.10 \% \text{ Impervious}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 56.10 \%$$

$$= \underline{1.402 \text{ inches to be treated}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.402 \text{ inches} \times (2.330 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.272 \text{ ac-ft required for detention storage}}$$
3. The first inch of runoff from the entire developed site = 0.194 ac-ft
 2.5 inches times the percentage of impervious area = 0.272 ac-ft

The volume of 0.272 ac-ft controls
4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (2.330 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.097 \text{ ac-ft required for pre-treatment}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 0.272 \text{ ac-ft} - 0.097 \text{ ac-ft}$$

$$= \underline{0.175 \text{ ac-ft of volume required for wet detention}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 0.272 \text{ ac-ft} \times 75\%$$

$$= \underline{0.204 \text{ ac-ft of volume required for dry detention}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 0.272 \text{ ac-ft} \times 50\%$$

$$= \underline{0.136 \text{ ac-ft of volume required for dry retention}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First Inch of runoff from entire project site =	0.194 ac-ft
A.2	2.5 inches times percent impervious =	0.272 ac-ft
A.3	Volume to be treated =	0.272 ac-ft
A.4	Pre-treatment required for commercial site =	0.097 ac-ft
A.5.a	Wet detention volume required =	0.175 ac-ft
A.5.b	Dry detention volume required =	0.204 ac-ft
A.5.c	Dry retention volume required =	0.136 ac-ft
A.5.d	Exfiltration trench volume required =	0.272 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Bank	V	0.000	4.70	4.70	100	100	0.00
2	Lake Bank	L	0.000	5.00	7.00	0	50	0.00
3	Dry Detention Area	V	0.000	6.00	6.00	0	50	0.00
4	Dry Detention Bank	L	0.000	6.00	8.00	0	50	0.00
5	n / a	V						0.00
6	n / a	L						0.00
7	n / a	L						0.00
8	n / a	L						0.00
9	Common Green Areas	L	0.720	4.50	6.50	0	50	30.90
10	Pavement & Others	L	0.920	5.00	7.00	100	100	39.48
11	Building Coverage Areas	V	0.690	7.00	7.00	100	100	29.61
Total:			2.330	4.50	8.00	69.10	84.53	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **2 FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.57
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	Lake Bank	4.70	5.94	0.000	0.00
2	Lake Bank	6.00	7.88	0.000	0.00
3	Dry Detention Area	6.00	7.88	0.000	0.00
4	Dry Detention Bank	7.00	7.88	0.000	0.00
5	n / a	0.00	0.00	0.000	0.00
6	n / a	0.00	0.00	0.000	0.00
7	n / a	0.00	0.00	0.000	0.00
8	n / a	0.00	0.00	0.000	0.00
9	Common Green Areas	5.50	7.88	0.720	5.67
10	Pavement & Others	6.00	6.75	0.000	0.00
11	Building Coverage Areas	7.00	6.75	0.000	0.00
Total:		5.50	50.94	0.720	5.67

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 5.67 ac-in / 2.330 acres
 = 2.43 inches
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (2.433 + 10)$
 = 80

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft	
1.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.08
2.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.15
3.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.19
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.23
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.30	0.35
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.06	0.30	0.54
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.23	0.30	0.94
6.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.72	0.52	0.30	1.54
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.08	0.92	0.30	2.30
7.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44	1.38	0.30	3.12
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	1.84	0.30	3.94
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.16	2.30	0.30	4.76
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.52	2.76	0.30	5.58
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.88	3.22	0.30	6.40
10.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.24	3.68	0.30	7.22
10.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.60	4.14	0.30	8.04

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **18.00 in.**
2. Compute Inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(18.00 \text{ in.} - (0.2 \times 2.43 \text{ in.}))^2 / (18.00 \text{ in.} + (0.8 \times 2.43 \text{ in.}))$
= **15.38 Inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 15.38 inches X 2.330 acres X (1 foot / 12 Inches)
= **2.99 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **2.99** ac-ft corresponds to elevation **7.42** NGVD.

Finish floors are at a minimum of 7.00. Meets criteria.
See drainage well calcs for 100 flood elevation at 6.13



G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
= 14.50 in.
2. Compute Inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 \times 2.43 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 \times 2.43 \text{ in.}))$
= 11.94 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 11.94 inches X 2.330 acres X (1 foot / 12 inches)
= 2.32 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 2.32 ac-ft corresponds to elevation 7.01 NGVD.

Perimeter is at 6.00
drainage well routing is at 5.90

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= 7.00 in.
2. Compute Inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(7.00 \text{ in.} - (0.2 \times 2.43 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 2.43 \text{ in.}))$
= 4.74 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 4.74 inches X 2.330 acres X (1 foot / 12 inches)
= 0.92 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 0.92 ac-ft corresponds to elevation 5.98 NGVD.

The parking lot is at 5.00
flood stage is at 5.23 navd

I. WATER QUALITY - SITE DRAINAGE CALCULATIONS:

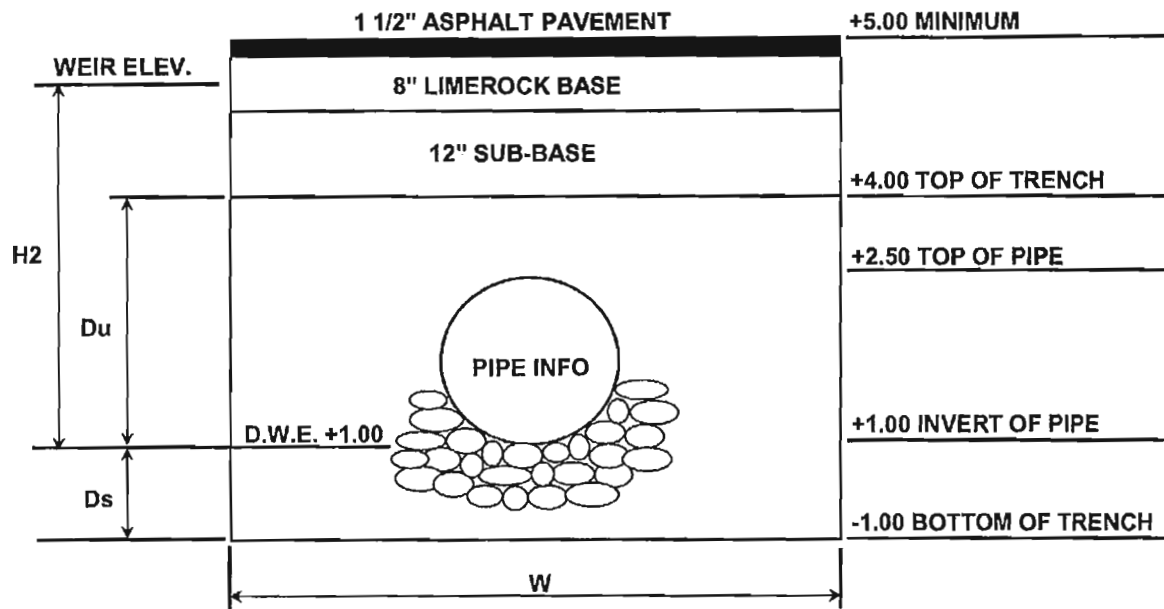
1. The rainfall amount for the 5-Year, 1-Hour storm event:
= 5.00 in.
2. Compute Inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(5.00 \text{ in.} - (0.2 \times 2.43 \text{ in.}))^2 / (5.00 \text{ in.} + (0.8 \times 2.43 \text{ in.}))$
= 2.93 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 2.93 inches X 2.330 acres X (1 foot / 12 inches)
= 0.57 ac-ft of storage required (zero discharge)

All water to remain on site. No discharge allowed.

J. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:

$$L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$$
2. Design Information:
 V1 = Exfiltrated Volume (Water Quality): 3.26 ac-in
 %WQ = Percent Water Quality Reduction: 0 % (0, 25 or 50 Depending on Pre-Treatment Method)
 V2 = Exfiltrated Volume (Additional Storage): 0.00 ac-in (With No Water Quality Reduction)
 W = Trench Width: 8.00 ft.
 K = Hydraulic Conductivity: 1.64E-04 cfs/sq-ft per ft head
 H2 = Depth of Water Table: 4.00 ft.
 Du = Non-Saturated Trench Depth: 3.00 ft.
 Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 477 ft.
4. Exfiltration Trench Provided: 530 ft. *Per plan length*
5. Exfiltration Trench Storage Provided: 3.62 ac-in or 0.30 ac-ft



Project Name: Saratoga Crossing West

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 2.33 acres

Ground Storage: 2.43 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.08
3.00	0.15
4.00	0.23
4.50	0.26
5.00	0.35
5.50	0.54
6.00	0.94
6.50	1.54
7.00	2.30

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.01	0.00	0.00	1.00	1.00
8.00	0.64	0.02	0.00	0.00	1.02	1.00
9.00	0.73	0.03	0.00	0.00	1.04	1.00
10.00	0.81	0.04	0.00	0.00	1.08	1.00
11.00	0.89	0.05	0.00	0.00	1.12	1.00
12.00	0.97	0.06	0.00	0.00	1.18	1.00
13.00	1.05	0.06	0.00	0.00	1.24	1.00
14.00	1.13	0.07	0.00	0.00	1.31	1.00
15.00	1.21	0.08	0.00	0.00	1.38	1.00
16.00	1.29	0.08	0.00	0.00	1.46	1.00
17.00	1.37	0.09	0.00	0.00	1.55	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.45	0.09	0.00	0.00	1.64	1.00
19.00	1.53	0.10	0.00	0.00	1.74	1.00
20.00	1.61	0.10	0.00	0.00	1.84	1.00
21.00	1.69	0.10	0.00	0.00	1.94	1.00
22.00	1.77	0.11	0.00	0.00	2.06	1.00
23.00	1.85	0.11	0.00	0.00	2.19	1.00
24.00	1.93	0.11	0.00	0.00	2.32	1.00
25.00	2.05	0.17	0.00	0.00	2.50	1.00
26.00	2.17	0.18	0.00	0.00	2.71	1.00
27.00	2.29	0.18	0.00	0.00	2.92	1.00
28.00	2.40	0.19	0.00	0.01	3.01	1.00
29.00	2.52	0.19	0.56	0.03	3.04	1.00
30.00	2.64	0.20	0.56	0.05	3.01	1.00
31.00	2.76	0.20	0.00	0.06	3.04	1.00
32.00	2.87	0.20	0.00	0.07	3.02	1.00
33.00	2.99	0.21	0.00	0.09	3.00	1.00
34.00	3.11	0.21	0.00	0.11	2.99	1.00
35.00	3.23	0.21	0.56	0.13	3.04	1.00
36.00	3.34	0.22	0.56	0.15	3.03	1.00
37.00	3.46	0.22	0.56	0.17	3.03	1.00
38.00	3.58	0.22	0.56	0.18	3.02	1.00
39.00	3.70	0.22	0.56	0.20	3.02	1.00
40.00	3.81	0.23	0.56	0.22	3.03	1.00
41.00	3.93	0.23	0.56	0.24	3.03	1.00
42.00	4.05	0.23	0.56	0.26	3.04	1.00
43.00	4.17	0.23	0.56	0.28	3.05	1.00
44.00	4.28	0.23	0.00	0.29	3.00	1.00
45.00	4.40	0.24	0.00	0.31	3.01	1.00
46.00	4.52	0.24	0.00	0.33	3.03	1.00
47.00	4.64	0.24	0.00	0.35	3.04	1.00
48.00	4.75	0.24	0.00	0.37	3.06	1.00
49.00	4.89	0.27	0.56	0.40	3.04	1.00
50.00	5.02	0.27	0.00	0.41	3.03	1.00
51.00	5.18	0.33	0.00	0.44	3.01	1.00
52.00	5.35	0.38	0.00	0.47	3.02	1.00
53.00	5.58	0.49	0.56	0.51	3.08	1.00
54.00	5.85	0.61	0.56	0.55	3.08	1.00
55.00	6.19	0.73	0.56	0.60	3.20	1.00
56.00	6.57	0.85	0.56	0.64	3.44	1.00
57.00	7.02	1.02	0.56	0.69	3.54	1.00
58.00	7.58	1.26	0.56	0.74	3.58	1.00
59.00	8.32	1.80	0.56	0.78	3.97	1.00
60.00	13.44	17.74	0.56	0.83	5.71	1.00
61.00	14.91	2.87	0.56	0.87	6.13	1.00
62.00	15.59	1.47	0.56	0.92	6.07	1.00
63.00	16.01	0.94	0.56	0.97	5.95	1.00
64.00	16.41	0.92	0.56	1.01	5.82	1.00
65.00	16.65	0.56	0.56	1.06	5.65	1.00
66.00	16.89	0.55	0.56	1.11	5.47	1.00
67.00	17.13	0.55	0.56	1.15	5.22	1.00
68.00	17.36	0.55	0.56	1.20	4.96	1.00
69.00	17.52	0.37	0.56	1.24	4.23	1.00
70.00	17.68	0.37	0.56	1.29	3.46	1.00
71.00	17.84	0.37	0.56	1.34	3.26	1.00
72.00	18.00	0.37	0.56	1.38	3.07	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.01	0.00	0.00	1.00	1.00
8.00	0.64	0.02	0.00	0.00	1.02	1.00
9.00	0.73	0.03	0.00	0.00	1.04	1.00
10.00	0.81	0.04	0.00	0.00	1.08	1.00
11.00	0.89	0.05	0.00	0.00	1.12	1.00
12.00	0.97	0.06	0.00	0.00	1.18	1.00
13.00	1.05	0.06	0.00	0.00	1.24	1.00
14.00	1.13	0.07	0.00	0.00	1.31	1.00
15.00	1.21	0.08	0.00	0.00	1.38	1.00
16.00	1.29	0.08	0.00	0.00	1.46	1.00
17.00	1.37	0.09	0.00	0.00	1.55	1.00
18.00	1.45	0.09	0.00	0.00	1.64	1.00
19.00	1.53	0.10	0.00	0.00	1.74	1.00
20.00	1.61	0.10	0.00	0.00	1.84	1.00
21.00	1.69	0.10	0.00	0.00	1.94	1.00
22.00	1.77	0.11	0.00	0.00	2.06	1.00
23.00	1.85	0.11	0.00	0.00	2.19	1.00
24.00	1.93	0.11	0.00	0.00	2.32	1.00
25.00	2.05	0.17	0.00	0.00	2.50	1.00
26.00	2.17	0.18	0.00	0.00	2.71	1.00
27.00	2.29	0.18	0.00	0.00	2.92	1.00
28.00	2.40	0.19	0.00	0.00	3.01	1.00
29.00	2.52	0.19	0.00	0.00	3.04	1.00
30.00	2.64	0.20	0.00	0.00	3.01	1.00
31.00	2.76	0.20	0.00	0.00	3.04	1.00
32.00	2.87	0.20	0.00	0.00	3.02	1.00
33.00	2.99	0.21	0.00	0.00	3.00	1.00
34.00	3.11	0.21	0.00	0.00	2.99	1.00
35.00	3.23	0.21	0.00	0.00	3.04	1.00
36.00	3.34	0.22	0.00	0.00	3.03	1.00
37.00	3.46	0.22	0.00	0.00	3.03	1.00
38.00	3.58	0.22	0.00	0.00	3.02	1.00
39.00	3.70	0.22	0.00	0.00	3.02	1.00
40.00	3.81	0.23	0.00	0.00	3.03	1.00
41.00	3.93	0.23	0.00	0.00	3.03	1.00
42.00	4.05	0.23	0.00	0.00	3.04	1.00
43.00	4.17	0.23	0.00	0.00	3.05	1.00
44.00	4.28	0.23	0.00	0.00	3.00	1.00
45.00	4.40	0.24	0.00	0.00	3.01	1.00
46.00	4.52	0.24	0.00	0.00	3.03	1.00
47.00	4.64	0.24	0.00	0.00	3.04	1.00
48.00	4.75	0.24	0.00	0.00	3.06	1.00
49.00	4.89	0.27	0.00	0.00	3.04	1.00
50.00	5.02	0.27	0.00	0.00	3.03	1.00
51.00	5.18	0.33	0.00	0.00	3.01	1.00
52.00	5.35	0.38	0.00	0.00	3.02	1.00
53.00	5.58	0.49	0.00	0.00	3.08	1.00
54.00	5.85	0.61	0.00	0.00	3.08	1.00
55.00	6.19	0.73	0.00	0.00	3.20	1.00
56.00	6.57	0.85	0.00	0.00	3.44	1.00
57.00	7.02	1.02	0.56	0.03	3.54	1.00
58.00	7.58	1.26	0.56	0.07	3.58	1.00
59.00	8.32	1.80	0.56	0.12	3.97	1.00
60.00	13.44	17.74	0.56	0.17	5.71	1.00
61.00	14.91	2.87	0.56	0.21	6.13	1.00
62.00	15.59	1.47	0.56	0.26	6.07	1.00
63.00	16.01	0.94	0.56	0.30	5.95	1.00
64.00	16.41	0.92	0.56	0.35	5.82	1.00
65.00	16.65	0.56	0.56	0.40	5.65	1.00
66.00	16.89	0.55	0.56	0.44	5.47	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	17.13	0.55	0.56	0.49	5.22	1.00
68.00	17.36	0.55	0.56	0.53	4.96	1.00
69.00	17.52	0.37	0.56	0.58	4.23	1.00
70.00	17.68	0.37	0.00	0.62	3.46	1.00
71.00	17.84	0.37	0.00	0.62	3.26	1.00
72.00	18.00	0.37	0.00	0.62	3.07	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.01	0.00	0.00	1.00	1.00
8.00	0.64	0.02	0.00	0.00	1.02	1.00
9.00	0.73	0.03	0.00	0.00	1.04	1.00
10.00	0.81	0.04	0.00	0.00	1.08	1.00
11.00	0.89	0.05	0.00	0.00	1.12	1.00
12.00	0.97	0.06	0.00	0.00	1.18	1.00
13.00	1.05	0.06	0.00	0.00	1.24	1.00
14.00	1.13	0.07	0.00	0.00	1.31	1.00
15.00	1.21	0.08	0.00	0.00	1.38	1.00
16.00	1.29	0.08	0.00	0.00	1.46	1.00
17.00	1.37	0.09	0.00	0.00	1.55	1.00
18.00	1.45	0.09	0.00	0.00	1.64	1.00
19.00	1.53	0.10	0.00	0.00	1.74	1.00
20.00	1.61	0.10	0.00	0.00	1.84	1.00
21.00	1.69	0.10	0.00	0.00	1.94	1.00
22.00	1.77	0.11	0.00	0.00	2.06	1.00
23.00	1.85	0.11	0.00	0.00	2.19	1.00
24.00	1.93	0.11	0.00	0.00	2.32	1.00
25.00	2.05	0.17	0.00	0.00	2.50	1.00
26.00	2.17	0.18	0.00	0.00	2.71	1.00
27.00	2.29	0.18	0.00	0.00	2.92	1.00
28.00	2.40	0.19	0.00	0.00	3.01	1.00
29.00	2.52	0.19	0.00	0.00	3.04	1.00
30.00	2.64	0.20	0.00	0.00	3.01	1.00
31.00	2.76	0.20	0.00	0.00	3.04	1.00
32.00	2.87	0.20	0.00	0.00	3.02	1.00
33.00	2.99	0.21	0.00	0.00	3.00	1.00
34.00	3.11	0.21	0.00	0.00	2.99	1.00
35.00	3.23	0.21	0.00	0.00	3.04	1.00
36.00	3.34	0.22	0.00	0.00	3.03	1.00
37.00	3.46	0.22	0.00	0.00	3.03	1.00
38.00	3.58	0.22	0.00	0.00	3.02	1.00
39.00	3.70	0.22	0.00	0.00	3.02	1.00
40.00	3.81	0.23	0.00	0.00	3.03	1.00
41.00	3.93	0.23	0.00	0.00	3.03	1.00
42.00	4.05	0.23	0.00	0.00	3.04	1.00
43.00	4.17	0.23	0.00	0.00	3.05	1.00
44.00	4.28	0.23	0.00	0.00	3.00	1.00
45.00	4.40	0.24	0.00	0.00	3.01	1.00
46.00	4.52	0.24	0.00	0.00	3.03	1.00
47.00	4.64	0.24	0.00	0.00	3.04	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	4.75	0.24	0.00	0.00	3.06	1.00
49.00	4.89	0.27	0.00	0.00	3.04	1.00
50.00	5.02	0.27	0.00	0.00	3.03	1.00
51.00	5.18	0.33	0.00	0.00	3.01	1.00
52.00	5.35	0.38	0.00	0.00	3.02	1.00
53.00	5.58	0.49	0.00	0.00	3.08	1.00
54.00	5.85	0.61	0.00	0.00	3.08	1.00
55.00	6.19	0.73	0.00	0.00	3.20	1.00
56.00	6.57	0.85	0.00	0.00	3.44	1.00
57.00	7.02	1.02	0.00	0.00	3.54	1.00
58.00	7.58	1.26	0.00	0.00	3.58	1.00
59.00	8.32	1.80	0.00	0.00	3.97	1.00
60.00	13.44	17.74	0.56	0.04	5.71	1.00
61.00	14.91	2.87	0.56	0.08	6.13	1.00
62.00	15.59	1.47	0.56	0.13	6.07	1.00
63.00	16.01	0.94	0.56	0.17	5.95	1.00
64.00	16.41	0.92	0.56	0.22	5.82	1.00
65.00	16.65	0.56	0.56	0.27	5.65	1.00
66.00	16.89	0.55	0.56	0.31	5.47	1.00
67.00	17.13	0.55	0.56	0.36	5.22	1.00
68.00	17.36	0.55	0.56	0.41	4.96	1.00
69.00	17.52	0.37	0.00	0.44	4.23	1.00
70.00	17.68	0.37	0.00	0.44	3.46	1.00
71.00	17.84	0.37	0.00	0.44	3.26	1.00
72.00	18.00	0.37	0.00	0.44	3.07	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.01	0.00	0.00	1.00	1.00
8.00	0.64	0.02	0.00	0.00	1.02	1.00
9.00	0.73	0.03	0.00	0.00	1.04	1.00
10.00	0.81	0.04	0.00	0.00	1.08	1.00
11.00	0.89	0.05	0.00	0.00	1.12	1.00
12.00	0.97	0.06	0.00	0.00	1.18	1.00
13.00	1.05	0.06	0.00	0.00	1.24	1.00
14.00	1.13	0.07	0.00	0.00	1.31	1.00
15.00	1.21	0.08	0.00	0.00	1.38	1.00
16.00	1.29	0.08	0.00	0.00	1.46	1.00
17.00	1.37	0.09	0.00	0.00	1.55	1.00
18.00	1.45	0.09	0.00	0.00	1.64	1.00
19.00	1.53	0.10	0.00	0.00	1.74	1.00
20.00	1.61	0.10	0.00	0.00	1.84	1.00
21.00	1.69	0.10	0.00	0.00	1.94	1.00
22.00	1.77	0.11	0.00	0.00	2.06	1.00
23.00	1.85	0.11	0.00	0.00	2.19	1.00
24.00	1.93	0.11	0.00	0.00	2.32	1.00
25.00	2.05	0.17	0.00	0.00	2.50	1.00
26.00	2.17	0.18	0.00	0.00	2.71	1.00
27.00	2.29	0.18	0.00	0.00	2.92	1.00
28.00	2.40	0.19	0.00	0.00	3.01	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	2.52	0.19	0.00	0.00	3.04	1.00
30.00	2.64	0.20	0.00	0.00	3.01	1.00
31.00	2.76	0.20	0.00	0.00	3.04	1.00
32.00	2.87	0.20	0.00	0.00	3.02	1.00
33.00	2.99	0.21	0.00	0.00	3.00	1.00
34.00	3.11	0.21	0.00	0.00	2.99	1.00
35.00	3.23	0.21	0.00	0.00	3.04	1.00
36.00	3.34	0.22	0.00	0.00	3.03	1.00
37.00	3.46	0.22	0.00	0.00	3.03	1.00
38.00	3.58	0.22	0.00	0.00	3.02	1.00
39.00	3.70	0.22	0.00	0.00	3.02	1.00
40.00	3.81	0.23	0.00	0.00	3.03	1.00
41.00	3.93	0.23	0.00	0.00	3.03	1.00
42.00	4.05	0.23	0.00	0.00	3.04	1.00
43.00	4.17	0.23	0.00	0.00	3.05	1.00
44.00	4.28	0.23	0.00	0.00	3.00	1.00
45.00	4.40	0.24	0.00	0.00	3.01	1.00
46.00	4.52	0.24	0.00	0.00	3.03	1.00
47.00	4.64	0.24	0.00	0.00	3.04	1.00
48.00	4.75	0.24	0.00	0.00	3.06	1.00
49.00	4.89	0.27	0.00	0.00	3.04	1.00
50.00	5.02	0.27	0.00	0.00	3.03	1.00
51.00	5.18	0.33	0.00	0.00	3.01	1.00
52.00	5.35	0.38	0.00	0.00	3.02	1.00
53.00	5.58	0.49	0.00	0.00	3.08	1.00
54.00	5.85	0.61	0.00	0.00	3.08	1.00
55.00	6.19	0.73	0.00	0.00	3.20	1.00
56.00	6.57	0.85	0.00	0.00	3.44	1.00
57.00	7.02	1.02	0.00	0.00	3.54	1.00
58.00	7.58	1.26	0.00	0.00	3.58	1.00
59.00	8.32	1.80	0.00	0.00	3.97	1.00
60.00	13.44	17.74	0.56	0.01	5.71	1.00
61.00	14.91	2.87	0.56	0.06	6.13	1.00
62.00	15.59	1.47	0.56	0.10	6.07	1.00
63.00	16.01	0.94	0.56	0.15	5.95	1.00
64.00	16.41	0.92	0.56	0.19	5.82	1.00
65.00	16.65	0.56	0.56	0.24	5.65	1.00
66.00	16.89	0.55	0.00	0.28	5.47	1.00
67.00	17.13	0.55	0.00	0.28	5.22	1.00
68.00	17.36	0.55	0.00	0.28	4.96	1.00
69.00	17.52	0.37	0.00	0.28	4.23	1.00
70.00	17.68	0.37	0.00	0.28	3.46	1.00
71.00	17.84	0.37	0.00	0.28	3.26	1.00
72.00	18.00	0.37	0.00	0.28	3.07	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.01	0.00	0.00	1.00	1.00
8.00	0.64	0.02	0.00	0.00	1.02	1.00
9.00	0.73	0.03	0.00	0.00	1.04	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.81	0.04	0.00	0.00	1.08	1.00
11.00	0.89	0.05	0.00	0.00	1.12	1.00
12.00	0.97	0.06	0.00	0.00	1.18	1.00
13.00	1.05	0.06	0.00	0.00	1.24	1.00
14.00	1.13	0.07	0.00	0.00	1.31	1.00
15.00	1.21	0.08	0.00	0.00	1.38	1.00
16.00	1.29	0.08	0.00	0.00	1.46	1.00
17.00	1.37	0.09	0.00	0.00	1.55	1.00
18.00	1.45	0.09	0.00	0.00	1.64	1.00
19.00	1.53	0.10	0.00	0.00	1.74	1.00
20.00	1.61	0.10	0.00	0.00	1.84	1.00
21.00	1.69	0.10	0.00	0.00	1.94	1.00
22.00	1.77	0.11	0.00	0.00	2.06	1.00
23.00	1.85	0.11	0.00	0.00	2.19	1.00
24.00	1.93	0.11	0.00	0.00	2.32	1.00
25.00	2.05	0.17	0.00	0.00	2.50	1.00
26.00	2.17	0.18	0.00	0.00	2.71	1.00
27.00	2.29	0.18	0.00	0.00	2.92	1.00
28.00	2.40	0.19	0.00	0.00	3.01	1.00
29.00	2.52	0.19	0.00	0.00	3.04	1.00
30.00	2.64	0.20	0.00	0.00	3.01	1.00
31.00	2.76	0.20	0.00	0.00	3.04	1.00
32.00	2.87	0.20	0.00	0.00	3.02	1.00
33.00	2.99	0.21	0.00	0.00	3.00	1.00
34.00	3.11	0.21	0.00	0.00	2.99	1.00
35.00	3.23	0.21	0.00	0.00	3.04	1.00
36.00	3.34	0.22	0.00	0.00	3.03	1.00
37.00	3.46	0.22	0.00	0.00	3.03	1.00
38.00	3.58	0.22	0.00	0.00	3.02	1.00
39.00	3.70	0.22	0.00	0.00	3.02	1.00
40.00	3.81	0.23	0.00	0.00	3.03	1.00
41.00	3.93	0.23	0.00	0.00	3.03	1.00
42.00	4.05	0.23	0.00	0.00	3.04	1.00
43.00	4.17	0.23	0.00	0.00	3.05	1.00
44.00	4.28	0.23	0.00	0.00	3.00	1.00
45.00	4.40	0.24	0.00	0.00	3.01	1.00
46.00	4.52	0.24	0.00	0.00	3.03	1.00
47.00	4.64	0.24	0.00	0.00	3.04	1.00
48.00	4.75	0.24	0.00	0.00	3.06	1.00
49.00	4.89	0.27	0.00	0.00	3.04	1.00
50.00	5.02	0.27	0.00	0.00	3.03	1.00
51.00	5.18	0.33	0.00	0.00	3.01	1.00
52.00	5.35	0.38	0.00	0.00	3.02	1.00
53.00	5.58	0.49	0.00	0.00	3.08	1.00
54.00	5.85	0.61	0.00	0.00	3.08	1.00
55.00	6.19	0.73	0.00	0.00	3.20	1.00
56.00	6.57	0.85	0.00	0.00	3.44	1.00
57.00	7.02	1.02	0.00	0.00	3.54	1.00
58.00	7.58	1.26	0.00	0.00	3.58	1.00
59.00	8.32	1.80	0.00	0.00	3.97	1.00
60.00	13.44	17.74	0.00	0.00	5.71	1.00
61.00	14.91	2.87	0.56	0.04	6.13	1.00
62.00	15.59	1.47	0.56	0.08	6.07	1.00
63.00	16.01	0.94	0.00	0.11	5.95	1.00
64.00	16.41	0.92	0.00	0.11	5.82	1.00
65.00	16.65	0.56	0.00	0.11	5.65	1.00
66.00	16.89	0.55	0.00	0.11	5.47	1.00
67.00	17.13	0.55	0.00	0.11	5.22	1.00
68.00	17.36	0.55	0.00	0.11	4.96	1.00
69.00	17.52	0.37	0.00	0.11	4.23	1.00
70.00	17.68	0.37	0.00	0.11	3.46	1.00
71.00	17.84	0.37	0.00	0.11	3.26	1.00
72.00	18.00	0.37	0.00	0.11	3.07	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	27.80	0.00	0.00
2	0.56	56.40	0.00	0.00
3	0.56	59.40	0.00	0.00
4	0.56	60.00	0.00	0.00
5	0.56	60.40	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	6.13	61.00	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	2.98	0.00	2.82	0.00	0.16	0.00

Project Name: Saratoga Crossing West

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 2.33 acres

Ground Storage: 2.43 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.08
3.00	0.15
4.00	0.23
4.50	0.26
5.00	0.35
5.50	0.54
6.00	0.94
6.50	1.54
7.00	2.30

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsitel

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.01	0.00	0.00	1.01	1.00
10.00	0.65	0.02	0.00	0.00	1.02	1.00
11.00	0.71	0.02	0.00	0.00	1.04	1.00
12.00	0.78	0.03	0.00	0.00	1.07	1.00
13.00	0.84	0.04	0.00	0.00	1.10	1.00
14.00	0.91	0.04	0.00	0.00	1.14	1.00
15.00	0.97	0.05	0.00	0.00	1.19	1.00
16.00	1.04	0.05	0.00	0.00	1.23	1.00
17.00	1.10	0.05	0.00	0.00	1.29	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.17	0.06	0.00	0.00	1.35	1.00
19.00	1.23	0.06	0.00	0.00	1.41	1.00
20.00	1.30	0.07	0.00	0.00	1.48	1.00
21.00	1.36	0.07	0.00	0.00	1.55	1.00
22.00	1.43	0.07	0.00	0.00	1.62	1.00
23.00	1.49	0.08	0.00	0.00	1.70	1.00
24.00	1.56	0.08	0.00	0.00	1.77	1.00
25.00	1.65	0.12	0.00	0.00	1.89	1.00
26.00	1.75	0.12	0.00	0.00	2.01	1.00
27.00	1.84	0.13	0.00	0.00	2.16	1.00
28.00	1.94	0.13	0.00	0.00	2.32	1.00
29.00	2.03	0.14	0.00	0.00	2.48	1.00
30.00	2.13	0.14	0.00	0.00	2.65	1.00
31.00	2.22	0.15	0.00	0.00	2.82	1.00
32.00	2.32	0.15	0.00	0.00	2.99	1.00
33.00	2.41	0.15	0.00	0.01	3.03	1.00
34.00	2.50	0.16	0.56	0.03	3.02	1.00
35.00	2.60	0.16	0.00	0.04	3.01	1.00
36.00	2.69	0.16	0.00	0.05	3.06	1.00
37.00	2.79	0.16	0.00	0.06	2.99	1.00
38.00	2.88	0.17	0.00	0.07	3.05	1.00
39.00	2.98	0.17	0.00	0.09	2.99	1.00
40.00	3.07	0.17	0.00	0.10	3.05	1.00
41.00	3.17	0.17	0.00	0.12	2.99	1.00
42.00	3.26	0.17	0.56	0.14	3.00	1.00
43.00	3.36	0.18	0.00	0.15	3.01	1.00
44.00	3.45	0.18	0.56	0.17	3.02	1.00
45.00	3.55	0.18	0.00	0.17	3.03	1.00
46.00	3.64	0.18	0.00	0.19	2.98	1.00
47.00	3.74	0.18	0.00	0.20	3.06	1.00
48.00	3.83	0.18	0.00	0.22	3.01	1.00
49.00	3.94	0.21	0.00	0.24	2.99	1.00
50.00	4.04	0.21	0.56	0.26	3.03	1.00
51.00	4.17	0.25	0.56	0.28	3.05	1.00
52.00	4.31	0.29	0.00	0.29	3.04	1.00
53.00	4.49	0.38	0.00	0.32	3.04	1.00
54.00	4.72	0.47	0.56	0.36	3.08	1.00
55.00	4.98	0.56	0.56	0.41	3.05	1.00
56.00	5.29	0.66	0.56	0.45	3.11	1.00
57.00	5.65	0.79	0.56	0.50	3.28	1.00
58.00	6.10	0.98	0.56	0.54	3.58	1.00
59.00	6.70	1.42	0.56	0.59	3.64	1.00
60.00	10.83	14.08	0.56	0.64	5.53	1.00
61.00	12.01	2.29	0.56	0.68	5.90	1.00
62.00	12.56	1.17	0.56	0.73	5.83	1.00
63.00	12.90	0.75	0.56	0.77	5.69	1.00
64.00	13.22	0.73	0.56	0.82	5.54	1.00
65.00	13.41	0.45	0.56	0.87	5.29	1.00
66.00	13.60	0.44	0.56	0.91	5.02	1.00
67.00	13.80	0.44	0.56	0.96	4.50	1.00
68.00	13.99	0.44	0.56	1.00	3.68	1.00
69.00	14.12	0.30	0.56	1.05	3.27	1.00
70.00	14.24	0.29	0.56	1.10	3.00	1.00
71.00	14.37	0.29	0.00	1.11	3.02	1.00
72.00	14.50	0.29	0.56	1.14	3.03	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.01	0.00	0.00	1.01	1.00
10.00	0.65	0.02	0.00	0.00	1.02	1.00
11.00	0.71	0.02	0.00	0.00	1.04	1.00
12.00	0.78	0.03	0.00	0.00	1.07	1.00
13.00	0.84	0.04	0.00	0.00	1.10	1.00
14.00	0.91	0.04	0.00	0.00	1.14	1.00
15.00	0.97	0.05	0.00	0.00	1.19	1.00
16.00	1.04	0.05	0.00	0.00	1.23	1.00
17.00	1.10	0.05	0.00	0.00	1.29	1.00
18.00	1.17	0.06	0.00	0.00	1.35	1.00
19.00	1.23	0.06	0.00	0.00	1.41	1.00
20.00	1.30	0.07	0.00	0.00	1.48	1.00
21.00	1.36	0.07	0.00	0.00	1.55	1.00
22.00	1.43	0.07	0.00	0.00	1.62	1.00
23.00	1.49	0.08	0.00	0.00	1.70	1.00
24.00	1.56	0.08	0.00	0.00	1.77	1.00
25.00	1.65	0.12	0.00	0.00	1.89	1.00
26.00	1.75	0.12	0.00	0.00	2.01	1.00
27.00	1.84	0.13	0.00	0.00	2.16	1.00
28.00	1.94	0.13	0.00	0.00	2.32	1.00
29.00	2.03	0.14	0.00	0.00	2.48	1.00
30.00	2.13	0.14	0.00	0.00	2.65	1.00
31.00	2.22	0.15	0.00	0.00	2.82	1.00
32.00	2.32	0.15	0.00	0.00	2.99	1.00
33.00	2.41	0.15	0.00	0.00	3.03	1.00
34.00	2.50	0.16	0.00	0.00	3.02	1.00
35.00	2.60	0.16	0.00	0.00	3.01	1.00
36.00	2.69	0.16	0.00	0.00	3.06	1.00
37.00	2.79	0.16	0.00	0.00	2.99	1.00
38.00	2.88	0.17	0.00	0.00	3.05	1.00
39.00	2.98	0.17	0.00	0.00	2.99	1.00
40.00	3.07	0.17	0.00	0.00	3.05	1.00
41.00	3.17	0.17	0.00	0.00	2.99	1.00
42.00	3.26	0.17	0.00	0.00	3.00	1.00
43.00	3.36	0.18	0.00	0.00	3.01	1.00
44.00	3.45	0.18	0.00	0.00	3.02	1.00
45.00	3.55	0.18	0.00	0.00	3.03	1.00
46.00	3.64	0.18	0.00	0.00	2.98	1.00
47.00	3.74	0.18	0.00	0.00	3.06	1.00
48.00	3.83	0.18	0.00	0.00	3.01	1.00
49.00	3.94	0.21	0.00	0.00	2.99	1.00
50.00	4.04	0.21	0.00	0.00	3.03	1.00
51.00	4.17	0.25	0.00	0.00	3.05	1.00
52.00	4.31	0.29	0.00	0.00	3.04	1.00
53.00	4.49	0.38	0.00	0.00	3.04	1.00
54.00	4.72	0.47	0.00	0.00	3.08	1.00
55.00	4.98	0.56	0.00	0.00	3.05	1.00
56.00	5.29	0.66	0.00	0.00	3.11	1.00
57.00	5.65	0.79	0.00	0.00	3.28	1.00
58.00	6.10	0.98	0.56	0.01	3.58	1.00
59.00	6.70	1.42	0.56	0.06	3.64	1.00
60.00	10.83	14.08	0.56	0.10	5.53	1.00
61.00	12.01	2.29	0.56	0.15	5.90	1.00
62.00	12.56	1.17	0.56	0.19	5.83	1.00
63.00	12.90	0.75	0.56	0.24	5.69	1.00
64.00	13.22	0.73	0.56	0.29	5.54	1.00
65.00	13.41	0.45	0.56	0.33	5.29	1.00
66.00	13.60	0.44	0.56	0.38	5.02	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	13.80	0.44	0.56	0.42	4.50	1.00
68.00	13.99	0.44	0.56	0.47	3.68	1.00
69.00	14.12	0.30	0.00	0.48	3.27	1.00
70.00	14.24	0.29	0.00	0.48	3.00	1.00
71.00	14.37	0.29	0.00	0.48	3.02	1.00
72.00	14.50	0.29	0.00	0.48	3.03	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.01	0.00	0.00	1.01	1.00
10.00	0.65	0.02	0.00	0.00	1.02	1.00
11.00	0.71	0.02	0.00	0.00	1.04	1.00
12.00	0.78	0.03	0.00	0.00	1.07	1.00
13.00	0.84	0.04	0.00	0.00	1.10	1.00
14.00	0.91	0.04	0.00	0.00	1.14	1.00
15.00	0.97	0.05	0.00	0.00	1.19	1.00
16.00	1.04	0.05	0.00	0.00	1.23	1.00
17.00	1.10	0.05	0.00	0.00	1.29	1.00
18.00	1.17	0.06	0.00	0.00	1.35	1.00
19.00	1.23	0.06	0.00	0.00	1.41	1.00
20.00	1.30	0.07	0.00	0.00	1.48	1.00
21.00	1.36	0.07	0.00	0.00	1.55	1.00
22.00	1.43	0.07	0.00	0.00	1.62	1.00
23.00	1.49	0.08	0.00	0.00	1.70	1.00
24.00	1.56	0.08	0.00	0.00	1.77	1.00
25.00	1.65	0.12	0.00	0.00	1.89	1.00
26.00	1.75	0.12	0.00	0.00	2.01	1.00
27.00	1.84	0.13	0.00	0.00	2.16	1.00
28.00	1.94	0.13	0.00	0.00	2.32	1.00
29.00	2.03	0.14	0.00	0.00	2.48	1.00
30.00	2.13	0.14	0.00	0.00	2.65	1.00
31.00	2.22	0.15	0.00	0.00	2.82	1.00
32.00	2.32	0.15	0.00	0.00	2.99	1.00
33.00	2.41	0.15	0.00	0.00	3.03	1.00
34.00	2.50	0.16	0.00	0.00	3.02	1.00
35.00	2.60	0.16	0.00	0.00	3.01	1.00
36.00	2.69	0.16	0.00	0.00	3.06	1.00
37.00	2.79	0.16	0.00	0.00	2.99	1.00
38.00	2.88	0.17	0.00	0.00	3.05	1.00
39.00	2.98	0.17	0.00	0.00	2.99	1.00
40.00	3.07	0.17	0.00	0.00	3.05	1.00
41.00	3.17	0.17	0.00	0.00	2.99	1.00
42.00	3.26	0.17	0.00	0.00	3.00	1.00
43.00	3.36	0.18	0.00	0.00	3.01	1.00
44.00	3.45	0.18	0.00	0.00	3.02	1.00
45.00	3.55	0.18	0.00	0.00	3.03	1.00
46.00	3.64	0.18	0.00	0.00	2.98	1.00
47.00	3.74	0.18	0.00	0.00	3.06	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	3.83	0.18	0.00	0.00	3.01	1.00
49.00	3.94	0.21	0.00	0.00	2.99	1.00
50.00	4.04	0.21	0.00	0.00	3.03	1.00
51.00	4.17	0.25	0.00	0.00	3.05	1.00
52.00	4.31	0.29	0.00	0.00	3.04	1.00
53.00	4.49	0.38	0.00	0.00	3.04	1.00
54.00	4.72	0.47	0.00	0.00	3.08	1.00
55.00	4.98	0.56	0.00	0.00	3.05	1.00
56.00	5.29	0.66	0.00	0.00	3.11	1.00
57.00	5.65	0.79	0.00	0.00	3.28	1.00
58.00	6.10	0.98	0.00	0.00	3.58	1.00
59.00	6.70	1.42	0.00	0.00	3.64	1.00
60.00	10.83	14.08	0.56	0.03	5.53	1.00
61.00	12.01	2.29	0.56	0.07	5.90	1.00
62.00	12.56	1.17	0.56	0.12	5.83	1.00
63.00	12.90	0.75	0.56	0.17	5.69	1.00
64.00	13.22	0.73	0.56	0.21	5.54	1.00
65.00	13.41	0.45	0.56	0.26	5.29	1.00
66.00	13.60	0.44	0.56	0.30	5.02	1.00
67.00	13.80	0.44	0.00	0.34	4.50	1.00
68.00	13.99	0.44	0.00	0.34	3.68	1.00
69.00	14.12	0.30	0.00	0.34	3.27	1.00
70.00	14.24	0.29	0.00	0.34	3.00	1.00
71.00	14.37	0.29	0.00	0.34	3.02	1.00
72.00	14.50	0.29	0.00	0.34	3.03	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.01	0.00	0.00	1.01	1.00
10.00	0.65	0.02	0.00	0.00	1.02	1.00
11.00	0.71	0.02	0.00	0.00	1.04	1.00
12.00	0.78	0.03	0.00	0.00	1.07	1.00
13.00	0.84	0.04	0.00	0.00	1.10	1.00
14.00	0.91	0.04	0.00	0.00	1.14	1.00
15.00	0.97	0.05	0.00	0.00	1.19	1.00
16.00	1.04	0.05	0.00	0.00	1.23	1.00
17.00	1.10	0.05	0.00	0.00	1.29	1.00
18.00	1.17	0.06	0.00	0.00	1.35	1.00
19.00	1.23	0.06	0.00	0.00	1.41	1.00
20.00	1.30	0.07	0.00	0.00	1.48	1.00
21.00	1.36	0.07	0.00	0.00	1.55	1.00
22.00	1.43	0.07	0.00	0.00	1.62	1.00
23.00	1.49	0.08	0.00	0.00	1.70	1.00
24.00	1.56	0.08	0.00	0.00	1.77	1.00
25.00	1.65	0.12	0.00	0.00	1.89	1.00
26.00	1.75	0.12	0.00	0.00	2.01	1.00
27.00	1.84	0.13	0.00	0.00	2.16	1.00
28.00	1.94	0.13	0.00	0.00	2.32	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	2.03	0.14	0.00	0.00	2.48	1.00
30.00	2.13	0.14	0.00	0.00	2.65	1.00
31.00	2.22	0.15	0.00	0.00	2.82	1.00
32.00	2.32	0.15	0.00	0.00	2.99	1.00
33.00	2.41	0.15	0.00	0.00	3.03	1.00
34.00	2.50	0.16	0.00	0.00	3.02	1.00
35.00	2.60	0.16	0.00	0.00	3.01	1.00
36.00	2.69	0.16	0.00	0.00	3.06	1.00
37.00	2.79	0.16	0.00	0.00	2.99	1.00
38.00	2.88	0.17	0.00	0.00	3.05	1.00
39.00	2.98	0.17	0.00	0.00	2.99	1.00
40.00	3.07	0.17	0.00	0.00	3.05	1.00
41.00	3.17	0.17	0.00	0.00	2.99	1.00
42.00	3.26	0.17	0.00	0.00	3.00	1.00
43.00	3.36	0.18	0.00	0.00	3.01	1.00
44.00	3.45	0.18	0.00	0.00	3.02	1.00
45.00	3.55	0.18	0.00	0.00	3.03	1.00
46.00	3.64	0.18	0.00	0.00	2.98	1.00
47.00	3.74	0.18	0.00	0.00	3.06	1.00
48.00	3.83	0.18	0.00	0.00	3.01	1.00
49.00	3.94	0.21	0.00	0.00	2.99	1.00
50.00	4.04	0.21	0.00	0.00	3.03	1.00
51.00	4.17	0.25	0.00	0.00	3.05	1.00
52.00	4.31	0.29	0.00	0.00	3.04	1.00
53.00	4.49	0.38	0.00	0.00	3.04	1.00
54.00	4.72	0.47	0.00	0.00	3.08	1.00
55.00	4.98	0.56	0.00	0.00	3.05	1.00
56.00	5.29	0.66	0.00	0.00	3.11	1.00
57.00	5.65	0.79	0.00	0.00	3.28	1.00
58.00	6.10	0.98	0.00	0.00	3.58	1.00
59.00	6.70	1.42	0.00	0.00	3.64	1.00
60.00	10.83	14.08	0.56	0.01	5.53	1.00
61.00	12.01	2.29	0.56	0.06	5.90	1.00
62.00	12.56	1.17	0.56	0.10	5.83	1.00
63.00	12.90	0.75	0.56	0.15	5.69	1.00
64.00	13.22	0.73	0.56	0.19	5.54	1.00
65.00	13.41	0.45	0.00	0.20	5.29	1.00
66.00	13.60	0.44	0.00	0.20	5.02	1.00
67.00	13.80	0.44	0.00	0.20	4.50	1.00
68.00	13.99	0.44	0.00	0.20	3.68	1.00
69.00	14.12	0.30	0.00	0.20	3.27	1.00
70.00	14.24	0.29	0.00	0.20	3.00	1.00
71.00	14.37	0.29	0.00	0.20	3.02	1.00
72.00	14.50	0.29	0.00	0.20	3.03	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.01	0.00	0.00	1.01	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.65	0.02	0.00	0.00	1.02	1.00
11.00	0.71	0.02	0.00	0.00	1.04	1.00
12.00	0.78	0.03	0.00	0.00	1.07	1.00
13.00	0.84	0.04	0.00	0.00	1.10	1.00
14.00	0.91	0.04	0.00	0.00	1.14	1.00
15.00	0.97	0.05	0.00	0.00	1.19	1.00
16.00	1.04	0.05	0.00	0.00	1.23	1.00
17.00	1.10	0.05	0.00	0.00	1.29	1.00
18.00	1.17	0.06	0.00	0.00	1.35	1.00
19.00	1.23	0.06	0.00	0.00	1.41	1.00
20.00	1.30	0.07	0.00	0.00	1.48	1.00
21.00	1.36	0.07	0.00	0.00	1.55	1.00
22.00	1.43	0.07	0.00	0.00	1.62	1.00
23.00	1.49	0.08	0.00	0.00	1.70	1.00
24.00	1.56	0.08	0.00	0.00	1.77	1.00
25.00	1.65	0.12	0.00	0.00	1.89	1.00
26.00	1.75	0.12	0.00	0.00	2.01	1.00
27.00	1.84	0.13	0.00	0.00	2.16	1.00
28.00	1.94	0.13	0.00	0.00	2.32	1.00
29.00	2.03	0.14	0.00	0.00	2.48	1.00
30.00	2.13	0.14	0.00	0.00	2.65	1.00
31.00	2.22	0.15	0.00	0.00	2.82	1.00
32.00	2.32	0.15	0.00	0.00	2.99	1.00
33.00	2.41	0.15	0.00	0.00	3.03	1.00
34.00	2.50	0.16	0.00	0.00	3.02	1.00
35.00	2.60	0.16	0.00	0.00	3.01	1.00
36.00	2.69	0.16	0.00	0.00	3.06	1.00
37.00	2.79	0.16	0.00	0.00	2.99	1.00
38.00	2.88	0.17	0.00	0.00	3.05	1.00
39.00	2.98	0.17	0.00	0.00	2.99	1.00
40.00	3.07	0.17	0.00	0.00	3.05	1.00
41.00	3.17	0.17	0.00	0.00	2.99	1.00
42.00	3.26	0.17	0.00	0.00	3.00	1.00
43.00	3.36	0.18	0.00	0.00	3.01	1.00
44.00	3.45	0.18	0.00	0.00	3.02	1.00
45.00	3.55	0.18	0.00	0.00	3.03	1.00
46.00	3.64	0.18	0.00	0.00	2.98	1.00
47.00	3.74	0.18	0.00	0.00	3.06	1.00
48.00	3.83	0.18	0.00	0.00	3.01	1.00
49.00	3.94	0.21	0.00	0.00	2.99	1.00
50.00	4.04	0.21	0.00	0.00	3.03	1.00
51.00	4.17	0.25	0.00	0.00	3.05	1.00
52.00	4.31	0.29	0.00	0.00	3.04	1.00
53.00	4.49	0.38	0.00	0.00	3.04	1.00
54.00	4.72	0.47	0.00	0.00	3.08	1.00
55.00	4.98	0.56	0.00	0.00	3.05	1.00
56.00	5.29	0.66	0.00	0.00	3.11	1.00
57.00	5.65	0.79	0.00	0.00	3.28	1.00
58.00	6.10	0.98	0.00	0.00	3.58	1.00
59.00	6.70	1.42	0.00	0.00	3.64	1.00
60.00	10.83	14.08	0.00	0.00	5.53	1.00
61.00	12.01	2.29	0.00	0.00	5.90	1.00
62.00	12.56	1.17	0.00	0.00	5.83	1.00
63.00	12.90	0.75	0.00	0.00	5.69	1.00
64.00	13.22	0.73	0.00	0.00	5.54	1.00
65.00	13.41	0.45	0.00	0.00	5.29	1.00
66.00	13.60	0.44	0.00	0.00	5.02	1.00
67.00	13.80	0.44	0.00	0.00	4.50	1.00
68.00	13.99	0.44	0.00	0.00	3.68	1.00
69.00	14.12	0.30	0.00	0.00	3.27	1.00
70.00	14.24	0.29	0.00	0.00	3.00	1.00
71.00	14.37	0.29	0.00	0.00	3.02	1.00
72.00	14.50	0.29	0.00	0.00	3.03	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	32.60	0.00	0.00
2	0.56	58.00	0.00	0.00
3	0.56	59.60	0.00	0.00
4	0.56	60.00	0.00	0.00
5	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	5.90	61.00	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	2.31	0.00	2.16	0.00	0.15	0.00

Project Name: Saratoga Crossing West

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 2.33 acres

Ground Storage: 2.43 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.08
3.00	0.15
4.00	0.23
4.50	0.26
5.00	0.35
5.50	0.54
6.00	0.94
6.50	1.54
7.00	2.30

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsitel

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.02	0.00	0.00	1.00	1.00
7.00	0.76	0.07	0.00	0.00	1.05	1.00
8.00	0.96	0.13	0.00	0.00	1.15	1.00
9.00	1.20	0.22	0.00	0.00	1.33	1.00
10.00	1.49	0.34	0.00	0.00	1.62	1.00
11.00	1.88	0.58	0.00	0.00	2.09	1.00
12.00	4.59	7.80	0.56	0.02	4.72	1.00
13.00	5.37	1.36	0.56	0.06	5.22	1.00
14.00	5.73	0.71	0.56	0.11	5.06	1.00
15.00	5.95	0.46	0.56	0.16	4.60	1.00
16.00	6.16	0.45	0.56	0.20	3.85	1.00
17.00	6.29	0.27	0.56	0.25	3.31	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	6.41	0.27	0.56	0.29	3.02	1.00
19.00	6.54	0.27	0.00	0.31	3.01	1.00
20.00	6.66	0.27	0.56	0.34	3.00	1.00
21.00	6.75	0.18	0.00	0.35	3.04	1.00
22.00	6.83	0.18	0.00	0.37	3.00	1.00
23.00	6.92	0.18	0.56	0.39	3.02	1.00
24.00	7.00	0.18	0.00	0.40	3.03	1.00
25.00	7.00	0.00	0.00	0.41	2.96	1.00
26.00	7.00	0.00	0.00	0.41	2.96	1.00
27.00	7.00	0.00	0.00	0.41	2.96	1.00
28.00	7.00	0.00	0.00	0.41	2.96	1.00
29.00	7.00	0.00	0.00	0.41	2.96	1.00
30.00	7.00	0.00	0.00	0.41	2.96	1.00
31.00	7.00	0.00	0.00	0.41	2.96	1.00
32.00	7.00	0.00	0.00	0.41	2.96	1.00
33.00	7.00	0.00	0.00	0.41	2.96	1.00
34.00	7.00	0.00	0.00	0.41	2.96	1.00
35.00	7.00	0.00	0.00	0.41	2.96	1.00
36.00	7.00	0.00	0.00	0.41	2.96	1.00
37.00	7.00	0.00	0.00	0.41	2.96	1.00
38.00	7.00	0.00	0.00	0.41	2.96	1.00
39.00	7.00	0.00	0.00	0.41	2.96	1.00
40.00	7.00	0.00	0.00	0.41	2.96	1.00
41.00	7.00	0.00	0.00	0.41	2.96	1.00
42.00	7.00	0.00	0.00	0.41	2.96	1.00
43.00	7.00	0.00	0.00	0.41	2.96	1.00
44.00	7.00	0.00	0.00	0.41	2.96	1.00
45.00	7.00	0.00	0.00	0.41	2.96	1.00
46.00	7.00	0.00	0.00	0.41	2.96	1.00
47.00	7.00	0.00	0.00	0.41	2.96	1.00
48.00	7.00	0.00	0.00	0.41	2.96	1.00
49.00	7.00	0.00	0.00	0.41	2.96	1.00
50.00	7.00	0.00	0.00	0.41	2.96	1.00
51.00	7.00	0.00	0.00	0.41	2.96	1.00
52.00	7.00	0.00	0.00	0.41	2.96	1.00
53.00	7.00	0.00	0.00	0.41	2.96	1.00
54.00	7.00	0.00	0.00	0.41	2.96	1.00
55.00	7.00	0.00	0.00	0.41	2.96	1.00
56.00	7.00	0.00	0.00	0.41	2.96	1.00
57.00	7.00	0.00	0.00	0.41	2.96	1.00
58.00	7.00	0.00	0.00	0.41	2.96	1.00
59.00	7.00	0.00	0.00	0.41	2.96	1.00
60.00	7.00	0.00	0.00	0.41	2.96	1.00
61.00	7.00	0.00	0.00	0.41	2.96	1.00
62.00	7.00	0.00	0.00	0.41	2.96	1.00
63.00	7.00	0.00	0.00	0.41	2.96	1.00
64.00	7.00	0.00	0.00	0.41	2.96	1.00
65.00	7.00	0.00	0.00	0.41	2.96	1.00
66.00	7.00	0.00	0.00	0.41	2.96	1.00
67.00	7.00	0.00	0.00	0.41	2.96	1.00
68.00	7.00	0.00	0.00	0.41	2.96	1.00
69.00	7.00	0.00	0.00	0.41	2.96	1.00
70.00	7.00	0.00	0.00	0.41	2.96	1.00
71.00	7.00	0.00	0.00	0.41	2.96	1.00
72.00	7.00	0.00	0.00	0.41	2.96	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.02	0.00	0.00	1.00	1.00
7.00	0.76	0.07	0.00	0.00	1.05	1.00
8.00	0.96	0.13	0.00	0.00	1.15	1.00
9.00	1.20	0.22	0.00	0.00	1.33	1.00
10.00	1.49	0.34	0.00	0.00	1.62	1.00
11.00	1.88	0.58	0.00	0.00	2.09	1.00
12.00	4.59	7.80	0.56	0.02	4.72	1.00
13.00	5.37	1.36	0.56	0.06	5.22	1.00
14.00	5.73	0.71	0.56	0.11	5.06	1.00
15.00	5.95	0.46	0.56	0.16	4.60	1.00
16.00	6.16	0.45	0.56	0.20	3.85	1.00
17.00	6.29	0.27	0.00	0.22	3.31	1.00
18.00	6.41	0.27	0.00	0.22	3.02	1.00
19.00	6.54	0.27	0.00	0.22	3.01	1.00
20.00	6.66	0.27	0.00	0.22	3.00	1.00
21.00	6.75	0.18	0.00	0.22	3.04	1.00
22.00	6.83	0.18	0.00	0.22	3.00	1.00
23.00	6.92	0.18	0.00	0.22	3.02	1.00
24.00	7.00	0.18	0.00	0.22	3.03	1.00
25.00	7.00	0.00	0.00	0.22	2.96	1.00
26.00	7.00	0.00	0.00	0.22	2.96	1.00
27.00	7.00	0.00	0.00	0.22	2.96	1.00
28.00	7.00	0.00	0.00	0.22	2.96	1.00
29.00	7.00	0.00	0.00	0.22	2.96	1.00
30.00	7.00	0.00	0.00	0.22	2.96	1.00
31.00	7.00	0.00	0.00	0.22	2.96	1.00
32.00	7.00	0.00	0.00	0.22	2.96	1.00
33.00	7.00	0.00	0.00	0.22	2.96	1.00
34.00	7.00	0.00	0.00	0.22	2.96	1.00
35.00	7.00	0.00	0.00	0.22	2.96	1.00
36.00	7.00	0.00	0.00	0.22	2.96	1.00
37.00	7.00	0.00	0.00	0.22	2.96	1.00
38.00	7.00	0.00	0.00	0.22	2.96	1.00
39.00	7.00	0.00	0.00	0.22	2.96	1.00
40.00	7.00	0.00	0.00	0.22	2.96	1.00
41.00	7.00	0.00	0.00	0.22	2.96	1.00
42.00	7.00	0.00	0.00	0.22	2.96	1.00
43.00	7.00	0.00	0.00	0.22	2.96	1.00
44.00	7.00	0.00	0.00	0.22	2.96	1.00
45.00	7.00	0.00	0.00	0.22	2.96	1.00
46.00	7.00	0.00	0.00	0.22	2.96	1.00
47.00	7.00	0.00	0.00	0.22	2.96	1.00
48.00	7.00	0.00	0.00	0.22	2.96	1.00
49.00	7.00	0.00	0.00	0.22	2.96	1.00
50.00	7.00	0.00	0.00	0.22	2.96	1.00
51.00	7.00	0.00	0.00	0.22	2.96	1.00
52.00	7.00	0.00	0.00	0.22	2.96	1.00
53.00	7.00	0.00	0.00	0.22	2.96	1.00
54.00	7.00	0.00	0.00	0.22	2.96	1.00
55.00	7.00	0.00	0.00	0.22	2.96	1.00
56.00	7.00	0.00	0.00	0.22	2.96	1.00
57.00	7.00	0.00	0.00	0.22	2.96	1.00
58.00	7.00	0.00	0.00	0.22	2.96	1.00
59.00	7.00	0.00	0.00	0.22	2.96	1.00
60.00	7.00	0.00	0.00	0.22	2.96	1.00
61.00	7.00	0.00	0.00	0.22	2.96	1.00
62.00	7.00	0.00	0.00	0.22	2.96	1.00
63.00	7.00	0.00	0.00	0.22	2.96	1.00
64.00	7.00	0.00	0.00	0.22	2.96	1.00
65.00	7.00	0.00	0.00	0.22	2.96	1.00
66.00	7.00	0.00	0.00	0.22	2.96	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	7.00	0.00	0.00	0.22	2.96	1.00
68.00	7.00	0.00	0.00	0.22	2.96	1.00
69.00	7.00	0.00	0.00	0.22	2.96	1.00
70.00	7.00	0.00	0.00	0.22	2.96	1.00
71.00	7.00	0.00	0.00	0.22	2.96	1.00
72.00	7.00	0.00	0.00	0.22	2.96	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.02	0.00	0.00	1.00	1.00
7.00	0.76	0.07	0.00	0.00	1.05	1.00
8.00	0.96	0.13	0.00	0.00	1.15	1.00
9.00	1.20	0.22	0.00	0.00	1.33	1.00
10.00	1.49	0.34	0.00	0.00	1.62	1.00
11.00	1.88	0.58	0.00	0.00	2.09	1.00
12.00	4.59	7.80	0.56	0.01	4.72	1.00
13.00	5.37	1.36	0.56	0.06	5.22	1.00
14.00	5.73	0.71	0.56	0.10	5.06	1.00
15.00	5.95	0.46	0.56	0.15	4.60	1.00
16.00	6.16	0.45	0.00	0.15	3.85	1.00
17.00	6.29	0.27	0.00	0.15	3.31	1.00
18.00	6.41	0.27	0.00	0.15	3.02	1.00
19.00	6.54	0.27	0.00	0.15	3.01	1.00
20.00	6.66	0.27	0.00	0.15	3.00	1.00
21.00	6.75	0.18	0.00	0.15	3.04	1.00
22.00	6.83	0.18	0.00	0.15	3.00	1.00
23.00	6.92	0.18	0.00	0.15	3.02	1.00
24.00	7.00	0.18	0.00	0.15	3.03	1.00
25.00	7.00	0.00	0.00	0.15	2.96	1.00
26.00	7.00	0.00	0.00	0.15	2.96	1.00
27.00	7.00	0.00	0.00	0.15	2.96	1.00
28.00	7.00	0.00	0.00	0.15	2.96	1.00
29.00	7.00	0.00	0.00	0.15	2.96	1.00
30.00	7.00	0.00	0.00	0.15	2.96	1.00
31.00	7.00	0.00	0.00	0.15	2.96	1.00
32.00	7.00	0.00	0.00	0.15	2.96	1.00
33.00	7.00	0.00	0.00	0.15	2.96	1.00
34.00	7.00	0.00	0.00	0.15	2.96	1.00
35.00	7.00	0.00	0.00	0.15	2.96	1.00
36.00	7.00	0.00	0.00	0.15	2.96	1.00
37.00	7.00	0.00	0.00	0.15	2.96	1.00
38.00	7.00	0.00	0.00	0.15	2.96	1.00
39.00	7.00	0.00	0.00	0.15	2.96	1.00
40.00	7.00	0.00	0.00	0.15	2.96	1.00
41.00	7.00	0.00	0.00	0.15	2.96	1.00
42.00	7.00	0.00	0.00	0.15	2.96	1.00
43.00	7.00	0.00	0.00	0.15	2.96	1.00
44.00	7.00	0.00	0.00	0.15	2.96	1.00
45.00	7.00	0.00	0.00	0.15	2.96	1.00
46.00	7.00	0.00	0.00	0.15	2.96	1.00
47.00	7.00	0.00	0.00	0.15	2.96	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	7.00	0.00	0.00	0.15	2.96	1.00
49.00	7.00	0.00	0.00	0.15	2.96	1.00
50.00	7.00	0.00	0.00	0.15	2.96	1.00
51.00	7.00	0.00	0.00	0.15	2.96	1.00
52.00	7.00	0.00	0.00	0.15	2.96	1.00
53.00	7.00	0.00	0.00	0.15	2.96	1.00
54.00	7.00	0.00	0.00	0.15	2.96	1.00
55.00	7.00	0.00	0.00	0.15	2.96	1.00
56.00	7.00	0.00	0.00	0.15	2.96	1.00
57.00	7.00	0.00	0.00	0.15	2.96	1.00
58.00	7.00	0.00	0.00	0.15	2.96	1.00
59.00	7.00	0.00	0.00	0.15	2.96	1.00
60.00	7.00	0.00	0.00	0.15	2.96	1.00
61.00	7.00	0.00	0.00	0.15	2.96	1.00
62.00	7.00	0.00	0.00	0.15	2.96	1.00
63.00	7.00	0.00	0.00	0.15	2.96	1.00
64.00	7.00	0.00	0.00	0.15	2.96	1.00
65.00	7.00	0.00	0.00	0.15	2.96	1.00
66.00	7.00	0.00	0.00	0.15	2.96	1.00
67.00	7.00	0.00	0.00	0.15	2.96	1.00
68.00	7.00	0.00	0.00	0.15	2.96	1.00
69.00	7.00	0.00	0.00	0.15	2.96	1.00
70.00	7.00	0.00	0.00	0.15	2.96	1.00
71.00	7.00	0.00	0.00	0.15	2.96	1.00
72.00	7.00	0.00	0.00	0.15	2.96	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.02	0.00	0.00	1.00	1.00
7.00	0.76	0.07	0.00	0.00	1.05	1.00
8.00	0.96	0.13	0.00	0.00	1.15	1.00
9.00	1.20	0.22	0.00	0.00	1.33	1.00
10.00	1.49	0.34	0.00	0.00	1.62	1.00
11.00	1.88	0.58	0.00	0.00	2.09	1.00
12.00	4.59	7.80	0.00	0.00	4.72	1.00
13.00	5.37	1.36	0.00	0.00	5.22	1.00
14.00	5.73	0.71	0.00	0.00	5.06	1.00
15.00	5.95	0.46	0.00	0.00	4.60	1.00
16.00	6.16	0.45	0.00	0.00	3.85	1.00
17.00	6.29	0.27	0.00	0.00	3.31	1.00
18.00	6.41	0.27	0.00	0.00	3.02	1.00
19.00	6.54	0.27	0.00	0.00	3.01	1.00
20.00	6.66	0.27	0.00	0.00	3.00	1.00
21.00	6.75	0.18	0.00	0.00	3.04	1.00
22.00	6.83	0.18	0.00	0.00	3.00	1.00
23.00	6.92	0.18	0.00	0.00	3.02	1.00
24.00	7.00	0.18	0.00	0.00	3.03	1.00
25.00	7.00	0.00	0.00	0.00	2.96	1.00
26.00	7.00	0.00	0.00	0.00	2.96	1.00
27.00	7.00	0.00	0.00	0.00	2.96	1.00
28.00	7.00	0.00	0.00	0.00	2.96	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	7.00	0.00	0.00	0.00	2.96	1.00
30.00	7.00	0.00	0.00	0.00	2.96	1.00
31.00	7.00	0.00	0.00	0.00	2.96	1.00
32.00	7.00	0.00	0.00	0.00	2.96	1.00
33.00	7.00	0.00	0.00	0.00	2.96	1.00
34.00	7.00	0.00	0.00	0.00	2.96	1.00
35.00	7.00	0.00	0.00	0.00	2.96	1.00
36.00	7.00	0.00	0.00	0.00	2.96	1.00
37.00	7.00	0.00	0.00	0.00	2.96	1.00
38.00	7.00	0.00	0.00	0.00	2.96	1.00
39.00	7.00	0.00	0.00	0.00	2.96	1.00
40.00	7.00	0.00	0.00	0.00	2.96	1.00
41.00	7.00	0.00	0.00	0.00	2.96	1.00
42.00	7.00	0.00	0.00	0.00	2.96	1.00
43.00	7.00	0.00	0.00	0.00	2.96	1.00
44.00	7.00	0.00	0.00	0.00	2.96	1.00
45.00	7.00	0.00	0.00	0.00	2.96	1.00
46.00	7.00	0.00	0.00	0.00	2.96	1.00
47.00	7.00	0.00	0.00	0.00	2.96	1.00
48.00	7.00	0.00	0.00	0.00	2.96	1.00
49.00	7.00	0.00	0.00	0.00	2.96	1.00
50.00	7.00	0.00	0.00	0.00	2.96	1.00
51.00	7.00	0.00	0.00	0.00	2.96	1.00
52.00	7.00	0.00	0.00	0.00	2.96	1.00
53.00	7.00	0.00	0.00	0.00	2.96	1.00
54.00	7.00	0.00	0.00	0.00	2.96	1.00
55.00	7.00	0.00	0.00	0.00	2.96	1.00
56.00	7.00	0.00	0.00	0.00	2.96	1.00
57.00	7.00	0.00	0.00	0.00	2.96	1.00
58.00	7.00	0.00	0.00	0.00	2.96	1.00
59.00	7.00	0.00	0.00	0.00	2.96	1.00
60.00	7.00	0.00	0.00	0.00	2.96	1.00
61.00	7.00	0.00	0.00	0.00	2.96	1.00
62.00	7.00	0.00	0.00	0.00	2.96	1.00
63.00	7.00	0.00	0.00	0.00	2.96	1.00
64.00	7.00	0.00	0.00	0.00	2.96	1.00
65.00	7.00	0.00	0.00	0.00	2.96	1.00
66.00	7.00	0.00	0.00	0.00	2.96	1.00
67.00	7.00	0.00	0.00	0.00	2.96	1.00
68.00	7.00	0.00	0.00	0.00	2.96	1.00
69.00	7.00	0.00	0.00	0.00	2.96	1.00
70.00	7.00	0.00	0.00	0.00	2.96	1.00
71.00	7.00	0.00	0.00	0.00	2.96	1.00
72.00	7.00	0.00	0.00	0.00	2.96	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.02	0.00	0.00	1.00	1.00
7.00	0.76	0.07	0.00	0.00	1.05	1.00
8.00	0.96	0.13	0.00	0.00	1.15	1.00
9.00	1.20	0.22	0.00	0.00	1.33	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	1.49	0.34	0.00	0.00	1.62	1.00
11.00	1.88	0.58	0.00	0.00	2.09	1.00
12.00	4.59	7.80	0.00	0.00	4.72	1.00
13.00	5.37	1.36	0.00	0.00	5.22	1.00
14.00	5.73	0.71	0.00	0.00	5.06	1.00
15.00	5.95	0.46	0.00	0.00	4.60	1.00
16.00	6.16	0.45	0.00	0.00	3.85	1.00
17.00	6.29	0.27	0.00	0.00	3.31	1.00
18.00	6.41	0.27	0.00	0.00	3.02	1.00
19.00	6.54	0.27	0.00	0.00	3.01	1.00
20.00	6.66	0.27	0.00	0.00	3.00	1.00
21.00	6.75	0.18	0.00	0.00	3.04	1.00
22.00	6.83	0.18	0.00	0.00	3.00	1.00
23.00	6.92	0.18	0.00	0.00	3.02	1.00
24.00	7.00	0.18	0.00	0.00	3.03	1.00
25.00	7.00	0.00	0.00	0.00	2.96	1.00
26.00	7.00	0.00	0.00	0.00	2.96	1.00
27.00	7.00	0.00	0.00	0.00	2.96	1.00
28.00	7.00	0.00	0.00	0.00	2.96	1.00
29.00	7.00	0.00	0.00	0.00	2.96	1.00
30.00	7.00	0.00	0.00	0.00	2.96	1.00
31.00	7.00	0.00	0.00	0.00	2.96	1.00
32.00	7.00	0.00	0.00	0.00	2.96	1.00
33.00	7.00	0.00	0.00	0.00	2.96	1.00
34.00	7.00	0.00	0.00	0.00	2.96	1.00
35.00	7.00	0.00	0.00	0.00	2.96	1.00
36.00	7.00	0.00	0.00	0.00	2.96	1.00
37.00	7.00	0.00	0.00	0.00	2.96	1.00
38.00	7.00	0.00	0.00	0.00	2.96	1.00
39.00	7.00	0.00	0.00	0.00	2.96	1.00
40.00	7.00	0.00	0.00	0.00	2.96	1.00
41.00	7.00	0.00	0.00	0.00	2.96	1.00
42.00	7.00	0.00	0.00	0.00	2.96	1.00
43.00	7.00	0.00	0.00	0.00	2.96	1.00
44.00	7.00	0.00	0.00	0.00	2.96	1.00
45.00	7.00	0.00	0.00	0.00	2.96	1.00
46.00	7.00	0.00	0.00	0.00	2.96	1.00
47.00	7.00	0.00	0.00	0.00	2.96	1.00
48.00	7.00	0.00	0.00	0.00	2.96	1.00
49.00	7.00	0.00	0.00	0.00	2.96	1.00
50.00	7.00	0.00	0.00	0.00	2.96	1.00
51.00	7.00	0.00	0.00	0.00	2.96	1.00
52.00	7.00	0.00	0.00	0.00	2.96	1.00
53.00	7.00	0.00	0.00	0.00	2.96	1.00
54.00	7.00	0.00	0.00	0.00	2.96	1.00
55.00	7.00	0.00	0.00	0.00	2.96	1.00
56.00	7.00	0.00	0.00	0.00	2.96	1.00
57.00	7.00	0.00	0.00	0.00	2.96	1.00
58.00	7.00	0.00	0.00	0.00	2.96	1.00
59.00	7.00	0.00	0.00	0.00	2.96	1.00
60.00	7.00	0.00	0.00	0.00	2.96	1.00
61.00	7.00	0.00	0.00	0.00	2.96	1.00
62.00	7.00	0.00	0.00	0.00	2.96	1.00
63.00	7.00	0.00	0.00	0.00	2.96	1.00
64.00	7.00	0.00	0.00	0.00	2.96	1.00
65.00	7.00	0.00	0.00	0.00	2.96	1.00
66.00	7.00	0.00	0.00	0.00	2.96	1.00
67.00	7.00	0.00	0.00	0.00	2.96	1.00
68.00	7.00	0.00	0.00	0.00	2.96	1.00
69.00	7.00	0.00	0.00	0.00	2.96	1.00
70.00	7.00	0.00	0.00	0.00	2.96	1.00
71.00	7.00	0.00	0.00	0.00	2.96	1.00
72.00	7.00	0.00	0.00	0.00	2.96	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	11.80	0.00	0.00
2	0.56	11.80	0.00	0.00
3	0.56	12.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	5.23	12.80	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.92	0.00	0.77	0.00	0.15	0.00

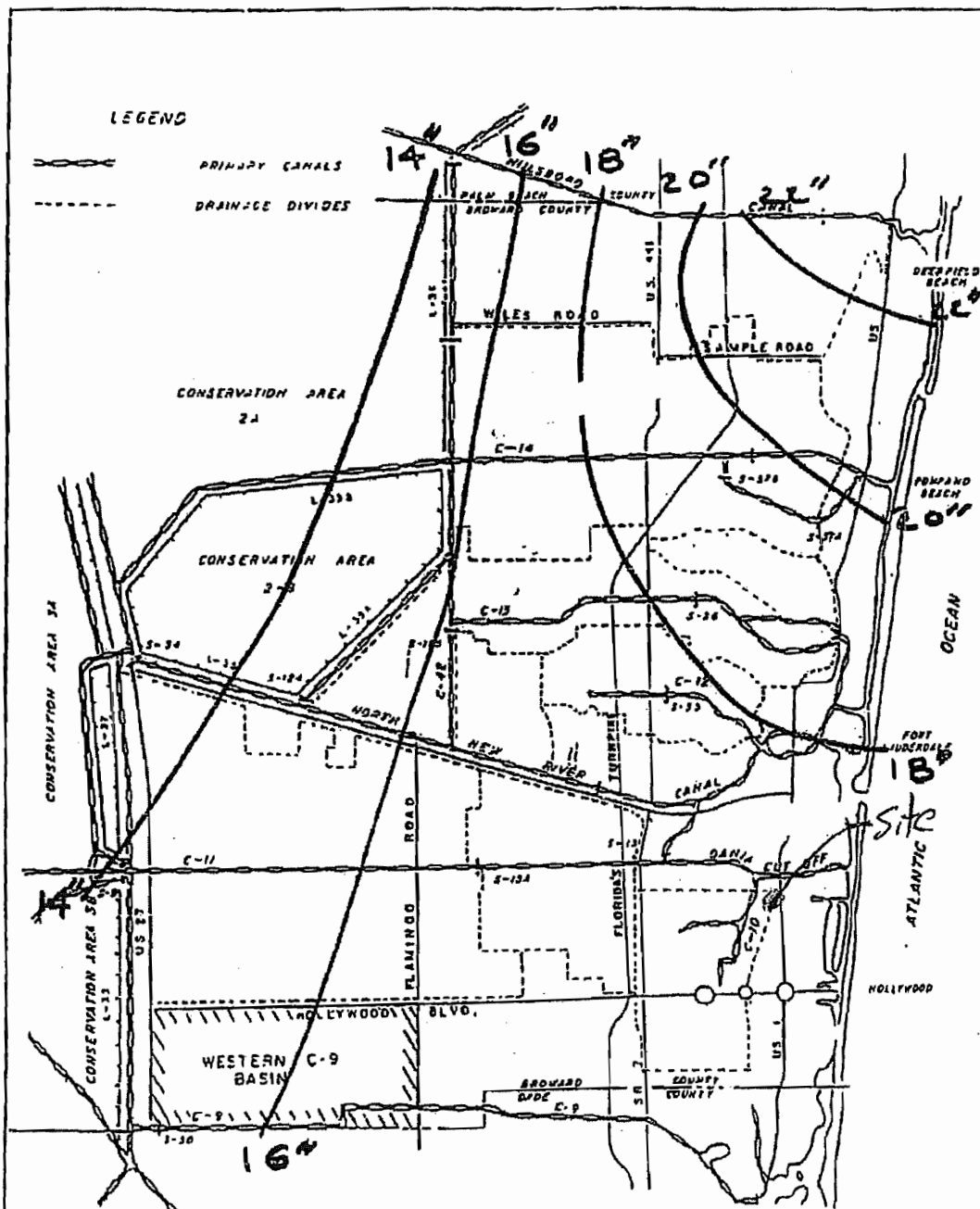
REFERENCE MATERIAL

Prepared By:

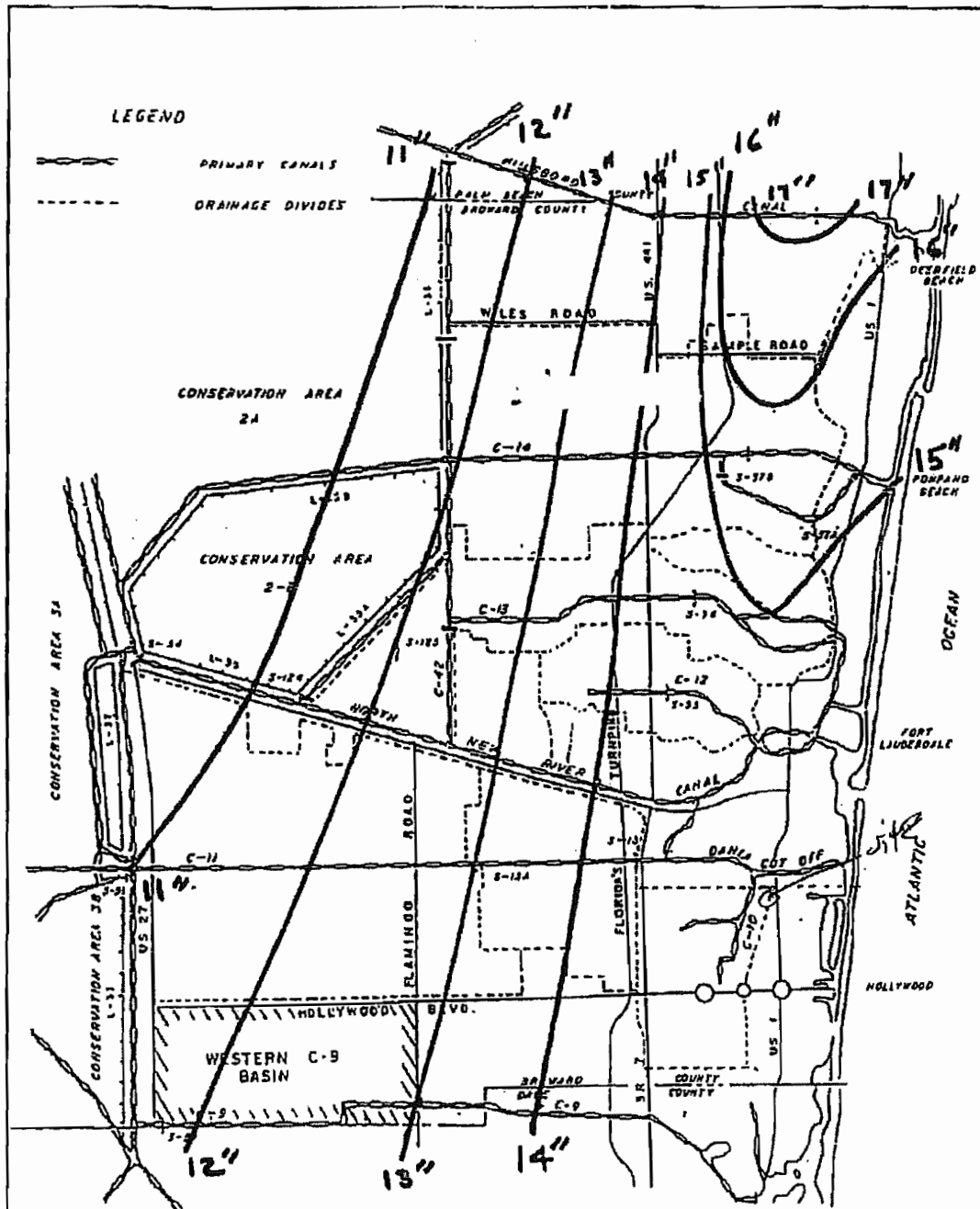


HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone__



BROWARD COUNTY PUBLIC WORKS DEPARTMENT Water Resources Management Division	DRAINAGE DIVIDES	W.M. 1.1 1 OF 1 SHEETS
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25 YEAR - 3 DAY STORM EVENT

NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

November 28, 2017

Marc LaFerrier, AICP

Planning Director

City of Dania Beach

100 West Dania Beach Blvd

Dania Beach, FL 33004

RE: Residential Proposed Development
Saratoga Crossings East
705-815 West Dania Beach Boulevard, Dania Beach, Florida
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the Saratoga Crossings East Development project located south of Fort Lauderdale-Hollywood International Airport (FLL) on behalf of the developer (owner), Atlantic Pacific Companies, LLC. 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 the maximum height of 55.92 feet NAVD 88 as shown on the Elevation Site Plan A-3.00 (dated 09/07/2017) and the FAA Survey Sketch Sheet (dated 10/27/2017) for Building I, unless submitted to BCAD for additional review.
- No building, structure or vegetation on the site may exceed the maximum height of 54.92 feet NAVD 88 as shown on the Elevation Site Plan A-3.01 (dated 09/07/2017) and the FAA Survey Sketch Sheet (dated 10/27/2017) for Building II, 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 Saratoga Crossings East Development project, and it is based on the Survey and Site Plan Documents (dated 09/07/2017 and 10/27/2017) prepared by CORWIL ARCHITECTS and HSQ Group, Inc. 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 letter 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 Aviation Planning Manager

cc: Devon Vickers, Resident Attorney (vickersd@gtlaw.com)
Michael P. Pacitto, P.G., Director Planning and Environmental

Project Name: SP-100-17 Saratoga East (Atlantic Pacific Communities)

ADDRESS: 705 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Lot size: 2.12 Acres

REQUEST: 2 multi-family structures consisting of 4 stories and 74 units. Existing development has 13 units.

NOTE: Per 0-2017-022, 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

Please see enclosed email from Angel Lunkins confirming there are no Code violations.

APPLICATION:

- 2) Identify the Centerline of all roads on site plan (sheet A-1.00).

Site plans for both sites have been revised to identify the centerline of roads

- 3) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

A CD is provided with this resubmittal.

RIGHT-OF-WAY:

All buildings comply with 60' ROW along Dania Beach Blvd and 40' along NW 7th avenue.

- 4) Identify if R-O-W dedication is required.
- 5) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.

- 6) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd.
- 7) Per page 219 of the CRA Master Plan, a 40' ROW is required along NW 7 Avenue.

PLATTING:

- 8) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Mizell Gardens" Plat is restricted to 14 garden apartments and lower income residents. The "Mizell Gardens Two" plat is restricted to 3,000 square feet of daycare center use, and residential uses are not permitted without County approval. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

A Plat application was submitted to the City for review and processing.

SCHOOLS:

- 9) Obtain a letter from Broward County School Board regarding school impact fees.

In process.

WATER:

- 10) Identify projected water demand for the project.

172 apartments at 250 GPD = 43000 GPD water demand.

IMPACT FEES:

- 11) Impact fees that will be required for the project are included at the end of this document.
- 12) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1364 per new unit, for a total of \$83,204 for the additional 61 units proposed.

TRAFFIC

- 13) **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

- 14) **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 are projected a traffic statement is sufficient. The applicant is to 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.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study. A copy of the Traffic Study is also enclosed with this resubmittal.

SIGNAGE

- 15) If signage is proposed, provide copy of all signs for compliance review.

Signage is not proposed at this phase, a note has been added to confirm that any signage shall comply with NFPA. Signage to be submitted under separate permit.

DUMPSTERS:

- 16) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

Proposed project does not include exterior dumpster areas. Based on the four story building height, internalized trash rooms and chutes have been provided with adequate size.

DEVELOPMENT REGULATIONS:

- 17) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document. Identify the setback from the east property line on the site plan.

All Setbacks dimensions have been added to the Site Plans.

- 18) Per Sec. 307-30, Mechanical equipment is not permitted in street side yard. Relocate equipment currently shown at the northeast corner of the lot, just south of proposed play area. Revise plans accordingly.

Mechanical equipment has been relocated, please refer to revised Site Plan.

ARCHITECTURAL STANDARDS IN THE CRA

- 19) Per Sec. 311-10 (F), indicate above ground fenestration percentage of façades on public ROW.

Frontage Elevations have been redesigned to meet 30% minimum fenestration requirement; please refer to Elevation sheets.

- 20) On sheets A-3.00 and A-3.01, indicate the direction of each proposed façade.

Elevations have been revised indicating direction of facades

- 21) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.

Elevations have been further articulated to enhance the vision described in the CRA redevelopment plan.

LANDSCAPING + HARDSCAPING:

- 22) Per Sec. 275-90 (2), a 5' landscape buffer is required between the driveway and the western property. Revise plans accordingly.

Please see revised landscape plans.

- 23) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

- 24) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

COMPLETE STREET DESIGN

- 25) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:

- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces for both Dania Beach Blvd. and NW 7 Avenue (see pages 213 & 219 of CRA Plan, attached).
- 26) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 27) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

Site Plans have been revised and sheets A-0.02 added to show street design.

PARKING:

- 28) Per Sec. 265-110 (C) (2), a 2-way directional movement requires a 24' drive isle. Revise plans accordingly.

Parking layout was revised to comply with 24' drive isle.

- 29) Remove additional notation of "Amenity Area" at the lower-left corner of sheet A-1.00, next to the driveway entrance.

Note was deleted

- 30) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.

Sidewalks are minimum 5'

- 31) Per the CRA Masterplan (pages 213 & 219 - attached), provide on-street parking and revise parking data on plans and supporting documents accordingly.

On street parking has been provided and accordance with CRA standards.

- 32) Per Sec. 306-10 (A) (2), access to off-street parking lots in the CRA must be from a secondary street. Revise plans to provide access from NW 7 Ave and/or NW 8 Ave.

As discussed during DRC meeting, access from 8th Avenue has been provided.

- ~~33) Per Sec. 306-10 (C), as well as Sec. 265-80, provide cross access easement from west and north of the property. Contact the City Attorney to draft agreement.~~

- 34) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.

Analysis provided to Ronnie Navarro; copy enclosed with these responses.

- 35) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	55	68.75
2+ Bedrooms	1.75	19	33.25
Guest (1:5 residential units)	0.2	74	14.8
Total Parking required			116.8

=117 spaces required

Parking Calculations have been revised accordingly, please refer to Site Plan sheet.

- 36) Justification for alternative standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard. Per Sec. 265-51, provide a minimum of 6 bike racks.

Please see revised site plan, we are proposing 14 bike racks.

- 37) Per the current community bus routes, also provided at the end of this document, and based on justification for alternative parking standards, provide access to the property from the rear/north to facilitate pedestrian access to the community bus on NW 1 Street.
- 38) **FAA/BCAD REVIEW:** 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.

Please see enclosed approval letter provided by William Castillo.

**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*

- 39) Applicants are responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.

- 40) 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.
- 41) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachtgov 4 weeks prior to public hearing date.

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.

Proposed finished floor elevations have been identified throughout floor plans.

- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

[DIAGRAM HERE]

MEETING DATE: 10/26/17

Project Name: SP-100-17 Saratoga West (Atlantic Pacific Communities)

ADDRESS: 1105 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Net Area: 2.57 acres

REQUEST: 2 multi-family structures consisting of 3 stories (northern building) and 4 stories (southern building), for a total of 98 units. Existing development has 26 units.

NOTE: 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

Please see enclosed email from Angel Lunkins confirming there are no Code violations.

APPLICATION:

- 1) Identify the Centerline of all roads on site plan (sheet A-1.00).

Site plans for both sites have been revised to identify the centerline of roads

- 2) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

CD provided with this resubmittal

RIGHT-OF-WAY:

All buildings comply with 60' ROW along Dania Beach Blvd and 40' along NW 7th avenue..

- 3) Identify if R-O-W dedication is required.

- 4) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.
- 5) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd

PLATTING:

- 6) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Stoinoff's Valhalla" Plat, as provided with the application, is restricted to 50 garden apartments. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

Plat application file with the City for review and processing.

SCHOOLS:

- 7) Obtain a letter from Broward County School Board regarding school impact fees.

In Process

WATER:

- 8) Identify projected water demand for the project.

172 apartments at 250 GPD = 43,000 GPD sewer demand.

IMPACT FEES:

- 9) Impact fees that will be required for the project are included at the end of this document.
- 10) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1,364 per new unit, for a total of \$98,208.

TRAFFIC

- 11) **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

- 12) **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 are projected a traffic statement is sufficient. The applicant is to 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.

Please see enclosed e-mail from Ronnie Navarro approving the Traffic Study.

SIGNAGE

Signage is not proposed at this phase, a note has been added to confirm that any signage shall comply with NFPA. Signage to be submitted under separate permit.

- 13) If signage is proposed, provide copy of all signs for compliance review.

DUMPSTERS:

- 14) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

Proposed project does not include exterior dumpster areas. Based on the four story building height, internalized trash rooms and chutes have been provided with adequate size

DEVELOPMENT REGULATIONS:

- 15) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document.

All Setbacks dimensions have been added to the Site Plans.

ARCHITECTURAL STANDARDS IN THE CRA

- 16) Per Sec. 311-10 (F), indicate above ground fenestration percentage for southern facade of building 2.

Frontage Elevations have been redesigned to meet 30% minimum fenestration requirement; please refer to Elevation sheets.

- 17) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.

- 18) Per Sec 525-20 (C), provide additional architectural details on the southern elevation of building II.

Elevations have been further articulated to enhance the vision described in the CRA redevelopment plan.

LANDSCAPING + HARDSCAPING:

- 19) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

- 20) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

Please see revised landscape plans.

COMPLETE STREET DESIGN

- 21) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:
- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces on Dania Beach Blvd. (see page 217 of CRA Plan, attached).
- 22) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 23) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

Site Plans have been revised and sheets A-0.02 added to show street design.

PARKING:

- 24) Per Sec. 265-110 (C) (2), a 2-way directional movement requires a 24' drive isle. Revise plans accordingly.

Parking layout was revised to comply with 24' drive isle.

- 25) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.

Sidewalks are minimum 5'

- 26) ~~Per Sec. 306-10 (C), surface parking lots in rear yards shall be designed for connection to existing parking lots on abutting properties on the same side of the block. This shall require recordation of a cross access and cross parking easement which shall be reviewed and approved by the city attorney.~~

a) ~~Provide recorded document as approved by the City Attorney.~~

b) ~~Revise plans accordingly.~~

- 27) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.

Please see enclosed Traffic and Parking Study, approved by Ronnie Navarro.

- 28) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	42	52.5
2+ Bedrooms	1.75	56	98
Guest (1:5 residential units)	0.2	98	19.6
Total Parking required			170.1

=171 spaces required

Parking Calculations have been revised accordingly; please refer to Site Plan sheet.

- 29) The justification for an Alternative Parking Standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard calculations. Per Sec. 265-51, provide a minimum of 9 bike racks and revise data on plans accordingly.

Please see revised site plan; we are providing 12 bike racks.

- 30) FAA/BCAD REVIEW: 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.

Please see enclosed approval letter provided by William Castillo.

**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*

- 31) Applicants are responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.
- 32) 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.
- 33) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeacht.gov 4 weeks prior to public hearing date.

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.

[DIAGRAMS HERE]

**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 Option Space:	
Single Family/Townhouse	\$1,825 per unit
Mutli-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.16 per sq.ft.
Police	\$.184 per sq.ft.
Fire:	\$.389 per sa.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
Traffic Mitigation – Resolution 2014-049

NOTICE

All permit applications for NEW CONSTRUCTION of IMPROVEMENTS THAT INCREASE WATER / SEWER DEMAND (Water Meter Installations)

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the COLLECTION of Water and Sewer IMPACE and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on the meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 ½" Irrigation Line	\$1,650.00
1 ½" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 ½" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$1,557.00	\$725.00
1" Meter	\$3,893.00	\$1,813.00
1 ½" Meter	\$7,785.00	\$3,625.00

2" Meter	\$12,456.00	\$5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	CONTACT PUBLIC SERVICES DEPARTMENT	

NOTE: When upsizing an existing meter, the net increase for impact fees will be charged. Ex. 5/8" to 1"; Water = \$3,893 - \$1,557; Sewer = \$1,813 - \$725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Department to discuss your Water and Sewer Plans at 954-924-3740.

Property Sign Requirements for Large Scale (>1 acre) Properties

Posting Location:

- Between 10' and 20' from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way
- For properties having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign shall be posted for each five hundred (500) feet or fraction thereof.

Timing:

- Applicant is responsible for the purchase and delivery of the sign and decals from the fabricator of choice.
- Upon the applicant's selection of a sign fabricator, the Planning Division shall e-mail the sign copy to the vendor.
- Applicant is responsible for posting and photographing the sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for emailing said photograph(s) to mwray@danialbeachfl.gov no less than 14 days prior to the date of the hearing.
- Applicant is responsible for updating the sign using decals as requests and hearing dates change, and in the event that the posting deadline is missed.
- Applicant shall submit a photograph of the updated property sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for the posting to remain and be replaced during the notable period

Neufeld, Marissa A. (Assoc-Mia-LDZ-RE)

From: Lunkins, Angel <alunkins@daniabeachfl.gov>
Sent: Thursday, November 16, 2017 9:36 AM
To: Gonzalez, Darlene (Para-Mia-LDZ-RE); Lajoie, Corinne; Carrie, Anne-Christine
Cc: Neufeld, Marissa A. (Assoc-Mia-LDZ-RE); Vickers, Devon (ResidentAtty-MIA-LDZ-RE)
Subject: RE: City of Dania Beach Comments for SP-100-17

Good Morning,

There are no current code violations or code compliance liens on the following properties(see below). Thank You

705-815 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 52 0010

AND

705 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 55 0010

OR

1105-1165 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004
Property Owner DANIA BEACH HOUSING AUTHORITY
Mailing Address 715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227
ID # 5042 34 53 0020

From: gonzalezdar@gtlaw.com [mailto:gonzalezdar@gtlaw.com]
Sent: Wednesday, November 15, 2017 4:26 PM
To: Lunkins, Angel
Cc: neufeldm@gtlaw.com; vickersd@gtlaw.com
Subject: City of Dania Beach Comments for SP-100-17

Good afternoon Angel, thank you for your time during our brief call. As stated during our conversation, we filed a Site Plan for Approval with City of Dania Beach which has been given **PZ Number – SP-100-17**, with Property Address of 705-815 West Dania Beach Blvd and 1105 – 1165 West Dania Beach Blvd, Dania Beach FL.

We need your assistance with addressing the following comment generated by the review process.

“Contact the City’s Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property.”

Please let us know if you need any other information from our office to proceed with this request. We appreciate your attention to this matter and look forward to hearing from you.

Best regards, Darlene

Darlene Gonzalez

Paralegal

Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131

Tel 305.579.0753

gonzalezdar@gtlaw.com | www.gtlaw.com



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FRANCISCO • SEOUL* • SHANGHAI • SILICON VALLEY • TALLAHASSEE • TAMPA • TEL AVIV* • TOKYO* • WARSAW* • WASHINGTON,
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**Saratoga Crossings East, Dania Beach Housing Authority, 705 – 785
West Dania Beach Boulevard, Dania Beach, Florida**



Prepared for:

Greg Griffith
Atlantic Pacific Communities
2950 Southwest 27th Avenue, Suite 200
Miami, Florida 33133
ggriffith@apmanagement.net

Submitted by:

Bartlett Tree Experts

Jeremy Chancey, Commercial Arborist Representative
ISA Certified Arborist #FL-0762A
(954) 612-2500

TABLE OF CONTENTS

EXECUTIVE SUMMARY
TREE TABLE
OBSERVATIONS
PHOTOS

Saratoga Crossings East, 705-785 West Dania Beach Boulevard, Dania Beach, FL
ARBORIST REPORT

December 13, 2017

Greg Griffith
Atlantic Pacific Communities
2950 Southwest 27th Avenue, Suite 200
Miami, Florida 33133
ggriffith@apmanagement.net

Dear Mr. Griffith,

Thank you for allowing Bartlett Tree Experts the opportunity to provide a health analysis of the trees and palms located at the Dania Beach Housing Authority property located at 705-785 West Dania Beach Boulevard, Dania Beach, Florida, also known as Saratoga Crossings East.

We reviewed all of the trees and palms located on the property and examined their current vitality. Our objective was to provide recommendations for trees that are suitable for relocation greater than 12 inches in diameter at 54 inches above the ground level due to the proposed redevelopment of the property. Our report below includes a tree table that indicates the species, size and current health condition of all of the trees found. The photographs demonstrate trees that we are not recommending for relocation due to their low vitality or lack of suitability based on their current structure, health or other limitations.

If you have any questions, please feel free to contact me at the office number or my cell phone at (954) 612-2500. Thank you again for this opportunity.

Best regards,

Jeremy Chancey
ISA Certified Arborist FL-0762A

EXECUTIVE SUMMARY

Bartlett Tree Experts conducted a review of 79 trees and palms. The table enclosed indicates the species, size, health condition and disposition for all of these trees and palms reviewed. 11 of these trees are greater than 12 inches in diameter at 54 inches (dbh) and not being recommended for relocation or preservation. This report details our observations of these 11 trees and why they are not suitable for relocation. Those 11 trees are identified as tree numbers 50035, 50036, 50039, 50041, 50042, 50043, 50049, 50052, 50079, 50086, 50101 as indicated on the Tree Disposition plan provided by Architectural Alliance.

Three trees are in "poor" health condition, equal to or less than 30% health condition percentage. The remaining eight are in "fair" health condition, the trees have a 40-60% health condition percentage.

Understanding of Inventory Constraints

It is important for the tree owner or manager to know and understand that all trees pose some degree of risk from failure or other conditions. The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the *International Society of Arboriculture's Best Management Practices for Tree Risk Assessment*, as well as the information available at the time of the inspection. However, the overall risk rating, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

Bartlett Tree Experts can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation. The information in this report should not be considered as making safety, legal, architectural, engineering, landscape architectural, land surveying advice or other professional advice. This information is solely for the use of the tree owner and manager to assist in the decision making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

Tree Table all Trees and Palms

Dania Beach Housing Authority Saratoga Crossing Ea: 12/13/2017													
TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Clear Trunk Ft	DBH inches	Health Condition	Health Condition %	Sub-Total \$	Total \$	Disposition
50003	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	8	8	POOR	30	\$80.00		REMOVE
50004	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	8	8	POOR	30	\$80.00		REMOVE
50005	QUEEN PALM	<i>Syagrus romanzoffiana</i>	6	12	113	113	2	6	POOR	30	\$60.00		REMOVE
50006	QUEEN PALM	<i>Syagrus romanzoffiana</i>	18	15	177	177	9	8	POOR	30	\$80.00		REMOVE
50007	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	10	POOR	30	\$80.00		REMOVE
50008	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	10	POOR	30	\$80.00		REMOVE
50009	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	30	\$80.00		REMOVE
50010	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	30	\$80.00		REMOVE
50011	LIVE OAK	<i>Quercus virginiana</i>	25	30	707			12	FAIR	50			REMAIN
50012	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			30	FAIR	60			REMAIN
50013	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	18	GOOD	75	\$2,340.00		REMOVE
50014	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50015	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50016	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	80	\$2,500.00		REMOVE
50017	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50018	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50019	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	FAIR	60	\$1,875.00		REMOVE
50020	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50021	DEAD PALM				0			18					
50022	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50023	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50024	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50025	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50026	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	25	\$70.00		REMOVE
50027	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	FAIR	45	\$110.00		REMOVE
50028	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	8	FAIR	45	\$110.00		REMOVE
50033	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	15	177	177		8	POOR	30	\$1,630.00		REMOVE
50034	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257			20	GOOD	65			REMAIN
50035	LIVE OAK	<i>Quercus virginiana</i>	35	40	1257	1257		19	FAIR	50		\$8,100.00	REMOVE
50036	LIVE OAK	<i>Quercus virginiana</i>	30	25	491	491		15	FAIR	45	\$3,760.00		REMOVE
50037	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			18	FAIR	60			REMAIN
50038	LIVE OAK	<i>Quercus virginiana</i>	40	30	707			15	GOOD	65			RELOCATE
50039	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	707		12	FAIR	50	\$2,810.00		REMOVE
50040	LIVE OAK	<i>Quercus virginiana</i>	30	30	707			12	FAIR	60			RELOCATE
50041	LIVE OAK	<i>Quercus virginiana</i>	35	35	962	962		15	FAIR	45	\$3,760.00		REMOVE
50042	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		15	POOR	30	\$2,680.00		REMOVE
50043	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	40	30	707	707		13	FAIR	50	\$2,340.00		REMOVE
50044	LIVE OAK	<i>Quercus virginiana</i>	40	50	1963			21	GOOD	65			RELOCATE
50045	BOTTLE BRUSH	<i>Callistemon viminalis</i>	8	6	28	28		8	POOR	10	\$540.00		REMOVE
50046	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	10	79	79		11	POOR	15	\$960.00		REMOVE
50047	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	12	113	113		8	FAIR	50	\$130.00		REMOVE
50048	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	12	113	113		8	FAIR	50	\$130.00		REMOVE
50049	BOTTLE BRUSH	<i>Callistemon viminalis</i>	20	25	491	491		15	POOR	30	\$2,460.00		REMOVE

50050	GONE				0									
50051	GONE				0									
50052	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	30	30	707	707		18	FAIR	55		\$7,500.00		REMOVE
50053	GONE				0									
50054	GONE				0									
50055	GEIGER TREE	<i>Cordia sebestena</i>	14	6	28	28		4	FAIR	40	\$170.00			REMOVE
50056	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			19	GOOD	70				REMAIN
50062	LIVE OAK	<i>Quercus virginiana</i>	35	40	1257			18	FAIR	60				REMAIN
50063	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	20	20	314	314		11	POOR	30	\$1,860.00			REMOVE
50064	LIVE OAK	<i>Quercus virginiana</i>	30	20	314	314		10	POOR	35	\$1,480.00			REMOVE
50065	LIVE OAK	<i>Quercus virginiana</i>	40	45	1590			28	FAIR	60				REMAIN
50066	LIVE OAK	<i>Quercus virginiana</i>	50	40	1257			18	FAIR	55				REMAIN
50069	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	12	113	113		10	FAIR	45	\$110.00			REMOVE
50076	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		14	GOOD	70	\$140.00			REMOVE
50077	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		12	FAIR	60	\$140.00			REMOVE
50078	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		12	FAIR	50	\$140.00			REMOVE
50079	WEEPING FIG	<i>Ficus benjamina</i>	30	30	707	707		24	POOR	30		\$4,070.00		REMOVE
50080	SABAL PALM	<i>Sabal palmetto</i>	35	15	177	177		18	POOR	15	\$180.00			REMOVE
50083	LIVE OAK	<i>Quercus virginiana</i>	25	30	707	707		10	FAIR	50	\$1,880.00			REMOVE
50084	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	6	12	113	113		8	GOOD	70	\$180.00			REMOVE
50085	SOLITAIRE PALM	<i>Psychosperma elegans</i>	20	12	113	113		5	FAIR	60	\$360.00			REMOVE
50086	LIVE OAK	<i>Quercus virginiana</i>	30	35	962	962		20	FAIR	60		\$9,200.00		REMOVE
50087	LIVE OAK	<i>Quercus virginiana</i>	20	30	707			12	GOOD	65				REMAIN
50088	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177		10	POOR	30	\$80.00			REMOVE
50089	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	177	177		8	POOR	25	\$70.00			REMOVE
50090	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	6	8	50	50		8	GOOD	65	\$170.00			REMOVE
50091	GONE				0									
50092	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	7	12	113	113		10	GOOD	70	\$180.00			REMOVE
50093	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	8	8	50	50		12	GOOD	65	\$200.00			REMOVE
50094	QUEEN PALM	<i>Syagrus romanzoffiana</i>	10	12	113	113		8	FAIR	50	\$130.00			REMOVE
50095	LIVE OAK	<i>Quercus virginiana</i>	20	20	314			10	GOOD	70				RELOCATE
50096	BOTTLE BRUSH	<i>Callistemon viminalis</i>	15	20	314	314		10	POOR	20	\$950.00			REMOVE
50097	QUEEN PALM	<i>Syagrus romanzoffiana</i>	8	10	79	79		12	POOR	5	\$10.00			REMOVE
50098	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177		10	FAIR	60	\$180.00			REMOVE
50101	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257	1257		24	FAIR	40		\$11,600.00		REMOVE
50102	LIVE OAK	<i>Quercus virginiana</i>	50	40	1257			18	FAIR	60				REMAIN

18,901

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.

Jeremy T. Chancey, FL-0762A, ISA Certified Arborist

Observations

Tree number 50035 – Live Oak codominant trunks, poor form with included bark rubbing branches and limited root space.

Tree number 50036 – Live Oak codominant trunks, included bark and limited root space.

Tree number 50039 - Live Oak three codominant trunks, included bark.

Tree number 50041 - Live Oak girdling roots present, decline, poor form, limited root space.

Tree number 50042 - Live Oak canopy dieback of limbs and decline.

Tree number 50043 – Brazilian Beautyleaf storm damage, dieback upper canopy.

Tree number 50049 – Bottlebrush three codominant stems, storm and trunk damage, decline.

Tree number 50052 – Brazilian Beautyleaf codominant trunks, included bark, storm damage.

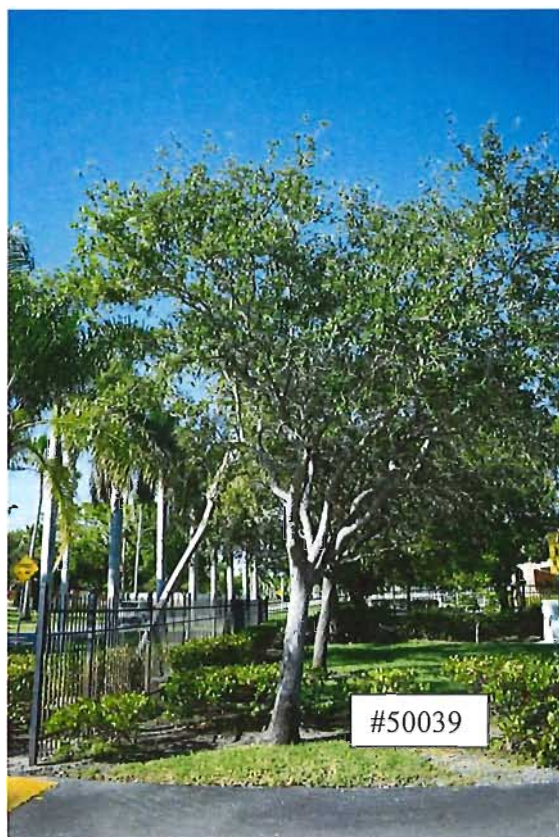
Tree number 50079 – Weeping Fig prohibited species, attached to sabal palm.

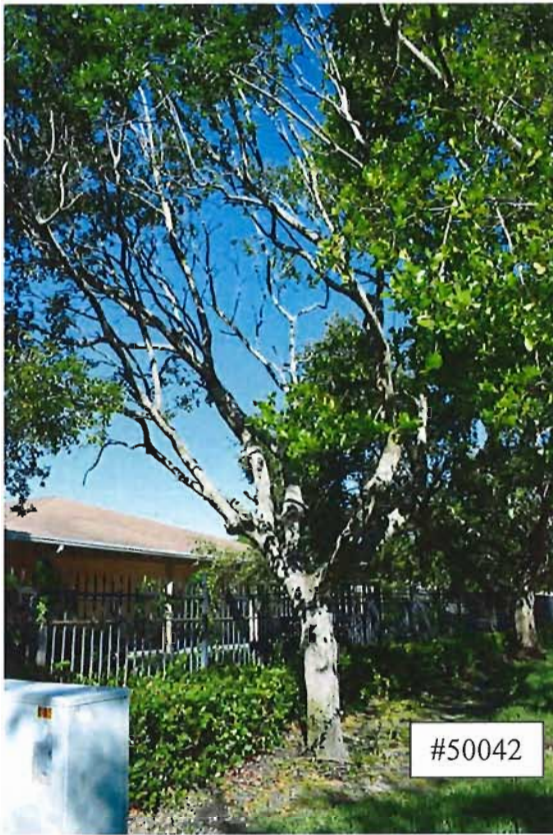
Tree number 50086 – Live Oak no root collar present, storm damage, codominant trunks.

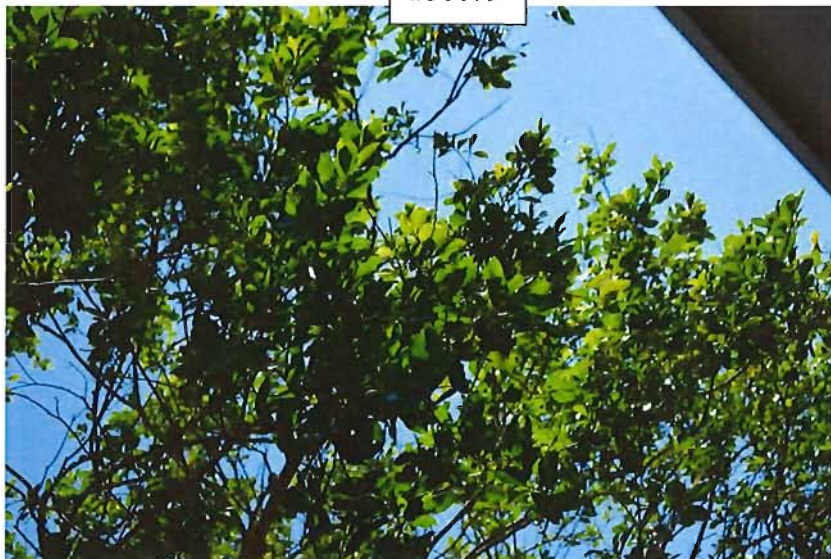
Tree number 50101 – Live Oak codominant trunks at three feet, storm damage, dieback, very limited root space.

Photos













End Report

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Handwritten signature in blue ink.

Jeremy T. Chancey
asca AMERICAN SOCIETY of
CONSULTING ARBORISTS
ISA Certified Arborist FL 0762-A
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector

Memorandum

Date: December 13, 2017
Project: Saratoga Crossing East-West
PZ Log Number SP-100-17
From: Jaime Mayor- Architectural Alliance, Inc.
Purpose: Narrative to comments

The following comments-responses are based on a review of the landscape plans dated September 18, 2017, for
The property located at 705 W. Dania Beach Blvd, Dania Beach, for
compliance with the City of Dania Beach Code of Ordinances.

Comment #1: 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 TD-2. 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.

Response: Please see attached arborist report as requested. Some trees have been proposed to be relocated as well.

Comment #2: The tree disposition table on Sheet TS-2 is incomplete. Complete the table listing all the required information per Sec. 275-80.

Response: Tree disposition plan has been completed. Please refer to sheet TS-2

Comment #3: Numerous trees listed on Sheet TD-2 are listed as "no" for specimen trees but are specimen trees. Change the table to reflect correct classification of all specimen trees/palms. Per Sec. 825-140 specimen trees are hardwood trees 18" DBH are larger and palms 12" DBH/6" CT or larger.

Response: Please refer to revised table on sheet TS-2 identifying specimen trees per sec. 825-140

Comment #4: Provide the dollar value of all specimen trees calculated per Sec. 825-140 as required by Sec. 275-80.

Response: Please refer to revised table on sheet TS-2 providing the dollar value of specimen trees required to be removed.



Comment #5: Several specimen and non-specimen existing trees located on the south buffer of the site are proposed for removal. It appears these trees are not in direct conflict with the proposed site design and can remain in place. Provide justification for removal from a certified arborist.

Response: Please refer to revised sheet LP-1 for proposed landscape plan and trees proposed to be preserved. Please notice that several site plan changes have affected the preservation of many trees especially on the South buffer.

Comment #6: Provide mitigation information on how mitigation will be accomplished for all canopy proposed for removal.

- a. Provide all mitigation calculation.
- b. Provide the number, species, and location of all mitigation trees.
- c. Identify the location of mitigation trees by a special symbol or callout on the plan.

Response: Please refer to tables on sheet TS-2 for updated mitigation calculations.

Comment #7: Provide an irrigation plan meeting all Sec. 275-80 requirements.

Response: Irrigation plans have been provided showing a head layout for this submittal.

Comment #8: Show existing canopy to scale on sheet TS-1.

Response: Please refer to revised sheet TS-1 showing canopy to scale.

Comment #9: Show existing tree canopy to scale for all trees to remain on sheet LP-1.

Response: Please refer to revised sheet LP-1 showing the existing tree canopy of trees to remain.

Comment #10: The terminal peninsula containing an existing live oak to remain is grossly undersized to ensure tree viability and curbing is proposed within the critical root zone of this tree. Revise planting area size.

- a. This terminal island also does not meet the minimum requirements per Sec. 275-100.

Response: Terminal peninsulas have been modified to avoid conflict with root zones. Please refer to sheet LP-1

Comment #11: Shade trees are proposed in areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing shade trees to the minimum requirements per this section.

Response: Site plan has been modified to allow landscape areas to have shade trees. Please refer to sheet LP-1

Comment #12: Existing trees to remain are in proposed areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing existing trees to the minimum requirements per this section.





Response: Site plan has been modified to allow existing trees to be preserved where required. Please refer to sheet LP-1

Comment #13: Provide the VUA area (inSF), the VUA area dedicated to landscaping (in SF), and the percentage of VUA dedicated to landscaping.

Response: Please refer to table on sheet LP-2 for added VUA calculations including the VUA area dedicated to landscaping (in SF), and the percentage of VUA dedicated to landscaping.

Comment #14: Indicate the location of all root barriers per Sec. 275-190.

a. Provide a root barrier detail.

Response: Root barrier locations and detail have been indicated on revised sheet LP-1 and details on sheet LP-2.

Comment #15: Provide a clarification, detail, or evaluations to indicate that all landscape area within and adjacent to VUA will be at or below grade.

Response: See landscape notes on sheet LP-2 for landscape areas to be at finish grade. Note #21

Comment #16: Show tree protection zones on the landscape plan for each tree to remain on site.

Response: Please see revised sheet LP-1 showing protection zones for all remaining trees.

Comment #17: Provide a tree protection fence detail.

Response: Please see sheet TS-2 for Tree protection fence detail

Comment #18: To complete any further review, a PDF copy of the plan set must be provided with the submittal.

Response: Please see attached PDF files for your review and comment.



TREE No.	Common Name	Botanical Name	Height Ft	Width Ft	Canopy Area Ft	Canopy Loss Ft	Clear Trunk Ft	DBH inches	Health Condition	Health Condition %	Sub-Total \$	Total \$	Disposition
50003	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	8	8	POOR	30	\$80.00		REMOVE
50004	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	12	113	113	8	8	POOR	30	\$80.00		REMOVE
50005	QUEEN PALM	<i>Syagrus romanzoffiana</i>	6	12	113	113	2	6	POOR	30	\$60.00		REMOVE
50006	QUEEN PALM	<i>Syagrus romanzoffiana</i>	18	15	177	177	9	8	POOR	30	\$80.00		REMOVE
50007	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	10	POOR	30	\$80.00		REMOVE
50008	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	10	POOR	30	\$80.00		REMOVE
50009	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	30	\$80.00		REMOVE
50010	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	30	\$80.00		REMOVE
50011	LIVE OAK	<i>Quercus virginiana</i>	25	30	707			12	FAIR	50			REMAIN
50012	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			30	FAIR	60			REMAIN
50013	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	18	GOOD	75	\$2,340.00		REMOVE
50014	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50015	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50016	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	80	\$2,500.00		REMOVE
50017	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50018	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50019	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	FAIR	60	\$1,875.00		REMOVE
50020	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50021	DEAD PALM				0			18					
50022	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	65	\$1,630.00		REMOVE
50023	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	FAIR	60	\$1,500.00		REMOVE
50024	ROYAL PALM	<i>Roystonea regia</i>	40	20	314	314	20	18	GOOD	70	\$1,750.00		REMOVE
50025	ROYAL PALM	<i>Roystonea regia</i>	45	20	314	314	25	20	GOOD	75	\$2,340.00		REMOVE
50026	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	POOR	25	\$70.00		REMOVE
50027	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	15	177	177	6	8	FAIR	45	\$110.00		REMOVE
50028	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177	8	8	FAIR	45	\$110.00		REMOVE
50033	BOTTLE BRUSH	<i>Collistemon viminalis</i>	15	15	177	177		8	POOR	30	\$1,630.00		REMOVE
50034	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257			20	GOOD	65			REMAIN
50035	LIVE OAK	<i>Quercus virginiana</i>	35	40	1257	1257		19	FAIR	50		\$8,100.00	REMOVE
50036	LIVE OAK	<i>Quercus virginiana</i>	30	25	491	491		15	FAIR	45	\$3,760.00		REMOVE
50037	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			18	FAIR	60			REMAIN
50038	LIVE OAK	<i>Quercus virginiana</i>	40	30	707			15	GOOD	65			RELOCATE
50039	LIVE OAK	<i>Quercus virginiana</i>	30	30	707	707		12	FAIR	50	\$2,810.00		REMOVE
50040	LIVE OAK	<i>Quercus virginiana</i>	30	30	707			12	FAIR	60			RELOCATE
50041	LIVE OAK	<i>Quercus virginiana</i>	35	35	962	962		15	FAIR	45	\$3,760.00		REMOVE
50042	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257	1257		15	POOR	30	\$2,680.00		REMOVE
50043	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	40	30	707	707		13	FAIR	50	\$2,340.00		REMOVE
50044	LIVE OAK	<i>Quercus virginiana</i>	40	50	1963			21	GOOD	65			RELOCATE
50045	BOTTLE BRUSH	<i>Collistemon viminalis</i>	8	6	28	28		8	POOR	10	\$540.00		REMOVE
50046	BOTTLE BRUSH	<i>Collistemon viminalis</i>	20	10	79	79		11	POOR	15	\$960.00		REMOVE
50047	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	12	113	113		8	FAIR	50	\$130.00		REMOVE
50048	QUEEN PALM	<i>Syagrus romanzoffiana</i>	12	12	113	113		8	FAIR	50	\$130.00		REMOVE
50049	BOTTLE BRUSH	<i>Collistemon viminalis</i>	20	25	491	491		15	POOR	30	\$2,460.00		REMOVE
50050	GONE				0								
50051	GONE				0								
50052	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	30	30	707	707		18	FAIR	55		\$7,500.00	REMOVE
50053	GONE				0								
50054	GONE				0								
50055	GEIGER TREE	<i>Cardia sebestena</i>	14	6	28	28		4	FAIR	40	\$170.00		REMOVE
50056	LIVE OAK	<i>Quercus virginiana</i>	40	40	1257			19	GOOD	70			REMAIN
50062	LIVE OAK	<i>Quercus virginiana</i>	35	40	1257			18	FAIR	60			REMAIN
50063	BRAZILIAN BEAUTYLEAF	<i>Calophyllum brasiliense</i>	20	20	314	314		11	POOR	30	\$1,860.00		REMOVE
50064	LIVE OAK	<i>Quercus virginiana</i>	30	20	314	314		10	POOR	35	\$1,480.00		REMOVE
50065	LIVE OAK	<i>Quercus virginiana</i>	40	45	1590			28	FAIR	60			REMAIN
50066	LIVE OAK	<i>Quercus virginiana</i>	50	40	1257			18	FAIR	55			REMAIN
50069	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	12	113	113		10	FAIR	45	\$110.00		REMOVE
50076	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		14	GOOD	70	\$140.00		REMOVE
50077	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		12	FAIR	60	\$140.00		REMOVE
50078	SABAL PALM	<i>Sabal palmetto</i>	15	10	79	79		12	FAIR	50	\$140.00		REMOVE
50079	WEeping FIG	<i>Ficus benjamina</i>	30	30	707	707		24	POOR	30		\$4,070.00	REMOVE
50080	SABAL PALM	<i>Sabal palmetto</i>	35	15	177	177		18	POOR	15	\$180.00		REMOVE
50083	LIVE OAK	<i>Quercus virginiana</i>	25	30	707	707		10	FAIR	50	\$1,880.00		REMOVE
50084	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	6	12	113	113		8	GOOD	70	\$180.00		REMOVE
50085	SOLITAIRE PALM	<i>Ptychosperma elegans</i>	20	12	113	113		5	FAIR	60	\$360.00		REMOVE
50086	LIVE OAK	<i>Quercus virginiana</i>	30	35	962	962		20	FAIR	60		\$9,200.00	REMOVE
50087	LIVE OAK	<i>Quercus virginiana</i>	20	30	707			12	GOOD	65			REMAIN
50088	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177		10	POOR	30	\$80.00		REMOVE
50089	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	177	177		8	POOR	25	\$70.00		REMOVE
50090	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	6	8	50	50		8	GOOD	65	\$170.00		REMOVE
50091	GONE				0								
50092	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	7	12	113	113		10	GOOD	70	\$180.00		REMOVE
50093	SPINDLE PALM	<i>Hyophorbe verschaffeltia</i>	8	8	50	50		12	GOOD	65	\$200.00		REMOVE
50094	QUEEN PALM	<i>Syagrus romanzoffiana</i>	10	12	113	113		8	FAIR	50	\$130.00		REMOVE
50095	LIVE OAK	<i>Quercus virginiana</i>	20	20	314			10	GOOD	70			RELOCATE
50096	BOTTLE BRUSH	<i>Collistemon viminalis</i>	15	20	314	314		10	POOR	20	\$950.00		REMOVE
50097	QUEEN PALM	<i>Syagrus romanzoffiana</i>	8	10	79	79		12	POOR	5	\$10.00		REMOVE
50098	QUEEN PALM	<i>Syagrus romanzoffiana</i>	15	15	177	177		10	FAIR	60	\$180.00		REMOVE
50101	LIVE OAK	<i>Quercus virginiana</i>	30	40	1257	1257		24	FAIR	40		\$11,600.00	REMOVE
50102	LIVE OAK	<i>Quercus virginiana</i>	50	40	1257			18	FAIR	60			REMAIN

18,901

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.

Jeremy T. Chancey, FL-0762A, ISA Certified Arborist

SURFACE WATER MANAGEMENT CALCULATIONS

SARATOGA EAST

Dania Beach, FL

HSQ PROJECT No.: 1707-66

Prepared For:

Corwil Architects

Doral, FL

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone

DATE: December 12, 2017

GIVEN:

A. LAND USE SUMMARY:

1.	Lake Area =	0.000 ac.	
2.	Buildings =	0.430 ac.	
3.	Pavement & Others =	0.920 ac.	0.82 ac pavement
4.	Green Areas =	0.770 ac.	0.10 ac sidewalk
5.	Total =	<u>2.120</u>	
		2.12	

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Water Quality - Site Drainage:

Frequency:	5 year
Duration:	1 Hour
Amount:	5.00 inches
- b. Design Event for Minimum Road Elevation:

Frequency:	5 year
Duration:	1 day
Amount:	7.00 inches
- c. Design Event for Minimum Discharge Elevation:

Frequency:	25 year
Duration:	3 day
Amount:	14.50 inches
- d. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	18.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 1.00 NAVD. future 2060
- b. Drainage Basin / Canal Number: SFWMD Basin c-10
- c. Design Storm Allowable Discharge: 0.00 cfs. zero discharge
fema AH 6

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 2.120 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.177 \text{ ac-ft for the first inch of runoff}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 2.120 \text{ acres} - (0.000 \text{ acres} + 0.430 \text{ acres})$$

$$= \underline{1.690 \text{ acres of site area for water quality calculations}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 1.690 \text{ acres} - 0.770 \text{ acres}$$

$$= \underline{0.920 \text{ acres of impervious area for water quality calculations}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 0.920 \text{ acres} / 1.690 \text{ acres} \times 100\%$$

$$= \underline{54.44 \% \text{ Impervious}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 54.44 \%$$

$$= \underline{1.361 \text{ inches to be treated}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (2.120 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.240 \text{ ac-ft required for detention storage}}$$
3. The first inch of runoff from the entire developed site = 0.177 ac-ft
 2.5 inches times the percentage of impervious area = 0.240 ac-ft

The volume of 0.240 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (2.120 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.088 \text{ ac-ft required for pre-treatment}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 0.240 \text{ ac-ft} - 0.088 \text{ ac-ft}$$

$$= \underline{0.152 \text{ ac-ft of volume required for wet detention}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 0.240 \text{ ac-ft} \times 75\%$$

$$= \underline{0.180 \text{ ac-ft of volume required for dry detention}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 0.240 \text{ ac-ft} \times 50\%$$

$$= \underline{0.120 \text{ ac-ft of volume required for dry retention}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	0.177 ac-ft
A.2	2.5 inches times percent impervious =	0.240 ac-ft
A.3	Volume to be treated =	0.240 ac-ft
A.4	Pre-treatment required for commercial site =	0.088 ac-ft
A.5.a	Wet detention volume required =	0.152 ac-ft
A.5.b	Dry detention volume required =	0.180 ac-ft
A.5.c	Dry retention volume required =	0.120 ac-ft
A.5.d	Exfiltration trench volume required =	0.240 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Bank	V	0.000	4.70	4.70	100	100	0.00
2	Lake Bank	L	0.000	5.00	7.00	0	50	0.00
3	Dry Detention Area	V	0.000	6.00	6.00	0	50	0.00
4	Dry Detention Bank	L	0.000	6.00	8.00	0	50	0.00
5	n / a	V						0.00
6	n / a	L						0.00
7	n / a	L						0.00
8	n / a	L						0.00
9	Common Green Areas	L	0.770	3.50	6.50	0	50	36.32
10	Pavement & Others	L	0.920	5.00	7.00	100	100	43.40
11	Building Coverage Areas	V	0.430	7.00	7.00	100	100	20.28
Total:			2.120	3.50	8.00	63.68	81.84	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: 2 **FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.57
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	Lake Bank	4.70	5.94	0.000	0.00
2	Lake Bank	6.00	7.88	0.000	0.00
3	Dry Detention Area	6.00	7.88	0.000	0.00
4	Dry Detention Bank	7.00	7.88	0.000	0.00
5	n / a	0.00	0.00	0.000	0.00
6	n / a	0.00	0.00	0.000	0.00
7	n / a	0.00	0.00	0.000	0.00
8	n / a	0.00	0.00	0.000	0.00
9	Common Green Areas	5.00	7.88	0.770	6.06
10	Pavement & Others	6.00	6.75	0.000	0.00
11	Building Coverage Areas	7.00	6.75	0.000	0.00
Total:		5.00	50.94	0.770	6.06

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):

$$\begin{aligned}
 &= \text{Available soil storage} / \text{Total Site Area} \\
 &= 6.06 \text{ ac-in} / 2.120 \text{ acres} \\
 &= \underline{\underline{2.86 \text{ inches}}}
 \end{aligned}$$

4. SCS Curve Number Calculation (CN):

$$\begin{aligned}
 &= 1000 / (S + 10) \\
 &= 1000 / (2.860 + 10) \\
 &= \underline{\underline{78}}
 \end{aligned}$$

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)										T ac-ft	Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft		
1.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04
2.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.05
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.07
3.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.11	0.14
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.13	0.25
4.85		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00	0.14	0.37
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.14	0.43
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.06	0.14	0.72
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.23	0.14	1.18
6.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	0.52	0.14	1.82
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	0.92	0.14	2.60
7.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.93	1.38	0.14	3.45
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.31	1.84	0.14	4.29
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.70	2.30	0.14	5.14
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.08	2.76	0.14	5.98
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.47	3.22	0.14	6.83
10.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.85	3.68	0.14	7.67

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

- The rainfall amount for the 100-Year, 3-Day storm event:
= **18.00 in.**
- Compute inches of runoff, Q:

$$= (P - (0.2 S))^2 / (P + (0.8 X S))$$

$$= (18.00 \text{ in.} - (0.2 \times 2.86 \text{ in.}))^2 / (18.00 \text{ in.} + (0.8 \times 2.86 \text{ in.}))$$

$$= \text{14.97 inches of runoff}$$
- Compute volume of runoff:

$$= (\text{Inches of Runoff}) \times (\text{Project Area})$$

$$= 14.97 \text{ inches} \times 2.120 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \text{2.64 ac-ft of storage required (zero discharge)}$$
- From the stage vs storage curve, **2.64** ac-ft corresponds to elevation **7.02** NAVD.

Finish floors are at a minimum of 7.00. Meets criteria.
See drainage well calcs for 100 flood elevation at 5.73

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
= **14.50 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 \times 2.86 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 \times 2.86 \text{ in.}))$
= **11.56 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 11.56 inches X 2.120 acres X (1 foot / 12 inches)
= **2.04 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **2.04** ac-ft corresponds to elevation **5.64** NGVD.

Perimeter is at 5.00
drainage well routing is at 5.51

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **7.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(7.00 \text{ in.} - (0.2 \times 2.86 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 2.86 \text{ in.}))$
= **4.45 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 4.45 inches X 2.120 acres X (1 foot / 12 inches)
= **0.79 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **0.79** ac-ft corresponds to elevation **5.58** NAVD.

The parking lot is at 5.00
flood routing stage is at 4.73 NAVD

I. WATER QUALITY - SITE DRAINAGE CALCULATIONS:

1. The rainfall amount for the 5-Year, 1-Hour storm event:
= **5.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(5.00 \text{ in.} - (0.2 \times 2.86 \text{ in.}))^2 / (5.00 \text{ in.} + (0.8 \times 2.86 \text{ in.}))$
= **2.69 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 2.69 inches X 2.120 acres X (1 foot / 12 inches)
= **0.48 ac-ft of storage required (zero discharge)**

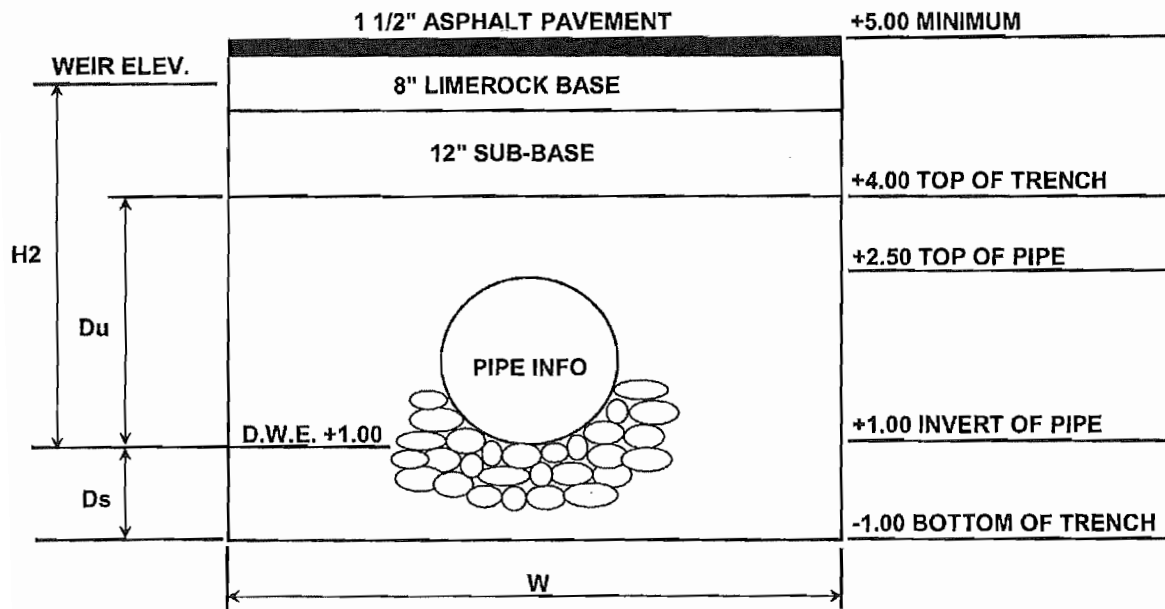
All water to remain on site. No discharge allowed.

J. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:

$$L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^4 \cdot W \cdot Du))$$
2. Design Information:

V1 = Exfiltrated Volume (Water Quality):	3.05 ac-in
%WQ = Percent Water Quality Reduction:	0 % (0, 25 or 50 Depending on Pre-Treatment Method)
V2 = Exfiltrated Volume (Additional Storage):	0.00 ac-in (With No Water Quality Reduction)
W = Trench Width:	8.00 ft.
K = Hydraulic Conductivity:	4.12E-05 cfs/sq-ft per ft head
H2 = Depth of Water Table:	4.00 ft.
Du = Non-Saturated Trench Depth:	3.00 ft.
Ds = Saturated Trench Depth:	2.00 ft.
3. Exfiltration Trench Required: **1.028 ft.**
4. Exfiltration Trench Provided: **585 ft.** *Per plan length*
5. Exfiltration Trench Storage Provided: **1.73 ac-in** or **0.14 ac-ft**



Project Name: Saratoga Crossing East

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 2.12 acres

Ground Storage: 2.86 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.04
3.00	0.07
4.00	0.14
4.50	0.25
5.00	0.43
5.50	0.72
6.00	1.18
6.50	1.82
7.00	2.60

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.00	0.00	0.00	1.00	1.00
8.00	0.64	0.01	0.00	0.00	1.00	1.00
9.00	0.73	0.01	0.00	0.00	1.03	1.00
10.00	0.81	0.02	0.00	0.00	1.07	1.00
11.00	0.89	0.03	0.00	0.00	1.12	1.00
12.00	0.97	0.04	0.00	0.00	1.19	1.00
13.00	1.05	0.04	0.00	0.00	1.28	1.00
14.00	1.13	0.05	0.00	0.00	1.37	1.00
15.00	1.21	0.06	0.00	0.00	1.48	1.00
16.00	1.29	0.06	0.00	0.00	1.60	1.00
17.00	1.37	0.07	0.00	0.00	1.73	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.45	0.07	0.00	0.00	1.87	1.00
19.00	1.53	0.07	0.00	0.00	2.03	1.00
20.00	1.61	0.08	0.00	0.00	2.24	1.00
21.00	1.69	0.08	0.00	0.00	2.46	1.00
22.00	1.77	0.09	0.00	0.00	2.69	1.00
23.00	1.85	0.09	0.00	0.00	2.94	1.00
24.00	1.93	0.09	0.56	0.01	3.01	1.00
25.00	2.05	0.14	0.56	0.02	3.03	1.00
26.00	2.17	0.15	0.00	0.03	3.00	1.00
27.00	2.29	0.15	0.00	0.04	3.05	1.00
28.00	2.40	0.16	0.56	0.06	3.03	1.00
29.00	2.52	0.16	0.00	0.06	3.02	1.00
30.00	2.64	0.17	0.56	0.08	3.02	1.00
31.00	2.76	0.17	0.00	0.09	3.02	1.00
32.00	2.87	0.17	0.56	0.11	3.02	1.00
33.00	2.99	0.18	0.00	0.12	3.03	1.00
34.00	3.11	0.18	0.00	0.14	2.95	1.00
35.00	3.23	0.18	0.00	0.15	3.06	1.00
36.00	3.34	0.19	0.00	0.17	3.02	1.00
37.00	3.46	0.19	0.56	0.18	3.04	1.00
38.00	3.58	0.19	0.56	0.20	3.00	1.00
39.00	3.70	0.19	0.00	0.21	3.03	1.00
40.00	3.81	0.20	0.00	0.23	3.00	1.00
41.00	3.93	0.20	0.56	0.25	3.03	1.00
42.00	4.05	0.20	0.56	0.27	3.00	1.00
43.00	4.17	0.20	0.00	0.28	3.04	1.00
44.00	4.28	0.20	0.00	0.29	3.02	1.00
45.00	4.40	0.20	0.00	0.31	2.99	1.00
46.00	4.52	0.21	0.56	0.33	3.04	1.00
47.00	4.64	0.21	0.56	0.35	3.02	1.00
48.00	4.75	0.21	0.56	0.37	3.01	1.00
49.00	4.89	0.24	0.56	0.39	3.02	1.00
50.00	5.02	0.24	0.56	0.41	3.03	1.00
51.00	5.18	0.29	0.00	0.42	3.03	1.00
52.00	5.35	0.33	0.56	0.45	3.06	1.00
53.00	5.58	0.43	0.00	0.48	3.06	1.00
54.00	5.85	0.54	0.56	0.52	3.05	1.00
55.00	6.19	0.64	0.56	0.57	3.09	1.00
56.00	6.57	0.75	0.56	0.62	3.27	1.00
57.00	7.02	0.90	0.56	0.66	3.52	1.00
58.00	7.58	1.12	0.56	0.71	3.55	1.00
59.00	8.32	1.61	0.56	0.76	3.80	1.00
60.00	13.44	15.97	0.56	0.80	5.24	1.00
61.00	14.91	2.59	0.56	0.85	5.73	1.00
62.00	15.59	1.33	0.56	0.89	5.69	1.00
63.00	16.01	0.85	0.56	0.94	5.58	1.00
64.00	16.41	0.83	0.56	0.99	5.45	1.00
65.00	16.65	0.50	0.56	1.03	5.29	1.00
66.00	16.89	0.50	0.56	1.08	5.13	1.00
67.00	17.13	0.50	0.56	1.12	4.93	1.00
68.00	17.36	0.50	0.56	1.17	4.66	1.00
69.00	17.52	0.34	0.56	1.22	4.39	1.00
70.00	17.68	0.33	0.56	1.26	4.09	1.00
71.00	17.84	0.33	0.56	1.31	3.43	1.00
72.00	18.00	0.33	0.56	1.35	3.17	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.00	0.00	0.00	1.00	1.00
8.00	0.64	0.01	0.00	0.00	1.00	1.00
9.00	0.73	0.01	0.00	0.00	1.03	1.00
10.00	0.81	0.02	0.00	0.00	1.07	1.00
11.00	0.89	0.03	0.00	0.00	1.12	1.00
12.00	0.97	0.04	0.00	0.00	1.19	1.00
13.00	1.05	0.04	0.00	0.00	1.28	1.00
14.00	1.13	0.05	0.00	0.00	1.37	1.00
15.00	1.21	0.06	0.00	0.00	1.48	1.00
16.00	1.29	0.06	0.00	0.00	1.60	1.00
17.00	1.37	0.07	0.00	0.00	1.73	1.00
18.00	1.45	0.07	0.00	0.00	1.87	1.00
19.00	1.53	0.07	0.00	0.00	2.03	1.00
20.00	1.61	0.08	0.00	0.00	2.24	1.00
21.00	1.69	0.08	0.00	0.00	2.46	1.00
22.00	1.77	0.09	0.00	0.00	2.69	1.00
23.00	1.85	0.09	0.00	0.00	2.94	1.00
24.00	1.93	0.09	0.00	0.00	3.01	1.00
25.00	2.05	0.14	0.00	0.00	3.03	1.00
26.00	2.17	0.15	0.00	0.00	3.00	1.00
27.00	2.29	0.15	0.00	0.00	3.05	1.00
28.00	2.40	0.16	0.00	0.00	3.03	1.00
29.00	2.52	0.16	0.00	0.00	3.02	1.00
30.00	2.64	0.17	0.00	0.00	3.02	1.00
31.00	2.76	0.17	0.00	0.00	3.02	1.00
32.00	2.87	0.17	0.00	0.00	3.02	1.00
33.00	2.99	0.18	0.00	0.00	3.03	1.00
34.00	3.11	0.18	0.00	0.00	2.95	1.00
35.00	3.23	0.18	0.00	0.00	3.06	1.00
36.00	3.34	0.19	0.00	0.00	3.02	1.00
37.00	3.46	0.19	0.00	0.00	3.04	1.00
38.00	3.58	0.19	0.00	0.00	3.00	1.00
39.00	3.70	0.19	0.00	0.00	3.03	1.00
40.00	3.81	0.20	0.00	0.00	3.00	1.00
41.00	3.93	0.20	0.00	0.00	3.03	1.00
42.00	4.05	0.20	0.00	0.00	3.00	1.00
43.00	4.17	0.20	0.00	0.00	3.04	1.00
44.00	4.28	0.20	0.00	0.00	3.02	1.00
45.00	4.40	0.20	0.00	0.00	2.99	1.00
46.00	4.52	0.21	0.00	0.00	3.04	1.00
47.00	4.64	0.21	0.00	0.00	3.02	1.00
48.00	4.75	0.21	0.00	0.00	3.01	1.00
49.00	4.89	0.24	0.00	0.00	3.02	1.00
50.00	5.02	0.24	0.00	0.00	3.03	1.00
51.00	5.18	0.29	0.00	0.00	3.03	1.00
52.00	5.35	0.33	0.00	0.00	3.06	1.00
53.00	5.58	0.43	0.00	0.00	3.06	1.00
54.00	5.85	0.54	0.00	0.00	3.05	1.00
55.00	6.19	0.64	0.00	0.00	3.09	1.00
56.00	6.57	0.75	0.00	0.00	3.27	1.00
57.00	7.02	0.90	0.56	0.01	3.52	1.00
58.00	7.58	1.12	0.56	0.05	3.55	1.00
59.00	8.32	1.61	0.56	0.09	3.80	1.00
60.00	13.44	15.97	0.56	0.14	5.24	1.00
61.00	14.91	2.59	0.56	0.18	5.73	1.00
62.00	15.59	1.33	0.56	0.23	5.69	1.00
63.00	16.01	0.85	0.56	0.28	5.58	1.00
64.00	16.41	0.83	0.56	0.32	5.45	1.00
65.00	16.65	0.50	0.56	0.37	5.29	1.00
66.00	16.89	0.50	0.56	0.41	5.13	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	17.13	0.50	0.56	0.46	4.93	1.00
68.00	17.36	0.50	0.56	0.51	4.66	1.00
69.00	17.52	0.34	0.56	0.55	4.39	1.00
70.00	17.68	0.33	0.56	0.60	4.09	1.00
71.00	17.84	0.33	0.00	0.64	3.43	1.00
72.00	18.00	0.33	0.00	0.64	3.17	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.00	0.00	0.00	1.00	1.00
8.00	0.64	0.01	0.00	0.00	1.00	1.00
9.00	0.73	0.01	0.00	0.00	1.03	1.00
10.00	0.81	0.02	0.00	0.00	1.07	1.00
11.00	0.89	0.03	0.00	0.00	1.12	1.00
12.00	0.97	0.04	0.00	0.00	1.19	1.00
13.00	1.05	0.04	0.00	0.00	1.28	1.00
14.00	1.13	0.05	0.00	0.00	1.37	1.00
15.00	1.21	0.06	0.00	0.00	1.48	1.00
16.00	1.29	0.06	0.00	0.00	1.60	1.00
17.00	1.37	0.07	0.00	0.00	1.73	1.00
18.00	1.45	0.07	0.00	0.00	1.87	1.00
19.00	1.53	0.07	0.00	0.00	2.03	1.00
20.00	1.61	0.08	0.00	0.00	2.24	1.00
21.00	1.69	0.08	0.00	0.00	2.46	1.00
22.00	1.77	0.09	0.00	0.00	2.69	1.00
23.00	1.85	0.09	0.00	0.00	2.94	1.00
24.00	1.93	0.09	0.00	0.00	3.01	1.00
25.00	2.05	0.14	0.00	0.00	3.03	1.00
26.00	2.17	0.15	0.00	0.00	3.00	1.00
27.00	2.29	0.15	0.00	0.00	3.05	1.00
28.00	2.40	0.16	0.00	0.00	3.03	1.00
29.00	2.52	0.16	0.00	0.00	3.02	1.00
30.00	2.64	0.17	0.00	0.00	3.02	1.00
31.00	2.76	0.17	0.00	0.00	3.02	1.00
32.00	2.87	0.17	0.00	0.00	3.02	1.00
33.00	2.99	0.18	0.00	0.00	3.03	1.00
34.00	3.11	0.18	0.00	0.00	2.95	1.00
35.00	3.23	0.18	0.00	0.00	3.06	1.00
36.00	3.34	0.19	0.00	0.00	3.02	1.00
37.00	3.46	0.19	0.00	0.00	3.04	1.00
38.00	3.58	0.19	0.00	0.00	3.00	1.00
39.00	3.70	0.19	0.00	0.00	3.03	1.00
40.00	3.81	0.20	0.00	0.00	3.00	1.00
41.00	3.93	0.20	0.00	0.00	3.03	1.00
42.00	4.05	0.20	0.00	0.00	3.00	1.00
43.00	4.17	0.20	0.00	0.00	3.04	1.00
44.00	4.28	0.20	0.00	0.00	3.02	1.00
45.00	4.40	0.20	0.00	0.00	2.99	1.00
46.00	4.52	0.21	0.00	0.00	3.04	1.00
47.00	4.64	0.21	0.00	0.00	3.02	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	4.75	0.21	0.00	0.00	3.01	1.00
49.00	4.89	0.24	0.00	0.00	3.02	1.00
50.00	5.02	0.24	0.00	0.00	3.03	1.00
51.00	5.18	0.29	0.00	0.00	3.03	1.00
52.00	5.35	0.33	0.00	0.00	3.06	1.00
53.00	5.58	0.43	0.00	0.00	3.06	1.00
54.00	5.85	0.54	0.00	0.00	3.05	1.00
55.00	6.19	0.64	0.00	0.00	3.09	1.00
56.00	6.57	0.75	0.00	0.00	3.27	1.00
57.00	7.02	0.90	0.00	0.00	3.52	1.00
58.00	7.58	1.12	0.00	0.00	3.55	1.00
59.00	8.32	1.61	0.00	0.00	3.80	1.00
60.00	13.44	15.97	0.56	0.02	5.24	1.00
61.00	14.91	2.59	0.56	0.06	5.73	1.00
62.00	15.59	1.33	0.56	0.11	5.69	1.00
63.00	16.01	0.85	0.56	0.16	5.58	1.00
64.00	16.41	0.83	0.56	0.20	5.45	1.00
65.00	16.65	0.50	0.56	0.25	5.29	1.00
66.00	16.89	0.50	0.56	0.29	5.13	1.00
67.00	17.13	0.50	0.56	0.34	4.93	1.00
68.00	17.36	0.50	0.56	0.39	4.66	1.00
69.00	17.52	0.34	0.00	0.41	4.39	1.00
70.00	17.68	0.33	0.00	0.41	4.09	1.00
71.00	17.84	0.33	0.00	0.41	3.43	1.00
72.00	18.00	0.33	0.00	0.41	3.17	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.00	0.00	0.00	1.00	1.00
8.00	0.64	0.01	0.00	0.00	1.00	1.00
9.00	0.73	0.01	0.00	0.00	1.03	1.00
10.00	0.81	0.02	0.00	0.00	1.07	1.00
11.00	0.89	0.03	0.00	0.00	1.12	1.00
12.00	0.97	0.04	0.00	0.00	1.19	1.00
13.00	1.05	0.04	0.00	0.00	1.28	1.00
14.00	1.13	0.05	0.00	0.00	1.37	1.00
15.00	1.21	0.06	0.00	0.00	1.48	1.00
16.00	1.29	0.06	0.00	0.00	1.60	1.00
17.00	1.37	0.07	0.00	0.00	1.73	1.00
18.00	1.45	0.07	0.00	0.00	1.87	1.00
19.00	1.53	0.07	0.00	0.00	2.03	1.00
20.00	1.61	0.08	0.00	0.00	2.24	1.00
21.00	1.69	0.08	0.00	0.00	2.46	1.00
22.00	1.77	0.09	0.00	0.00	2.69	1.00
23.00	1.85	0.09	0.00	0.00	2.94	1.00
24.00	1.93	0.09	0.00	0.00	3.01	1.00
25.00	2.05	0.14	0.00	0.00	3.03	1.00
26.00	2.17	0.15	0.00	0.00	3.00	1.00
27.00	2.29	0.15	0.00	0.00	3.05	1.00
28.00	2.40	0.16	0.00	0.00	3.03	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	2.52	0.16	0.00	0.00	3.02	1.00
30.00	2.64	0.17	0.00	0.00	3.02	1.00
31.00	2.76	0.17	0.00	0.00	3.02	1.00
32.00	2.87	0.17	0.00	0.00	3.02	1.00
33.00	2.99	0.18	0.00	0.00	3.03	1.00
34.00	3.11	0.18	0.00	0.00	2.95	1.00
35.00	3.23	0.18	0.00	0.00	3.06	1.00
36.00	3.34	0.19	0.00	0.00	3.02	1.00
37.00	3.46	0.19	0.00	0.00	3.04	1.00
38.00	3.58	0.19	0.00	0.00	3.00	1.00
39.00	3.70	0.19	0.00	0.00	3.03	1.00
40.00	3.81	0.20	0.00	0.00	3.00	1.00
41.00	3.93	0.20	0.00	0.00	3.03	1.00
42.00	4.05	0.20	0.00	0.00	3.00	1.00
43.00	4.17	0.20	0.00	0.00	3.04	1.00
44.00	4.28	0.20	0.00	0.00	3.02	1.00
45.00	4.40	0.20	0.00	0.00	2.99	1.00
46.00	4.52	0.21	0.00	0.00	3.04	1.00
47.00	4.64	0.21	0.00	0.00	3.02	1.00
48.00	4.75	0.21	0.00	0.00	3.01	1.00
49.00	4.89	0.24	0.00	0.00	3.02	1.00
50.00	5.02	0.24	0.00	0.00	3.03	1.00
51.00	5.18	0.29	0.00	0.00	3.03	1.00
52.00	5.35	0.33	0.00	0.00	3.06	1.00
53.00	5.58	0.43	0.00	0.00	3.06	1.00
54.00	5.85	0.54	0.00	0.00	3.05	1.00
55.00	6.19	0.64	0.00	0.00	3.09	1.00
56.00	6.57	0.75	0.00	0.00	3.27	1.00
57.00	7.02	0.90	0.00	0.00	3.52	1.00
58.00	7.58	1.12	0.00	0.00	3.55	1.00
59.00	8.32	1.61	0.00	0.00	3.80	1.00
60.00	13.44	15.97	0.00	0.00	5.24	1.00
61.00	14.91	2.59	0.56	0.05	5.73	1.00
62.00	15.59	1.33	0.56	0.09	5.69	1.00
63.00	16.01	0.85	0.56	0.14	5.58	1.00
64.00	16.41	0.83	0.00	0.17	5.45	1.00
65.00	16.65	0.50	0.00	0.17	5.29	1.00
66.00	16.89	0.50	0.00	0.17	5.13	1.00
67.00	17.13	0.50	0.00	0.17	4.93	1.00
68.00	17.36	0.50	0.00	0.17	4.66	1.00
69.00	17.52	0.34	0.00	0.17	4.39	1.00
70.00	17.68	0.33	0.00	0.17	4.09	1.00
71.00	17.84	0.33	0.00	0.17	3.43	1.00
72.00	18.00	0.33	0.00	0.17	3.17	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.00	0.00	0.00	1.00	1.00
4.00	0.32	0.00	0.00	0.00	1.00	1.00
5.00	0.40	0.00	0.00	0.00	1.00	1.00
6.00	0.48	0.00	0.00	0.00	1.00	1.00
7.00	0.56	0.00	0.00	0.00	1.00	1.00
8.00	0.64	0.01	0.00	0.00	1.00	1.00
9.00	0.73	0.01	0.00	0.00	1.03	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.81	0.02	0.00	0.00	1.07	1.00
11.00	0.89	0.03	0.00	0.00	1.12	1.00
12.00	0.97	0.04	0.00	0.00	1.19	1.00
13.00	1.05	0.04	0.00	0.00	1.28	1.00
14.00	1.13	0.05	0.00	0.00	1.37	1.00
15.00	1.21	0.06	0.00	0.00	1.48	1.00
16.00	1.29	0.06	0.00	0.00	1.60	1.00
17.00	1.37	0.07	0.00	0.00	1.73	1.00
18.00	1.45	0.07	0.00	0.00	1.87	1.00
19.00	1.53	0.07	0.00	0.00	2.03	1.00
20.00	1.61	0.08	0.00	0.00	2.24	1.00
21.00	1.69	0.08	0.00	0.00	2.46	1.00
22.00	1.77	0.09	0.00	0.00	2.69	1.00
23.00	1.85	0.09	0.00	0.00	2.94	1.00
24.00	1.93	0.09	0.00	0.00	3.01	1.00
25.00	2.05	0.14	0.00	0.00	3.03	1.00
26.00	2.17	0.15	0.00	0.00	3.00	1.00
27.00	2.29	0.15	0.00	0.00	3.05	1.00
28.00	2.40	0.16	0.00	0.00	3.03	1.00
29.00	2.52	0.16	0.00	0.00	3.02	1.00
30.00	2.64	0.17	0.00	0.00	3.02	1.00
31.00	2.76	0.17	0.00	0.00	3.02	1.00
32.00	2.87	0.17	0.00	0.00	3.02	1.00
33.00	2.99	0.18	0.00	0.00	3.03	1.00
34.00	3.11	0.18	0.00	0.00	2.95	1.00
35.00	3.23	0.18	0.00	0.00	3.06	1.00
36.00	3.34	0.19	0.00	0.00	3.02	1.00
37.00	3.46	0.19	0.00	0.00	3.04	1.00
38.00	3.58	0.19	0.00	0.00	3.00	1.00
39.00	3.70	0.19	0.00	0.00	3.03	1.00
40.00	3.81	0.20	0.00	0.00	3.00	1.00
41.00	3.93	0.20	0.00	0.00	3.03	1.00
42.00	4.05	0.20	0.00	0.00	3.00	1.00
43.00	4.17	0.20	0.00	0.00	3.04	1.00
44.00	4.28	0.20	0.00	0.00	3.02	1.00
45.00	4.40	0.20	0.00	0.00	2.99	1.00
46.00	4.52	0.21	0.00	0.00	3.04	1.00
47.00	4.64	0.21	0.00	0.00	3.02	1.00
48.00	4.75	0.21	0.00	0.00	3.01	1.00
49.00	4.89	0.24	0.00	0.00	3.02	1.00
50.00	5.02	0.24	0.00	0.00	3.03	1.00
51.00	5.18	0.29	0.00	0.00	3.03	1.00
52.00	5.35	0.33	0.00	0.00	3.06	1.00
53.00	5.58	0.43	0.00	0.00	3.06	1.00
54.00	5.85	0.54	0.00	0.00	3.05	1.00
55.00	6.19	0.64	0.00	0.00	3.09	1.00
56.00	6.57	0.75	0.00	0.00	3.27	1.00
57.00	7.02	0.90	0.00	0.00	3.52	1.00
58.00	7.58	1.12	0.00	0.00	3.55	1.00
59.00	8.32	1.61	0.00	0.00	3.80	1.00
60.00	13.44	15.97	0.00	0.00	5.24	1.00
61.00	14.91	2.59	0.00	0.00	5.73	1.00
62.00	15.59	1.33	0.00	0.00	5.69	1.00
63.00	16.01	0.85	0.00	0.00	5.58	1.00
64.00	16.41	0.83	0.00	0.00	5.45	1.00
65.00	16.65	0.50	0.00	0.00	5.29	1.00
66.00	16.89	0.50	0.00	0.00	5.13	1.00
67.00	17.13	0.50	0.00	0.00	4.93	1.00
68.00	17.36	0.50	0.00	0.00	4.66	1.00
69.00	17.52	0.34	0.00	0.00	4.39	1.00
70.00	17.68	0.33	0.00	0.00	4.09	1.00
71.00	17.84	0.33	0.00	0.00	3.43	1.00
72.00	18.00	0.33	0.00	0.00	3.17	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	24.00	0.00	0.00
2	0.56	57.00	0.00	0.00
3	0.56	59.80	0.00	0.00
4	0.56	60.20	0.00	0.00
5	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	5.73	61.20	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	2.64	0.00	2.56	0.00	0.08	0.00

Project Name: Saratoga Crossing East

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 2.12 acres

Ground Storage: 2.86 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.04
3.00	0.07
4.00	0.14
4.50	0.25
5.00	0.43
5.50	0.72
6.00	1.18
6.50	1.82
7.00	2.60

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsitel

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.00	0.00	0.00	1.00	1.00
10.00	0.65	0.01	0.00	0.00	1.01	1.00
11.00	0.71	0.01	0.00	0.00	1.02	1.00
12.00	0.78	0.02	0.00	0.00	1.05	1.00
13.00	0.84	0.02	0.00	0.00	1.09	1.00
14.00	0.91	0.03	0.00	0.00	1.14	1.00
15.00	0.97	0.03	0.00	0.00	1.20	1.00
16.00	1.04	0.04	0.00	0.00	1.27	1.00
17.00	1.10	0.04	0.00	0.00	1.35	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.17	0.04	0.00	0.00	1.43	1.00
19.00	1.23	0.05	0.00	0.00	1.52	1.00
20.00	1.30	0.05	0.00	0.00	1.62	1.00
21.00	1.36	0.05	0.00	0.00	1.73	1.00
22.00	1.43	0.06	0.00	0.00	1.84	1.00
23.00	1.49	0.06	0.00	0.00	1.96	1.00
24.00	1.56	0.06	0.00	0.00	2.11	1.00
25.00	1.65	0.09	0.00	0.00	2.34	1.00
26.00	1.75	0.10	0.00	0.00	2.61	1.00
27.00	1.84	0.10	0.00	0.00	2.89	1.00
28.00	1.94	0.11	0.56	0.01	3.01	1.00
29.00	2.03	0.11	0.56	0.02	3.01	1.00
30.00	2.13	0.12	0.56	0.03	3.02	1.00
31.00	2.22	0.12	0.56	0.04	3.02	1.00
32.00	2.32	0.12	0.00	0.05	2.93	1.00
33.00	2.41	0.13	0.00	0.06	2.97	1.00
34.00	2.50	0.13	0.00	0.06	3.01	1.00
35.00	2.60	0.13	0.00	0.07	3.03	1.00
36.00	2.69	0.13	0.00	0.08	3.05	1.00
37.00	2.79	0.14	0.56	0.10	3.02	1.00
38.00	2.88	0.14	0.00	0.11	2.96	1.00
39.00	2.98	0.14	0.00	0.12	3.02	1.00
40.00	3.07	0.14	0.00	0.13	3.06	1.00
41.00	3.17	0.15	0.56	0.15	3.03	1.00
42.00	3.26	0.15	0.00	0.16	3.01	1.00
43.00	3.36	0.15	0.00	0.17	3.05	1.00
44.00	3.45	0.15	0.56	0.18	3.03	1.00
45.00	3.55	0.15	0.00	0.19	3.02	1.00
46.00	3.64	0.15	0.56	0.21	3.00	1.00
47.00	3.74	0.16	0.00	0.22	2.97	1.00
48.00	3.83	0.16	0.00	0.23	3.04	1.00
49.00	3.94	0.18	0.00	0.25	2.96	1.00
50.00	4.04	0.18	0.00	0.26	3.06	1.00
51.00	4.17	0.22	0.00	0.28	3.05	1.00
52.00	4.31	0.25	0.00	0.29	3.06	1.00
53.00	4.49	0.33	0.00	0.32	3.01	1.00
54.00	4.72	0.41	0.00	0.35	3.06	1.00
55.00	4.98	0.49	0.56	0.40	3.01	1.00
56.00	5.29	0.58	0.56	0.43	3.12	1.00
57.00	5.65	0.70	0.56	0.48	3.22	1.00
58.00	6.10	0.87	0.56	0.52	3.50	1.00
59.00	6.70	1.26	0.56	0.57	3.60	1.00
60.00	10.83	12.62	0.56	0.62	5.01	1.00
61.00	12.01	2.06	0.56	0.66	5.51	1.00
62.00	12.56	1.06	0.56	0.71	5.46	1.00
63.00	12.90	0.68	0.56	0.76	5.34	1.00
64.00	13.22	0.66	0.56	0.80	5.19	1.00
65.00	13.41	0.40	0.56	0.85	5.02	1.00
66.00	13.60	0.40	0.56	0.89	4.74	1.00
67.00	13.80	0.40	0.56	0.94	4.44	1.00
68.00	13.99	0.40	0.56	0.99	4.17	1.00
69.00	14.12	0.27	0.56	1.03	3.56	1.00
70.00	14.24	0.27	0.56	1.08	3.15	1.00
71.00	14.37	0.27	0.00	1.11	3.00	1.00
72.00	14.50	0.27	0.00	1.12	3.05	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.00	0.00	0.00	1.00	1.00
10.00	0.65	0.01	0.00	0.00	1.01	1.00
11.00	0.71	0.01	0.00	0.00	1.02	1.00
12.00	0.78	0.02	0.00	0.00	1.05	1.00
13.00	0.84	0.02	0.00	0.00	1.09	1.00
14.00	0.91	0.03	0.00	0.00	1.14	1.00
15.00	0.97	0.03	0.00	0.00	1.20	1.00
16.00	1.04	0.04	0.00	0.00	1.27	1.00
17.00	1.10	0.04	0.00	0.00	1.35	1.00
18.00	1.17	0.04	0.00	0.00	1.43	1.00
19.00	1.23	0.05	0.00	0.00	1.52	1.00
20.00	1.30	0.05	0.00	0.00	1.62	1.00
21.00	1.36	0.05	0.00	0.00	1.73	1.00
22.00	1.43	0.06	0.00	0.00	1.84	1.00
23.00	1.49	0.06	0.00	0.00	1.96	1.00
24.00	1.56	0.06	0.00	0.00	2.11	1.00
25.00	1.65	0.09	0.00	0.00	2.34	1.00
26.00	1.75	0.10	0.00	0.00	2.61	1.00
27.00	1.84	0.10	0.00	0.00	2.89	1.00
28.00	1.94	0.11	0.00	0.00	3.01	1.00
29.00	2.03	0.11	0.00	0.00	3.01	1.00
30.00	2.13	0.12	0.00	0.00	3.02	1.00
31.00	2.22	0.12	0.00	0.00	3.02	1.00
32.00	2.32	0.12	0.00	0.00	2.93	1.00
33.00	2.41	0.13	0.00	0.00	2.97	1.00
34.00	2.50	0.13	0.00	0.00	3.01	1.00
35.00	2.60	0.13	0.00	0.00	3.03	1.00
36.00	2.69	0.13	0.00	0.00	3.05	1.00
37.00	2.79	0.14	0.00	0.00	3.02	1.00
38.00	2.88	0.14	0.00	0.00	2.96	1.00
39.00	2.98	0.14	0.00	0.00	3.02	1.00
40.00	3.07	0.14	0.00	0.00	3.06	1.00
41.00	3.17	0.15	0.00	0.00	3.03	1.00
42.00	3.26	0.15	0.00	0.00	3.01	1.00
43.00	3.36	0.15	0.00	0.00	3.05	1.00
44.00	3.45	0.15	0.00	0.00	3.03	1.00
45.00	3.55	0.15	0.00	0.00	3.02	1.00
46.00	3.64	0.15	0.00	0.00	3.00	1.00
47.00	3.74	0.16	0.00	0.00	2.97	1.00
48.00	3.83	0.16	0.00	0.00	3.04	1.00
49.00	3.94	0.18	0.00	0.00	2.96	1.00
50.00	4.04	0.18	0.00	0.00	3.06	1.00
51.00	4.17	0.22	0.00	0.00	3.05	1.00
52.00	4.31	0.25	0.00	0.00	3.06	1.00
53.00	4.49	0.33	0.00	0.00	3.01	1.00
54.00	4.72	0.41	0.00	0.00	3.06	1.00
55.00	4.98	0.49	0.00	0.00	3.01	1.00
56.00	5.29	0.58	0.00	0.00	3.12	1.00
57.00	5.65	0.70	0.00	0.00	3.22	1.00
58.00	6.10	0.87	0.00	0.00	3.50	1.00
59.00	6.70	1.26	0.56	0.04	3.60	1.00
60.00	10.83	12.62	0.56	0.08	5.01	1.00
61.00	12.01	2.06	0.56	0.13	5.51	1.00
62.00	12.56	1.06	0.56	0.17	5.46	1.00
63.00	12.90	0.68	0.56	0.22	5.34	1.00
64.00	13.22	0.66	0.56	0.27	5.19	1.00
65.00	13.41	0.40	0.56	0.31	5.02	1.00
66.00	13.60	0.40	0.56	0.36	4.74	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	13.80	0.40	0.56	0.41	4.44	1.00
68.00	13.99	0.40	0.56	0.45	4.17	1.00
69.00	14.12	0.27	0.56	0.50	3.56	1.00
70.00	14.24	0.27	0.00	0.50	3.15	1.00
71.00	14.37	0.27	0.00	0.50	3.00	1.00
72.00	14.50	0.27	0.00	0.50	3.05	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.00	0.00	0.00	1.00	1.00
10.00	0.65	0.01	0.00	0.00	1.01	1.00
11.00	0.71	0.01	0.00	0.00	1.02	1.00
12.00	0.78	0.02	0.00	0.00	1.05	1.00
13.00	0.84	0.02	0.00	0.00	1.09	1.00
14.00	0.91	0.03	0.00	0.00	1.14	1.00
15.00	0.97	0.03	0.00	0.00	1.20	1.00
16.00	1.04	0.04	0.00	0.00	1.27	1.00
17.00	1.10	0.04	0.00	0.00	1.35	1.00
18.00	1.17	0.04	0.00	0.00	1.43	1.00
19.00	1.23	0.05	0.00	0.00	1.52	1.00
20.00	1.30	0.05	0.00	0.00	1.62	1.00
21.00	1.36	0.05	0.00	0.00	1.73	1.00
22.00	1.43	0.06	0.00	0.00	1.84	1.00
23.00	1.49	0.06	0.00	0.00	1.96	1.00
24.00	1.56	0.06	0.00	0.00	2.11	1.00
25.00	1.65	0.09	0.00	0.00	2.34	1.00
26.00	1.75	0.10	0.00	0.00	2.61	1.00
27.00	1.84	0.10	0.00	0.00	2.89	1.00
28.00	1.94	0.11	0.00	0.00	3.01	1.00
29.00	2.03	0.11	0.00	0.00	3.01	1.00
30.00	2.13	0.12	0.00	0.00	3.02	1.00
31.00	2.22	0.12	0.00	0.00	3.02	1.00
32.00	2.32	0.12	0.00	0.00	2.93	1.00
33.00	2.41	0.13	0.00	0.00	2.97	1.00
34.00	2.50	0.13	0.00	0.00	3.01	1.00
35.00	2.60	0.13	0.00	0.00	3.03	1.00
36.00	2.69	0.13	0.00	0.00	3.05	1.00
37.00	2.79	0.14	0.00	0.00	3.02	1.00
38.00	2.88	0.14	0.00	0.00	2.96	1.00
39.00	2.98	0.14	0.00	0.00	3.02	1.00
40.00	3.07	0.14	0.00	0.00	3.06	1.00
41.00	3.17	0.15	0.00	0.00	3.03	1.00
42.00	3.26	0.15	0.00	0.00	3.01	1.00
43.00	3.36	0.15	0.00	0.00	3.05	1.00
44.00	3.45	0.15	0.00	0.00	3.03	1.00
45.00	3.55	0.15	0.00	0.00	3.02	1.00
46.00	3.64	0.15	0.00	0.00	3.00	1.00
47.00	3.74	0.16	0.00	0.00	2.97	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	3.83	0.16	0.00	0.00	3.04	1.00
49.00	3.94	0.18	0.00	0.00	2.96	1.00
50.00	4.04	0.18	0.00	0.00	3.06	1.00
51.00	4.17	0.22	0.00	0.00	3.05	1.00
52.00	4.31	0.25	0.00	0.00	3.06	1.00
53.00	4.49	0.33	0.00	0.00	3.01	1.00
54.00	4.72	0.41	0.00	0.00	3.06	1.00
55.00	4.98	0.49	0.00	0.00	3.01	1.00
56.00	5.29	0.58	0.00	0.00	3.12	1.00
57.00	5.65	0.70	0.00	0.00	3.22	1.00
58.00	6.10	0.87	0.00	0.00	3.50	1.00
59.00	6.70	1.26	0.00	0.00	3.60	1.00
60.00	10.83	12.62	0.56	0.02	5.01	1.00
61.00	12.01	2.06	0.56	0.06	5.51	1.00
62.00	12.56	1.06	0.56	0.11	5.46	1.00
63.00	12.90	0.68	0.56	0.16	5.34	1.00
64.00	13.22	0.66	0.56	0.20	5.19	1.00
65.00	13.41	0.40	0.56	0.25	5.02	1.00
66.00	13.60	0.40	0.56	0.29	4.74	1.00
67.00	13.80	0.40	0.00	0.33	4.44	1.00
68.00	13.99	0.40	0.00	0.33	4.17	1.00
69.00	14.12	0.27	0.00	0.33	3.56	1.00
70.00	14.24	0.27	0.00	0.33	3.15	1.00
71.00	14.37	0.27	0.00	0.33	3.00	1.00
72.00	14.50	0.27	0.00	0.33	3.05	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.00	0.00	0.00	1.00	1.00
10.00	0.65	0.01	0.00	0.00	1.01	1.00
11.00	0.71	0.01	0.00	0.00	1.02	1.00
12.00	0.78	0.02	0.00	0.00	1.05	1.00
13.00	0.84	0.02	0.00	0.00	1.09	1.00
14.00	0.91	0.03	0.00	0.00	1.14	1.00
15.00	0.97	0.03	0.00	0.00	1.20	1.00
16.00	1.04	0.04	0.00	0.00	1.27	1.00
17.00	1.10	0.04	0.00	0.00	1.35	1.00
18.00	1.17	0.04	0.00	0.00	1.43	1.00
19.00	1.23	0.05	0.00	0.00	1.52	1.00
20.00	1.30	0.05	0.00	0.00	1.62	1.00
21.00	1.36	0.05	0.00	0.00	1.73	1.00
22.00	1.43	0.06	0.00	0.00	1.84	1.00
23.00	1.49	0.06	0.00	0.00	1.96	1.00
24.00	1.56	0.06	0.00	0.00	2.11	1.00
25.00	1.65	0.09	0.00	0.00	2.34	1.00
26.00	1.75	0.10	0.00	0.00	2.61	1.00
27.00	1.84	0.10	0.00	0.00	2.89	1.00
28.00	1.94	0.11	0.00	0.00	3.01	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	2.03	0.11	0.00	0.00	3.01	1.00
30.00	2.13	0.12	0.00	0.00	3.02	1.00
31.00	2.22	0.12	0.00	0.00	3.02	1.00
32.00	2.32	0.12	0.00	0.00	2.93	1.00
33.00	2.41	0.13	0.00	0.00	2.97	1.00
34.00	2.50	0.13	0.00	0.00	3.01	1.00
35.00	2.60	0.13	0.00	0.00	3.03	1.00
36.00	2.69	0.13	0.00	0.00	3.05	1.00
37.00	2.79	0.14	0.00	0.00	3.02	1.00
38.00	2.88	0.14	0.00	0.00	2.96	1.00
39.00	2.98	0.14	0.00	0.00	3.02	1.00
40.00	3.07	0.14	0.00	0.00	3.06	1.00
41.00	3.17	0.15	0.00	0.00	3.03	1.00
42.00	3.26	0.15	0.00	0.00	3.01	1.00
43.00	3.36	0.15	0.00	0.00	3.05	1.00
44.00	3.45	0.15	0.00	0.00	3.03	1.00
45.00	3.55	0.15	0.00	0.00	3.02	1.00
46.00	3.64	0.15	0.00	0.00	3.00	1.00
47.00	3.74	0.16	0.00	0.00	2.97	1.00
48.00	3.83	0.16	0.00	0.00	3.04	1.00
49.00	3.94	0.18	0.00	0.00	2.96	1.00
50.00	4.04	0.18	0.00	0.00	3.06	1.00
51.00	4.17	0.22	0.00	0.00	3.05	1.00
52.00	4.31	0.25	0.00	0.00	3.06	1.00
53.00	4.49	0.33	0.00	0.00	3.01	1.00
54.00	4.72	0.41	0.00	0.00	3.06	1.00
55.00	4.98	0.49	0.00	0.00	3.01	1.00
56.00	5.29	0.58	0.00	0.00	3.12	1.00
57.00	5.65	0.70	0.00	0.00	3.22	1.00
58.00	6.10	0.87	0.00	0.00	3.50	1.00
59.00	6.70	1.26	0.00	0.00	3.60	1.00
60.00	10.83	12.62	0.00	0.00	5.01	1.00
61.00	12.01	2.06	0.56	0.01	5.51	1.00
62.00	12.56	1.06	0.00	0.01	5.46	1.00
63.00	12.90	0.68	0.00	0.01	5.34	1.00
64.00	13.22	0.66	0.00	0.01	5.19	1.00
65.00	13.41	0.40	0.00	0.01	5.02	1.00
66.00	13.60	0.40	0.00	0.01	4.74	1.00
67.00	13.80	0.40	0.00	0.01	4.44	1.00
68.00	13.99	0.40	0.00	0.01	4.17	1.00
69.00	14.12	0.27	0.00	0.01	3.56	1.00
70.00	14.24	0.27	0.00	0.01	3.15	1.00
71.00	14.37	0.27	0.00	0.01	3.00	1.00
72.00	14.50	0.27	0.00	0.01	3.05	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.06	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.19	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.00	0.00	0.00	1.00	1.00
5.00	0.32	0.00	0.00	0.00	1.00	1.00
6.00	0.39	0.00	0.00	0.00	1.00	1.00
7.00	0.45	0.00	0.00	0.00	1.00	1.00
8.00	0.52	0.00	0.00	0.00	1.00	1.00
9.00	0.58	0.00	0.00	0.00	1.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.65	0.01	0.00	0.00	1.01	1.00
11.00	0.71	0.01	0.00	0.00	1.02	1.00
12.00	0.78	0.02	0.00	0.00	1.05	1.00
13.00	0.84	0.02	0.00	0.00	1.09	1.00
14.00	0.91	0.03	0.00	0.00	1.14	1.00
15.00	0.97	0.03	0.00	0.00	1.20	1.00
16.00	1.04	0.04	0.00	0.00	1.27	1.00
17.00	1.10	0.04	0.00	0.00	1.35	1.00
18.00	1.17	0.04	0.00	0.00	1.43	1.00
19.00	1.23	0.05	0.00	0.00	1.52	1.00
20.00	1.30	0.05	0.00	0.00	1.62	1.00
21.00	1.36	0.05	0.00	0.00	1.73	1.00
22.00	1.43	0.06	0.00	0.00	1.84	1.00
23.00	1.49	0.06	0.00	0.00	1.96	1.00
24.00	1.56	0.06	0.00	0.00	2.11	1.00
25.00	1.65	0.09	0.00	0.00	2.34	1.00
26.00	1.75	0.10	0.00	0.00	2.61	1.00
27.00	1.84	0.10	0.00	0.00	2.89	1.00
28.00	1.94	0.11	0.00	0.00	3.01	1.00
29.00	2.03	0.11	0.00	0.00	3.01	1.00
30.00	2.13	0.12	0.00	0.00	3.02	1.00
31.00	2.22	0.12	0.00	0.00	3.02	1.00
32.00	2.32	0.12	0.00	0.00	2.93	1.00
33.00	2.41	0.13	0.00	0.00	2.97	1.00
34.00	2.50	0.13	0.00	0.00	3.01	1.00
35.00	2.60	0.13	0.00	0.00	3.03	1.00
36.00	2.69	0.13	0.00	0.00	3.05	1.00
37.00	2.79	0.14	0.00	0.00	3.02	1.00
38.00	2.88	0.14	0.00	0.00	2.96	1.00
39.00	2.98	0.14	0.00	0.00	3.02	1.00
40.00	3.07	0.14	0.00	0.00	3.06	1.00
41.00	3.17	0.15	0.00	0.00	3.03	1.00
42.00	3.26	0.15	0.00	0.00	3.01	1.00
43.00	3.36	0.15	0.00	0.00	3.05	1.00
44.00	3.45	0.15	0.00	0.00	3.03	1.00
45.00	3.55	0.15	0.00	0.00	3.02	1.00
46.00	3.64	0.15	0.00	0.00	3.00	1.00
47.00	3.74	0.16	0.00	0.00	2.97	1.00
48.00	3.83	0.16	0.00	0.00	3.04	1.00
49.00	3.94	0.18	0.00	0.00	2.96	1.00
50.00	4.04	0.18	0.00	0.00	3.06	1.00
51.00	4.17	0.22	0.00	0.00	3.05	1.00
52.00	4.31	0.25	0.00	0.00	3.06	1.00
53.00	4.49	0.33	0.00	0.00	3.01	1.00
54.00	4.72	0.41	0.00	0.00	3.06	1.00
55.00	4.98	0.49	0.00	0.00	3.01	1.00
56.00	5.29	0.58	0.00	0.00	3.12	1.00
57.00	5.65	0.70	0.00	0.00	3.22	1.00
58.00	6.10	0.87	0.00	0.00	3.50	1.00
59.00	6.70	1.26	0.00	0.00	3.60	1.00
60.00	10.83	12.62	0.00	0.00	5.01	1.00
61.00	12.01	2.06	0.00	0.00	5.51	1.00
62.00	12.56	1.06	0.00	0.00	5.46	1.00
63.00	12.90	0.68	0.00	0.00	5.34	1.00
64.00	13.22	0.66	0.00	0.00	5.19	1.00
65.00	13.41	0.40	0.00	0.00	5.02	1.00
66.00	13.60	0.40	0.00	0.00	4.74	1.00
67.00	13.80	0.40	0.00	0.00	4.44	1.00
68.00	13.99	0.40	0.00	0.00	4.17	1.00
69.00	14.12	0.27	0.00	0.00	3.56	1.00
70.00	14.24	0.27	0.00	0.00	3.15	1.00
71.00	14.37	0.27	0.00	0.00	3.00	1.00
72.00	14.50	0.27	0.00	0.00	3.05	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	28.00	0.00	0.00
2	0.56	58.20	0.00	0.00
3	0.56	59.80	0.00	0.00
4	0.56	61.00	0.00	0.00
5	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	5.51	61.00	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	2.03	0.00	1.96	0.00	0.07	0.00

Project Name: Saratoga Crossing East

Reviewer: JMH

Project Number: 1707-66

Period Begin: May 23, 2017;0000 hr End: May 26, 2017;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 2.12 acres

Ground Storage: 2.86 inches

Time of Concentration: 0.25 hours

Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
2.00	0.04
3.00	0.07
4.00	0.14
4.50	0.25
5.00	0.43
5.50	0.72
6.00	1.18
6.50	1.82
7.00	2.60

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
100.00	1.00

Structure: 1

From Basin: On-site

To Basin: Offsitel

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.00	0.00	0.00	1.00	1.00
7.00	0.76	0.03	0.00	0.00	1.03	1.00
8.00	0.96	0.09	0.00	0.00	1.16	1.00
9.00	1.20	0.16	0.00	0.00	1.41	1.00
10.00	1.49	0.26	0.00	0.00	1.84	1.00
11.00	1.88	0.46	0.00	0.00	2.76	1.00
12.00	4.59	6.71	0.56	0.04	4.38	1.00
13.00	5.37	1.19	0.56	0.08	4.71	1.00
14.00	5.73	0.63	0.56	0.13	4.51	1.00
15.00	5.95	0.40	0.56	0.17	4.26	1.00
16.00	6.16	0.40	0.56	0.22	3.97	1.00
17.00	6.29	0.24	0.56	0.27	3.31	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	6.41	0.24	0.00	0.30	3.00	1.00
19.00	6.54	0.24	0.00	0.32	3.02	1.00
20.00	6.66	0.24	0.00	0.34	3.05	1.00
21.00	6.75	0.16	0.00	0.36	2.99	1.00
22.00	6.83	0.16	0.00	0.37	3.06	1.00
23.00	6.92	0.16	0.00	0.39	2.97	1.00
24.00	7.00	0.16	0.00	0.40	3.05	1.00
25.00	7.00	0.00	0.00	0.41	2.91	1.00
26.00	7.00	0.00	0.00	0.41	2.92	1.00
27.00	7.00	0.00	0.00	0.41	2.92	1.00
28.00	7.00	0.00	0.00	0.41	2.92	1.00
29.00	7.00	0.00	0.00	0.41	2.92	1.00
30.00	7.00	0.00	0.00	0.41	2.92	1.00
31.00	7.00	0.00	0.00	0.41	2.92	1.00
32.00	7.00	0.00	0.00	0.41	2.92	1.00
33.00	7.00	0.00	0.00	0.41	2.92	1.00
34.00	7.00	0.00	0.00	0.41	2.92	1.00
35.00	7.00	0.00	0.00	0.41	2.92	1.00
36.00	7.00	0.00	0.00	0.41	2.92	1.00
37.00	7.00	0.00	0.00	0.41	2.92	1.00
38.00	7.00	0.00	0.00	0.41	2.92	1.00
39.00	7.00	0.00	0.00	0.41	2.92	1.00
40.00	7.00	0.00	0.00	0.41	2.92	1.00
41.00	7.00	0.00	0.00	0.41	2.92	1.00
42.00	7.00	0.00	0.00	0.41	2.92	1.00
43.00	7.00	0.00	0.00	0.41	2.92	1.00
44.00	7.00	0.00	0.00	0.41	2.92	1.00
45.00	7.00	0.00	0.00	0.41	2.92	1.00
46.00	7.00	0.00	0.00	0.41	2.92	1.00
47.00	7.00	0.00	0.00	0.41	2.92	1.00
48.00	7.00	0.00	0.00	0.41	2.92	1.00
49.00	7.00	0.00	0.00	0.41	2.92	1.00
50.00	7.00	0.00	0.00	0.41	2.92	1.00
51.00	7.00	0.00	0.00	0.41	2.92	1.00
52.00	7.00	0.00	0.00	0.41	2.92	1.00
53.00	7.00	0.00	0.00	0.41	2.92	1.00
54.00	7.00	0.00	0.00	0.41	2.92	1.00
55.00	7.00	0.00	0.00	0.41	2.92	1.00
56.00	7.00	0.00	0.00	0.41	2.92	1.00
57.00	7.00	0.00	0.00	0.41	2.92	1.00
58.00	7.00	0.00	0.00	0.41	2.92	1.00
59.00	7.00	0.00	0.00	0.41	2.92	1.00
60.00	7.00	0.00	0.00	0.41	2.92	1.00
61.00	7.00	0.00	0.00	0.41	2.92	1.00
62.00	7.00	0.00	0.00	0.41	2.92	1.00
63.00	7.00	0.00	0.00	0.41	2.92	1.00
64.00	7.00	0.00	0.00	0.41	2.92	1.00
65.00	7.00	0.00	0.00	0.41	2.92	1.00
66.00	7.00	0.00	0.00	0.41	2.92	1.00
67.00	7.00	0.00	0.00	0.41	2.92	1.00
68.00	7.00	0.00	0.00	0.41	2.92	1.00
69.00	7.00	0.00	0.00	0.41	2.92	1.00
70.00	7.00	0.00	0.00	0.41	2.92	1.00
71.00	7.00	0.00	0.00	0.41	2.92	1.00
72.00	7.00	0.00	0.00	0.41	2.92	1.00

Structure: 2

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.00	0.00	0.00	1.00	1.00
7.00	0.76	0.03	0.00	0.00	1.03	1.00
8.00	0.96	0.09	0.00	0.00	1.16	1.00
9.00	1.20	0.16	0.00	0.00	1.41	1.00
10.00	1.49	0.26	0.00	0.00	1.84	1.00
11.00	1.88	0.46	0.00	0.00	2.76	1.00
12.00	4.59	6.71	0.56	0.02	4.38	1.00
13.00	5.37	1.19	0.56	0.06	4.71	1.00
14.00	5.73	0.63	0.56	0.11	4.51	1.00
15.00	5.95	0.40	0.56	0.16	4.26	1.00
16.00	6.16	0.40	0.56	0.20	3.97	1.00
17.00	6.29	0.24	0.00	0.22	3.31	1.00
18.00	6.41	0.24	0.00	0.22	3.00	1.00
19.00	6.54	0.24	0.00	0.22	3.02	1.00
20.00	6.66	0.24	0.00	0.22	3.05	1.00
21.00	6.75	0.16	0.00	0.22	2.99	1.00
22.00	6.83	0.16	0.00	0.22	3.06	1.00
23.00	6.92	0.16	0.00	0.22	2.97	1.00
24.00	7.00	0.16	0.00	0.22	3.05	1.00
25.00	7.00	0.00	0.00	0.22	2.91	1.00
26.00	7.00	0.00	0.00	0.22	2.92	1.00
27.00	7.00	0.00	0.00	0.22	2.92	1.00
28.00	7.00	0.00	0.00	0.22	2.92	1.00
29.00	7.00	0.00	0.00	0.22	2.92	1.00
30.00	7.00	0.00	0.00	0.22	2.92	1.00
31.00	7.00	0.00	0.00	0.22	2.92	1.00
32.00	7.00	0.00	0.00	0.22	2.92	1.00
33.00	7.00	0.00	0.00	0.22	2.92	1.00
34.00	7.00	0.00	0.00	0.22	2.92	1.00
35.00	7.00	0.00	0.00	0.22	2.92	1.00
36.00	7.00	0.00	0.00	0.22	2.92	1.00
37.00	7.00	0.00	0.00	0.22	2.92	1.00
38.00	7.00	0.00	0.00	0.22	2.92	1.00
39.00	7.00	0.00	0.00	0.22	2.92	1.00
40.00	7.00	0.00	0.00	0.22	2.92	1.00
41.00	7.00	0.00	0.00	0.22	2.92	1.00
42.00	7.00	0.00	0.00	0.22	2.92	1.00
43.00	7.00	0.00	0.00	0.22	2.92	1.00
44.00	7.00	0.00	0.00	0.22	2.92	1.00
45.00	7.00	0.00	0.00	0.22	2.92	1.00
46.00	7.00	0.00	0.00	0.22	2.92	1.00
47.00	7.00	0.00	0.00	0.22	2.92	1.00
48.00	7.00	0.00	0.00	0.22	2.92	1.00
49.00	7.00	0.00	0.00	0.22	2.92	1.00
50.00	7.00	0.00	0.00	0.22	2.92	1.00
51.00	7.00	0.00	0.00	0.22	2.92	1.00
52.00	7.00	0.00	0.00	0.22	2.92	1.00
53.00	7.00	0.00	0.00	0.22	2.92	1.00
54.00	7.00	0.00	0.00	0.22	2.92	1.00
55.00	7.00	0.00	0.00	0.22	2.92	1.00
56.00	7.00	0.00	0.00	0.22	2.92	1.00
57.00	7.00	0.00	0.00	0.22	2.92	1.00
58.00	7.00	0.00	0.00	0.22	2.92	1.00
59.00	7.00	0.00	0.00	0.22	2.92	1.00
60.00	7.00	0.00	0.00	0.22	2.92	1.00
61.00	7.00	0.00	0.00	0.22	2.92	1.00
62.00	7.00	0.00	0.00	0.22	2.92	1.00
63.00	7.00	0.00	0.00	0.22	2.92	1.00
64.00	7.00	0.00	0.00	0.22	2.92	1.00
65.00	7.00	0.00	0.00	0.22	2.92	1.00
66.00	7.00	0.00	0.00	0.22	2.92	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	7.00	0.00	0.00	0.22	2.92	1.00
68.00	7.00	0.00	0.00	0.22	2.92	1.00
69.00	7.00	0.00	0.00	0.22	2.92	1.00
70.00	7.00	0.00	0.00	0.22	2.92	1.00
71.00	7.00	0.00	0.00	0.22	2.92	1.00
72.00	7.00	0.00	0.00	0.22	2.92	1.00

Structure: 3

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.00	0.00	0.00	1.00	1.00
7.00	0.76	0.03	0.00	0.00	1.03	1.00
8.00	0.96	0.09	0.00	0.00	1.16	1.00
9.00	1.20	0.16	0.00	0.00	1.41	1.00
10.00	1.49	0.26	0.00	0.00	1.84	1.00
11.00	1.88	0.46	0.00	0.00	2.76	1.00
12.00	4.59	6.71	0.00	0.00	4.38	1.00
13.00	5.37	1.19	0.56	0.05	4.71	1.00
14.00	5.73	0.63	0.56	0.09	4.51	1.00
15.00	5.95	0.40	0.00	0.09	4.26	1.00
16.00	6.16	0.40	0.00	0.09	3.97	1.00
17.00	6.29	0.24	0.00	0.09	3.31	1.00
18.00	6.41	0.24	0.00	0.09	3.00	1.00
19.00	6.54	0.24	0.00	0.09	3.02	1.00
20.00	6.66	0.24	0.00	0.09	3.05	1.00
21.00	6.75	0.16	0.00	0.09	2.99	1.00
22.00	6.83	0.16	0.00	0.09	3.06	1.00
23.00	6.92	0.16	0.00	0.09	2.97	1.00
24.00	7.00	0.16	0.00	0.09	3.05	1.00
25.00	7.00	0.00	0.00	0.09	2.91	1.00
26.00	7.00	0.00	0.00	0.09	2.92	1.00
27.00	7.00	0.00	0.00	0.09	2.92	1.00
28.00	7.00	0.00	0.00	0.09	2.92	1.00
29.00	7.00	0.00	0.00	0.09	2.92	1.00
30.00	7.00	0.00	0.00	0.09	2.92	1.00
31.00	7.00	0.00	0.00	0.09	2.92	1.00
32.00	7.00	0.00	0.00	0.09	2.92	1.00
33.00	7.00	0.00	0.00	0.09	2.92	1.00
34.00	7.00	0.00	0.00	0.09	2.92	1.00
35.00	7.00	0.00	0.00	0.09	2.92	1.00
36.00	7.00	0.00	0.00	0.09	2.92	1.00
37.00	7.00	0.00	0.00	0.09	2.92	1.00
38.00	7.00	0.00	0.00	0.09	2.92	1.00
39.00	7.00	0.00	0.00	0.09	2.92	1.00
40.00	7.00	0.00	0.00	0.09	2.92	1.00
41.00	7.00	0.00	0.00	0.09	2.92	1.00
42.00	7.00	0.00	0.00	0.09	2.92	1.00
43.00	7.00	0.00	0.00	0.09	2.92	1.00
44.00	7.00	0.00	0.00	0.09	2.92	1.00
45.00	7.00	0.00	0.00	0.09	2.92	1.00
46.00	7.00	0.00	0.00	0.09	2.92	1.00
47.00	7.00	0.00	0.00	0.09	2.92	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	7.00	0.00	0.00	0.09	2.92	1.00
49.00	7.00	0.00	0.00	0.09	2.92	1.00
50.00	7.00	0.00	0.00	0.09	2.92	1.00
51.00	7.00	0.00	0.00	0.09	2.92	1.00
52.00	7.00	0.00	0.00	0.09	2.92	1.00
53.00	7.00	0.00	0.00	0.09	2.92	1.00
54.00	7.00	0.00	0.00	0.09	2.92	1.00
55.00	7.00	0.00	0.00	0.09	2.92	1.00
56.00	7.00	0.00	0.00	0.09	2.92	1.00
57.00	7.00	0.00	0.00	0.09	2.92	1.00
58.00	7.00	0.00	0.00	0.09	2.92	1.00
59.00	7.00	0.00	0.00	0.09	2.92	1.00
60.00	7.00	0.00	0.00	0.09	2.92	1.00
61.00	7.00	0.00	0.00	0.09	2.92	1.00
62.00	7.00	0.00	0.00	0.09	2.92	1.00
63.00	7.00	0.00	0.00	0.09	2.92	1.00
64.00	7.00	0.00	0.00	0.09	2.92	1.00
65.00	7.00	0.00	0.00	0.09	2.92	1.00
66.00	7.00	0.00	0.00	0.09	2.92	1.00
67.00	7.00	0.00	0.00	0.09	2.92	1.00
68.00	7.00	0.00	0.00	0.09	2.92	1.00
69.00	7.00	0.00	0.00	0.09	2.92	1.00
70.00	7.00	0.00	0.00	0.09	2.92	1.00
71.00	7.00	0.00	0.00	0.09	2.92	1.00
72.00	7.00	0.00	0.00	0.09	2.92	1.00

Structure: 4

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.00	0.00	0.00	1.00	1.00
7.00	0.76	0.03	0.00	0.00	1.03	1.00
8.00	0.96	0.09	0.00	0.00	1.16	1.00
9.00	1.20	0.16	0.00	0.00	1.41	1.00
10.00	1.49	0.26	0.00	0.00	1.84	1.00
11.00	1.88	0.46	0.00	0.00	2.76	1.00
12.00	4.59	6.71	0.00	0.00	4.38	1.00
13.00	5.37	1.19	0.00	0.00	4.71	1.00
14.00	5.73	0.63	0.00	0.00	4.51	1.00
15.00	5.95	0.40	0.00	0.00	4.26	1.00
16.00	6.16	0.40	0.00	0.00	3.97	1.00
17.00	6.29	0.24	0.00	0.00	3.31	1.00
18.00	6.41	0.24	0.00	0.00	3.00	1.00
19.00	6.54	0.24	0.00	0.00	3.02	1.00
20.00	6.66	0.24	0.00	0.00	3.05	1.00
21.00	6.75	0.16	0.00	0.00	2.99	1.00
22.00	6.83	0.16	0.00	0.00	3.06	1.00
23.00	6.92	0.16	0.00	0.00	2.97	1.00
24.00	7.00	0.16	0.00	0.00	3.05	1.00
25.00	7.00	0.00	0.00	0.00	2.91	1.00
26.00	7.00	0.00	0.00	0.00	2.92	1.00
27.00	7.00	0.00	0.00	0.00	2.92	1.00
28.00	7.00	0.00	0.00	0.00	2.92	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
29.00	7.00	0.00	0.00	0.00	2.92	1.00
30.00	7.00	0.00	0.00	0.00	2.92	1.00
31.00	7.00	0.00	0.00	0.00	2.92	1.00
32.00	7.00	0.00	0.00	0.00	2.92	1.00
33.00	7.00	0.00	0.00	0.00	2.92	1.00
34.00	7.00	0.00	0.00	0.00	2.92	1.00
35.00	7.00	0.00	0.00	0.00	2.92	1.00
36.00	7.00	0.00	0.00	0.00	2.92	1.00
37.00	7.00	0.00	0.00	0.00	2.92	1.00
38.00	7.00	0.00	0.00	0.00	2.92	1.00
39.00	7.00	0.00	0.00	0.00	2.92	1.00
40.00	7.00	0.00	0.00	0.00	2.92	1.00
41.00	7.00	0.00	0.00	0.00	2.92	1.00
42.00	7.00	0.00	0.00	0.00	2.92	1.00
43.00	7.00	0.00	0.00	0.00	2.92	1.00
44.00	7.00	0.00	0.00	0.00	2.92	1.00
45.00	7.00	0.00	0.00	0.00	2.92	1.00
46.00	7.00	0.00	0.00	0.00	2.92	1.00
47.00	7.00	0.00	0.00	0.00	2.92	1.00
48.00	7.00	0.00	0.00	0.00	2.92	1.00
49.00	7.00	0.00	0.00	0.00	2.92	1.00
50.00	7.00	0.00	0.00	0.00	2.92	1.00
51.00	7.00	0.00	0.00	0.00	2.92	1.00
52.00	7.00	0.00	0.00	0.00	2.92	1.00
53.00	7.00	0.00	0.00	0.00	2.92	1.00
54.00	7.00	0.00	0.00	0.00	2.92	1.00
55.00	7.00	0.00	0.00	0.00	2.92	1.00
56.00	7.00	0.00	0.00	0.00	2.92	1.00
57.00	7.00	0.00	0.00	0.00	2.92	1.00
58.00	7.00	0.00	0.00	0.00	2.92	1.00
59.00	7.00	0.00	0.00	0.00	2.92	1.00
60.00	7.00	0.00	0.00	0.00	2.92	1.00
61.00	7.00	0.00	0.00	0.00	2.92	1.00
62.00	7.00	0.00	0.00	0.00	2.92	1.00
63.00	7.00	0.00	0.00	0.00	2.92	1.00
64.00	7.00	0.00	0.00	0.00	2.92	1.00
65.00	7.00	0.00	0.00	0.00	2.92	1.00
66.00	7.00	0.00	0.00	0.00	2.92	1.00
67.00	7.00	0.00	0.00	0.00	2.92	1.00
68.00	7.00	0.00	0.00	0.00	2.92	1.00
69.00	7.00	0.00	0.00	0.00	2.92	1.00
70.00	7.00	0.00	0.00	0.00	2.92	1.00
71.00	7.00	0.00	0.00	0.00	2.92	1.00
72.00	7.00	0.00	0.00	0.00	2.92	1.00

Structure: 5

From Basin: On-site

To Basin: Offsite1

Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.14	0.00	0.00	0.00	1.00	1.00
3.00	0.22	0.00	0.00	0.00	1.00	1.00
4.00	0.31	0.00	0.00	0.00	1.00	1.00
5.00	0.43	0.00	0.00	0.00	1.00	1.00
6.00	0.58	0.00	0.00	0.00	1.00	1.00
7.00	0.76	0.03	0.00	0.00	1.03	1.00
8.00	0.96	0.09	0.00	0.00	1.16	1.00
9.00	1.20	0.16	0.00	0.00	1.41	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	1.49	0.26	0.00	0.00	1.84	1.00
11.00	1.88	0.46	0.00	0.00	2.76	1.00
12.00	4.59	6.71	0.00	0.00	4.38	1.00
13.00	5.37	1.19	0.00	0.00	4.71	1.00
14.00	5.73	0.63	0.00	0.00	4.51	1.00
15.00	5.95	0.40	0.00	0.00	4.26	1.00
16.00	6.16	0.40	0.00	0.00	3.97	1.00
17.00	6.29	0.24	0.00	0.00	3.31	1.00
18.00	6.41	0.24	0.00	0.00	3.00	1.00
19.00	6.54	0.24	0.00	0.00	3.02	1.00
20.00	6.66	0.24	0.00	0.00	3.05	1.00
21.00	6.75	0.16	0.00	0.00	2.99	1.00
22.00	6.83	0.16	0.00	0.00	3.06	1.00
23.00	6.92	0.16	0.00	0.00	2.97	1.00
24.00	7.00	0.16	0.00	0.00	3.05	1.00
25.00	7.00	0.00	0.00	0.00	2.91	1.00
26.00	7.00	0.00	0.00	0.00	2.92	1.00
27.00	7.00	0.00	0.00	0.00	2.92	1.00
28.00	7.00	0.00	0.00	0.00	2.92	1.00
29.00	7.00	0.00	0.00	0.00	2.92	1.00
30.00	7.00	0.00	0.00	0.00	2.92	1.00
31.00	7.00	0.00	0.00	0.00	2.92	1.00
32.00	7.00	0.00	0.00	0.00	2.92	1.00
33.00	7.00	0.00	0.00	0.00	2.92	1.00
34.00	7.00	0.00	0.00	0.00	2.92	1.00
35.00	7.00	0.00	0.00	0.00	2.92	1.00
36.00	7.00	0.00	0.00	0.00	2.92	1.00
37.00	7.00	0.00	0.00	0.00	2.92	1.00
38.00	7.00	0.00	0.00	0.00	2.92	1.00
39.00	7.00	0.00	0.00	0.00	2.92	1.00
40.00	7.00	0.00	0.00	0.00	2.92	1.00
41.00	7.00	0.00	0.00	0.00	2.92	1.00
42.00	7.00	0.00	0.00	0.00	2.92	1.00
43.00	7.00	0.00	0.00	0.00	2.92	1.00
44.00	7.00	0.00	0.00	0.00	2.92	1.00
45.00	7.00	0.00	0.00	0.00	2.92	1.00
46.00	7.00	0.00	0.00	0.00	2.92	1.00
47.00	7.00	0.00	0.00	0.00	2.92	1.00
48.00	7.00	0.00	0.00	0.00	2.92	1.00
49.00	7.00	0.00	0.00	0.00	2.92	1.00
50.00	7.00	0.00	0.00	0.00	2.92	1.00
51.00	7.00	0.00	0.00	0.00	2.92	1.00
52.00	7.00	0.00	0.00	0.00	2.92	1.00
53.00	7.00	0.00	0.00	0.00	2.92	1.00
54.00	7.00	0.00	0.00	0.00	2.92	1.00
55.00	7.00	0.00	0.00	0.00	2.92	1.00
56.00	7.00	0.00	0.00	0.00	2.92	1.00
57.00	7.00	0.00	0.00	0.00	2.92	1.00
58.00	7.00	0.00	0.00	0.00	2.92	1.00
59.00	7.00	0.00	0.00	0.00	2.92	1.00
60.00	7.00	0.00	0.00	0.00	2.92	1.00
61.00	7.00	0.00	0.00	0.00	2.92	1.00
62.00	7.00	0.00	0.00	0.00	2.92	1.00
63.00	7.00	0.00	0.00	0.00	2.92	1.00
64.00	7.00	0.00	0.00	0.00	2.92	1.00
65.00	7.00	0.00	0.00	0.00	2.92	1.00
66.00	7.00	0.00	0.00	0.00	2.92	1.00
67.00	7.00	0.00	0.00	0.00	2.92	1.00
68.00	7.00	0.00	0.00	0.00	2.92	1.00
69.00	7.00	0.00	0.00	0.00	2.92	1.00
70.00	7.00	0.00	0.00	0.00	2.92	1.00
71.00	7.00	0.00	0.00	0.00	2.92	1.00
72.00	7.00	0.00	0.00	0.00	2.92	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

=====

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	11.40	0.00	0.00
2	0.56	11.80	0.00	0.00
3	0.56	12.20	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	4.73	12.80	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.79	0.00	0.72	0.00	0.07	0.00

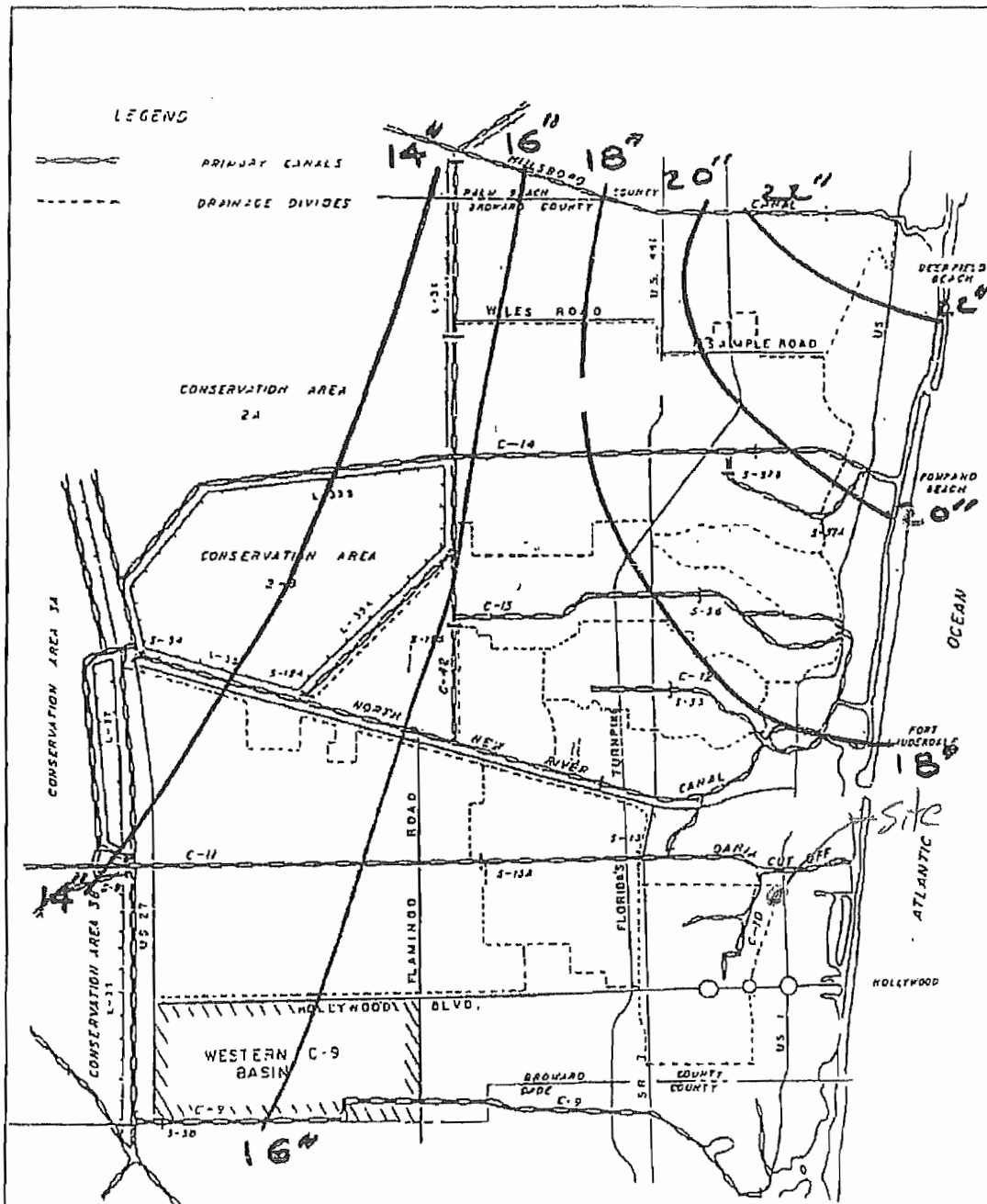
REFERENCE MATERIAL

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone__



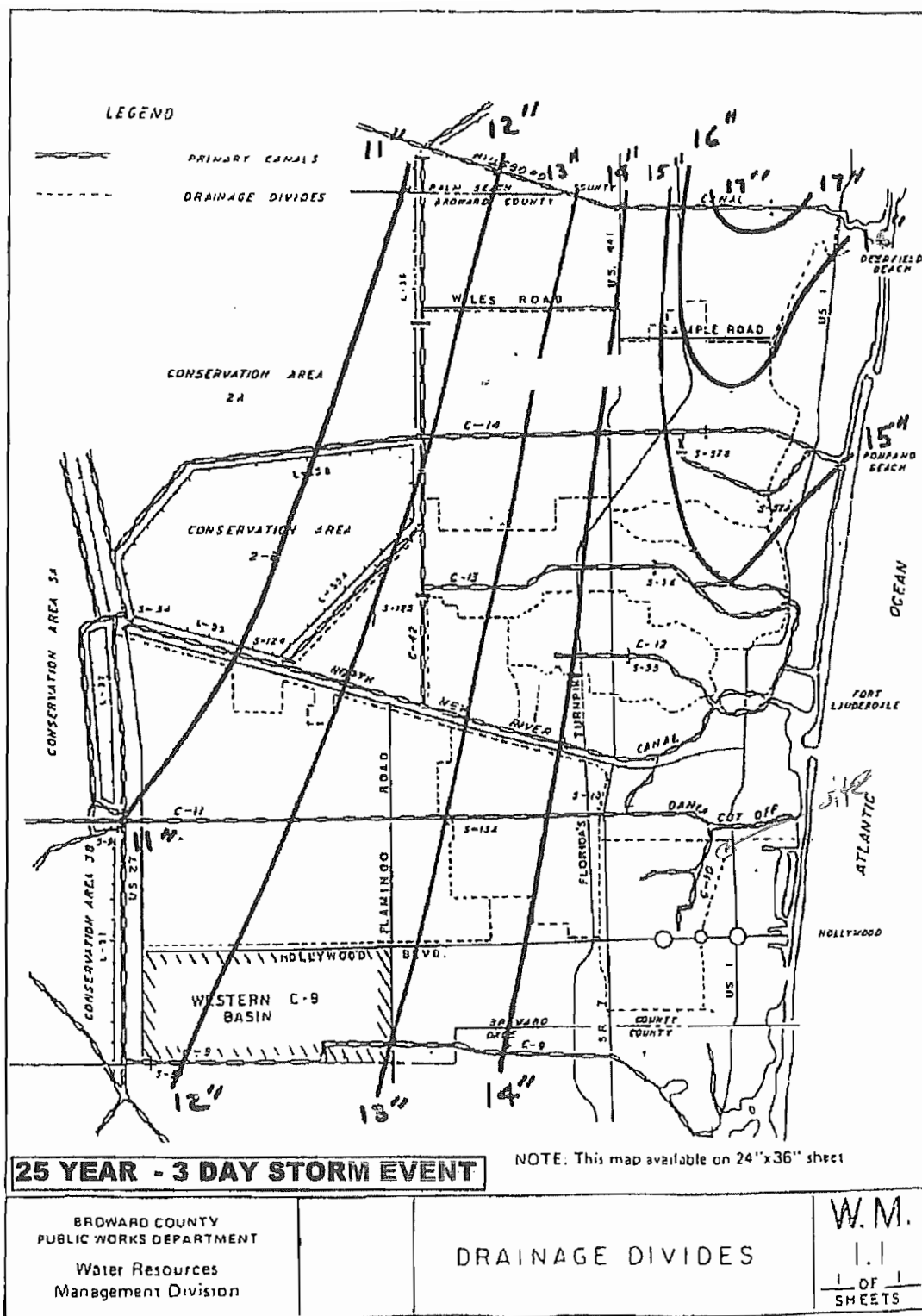
100 YEAR - 3 DAY STORM EVENT

NOTE This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEET 5

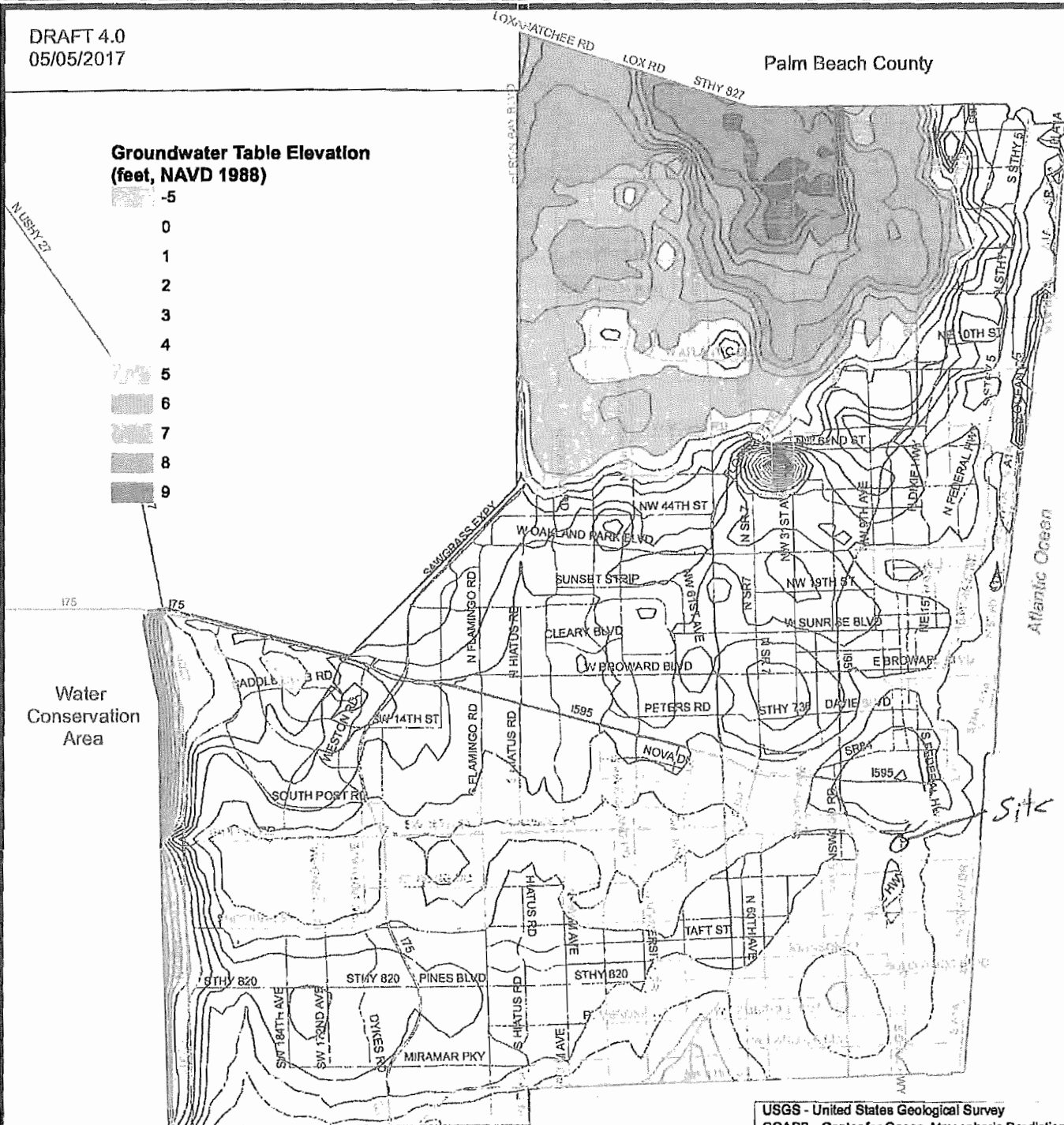
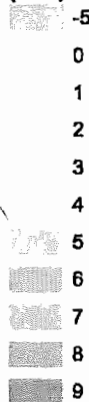


Future Conditions Average Wet Season Groundwater Elevation Map

DRAFT 4.0
05/05/2017

Palm Beach County

Groundwater Table Elevation (feet, NAVD 1988)



0 1 2
Miles

Miami-Dade County

Division Name: Environmental Planning and Community Resilience
Department Name: Environmental Protection and Growth Management

USGS - United States Geological Survey
COAPS - Center for Ocean-Atmospheric Prediction Studies
CCSM - Community Climate System Model
USACE - United States Army Corps of Engineers
NRC3 - National Research Council Curve 3
NAVD 88 - 1988 North American Vertical Datum

The map represents the expected future average wet season groundwater elevations for Broward County. The average is based on model outputs for the months of May through October over the period of 2060-2069. The models used are The Broward County Inundation Model and the Broward County Northern Variable Density model, both developed by the USGS and MODFLOW based. The future conditions that are modified in the models are both precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% rainfall from the base case of 1990-1999 (53.4 in/yr to 58.2 in/yr). Sea level rise was based on the USACE NRC3 curve which equates to an increase of 26.6 to 33.9 inches to the future period from 1992 levels. Final results are presented in NAVD 88.

This map is for planning purposes and should not be used for legal boundary determinations.

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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/ **Sq. Feet:** 92,383
Saratoga Crossings East

Plan Reviewer: Sean Brown, Battalion Chief/ Plans
Examiner 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), including parking lots. (See turning radius info)
Response: The turning radii of 38' inside and 50' outside are indicated on the site plan sheet SP-1.
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
Response: The drive isle widths are dimensioned on the site plan SP-1. There are no building overhang or canopies requiring vertical clearances over the road and parking lot.

- c. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site.

Response: See attached auto turn plan for fire department access road and direction of travel.

2. Water Supply Information as follows:

All existing and proposed water main sizes. Please verify main sizes.

Response: The water main sizes are shown on the Water and Sewer plan sheet WS-1. We have requested confirmation of the water main sizes from the city utility dept.

Provide a hydrant within the complex along with 2 additional FDC's. SYSTEM TO BE LOOPED

Response: A proposed water main loop has been added to the site with additional Fire hydrants and FDC locations per your recommendations.

[DIAGRAM HERE]

- a. Existing and proposed fire hydrant locations. Please show if the fire hydrant off Dania Beach Blvd is existing or proposed. Also, existing hydrants on site not showing on plans.

Response: The existing fire hydrants are shown on the water and sewer plan sheet WS-1. Some of the existing fire hydrants will be removed for the proposed development, but new fire hydrants are added to meet proper spacing and connections to the FDC.

- b. Dimensions of the three nearest adjacent hydrants to the project site

Response: The fire hydrants are labeled on the Utilities plan sheet WS-1.

- 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). Please identify the FDC for Bldg II.

Response: The FDC and Siamese connections are shown on the Utility plan sheet WS-1.

3. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test

Response: See attached flow test.

- b. Building Construction Type and Square Footage

Response: the building type is Type II-B as shown on the site plan data table.

- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer

Response: The fire flow demand calculations are attached.

- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)

Response: See attached application for approval signed by the owner and engineer.

- 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).

Response: See attached letter from the civil engineer.

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:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. “NO PARKING” sign locations and sign details demonstrated. Show parking signs along entrance into complex and along new location of additional hydrant.
 - c. Fire Department Access Routes During Construction
- 5. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 6. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC’s & DDCV’s
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 7. Address Detail
- 8. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
- 9. Minimum Radio Signal Strength for Fire Department Communications — See details on the next page.

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
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.

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.

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Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

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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 1/2 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 builders 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 Engineers 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 & 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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/ **Sq. Feet:** 111,993
Saratoga Crossings West

Plan Reviewer: Sean Brown, Battalion Chief/ Plans
Examiner 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:

3. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated), including parking lot
Response: The turning radii are shown on the site plan and utility plan.
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
Response: The drive isle dimensions are shown on the site plan sheet SP-1. There are no overhead clearance issues on this site.
 - c. Fire Department Apparatus Access Road locations and dimensions demonstrate or note on the plan how they will be marked and delineated on site
Response: The access roads are located on sheet A-100 with the turning radii dashed in.
 4. Water Supply Information as follows:
 - a. All existing and proposed water main sizes. (existing hydrants on site not on plans) Please verify main sizes.
Response: Please see the Utility plan sheet WS-1 for existing and proposed fire hydrant locations.
 - b. Existing and proposed fire hydrant locations. Hydrant separations to be within 300'. Move proposed hydrant to an area to achieve separation. Add FDC by relocated hydrant.
Response: The fire hydrant and FDC location have been revised per your suggested locations.
- [DIAGRAM HERE]
- c. Dimensions of the three nearest adjacent hydrants to the project site
Response: The existing hydrants are located on the plan with dimensions between hydrants.
 - d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
Response: the fire line and Siamese are located on the outside of the building. See the Utility plan sheet WS-1 for locations.
 - e. Show location of FDC for Bldg II by existing hydrant.
Response: The FDC is located per your suggestion.
 - f. Please show type of construction on plan legend.
 - g.
5. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
Response: see attached fire flow test.
- b. Building Construction Type and Square Footage
Response: see attached site plan with information in data table.
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
Response: See attached fire flow demand calculations.
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
Response: See attached fire protection water supply design 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).
Response: See attached letter from HSQ Group.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

- 6. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated. Show parking signs along entrance into complex and along the relocated hydrant.
 - c. Fire Department Access Routes During Construction
- 7. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 8. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 9. Address Detail

10. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
11. Minimum Radio Signal Strength for Fire Department Communications — See details on the next page.

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
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.

12. A test "grid" plan shall be produced to ensure testing throughout the building.
13. 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

14. 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
15. 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.

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]

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- 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]

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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]

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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]

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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]

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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]

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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*]

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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 1/2 inches in size with four (4) National Standard Threads per inch.
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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 builders 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 Engineers 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.

FIRE & RESCUE		
Fire Flow Worksheet		Page 1/3
Needed Fire Flow Work Sheet (ISO formulas)		
Address:	Daniel Beach Blvd.	
Project Name:	Saratoga Crossing West building 2	Occupancy Type: residential
Construction Type:	Type II-B	Number of Stories: 4
STEP 1		
Take the area, which is 100% sq. ft. of the first floor plus the following 50% of the total area of the other floors.		
First Floor Area In Sq. Ft.	15,352	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	46,084	
Total Area Entire Building	38,394	
STEP 2		
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI		
Construction Type	Class	F Value
Frame	1	1.5
Joint Masonry	2	1
Non-combustible	3	0.8
Heavy Timber	4	0.8
Modified fire resistance	5	0.6
Fire resistive	6	0.6
Construction Class	2	
Square Root of the Area x F x 18	3500	= C Value
FIRE & RESCUE		Page 2/3
ISO Fire Flow Worksheet		
Needed Fire Flow Work Sheet (ISO formulas)		
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (OI)	
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.	1.0

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.

1.15

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.

1.25

Occupancy Class Selected (1 thru 5)

1

GPM x OI

2625

FIRE & RESCUE

Page 3/3

ISO Fire Flow Worksheet

Needed Fire Flow Worksheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building

140

Xi (from table)

0.34

Multiply GPM from step 4 by (1+Xi)

Total From Step 4

3518

STEP 5 Approved Fire Sprinkler System? (Y or N)

Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit

879

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

2500 GPM

FIRE & RESCUE			
Fire Flow Worksheet			Page 1/3
Needed Fire Flow Work Sheet (ISO formulas)			
Address:	Danla Beach Blvd.		
Project Name:	Saratoga Crossing East building 2	Occupancy Type:	residential
Construction Type:	Type II-B	Number of Stories:	4
STEP 1			
Take the area, which is 100% sq. ft. of the first floor plus the following 50% of the total area of the other floors.			
First Floor Area in Sq. Ft	9,868	Sq. Ft. @ 100%	
Additional Floors			
Enter total area in sq. ft for all other floors	27,836		
Total Area Entire Building	23,786		
STEP 2			
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI			
Construction Type	Class	F Value	
Frame	1	1.5	
Jolt Masonry	2	1	
Non-combustible	3	0.8	
Heavy Timber	4	0.8	
Modified fire resistance	5	0.6	
Fire resistive	6	0.6	
Construction Class	2		
Square Root of the Area x F x 18	2750	= C Value	
FIRE & RESCUE			Page 2/3
ISO Fire Flow Worksheet			
Needed Fire Flow Work Sheet (ISO formulas)			
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (O)		Occupancy Factor
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.		0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.		0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.		1.0

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.

1.15

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.

1.25

Occupancy Class Selected (1 thru 5)

1

GPM x OI

2062.5

FIRE & RESCUE

Page 3/3

ISO Fire Flow Worksheet

Needed Fire Flow Worksheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building

24

Xi (from table)

0.43

Multiply GPM from step 4 by (1+Xi)

Total From Step 4

2949

STEP 5 Approved Fire Sprinkler System? (Y or N)

Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit

737

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

2250 GPM

WATER FLOW TEST REPORT



XTREME Fire Protection, Inc.
5081 S State Rd 7 - Suite 807
Davie, FL 33314
PH: 786-437-7939 FAX: 786-319-9965

HYDRANT # & LOCATION Saratoga Crossings 715 W. Danla Beach Blvd DATE: 12/12/2017

TEST BY: Xtreme Fire Pro Day or Week: Tuesday TIME OF DAY: 9:15am MIN. OF FLOW: 20

WATER SUPPLIED BY: Municipal

PURPOSE OF TEST: N/A

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u> </u>
COEFFICIENT:	<u>0.9</u>	<u>0.9</u>	<u> </u>
PITOT READING:	<u>43</u>	<u>48</u>	<u> </u>
GPM:	<u>1100</u>	<u>1163</u>	<u>0</u>

TOTAL FLOW DURING TEST: 2263 GPM

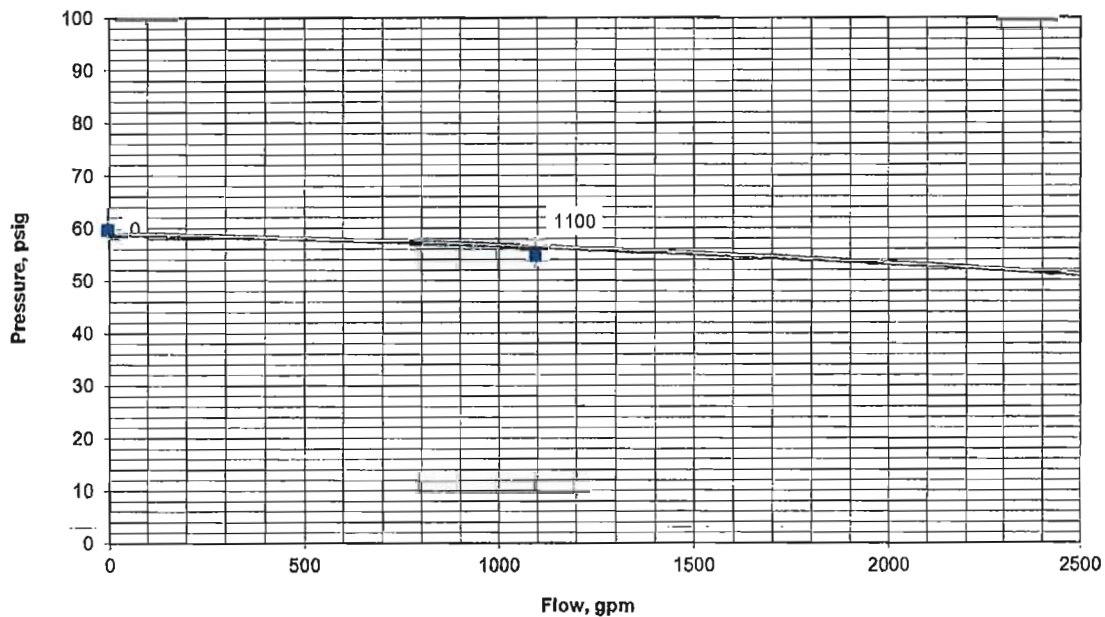
STATIC READING: 60 PSI

RESIDUAL: 55 PSI

→ RESULTS: AT 20 PSI RESIDUAL 6955 GPM ← AT 0 PSI 8658 GPM

ESTIMATED CONSUMPTION: 45256 GAL.

REMARKS:





Saratoga Crossings 24HR Static Data 12/11/17 - 12/12/17

Test Conducted by Xtreme Fire Protection, Inc.

Witnessed by City of Dania Beach Fire Dept and Utilities Dept.

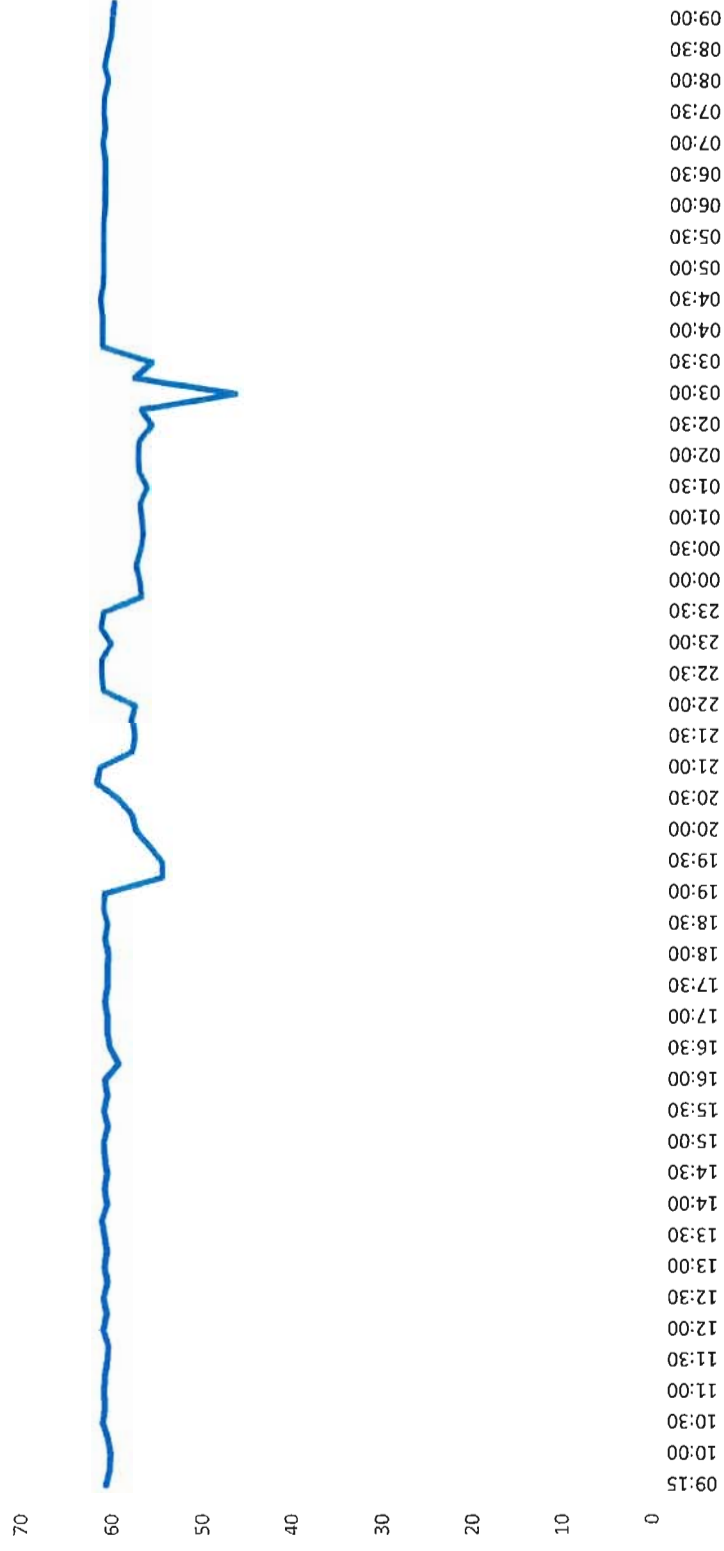
Time	PSI
09:15	60.8
09:30	60.4
10:00	60.3
10:15	60.6
10:30	61.2
10:45	61
11:00	61.1
11:15	61
11:30	60.7
11:45	60.6
12:00	61.2
12:15	60.8
12:30	61.2
12:45	60.7
13:00	61.1
13:15	60.8
13:30	61.1
13:45	61.4
14:00	60.8
14:15	61.1
14:30	60.8
14:45	61.1
15:00	61.2
15:15	60.7
15:30	61.2
15:45	60.8
16:00	61.1
16:15	59.5
16:30	60.5
16:45	60.8
17:00	60.8
17:15	61.1
17:30	60.8
17:45	60.8
18:00	60.7
18:15	61.1
18:30	60.8
18:45	61.3

19:00	61.1
19:15	54.8
19:30	54.8
19:45	56.2
20:00	57.7
20:15	58.1
20:30	59.6
20:45	62
21:00	61.6
21:15	58.1
21:30	57.8
21:45	58.1
22:00	57.6
22:15	61.2
22:30	61.4
22:45	61.4
23:00	60.3
23:15	61.5
23:30	61.2
23:45	57
00:00	57.2
00:15	57.6
00:30	57.1
00:45	56.8
01:00	57
01:15	57.2
01:30	56.4
01:45	57.3
02:00	57.4
02:15	57.3
02:30	55.9
02:45	57.1
03:00	46.7
03:15	57.8
03:30	55.9
03:45	61.4
04:00	61.4
04:15	61.4
04:30	61.6
04:45	61.3
05:00	61.3
05:15	61.3
05:30	61.3
05:45	61.3
06:00	61.1
06:15	61.1
06:30	61.1

06:45	61.1
07:00	61.4
07:15	61.1
07:30	61.3
07:45	61.2
08:00	60.7
08:15	61.2
08:30	60.8
08:45	60.4
09:00	60.3
09:15	60.1

Please contact us with any questions or concerns.
5081 South State Rd 7 Suite 807, Davie, FL 33314
P: (786) 566-6503
F: (786) 319-9965

Saratoga Crossings 24HR Static 12/11/17 - 12/12/17





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: 10/6/17
Site Plan Application #: SP-100-17
Name of Project/Development: Saratoga Crossing
Address of Project/Development: 705 W Dania Beach Blvd & 1105 W Dania Beach Blvd
Owner/Agent: Saratoga Crossings, Ltd.
Design Professional of Record: HSQ Group, Inc.
Water Purveyor: Dania Beach
Water Purveyor Address: 100 W Dania Beach Blvd

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 II-B in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 2250 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



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

December 13, 2017

Raul Cosme
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: Saratoga Crossings

Mr. Cosme:

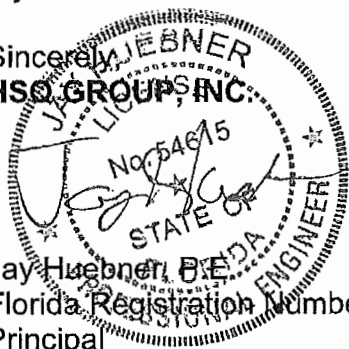
HSQ Group has designed the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

If you have any questions or require additional information, please do not hesitate to contact my office.

Sincerely,

HSQ GROUP, INC.

Jay Huebner, P.E.
Florida Registration Number 54615
Principal



Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, November 28, 2017 9:56 AM
To: Carrie, Anne-Christine
Subject: FW: Traffic Study - Saratoga Crossings East and West

FYI

From: Navarro, Ronnie
Sent: Monday, November 20, 2017 4:19 PM
To: Lajoie, Corinne; LaFerrier, Marc
Cc: bailiner@gtlaw.com; neufeldm@gtlaw.com; karl@traftech.biz; Kaine, Brad; Pollard, Antoine; Wray, Macee
Subject: Traffic Study - Saratoga Crossings East and West

Hi Corinne,

The required traffic impact study for the above-cited subject project as prepared by Joaquin E. Vargas, PE of Traf Tech Engineering, Inc for Atlantic Pacific Communities is deemed complete and accepted.

Thank you

Ronnie S. Navarro, PE
Deputy Director | City Engineer
City of Dania Beach | Florida
ext 3615

From: Navarro, Ronnie
Sent: Monday, November 20, 2017 4:14 PM
To: karl@traftech.biz
Cc: bailiner@gtlaw.com; 'neufeldm@gtlaw.com'
Subject: RE: Saratoga - Traffic Study

Hi Karl,

In reviewing your trip generation analysis, I came up with one interesting finding using the ITE GM 9th Edition the difference between proposed and existing is 28 per your calculations, however, applying the same data with the ITE GM 10th Edition, the difference is 44. Still not a significant increase in local road traffic.

I will be signing off on your traffic study.

Thanks

Ronnie S. Navarro, PE
Deputy Director | City Engineer



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

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

From: neufeldm@gtlaw.com [<mailto:neufeldm@gtlaw.com>]
Sent: Monday, November 20, 2017 2:47 PM
To: Navarro, Ronnie
Cc: bailiner@gtlaw.com; karl@traftech.biz
Subject: RE: Saratoga - Traffic Study

Ronnie – I am following up to see if you've had an opportunity to review the attached. I met with Marc Leferrier on this project this morning and he is requesting your statement confirming acceptance of our study. Please advise at your earliest convenience.

Marissa

Marissa A. Neufeld
Associate
Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131
Tel 305.579.0825 | Fax 305.961.5529
neufeldm@gtlaw.com | www.gtlaw.com



From: Neufeld, Marissa A. (Assoc-Mia-LDZ-RE)
Sent: Friday, October 27, 2017 12:24 PM
To: 'rnavarro@daniabeachfl.gov'
Cc: Bailine, Ryan D. (Shld-Mia-LDZ-RE); 'Karl@traftech.biz'
Subject: Saratoga - Traffic Study

Ronnie – as a follow up to our meeting yesterday, I am attaching a PDF copy of the traffic and parking study here. As we discussed yesterday, there will be a slight increase in the provided parking since we are now capturing the on-street spaces adjacent to our site. We will provide an update once we have those final numbers. Karl Peterson is copied here for further coordination on the study.

Please let us know if you have any questions.

Marissa

Marissa A. Neufeld
Associate
Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131
Tel 305.579.0825 | Fax 305.961.5529
neufeldm@gtlaw.com | www.gtlaw.com



If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate such information.

November 7, 2017

VIA EMAIL

tamarajames@daniabeachfl.gov

Tamara James, Mayor
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004**Re: 705-815 and 1105-1165 West Dania Beach Boulevard (the "Property")
Saratoga Crossing (the "Development")**

Dear Mayor James:

Our firm represents Atlantic Pacific Communities, LLC ("APC") in connection with the above-captioned Development. As a follow up to our recent meeting, below please find the information you requested regarding the Development in relation to the existing multi-family units on the Property.

I. Current Rent vs. Proposed Rent

The current apartment units on the Property are public housing units where tenants pay rent equal to 30% of their income. All existing tenants who are relocated during construction of the Development will be given a Section 8 Voucher (the "Voucher"). The Voucher will allow those residents to move anywhere in Broward County that accepts vouchers, and continue to pay no more than 30% of their annual income in rent. In other words, there will be no rent increase for those residents of the Property. If a tenant elects to move back once the Development is complete, they will bring the Voucher with them and continue to pay no more than 30% of their income in rent.

The breakdown of rents for tenants that do not have a Voucher are listed below (these would be rents that only new tenants would pay):

FAMILY UNITS

Rent Schedule	# of Units	Unit Type VLI/LI/MKT	Unit Sq. Ft.	Rent Limit	Net Rent
1 Bedroom	6	ELI	603	30%	\$343
1 Bedroom	47	LI	603	60%	\$771
2 Bedroom	5	ELI	844	30%	\$412
2 Bedroom	47	LI	844	60%	\$927
3 Bedroom	2	ELI	1,112	30%	\$479
3 Bedroom	20	LI	1,112	60%	\$1,074

November 7, 2017

Page 2

3 Bedroom	1	Exempt	1,112	100%	\$0
Total/Average	128		101,423		106,362

ELDERLY UNITS

Rent Schedule	# of Units	Unit Type VLI/LI/MKT	Unit Sq. Ft.	Rent Limit	Net Rent
1 Bedroom	5	ELI	603	30%	Section 8*
1 Bedroom	36	LI	603	60%	Section 8*
1 Bedroom	3	MKT	603	MKT	Section 8*
Total/Average	44		26,541		32,042

Please note, the 44 elderly units will receive project-based Vouchers which will result in the tenants paying no more than 30% of their annual income in rent.

II. New Tenant Screening Procedures

APC will use two sets of screening standards, one for existing tenants that elect to return to the Development and another for new tenants that come to lease apartments once the Development is built.

The existing tenants will be given the first opportunity to return to the Development and will be screened under the current policies used by the Dania Beach Housing Authority. These policies mirror HUD's public housing screening requirements and include automatic rejection of individuals for:

- Violent crimes
- Gang related crimes
- Sexual crime
- Drug distribution
- Possession of methamphetamine
- A felony in the last 5 years

Since the current tenants meet these screening requirements, it is anticipated they will be able to return, so as long as they are not convicted of one of the above crimes while living outside of the Development. There is no credit requirement for the return tenants, since they will be returning to the Development with the Voucher they were given to relocate. The rent the tenant pays on these Vouchers is equal to 30% of their income, just as it was when the Property was a public housing community. As such, there is no additional rent burden to tenants that return to the Development.

The new tenants for the affordable tax credit units will be held to a different standard, which includes automatic rejection of individuals for:

- Violent crime
- Sexual crimes
- Gang related crimes

November 7, 2017

Page 3

- Felonies in the last 7 years
- Non-violent misdemeanors are looked at on a case by case basis

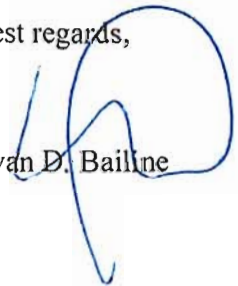
There will also be a credit and rental history check on the tenants with a one or two month security deposit based on the above factors; APC will offer an assistance program for payment of the security deposit on a case-by-case basis.

III. Market Rate Component

There are four (4) units that are non-rent restricted (market rate). These units are part of the 44 unit Elderly component. The Dania Beach Housing Authority intends to place project-based Vouchers on all 44 units. This will result in all tenants, including those in the non-rent restricted units, paying no more than 30% of their annual income in rent.

After you have an opportunity to review the above, please do not hesitate to contact us should you have any questions or need additional information.

Best regards,



Ryan D. Bailine

RDB:ml

cc: Atlantic Pacific Communities, LLC
Jaret Davis, Esq., Greenberg Traurig, PA

MIA 186167962v1

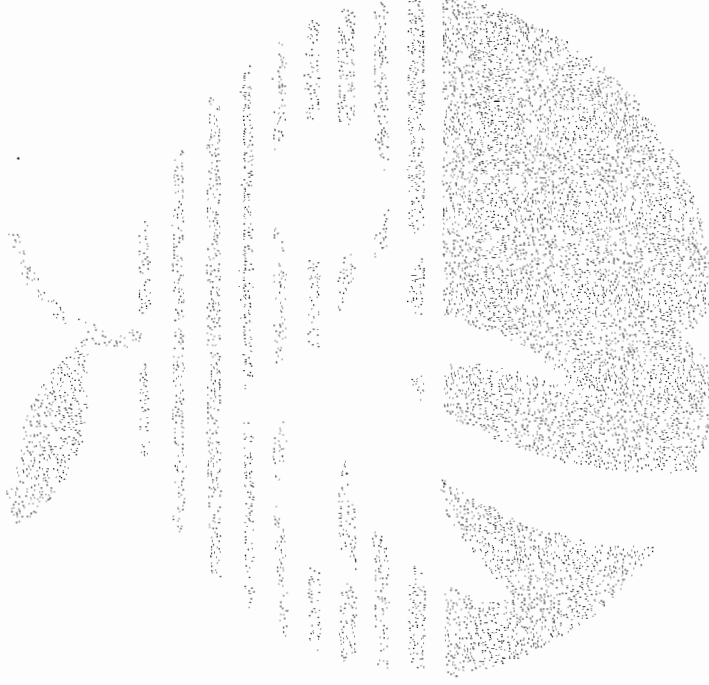
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2340-2017

County Number: 033-MP-17 Municipality Number: PL-110-17
Saratoga Crossings

November 30, 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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT
Date:	November 30, 2017		Single-Family:	Community amenities and playground		Elementary: 2
Name:	Saratoga Crossings		Townhouse:			
SBBC Project Number:	SBBC-2340-2017		Garden Apartments:			Middle: 1
County Project Number:	033-MP-17		Mid-Rise:			
Municipality Project Number:	PL-110-17		High-Rise:			High: 2
Owner/Developer:	Dania Beach Housing Authority		Mobile Home:			
Jurisdiction:	Dania Beach		Total:	74		Total: 5

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
Collins	371	371	340	-31	-1	91.6%	25
Bethune, Mary M.	1,106	1,106	664	-442	-24	60.0%	8
Olsen	1,125	1,125	708	-417	-18	62.9%	12
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	74

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bethune, Mary M.	672	-434	60.8%	666	657	647	638	628
Collins	365	-6	98.4%	342	351	361	371	380
Olsen	720	-405	64%	658	628	597	567	536
Hollywood Hills	1,995	-696	74.1%	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
Avant Garde Academy	750	68	-682	68	68	68
Avant Garde K-8 Broward	1,374	1,148	-226	1,148	1,148	1,148
Bridge Prep Academy Of Hollywood Hills	500	367	-133	367	367	367
New Life Charter Academy	550	98	-452	98	98	98
Sunshine Elementary	500	304	-196	304	304	304

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Bethune, Mary M.	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Collins	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Olsen	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

Staff reviewed the application for 74 (two or more bedroom) midrise units, which are anticipated to generate 5 (2 elementary, 1 middle and 2 high school) students.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity, and while Olsen Middle and Hollywood High Schools are expected to maintain their current status through the 2018/19 school year, Collins Elementary School may not have sufficient excess capacity to absorb the impact of the proposed development and maintain its LOS. Therefore, the School District Capacity Allocation Team (CAT) convened on November 29, 2017 and allocated the elementary student stations that may be needed for the project to Bethune Elementary School, which is adjacent to Collins Elementary School and projected to maintain the LOS for the next two effective school years. 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.

The charter schools located within a two-mile radius of the project site in the 2016/17 school year 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. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2017/18– 2021/22, regarding pertinent impacted public 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 for 180 days for a maximum of 74 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on May 28, 2018. 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.

Parking Study

DRAFT

Kennedy Homes Fort Lauderdale, Florida

September 2009

Prepared For:

The Carlisle Group
2950 SW 27th Avenue, Suite 200
Miami, Florida 33133

Prepared By:

Jacobs Engineering Group, Inc.
6363 NW 6th Way, Suite 300
Fort Lauderdale, Florida 33309
Phone: (954) 315-1011
Fax: (954) 315-1040
E-mail: leighann.nichols@jacobs.com

AC

Kennedy Homes Parking Study

DRAFT

Introduction

Kennedy Homes is a mixed senior and multi-family low income housing development located on the south side of Broward Boulevard (SR 842) between SW 9th Avenue and SW 11th Avenue in the City of Fort Lauderdale. Currently the residential development consists of a total of 132 low income housing units: 82 one-bedroom units, 36 two-bedroom units, and 14 three-bedroom units. Access to the site is provided at three (3) locations. One driveway is located on Broward Boulevard. Due to the restrictive median, access at this location is limited to right-in / right-out movements only. Full access is provided on SW 11th Avenue (the west side of the site) and also where Arpeika Street / SW 1st Street and SW 9th Terrace connect. The location of the site is depicted in Figure 1.

The applicant is proposing to demolish the existing facilities and re-construct the same number of units (132 units). The following unit mix is proposed: 40 units for the senior residents (one-bedroom units) and 92 units for families (83 two-bedroom units and 9 three-bedroom units). Existing accessory buildings such as a community center, maintenance, and management office space will also be refurbished on-site. The community center is proposed to consist of an exercise room, library, break room, and computer lab. These facilities will be for residents only. The management office on-site is anticipated to have approximately four staff, some of whom will live on-site.

Vehicular access to the site is proposed to be provided on SW 11th Avenue, Arpeika Street, and SW 9th Terrace. No direct access will be provided from/to Broward Boulevard. According to the Unified Land Development Regulations (ULDR) Codified through Ord. No. C-08-37 (enacted July 15, 2008 – Supp. No. 19) Section 47-20.2, 274 parking spaces are required for this project. The parking requirement calculations for the proposed project are shown on the site plan included in Attachment A.

Parking Reduction

A parking reduction is being sought for the Kennedy Homes re-development. As agreed upon in the methodology meeting, the scope of this study is based upon the criteria set forth for a parking “reduction” study in the ULDR Section 47-20.3.A.5. According to Section 47-20.3.A.5 of the ULDR, the reviewing body shall consider the application for parking reduction based upon the following criteria:



FIGURE 1
Kennedy Homes
Fort Lauderdale, Florida

Site Location Map

JACOBS
6363 NW 6 Way, Suite 300
Fort Lauderdale, Florida 33309

"b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses;"

Because Kennedy Homes will consist of residential units that will be designated for residents with low or very low incomes, the parking demand associated with the development is anticipated to be lower than that of other higher income residential developments within the City. (It should be noted that the Kennedy Home residents that currently resides there are anticipated to return upon re-construction.) However, the City of Fort Lauderdale's *Code of Ordinances* does not assign different parking requirements for lower income or senior housing facilities, and therefore, the applicant has requested that a parking study be performed to determine the appropriate number of required parking spaces.

Methodology

A meeting was held on January 15, 2008 with City Staff and one of the City's Transportation Consultants to discuss an appropriate methodology for a parking study for the Kennedy Homes project. In the meeting, it was indicated that the research and information contained in the Dixie Court Parking Reduction Study remains accurate and relevant, and that information would be supplemented for the Kennedy Homes Parking Study. In particular, the following additional research and analysis was discussed and agreed upon:

- ☐ The data collection for the study will consist of one Saturday count at the existing Kennedy Homes development. The count would be conducted in 30-minute intervals on Saturday, January 26th during the following times:
7 AM - 10 AM, 12 PM - 3 PM, and 6 PM - 11 PM.
- ☐ The occupancy at all data collection sites used for the Dixie Court Parking Reduction Study (November 2006) as well as the current occupancy at Kennedy Homes would be verified, where occupancy is defined as at least one person physically living in unit – not merely rented.
- ☐ Verify if a parking permit is required to park on-site.
- ☐ Research and collect national parking data for developments with similar characteristics – low income and senior housing, access to transit, etc.
- ☐ Conduct survey to determine residents' transportation mode. Survey should include age, people per unit, if transit is used and how often, if a vehicle is owned, and if another transportation mode is used.

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The meeting summary / methodology is included in Attachment B.

Data Collection

In accordance with the methodology previously described, a parking survey was re-conducted at the existing Kennedy Homes site. The parking counts were collected in 30-minute intervals on Saturday, January 26, 2008 from 7 AM - 10 AM, 12 PM - 3 PM, and 6 PM - 11 PM. The parking survey counts are contained in Attachment C.

Data Collection Results

As shown in Table D-1, the greatest number of occupied spaces observed during the parking survey hours identified above was 66 spaces. As previously mentioned, the Kennedy Homes site currently contains a total of 132 units. Therefore, using the data collected on-site, an existing parking demand ratio of 0.5 spaces per unit, or 1 space for every 2 units, can be calculated directly. At the time of data collection, there were two vacancies (occupancy rate was approximately 98%) as reported by the Executive Director / CEO of the Housing Authority of the City of Fort Lauderdale. It was also verified that parking permits are required to park on-site at night.

The unit mix of the existing development consists of primarily one-bedroom units, while multi-family units make-up approximately 38% of the existing development. The future development is proposed to primarily consist of multi-family units (approximately 70%). Because the unit mix is anticipated to change with a higher concentration of multi-family units, using the parking demand determined on-site does not appear to be an accurate or conservative approach to estimating future demand of the facility.

However, it should be noted that many of the residents that currently reside on-site will be returning to Kennedy Homes upon re-construction. As a result, the demographics of the Kennedy Homes residents and consequently, the parking characteristics of the site are not anticipated to change. Taking into consideration the change of the unit mix proposed on-site, we believe the parking demand ratio calculated from the data collected on-site can be used as a check for determining future parking projections for the site.

Summary of Dixie Court Results

For the Dixie Court project, the total number of proposed residential units was 154: 88 units for families and 66 units for senior residents. According to the ULDR Section 47-20, 295 parking spaces were required for this project. Parking data was collected at similar properties within the City: Sailboat Bend Apartments, Sunnyreach Acres,

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Sunnyreach Family Units, and Kennedy Homes. The characteristics used to identify these similar properties were: location, tenant demographics, number of units, and bedroom mix.

For the Dixie Court project, it was recommended that between 139 and 170 parking spaces are necessary. This recommendation included an adjustment factor of 20% (to account for higher than normal parking demand due to holidays and special events) and utilized several different parking ratios determined from the parking surveys conducted for this project.

The applicant proposed to provide 186 parking spaces with the ability to implement 36 additional spaces if necessary upon the development of Phase 2. Therefore, a parking reduction of 109 spaces (or approximately 37%) was requested and approved. Should the additional parking capacity be provided, the parking reduction would be reduced to a total of 73 spaces (or approximately 25%).

As requested, the occupancies of the developments used to determine the parking projections for Dixie Court were verified, where occupancy is defined as at least one person physically living in the unit – not merely rented. According to the Housing Authority of the City of Fort Lauderdale, all sites maintain an average occupancy of approximately 98% due to the discounted rent model that is used.

The parking space occupancy rates from this parking count data were determined to be a maximum of 0.37 spaces per unit for the senior communities (Sailboat Bend and Sunnyreach Acres), and a maximum of 1.34 spaces per unit for the low income multi-family units (Sunnyreach Family Units). Using these maximum rates, the demand for the Kennedy Homes re-development can be determined to be 139 spaces ($0.37 * 40$ senior units + $1.34 * 92$ multi-family units). With the inclusion of a 20% cushion to account for higher than normal parking demands, the total demand would be 167 parking spaces.

The results of the data collection effort for the Dixie Court project (November / December 2006) are included in Attachment D.

Additional Support For Parking Reduction

Access to Transit

As previously mentioned, the parking requirements for a low income / senior housing development are anticipated to differ from other higher income residential developments in the area. The difference in parking space supply / occupancy is largely due to the difference in vehicle ownership rates of the residents and guests. Typically in lower income developments, alternative modes of transportation are used, including transit. The location of the site is ideal for this re-development due to the close proximity of the

Broward County Transit Facility. The Broward County Transit Facility is located at Broward Boulevard and the FEC tracks. This facility serves as the major transfer point for all County transit services, which makes the use of these services very convenient for the residents and guests of Kennedy Homes.

Parking Research

National parking data related to low income and senior housing were researched. Parking data for senior (independent) housing were found in *Parking Generation* (3rd Edition) as published by the Institute of Transportation Engineers (ITE) and in the *Parking Standards Report No. 510/511* published by the American Planning Association (APA) Planners Advisory Service (PAS).

As contained in *Parking Generation*, Land Use #252 Senior Adult Housing – Attached, the results of two parking studies are presented. Peak parking demand ratios from these two studies were determined to be 0.50 and 0.33 parked vehicles per dwelling unit, respectively, for a typical weekday. Similar ratios were determined on a Saturday.

Various parking requirements for elderly housing in several cities/counties nationwide are documented in the *Parking Standards* report. Requirements vary from 0.2 spaces per unit to approximately 1.5 spaces per unit. It should be noted that these requirements are reported for elderly housing without regard to income levels. As previously mentioned, the parking demand rates of low income housing developments, Kennedy Homes particularly, are anticipated to be somewhat lower due to low automobile ownership rates.

Relevant excerpts from these reports are included in Attachment E.

Conclusion

As shown on the proposed site plan included in Attachment A, a total of 172 parking spaces are to be provided, of which 23 spaces will be on-street parking. The total number of dwelling units proposed is 132, yielding in a parking supply ratio of 1.3 spaces per unit.

A parking reduction of approximately 33% (83 spaces) is being sought for the Kennedy Homes re-development. Based upon the parking counts collected for the Dixie Court Parking Reduction Study and the parking re-count conducted at the existing Kennedy Homes development, the parking supply proposed for the Kennedy Homes site appears to be adequate.



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.: _____

(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: 705 - 815; 1105 - 1165 W Dania Blvd., Dania Beach, FL

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

Recorded Plat Name: Mizell Gardens; Mizell Gardens Two; and Stoinoff's Valhalla

5042 34 52 0020 ; 5042 34 52 0010
Folio Number(s): and 5042 34 55 0010 Legal Description: See Exhibit A

Applicant/Consultant/Legal Representative (**circle one**) Marissa A. Neufeld

Address of Applicant: c/o Greenberg Traurig P.A. 333 SE 2nd Ave, 4400 Miami FL 33131

Business Telephone: 305-579-0825 Home: _____ Fax: _____

E-mail address: neufeldm@gtlaw.com

Name of Property Owner: The Housing Authority of the City of Dania, Florida

Address of Property Owner: 715 W. Dania Beach Blvd, Dania Beach, FL 33004-3227

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Approval

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

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

Existing Use: _____ Proposed Use: _____

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

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 Greenberg Traurig, P.A.; Ryan Bailine, Marissa A. Neufeld (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.

The Housing Authority of the City of Dania, Florida, a Florida non-profit corporation

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

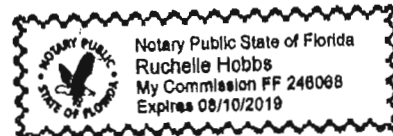
BEFORE ME THIS 5th DAY OF September, 2017

By:

Ruchelle Hobbs
(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.***

**DESCRIPTION OF
SARATOGA CROSSINGS**

LEGAL DESCRIPTION:

TRACT "A", **MIZELL GARDENS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL "A", **MIZELL GARDENS TWO**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

**DESCRIPTION OF
SARATOGA CROSSINGS II**

LEGAL DESCRIPTION:

THE SOUTH 333.98 FEET OF TRACT "A" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF **STOINOFF'S VALHALLA**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

Saratoga Crossings East Saratoga Crossings West

Dania Beach, Florida

traffic study



prepared for:
Atlantic Pacific Communities

Traf Tech
ENGINEERING, INC.

October 2017

October 6, 2017

Mr. Greg Griffith
Atlantic Pacific Communities
2950 SW 27th Avenue, Suite 200
Miami, Florida 33133

**Re: Traffic Study – Saratoga Crossings East & West
Dania Beach, Florida**

Dear Greg:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic impact study undertaken for two (2) proposed residential redevelopment projects planned to be located on the north side of W. Dania Beach Boulevard between NW 7th Avenue and NW 13th Avenue in the City of Dania Beach, Broward County, Florida.

It has been a pleasure working with Atlantic Pacific Communities on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

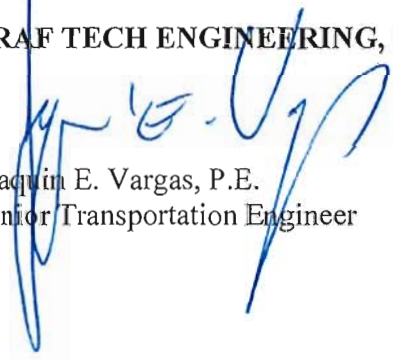


TABLE OF CONTENTS

INTRODUCTION.....	1
INVENTORY	3
Existing Land Use	3
Proposed Land Use and Access.....	3
EXISTING CONDITIONS.....	4
Roadway System	4
Nearby Intersections.....	4
TRAFFIC COUNTS	6
TRIP GENERATION	8
TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT.....	9
TRAFFIC ANALYSES.....	11
Future Conditions Traffic Volumes.....	11
Level of Service (LOS) Analyses	11
CONCLUSIONS	15

LIST OF FIGURES

FIGURE 1 – Project Location Map.....	2
FIGURE 2 – Existing Lane Geometry	5
FIGURE 3 – Existing Traffic Counts.....	7
FIGURE 4 – Project Traffic Assignment	10
FIGURE 5 – Future (2019) Background Traffic.....	12
FIGURE 6 – Future (2019) Total Traffic with Project.....	13

LIST OF TABLES

TABLE 1 – Trip Generation Summary	9
TABLE 2 – Intersection Levels of Service.....	14

Appendices

INTRODUCTION

The Dania Beach Housing Authority owns and maintains two (2) affordable residential apartment communities that are located on the north side of W. Dania Beach Boulevard between NW 7th Avenue and NW 13th Avenue in the City of Dania Beach, Broward County, Florida. More specifically, the subject sites are located at 705 and 1105 W. Dania Beach Boulevard. Figure 1 on the following page shows the location of the two (2) project sites as well as the transportation network located in the immediate vicinity.

Traf Tech Engineering, Inc. has been retained by Atlantic Pacific Communities to conduct a traffic impact study in connection with the proposed redevelopment of these residential properties. This study addresses trip generation characteristics and the traffic impacts created by the proposed redevelopment on the nearby transportation network.

This study is divided into eight (8) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Traffic Counts
4. Trip Generation
5. Trip Distribution and Traffic Assignment
6. Traffic Analysis
7. Parking Requirements
8. Summary & Conclusions

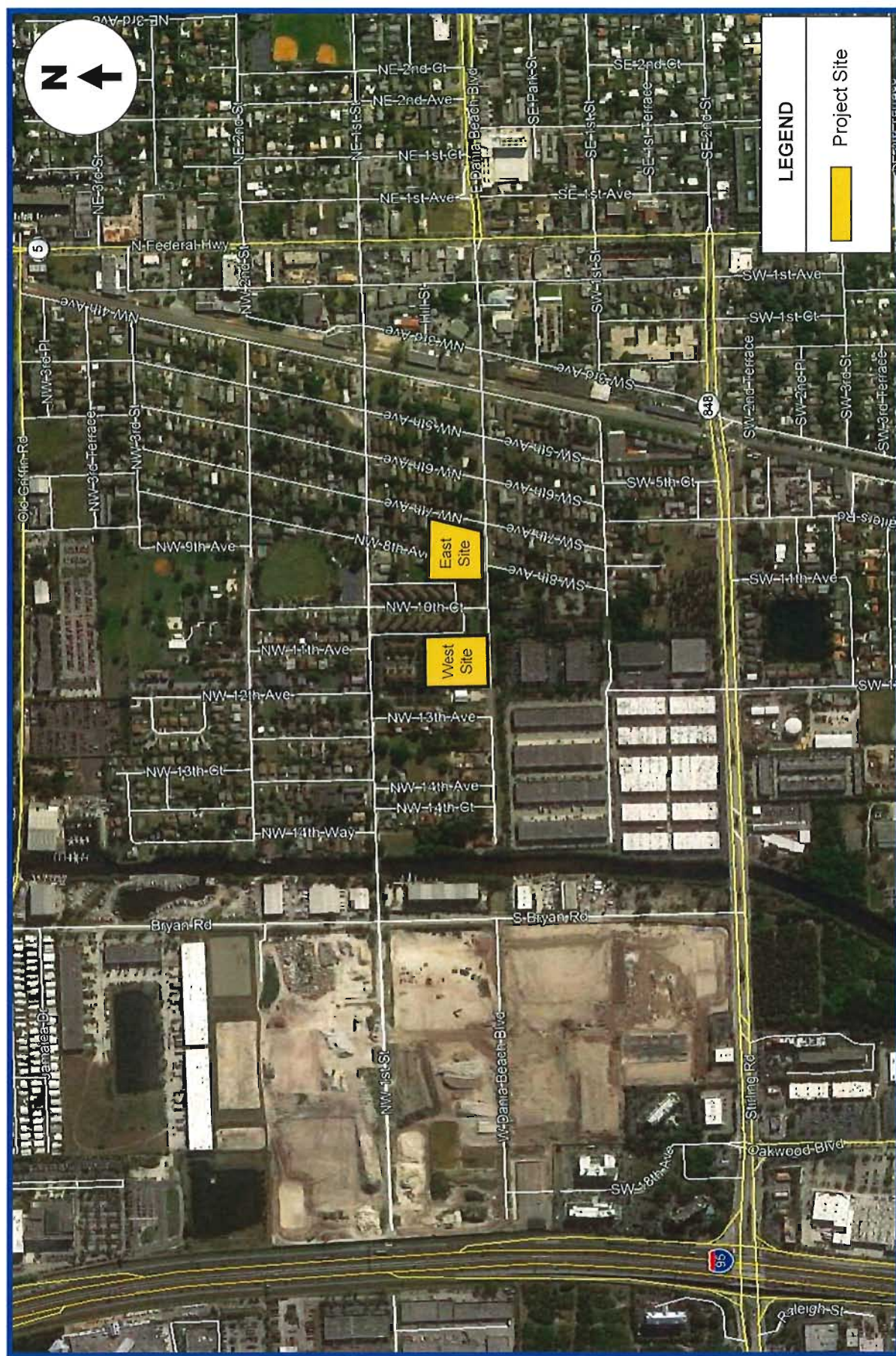


FIGURE 1
Saratoga Crossings
Dania Beach, Florida

INVENTORY

Existing Land Use and Access

The east project site is currently developed with 13 residential apartment dwelling units while the west project site is currently developed with 26 residential apartment dwelling units. Both sites are considered as affordable housing communities. Each site has one (1) full access driveway on W. Dania Beach Boulevard.

Proposed Land Use and Access

The subject sites will be redeveloped with the following land uses, intensities, and vehicular access:

- Saratoga Crossings East (705 W. Dania Beach Boulevard)
 - 74 residential apartment dwelling units
 - One (1) full access driveway on W. Dania Beach Boulevard
- Saratoga Crossings West (1105 W. Dania Beach Boulevard)
 - 98 residential apartment dwelling units
 - One (1) full access driveway on W. Dania Beach Boulevard

The east site will consist of two (2) four-story buildings and the west site will consist of a four –story building and a three-story building. As with the existing development, the proposed communities will be considered as affordable housing and 44 of the dwelling units will be reserved for elderly residents. For purposes of this traffic study, both projects are anticipated to be built and occupied by the year 2019. Appendix A contains a copy of the proposed site plans for both projects.

EXISTING CONDITIONS

This section addresses the roadway system surrounding the project site.

Roadway System

The immediate transportation network located in the vicinity of the project sites includes two arterial roadways (E. Dania Beach Boulevard and US 1 / Federal Highway) and a local street (W. Dania Beach Boulevard). US 1 / Federal Highway is a four-lane undivided facility within the City of Dania Beach. E. Dania Beach Boulevard provides two (2) through lanes in each direction from Federal Highway to SE 2nd Avenue and three (3) through lanes in each direction between SE 2nd Avenue and Gulfstream Road. East of Gulfstream Road, E. Dania Beach Boulevard becomes a four-lane divided facility. W. Dania Beach Boulevard is a two-lane local facility (one through lane in each direction).

Intersections

For purposes of this study, the following intersection was selected for analysis purposes.

1. *US 1 / Federal Highway and E/W Dania Beach Boulevard.* This is a signalized intersection.

Figure 2 depicts the number of lanes on the roadways located within the study area of the proposed project. The turning lanes provided at the intersection selected for analysis purposes are also illustrated in this figure.

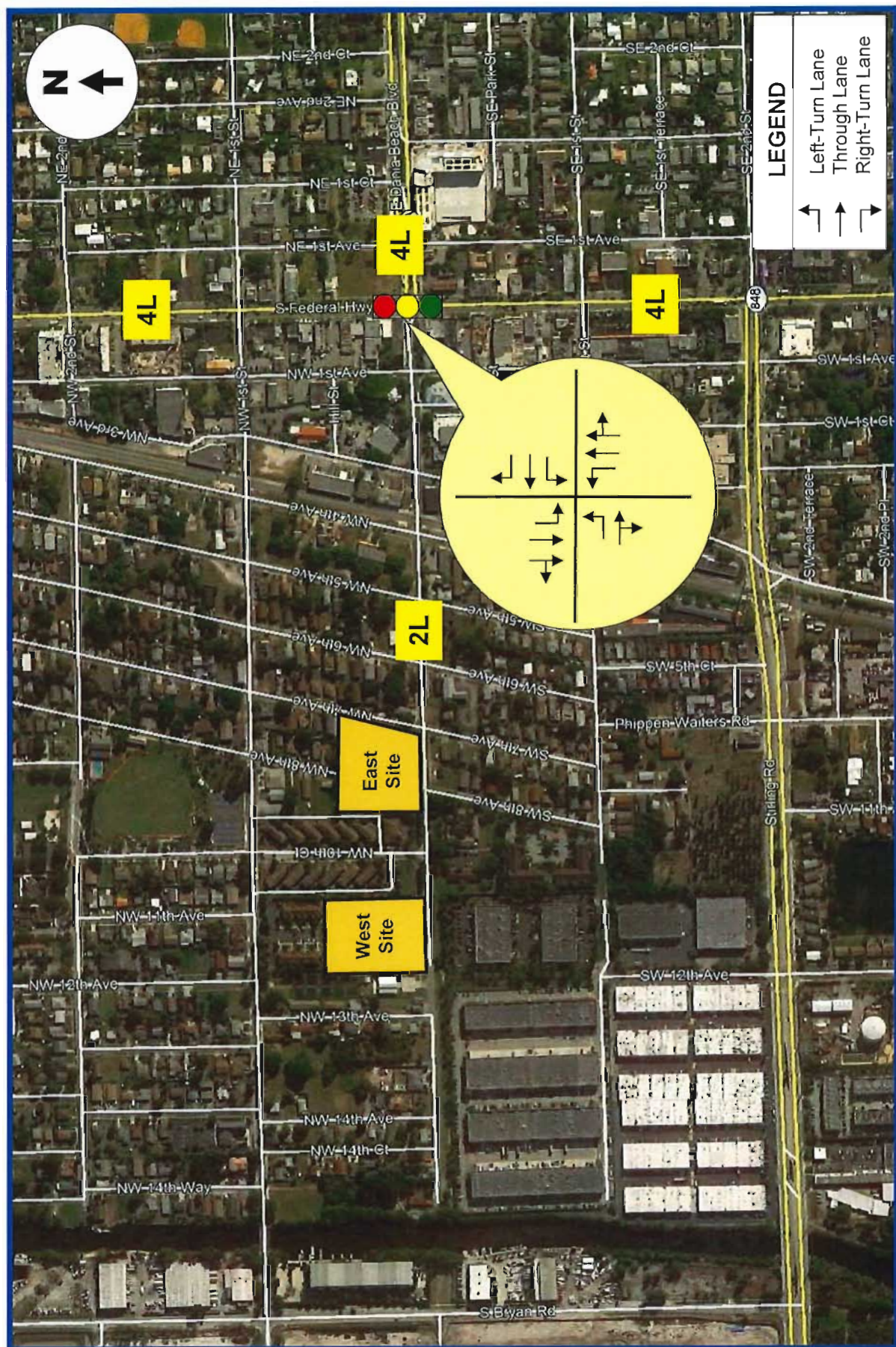


FIGURE 2
Saratoga Crossings
Dania Beach, Florida

EXISTING LANE GEOMETRY

TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Crossroads Engineering Data, Inc., collected traffic data at the following location:

- US 1 / Federal Highway and Dania Beach Boulevard (signalized)

The intersection turning movement counts performed by Crossroads Engineering Data, Inc. were collected on Thursday, May 26, 2016 during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM). The existing AM and PM peak hour traffic counts are presented in Figure 3 on the following page. Appendix B contains the traffic data as collected in the field. The signal timing plan for the signalized intersection of Federal Highway and Dania Beach Boulevard was obtained from Broward County and is presented in Appendix C.

TRIP GENERATION

The trip generation for the proposed development was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. According to the subject ITE manual, the most appropriate "land use" categories for the existing and proposed land uses are ITE's Land Use 221 – Low-Rise Apartment and Land Use 223 – Mid-Rise Apartment. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #221 – Low-Rise Apartment

- Weekday: $T = 6.59 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $\ln(T) = 0.82 \ln(X) + 0.23$ (21% in / 79% out)
- PM Peak Hour: $\ln(T) = 0.88 \ln(X) + 0.16$ (65% in / 35% out)

ITE Land Use #223 – Mid-Rise Apartment

- Weekday: $\ln(T) = 0.83 \ln(X) + 2.5$ ¹
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.41 (X) - 13.06$ (31% in / 69% out)
- PM Peak Hour: $T = 0.48 (X) - 11.07$ (58% in / 42% out)

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed developments. The results of this effort are documented in Table 1 below.

Table 1 Saratoga Crossings Trip Generation Analysis 705 & 1105 W. Dania Beach Boulevard - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Low-Rise Apartment - East	13 DU	86	2	8	10	7	4	11
Low-Rise Apartment - West	26 DU	171	4	14	18	14	7	21
Sub-Total (Existing)	39 DU	257	6	22	28	21	11	32
<i>Proposed</i>								
Mid-Rise Apartment - East	74 DU	434	5	12	17	15	9	24
Mid-Rise Apartment - West	98 DU	548	8	19	27	22	14	36
Sub-Total (Proposed)	172 DU	982	13	31	44	37	23	60
Difference (Proposed - Existing)	133 DU	725	7	9	16	16	12	28

Compiled by: Traf Tech Engineering, Inc. (October 2017).

Source: ITE Trip Generation Manual (9th Edition).

¹ The daily trip generation for this land use is based upon data for the High-Rise Apartment land use, ITE Code #222.

As indicated in Table 1, both projects together are projected to generate 982 daily vehicle trips, 44 AM peak hour vehicle trips (13 inbound and 31 outbound), and 60 vehicle trips (37 inbound and 23 outbound) during the typical afternoon peak hour. When considering the existing residential development on these sites, these projects are projected to result in 725 net new daily vehicle trips, 16 net new AM peak hour vehicle trips (7 inbound and 9 outbound), and 28 net new PM peak hour vehicle trips (16 inbound and 12 outbound).

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution for this project was 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 general trip distribution for the project is summarized below:

- 25% to and from the east via E. Dania Beach Boulevard
- 45% to and from the north on US 1 / Federal Highway
- 30% to and from the south on US 1 / Federal Highway

The net new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment at the intersection of US 1 / Federal Highway and Dania Beach Boulevard is summarized in Figure 4. Driveway volumes, which include the existing traffic generated by the existing development, are presented in Figure 5.

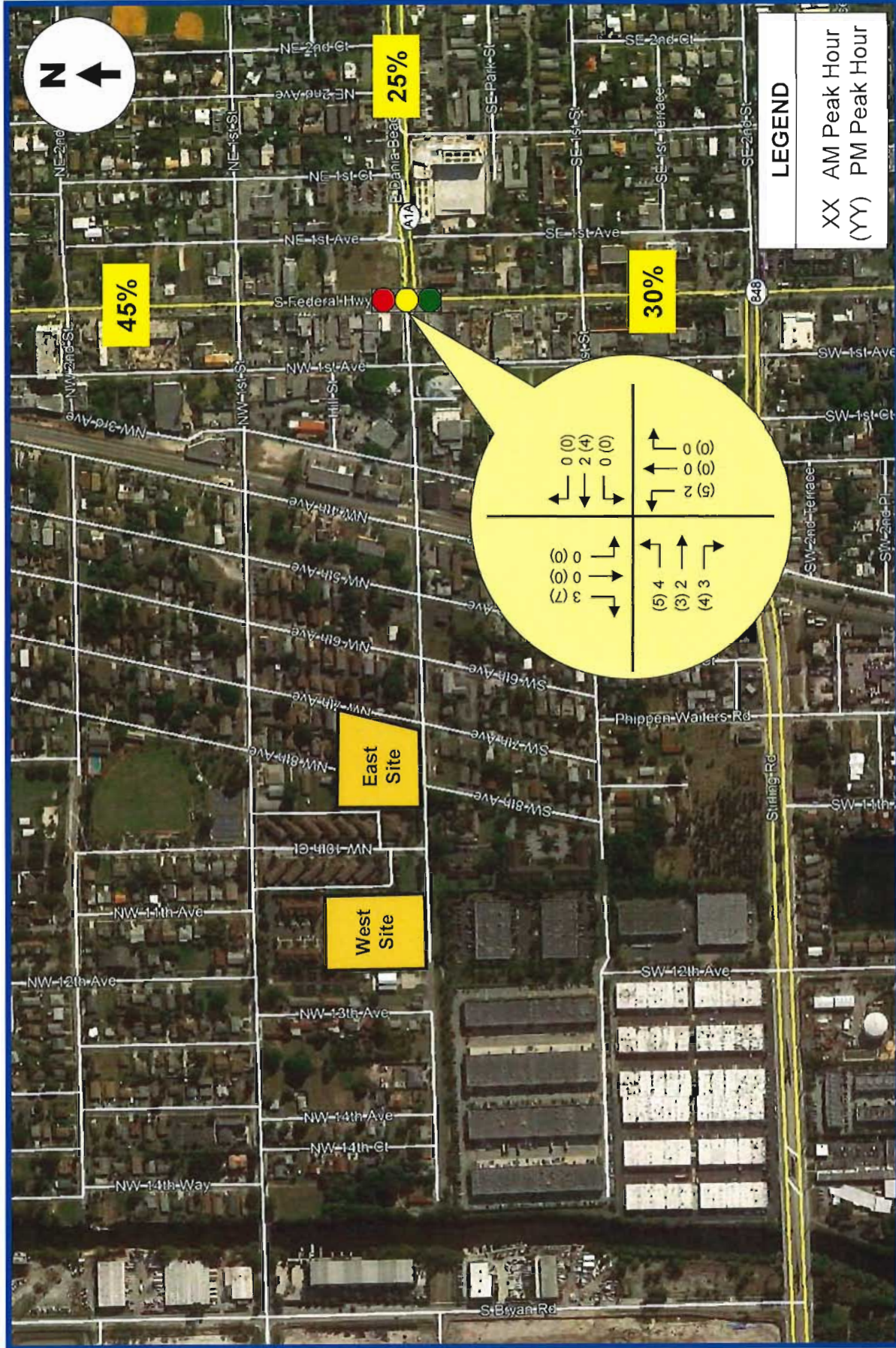


FIGURE 4
Saratoga Crossings
Dania Beach, Florida

PROJECT TRAFFIC ASSIGNMENT
US 1 / FEDERAL HIGHWAY & DANIA BEACH BOULEVARD

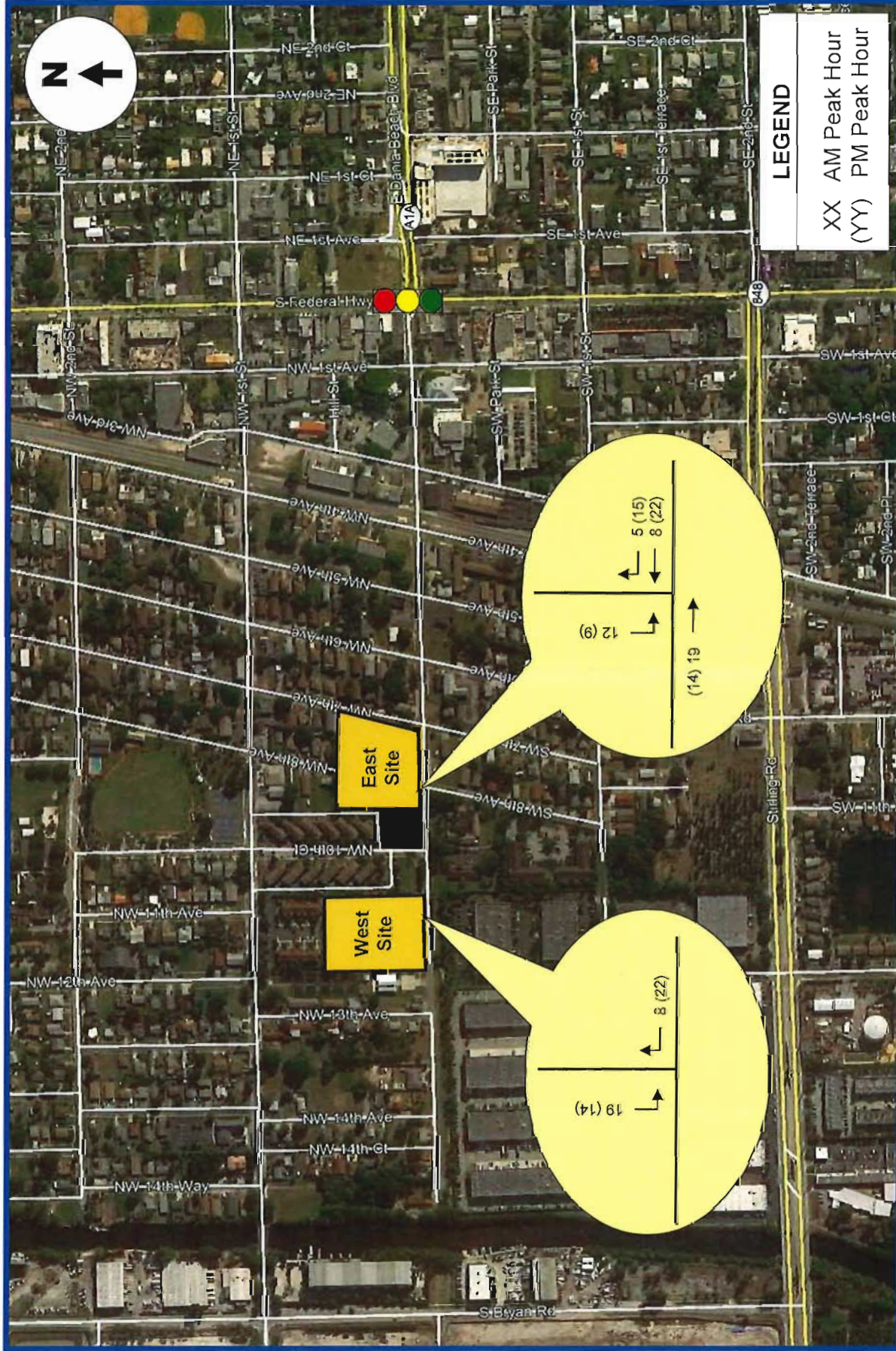


FIGURE 5
Saratoga Crossings
Dania Beach, Florida

**PROJECT TRAFFIC ASSIGNMENT
DRIVEWAY VOLUMES**

TRAFFIC ANALYSIS

This section of the study is divided into two parts. The first part consists of developing the future conditions traffic volumes for the study area. The second part includes level-of-service analyses for existing and future conditions.

Future Conditions Traffic Volumes

Two sets of future traffic volumes were developed. The first set includes project buildout conditions (assumed to be 2019) without the proposed project and the second set adds the project traffic anticipated to be generated by the proposed residential developments. In order to develop future-year traffic volumes, without the proposed project, two separate analyses were undertaken. The first analysis converts the existing AM and PM peak hour traffic counts collected in the field during the month of May to average peak season conditions. Based on FDOT's Peak Season Factor Category report, an adjustment factor of 1.04 is required to convert traffic counts collected in the fourth week of May to average peak season conditions (refer to Appendix D).

The second analysis includes a growth factor to project existing peak season traffic volumes to future conditions (year 2019). For purposes of this traffic study, a 1.0% growth rate was applied to the 2016 traffic counts in order to develop 2019 background traffic conditions. The 1.0% traffic growth rate is considered conservative since the three (3) nearest traffic counts stations maintained by the Florida Department of Transportation (FDOT) have reflected an overall decline in traffic volumes over the past 5-year period. This data is presented in Appendix E.

The future traffic calculations (peak season adjustments, traffic growth, and the traffic associated with the proposed Saratoga Crossings projects) for the study intersection and the project driveways are contained in Appendix F in tabular format. *(Note that background volumes at the project driveways were developed based upon the approach and departure volumes at the intersection of Federal Highway and Dania Beach Boulevard. This is considered a conservative approach since the traffic volumes to the west of the intersection at Federal Highway are significantly lower and they include the traffic with the existing Saratoga properties.)*

Figure 6 presents the existing (2017) traffic volumes (2016 volumes + 1.0%) and Figures 7 and 8 present the future traffic volumes for the study area. Figure 7 includes background traffic only (without the proposed project) and Figure 8 includes the additional traffic anticipated to be generated by the Saratoga Crossings projects.

Level of Service Analyses

Intersection capacity analyses were performed for the study intersection and the project driveways along W. Dania Beach Boulevard. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual using the Synchro software. The results of the intersection analyses are summarized in Table 2. Appendix G contains the computer printouts of the intersection capacity analyses.

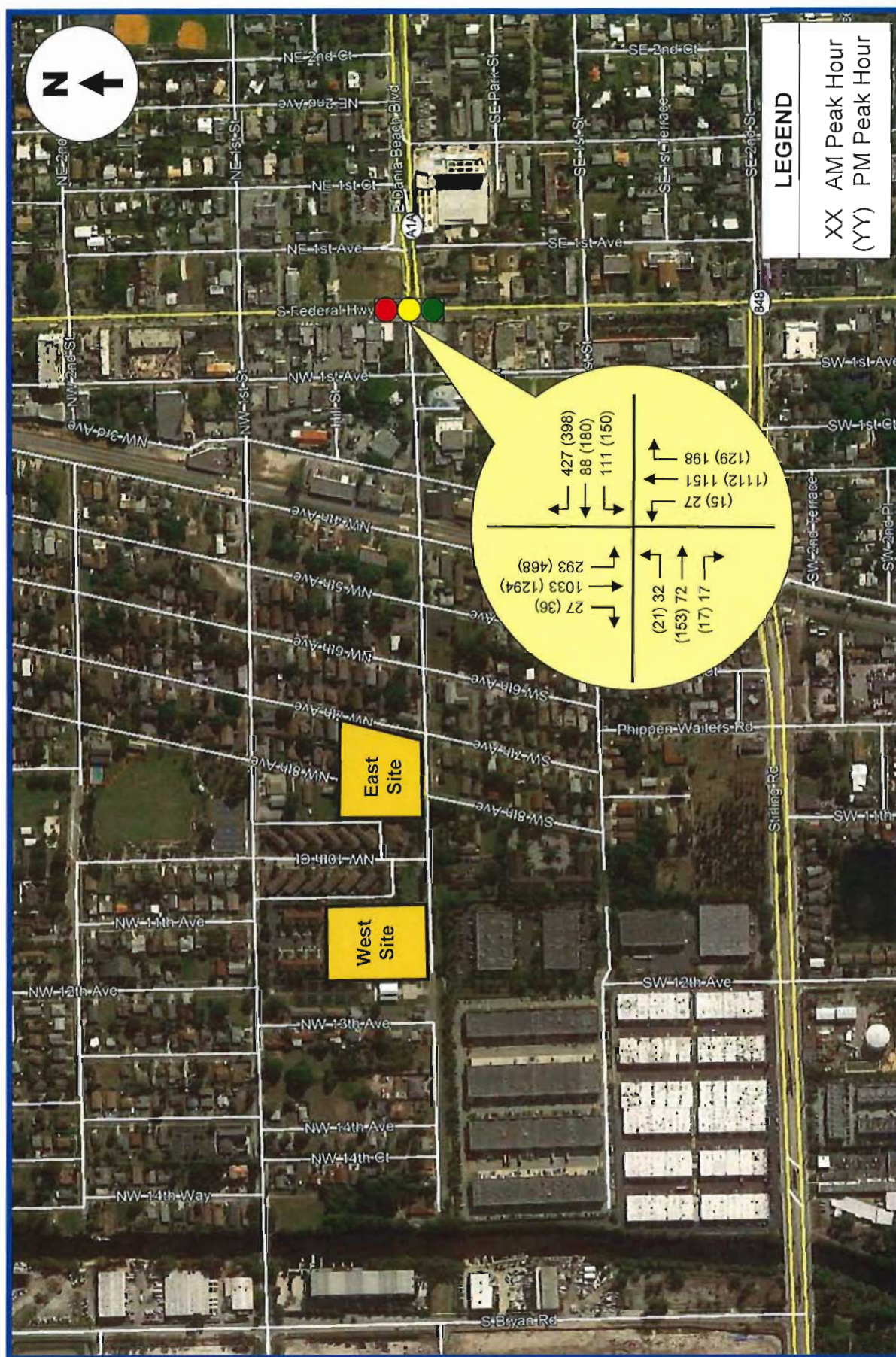


FIGURE 6
Saratoga Crossings
Dania Beach, Florida

EXISTING (2017) TRAFFIC VOLUMES

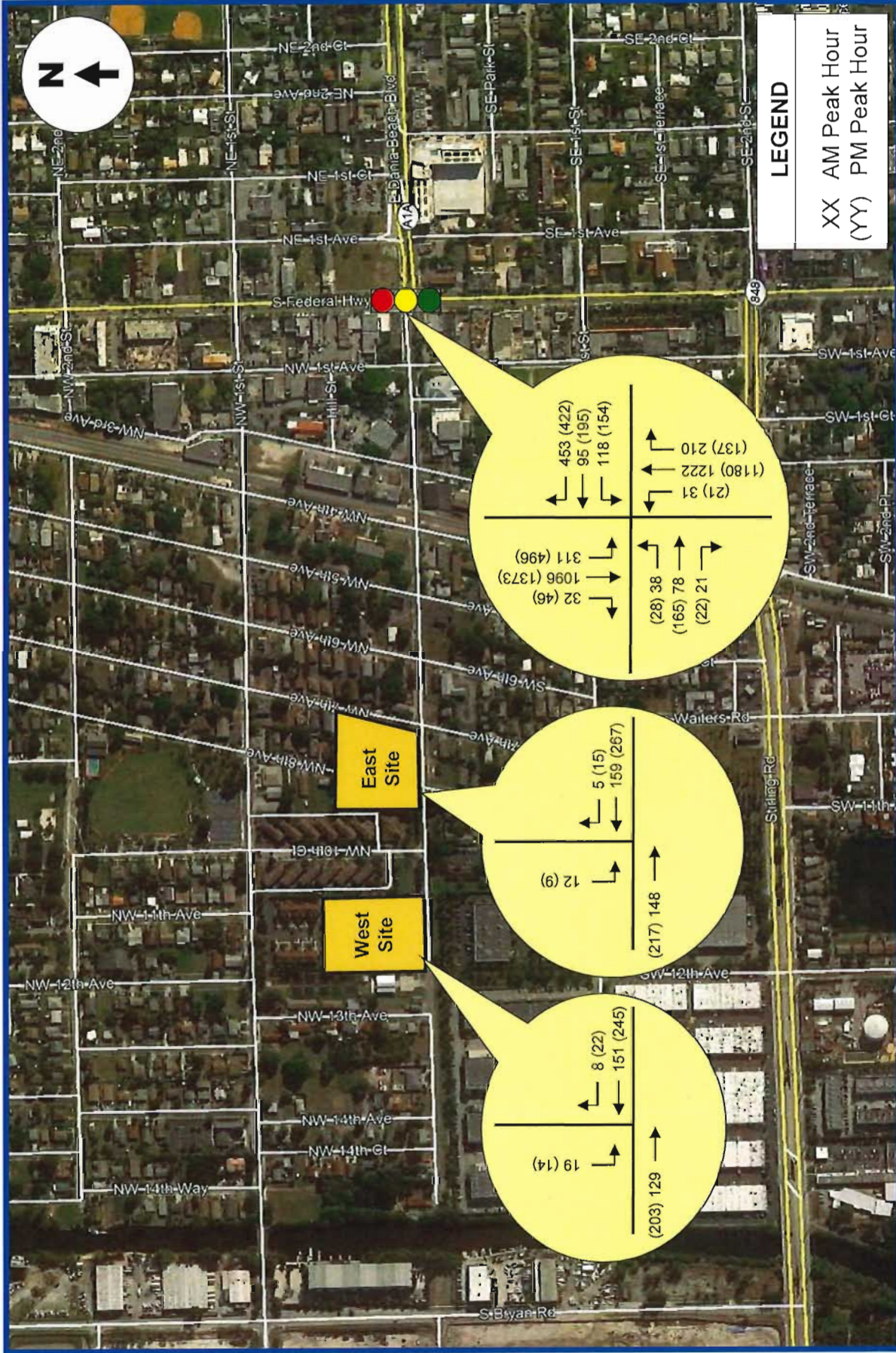


FIGURE 8
Saratoga Crossings
Dania Beach, Florida

FUTURE (2019) TOTAL TRAFFIC VOLUMES (with PROJECT)

Table 2 Intersection Levels of Service Saratoga Crossings - Dania Beach, Florida						
Intersection	Existing (2017) Conditions		Future (2019) Conditions Without Project Traffic		Future (2019) Conditions With Project Traffic	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Federal Highway & Dania Beach Blvd **	E (62.4)	D (44.8)	E (68.6)	E (57.0)	E (68.5)	E (57.0)
East Driveway & W. Dania Beach Blvd *	--	--	--	--	B (10.5)	B (12.3)
West Driveway & W. Dania Beach Blvd *	--	--	--	--	B (10.4)	B (12.8)

Source: Highway Capacity Manual and SYNCHRO.

Legend: C (21.4) = LOS (Average Delay in Seconds / Vehicle)

* At stop-control intersections, the LOS on the critical side street is documented in this table.

** At signalized intersections, the LOS for the intersection as a whole is documented in this table.

As indicated in Table 2, the intersection of Federal Highway and Dania Beach Boulevard is projected to operate at Level of Service (LOS) "E" in the AM and PM peak hours in the future build-out year (2019) both with and without the Saratoga Crossings projects. It should be noted that the additional project traffic at this intersection is minimal and results in no additional vehicle delay. Furthermore, this intersection consists of two major thoroughfares and therefore, transit oriented concurrency addresses future deficiencies at this major intersection.

The results of the intersection analyses indicate that the two future driveways (the west site and the east site) off of W. Dania Beach Boulevard are projected to operate at LOS "B" during the AM and PM peak hours. The results of the intersection analyses are presented in Appendix G.

PARKING REQUIREMENTS

According to the City Code of Ordinances, the Saratoga Crossings East site requires 118 parking spaces and 90 parking spaces are proposed (an effective parking rate of 1.21 parking spaces per dwelling unit). And, the Saratoga Crossings West site requires 181 parking spaces and 90 parking spaces are proposed (an effective parking rate of 0.92 parking spaces per dwelling unit).

Based upon other similar affordable housing communities (with a portion of the units reserved for elderly residents) developed by Atlantic Pacific Communities, the proposed parking supply will be sufficient to meet the anticipated parking demand. This conclusion was confirmed and documented in a parking study prepared for the Fort Lauderdale Housing Authority in 2009 (see Appendix H). This study concluded that a similar affordable housing community with a mix of elderly and multi-family units exhibited maximum parking rate of 0.41 occupied parking spaces per unit. As a result, it is apparent that the proposed parking supply at the Saratoga Crossing properties will be adequate.

Additionally, it is noted that Broward County Transit Routes 4 and 16 offer bus services along NW/SW 3rd Avenue within three-tenths of a mile to the east of the subject sites. Another one-tenth of a mile to the east, Route 1 operates along US 1 / Federal Highway. These transit services offer convenient and frequent alternatives to the privately owned vehicle and, therefore, are likely to reduce vehicle ownership in these communities and the demand for parking.

SUMMARY & CONCLUSIONS

The Dania Beach Housing Authority owns and maintains two (2) affordable residential apartment communities that are located on the north side of W. Dania Beach Boulevard between NW 7th Avenue and NW 13th Avenue in the City of Dania Beach, Broward County, Florida. The east project site is currently developed with 13 residential apartment dwelling units while the west project site is currently developed with 26 residential apartment dwelling units. Both sites are considered as affordable housing communities. The subject sites will be redeveloped with the following land uses, intensities, and vehicular access:

- Saratoga Crossings East (705 W. Dania Beach Boulevard)
 - 74 residential apartment dwelling units
 - One (1) full access driveway on W. Dania Beach Boulevard
- Saratoga Crossings West (1105 W. Dania Beach Boulevard)
 - 98 residential apartment dwelling units
 - One (1) full access driveway on W. Dania Beach Boulevard

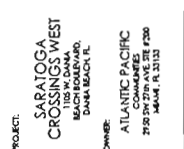
According to the trip generation analysis, both projects together are projected to generate 982 daily vehicle trips, 44 AM peak hour vehicle trips (13 inbound and 31 outbound), and 60 vehicle trips (37 inbound and 23 outbound) during the typical afternoon peak hour. When considering the existing residential development on these sites, these projects are projected to result in 725 net new daily vehicle trips, 16 net new AM peak hour vehicle trips (7 inbound and 9 outbound), and 28 net new PM peak hour vehicle trips (16 inbound and 12 outbound).

The intersection analyses indicates that the intersection of Federal Highway and Dania Beach Boulevard is projected to operate at Level of Service (LOS) "E" in the AM and PM peak hours in the future build-out year (2019) both with and without the Saratoga Crossings projects. It should be noted that the additional project traffic at this intersection is minimal and results in no additional vehicle delay. Both project driveways (the west site and the east site) off of W. Dania Beach Boulevard are projected to operate at LOS "B" during the AM and PM peak hours.

Both sites are proposing to provide less parking than is required by City Code; however, it is noted that these communities are considered to be affordable housing with and elderly housing component. Parking data collected at a similar affordable housing facility in Broward County confirms that the proposed parking supply should be adequate to meet the actual parking demand.

APPENDIX A

Site Plans – Saratoga Crossings



PHASE	SITE PLAN SUBMITTAL	REVISIONS



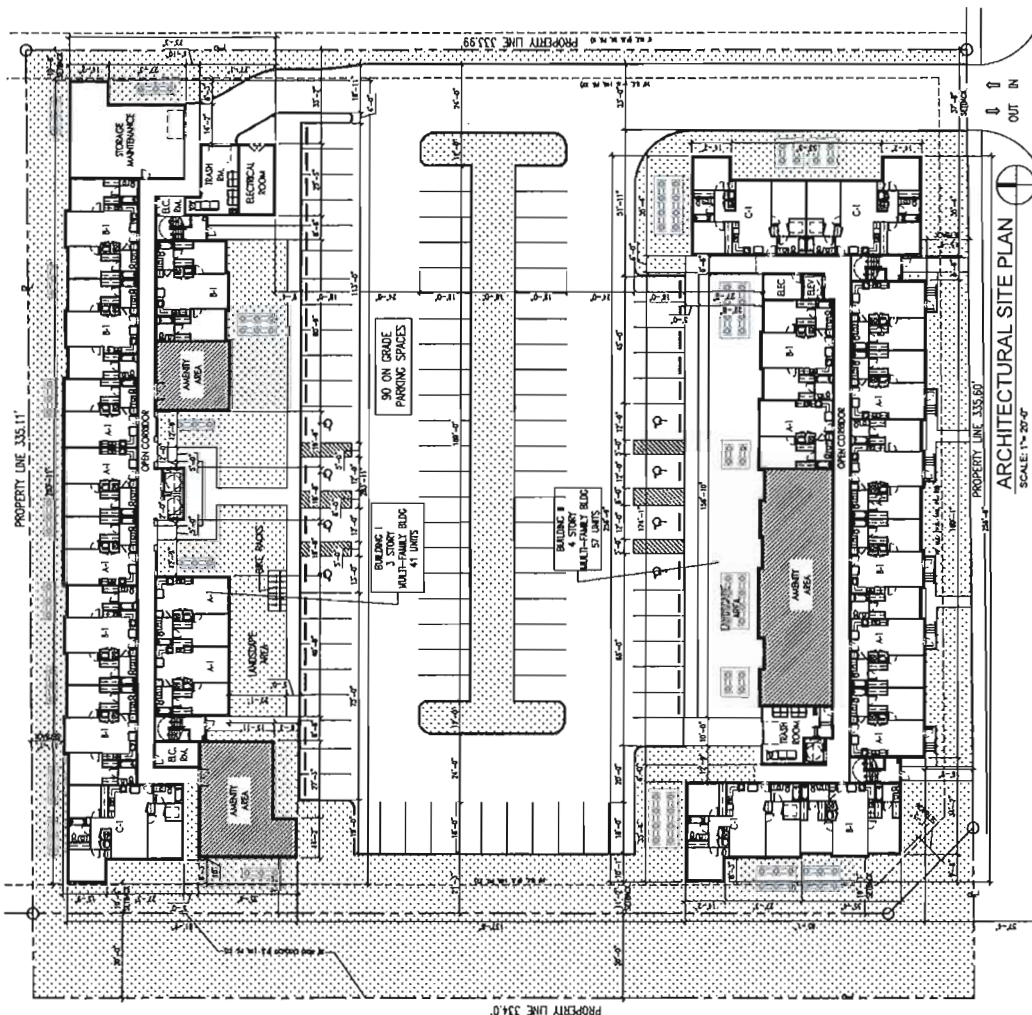
A-1.00

[illegible]

ZONING MAP



LOCATION MAP

[illegible]

APPENDIX B

Intersection Turning Movement Counts

CLIENT: TRAFTECH
JOB NO.: 2016-006
PROJECT: DANIA BEACH TMCS
COUNTY: BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 1

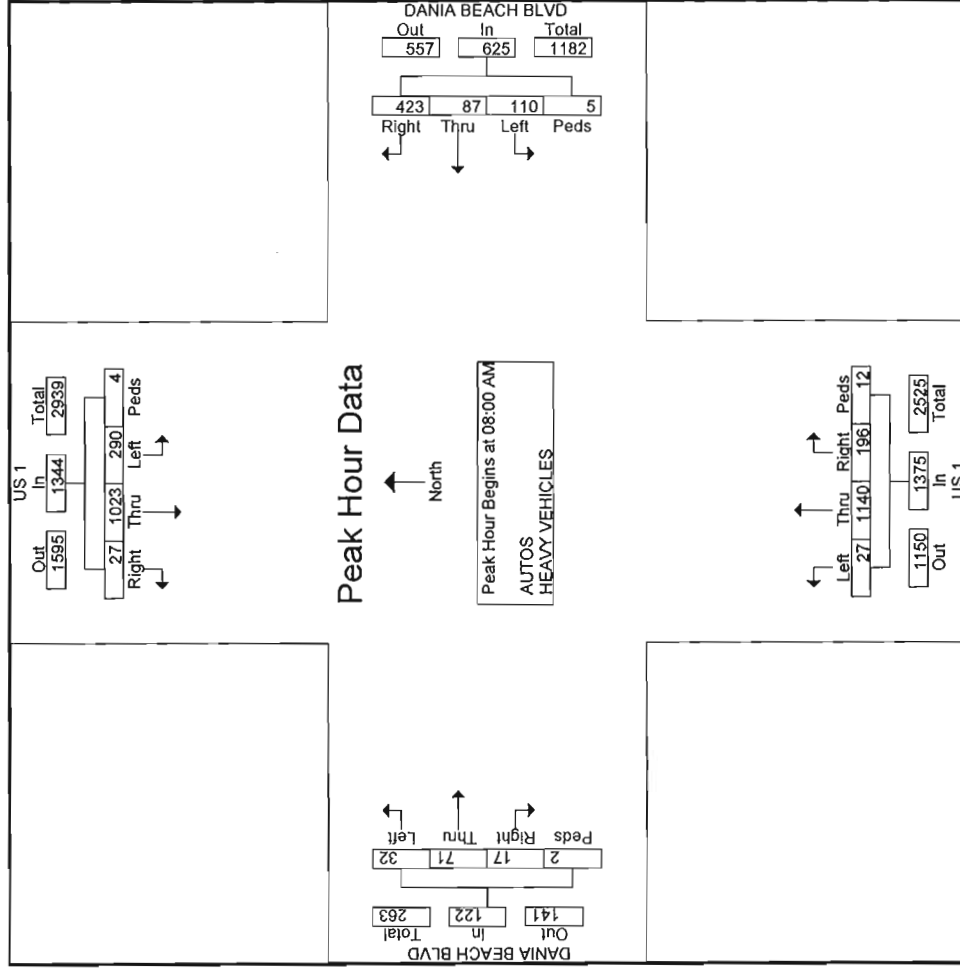
Groups Printed- AUTOS - HEAVY VEHICLES

Start Time	US 1					DANIA BEACH BLVD					US 1					DANIA BEACH BLVD					Int. Total
	From North					From East					From South					From West					
	Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds		
07:00 AM	3	133	57	0		111	13	12	0		50	163	3	1		6	10	4	0		566
07:15 AM	4	162	68	0		116	22	22	2		35	236	4	5		4	7	4	0		691
07:30 AM	6	153	65	0		145	19	19	4		44	296	4	7		6	12	4	0		784
07:45 AM	11	154	60	0		122	39	26	0		41	291	5	4		5	18	6	1		783
Total	24	602	250	0		494	93	79	6		170	986	16	17		21	47	18	1		2824
08:00 AM	5	256	73	0		94	19	27	0		52	330	4	4		3	14	11	1		893
08:15 AM	9	293	74	1		129	24	28	4		43	289	7	3		8	15	6	0		933
08:30 AM	6	221	67	2		112	22	35	1		44	288	7	3		4	21	7	0		840
08:45 AM	7	253	76	1		88	22	20	0		57	233	9	2		2	21	8	1		800
Total	27	1023	290	4		423	87	110	5		196	1140	27	12		17	71	32	2		3466
*** BREAK ***																					
04:00 PM	9	331	106	0		80	25	30	1		28	239	7	6		5	22	5	0		894
04:15 PM	8	293	100	1		121	57	44	1		29	208	2	9		3	23	9	0		908
04:30 PM	4	324	99	0		123	46	22	0		23	273	5	4		8	23	8	3		965
04:45 PM	13	314	101	0		109	46	35	0		30	195	4	1		4	36	3	1		892
Total	34	1262	406	1		433	174	131	2		110	915	18	20		20	104	25	4		3659
05:00 PM	8	298	101	0		91	47	36	0		35	284	3	6		6	34	6	0		955
05:15 PM	13	306	133	2		116	43	38	0		27	251	3	6		6	42	4	0		990
05:30 PM	10	343	124	0		115	43	36	0		21	267	5	2		3	43	6	0		1018
05:45 PM	5	334	105	1		72	45	34	1		45	299	4	10		2	32	5	0		994
Total	36	1281	463	3		394	178	144	1		128	1101	15	24		17	151	21	0		3957
Grand Total	121	4168	1409	8		1744	532	464	14		604	4142	76	73		75	373	96	7		13906
Approch %	2.1	73	24.7	0.1		63.3	19.3	16.8	0.5		12.3	84.6	1.6	1.5		13.6	67.7	17.4	1.3		
Total %	0.9	30	10.1	0.1		12.5	3.8	3.3	0.1		4.3	29.8	0.5	0.5		0.5	2.7	0.7	0.1		
AUTOS	121	4108	1390	8		1723	523	454	14		586	4045	71	73		64	363	94	7		13644
% AUTOS	100	98.6	98.7	100		98.8	98.3	97.8	100		97	97.7	93.4	100		85.3	97.3	97.9	100		98.1
HEAVY VEHICLES	0	60	19	0		21	9	10	0		18	97	5	0		11	10	2	0		262
% HEAVY VEHICLES	0	1.4	1.3	0		1.2	1.7	2.2	0		3	2.3	6.6	0		14.7	2.7	2.1	0		1.9

CLIENT: TRAFTECH
JOB NO.: 2016-006
PROJECT: DANIA BEACH TMCS
COUNTY: BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 2

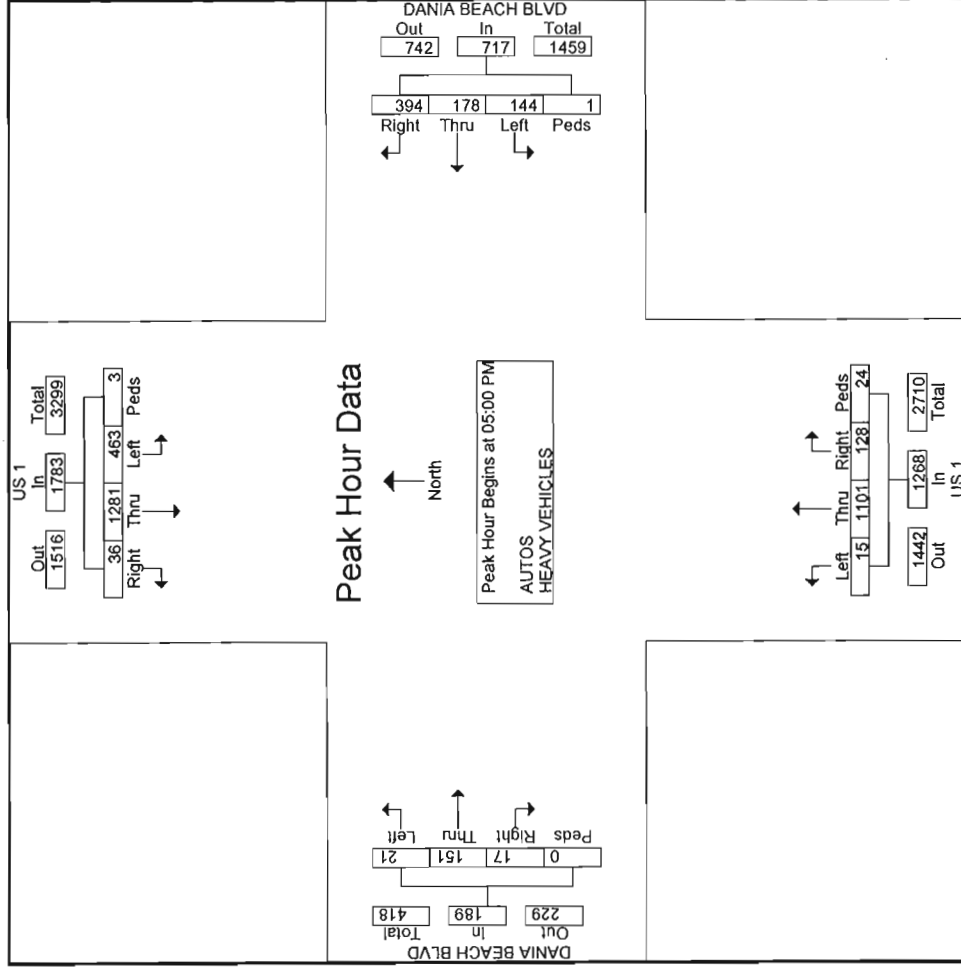
Start Time	US 1 From North				DANIA BEACH BLVD From East				US 1 From South				DANIA BEACH BLVD From West			
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																
Peak Hour for Entire Intersection Begins at 08:00 AM																
08:00 AM	5	256	73	0	334	94	19	27	0	140	52	330	4	4	390	893
08:15 AM	9	293	74	1	377	129	24	28	4	185	43	289	7	3	342	933
08:30 AM	6	221	67	2	296	112	22	35	1	170	44	288	7	3	342	840
08:45 AM	7	253	76	1	337	88	22	20	0	130	57	233	9	2	301	800
Total Volume	27	1023	290	4	1344	423	87	110	5	625	196	1140	27	12	1375	3466
% App. Total	2	76.1	21.6	0.3		67.7	13.9	17.6	0.8		14.3	82.9	2	0.9		
PHF	.750	.873	.954	.500	.891	.820	.906	.786	.313	.845	.860	.864	.750	.750	.881	.929



CLIENT: TRAFTECH
JOB NO.: 2016-006
PROJECT: DANIA BEACH TMCS
COUNTY: BROWARD

File Name : DANIA BCH BLVD @ US1
Site Code : 00000000
Start Date : 5/26/2016
Page No : 4

	US 1					DANIA BEACH BLVD					US 1					DANIA BEACH BLVD					
	From North					From East					From South					From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	8	298	101	0	407	91	47	36	0	174	35	284	3	6	328	6	34	6	0	46	955
05:15 PM	13	306	133	2	454	116	43	38	0	197	27	251	3	6	287	6	42	4	0	52	990
05:30 PM	10	343	124	0	477	115	43	36	0	194	21	267	5	2	295	3	43	6	0	52	1018
05:45 PM	5	334	105	1	445	72	45	34	1	152	45	299	4	10	358	2	32	5	0	39	994
Total Volume	36	1281	463	3	1783	394	178	144	1	717	128	1101	15	24	1268	17	151	21	0	189	3957
% App. Total	2	71.8	26	0.2		55	24.8	20.1	0.1		10.1	86.8	1.2	1.9		9	79.9	11.1	0		
PHF	.692	.934	.870	.375	.934	.849	.947	.947	.250	.910	.711	.921	.750	.600	.885	.708	.878	.875	.000	.909	.972



File Name : DANIA BCH BLVD @ US1
Site Code : 0000000
Start Date : 5/26/2016
Page No : 1

Groups Printed- HEAVY VEHICLES																				
Start Time	US 1					DANIA BEACH BLVD					US 1					DANIA BEACH BLVD				
	From North			Peds	From East			Peds	From South			Peds	From West			Int. Total				
	Right	Thru	Left		Right	Thru	Left		Right	Thru	Left		Right	Thru	Left					
07:00 AM	0	8	1	0	1	1	0	2	5	1	0	0	0	0	0	20				
07:15 AM	0	5	2	0	1	0	0	1	4	1	0	0	0	0	0	15				
07:30 AM	0	1	3	0	0	0	0	1	9	1	0	0	1	1	0	17				
07:45 AM	0	6	2	0	1	1	0	0	7	0	0	0	2	0	0	20				
Total	0	20	8	0	3	2	0	4	25	3	0	0	3	1	0	72				
08:00 AM	0	8	0	0	0	0	0	1	4	0	0	0	0	0	0	14				
08:15 AM	0	4	2	0	2	0	0	2	5	1	0	0	3	1	0	20				
08:30 AM	0	4	3	0	3	2	0	2	7	1	0	0	0	0	0	24				
08:45 AM	0	4	1	0	0	0	0	2	6	0	0	0	1	2	1	17				
Total	0	20	6	0	5	2	0	7	22	2	0	0	4	3	1	75				
*** BREAK ***																				
04:00 PM	0	5	2	0	2	0	0	0	9	0	0	0	1	2	0	21				
04:15 PM	0	2	0	0	2	1	0	2	4	0	0	0	0	0	1	12				
04:30 PM	0	2	1	0	1	1	0	0	7	0	0	0	0	0	0	12				
04:45 PM	0	4	1	0	5	1	1	1	7	0	0	0	0	0	0	20				
Total	0	13	4	0	10	3	1	3	27	0	0	0	1	2	1	65				
05:00 PM	0	2	0	0	0	0	0	2	3	0	0	0	1	0	0	9				
05:15 PM	0	0	0	0	1	1	0	0	8	0	0	0	1	3	0	15				
05:30 PM	0	3	1	0	2	0	0	1	6	0	0	0	1	0	0	14				
05:45 PM	0	2	0	0	0	1	1	1	6	0	0	0	0	1	0	12				
Total	0	7	1	0	3	2	3	4	23	0	0	0	3	4	0	50				
Grand Total	0	60	19	0	21	9	10	18	97	5	0	0	11	10	2	262				
Approch %	0	75.9	24.1	0	52.5	22.5	25	15	80.8	4.2	0	0	47.8	43.5	8.7	0				
Total %	0	22.9	7.3	0	8	3.4	3.8	6.9	37	1.9	0	0	4.2	3.8	0.8	0				

APPENDIX C

Signal Timing Information



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3098	Initial Operation Date	UNKNOWN
Controller Type	2070	System Number	3098
Modification Number	15	Modification Date	10/08/2014
Drawing/Project No	413829-1-52-01	FPL Grid Number	87675210208
Intersection	FEDERAL HWY. (US 1/SR 5) and DANIA BEACH BOULEVARD		
Municipality	DANIA BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1,8R	2	3	4		6		8
Direction	SBL	NB	WBL	EB		SB		WB
Initial Green(MIN)	4	7	4	6		7		6
Vehicle Ext.(GAP)	1.5	3.0	2.0	2.0		3.0		2.0
Maximum Green I	20	40	15	25		40		25
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0	4.0		4.0		4.0
All Red Clearance	2.0	2.0	2.0	2.0		2.0		2.0
Phase Recall	OFF	MIN	OFF	OFF		MIN		OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		21		23		21		23
Permissive	YES		YES					
Flash Operation		YELLOW		RED		YELLOW		RED
Green Return								

Attachment

Channel/Drop / IP Address

NOTES:

1. ANTI-BACKDOWN SOUTHBOUND:PHASES 2+6 ON---> OMIT PHASE 1.
2. DUAL ENTRY HARDWIRED EAST/WEST.
3. HEAD 8R, WBR, HARDWIRED TO PHASE 1 (SBL).
4. MOD. 15 UPDATES ALL RED CLEARANCE VALUES.

Submitted By _____ Approved By _____

Station : 3098 - US 1 & Dania Beach Blvd (Standard File)

Phase	1 (SL)	2 (NT)	3 (WL)	4 (ET)	5	6 (ST)	7	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		21		23		21		23								
Min Green	4	7	4	6		7		6								
Gap Ext	1.5	3	2	2		3		2								
Max1	20	40	15	25		40		25								
Max2																
Yellow Clr	4	4	4	4		4		4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2		2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON		ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																
Concurrent Ps	1	1	1	1	2	2	2	2								

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash		ON			ON	ON
Override Higher Preempt		ON			ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6		6	6	6	6
Min Walk						
Ped Clear						
Track Green			1			
Min Dwell	8		8	8	8	8
Max Presence	180		180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	4		1	2	3	2
Dwell Cyc Veh 2	8		6	6	8	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1	1		2	3	4	3

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Coordination

[illegible]

Split 16
Split 15
Split 14
Split 13
Split 12
Split 11
Split 10
Split 9
Split 8
Split 7
Split 6
Split 5
Split 4
Split 3
Split 2
Split 1
Dwell
Long
Short
Segue
Split
Offset
Cycle
Pattern
Action
Minute
Hour

Day Plan 4

Easy

[illegible]

User Comments:

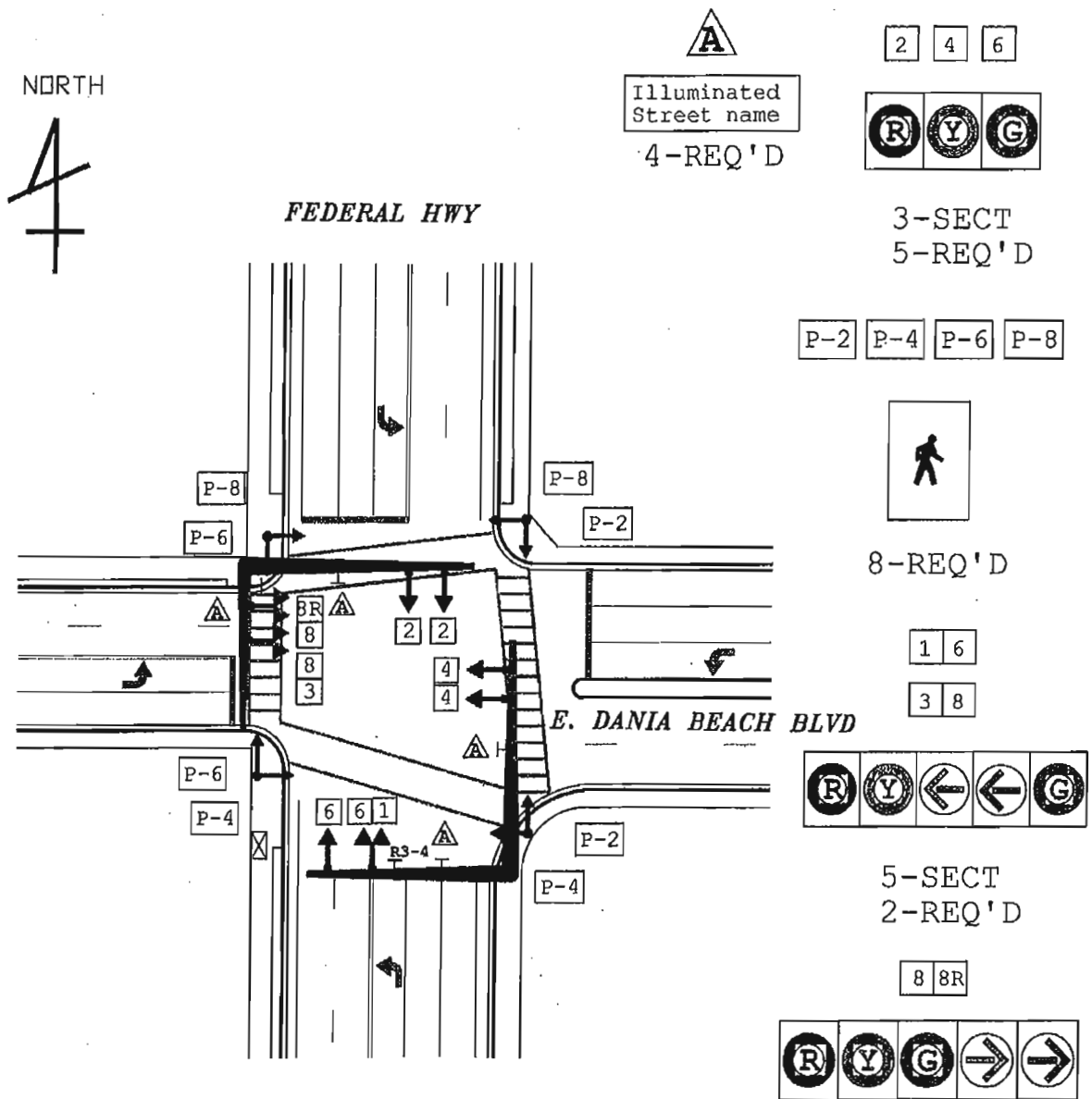
BROWARD COUNTY TRAFFIC ENGINEERING DIVISION TRAFFIC SIGNAL LOCATION SKETCH

LOCATION **FEDERAL HWY & EAST DANIA BEACH BLVD**

ORDER NO **FDOT** ISSUE DATE **---** REVISION NO. **5** COMPLETION DATE **10-21-08**

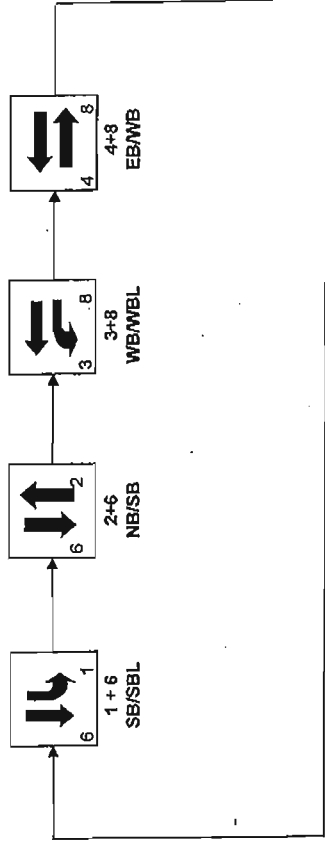
DWG. NO. **12-03-04-01** FILE NO. **3098** CITY **DANIA BEACH** SCALE: 1' = 50'

DWN BY: **LARRY**



1. VIDEO DETECTION
2. REBUILT UNDER FDOT PROJ NO 4138291

Sequence of Operation for (3098) Federal Highway (US 1/SR 5) and Dania Beach Boulevard
Dania Beach



APPENDIX D

Peak Season Conversion Factors

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8601 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2016 - 01/02/2016	0.99	1.02
2	01/03/2016 - 01/09/2016	1.00	1.03
3	01/10/2016 - 01/16/2016	1.00	1.03
4	01/17/2016 - 01/23/2016	0.99	1.02
5	01/24/2016 - 01/30/2016	0.99	1.02
* 6	01/31/2016 - 02/06/2016	0.98	1.01
* 7	02/07/2016 - 02/13/2016	0.97	1.00
* 8	02/14/2016 - 02/20/2016	0.96	0.99
* 9	02/21/2016 - 02/27/2016	0.96	0.99
*10	02/28/2016 - 03/05/2016	0.96	0.99
*11	03/06/2016 - 03/12/2016	0.96	0.99
*12	03/13/2016 - 03/19/2016	0.97	1.00
*13	03/20/2016 - 03/26/2016	0.97	1.00
*14	03/27/2016 - 04/02/2016	0.97	1.00
*15	04/03/2016 - 04/09/2016	0.98	1.01
*16	04/10/2016 - 04/16/2016	0.98	1.01
*17	04/17/2016 - 04/23/2016	0.98	1.01
*18	04/24/2016 - 04/30/2016	0.99	1.02
19	05/01/2016 - 05/07/2016	0.99	1.02
20	05/08/2016 - 05/14/2016	1.00	1.03
21	05/15/2016 - 05/21/2016	1.00	1.03
22	05/22/2016 - 05/28/2016	1.01	1.04
23	05/29/2016 - 06/04/2016	1.01	1.04
24	06/05/2016 - 06/11/2016	1.02	1.05
25	06/12/2016 - 06/18/2016	1.02	1.05
26	06/19/2016 - 06/25/2016	1.03	1.06
27	06/26/2016 - 07/02/2016	1.03	1.06
28	07/03/2016 - 07/09/2016	1.03	1.06
29	07/10/2016 - 07/16/2016	1.03	1.06
30	07/17/2016 - 07/23/2016	1.03	1.06
31	07/24/2016 - 07/30/2016	1.03	1.06
32	07/31/2016 - 08/06/2016	1.03	1.06
33	08/07/2016 - 08/13/2016	1.03	1.06
34	08/14/2016 - 08/20/2016	1.03	1.06
35	08/21/2016 - 08/27/2016	1.03	1.06
36	08/28/2016 - 09/03/2016	1.04	1.07
37	09/04/2016 - 09/10/2016	1.04	1.07
38	09/11/2016 - 09/17/2016	1.04	1.07
39	09/18/2016 - 09/24/2016	1.03	1.06
40	09/25/2016 - 10/01/2016	1.03	1.06
41	10/02/2016 - 10/08/2016	1.02	1.05
42	10/09/2016 - 10/15/2016	1.02	1.05
43	10/16/2016 - 10/22/2016	1.02	1.05
44	10/23/2016 - 10/29/2016	1.01	1.04
45	10/30/2016 - 11/05/2016	1.01	1.04
46	11/06/2016 - 11/12/2016	1.01	1.04
47	11/13/2016 - 11/19/2016	1.01	1.04
48	11/20/2016 - 11/26/2016	1.01	1.04
49	11/27/2016 - 12/03/2016	1.00	1.03
50	12/04/2016 - 12/10/2016	1.00	1.03
51	12/11/2016 - 12/17/2016	0.99	1.02
52	12/18/2016 - 12/24/2016	1.00	1.03
53	12/25/2016 - 12/31/2016	1.00	1.03

* PEAK SEASON

21-FEB-2017 10:54:34

830UPD

4_8601_PKSEASON.TXT

APPENDIX E

Historical Traffic Count Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0080 - SR A1A / DANIA BCH BLVD - E OF SR 5/US 1

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2016	16700 C	E 8100	W 8600	9.00	55.20	8.70
2015	18500 C	E 8600	W 9900	9.00	54.90	8.70
2014	20700 C	E 11000	W 9700	9.00	54.50	8.70
2013	19100 C	E 8600	W 10500	9.00	54.60	4.50
2012	20000 C	E 10500	W 9500	9.00	55.00	4.50
2011	18500 C	E 10000	W 8500	9.00	54.50	2.30
2010	19800 C	E 9300	W 10500	9.37	54.06	2.30
2009	20700 C	E 9700	W 11000	9.31	53.74	2.30
2008	19200 C	E 10000	W 9200	9.70	54.48	8.20
2007	22000 C	E 11000	W 11000	9.10	53.47	8.20
2006	20400 C	E 9900	W 10500	9.48	53.59	2.90
2005	20000 C	E 9500	W 10500	10.60	58.90	5.20
2004	19200 C	E 9200	W 10000	10.40	56.30	5.20
2003	23500 C	E 11000	W 12500	9.20	55.90	2.60
2002	22000 C	E 10500	W 11500	9.50	55.00	2.60
2001	22500 C	E 10500	W 12000	9.70	55.60	3.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 5036 - SR 5 / US 1 - S OF SR 1A/DANIA BCH BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2016	31500 C	N 13000	S 18500	9.00	55.20	4.80
2015	25500 C	N 12500	S 13000	9.00	54.90	7.90
2014	28000 C	N 13500	S 14500	9.00	54.50	4.60
2013	28000 C	N 14000	S 14000	9.00	54.60	4.20
2012	26500 C	N 12500	S 14000	9.00	55.00	3.40
2011	29500 C	N 14000	S 15500	9.00	54.50	3.40
2010	30500 C	N 16000	S 14500	9.37	54.06	3.40
2009	28000 C	N 14500	S 13500	9.31	53.74	8.10
2008	36000 C	N 17000	S 19000	9.70	54.48	8.10
2007	35500 C	N 17000	S 18500	9.10	53.47	2.10
2006	35500 C	N 18000	S 17500	9.48	53.59	3.00
2005	34500 C	N 17000	S 17500	10.60	58.90	2.70
2004	35500 C	N 17500	S 18000	10.40	56.30	2.70
2003	35000 C	N 17500	S 17500	9.20	55.90	2.70
2002	39500 C	N 19500	S 20000	9.50	55.00	3.80
2001	37500 C	N 19000	S 18500	9.70	55.60	3.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 5037 - SR 5/US 1 - N OF DANIA BCH BLVD/SR A1A

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	34000 C	N 17000	S 17000	9.00	55.20	6.60
2015	35000 C	N 17500	S 17500	9.00	54.90	6.60
2014	33000 C	N 17000	S 16000	9.00	54.50	2.90
2013	37500 C	N 18000	S 19500	9.00	54.60	2.80
2012	40000 C	N 20000	S 20000	9.00	55.00	2.60
2011	39000 C	N 20000	S 19000	9.00	54.50	2.60
2010	37000 C	N 18500	S 18500	9.37	54.06	2.60
2009	42000 C	N 20500	S 21500	9.31	53.74	5.00
2008	37500 C	N 18500	S 19000	9.70	54.48	5.00
2007	36500 C	N 19000	S 17500	9.10	53.47	2.10
2006	42500 C	N 21000	S 21500	9.48	53.59	3.00
2005	39500 C	N 19500	S 20000	10.60	58.90	3.00
2004	39500 C	N 20000	S 19500	10.40	56.30	3.00
2003	40500 C	N 20500	S 20000	9.20	55.90	3.00
2002	38500 C	N 19000	S 19500	9.50	55.00	3.80
2001	41000 C	N 19500	S 21500	9.70	55.60	3.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX F

Projected Turning Movement Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Federal Highway and Dania Beach Boulevard AM Peak Hour

Description	Federal Highway Northbound			Federal Highway Southbound			Dania Beach Blvd Eastbound			Dania Beach Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016)	27	1,140	196	290	1,023	27	32	71	17	110	87	423
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2016 Peak Season Traffic	28	1,186	204	302	1,064	28	33	74	18	114	90	440
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	29	1,222	210	311	1,096	29	34	76	18	118	93	453
Saratoga Crossings	2					3	4	2	3		2	
2019 Total Traffic	31	1,222	210	311	1,096	32	38	78	21	118	95	453

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Federal Highway and Dania Beach Boulevard PM Peak Hour

Description	Federal Highway Northbound			Federal Highway Southbound			Dania Beach Blvd Eastbound			Dania Beach Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016) Season Adjustment Factor	15 1.04	1,101 1.04	128 1.04	463 1.04	1,281 1.04	36 1.04	21 1.04	151 1.04	17 1.04	144 1.04	178 1.04	394 1.04
2016 Peak Season Traffic	16	1,145	133	482	1,332	37	22	157	18	150	185	410
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	16	1,180	137	496	1,373	39	23	162	18	154	191	422
Saratoga Crossings	5					7	5	3	4		4	
2019 Total Traffic	21	1,180	137	496	1,373	46	28	165	22	154	195	422

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

"East" Project Driveway and W. Dania Beach Boulevard
AM Peak Hour

Description	Northbound			Driveway Southbound			W. Dania Bch Blvd Eastbound			W. Dania Bch Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016) Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2016 Peak Season Traffic	0	0	0	0	0	0	0	125	0	0	147	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	0	0	0	0	0	0	0	129	0	0	151	0
Saratoga Crossings				12				19			8	5
2019 Total Traffic	0	0	0	12	0	0	0	148	0	0	159	5

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

"East" Project Driveway and W. Dania Beach Boulevard
PM Peak Hour

Description	Northbound			Driveway Southbound			W. Dania Bch Blvd Eastbound			W. Dania Bch Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016)	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Season Adjustment Factor	0	0	0	0	0	0	0	0	0	0	0	0
2016 Peak Season Traffic	0	0	0	0	0	0	0	197	0	0	238	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	0	0	0	0	0	0	0	203	0	0	245	0
Saratoga Crossings				9				14			22	15
2019 Total Traffic	0	0	0	9	0	0	0	217	0	0	267	15

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

"West" Project Driveway and W. Dania Beach Boulevard
AM Peak Hour

Description	Northbound			Driveway Southbound			W. Dania Bch Blvd Eastbound			W. Dania Bch Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016) Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2016 Peak Season Traffic	0	0	0	0	0	0	0	125	0	0	147	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	0	0	0	0	0	0	0	129	0	0	151	0
Saratoga Crossings				19								8
2019 Total Traffic	0	0	0	19	0	0	0	129	0	0	151	8

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

"West" Project Driveway and W. Dania Beach Boulevard
PM Peak Hour

Description	Northbound			Driveway Southbound			W. Dania Bch Blvd Eastbound			W. Dania Bch Blvd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (5/26/2016)												
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2016 Peak Season Traffic	0	0	0	0	0	0	0	197	0	0	238	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2019 Background Traffic	0	0	0	0	0	0	0	203	0	0	245	0
Saratoga Crossings				14								22
2019 Total Traffic	0	0	0	14	0	0	0	203	0	0	245	22

APPENDIX G

Intersection Capacity Analyses

Existing Conditions

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↙	←	↖	↙	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↘	↖	↑	↗	↖	↗	↖	↗
Traffic Volume (vph)	32	72	111	88	427	27	1151	293	1033
Future Volume (vph)	32	72	111	88	427	27	1151	293	1033
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	4.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	10.0	34.0
Total Split (s)	23.0	23.0	30.0	53.0	53.0	77.0	77.0	30.0	107.0
Total Split (%)	14.4%	14.4%	18.8%	33.1%	33.1%	48.1%	48.1%	18.8%	66.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	12.7	12.7	32.4	32.4	32.4	78.5	78.5	115.6	115.6
Actuated g/C Ratio	0.08	0.08	0.20	0.20	0.20	0.49	0.49	0.72	0.72
v/c Ratio	0.35	0.65	0.52	0.26	0.85	0.13	0.86	0.81	0.45
Control Delay	77.2	86.1	60.8	53.2	36.3	27.2	42.8	56.3	10.0
Queue Delay	2.6	0.0	0.0	0.0	6.6	0.0	6.9	0.0	0.3
Total Delay	79.8	86.1	60.8	53.2	42.9	27.2	49.7	56.3	10.3
LOS	E	F	E	D	D	C	D	E	B
Approach Delay		84.4		47.6			49.3		20.2
Approach LOS		F		D			D		C

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 123 (77%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 38.9

Intersection LOS: D

Intersection Capacity Utilization 85.1%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↑ Ø2 (R)	↙ Ø3	→ Ø4
30 s	77 s	30 s	23 s
↓ Ø5 (R)		↖ Ø6	
107 s		53 s	

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	35	96	121	96	464	29	1466	318	1152
v/c Ratio	0.35	0.65	0.52	0.26	0.85	0.13	0.86	0.81	0.45
Control Delay	77.2	86.1	60.8	53.2	36.3	27.2	42.8	56.3	10.0
Queue Delay	2.6	0.0	0.0	0.0	6.6	0.0	6.9	0.0	0.3
Total Delay	79.8	86.1	60.8	53.2	42.9	27.2	49.7	56.3	10.3
Queue Length 50th (ft)	35	93	110	86	189	17	706	263	352
Queue Length 95th (ft)	73	153	160	130	315	43	#929	#465	384
Internal Link Dist (ft)		322		171			268		570
Turn Bay Length (ft)	200		260			280		370	
Base Capacity (vph)	139	201	304	547	663	224	1702	392	2547
Starvation Cap Reductn	0	0	0	0	0	0	0	0	661
Spillback Cap Reductn	50	0	0	0	151	0	205	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.39	0.48	0.40	0.18	0.91	0.13	0.98	0.81	0.61

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	72	17	111	88	427	27	1151	198	293	1033	27
Future Volume (veh/h)	32	72	17	111	88	427	27	1151	198	293	1033	27
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	35	78	18	121	96	464	29	1251	215	318	1123	29
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	204	277	64	348	547	459	215	1342	229	328	2225	57
Arrive On Green	0.19	0.19	0.19	0.07	0.29	0.29	0.44	0.44	0.44	0.05	0.21	0.21
Sat Flow, veh/h	839	1459	337	1774	1863	1564	485	3024	516	1774	3525	91
Grp Volume(v), veh/h	35	0	96	121	96	464	29	728	738	318	564	588
Grp Sat Flow(s),veh/h/ln	839	0	1796	1774	1863	1564	485	1770	1770	1774	1770	1846
Q Serve(g_s), s	5.6	0.0	7.3	8.6	6.1	47.0	6.6	62.2	63.6	23.1	45.1	45.1
Cycle Q Clear(g_c), s	5.6	0.0	7.3	8.6	6.1	47.0	21.7	62.2	63.6	23.1	45.1	45.1
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.29	1.00		0.05
Lane Grp Cap(c), veh/h	204	0	341	348	547	459	215	785	785	328	1117	1165
V/C Ratio(X)	0.17	0.00	0.28	0.35	0.18	1.01	0.14	0.93	0.94	0.97	0.50	0.50
Avail Cap(c_a), veh/h	204	0	341	496	547	459	215	785	785	328	1117	1165
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.84	0.84	0.84
Uniform Delay (d), s/veh	54.8	0.0	55.5	46.2	42.1	56.5	36.0	42.1	42.4	61.0	41.2	41.2
Incr Delay (d2), s/veh	0.1	0.0	0.2	0.2	0.1	44.5	1.3	18.6	20.4	37.6	1.4	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.0	3.6	4.2	3.2	26.0	1.0	34.4	35.4	17.5	22.5	23.5
LnGrp Delay(d),s/veh	54.9	0.0	55.6	46.4	42.1	101.0	37.3	60.7	62.8	98.5	42.6	42.5
LnGrp LOS	D		E	D	D	F	D	E	E	F	D	D
Approach Vol, veh/h	131				681		1495				1470	
Approach Delay, s/veh	55.5				83.0		61.3				54.7	
Approach LOS	E				F		E				D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	6		8					
Phs Duration (G+Y+Rc), s	30.0	77.0	16.6	36.4	107.0		53.0					
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0		6.0					
Max Green Setting (Gmax), s	24.0	71.0	24.0	17.0	101.0		47.0					
Max Q Clear Time (g_c+1/5s)	12.5	65.6	10.6	9.3	47.1		49.0					
Green Ext Time (p_c), s	0.0	5.0	0.1	1.3	34.8		0.0					
Intersection Summary												
HCM 2010 Ctrl Delay	62.4											
HCM 2010 LOS	E											
Notes												
User approved pedestrian interval to be less than phase max green.												

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↙	←	↗	↖	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↗	↖	↗	↖	↗
Traffic Volume (vph)	21	153	150	180	398	15	1112	468	1294
Future Volume (vph)	21	153	150	180	398	15	1112	468	1294
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	5.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	49.5	34.0
Total Split (s)	34.0	34.0	28.0	62.0	62.0	60.0	60.0	38.0	98.0
Total Split (%)	21.3%	21.3%	17.5%	38.8%	38.8%	37.5%	37.5%	23.8%	61.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	5.0	6.0	6.0	6.0	6.0	5.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes			Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	19.5	19.5	41.4	40.4	40.4	54.0	54.0	108.6	107.6
Actuated g/C Ratio	0.12	0.12	0.26	0.25	0.25	0.34	0.34	0.68	0.67
v/c Ratio	0.15	0.78	0.61	0.40	0.59	0.12	1.08	0.82	0.58
Control Delay	62.6	89.5	57.0	50.6	7.1	40.1	101.2	56.1	9.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Total Delay	62.6	89.5	57.0	50.6	7.1	40.1	101.2	56.1	10.3
LOS	E	F	E	D	A	D	F	E	B
Approach Delay		86.5		28.2			100.4		22.2
Approach LOS		F		C			F		C

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 6 (4%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.08
Intersection Signal Delay: 51.1
Intersection Capacity Utilization 104.5%
Analysis Period (min) 15
Intersection LOS: D
ICU Level of Service G

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↗ Ø2 (R)	↖ Ø3	↗ Ø4
38 s	60 s	28 s	34 s
↖ Ø6 (R)		↖ Ø8	
98 s		62 s	

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	22	176	155	186	410	15	1279	482	1371
v/c Ratio	0.15	0.78	0.61	0.40	0.59	0.12	1.08	0.82	0.58
Control Delay	62.6	89.5	57.0	50.6	7.1	40.1	101.2	56.1	9.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Total Delay	62.6	89.5	57.0	50.6	7.1	40.1	101.2	56.1	10.3
Queue Length 50th (ft)	21	179	133	163	0	11	~784	330	174
Queue Length 95th (ft)	49	256	182	217	81	32	#926	#727	193
Internal Link Dist (ft)		322		171			268		570
Turn Bay Length (ft)	200		260			280		370	
Base Capacity (vph)	207	321	310	652	811	124	1179	585	2371
Starvation Cap Reductn	0	0	0	0	0	0	0	0	458
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.55	0.50	0.29	0.51	0.12	1.08	0.82	0.72

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
 1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	153	17	150	180	398	15	1112	129	468	1294	36
Future Volume (veh/h)	21	153	17	150	180	398	15	1112	129	468	1294	36
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.96	0.98		0.97	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	22	158	18	155	186	410	15	1146	133	482	1334	37
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	181	276	31	288	529	438	204	1290	149	441	2255	62
Arrive On Green	0.17	0.17	0.17	0.08	0.28	0.28	0.40	0.40	0.40	0.41	1.00	1.00
Sat Flow, veh/h	803	1634	186	1774	1863	1543	394	3196	370	1774	3518	97
Grp Volume(v), veh/h	22	0	176	155	186	410	15	633	646	482	671	700
Grp Sat Flow(s),veh/h/ln	803	0	1820	1774	1863	1543	394	1770	1797	1774	1770	1845
Q Serve(g_s), s	3.7	0.0	14.2	11.3	12.7	41.4	3.8	53.2	53.5	33.0	0.0	0.0
Cycle Q Clear(g_c), s	3.7	0.0	14.2	11.3	12.7	41.4	3.8	53.2	53.5	33.0	0.0	0.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		0.21	1.00		0.05
Lane Grp Cap(c), veh/h	181	0	308	288	529	438	204	714	725	441	1134	1183
V/C Ratio(X)	0.12	0.00	0.57	0.54	0.35	0.94	0.07	0.89	0.89	1.09	0.59	0.59
Avail Cap(c_a), veh/h	186	0	319	395	652	540	204	714	725	441	1134	1183
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.58	0.58	0.58
Uniform Delay (d), s/veh	56.8	0.0	61.1	48.3	45.6	55.9	29.6	44.3	44.4	33.6	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	1.4	0.6	0.1	19.7	0.7	15.2	15.4	61.2	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	7.3	5.5	6.6	20.1	0.5	29.1	29.6	26.8	0.4	0.4
LnGrp Delay(d),s/veh	56.9	0.0	62.5	48.9	45.7	75.6	30.3	59.6	59.8	94.8	1.3	1.3
LnGrp LOS	E		E	D	D	E	C	E	E	F	A	A
Approach Vol, veh/h	198			751			1294			1853		
Approach Delay, s/veh	61.9			62.7			59.3			25.6		
Approach LOS	E			E			E			C		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4		6		8				
Phs Duration (G+Y+Rc), s	38.0	70.6	18.4	33.1		108.6		51.4				
Change Period (Y+Rc), s	5.0	6.0	5.0	6.0		6.0		6.0				
Max Green Setting (Gmax), s	35.0	54.0	23.0	28.0		92.0		56.0				
Max Q Clear Time (g_c+I), s	35.0	55.5	13.3	16.2		2.0		43.4				
Green Ext Time (p_c), s	0.0	0.0	0.1	1.9		46.0		2.0				
Intersection Summary												
HCM 2010 Ctrl Delay	44.8											
HCM 2010 LOS	D											

Future Background Conditions

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↙	←	↖	↙	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↖	↖	↖	↖	↖	↖	↖	↖
Traffic Volume (vph)	34	76	118	93	453	29	1222	311	1096
Future Volume (vph)	34	76	118	93	453	29	1222	311	1096
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	4.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	10.0	34.0
Total Split (s)	23.0	23.0	30.0	53.0	53.0	77.0	77.0	30.0	107.0
Total Split (%)	14.4%	14.4%	18.8%	33.1%	33.1%	48.1%	48.1%	18.8%	66.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	13.8	13.8	34.0	34.0	34.0	74.5	74.5	114.0	114.0
Actuated g/C Ratio	0.09	0.09	0.21	0.21	0.21	0.47	0.47	0.71	0.71
v/c Ratio	0.34	0.64	0.53	0.26	0.88	0.16	0.96	0.81	0.49
Control Delay	74.6	83.6	59.5	51.8	42.0	29.1	56.3	56.0	11.4
Queue Delay	2.7	0.0	0.0	0.0	13.9	0.0	42.0	0.0	0.3
Total Delay	77.4	83.6	59.5	51.8	55.9	29.1	98.3	56.0	11.7
LOS	E	F	E	D	E	C	F	E	B
Approach Delay		82.0		56.0			96.9		21.3
Approach LOS		F		E			F		C

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 123 (77%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.96

Intersection Signal Delay: 59.6

Intersection LOS: E

Intersection Capacity Utilization 89.0%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↖ Ø2 (R)	↖ Ø3	↖ Ø4
30 s	77 s	30 s	23 s
↘ Ø6 (R)	↘ Ø8		
107 s	53 s		

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	37	103	128	101	492	32	1556	338	1223
v/c Ratio	0.34	0.64	0.53	0.26	0.88	0.16	0.96	0.81	0.49
Control Delay	74.6	83.6	59.5	51.8	42.0	29.1	56.3	56.0	11.4
Queue Delay	2.7	0.0	0.0	0.0	13.9	0.0	42.0	0.0	0.3
Total Delay	77.4	83.6	59.5	51.8	55.9	29.1	98.3	56.0	11.7
Queue Length 50th (ft)	37	101	116	89	231	20	831	281	392
Queue Length 95th (ft)	74	159	162	131	355	47	#1032	#557	446
Internal Link Dist (ft)		322		171			268		570
Turn Bay Length (ft)	200		260			280		370	
Base Capacity (vph)	145	208	310	547	660	198	1614	417	2511
Starvation Cap Reductn	0	0	0	0	0	0	0	0	603
Spillback Cap Reductn	54	0	0	0	154	0	198	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.50	0.41	0.18	0.97	0.16	1.10	0.81	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
 1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	76	18	118	93	453	29	1222	210	311	1096	29
Future Volume (veh/h)	34	76	18	118	93	453	29	1222	210	311	1096	29
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	37	83	20	128	101	492	32	1328	228	338	1191	32
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	197	269	65	344	547	459	217	1343	228	311	2222	60
Arrive On Green	0.19	0.19	0.19	0.07	0.29	0.29	0.44	0.44	0.44	0.10	0.42	0.42
Sat Flow, veh/h	814	1445	348	1774	1863	1564	454	3026	514	1774	3521	95
Grp Volume(v), veh/h	37	0	103	128	101	492	32	771	785	338	598	625
Grp Sat Flow(s),veh/h/ln	814	0	1793	1774	1863	1564	454	1770	1770	1774	1770	1846
Q Serve(g_s), s	6.2	0.0	7.9	9.1	6.5	47.0	7.5	68.7	70.9	24.0	40.4	40.4
Cycle Q Clear(g_c), s	6.2	0.0	7.9	9.1	6.5	47.0	17.9	68.7	70.9	24.0	40.4	40.4
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.29	1.00		0.05
Lane Grp Cap(c), veh/h	197	0	334	344	547	459	217	785	785	311	1117	1165
V/C Ratio(X)	0.19	0.00	0.31	0.37	0.18	1.07	0.15	0.98	1.00	1.09	0.54	0.54
Avail Cap(c_a), veh/h	197	0	334	486	547	459	217	785	785	311	1117	1165
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.84	0.84	0.84
Uniform Delay (d), s/veh	55.5	0.0	56.2	46.4	42.2	56.5	33.2	43.9	44.5	61.1	28.7	28.7
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.2	0.1	62.3	1.4	28.0	32.0	71.9	1.6	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	0.0	4.0	4.5	3.3	28.2	1.0	39.5	41.7	20.0	20.3	21.2
LnGrp Delay(d),s/veh	55.7	0.0	56.4	46.7	42.3	118.8	34.7	71.8	76.5	133.0	30.2	30.2
LnGrp LOS	E		E	D	D	F	C	E	E	F	C	C
Approach Vol, veh/h	140			721			1588			1561		
Approach Delay, s/veh	56.2			95.2			73.4			52.5		
Approach LOS	E			F			E			D		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	6		8					
Phs Duration (G+Y+Rc), s30.0	77.0	17.2	35.8	107.0		53.0						
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0		6.0					
Max Green Setting (Gmax),s40.0	71.0	24.0	17.0	101.0		47.0						
Max Q Clear Time (g_c+1),s10.0	72.9	11.1	9.9	42.4		49.0						
Green Ext Time (p_c), s	0.0	0.0	0.1	1.3	40.2		0.0					
Intersection Summary												
HCM 2010 Ctrl Delay	68.6											
HCM 2010 LOS	E											
Notes												
User approved pedestrian interval to be less than phase max green.												

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↗	←	↖	↗	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↗	↖	↗	↖	↗
Traffic Volume (vph)	23	162	154	191	422	16	1180	496	1373
Future Volume (vph)	23	162	154	191	422	16	1180	496	1373
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	5.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	49.5	34.0
Total Split (s)	34.0	34.0	28.0	62.0	62.0	60.0	60.0	38.0	98.0
Total Split (%)	21.3%	21.3%	17.5%	38.8%	38.8%	37.5%	37.5%	23.8%	61.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	5.0	6.0	6.0	6.0	6.0	5.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes			Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	20.4	20.4	42.5	41.5	41.5	54.0	54.0	107.5	106.5
Actuated g/C Ratio	0.13	0.13	0.27	0.26	0.26	0.34	0.34	0.67	0.67
v/c Ratio	0.16	0.79	0.62	0.41	0.61	0.14	1.15	0.89	0.62
Control Delay	62.0	89.1	56.7	50.2	8.3	41.1	124.5	61.8	10.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Total Delay	62.0	89.1	56.7	50.2	8.3	41.1	124.5	61.8	10.9
LOS	E	F	E	D	A	D	F	E	B
Approach Delay		86.0		28.4			123.5		24.2
Approach LOS		F		C			F		C

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 6 (4%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.15

Intersection Signal Delay: 59.4

Intersection LOS: E

Intersection Capacity Utilization 108.6%

ICU Level of Service G

Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↗ Ø2 (R)	↖ Ø3	↗ Ø4
38 s	60 s	28 s	34 s
↓ Ø6 (R)		↖ Ø8	
98 s		62 s	

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	24	186	159	197	435	16	1357	511	1455
v/c Ratio	0.16	0.79	0.62	0.41	0.61	0.14	1.15	0.89	0.62
Control Delay	62.0	89.1	56.7	50.2	8.3	41.1	124.5	61.8	10.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Total Delay	62.0	89.1	56.7	50.2	8.3	41.1	124.5	61.8	10.9
Queue Length 50th (ft)	23	189	135	172	13	12	~874	386	185
Queue Length 95th (ft)	52	267	184	227	102	33	#1016	#804	243
Internal Link Dist (ft)		322		171			268		570
Turn Bay Length (ft)	200		260			280		370	
Base Capacity (vph)	205	321	311	652	816	113	1179	573	2347
Starvation Cap Reductn	0	0	0	0	0	0	0	0	400
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.58	0.51	0.30	0.53	0.14	1.15	0.89	0.75

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
 1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	23	162	18	154	191	422	16	1180	137	496	1373	39
Future Volume (veh/h)	23	162	18	154	191	422	16	1180	137	496	1373	39
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.96	0.98		0.98	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	24	167	19	159	197	435	16	1216	141	511	1415	40
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	187	298	34	299	554	460	187	1246	144	416	2205	62
Arrive On Green	0.18	0.18	0.18	0.08	0.30	0.30	0.39	0.39	0.39	0.41	1.00	1.00
Sat Flow, veh/h	779	1635	186	1774	1863	1545	364	3197	370	1774	3515	99
Grp Volume(v), veh/h	24	0	186	159	197	435	16	671	686	511	711	744
Grp Sat Flow(s),veh/h/ln	779	0	1821	1774	1863	1545	364	1770	1797	1774	1770	1845
Q Serve(g_s), s	4.2	0.0	14.9	11.4	13.3	44.0	4.5	59.7	60.2	33.0	0.0	0.0
Cycle Q Clear(g_c), s	4.2	0.0	14.9	11.4	13.3	44.0	4.5	59.7	60.2	33.0	0.0	0.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		0.21	1.00		0.05
Lane Grp Cap(c), veh/h	187	0	332	299	554	460	187	690	701	416	1110	1158
V/C Ratio(X)	0.13	0.00	0.56	0.53	0.36	0.95	0.09	0.97	0.98	1.23	0.64	0.64
Avail Cap(c_a), veh/h	187	0	332	404	652	541	187	690	701	416	1110	1158
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.58	0.58	0.58
Uniform Delay (d), s/veh	55.2	0.0	59.6	46.7	44.1	54.9	31.2	48.0	48.2	37.4	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	1.3	0.5	0.1	22.7	0.9	28.3	29.2	114.4	1.7	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	7.6	5.6	6.9	21.7	0.5	34.5	35.6	31.5	0.5	0.5
LnGrp Delay(d),s/veh	55.3	0.0	60.9	47.3	44.3	77.6	32.1	76.3	77.3	151.8	1.7	1.6
LnGrp LOS	E		E	D	D	E	C	E	E	F	A	A
Approach Vol, veh/h	210		791				1373			1966		
Approach Delay, s/veh	60.3		63.2				76.3			40.7		
Approach LOS	E		E				E			D		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4		6		8				
Phs Duration (G+Y+Rc), s	38.0	68.4	18.5	35.1		106.4		53.6				
Change Period (Y+Rc), s	5.0	6.0	5.0	6.0		6.0		6.0				
Max Green Setting (Gmax), s	30.0	54.0	23.0	28.0		92.0		56.0				
Max Q Clear Time (g_c+I), s	13.5	62.2	13.4	16.9		2.0		46.0				
Green Ext Time (p_c), s	0.0	0.0	0.1	2.0		52.1		1.6				
Intersection Summary												
HCM 2010 Ctrl Delay			57.0									
HCM 2010 LOS			E									

Future Total Conditions

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↙	←	↖	↙	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↖	↖	↑	↖	↖	↑↑	↖	↑↑
Traffic Volume (vph)	38	78	118	95	453	31	1222	311	1096
Future Volume (vph)	38	78	118	95	453	31	1222	311	1096
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	4.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	10.0	34.0
Total Split (s)	23.0	23.0	30.0	53.0	53.0	77.0	77.0	30.0	107.0
Total Split (%)	14.4%	14.4%	18.8%	33.1%	33.1%	48.1%	48.1%	18.8%	66.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	14.1	14.1	34.3	34.3	34.3	74.3	74.3	113.7	113.7
Actuated g/C Ratio	0.09	0.09	0.21	0.21	0.21	0.46	0.46	0.71	0.71
v/c Ratio	0.37	0.66	0.53	0.26	0.88	0.17	0.97	0.81	0.49
Control Delay	75.7	83.9	59.5	51.7	41.5	29.5	56.9	56.2	11.6
Queue Delay	3.4	0.0	0.0	0.0	13.6	0.0	42.2	0.0	0.3
Total Delay	79.2	83.9	59.5	51.7	55.1	29.5	99.1	56.2	11.9
LOS	E	F	E	D	E	C	F	E	B
Approach Delay		82.6		55.4			97.6		21.4
Approach LOS		F		E			F		C

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 123 (77%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.97

Intersection Signal Delay: 59.9

Intersection LOS: E

Intersection Capacity Utilization 89.0%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↖ Ø2 (R)	↖ Ø3	↖ Ø4
30 s	77 s	30 s	23 s
↖ Ø6 (R)	↖ Ø8		
107 s	53 s		

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	41	108	128	103	492	34	1556	338	1226
v/c Ratio	0.37	0.66	0.53	0.26	0.88	0.17	0.97	0.81	0.49
Control Delay	75.7	83.9	59.5	51.7	41.5	29.5	56.9	56.2	11.6
Queue Delay	3.4	0.0	0.0	0.0	13.6	0.0	42.2	0.0	0.3
Total Delay	79.2	83.9	59.5	51.7	55.1	29.5	99.1	56.2	11.9
Queue Length 50th (ft)	41	105	115	91	230	21	835	281	396
Queue Length 95th (ft)	80	164	162	134	355	49	#1032	#557	447
Internal Link Dist (ft)		322		171			268		570
Turn Bay Length (ft)	200		260			280		370	
Base Capacity (vph)	144	208	309	547	660	197	1610	417	2505
Starvation Cap Reductn	0	0	0	0	0	0	0	0	600
Spillback Cap Reductn	54	0	0	0	153	0	198	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.46	0.52	0.41	0.19	0.97	0.17	1.10	0.81	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	78	21	118	95	453	31	1222	210	311	1096	32
Future Volume (veh/h)	38	78	21	118	95	453	31	1222	210	311	1096	32
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	41	85	23	128	103	492	34	1328	228	338	1191	35
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	196	262	71	340	547	459	216	1343	228	311	2216	65
Arrive On Green	0.19	0.19	0.19	0.07	0.29	0.29	0.44	0.44	0.44	0.10	0.42	0.42
Sat Flow, veh/h	812	1406	381	1774	1863	1564	453	3026	514	1774	3511	103
Grp Volume(v), veh/h	41	0	108	128	103	492	34	771	785	338	600	626
Grp Sat Flow(s),veh/h/ln	812	0	1787	1774	1863	1564	453	1770	1770	1774	1770	1844
Q Serve(g_s), s	6.9	0.0	8.4	9.1	6.6	47.0	8.1	68.7	70.9	24.0	40.5	40.6
Cycle Q Clear(g_c), s	6.9	0.0	8.4	9.1	6.6	47.0	18.6	68.7	70.9	24.0	40.5	40.6
Prop In Lane	1.00		0.21	1.00		1.00	1.00		0.29	1.00		0.06
Lane Grp Cap(c), veh/h	196	0	333	340	547	459	216	785	785	311	1117	1164
V/C Ratio(X)	0.21	0.00	0.32	0.38	0.19	1.07	0.16	0.98	1.00	1.09	0.54	0.54
Avail Cap(c_a), veh/h	196	0	333	482	547	459	216	785	785	311	1117	1164
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.84	0.84	0.84
Uniform Delay (d), s/veh	55.8	0.0	56.4	46.5	42.2	56.5	33.5	43.9	44.5	61.1	28.7	28.7
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.3	0.1	62.3	1.6	28.0	32.0	71.9	1.6	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	4.2	4.5	3.4	28.2	1.1	39.5	41.7	20.0	20.3	21.2
LnGrp Delay(d),s/veh	56.0	0.0	56.6	46.7	42.3	118.8	35.0	71.8	76.5	133.0	30.3	30.2
LnGrp LOS	E		E	D	D	F	D	E	E	F	C	C
Approach Vol, veh/h	149				723		1590				1564	
Approach Delay, s/veh	56.4				95.1		73.3				52.5	
Approach LOS	E				F		E				D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	6		8					
Phs Duration (G+Y+Rc), s	30.0	77.0	17.2	35.8	107.0		53.0					
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0		6.0					
Max Green Setting (Gmax), s	45.0	71.0	24.0	17.0	101.0		47.0					
Max Q Clear Time (g_c+1), s	12.6	72.9	11.1	10.4	42.6		49.0					
Green Ext Time (p_c), s	0.0	0.0	0.1	1.3	40.3		0.0					
Intersection Summary												
HCM 2010 Ctrl Delay	68.5											
HCM 2010 LOS	E											
Notes												
User approved pedestrian interval to be less than phase max green.												

Timings

1: US 1/Federal Highway & Dania Beach Boulevard

	↖	→	↙	←	↗	↖	↑	↘	↓
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↗	↖	↗	↖	↗
Traffic Volume (vph)	28	165	154	195	422	21	1180	496	1373
Future Volume (vph)	28	165	154	195	422	21	1180	496	1373
Turn Type	Perm	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA
Protected Phases		4	3	8			2	1	6
Permitted Phases	4		8		8	2		6	
Detector Phase	4	4	3	8	8	2	2	1	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	5.0	6.0	6.0	7.0	7.0	4.0	7.0
Minimum Split (s)	36.0	36.0	10.0	36.0	36.0	34.0	34.0	49.5	34.0
Total Split (s)	34.0	34.0	28.0	62.0	62.0	60.0	60.0	38.0	98.0
Total Split (%)	21.3%	21.3%	17.5%	38.8%	38.8%	37.5%	37.5%	23.8%	61.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	5.0	6.0	6.0	6.0	6.0	5.0	6.0
Lead/Lag	Lag	Lag	Lead			Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes			Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	21.0	21.0	43.0	42.0	42.0	54.0	54.0	107.0	106.0
Actuated g/C Ratio	0.13	0.13	0.27	0.26	0.26	0.34	0.34	0.67	0.66
v/c Ratio	0.19	0.80	0.63	0.41	0.61	0.19	1.15	0.90	0.63
Control Delay	62.4	88.8	56.4	49.9	8.2	43.4	124.5	63.1	10.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Total Delay	62.4	88.8	56.4	49.9	8.2	43.4	124.5	63.1	11.2
LOS	E	F	E	D	A	D	F	E	B
Approach Delay		85.3		28.4			123.2		24.6
Approach LOS		F		C			F		C

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 6 (4%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.15

Intersection Signal Delay: 59.5

Intersection LOS: E

Intersection Capacity Utilization 108.8%

ICU Level of Service G

Analysis Period (min) 15

Splits and Phases: 1: US 1/Federal Highway & Dania Beach Boulevard

↖ Ø1	↗ Ø2 (R)	↖ Ø3	↗ Ø4
38 s	60 s	28 s	34 s
↘ Ø6 (R)	↘ Ø8		
98 s	62 s		

Queues

1: US 1/Federal Highway & Dania Beach Boulevard

										
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	
Lane Group Flow (vph)	29	193	159	201	435	22	1357	511	1462	
v/c Ratio	0.19	0.80	0.63	0.41	0.61	0.19	1.15	0.90	0.63	
Control Delay	62.4	88.8	56.4	49.9	8.2	43.4	124.5	63.1	10.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	
Total Delay	62.4	88.8	56.4	49.9	8.2	43.4	124.5	63.1	11.2	
Queue Length 50th (ft)	28	195	134	175	13	16	~874	392	186	
Queue Length 95th (ft)	59	274	183	230	101	44	#1016	#811	261	
Internal Link Dist (ft)		322		171			268		570	
Turn Bay Length (ft)	200		260			280		370		
Base Capacity (vph)	205	321	311	652	816	113	1179	567	2334	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	391	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.14	0.60	0.51	0.31	0.53	0.19	1.15	0.90	0.75	

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary
 1: US 1/Federal Highway & Dania Beach Boulevard

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	165	22	154	195	422	21	1180	137	496	1373	46
Future Volume (veh/h)	28	165	22	154	195	422	21	1180	137	496	1373	46
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.96	0.98		0.98	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	29	170	23	159	201	435	22	1216	141	511	1415	47
Adj No. of Lanes	1	1	0	1	1	1	1	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	186	291	39	293	555	460	186	1246	144	416	2193	73
Arrive On Green	0.18	0.18	0.18	0.08	0.30	0.30	0.39	0.39	0.39	0.41	1.00	1.00
Sat Flow, veh/h	776	1598	216	1774	1863	1545	361	3197	370	1774	3496	116
Grp Volume(v), veh/h	29	0	193	159	201	435	22	671	686	511	715	747
Grp Sat Flow(s),veh/h/ln	776	0	1814	1774	1863	1545	361	1770	1797	1774	1770	1842
Q Serve(g_s), s	5.1	0.0	15.6	11.4	13.6	44.0	6.3	59.7	60.2	33.0	0.0	0.0
Cycle Q Clear(g_c), s	5.1	0.0	15.6	11.4	13.6	44.0	6.3	59.7	60.2	33.0	0.0	0.0
Prop In Lane	1.00		0.12	1.00		1.00	1.00		0.21	1.00		0.06
Lane Grp Cap(c), veh/h	186	0	331	293	555	460	186	690	700	416	1110	1155
V/C Ratio(X)	0.16	0.00	0.58	0.54	0.36	0.95	0.12	0.97	0.98	1.23	0.64	0.65
Avail Cap(c_a), veh/h	186	0	331	399	652	541	186	690	700	416	1110	1155
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.58	0.58	0.58
Uniform Delay (d), s/veh	55.6	0.0	59.9	46.8	44.2	54.9	31.7	48.0	48.2	37.4	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	1.8	0.6	0.1	22.6	1.3	28.4	29.2	114.5	1.7	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	8.0	5.6	7.0	21.7	0.7	34.5	35.6	31.5	0.5	0.5
LnGrp Delay(d),s/veh	55.7	0.0	61.6	47.4	44.4	77.5	33.0	76.4	77.4	152.0	1.7	1.6
LnGrp LOS	E		E	D	D	E	C	E	E	F	A	A
Approach Vol, veh/h	222				795		1379				1973	
Approach Delay, s/veh	60.9				63.1		76.2				40.6	
Approach LOS	E				E		E				D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	6		8					
Phs Duration (G+Y+Rc), s	38.0	68.4	18.5	35.2	106.4		53.6					
Change Period (Y+Rc), s	5.0	6.0	5.0	6.0	6.0		6.0					
Max Green Setting (Gmax), s	30.0	54.0	23.0	28.0	92.0		56.0					
Max Q Clear Time (g_c+1), s	13.5	62.2	13.4	17.6	2.0		46.0					
Green Ext Time (p_c), s	0.0	0.0	0.1	2.0	52.7		1.6					
Intersection Summary												
HCM 2010 Ctrl Delay			57.0									
HCM 2010 LOS			E									

HCM 2010 TWSC

12: W. Dania Beach Blvd & East Driveway

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	0	148	159	5	12	0
Future Vol, veh/h	0	148	159	5	12	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	161	173	5	13	0

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	178	0	337
Stage 1	-	-	176
Stage 2	-	-	161
Critical Hdwy	4.1	-	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	2.2	-	3.5
Pot Cap-1 Maneuver	1410	-	663
Stage 1	-	-	859
Stage 2	-	-	873
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1410	-	663
Mov Cap-2 Maneuver	-	-	663
Stage 1	-	-	859
Stage 2	-	-	873

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1410	-	-	-	663
HCM Lane V/C Ratio	-	-	-	-	0.02
HCM Control Delay (s)	0	-	-	-	10.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 2010 TWSC
12: W. Dania Beach Blvd & East Driveway

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	0	217	267	15	9	0
Future Vol, veh/h	0	217	267	15	9	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	241	297	17	10	0
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	313	0	-	0	546	305
Stage 1	-	-	-	-	305	-
Stage 2	-	-	-	-	241	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1259	-	-	-	502	740
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	804	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1259	-	-	-	502	740
Mov Cap-2 Maneuver	-	-	-	-	502	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	804	-
Approach	EB		WB		SB	
HCM Control Delay, s	0		0		12.3	
HCM LOS					B	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1259	-	-	-	502	
HCM Lane V/C Ratio	-	-	-	-	0.02	
HCM Control Delay (s)	0	-	-	-	12.3	
HCM Lane LOS	A	-	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

HCM 2010 TWSC
16: W. Dania Beach Blvd & West Driveway

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	0	129	151	8	19	0
Future Vol, veh/h	0	129	151	8	19	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	140	164	9	21	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	173	0	-	0	308	168
Stage 1	-	-	-	-	168	-
Stage 2	-	-	-	-	140	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1416	-	-	-	688	881
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	892	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1416	-	-	-	688	881
Mov Cap-2 Maneuver	-	-	-	-	688	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	892	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1416	-	-	-	688
HCM Lane V/C Ratio	-	-	-	-	0.03
HCM Control Delay (s)	0	-	-	-	10.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 2010 TWSC
16: W. Dania Beach Blvd & West Driveway

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	0	203	245	22	14	0
Future Vol, veh/h	0	203	245	22	14	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	226	272	24	16	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	297	0	-	0	510	284
Stage 1	-	-	-	-	284	-
Stage 2	-	-	-	-	226	-
Critical Hdwy	4.1	-	-	-	7.1	6.2
Critical Hdwy Stg 1	-	-	-	-	6.1	-
Critical Hdwy Stg 2	-	-	-	-	6.1	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1276	-	-	-	477	760
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	781	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1276	-	-	-	477	760
Mov Cap-2 Maneuver	-	-	-	-	477	-
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	12.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1276	-	-	-	477
HCM Lane V/C Ratio	-	-	-	-	0.033
HCM Control Delay (s)	0	-	-	-	12.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

APPENDIX H

Parking Data



MEMO

TO: Dennis Girisgen
Jay Sajadi
Christopher Shear
Scott Strawbridge
Steve Tilbrook

DATE: October 23, 2009

FROM: Karl Peterson
Leigh Ann Nichols

SUBJECT: Dr. Kennedy Homes
Parking Reduction Analysis

DRC #: 41R09

This memorandum contains data and analysis intended to support a parking reduction request for the re-development of the Dr. Kennedy Homes residential project located at 1004 West Broward Boulevard in Fort Lauderdale. A copy of the site plan for this re-development is included in *Attachment A*.

BACKGROUND DATA

- **Location:** Generally located on the south side of Broward Boulevard (SR 842) between SW 9th Avenue and SW 11th Avenue in the City of Fort Lauderdale. (See *Figure 1*, Project Location Map.)
- **Project Type:** Residential. This facility will continue to serve low and very low income families as well as low and very low income senior residents. Income restrictions associated with this property are referenced in the corresponding pages of the Housing and Urban Development (HUD) financing application included in *Attachment B* to this report.
- **Zoning Designation:** RMM-25
- **Land Use Designation:** Medium-High
- **Number of Units:**
 - Existing Development = 132 units
 - 82 units assigned to elderly residents
 - 36 two-bedroom units
 - 14 three-bedroom units
 - Proposed Development = 132 units
 - 40 one-bedroom dwelling units
 - 83 two-bedroom dwelling units
 - 9 three-bedroom dwelling units

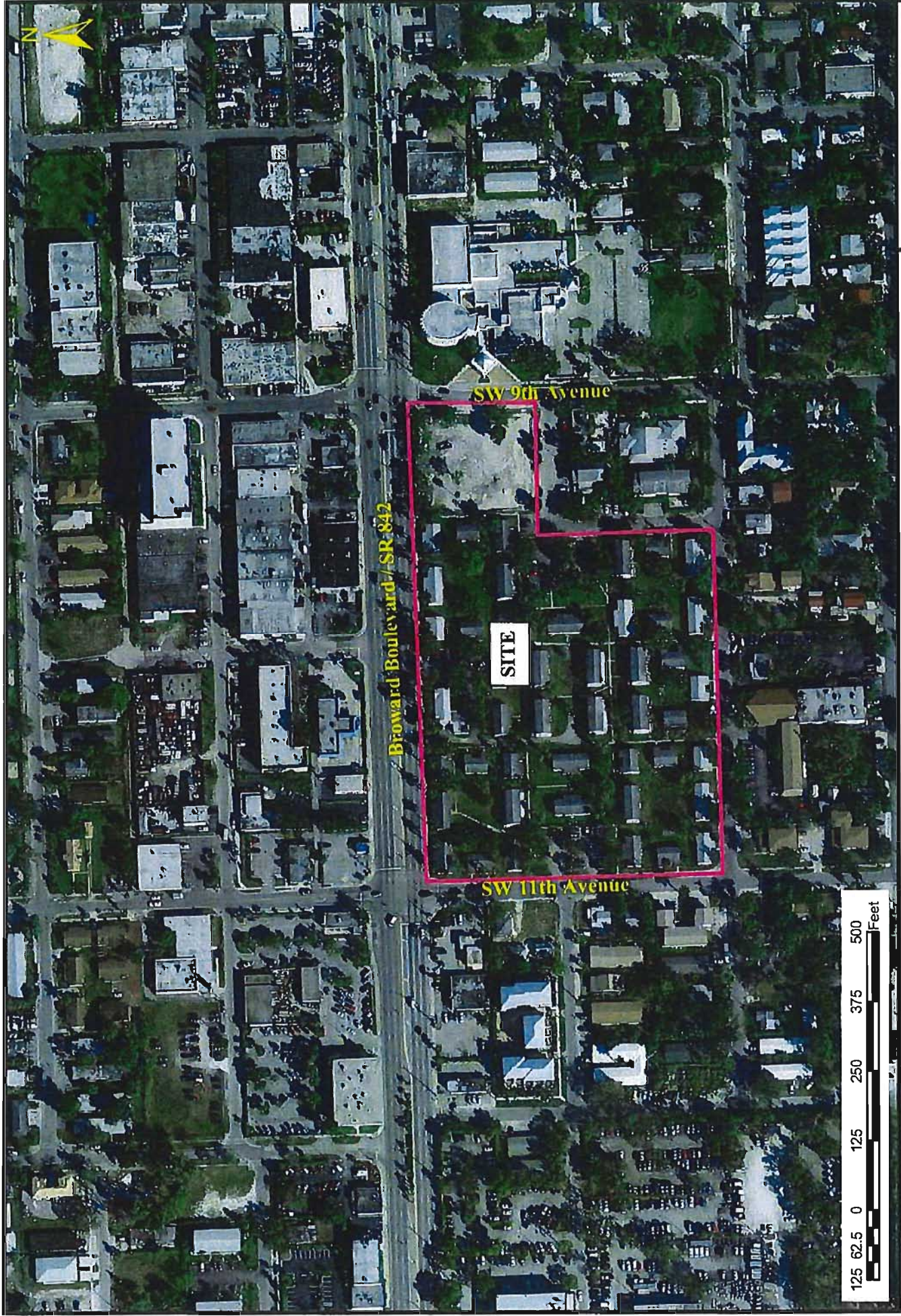


FIGURE 1
Dr. Kennedy Homes
Fort Lauderdale, Florida

Site Location Map

PARKING DATA

- **Parking Required by ULDR Code = 255 spaces**
 - 40 one-bedroom units x 1.75 spaces / unit = 70 spaces
 - 83 two-bedroom units x 2.0 spaces / unit = 166 spaces
 - 9 three-bedroom units x 2.1 spaces / unit = 19 spaces
- **Parking Provided = 172 spaces**
 - 149 on-site parking spaces
 - 23 on-street parking spaces
- **Requested Parking Reduction = 83 spaces (or, approximately 33% less than that required by code)**

BASIS FOR REDUCTION

The scope of the parking reduction study is based upon the criteria set forth in the ULDR Section 47-20.3.A.5. Specifically, this evaluation was conducted in accordance with Section 47-20.3.A.5.b. which states the following:

The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.

Dr. Kennedy Homes will consist of residential units that will be reserved for residents with low or very low incomes, a portion of whom will be senior residents. Many of the residents that currently reside on-site will be returning to Dr. Kennedy Homes upon re-construction. As a result, the demographics of the Dr. Kennedy Homes residents and consequently, the parking characteristics of the site, are not anticipated to change. The parking demand is anticipated to remain lower than that of other higher income residential developments within the City of Fort Lauderdale as a result of continued low vehicular ownership rates and a corresponding reliance on public transit.

Parking observations and analyses have been conducted on-site, as well as, at similar low-income residential facilities within the City of Fort Lauderdale in accordance with a previously agreed upon methodology. (See *Attachment C*.) In November 2006, parking observations were conducted at Dr. Kennedy Homes, Sailboat Bend Apartments, Sunnyreach Acres, and Sunnyreach Family Units. (See *Figure 2* for the location of the data collection sites.) In January 2008, and again in September 2009, parking observations were re-conducted at the Dr. Kennedy Homes site. (All parking data collected at the Dr. Kennedy Homes has yielded similar results.) Dwelling unit occupancy rates at all of the City's low income residential communities at the time of data collection were 96% occupied at a minimum, according to information provided by the Florida Housing Authority of Fort Lauderdale. (See documentation provided in *Attachment D*.) It was also verified that parking permits are required to park on-site at night.



FIGURE 2
Dr. Kennedy Homes
Fort Lauderdale, Florida

Data Collection Locations

A summary of the characteristics of the surveyed developments and the parking observation results are presented as follows:

- **Dr. Kennedy Homes Data:**
 - Type of Development = Low / very low income housing
 - Number of Dwelling Units = 132 (82 units for seniors, 50 units for families)
 - Number of Parking Spaces Provided = 71
 - Maximum Observed Parking Demand = 54 occupied parking spaces
 - November 2006 = 53 occupied parking spaces
 - January 2008 = 54 occupied parking spaces
 - September 2009 = 53 occupied parking spaces
 - Maximum Parking Rate = 0.41 parking spaces per dwelling unit
- **Sailboat Bend Apartments**
 - Type of Development = Low income senior housing
 - Number of Dwelling Units = 104
 - Number of Parking Spaces = 42
 - Maximum Observed Parking Demand = 38 occupied parking spaces
 - Maximum Parking Rate = 0.37 parking spaces per dwelling unit
- **Sunnyreach Acres**
 - Type of Development = Low income senior housing
 - Number of Dwelling Units = 100
 - Number of Parking Spaces = 41
 - Maximum Observed Parking Demand = 26 occupied parking spaces
 - Maximum Parking Rate = 0.26 parking spaces per dwelling unit
- **Sunnyreach Family Units**
 - Type of Development = Low income multi-family units
 - Number of Dwelling Units = 29
 - Number of Parking Spaces = 49
 - Maximum Observed Parking Demand = 39 occupied parking spaces
 - Maximum Parking Rate = 1.34 parking spaces per dwelling unit

From the data shown above, a maximum occupancy rate of 0.41 spaces / unit can be determined for senior units / one-bedroom units and a maximum occupancy rate of 1.34 spaces per unit can be determined for multi-family (or, two-/three-bedroom units). The information shown above is summarized in Table 1, and the parking data is included in *Attachment E*.

Table 1 Dr. Kennedy Homes Parking Data Summary Fort Lauderdale, Florida						
Development	Type of Complex	Number of Units	Average Parking Demand		Maximum Parking Demand	
			Occupied Spaces	Rate (per unit)	Occupied Spaces	Rate (per unit)
Kennedy Homes ¹	Elderly and Multi-Family	132	43.9	0.33	54	0.41
Sailboat Bend	Elderly	104	33.7	0.32	38	0.37
Sunnyreach Acres	Elderly	100	20.0	0.20	26	0.26
Sunnyreach	Multi-Family	29	34.9	1.20	39	1.34

Sources: Crossroads Engineering Data, Inc. (November 16 and 18, 2006; January 26, 2008; September 25-26, 2009) and Jacobs Engineering Group Inc. (October 2009).

¹ Kennedy Homes has a total of 132 units: 82 one-bedroom units (or 62%) and 50 multi-family units (or 38%).

PARKING CALCULATIONS

The table below documents the number of parking spaces required by code, the documented parking rate based upon observations at the existing developments with similar characteristics in the City, the documented parking requirement based upon the maximum observed parking rates, and the proposed parking supply. Two comparisons are also presented in this table: the first is between the proposed parking supply and the documented parking requirement and the second is between the proposed parking supply and the parking required by code.

Table 2 Dr. Kennedy Homes Parking Requirements Fort Lauderdale, Florida									
Number of Bedrooms	Number of Dwelling Units	Parking Required by ULDR (Spaces)	Documented Parking Rate (Spaces / Unit) ²	Documented Parking Requirement (Spaces)	Proposed Parking Supply (Spaces)	Difference Proposed Parking Supply - Documented Parking Requirement		Difference Proposed Parking Supply - Required Parking	
						(Spaces)	(%)	(Spaces)	(%)
1	40	70	0.41	17					
2	83	166	1.34	112	149 (on-site)				
3	9	19	1.34	13	23 (on-street)				
Total:	132	255		142	172	30	21%	-83	-33%

Sources: Crossroads Engineering Data, Inc. and Jacobs Engineering Group Inc.

² Based upon parking observations (maximum observed occupancy rates) conducted at similar developments in the City.

As documented in the table above, although the requested parking reduction is approximately 33%, the actual proposed parking supply is 21% more than what the actual parking demand is projected to be based upon observations at similar low-income residential facilities.

ACCESS TO TRANSIT

As previously mentioned, the parking requirements for a low income / senior housing development are anticipated to differ from other higher income residential developments in the area. The difference in parking space supply / occupancy is largely due to the difference in vehicle ownership rates of the residents and guests. Typically in lower income developments, alternative modes of transportation are used, including transit. The location of the site is ideal for this re-development due to the close proximity of the Broward County Transit Facility. The Broward County Transit Facility is located at Broward Boulevard and the FEC tracks. This facility serves as the major transfer point for all County transit services, which makes the use of these services very convenient for the residents and guests of Dr. Kennedy Homes.

Broward County Transit Routes 9, 22, and 81 run along Broward Boulevard adjacent to the site. These routes provide service from/to Riverdale Road and Highway 441, BCC Central Campus, Johnson Road and 441, Young Circle, Sawgrass Mills Mall, Broward Boulevard and Flamingo Road, West Regional Terminal, Broward Mall, Broward Boulevard and Highway 441, Tri-Rail Station, NW 31st Avenue and Broward Boulevard, Lauderhill Mall, NW 49th Avenue and Oakland Park Boulevard, and NW 44th Street and Inverrary Boulevard. All routes provide service on weekdays, Saturdays, and Sundays. During the weekday AM and PM peak hours, Route 22 runs at 15-minute headways, Route 81 runs at 30-minute headways, and Route 9 runs at 45-minute headways. Additionally, all routes provide service from/to the Broward Central Terminal located on Broward Boulevard east of the project site, which is a connecting terminal for many other transit routes.

Despite the fact that the transit shuttle service is no longer available to the residents of Dr. Kennedy Homes, the parking demand appears to be consistent with previous observations. It should be noted that residents do have access to a private on-demand transportation provider to meet their needs.

PARKING RESEARCH

National parking data related to low income and senior housing were researched. Parking data for senior (independent) housing were found in *Parking Generation* (3rd Edition) as published by the Institute of Transportation Engineers (ITE) and in the *Parking Standards Report No. 510/511* published by the American Planning Association (APA) Planners Advisory Service (PAS).

As contained in *Parking Generation*, Land Use #252 Senior Adult Housing – Attached, the results of two parking studies are presented. Peak parking demand ratios from these two studies were determined to be 0.50 and 0.33 parked vehicles per dwelling unit, respectively, for a typical weekday. Similar ratios were determined on a Saturday.

Various parking requirements for elderly housing in several cities/counties nationwide are documented in the *Parking Standards* report. Requirements vary from 0.2 spaces per unit to approximately 1.5 spaces per unit. It should be noted that these requirements are reported for elderly housing without regard to income levels. As previously mentioned, the parking demand rates of low income housing developments, Dr. Kennedy Homes particularly, are anticipated to be somewhat lower due to low automobile ownership rates.

Relevant excerpts from these reports are included in *Attachment F*.

CONCLUSIONS

Based upon the field observations, data, and parking analysis presented herein, it is apparent that the proposed parking supply for the Dr. Kennedy Homes low income housing re-development will be more than adequate to accommodate the likely parking demand.

September 18, 2017

VIA HAND DELIVERY

Corinne Lajoie, AICP
Planning and Zoning Manager
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

FILE COPY



**Re: Application for Site Plan Approval (the "Application") /
705-815 and 1105-1165 West Dania Beach Boulevard,
Folio Nos. 5042-34-53-0020, 5042-34-55-0010 and 5042-34-52-0010
(collectively, the "Property") / Saratoga Crossing (the "Development")**

Dear Corinne:

Our firm represents Atlantic Pacific Communities, LLC (the "Applicant"), regarding land use, zoning, and general development matters in connection with the above-captioned Property. Please accept this letter together with the enclosed exhibits, which collectively detail information about the Development, confirm substantial compliance with the City of Dania Beach (the "City") Code of Ordinances (the "Code"), and discuss the approval of alternate parking standards described more fully below.

I. The Property

The Property currently consists of Three (3) individual parcels of land located North of West Dania Beach Boulevard between NW 7 and NW 13 Avenue. The Property is divided by separately owned apartment buildings (Gulfstream Apartments) that border both the Eastern and Western perimeter of NW 10 Court creating an "East Site" and "West Site" of the Property. Based on information obtained from the Broward County Appraiser's Office, the Property is 204,376 +/- square feet or 4.69 acres in total. A copy of that information is enclosed as **Exhibit "A"**.

Pursuant to the City's Zoning Map and Sec. 303-90 of the Code, the Property is located entirely within the Neighborhood Residential District (NHBD-RES*), which is a Community Redevelopment Area ("CRA") form-based zoning district. The NHBD-RES zoning district permits single family residential use. However, it is important to note that NHBD-RES districts denoted with an asterisk (NHBD-RES*), such as the Property, indicate particular parcels where multi- and two-family dwellings such as mansion apartment houses, apartment buildings, and

rowhouses are also permitted. Therefore, the Development is permitted on the Property "as-of-right." For your ease of reference, a copy of the City's Zoning Map is enclosed as **Exhibit "B"**.

a. East Site

The East Site is located at 705-815 West Dania Beach Boulevard (Broward County Folio Nos. 5042-34-55-0010 and 5042-34-52-0010). According to the Broward County Appraiser's Office, the East Site consists of Two (2) platted Lots: Tract N of the Mizell Gardens division, as recorded in Plat Book 144, Page 36; and Parcel A of the Mizell Gardens Two subdivision, as recorded in Plat Book 154, Page 12, both recorded in the Public Records Office of Broward County attached hereto as **Exhibit "C"**. The East Site is approximately 92,383 square feet or 2.12 acres, and is currently improved with Thirteen (13) residential units. An aerial showing the existing improvements on the East Site of the Property is attached as **Exhibit "D"**.

b. West Site

The West Site is specifically located at 1105-1165 West Dania Beach Boulevard (Broward County Folio No. 5042-34-52-0020), between NW 13 Avenue and NW 10 Court. According to the Broward County Appraisers Office, the West Site includes 333.98 feet South of Tract A of the Stoinoff Valhalla division, as recorded in Plat Book 146, Page 22 of the Public Records Office of Broward County attached hereto as **Exhibit "E"**. The West Site is approximately 111,993 square feet or 2.57 acres, and is currently improved with Twenty-Six (26) residential units. An aerial showing the existing improvements on the West Site of the Property is attached as **Exhibit "F"**.

II. The Development

This correspondence constitutes the Applicant's Letter of Intent and Site Plan Review submittal pursuant to Sec. 805-20 of the Code. The Applicant seeks to develop the Property as Saratoga Crossing, which would encompass both the East Site ("Saratoga East") and West Site ("Saratoga West") of the Property. The Applicant seeks to develop multi-family, apartment styled housing compatible with the overall residential character of the neighborhood and in compliance with the NHBD-RES* standards.

a. Saratoga East

Saratoga East consists of Two (2), Four (4) story apartment buildings, designated as Building I and Building II. Building I is located on the West side of Saratoga East and contains Thirty (30) One, Two, and Three-bedroom units, while Building II contains Forty-Four (44) One-bedroom units. Saratoga East also includes a nursing station and an amenity structure.

Although Saratoga East spans across 92,383 +/- square feet, Buildings I and II leave behind a moderate building footprint of less than Fifty (50) percent of the total site area. This moderate footprint allows for increased green space as Saratoga East is surrounded by lush landscaping on the North, East, and South side of the Development. Additionally, a large park is tucked away on the Northeast corner of the Development abutting NW 7 Avenue.

b. Saratoga West

Saratoga West consists of Ninety-Eight (98) residential units and Two (2) amenity structures situated within Two (2) apartment buildings also designated as Building I and Building II. Building I is a Three (3) story structure located on the North side of Saratoga West and contains Forty-One (41) One, Two, and Three-bedroom units. Building II is a Four (4) story structure located on the opposite side of Building I, and contains Fifty-Seven (57) One, Two, and Three-bedroom units. While Saratoga West is the larger of the Two (2) Sites, it produces a minimal building footprint of only Twenty-Seven (27) percent. Copies of the Saratoga East and Saratoga West Site Plans (the "Plans") dated July 18, 2017, and prepared by Corwil Architects are enclosed with this submittal.

Both Saratoga East and West provide Ninety (90) parking spaces at each location, with access to both Sites provided from West Dania Beach Boulevard.

III. Alternate Parking Standards

Pursuant to Sec. 265-60, a copy of which is enclosed as **Exhibit "G"**, the Applicant is requesting approval to reduce the Development's minimum parking requirements consistent with the Code's alternate parking standards. According to Sec. 265-60(b)-(c), the City Commission shall consider an application for alternate parking standards based on the following:

(b) "...best professional practices, taking into account the availability level of transit service, proximity to multimodal transportation facilities and other best practices as determined by the community development director.

(c) Acceptable documentation includes applicable studies, demonstration of the successful use of the standard by similar development projects, or unique characteristics of the proposed use, which may include its location, operation or other characteristics that warrant a lower parking requirement.

Additionally, this section delineates that alternate parking standards serve to prevent the "...inefficient use of land at the expense of additional landscaped area, civic space, or building area...".

The Development is subject to Sec. 265-60 Minimum Off-Street Parking Requirements which requires One-Hundred Eighteen (118) parking spaces at Saratoga East and One-Hundred Eighty-One (181) parking spaces at Saratoga West. However, the Applicant seeks alternate parking standards that would provide Ninety (90) parking spaces at Saratoga West and Ninety (90) parking spaces at Saratoga East to better accommodate the needs of the Development and surrounding community, prevent the inefficient use of land, and promote the CRA's goal of increased transit oriented development.

Unique Characteristics of Proposed Use

The Development is an affordable housing community. Although the City does not assign reduced parking for affordable housing developments, the City does recognize that unique characteristics of development projects may warrant reduced parking requirements. One such unique characteristic is that the parking demand associated with the Development is anticipated to be lower than that of traditional market rate developments. A parking study is currently being conducted and will be submitted upon completion stat. It is anticipated that the comprehensive parking study will corroborate the Development's reduced parking needs and more accurately determine the appropriate number of required parking spaces for the Development. For your ease of reference, a parking study conducted for a similar affordable housing development is attached as **Exhibit "H"**.

Inefficient Use of Land

The Applicant's proposed alternate parking standards seek to prevent the inefficient use of land and increase the Development's landscaping and amenity features. For example, as a result of proposed parking reductions and the minimal footprint of the apartment buildings, the Applicant is able to provide increased foliage and lush interior landscaping to the North, East, and South side of Saratoga East. Additionally, the proposed parking reductions for Saratoga West allow Two (2) separate amenity structures, in addition to the amenity structure situated on Saratoga East. Therefore, the Applicant's proposed parking reductions support the City's purpose for establishing alternate parking standards, as it results in increased landscaped areas and additional amenity space that coincides with the residential character of the neighborhood.

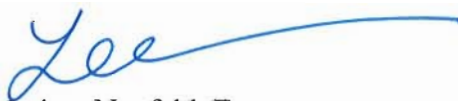
Proximity to Transit Services and Multimodal Transportation Facilities

Pursuant to Sec. 265-60, an applicant may propose alternate parking standards based on the availability of local transit services and multimodal transportation facilities in close proximity to the development property. The City provides a City Community Bus that works exclusive to and in conjunction with Broward County Transit ("BCT"). Both the City Community Bus and BCT service the nearby Dania Beach Tri-Rail station. Accordingly, the numerous mass transit options serve the Property specifically, as there are over Twenty (20) City and BCT bus stops within a half (1/2) mile radius of the Property. Additionally, the Dania Beach Tri-Rail station is located only 1.09 miles away and is a Fourteen (14) minute commute via public transportation from the Property. As such, there are several public transportation hubs and facilities within local proximity to the Property. As a result, the Applicant's reduced parking request would complement the City's mass transit network and promote the CRA's goal of reinforcing interconnectivity among the City's transit facilities through transit-oriented development. For your ease of reference, a detailed map of the abovementioned public transit options is attached as **Exhibit "I"**.

IV. Conclusion

The Applicant is requesting a Site Plan Review to develop Saratoga Crossing East and West as both Sites comply with the City's Code, as well as compliment the residential nature of the NHBD-RES* zoning district. Based on the foregoing, we respectfully request your favorable consideration of this Application. We look forward to appearing before the DRC on September 28, 2017. Thank you and please do not hesitate to contact us if you have any questions or require additional information.

Best regards,



Marissa Neufeld, Esq.

Enclosures

Cc: Atlantic Pacific Communities, LLC
Corwil Architects
Ryan D. Bailine, Esq.
Devon Vickers, Esq.

EXHIBIT "A"

FILE COPY





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

FILE COPY



Site Address	705 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 55 0010
Property Owner	DANIA BEACH HOUSING AUTHORITY	Millage	0413
Mailing Address	715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227	Use	89
Abbreviated Legal Description	MIZELL GARDENS TWO 154-12 B PARCEL 'A'		

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$67,520	\$8,140	\$75,660	\$75,660	
2016	\$67,520	\$8,140	\$75,660	\$75,660	
2015	\$67,520	\$8,140	\$75,660	\$75,660	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$75,660	\$75,660	\$75,660	\$75,660
Portability	0	0	0	0
Assessed/SOH	\$75,660	\$75,660	\$75,660	\$75,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$75,660	\$75,660	\$75,660	\$75,660
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
9/28/1990	WD	\$23,000	17821 / 573
6/25/1982	WD		10266 / 635

Land Calculations		
Price	Factor	Type
\$4.65	14,520	SF
Adj. Bldg. S.F. (Card, Sketch)		169
Eff./Act. Year Built: 2010/2010		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04								
X								



RECEIVED

SEP 18 2017

**Planning
Department**

Site Address	1105-1165 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 53 0020
Property Owner	DANIA BEACH HOUSING AUTHORITY	Millage	0413
Mailing Address	715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227	Use	03
Abbreviated Legal Description	STOINOFF'S VALHALLA 146-22 B TRACT A THE S 333.98		

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

Property Assessment Values Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$672,010	\$5,092,100	\$5,764,110	\$4,900,430	
2016	\$672,010	\$4,210,790	\$4,882,800	\$4,454,940	
2015	\$672,010	\$3,377,940	\$4,049,950	\$4,049,950	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,764,110	\$5,764,110	\$5,764,110	\$5,764,110
Portability	0	0	0	0
Assessed/SOH	\$4,900,430	\$5,764,110	\$4,900,430	\$4,900,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$4,900,430	\$5,764,110	\$4,900,430	\$4,900,430
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/1/1991	WD	\$2,026,182	18101 / 743	\$6.00	112,001	SF
				Adj. Bldg. S.F. (Card, Sketch)		24481
				Units		26
				Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

FILE COPY



Site Address	705-815 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 52 0010
Property Owner	DANIA BEACH HOUSING AUTHORITY	Millage	0413
Mailing Address	715 W DANIA BEACH BLVD DANIA BEACH FL 33004-3227	Use	03
Abbreviated Legal Description	MIZELL GARDENS 144-36 B TRACT A		

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$467,300	\$1,548,470	\$2,015,770	\$1,766,560	
2016	\$467,300	\$1,241,480	\$1,708,780	\$1,605,970	
2015	\$467,300	\$992,680	\$1,459,980	\$1,459,980	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,015,770	\$2,015,770	\$2,015,770	\$2,015,770
Portability	0	0	0	0
Assessed/SOH	\$1,766,560	\$2,015,770	\$1,766,560	\$1,766,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$1,766,560	\$2,015,770	\$1,766,560	\$1,766,560
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
1/1/1991	QCD	\$100	18101 / 741

Land Calculations		
Price	Factor	Type
\$6.00	77,884	SF
Adj. Bldg. S.F. (Card, Sketch)		14760
Units		13
Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04								

705-815 W DANIA BEACH BOULEVARD

X								
1								

FILE CO.



EXHIBIT "B"

EXHIBIT “C”



FILE COPY

EXHIBIT “C-2”

FILE COPY



LEGAL DESCRIPTION:

THAT PART OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MILWAUKEE AVENUE (NOW N.W. 7TH AVENUE) AS SAID IN THE PLAT OF "MODELO", PLAT BOOK B, PAGE 49, OF DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID MILWAUKEE AVENUE 140.00 FEET NORTHEASTERLY FROM THE S.E. CORNER OF SAID SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34-50-42, 100.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID MILWAUKEE AVENUE 150.00 FEET; THENCE EAST PARALLEL WITH SAID MILWAUKEE AVENUE 150.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BROWARD COUNTY CONTAINING 0.3333 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION:

WE HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 15th DAY OF APRIL, 1992 IN ACCORDANCE WITH SECTION 17.091 OF SAID CHAPTER 177. THE BENCH MARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK.

JOHN F. PULICE, PRESIDENT DATE
REG. LAND SURVEYOR NO. 2691
STATE OF FLORIDA

CITY PLANNING AND ZONING BOARD:

WE HEREBY CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 8 DAY OF OCTOBER, 1992.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY
AUTHORITY OF THE
FLORIDA CORPORATION
AND DESCRIBED HERBY

BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID "MIZELL GARDENS TWO", ALL EASEMENTS ARE HEREBY GRANTED AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID HOUSING AUTHORITY OF THE CITY OF DANIA, PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, OF August 1992.

LAYONDA L. SEARS
LAYONDA L. SEARS

BRUCE EDWARDS
BRUCE EDWARDS

BY: [Signature] CHAIRPERSON

WE HEREBY CERTIFY: THAT THIS PLAT OF "MIZELL GARDENS TWO" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA, FLORIDA, ORDINANCE NO. 1292, ADOPTED THIS 15th DAY OF APRIL, 1992, AND THAT BY SAID RESOLUTION THE THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERCEDED.

ATTEST: Wanda Mullikin
CITY CLERK

APPROVED: Bill Hale
MAYOR

BROWARD COUNTY

DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:
WE HEREBY CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 22nd DAY OF JUNE, 1993.

BY: [Signature] DIRECTOR

BROWARD COUNTY PLANNING COUNCIL:

WE HEREBY CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 22nd DAY OF OCTOBER, 1992.

BY: [Signature] CHAIRPERSON

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY
APPEARED BEFORE
EXECUTIVE DIRECTOR
OF THE CITY OF
DANIA, FLORIDA

WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ANNOUNCED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS
5th DAY OF AUGUST, 1992

MY COMMISSION EXPIRES: 9-22-92

PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 9 DAY OF JUNE, 1993.

BY: [Signature] ADMINISTRATOR OR DESIGNEE

STATE OF FLORIDA

DEPARTMENT OF REVENUE
ADMINISTRATIVE SERVICES DEPARTMENT

WE HEREBY CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND HAS BEEN ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 11th DAY OF JUNE, 1993.

EST. B. JACK OSTERHOLT, COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY COUNTY COMMISSIONER

SURVEYORS NOTES:

1. o PRM DENOTES: PERMANENT REFERENCE MONUMENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 34-50-42.
3. B.M. DENOTES BENCH MARK ELEVATIONS. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, AND ON BROWARD COUNTY BENCH MARK NO. 1131, ELEVATION 10.00 FEET.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
5. THIS PLAT IS RESTRICTED TO 3,000 SQUARE FEET OF LAND. ANY USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 10, CODE OF ORDINANCES, AND MAY BE AMENDED BY THE BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SUBJECT TO THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED ON THIS PLAT. ANY RESTRICTIONS IN FAVOR OF ANY PERSON OR PERSONS OR OWNERS OF PROPERTY WITHIN THIS PLAT ARE NOT OPERATIVE AS A RESTRICTION IN FAVOR OF ANY PERSON OR PERSONS OR OWNERS OF PROPERTY WITHIN THIS PLAT.

BROWARD COUNTY FINANCE AND

ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION-RECORDING SECTION:

WE HEREBY CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 16th DAY OF JUNE, 1993, AND RECORDED IN PLAT BOOK 154 AT 11 RECORD VERIFIED.

EST. B. JACK OSTERHOLT, COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY

BROWARD COUNTY ENGINEERING DEPARTMENT:

WE HEREBY CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORD ON THIS 11 DAY OF JUNE, 1993.

BY: [Signature] DEPUTY
JOSE V. LLUFRIO
FLORIDA P.L.S. REG. NO. 4429
CITY SURVEYOR

BY: [Signature]
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. NO. 12506

RECEIVED
SEP 18 2017
Planning
Department

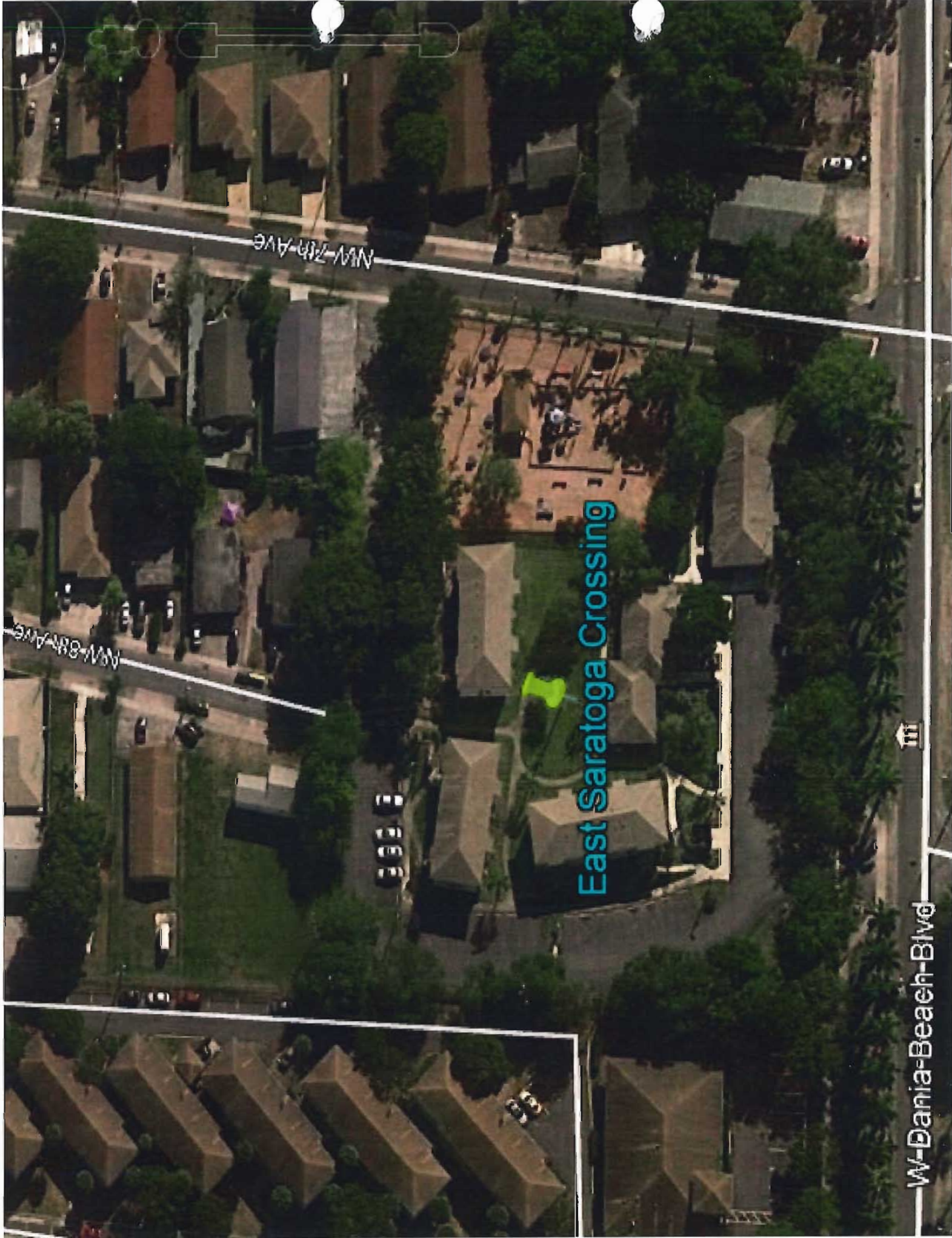
FILE COPY

COUNTY COMMISSIONERS
OFFICE
OCT 1ST
1993

EXHIBIT “D”

FILE COPY





East Saratoga Crossing

NW 7th Ave

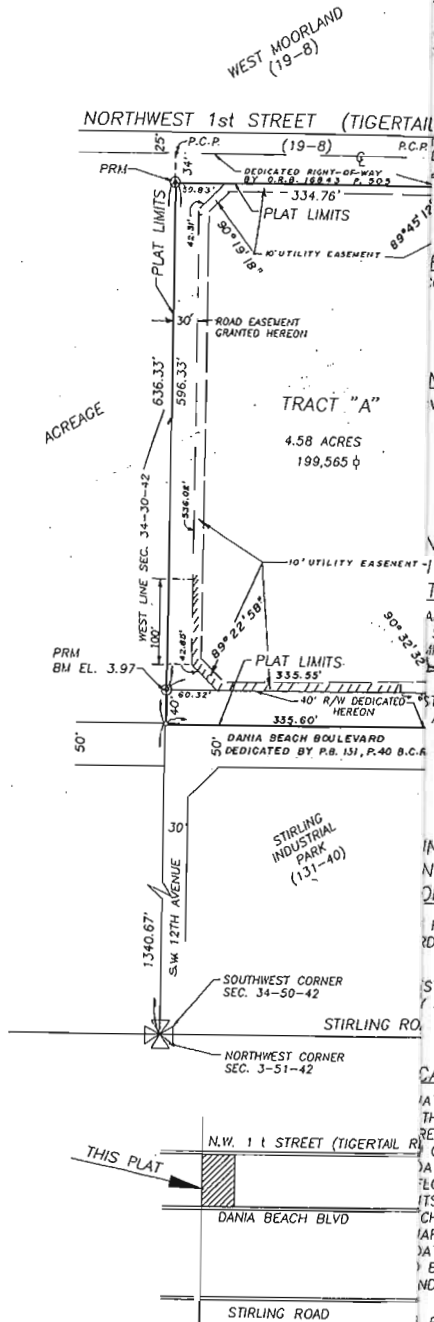
NW 8th Ave

W-Dania-Beach-Blvd



SHEET 1 OF 1

A SUBD



ANNING COUNCIL

THE BROWARD COUNTY PLANNING COUNCIL APPROVED THE COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY RESOLUTION, ADOPTED THIS 31ST DAY OF August.

BY: Jean Cook 10/19/85
CHAIRPERSON DATE

THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL IS APPROVED AND ACCEPTED FOR RECORD DATE 1590.

BY: Michael S. Hensley
ADMINISTRATOR OR DESIGNEE

OFFICE OF PLANNING

ACCEPTED AND APPROVED FOR RECORD.

BY: Donald Maxwell 12-4-90
DIRECTOR DATE

ENGINEERING DIVISION

RECEIVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook 12-4-90
HENRY P. COOK DATE
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. #12506

FINANCE AND ADMINISTRATIVE
COUNTY RECORDS DIVISION
PLAT SECTION

AT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 10TH DAY OF DECEMBER, A.D. 1989

BY: Marilyn Melville
DEPUTY
BY: John P. Parnish
CHAIRPERSON - COUNTY COMMISSION

FINANCE AND ADMINISTRATIVE
COUNTY RECORDS DIVISION
ORDING SECTION

FILED FOR RECORD THIS 10TH DAY OF December
RECORDED IN PLAT BOOK 146, AT PAGE 22, RECORD

BY: Carol C. Doyle
DEPUTY

CATE

THE ATTACHED PLAT IS A TRUE AND CORRECT COPY OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT CONFORMS TO THE APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF THE FLORIDA ADMINISTRATIVE CODE. THE PERMANENT MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH CHAPTER 177, ON THIS 6TH DAY OF August. THE MONUMENTS SHOWN ARE REFERENCED TO THE NATIONAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH THE NATIONAL OCEAN SURVEY FOR THIRD EDITION.

POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR AFTER THE PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE SURETY INSURING CONSTRUCTION OF THE IMPROVEMENTS.

BY: Richard W. Stinoff
RICHARD W. STINOFF
REGISTERED LAND SURVEYOR NO 2835
STATE OF FLORIDA

NOTE
THIS PLAT IS RESTRICTED TO 50 GARDEN LANE
IS REQUIRED BY CHAPTER 5, ARTICLE 10, SECTION 1
ORDINANCES, AND MAY BE AMENDED

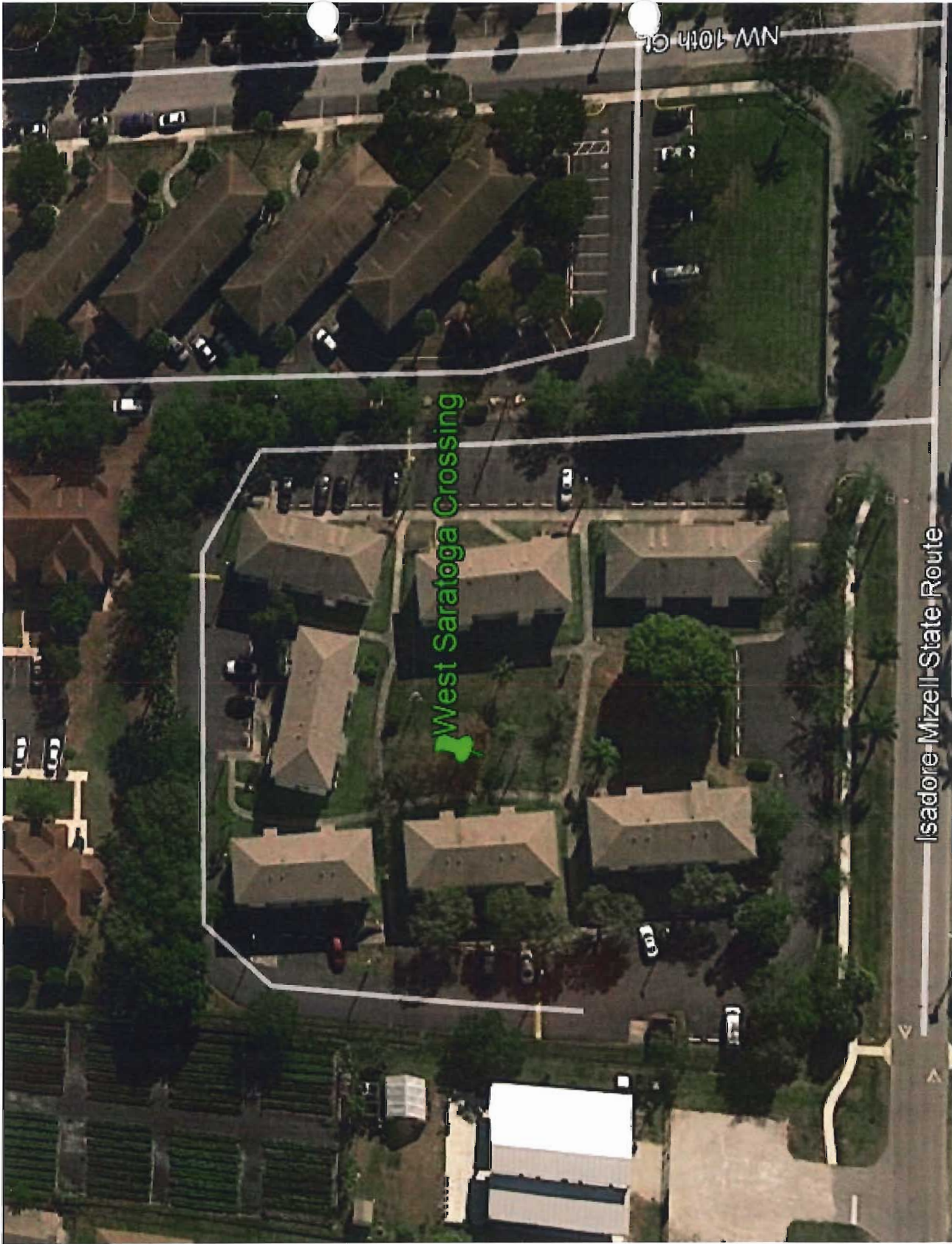
THE NOTATION AND ANY AMENDMENTS THEREON
PROPERTY LOCATED WITHIN THE PLAT AND
OWNER INCLUDING AN OWNER OR OWNERS
WITH REFERENCE TO THIS PLAT.

BARNETT BANK OF
SOUTH FLORIDA, N.A.

NOTARY'S SEAL



EXHIBIT “F”



NW 10th Ct

Isadore Mizell State Route

EXHIBIT "G"

FILE COPY



Sec. 265-60. - Alternate parking standards.

- (A) The genesis of this section is the city's recognition that the minimum parking requirements of this article, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped area, civic space, or building area and subsequent tax revenue and employment. Requests under this section shall be based strictly upon the criteria of this section, and shall not be based upon hardship, which is the purview of the variance process, nor inconvenience or cost.
- (B) An applicant for a development order or permit may propose an alternate parking standard based upon a parking study or other data that justifies an alternative standard, and based upon best professional practices, taking into account the availability level of transit service, proximity to multimodal transportation facilities and other best practices as determined by the community development director.
- (C) Acceptable documentation includes applicable studies, demonstration of the successful use of the standard by similar development projects, or unique characteristics of the proposed use, which may include its location, operation or other characteristics that warrant a lower parking requirement.
- (D) City commission review and approval shall be governed by the site plan approval process.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2012-025, § 4, 10-9-12)



FILE COPY

EXHIBIT “H”

FILE COPY



Parking Study

DRAFT

Kennedy Homes Fort Lauderdale, Florida

September 2009

Prepared For:

The Carlisle Group
2950 SW 27th Avenue, Suite 200
Miami, Florida 33133

Prepared By:

Jacobs Engineering Group, Inc.
6363 NW 6th Way, Suite 300
Fort Lauderdale, Florida 33309
Phone: (954) 315-1011
Fax: (954) 315-1040
E-mail: leighann.nichols@jacobs.com

FILE COPY



Kennedy Homes Parking Study

DRAFT

Introduction

Kennedy Homes is a mixed senior and multi-family low income housing development located on the south side of Broward Boulevard (SR 842) between SW 9th Avenue and SW 11th Avenue in the City of Fort Lauderdale. Currently the residential development consists of a total of 132 low income housing units: 82 one-bedroom units, 36 two-bedroom units, and 14 three-bedroom units. Access to the site is provided at three (3) locations. One driveway is located on Broward Boulevard. Due to the restrictive median, access at this location is limited to right-in / right-out movements only. Full access is provided on SW 11th Avenue (the west side of the site) and also where Arpeika Street / SW 1st Street and SW 9th Terrace connect. The location of the site is depicted in Figure 1.

The applicant is proposing to demolish the existing facilities and re-construct the same number of units (132 units). The following unit mix is proposed: 40 units for the senior residents (one-bedroom units) and 92 units for families (83 two-bedroom units and 9 three-bedroom units). Existing accessory buildings such as a community center, maintenance, and management office space will also be refurbished on-site. The community center is proposed to consist of an exercise room, library, break room, and computer lab. These facilities will be for residents only. The management office on-site is anticipated to have approximately four staff, some of whom will live on-site.

Vehicular access to the site is proposed to be provided on SW 11th Avenue, Arpeika Street, and SW 9th Terrace. No direct access will be provided from/to Broward Boulevard. According to the Unified Land Development Regulations (ULDR) Codified through Ord. No. C-08-37 (enacted July 15, 2008 – Supp. No. 19) Section 47-20.2, 274 parking spaces are required for this project. The parking requirement calculations for the proposed project are shown on the site plan included in Attachment A.

Parking Reduction

A parking reduction is being sought for the Kennedy Homes re-development. As agreed upon in the methodology meeting, the scope of this study is based upon the criteria set forth for a parking “reduction” study in the ULDR Section 47-20.3.A.5. According to Section 47-20.3.A.5 of the ULDR, the reviewing body shall consider the application for parking reduction based upon the following criteria:

FILE COPY





FIGURE 1
Kennedy Homes
Fort Lauderdale, Florida

Site Location Map

JACOBS
6363 NW 6 Way, Suite 300
Fort Lauderdale, Florida 33309

DRAFT

"b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses;"

Because Kennedy Homes will consist of residential units that will be designated for residents with low or very low incomes, the parking demand associated with the development is anticipated to be lower than that of other higher income residential developments within the City. (It should be noted that the Kennedy Home residents that currently resides there are anticipated to return upon re-construction.) However, the City of Fort Lauderdale's *Code of Ordinances* does not assign different parking requirements for lower income or senior housing facilities, and therefore, the applicant has requested that a parking study be performed to determine the appropriate number of required parking spaces.

Methodology

A meeting was held on January 15, 2008 with City Staff and one of the City's Transportation Consultants to discuss an appropriate methodology for a parking study for the Kennedy Homes project. In the meeting, it was indicated that the research and information contained in the Dixie Court Parking Reduction Study remains accurate and relevant, and that information would be supplemented for the Kennedy Homes Parking Study. In particular, the following additional research and analysis was discussed and agreed upon:

- ☐ The data collection for the study will consist of one Saturday count at the existing Kennedy Homes development. The count would be conducted in 30-minute intervals on Saturday, January 26th during the following times:
7 AM - 10 AM, 12 PM - 3 PM, and 6 PM - 11 PM.
- ☐ The occupancy at all data collection sites used for the Dixie Court Parking Reduction Study (November 2006) as well as the current occupancy at Kennedy Homes would be verified, where occupancy is defined as at least one person physically living in unit – not merely rented.
- ☐ Verify if a parking permit is required to park on-site.
- ☐ Research and collect national parking data for developments with similar characteristics – low income and senior housing, access to transit, etc.
- ☐ Conduct survey to determine residents' transportation mode. Survey should include age, people per unit, if transit is used and how often, if a vehicle is owned, and if another transportation mode is used.



DRAFT

The meeting summary / methodology is included in Attachment B.

Data Collection

In accordance with the methodology previously described, a parking survey was re-conducted at the existing Kennedy Homes site. The parking counts were collected in 30-minute intervals on Saturday, January 26, 2008 from 7 AM - 10 AM, 12 PM - 3 PM, and 6 PM - 11 PM. The parking survey counts are contained in Attachment C.

Data Collection Results

As shown in Table D-1, the greatest number of occupied spaces observed during the parking survey hours identified above was 66 spaces. As previously mentioned, the Kennedy Homes site currently contains a total of 132 units. Therefore, using the data collected on-site, an existing parking demand ratio of 0.5 spaces per unit, or 1 space for every 2 units, can be calculated directly. At the time of data collection, there were two vacancies (occupancy rate was approximately 98%) as reported by the Executive Director / CEO of the Housing Authority of the City of Fort Lauderdale. It was also verified that parking permits are required to park on-site at night.

The unit mix of the existing development consists of primarily one-bedroom units, while multi-family units make-up approximately 38% of the existing development. The future development is proposed to primarily consist of multi-family units (approximately 70%). Because the unit mix is anticipated to change with a higher concentration of multi-family units, using the parking demand determined on-site does not appear to be an accurate or conservative approach to estimating future demand of the facility.

However, it should be noted that many of the residents that currently reside on-site will be returning to Kennedy Homes upon re-construction. As a result, the demographics of the Kennedy Homes residents and consequently, the parking characteristics of the site are not anticipated to change. Taking into consideration the change of the unit mix proposed on-site, we believe the parking demand ratio calculated from the data collected on-site can be used as a check for determining future parking projections for the site.

Summary of Dixie Court Results

For the Dixie Court project, the total number of proposed residential units was 154: 88 units for families and 66 units for senior residents. According to the ULDR Section 47-20, 295 parking spaces were required for this project. Parking data was collected at similar properties within the City: Sailboat Bend Apartments, Sunnyreach Acres,

DRAFT

Sunnyreach Family Units, and Kennedy Homes. The characteristics used to identify these similar properties were: location, tenant demographics, number of units, and bedroom mix.

For the Dixie Court project, it was recommended that between 139 and 170 parking spaces are necessary. This recommendation included an adjustment factor of 20% (to account for higher than normal parking demand due to holidays and special events) and utilized several different parking ratios determined from the parking surveys conducted for this project.

The applicant proposed to provide 186 parking spaces with the ability to implement 36 additional spaces if necessary upon the development of Phase 2. Therefore, a parking reduction of 109 spaces (or approximately 37%) was requested and approved. Should the additional parking capacity be provided, the parking reduction would be reduced to a total of 73 spaces (or approximately 25%).

As requested, the occupancies of the developments used to determine the parking projections for Dixie Court were verified, where occupancy is defined as at least one person physically living in the unit – not merely rented. According to the Housing Authority of the City of Fort Lauderdale, all sites maintain an average occupancy of approximately 98% due to the discounted rent model that is used.

The parking space occupancy rates from this parking count data were determined to be a maximum of 0.37 spaces per unit for the senior communities (Sailboat Bend and Sunnyreach Acres), and a maximum of 1.34 spaces per unit for the low income multi-family units (Sunnyreach Family Units). Using these maximum rates, the demand for the Kennedy Homes re-development can be determined to be 139 spaces ($0.37 * 40$ senior units + $1.34 * 92$ multi-family units). With the inclusion of a 20% cushion to account for higher than normal parking demands, the total demand would be 167 parking spaces.

The results of the data collection effort for the Dixie Court project (November / December 2006) are included in Attachment D.

Additional Support For Parking Reduction

Access to Transit

As previously mentioned, the parking requirements for a low income / senior housing development are anticipated to differ from other higher income residential developments in the area. The difference in parking space supply / occupancy is largely due to the difference in vehicle ownership rates of the residents and guests. Typically in lower income developments, alternative modes of transportation are used, including transit. The location of the site is ideal for this re-development due to the close proximity of the

Broward County Transit Facility. The Broward County Transit Facility is located at Broward Boulevard and the FEC tracks. This facility serves as the major transfer point for all County transit services, which makes the use of these services very convenient for the residents and guests of Kennedy Homes.

Parking Research

National parking data related to low income and senior housing were researched. Parking data for senior (independent) housing were found in *Parking Generation* (3rd Edition) as published by the Institute of Transportation Engineers (ITE) and in the *Parking Standards Report No. 510/511* published by the American Planning Association (APA) Planners Advisory Service (PAS).

As contained in *Parking Generation*, Land Use #252 Senior Adult Housing – Attached, the results of two parking studies are presented. Peak parking demand ratios from these two studies were determined to be 0.50 and 0.33 parked vehicles per dwelling unit, respectively, for a typical weekday. Similar ratios were determined on a Saturday.

Various parking requirements for elderly housing in several cities/counties nationwide are documented in the *Parking Standards* report. Requirements vary from 0.2 spaces per unit to approximately 1.5 spaces per unit. It should be noted that these requirements are reported for elderly housing without regard to income levels. As previously mentioned, the parking demand rates of low income housing developments, Kennedy Homes particularly, are anticipated to be somewhat lower due to low automobile ownership rates.

Relevant excerpts from these reports are included in Attachment E.

Conclusion

As shown on the proposed site plan included in Attachment A, a total of 172 parking spaces are to be provided, of which 23 spaces will be on-street parking. The total number of dwelling units proposed is 132, yielding in a parking supply ratio of 1.3 spaces per unit.

A parking reduction of approximately 33% (83 spaces) is being sought for the Kennedy Homes re-development. Based upon the parking counts collected for the Dixie Court Parking Reduction Study and the parking re-count conducted at the existing Kennedy Homes development, the parking supply proposed for the Kennedy Homes site appears to be adequate.

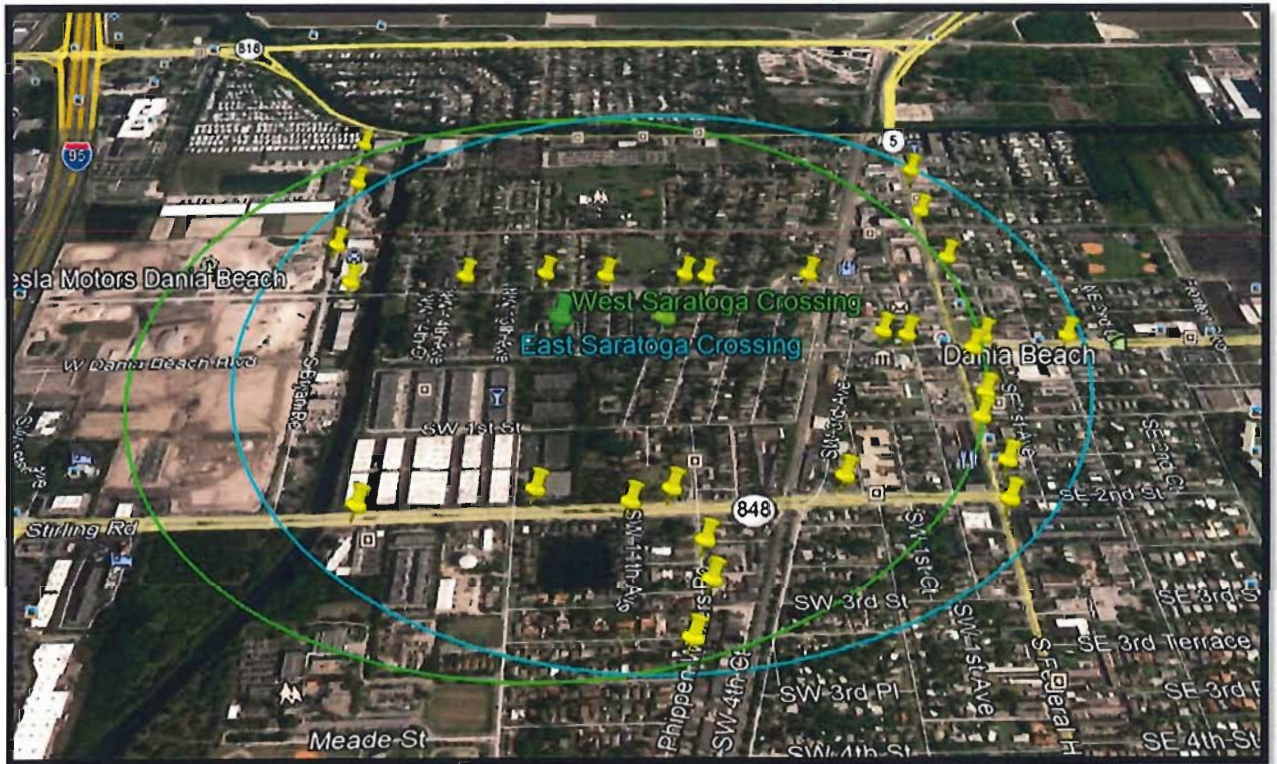
Exhibit “I”

FILE COPY



**SARATOGA CROSSING TRANSIT SERVICES AND MULTIMODAL
TRANSPORTATION FACILITIES**

**A. City of Dania Beach and Broward County Transit Bus Stops within 1/2 mile of
Development (2640 ft.)**



Legend



Local Bus Stops

FILE COPY



1. Bus Route 4: NW 1 Street & NW 12 Avenue
2. Bus Route 4: NW 1 Street & NW 10 Court
3. Bus Route 4: NW 1 Street & NW 8 Avenue
4. Bus Route 4: NW 1 Street & NW 7 Avenue
5. Bus Route 4: NW 1 Street & NW 5 Avenue
6. Bus Route 4: NW 1 Street & NW 14 Avenue
7. Bus Route 4: NW 1 Street & Bryan Road
8. Bus Route 4: NW 1 Street & #115
9. Bus Route 4: Dania Beach City Hall
10. Bus Route 4: Bryan Road & BICC
11. Bus Route 4: Bryan Road & Jamaica Street
12. Bus Route 4: Dania Beach Boulevard & SE 2 Avenue
13. Bus Route 4: Dania Beach Boulevard & US 1
14. Bus Route 4 & 16: Dania Beach Boulevard & SW 1 Avenue
15. Bus Route 1, 16, and US1 Breeze: Dania Beach Boulevard & US 1
16. Bus Route 1: US 1 & NE 1 Street
17. Bus Route 1: US 1 & NW 2 Street
18. Bus Route 1: US 1 & NW 3 Street
19. Bus Route 6 & 16: Stirling Road & Bryan Rd
20. Bus Route 6 & 16: Stirling Road & Tech Craft
21. Bus Route 6 & 16: Stirling Road & SW 12 Avenue
22. Bus Route 6 & 16: Stirling Road & SW 11 Avenue
23. Bus Route 6 & 16: Stirling Road & Phippen Road
24. Bus Route 6: Phippen Road & SW 2 Terrace
25. Bus Route 6: Phippen Road & SW 3 Street (East)
26. Bus Route 6: Phippen Road & SW 3 Street (West)
27. Bus Route 16: Stirling Road & SW 3 Avenue
28. Bus Route 1: US 1 & Stirling Road (East)
29. Bus Route 1: US 1 & Stirling Road (West)
30. Bus Route 1 & 16: US 1 & SW 1 Street
31. Bus Route 1: US 1 & SE 1 Street

FILE COPY





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.: SP-100-17

(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: 705 - 815; 1105 - 1165 W Dania Blvd., Dania Beach, FL

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

Recorded Plat Name: Mizell Gardens; Mizell Gardens Two; and Stoinoff's Valhalla

Folio Number(s): 5042 34 52 0020 ; 5042 34 52 0010
and 5042 34 55 0010 Legal Description: See Exhibit A

Applicant/Consultant/Legal Representative (**circle one**) Marissa A. Neufeld

Address of Applicant: c/o Greenberg Traurig P.A. 333 SE 2nd Ave, 4400 Miami FL 33131

Business Telephone: 305-579-0825 Home: _____ Fax: _____

E-mail address: neufeldm@gtlaw.com

Name of Property Owner: The Housing Authority of the City of Dania, Florida

Address of Property Owner: 715 W. Dania Beach Blvd, Dania Beach, FL 33004-3227

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Approval
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

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

Existing Use: _____ Proposed Use: _____

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

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 Greenberg Traurig, P.A.; Ryan Bailine, Marissa A. Neufeld (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

The Housing Authority of the City of Dania, Florida, a Florida non-profit corporation

By: [Signature]
(Owner / Agent signature*)

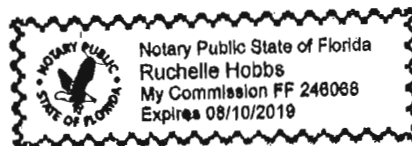
BEFORE ME THIS 5th DAY OF September, 2017

By:

Ruchelle Hobbs
(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.**

DESCRIPTION OF SARATOGA CROSSINGS

LEGAL DESCRIPTION:

TRACT "A", **MIZELL GARDENS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 36, AND PARCEL "A", **MIZELL GARDENS TWO**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 12, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

FILE COPY



DESCRIPTION OF SARATOGA CROSSINGS II

LEGAL DESCRIPTION:

THE SOUTH 333.98 FEET OF TRACT "A" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF **STOINOFF'S VALHALLA**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

FILE COPY



Corinne's
DRC Notes



Jan/
Feb CC Mry
w/s.P.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: *elizabeth@pulicelandsurveyors.com*

From: *mwrap@daniabeachfl.gov*

Date: *11/21/2017*

Re: *Saratoga Crossing*

PZ#: *PL-110/DR-111-17 - 1st 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, November 30th 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
TUESDAY, NOVEMBER 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-105-17, AUTOZONE, 3100 GRIFFIN RD., 2ND REVIEW
- 2) 9:30 A.M. PL-110-17/DR-111-17, SARATOGA CROSSING, 705-815 W. DANIA BEACH, 1ST REVIEW
- 3) 10:00 A.M. SP-112-17, 800 MARINE TECH CENTER, 800 OLD GRIFFIN RD., 1ST REVIEW
- 4) 10:30 A.M. SP-114-17/SE-113-17, STIRLING SQUARE, 602 STIRLING 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: 11/2/2017

PZ Log No: PL-110-17

Project: Saratoga Crossing *EST*

Comments Due: November 21, 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

11/6/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Saratoga Crossing

PZ Log No: PL-110-17

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.



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

November 20, 2017

Engineering Comments

PL-063-17 Saratoga Crossing

1. Please coordinate proposed site plan with this plat application. Discuss the proposed building location that is in conflict with the existing 10-ft Utility Easement within the property.
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.

Engineering Reviewers:

Raymond Rammo, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

ADDRESS: 1105 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Net Area: 2.57 acres

REQUEST: Plat note amendment from "plat restricted to 50 garden apartments" to "24 garden apartments on Parcel A. Parcel A-1 is restricted to 41 garden apartments and 57 midrise apartments".

NOTE: 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.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

- 1) CODE VIOLATIONS: 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.
- 2) APPLICATION:
 - a) If this application is to subdivide the plat, an amount of \$1050 is due
 - b) The parcel to the north is owned by Sun Garden LTD. Provide the signature page of that property owner prior to any other request for plat amendments.
 - c) Provide survey of northern parcel described on plat document.
 - d) Provide proof of plat submittal to Broward County.
 - e) Per Sec. 640-20 (I), provide tax receipts for all parcels included in the subdivision together with a notarized statement that no lien or liens are imposed on properties included in the plat.
- 3) Provide letter from Broward County identifying whether this property needs to be platted or replatted.
 - a) **NOTE: Because the platting determination process is lengthy, applicants are encouraged to request their letter of determination from Broward County as soon as possible. Indicate location or delineation of the newly created Parcel A1.*
- 4) 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.
- 5) 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.
- 6) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 4 weeks prior to public hearing date.

ADDRESS: 705-815 W Dania Beach Blvd
Zoning designation = NBHD-RES*
FLU designation = RAC
REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654
REQUEST: Replat
SIZE: 2.12 acres

NOTE: 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.

Proposed plat restriction: "Plat is restricted to 74 midrise units."

1. CODE VIOLATIONS: 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.
2. The survey dated 10/19/17 indicates that no improvements are located on the site. Per Sec. 640-20 (D), provide a current survey which shows all of the following:
 - (1) The location of all existing structures, paved areas and easements on the property.
 - (2) Existing roadway details adjacent to the property including rights-of-way, pavement widths, sidewalks, driveways (curb cuts), curb and gutter, turn lanes, bus bay, medians, median openings, traffic signals and signal equipment, street lights, pull boxes, utility poles and utility equipment, drainage structures, and fire hydrants.
3. Please clarify or revise survey accordingly.
4. Provide recorded plat document prior to issuance of a building permit.
5. Per Sec. 640-20 (G) indicate location of off-site water and sewer lines, proposed connection location, and route the lines will take.
6. Per Sec. 640-20 (I) provide tax receipts and notarized statement that no lien or liens are imposed on properties included in the plat.
7. Per Sec. 640-20 (J) provide any existing or proposed deed restrictions for properties included in the plat must accompany the plat application.
8. Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 6 weeks prior to public hearing date.
9. Must provide latest revised set of plans on disk and in paper format prior to going to public hearing.
10. Please note that the applicant is responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.
11. 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.

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: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.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

NOTICE

All permit applications for **NEW CONSTRUCTION or IMPROVEMENTS THAT INCREASE WATER / SEWER DEMAND (Water Meter installations)**

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the COLLECTION of Water and Sewer IMPACT and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit Issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 ½" Irrigation Line	\$1,650.00
1 ½" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 ½" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$ 1,557.00	\$ 725.00
1" Meter	\$ 3,893.00	\$ 1,813.00
1 ½" Meter	\$ 7,785.00	\$ 3,625.00
2" Meter	\$12,456.00	\$ 5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	Contact Public Services Department	

NOTE: When upsizing an existing meter, the net increase for Impact fees will be charged.

Ex. 5/8" to 1"

Water = \$3,893 - \$1,557

Sewer = \$1,813 - \$ 725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Division to discuss your Water and Sewer Plans at 954-924-3740.

Property Sign Requirements for Large Scale (>1 acre) Properties

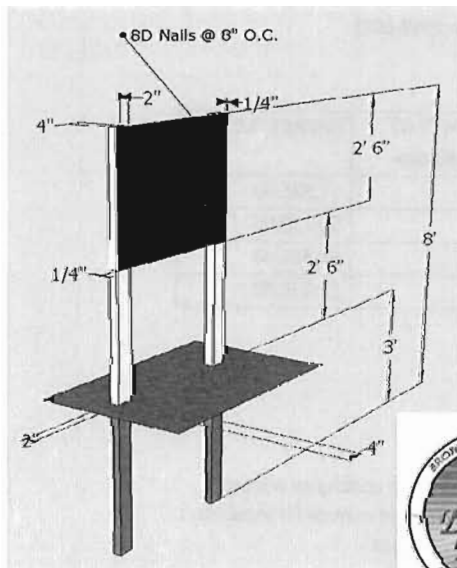
Posting location:

- Between 10' and 20' from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way.
- For properties having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign shall be posted for each five hundred (500) feet or fraction thereof.

Timing:

- Applicant is responsible for the purchase and delivery of the sign and decals from the fabricator of choice.
- Upon the applicant's selection of a sign fabricator, the Planning Division shall e-mail the sign copy to the vendor.
- Applicant is responsible for posting and photographing the sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for emailing said photograph(s) to mwray@daniaibeachfl.gov no less than 14 days prior to the date of the hearing.
- Applicant is responsible for updating the sign using decals as requests and hearing dates change, and in the event that the posting deadline is missed.
- Applicant shall submit a photograph of the updated property sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for the posting to remain and be replaced during the notice period*.

Sign Copy Dimensions: 30" x 38"



***This sign is to be removed in the event of a hurricane warning.**

The following sign fabricators may be contracted to provide signage as specified:

1. The Sign Studio 2381 Griffin Road, Ft. Lauderdale, FL 33312 Ph.: 954.989.7446 Ext. 101 Cell: 954.494.8569 Fx.: 954.989.0805 Email: mail@thesignstudio.com	
2. Minuteman Press of Hollywood 4171 North State Road 7 (441), Hollywood, Florida 33021 Tel 954.966.0233 Fax 954.966.4228 info@printhollywood.com www.printhollywood.com	
3. Testa Signs 5621 Johnson St., Hollywood, FL. Tel. 954-962-5840 Fax. 954-985-0241 Info@testasigns.com mike@testasigns.com	



City of Dania Beach

PUBLIC HEARING NOTICE

Tuesday, September 12, 2017

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

TIME: 7:00 p.m.
PLACE: City Commission Chambers
City Hall, 100 W Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT: FLORIDA POWER & LIGHT
3051 SW 30 AVE

REQUESTS: COMPREHENSIVE
PLAN AMENDMENT (TEXT & MAP)

FILE #: LU-87-17



For more information, please call (954) 924-5300 x 3543

This sign is the property of the City of Dania Beach. In accordance with Section 610.30 of the Land Development Code, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons charged with removing the notice may be subject to fine and/or imprisonment.



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: neufeldm@gtlaw.com

From: mwray@daniabeachfl.gov

Date: 10/26/2017

Re: Atlantic Pacific Communities (Saratoga)

PZ#: SP-100-17- 1st 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 **10:00 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
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.

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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 P.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

x Please Return
File copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 5, 2017

PZ Log No: SP-100-17

Project: Atlantic Pacific Communities

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: Atlantic Pacific Communities

PZ Log No: SP-100-17

Plan Reviewer: FLOODPLAIN

Please log your time spent on reviewing the plans.

Time spent: 1 1/2 HOUR

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Project Name: Atlantic Pacific Communities
PZ #: SP-100-17 – 1st REVIEW
ADDRESS: 705-815; 1105-1165 W Dania Beach Blvd
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone: AH 6
- BFE: 6; DFE: 7

Comments:

1. Sheet A-1.00: Please revise site data to reflect current Flood Risk Information.
2. Sheet A-1.00; A-2.00; A-2.01; : Please revise to show proposed Finished Floor Elevations.

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-100-17

Project: Atlantic Pacific Communities

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: Atlantic Pacific Communities

PZ Log No: SP-100-17

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: Atlantic Pacific Communities



PZ Log Number: SP-100-17 Review Number: 1

Reviewer: Daniel Parobok Date: October 19, 2016

The following comments are based on a review of the landscape plans dated September 18, 2017, for the property located at 705 W Dania Beach Blvd, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances.

1. 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 TD-2. 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.
2. The tree disposition table on Sheet TS-2 is incomplete. Complete the table listing all the required information per Sec. 275-80.
3. Numerous trees listed on Sheet TD-2 are listed as "No" for specimen trees but are specimen trees. Change the table to reflect correct classification of all specimen trees/palms. Per Sec. 825-140 specimen trees are hardwood trees 18" DBH are larger and palms 12" DBH/6" CT or larger.
4. Provide the dollar value of all specimen trees calculated per Sec. 825-140 as required by Sec. 275-80.
5. Several specimen and non-specimen existing trees located on the south buffer of the site are proposed for removal. It appears these trees are not in direct conflict with the proposed site design and can remain in place. Provide justification for removal from a certified arborist.
6. Provide mitigation information on how mitigation will be accomplished for all canopy proposed for removal.
 - a. Provide all mitigation calculations.
 - b. Provide the number, species, and location of all mitigation trees.
 - c. Identify the location of mitigation trees by a special symbol or callout on the plan
7. Provide an irrigation plan meeting all Sec. 275-80 requirements.
8. Show existing canopy to scale on sheet TS-1.
9. Show existing tree canopy to scale for all trees to remain on sheet LP-1.
10. The terminal peninsula containing an existing live oak to remain is grossly undersized to ensure tree viability and curbing is proposed within the critical root zone of this tree. Revise planting area size.
 - a. This terminal island also does not meet the minimum requirements per Sec. 275-100.

11. Shade trees are proposed in areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing shade trees to the minimum requirements per this section.
12. Existing trees to remain are in proposed areas not meeting the minimum size and area requirements per Sec. 275-190(H)(7). Increase the size of all landscape areas containing existing trees to the minimum requirements per this section.
13. Provide the VUA area (in SF), the VUA area dedicated to landscaping (in SF), and the percentage of VUA dedicated to landscaping.
14. Indicate the location of all root barriers per Sec. 275-190.
 - a. Provide a root barrier detail.
15. Provide a clarification, detail, or evaluations to indicate that all landscape area within and adjacent to VUA will be at or below grade.
16. Show tree protection zones on the landscape plan for each tree to remain on site.
17. Provide a tree protection fence detail.
18. To complete any further review, a PDF copy of the plan set must be provided with the submittal. Please email a PDF plan set to daniel.parobok@metriceng.com.
19. Provide a point-by-point response to the above comments.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 5, 2017

PZ Log No: SP-100-17

Project: Atlantic Pacific Communities

Comments Due: October 19, 2017

Seaside Crossings West & East

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 - S. Brown
Department *R. Cose*

10/6/17
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Atlantic Pacific Communities

PZ Log No: SP-100-17

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: 3.0

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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/
Saratoga Crossings East

Sq. Feet: 92,383

Plan Reviewer: Sean Brown, Battalion Chief/ Plans Examiner
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

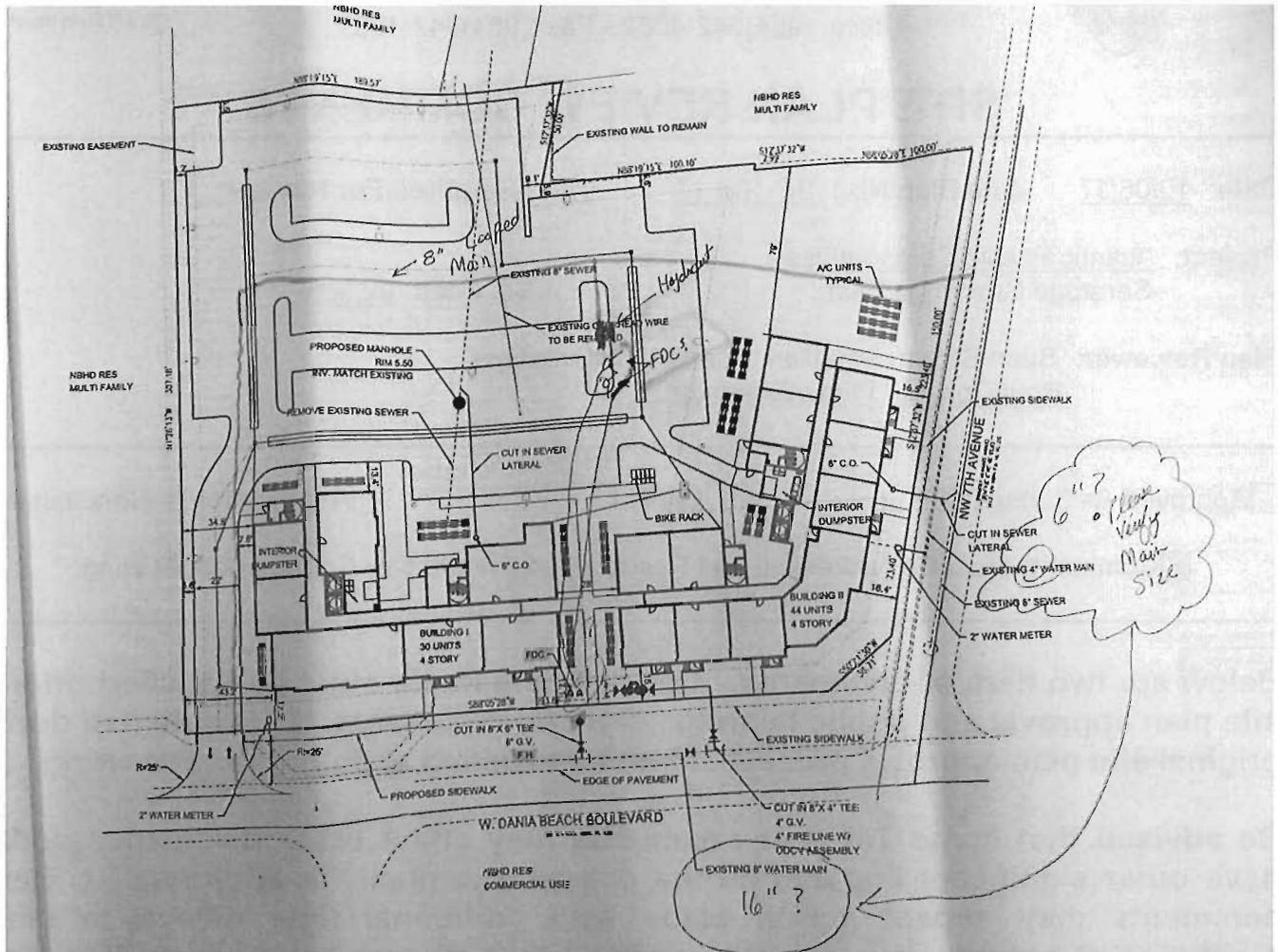
Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated), including parking lots. (See turning radius info)
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
 - c. 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:

All existing and proposed water main sizes. Please verify main sizes.

Provide a hydrant within the complex along with 2 additional FDC's. SYSTEM TO BE LOOPED



- Existing and proposed fire hydrant locations. Please show if the fire hydrant off Dania Beach Blvd is existing or proposed. Also, existing hydrants on site not showing on plans.
- Dimensions of the three nearest adjacent hydrants to the project site
- 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). Please identify the FDC for Bldg II.

3. Proof of Water Supply & Fire Flow Demand as follows:

- Fire Hydrant Flow Test
- Building Construction Type and Square Footage
- Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- 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. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated. Show parking signs along entrance into complex and along new location of additional hydrant.
 - c. Fire Department Access Routes During Construction
- 5. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 6. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 7. Address Detail
- 8. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
- 9. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

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
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



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: 10/06/17 **Site Plan No.:** SP-100-17 **Time Required For Review:** 1.5

Project: Atlantic Pacific Communities/
Saratoga Crossings West **Sq. Feet:** 111,993

Plan Reviewer: Sean Brown, Battalion Chief / Plans Examiner
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.

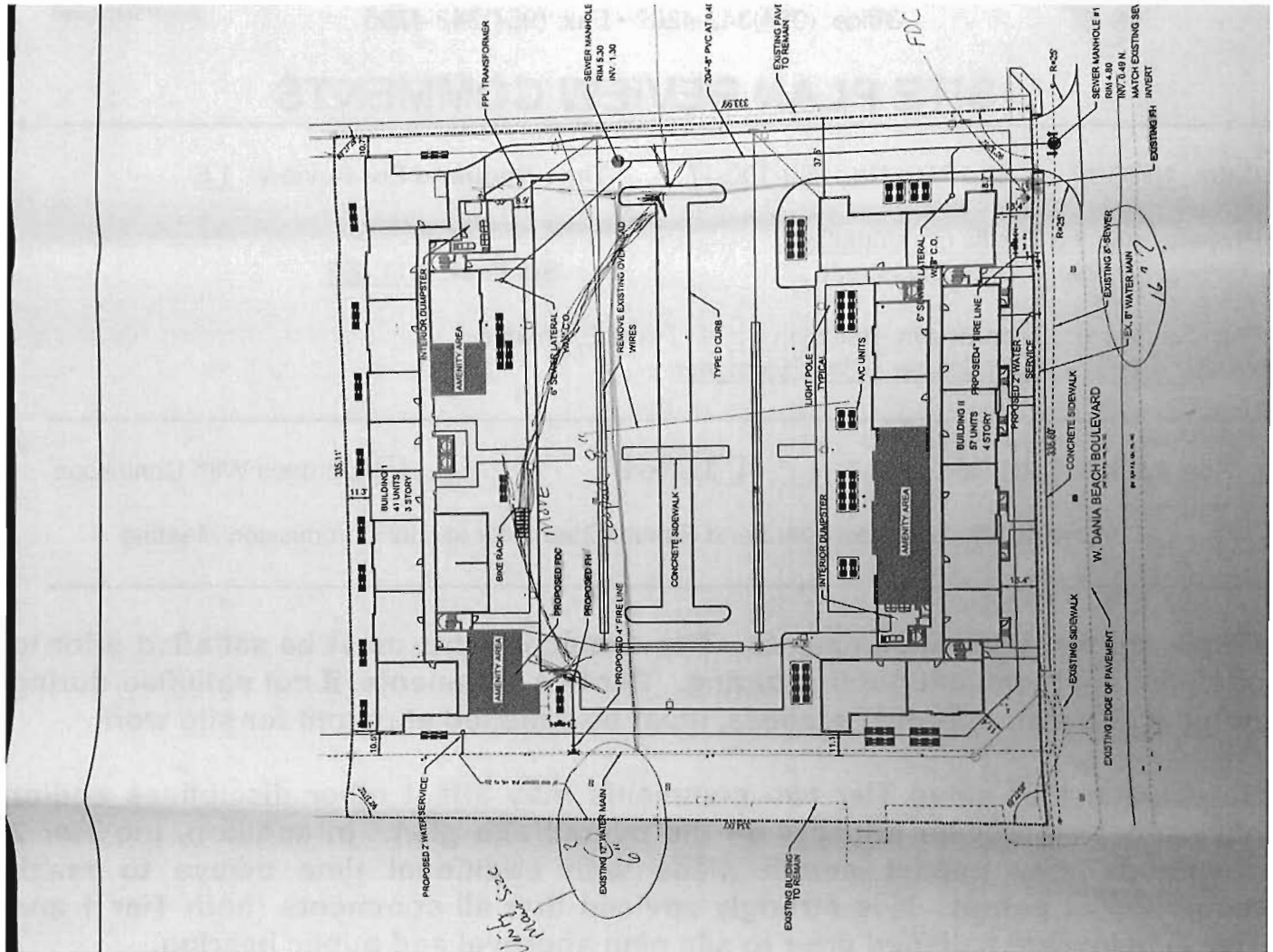
Tier 1 COMMENTS

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), including parking lot
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
 - c. 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:

- All existing and proposed water main sizes. (existing hydrants on site not on plans) Please verify main sizes.
- Existing and proposed fire hydrant locations. Hydrant separations to be within 300'. Move proposed hydrant to an area to achieve separation. Add FDC by relocated hydrant.



- Dimensions of the three nearest adjacent hydrants to the project site
- 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)
- Show location of FDC for Bldg II by existing hydrant.
- Please show type of construction on plan legend.

3. Proof of Water Supply & Fire Flow Demand as follows:

- Fire Hydrant Flow Test
- Building Construction Type and Square Footage
- 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. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated. Show parking signs along entrance into complex and along the relocated hydrant.
 - c. Fire Department Access Routes During Construction
- 5. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
- 6. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
- 7. Address Detail
- 8. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
- 9. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

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
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

Site Plan: SP 100-17 Atlantic Pacific Communities

1. Provide estimate of pm peak hour trip, based on the latest ITE Manual (9th or 10th editions only). Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the 2014 FDOT Transportation Site Impact Handbook; 2013 FDOT Quality/Level of Service Handbook; the 2014 Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures.
2. Provide vehicle swept path analysis (AutoTURN or Vehicle Tracking) based on Broward County's fire truck apparatus anticipated to serve this development especially at proposed ingress/egress locations and turnaround.
3. Common parking facility requires accessible parking per Sections 208.2.3 and 208.2.4 of the 2012 Florida Accessibility Code for Building Construction. Show calculations demonstrating that the number of accessible parking is met. For every 6 accessible stalls or fraction thereof, 1 is van accessible.
4. Provide copy of pre- and post-development stormwater management and drainage calculations.
5. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations.
6. Proposed grading and drainage plan shall be based on the stormwater management calculations.
7. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

8. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format.
9. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

***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 other submittals.***

Ronnie S. Navarro, PE, City Engineer
rnavarro@daniabeachfl.gov

MEETING DATE: 10/26/17

Project Name: SP-100-17 Saratoga East (Atlantic Pacific Communities)

ADDRESS: 705 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Lot size: 2.12 Acres

REQUEST: 2 multi-family structures consisting of 4 stories and 74 units. Existing development has 13 units.

NOTE: 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

APPLICATION:

- 2) Identify the Centerline of all roads on site plan (sheet A-1.00).
- 3) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

RIGHT-OF-WAY:

- 4) Identify if R-O-W dedication is required.
- 5) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.
- 6) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd.
- 7) Per page 219 of the CRA Master Plan, a 40' ROW is required along NW 7 Avenue.

PLATTING:

- 8) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Mizell Gardens" Plat is restricted to 14 garden apartments and lower income residents. The "Mizell Gardens Two" plat is restricted to 3,000 square feet of daycare center use, and residential uses are not permitted without County approval. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

SCHOOLS:

- 9) Obtain a letter from Broward County School Board regarding school impact fees.

WATER:

- 10) Identify projected water demand for the project.

IMPACT FEES:

- 11) Impact fees that will be required for the project are included at the end of this document.
- 12) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1364 per new unit, for a total of \$83,204 for the additional 61 units proposed.

TRAFFIC

- 13) **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
- 14) **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 are projected a traffic statement is sufficient. The applicant is to 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.

SIGNAGE

- 15) If signage is proposed, provide copy of all signs for compliance review.

DUMPSTERS:

- 16) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

DEVELOPMENT REGULATIONS:

- 17) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document. Identify the setback from the east property line on the site plan.
- 18) Per Sec. 307-30, Mechanical equipment is not permitted in street side yard. Relocate equipment currently shown at the northeast corner of the lot, just south of proposed play area. Revise plans accordingly.

ARCHITECTURAL STANDARDS IN THE CRA

- 19) Per Sec. 311-10 (F), indicate above ground fenestration percentage of façades on public ROW.
- 20) On sheets A-3.00 and A-3.01, indicate the direction of each proposed façade.
- 21) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.

LANDSCAPING + HARDSCAPING:

- 22) Per Sec. 275-90 (2), a 5' landscape buffer is required between the driveway and the western property. Revise plans accordingly.
- 23) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.
- 24) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

COMPLETE STREET DESIGN

- 25) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:
- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces for both Dania Beach Blvd. and NW 7 Avenue (see pages 213 & 219 of CRA Plan, attached).

- 26) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 27) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

PARKING:

- 28) Per Sec. 265-110 (C) (2), a 2-way directional movement requires a 24' drive isle. Revise plans accordingly.
- 29) Remove additional notation of "Amenity Area" at the lower-left corner of sheet A-1.00, next to the driveway entrance.
- 30) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.
- 31) Per the CRA Masterplan (pages 213 & 219 - attached), provide on-street parking and revise parking data on plans and supporting documents accordingly.
- 32) Per Sec. 306-10 (A) (2), access to off-street parking lots in the CRA must be from a secondary street. Revise plans to provide access from NW 7 Ave and/or NW 8 Ave.
- 33) Per Sec. 306-10 (C), as well as Sec. 265-80, provide cross access easement from west and north of the property. Contact the City Attorney to draft agreement.
- 34) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.
- 35) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

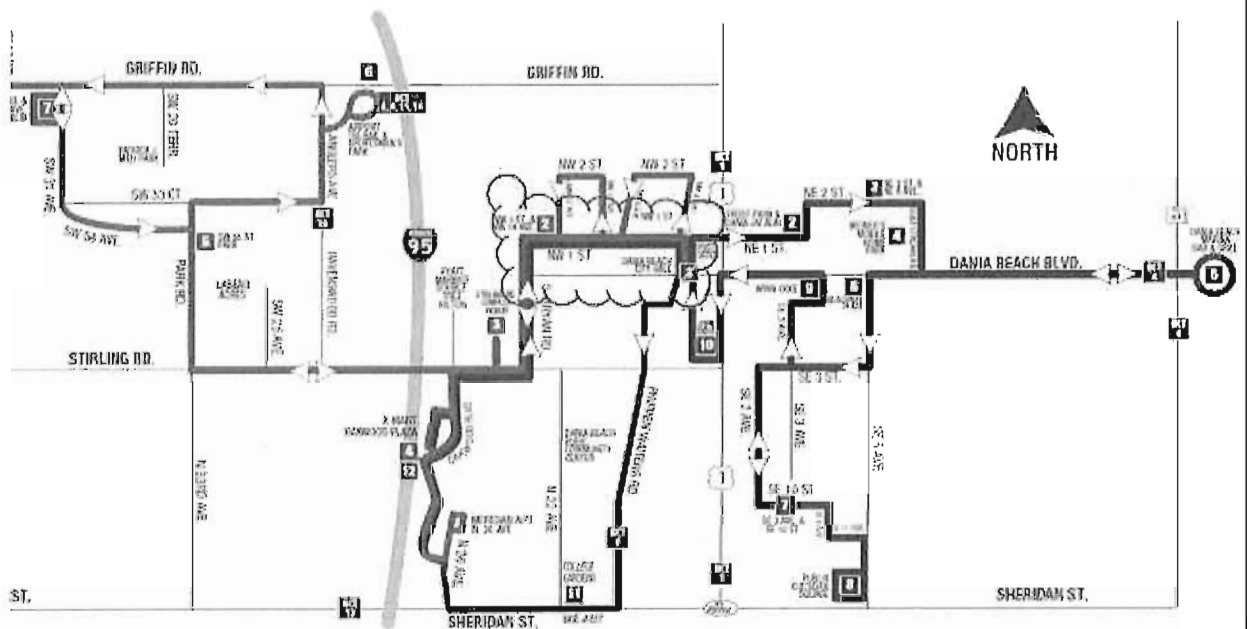
	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	55	68.75
2+ Bedrooms	1.75	19	33.25
Guest (1:5 residential units)	0.2	74	14.8
Total Parking required			116.8

=117 spaces required

- 36) Justification for alternative standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard. Per Sec. 265-51, provide a minimum of 6 bike racks.
- 37) Per the current community bus routes, also provided at the end of this document, and based on justification for alternative parking standards, provide access to the property from the rear/north to facilitate pedestrian access to the community bus on NW 1 Street.
- 38) **FAA/BCAD REVIEW:** 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.
**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*
- 39) Applicants are responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.
- 40) 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.
- 41) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 4 weeks prior to public hearing date.

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.



MEETING DATE: 10/26/17

Project Name: SP-100-17 Saratoga West (Atlantic Pacific Communities)

ADDRESS: 705 W Dania Beach Blvd

Zoning designation = NBHD-RES*

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

Net Area: 2.57 acres

REQUEST: 2 multi-family structures consisting of 3 stories (northern building) and 4 stories (southern building), for a total of 98 units. Existing development has 26 units.

NOTE: 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 property sign guidelines.

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

CODE VIOLATIONS

- 1) Contact the City's Code Compliance Department to obtain a statement indicating that there are no outstanding code violations or liens on the property. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

APPLICATION:

- 1) Identify the Centerline of all roads on site plan (sheet A-1.00).
- 2) Provide CD containing:
 - i) Latest and complete set of plans in PDF format (including survey).
 - ii) Draft resolution for development request in MS Word format.

RIGHT-OF-WAY:

- 3) Identify if R-O-W dedication is required.
- 4) Please note, per Sec. 815-20, Dania Beach Blvd has a planned ROW width of 120'. At least 60' are required from the centerline of the road to the property line.
- 5) Furthermore, per page 217 of the CRA Master Plan, a 60' ROW is required along Dania Beach Blvd.

PLATTING:

- 6) Provide letter from Broward County Planning Council identifying whether this property needs to be platted or replatted.
 - i) The "Stoinoff's Valhalla" Plat, as provided with the application, is restricted to 50 garden apartments. Please clarify or revise plans accordingly.

**NOTE: Because the platting determination process is lengthy, it is important that applicants request their letter of determination from Broward County Planning Council as soon as possible.*

SCHOOLS:

- 7) Obtain a letter from Broward County School Board regarding school impact fees.

WATER:

- 8) Identify projected water demand for the project.

IMPACT FEES:

- 9) Impact fees that will be required for the project are included at the end of this document.

- 10) **Park and Open space impact:** a park impact fee is due for this property prior to issuance of a building permit in the amount of \$1,364 per new unit, for a total of \$98,208.

TRAFFIC

- 11) **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
- 12) **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 are projected a traffic statement is sufficient. The applicant is to 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.

SIGNAGE

- 13) If signage is proposed, provide copy of all signs for compliance review.

DUMPSTERS:

- 14) Indicate location of dumpster or garbage collection points on plans and/or provide statement indicating how garbage will be collected from the site. See Article 290 for dumpster and enclosure design guidelines.

DEVELOPMENT REGULATIONS:

- 15) Per the requirements listed in Sec. 303-90 (C), identify the setback measurements per the revisions requested in this document.

ARCHITECTURAL STANDARDS IN THE CRA

- 16) Per Sec. 311-10 (F), indicate above ground fenestration percentage for southern façade of building 2.
- 17) Per Sec. 525-20 (A), buildings shall be designed consistent with the vision described in the approved CRA Redevelopment Plan. Please see pages 267 and 273 of the CRA plan, (provided at the end of this document), for approved elevations. Revise elevations facing the public right-of-way accordingly.
- 18) Per Sec 525-20 (C), provide additional architectural details on the southern elevation of building II.

LANDSCAPING + HARDSCAPING:

- 19) Per Sec. 307-20 (A), install live oak trees, spaced thirty (30) feet on center, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. See Landscape comments and revise landscape plan accordingly.
- 20) Per Sec. 307-20 (B) trees shall be planted a minimum six (6) feet from street edge of pavement, and a minimum three (3) feet from the edge of sidewalk. See Landscape comments and revise landscape plan accordingly.

COMPLETE STREET DESIGN

- 21) Per Sec. 309-10 (A) & (C), the construction of complete street elements and necessary dedication are required pursuant to the specifications approved by the city commission in the CRA redevelopment plan. Indicate the following on plans:
- i) Proposed width of the improved sidewalk.
 - ii) Location and dimensions of on-street parking spaces on Dania Beach Blvd. (see page 217 of CRA Plan, attached).
- 22) Per Sec. 307-20 (C), indicate on plans the location and selection of street furniture (see page 263 of CRA Plan, attached, for list of approved furniture types).
- 23) Per Sec. 307-20 (C), identify on plans location and details of proposed street lights (approved lighting types provided on page 264 of CRA Plan, attached).

PARKING:

- 24) Per Sec. 265-110 (C) (2), a 2-way directional movement requires as 24' drive isle. Revise plans accordingly.
- 25) Per Sec. 265-100, a minimum of 5' are required for the sidewalk facing the driveway. Revise plans accordingly.
- 26) Per Sec. 306-10 (C), surface parking lots in rear yards shall be designed for connection to existing parking lots on abutting properties on the same side of the block. This shall require recordation of a cross-access and cross-parking easement which shall be reviewed and approved by the city attorney.
- Provide recorded document as approved by the City Attorney.
 - Revise plans accordingly.
- 27) Per Sec. 265-60, applicant has requested an Alternative Parking Standard. As indicated in the applicant's narrative, and per Sec. 265-60 (B) provide a parking study.
- 28) Required parking calculation shown on sheet A-1.00 is inaccurate. The table below shows the accurate calculation for the proposed units. Revise sheet A-1.00 and supporting documents accordingly.

	Required per bedroom type	# of units	Parking req.
1 Bedroom	1.25	42	52.5
2+ Bedrooms	1.75	56	98
Guest (1:5 residential units)	0.2	98	19.6
Total Parking required			170.1

= 171 spaces required

- 29) The justification for an Alternative Parking Standard for this project suggests a lower vehicle ownership rate. Therefore, this site would have a higher number of multi-modal passengers such as bicyclists, which requires a greater number of bike racks than what is proposed via the alternative parking standard calculations. Per Sec. 265-51, provide a minimum of 9 bike racks and revise data on plans accordingly.

- 30) **FAA/BCAD REVIEW:** 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.

**NOTE: Because the BCAD and FAA review processes are lengthy, applicants are encouraged to request their letter of determination as soon as possible.*

- 31) Applicants are responsible for reaching out to each discipline to address their individual comments. The contact information for each discipline is listed on the first page of this packet.
- 32) 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.
- 33) Please e-mail resolution and legal description for development approval in word format to acarrie@daniabeachfl.gov 4 weeks prior to public hearing date.

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.

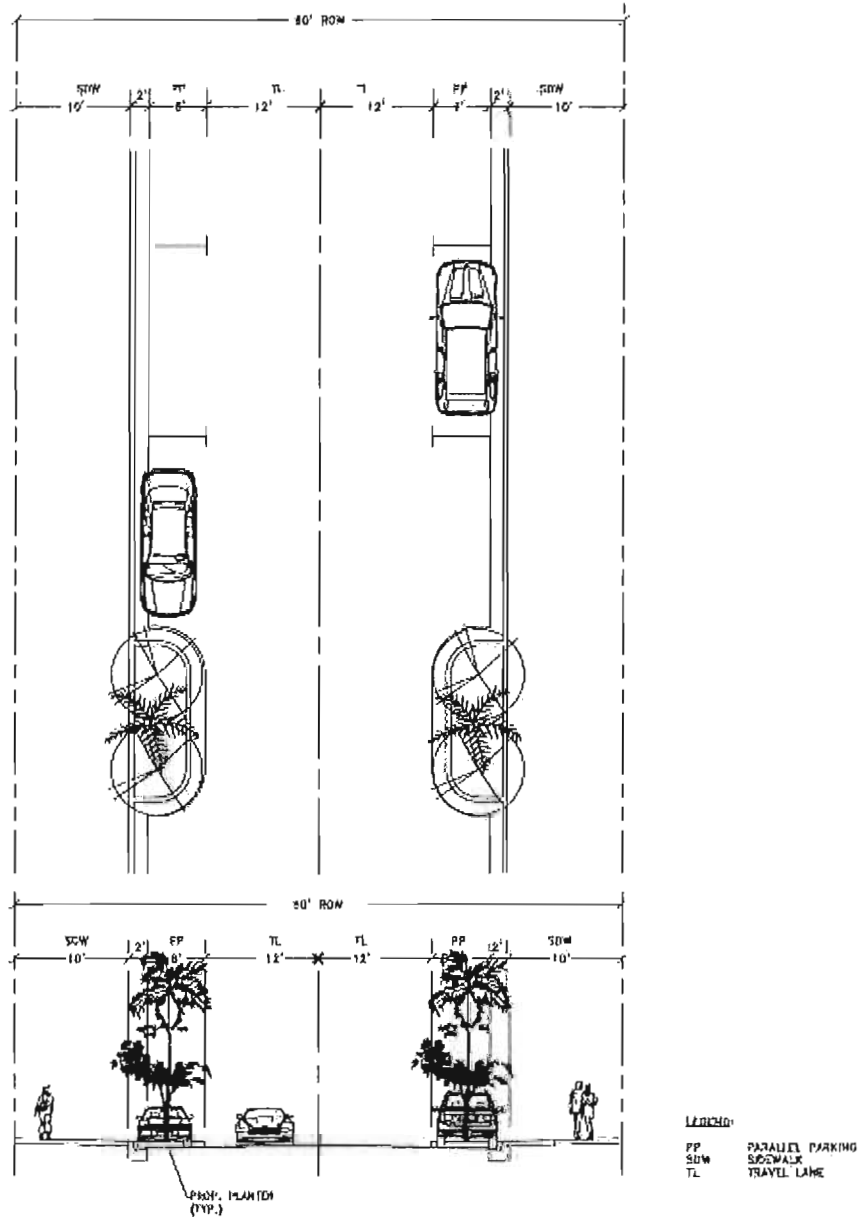
REDEVELOPMENT PLAN

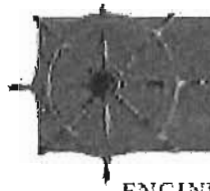
ENGINEERING ANALYSIS

PROPOSED TYPICAL CROSS SECTIONS

CE-2 60' RIGHT OF WAY WITH TWO SIDE PARKING

W DANIA BEACH BOULEVARD - R/R to I-95
 SW 12th AVENUE (aka NW 22nd AVE) - STERLING to SHERIDAN
 PHIPPEN WAITERS ROAD - STERLING to SHERIDAN



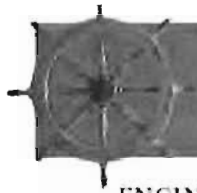


**CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN**

ENGINEERING ANALYSIS

STREET INDEX

STREET TYPE LEGEND	
STREET LIST	STREET CODE
NE 1 st Ave (south of NE 2 nd St)	CE-4
NE 1 st Ct (north of NE 3 rd St)	CE-4
NE 1 st Ct (south of NE 3 rd St)	CE-3
NE 1 st St (west of Precision Ind)	CE-3
NE 1 st Ter	CE-3
NE 2 nd Ave	CE-3
NE 2 nd Ct (north of NE 3 rd St)	CE-3
NE 2 nd Ct (south of NE 2 nd St)	CE-4
NE 2 nd Pl (west of NE 3 rd Ave)	CE-4
NE 2 nd St (west of NE 3 rd Ave)	CE-3
NE 3 rd Ave	CE-3
NE 3 rd St (west of NE 2 nd Ave)	CE-3
NW 1 st Ave	CE-4
NW 1 st St (between N Ryan Rd and N Federal Hwy)	CE-3
NW 2 nd Pl	CE-3
NW 2 nd St (between NW 14 th Way and N Federal Hwy)	CE-3
NW 2 nd Ter	CE-3
NW 3 rd Ave	CE-4
NW 3 rd St (between NW 9 th Ave and N Federal Hwy)	CE-4
NW 3 rd St (between NW 14 th Way and NW 13 th Ct)	CE-3
NW 4 th Ave (south of NW 3 rd St)	CE-4
NW 5 th Ave (south of NW 3 rd St)	CE-4
NW 6 th Ave (south of NW 3 rd St)	CE-4
NW 7 th Ave (south of NW 3 rd St)	CE-4
NW 8 th Ave (south of NW 3 rd St)	CE-4
NW 9 th Ave (south of NW 3 rd St)	CE-4
NW 10 th Ct (south of NW 2 nd St)	CE-3
NW 11 th Ave (south of NW 2 nd St)	CE-3
NW 12 th Ave (south of New Griffin Rd)	CE-3
NW 13 th Ct	CE-3
NW 13 th Ave (south of NW 2 nd St)	CE-3
NW 13 th Ct	CE-3
NW 14 th Ave (south of NW 2 nd St)	CE-3
NW 14 th Ct	CE-3
NW 14 th Way	CE-3
SW Park St	CE-4
SW 1 st Ave	CE-4
SW 1 st Ct	CE-4
SW 1 st St (between SW 12 th Ave and S Federal Hwy)	CE-3
SW 2 nd Ave (between Sheridan St and Stirling Rd)	CE-3
SW 2 nd Ave (between Stirling Rd and SW 1 st St)	CE-4
SW 2 nd Ter (between SW 13 th Ave and Phippen Rd)	CE-3
SW 2 nd Ter (between Phippen Rd and SW 1 st Ave)	CE-4
SW 2 nd Pl (between SW 11 th Ave and Phippen Rd)	CE-3
SW 2 nd Pl (between SW 12 th Ave and SW 14 th Ave)	CE-3
SW 2 nd Pl (between Phippen Rd and SW 1 st Ave)	CE-4
SW 3 rd Ave	CE-3
SW 3 rd St (between SW 12 th Ave and Phippen Rd)	CE-3
SW 3 rd St (between Phippen Rd and S Federal Hwy)	CE-4

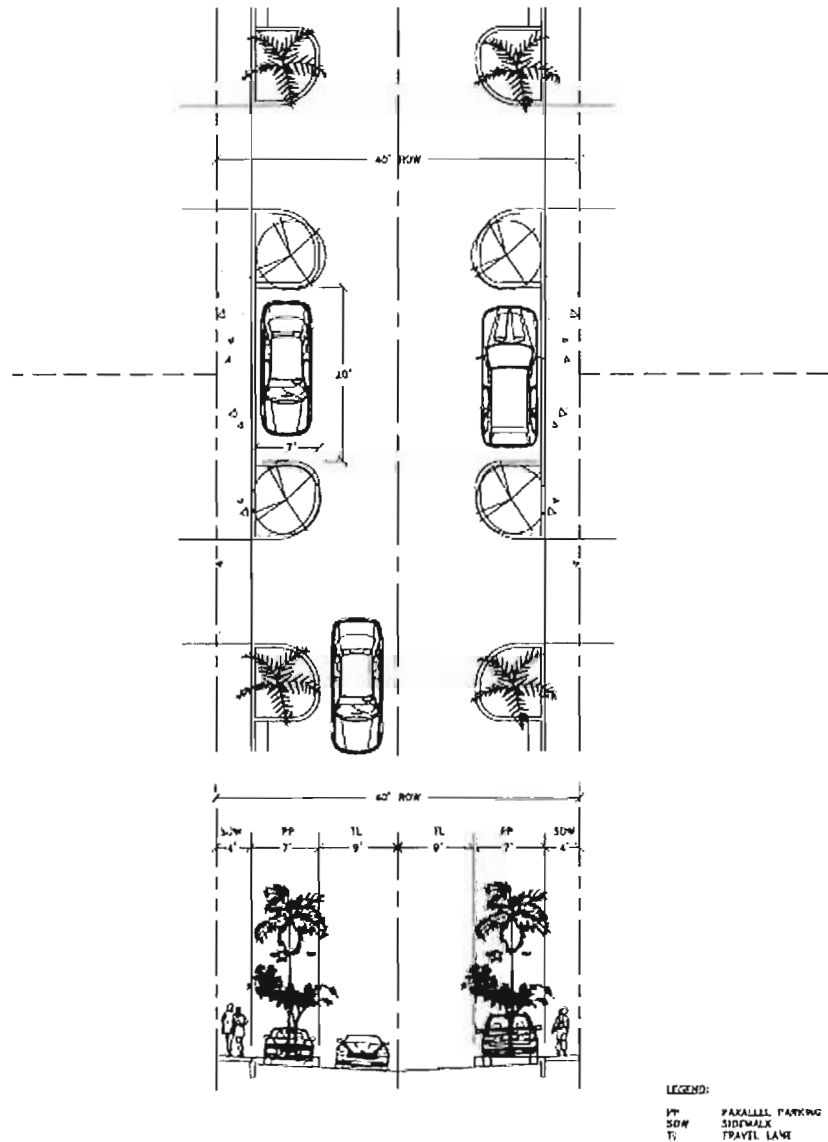


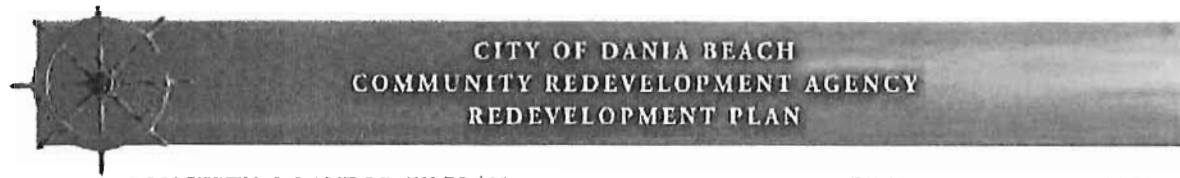
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN

ENGINEERING ANALYSIS

PROPOSED TYPICAL CROSS SECTIONS

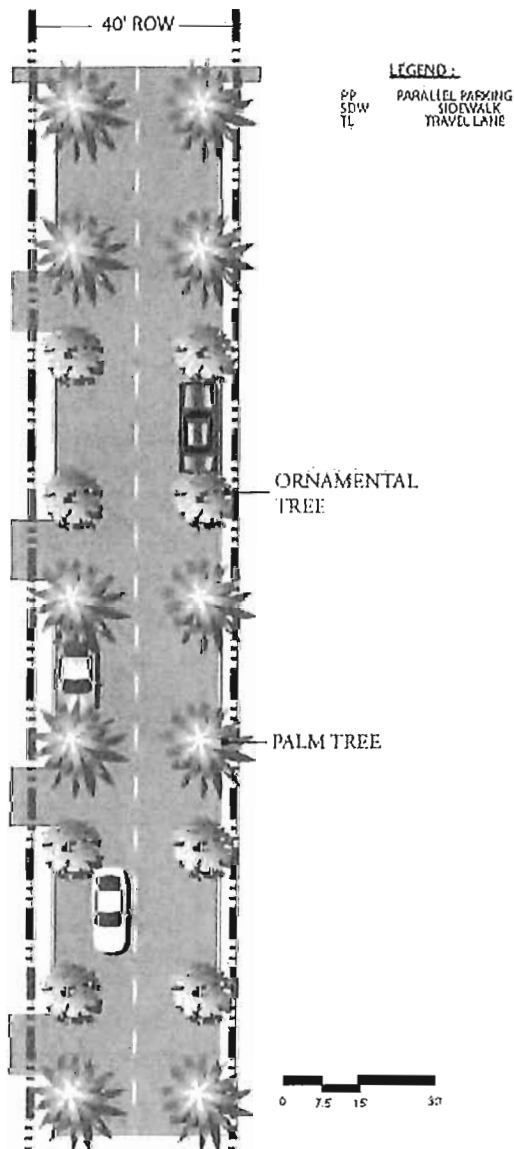
CL-4 40' RIGHT OF WAY WITH TWO SIDE PARKING



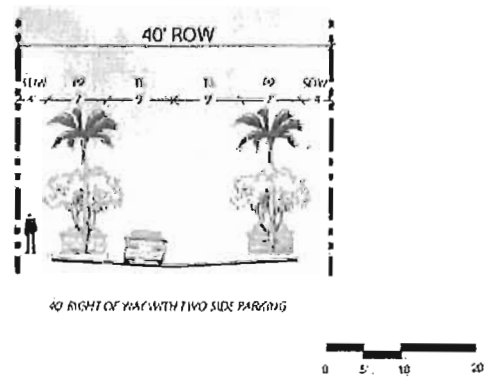


CONCEPTUAL LANDSCAPE PLAN

ROADWAY CROSS SECTIONS



40' RIGHT-OF-WAY TYPICAL SECTION

DESIGN RATIONALE

To accommodate the Master Plan typical roadway section for 40' Right-of-Ways, which include confined planters not suitable for canopy trees, an alternating rhythm of Palm Trees and Ornamental Trees is proposed. This will provide maximum canopy and add visual color, texture and variety in the roadway corridor.

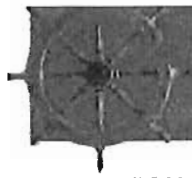


**CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN**

CONCEPTUAL LANDSCAPE PLAN

BENCHES/TRASH RECEPTACLES

	HARDSCAPE TYPE	MANUFACTURER	COLOR/SPECS.	LOCATION (Subarea)
	Bench	Landscape Forms	Lakeside Bench Backed/Picket Fence/Jar- rah/Olive	Bus Stops Along Massive Corridors & Public Plazas
	Bench	Victor Stanley	GreenSite Series CM-138/Green	Bus Stops Along Massive Corridors & Public Plazas
	Receptacle	Landscape Forms	Lakeside 50 Gal./Side Opening/ Plain Panel/Free Stand- ing/Olive	Bus Stops Along Massive Corridors & Public Plazas
	Receptacles	Victor Stanley	IronSites Series S-42 Receptacle S-20 Ash Urn	Bus Stops Along Massive Corridors & Public Plazas
	Lighted Bollard	Beacon	Bristol Park	



**CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN**

CONCEPTUAL LANDSCAPE PLAN

STREET LIGHTS

	HARDSCAPE TYPE	MANUFACTURER	COLOR/SPECS.	LOCATION (Subarea)
	Streetlight	Beacon	Waterford Luminaire	Street/Pedestrian Lighting
	Roadway Lighting	Sentry	sba6 Luminaire	Roadway
	Architectural Lighting	Hinckley	Bratenahl Luminaire	Residential
	Roadway Lighting	Beacon	Metropolis Luminaire	Roadway
	Streetlight	Beacon	La Jolla Luminaire	Street/Pedestrian Lighting



CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN

CONCEPTUAL ARCHITECTURE

RESIDENTIAL ARCHITECTURAL CHARACTER



Single Family Home



Duplex Horizontal



Stacked Units (Less than 3 Stories)



Mansion Apartment



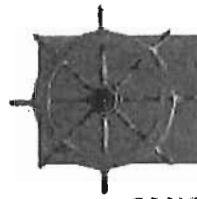
Stacked Units (3 Story Max)



Live/Work



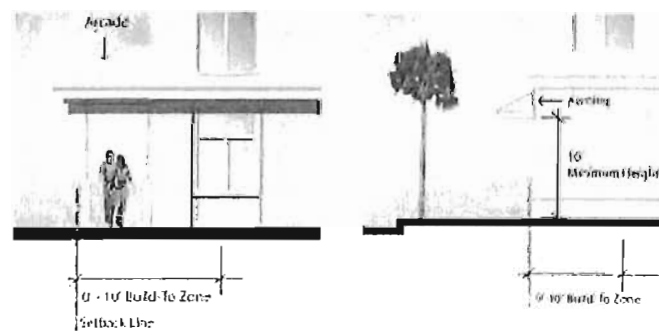
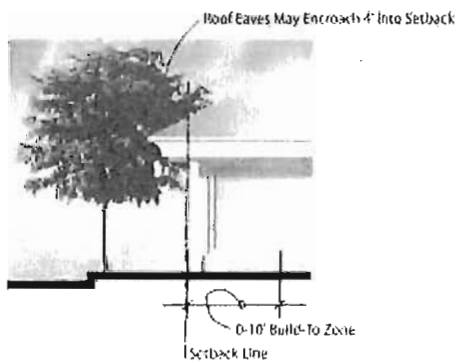
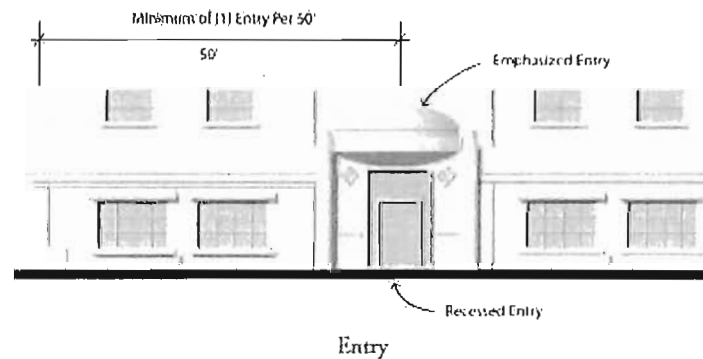
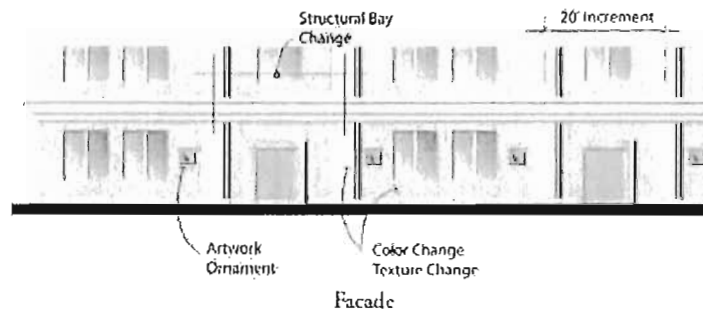
Townhome



CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN

CONCEPTUAL ARCHITECTURE

ARCHITECTURAL VISION
MULTI-FAMILY



Encroachment



CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN

TRANSPORTATION PLAN

EVALUATION OF TRANSPORTATION MODES



Figure 21: Existing Transit Map



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: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.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

NOTICE

All permit applications for **NEW CONSTRUCTION or IMPROVEMENTS THAT INCREASE WATER / SEWER DEMAND (Water Meter installations)**

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the **COLLECTION of Water and Sewer IMPACT and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand** (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 1/2" Irrigation Line	\$1,650.00
1 1/2" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 1/2" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$ 1,557.00	\$ 725.00
1" Meter	\$ 3,893.00	\$ 1,813.00
1 1/2" Meter	\$ 7,785.00	\$ 3,625.00
2" Meter	\$12,456.00	\$ 5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	Contact Public Services Department	

NOTE: When upsizing an existing meter, the net increase for Impact fees will be charged.

Ex. 5/8" to 1"

Water = \$3,893 - \$1,557

Sewer = \$1,813 - \$ 725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Division to discuss your Water and Sewer Plans at 954-924-3740.

Property Sign Requirements for Large Scale (>1 acre) Properties

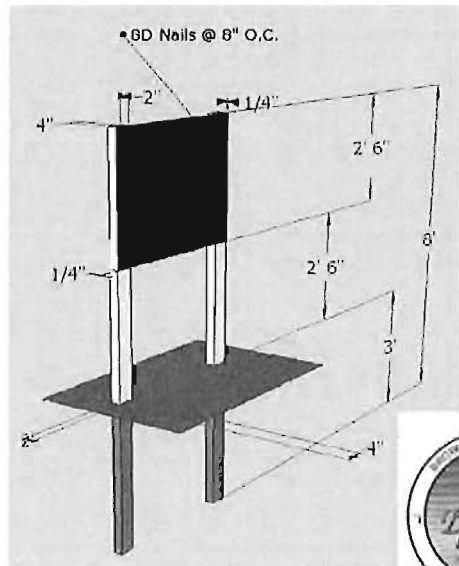
Posting location:

- Between 10' and 20' from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way.
- For properties having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign shall be posted for each five hundred (500) feet or fraction thereof.

Timing:

- Applicant is responsible for the purchase and delivery of the sign and decals from the fabricator of choice.
- Upon the applicant's selection of a sign fabricator, the Planning Division shall e-mail the sign copy to the vendor.
- Applicant is responsible for posting and photographing the sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for emailing said photograph(s) to mwray@dania-beachfl.gov no less than 14 days prior to the date of the hearing.
- Applicant is responsible for updating the sign using decals as requests and hearing dates change, and in the event that the posting deadline is missed.
- Applicant shall submit a photograph of the updated property sign no less than 14 days prior to the date of the hearing.
- Applicant is responsible for the posting to remain and be replaced during the notice period*.

Sign Copy Dimensions: 30" x 38"



*This sign is to be removed in the event of a hurricane warning.

The following sign fabricators may be contracted to provide signage as specified:

1. The Sign Studio

2381 Griffin Road, Ft. Lauderdale, FL 33312

Ph.: 954.989.7446 Ext. 101

Cell: 954.494.8569

Fx.: 954.989.0805

Email:

mail@thesignstudio.com

2. Minuteman Press of Hollywood

4171 North State Road 7 (441), Hollywood, Florida 33021

Tel 954.966.0233

Fax 954.966.4228

info@printhollywood.com

www.printhollywood.com

3. Testa Signs

5621 Johnson St., Hollywood, FL.

Tel. 954-962-5840

Fax. 954-985-0241

Info@testasigns.com

mike@testasigns.com



City of Dania Beach

PUBLIC HEARING NOTICE

Tuesday, September 12, 2017

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

TIME: 7:00 p.m.
PLACE: City Commission Chambers
City Hall, 100 W Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT: FLORIDA POWER & LIGHT
3051 SW 30 AVE

REQUESTS: COMPREHENSIVE
PLAN AMENDMENT (TEXT & MAP)

FILE #: LU-87-17



For more information, please call (954) 924-6300 x 3643.

Per O-2017-022; Per Article 610

Date: January 16, 2018

To: Mayor Tamara James
Vice Mayor Bill Harris
Commissioner Chickie Brandimarte
Commissioner Bobbie H. Grace
Commissioner Marco A. Salvino, Sr.

From: Robert Baldwin, City Manager

By: Colin Donnelly, Assistant City Manager 
Nicki Satterfield, Director of Finance

Subject: Human Resource/ Risk Management Division

The Dania Beach City Commission at their January 9, 2018 meeting directed the Assistant City Manager to provide the Commission with a fiscal analysis of upgrading the Human Resources/Risk Manager position to a department head.

The current make-up of the HR Division is one (1) HR/Risk Manager; one (1) HR Generalist, and one (1) HR Assistant. All three positions are now vacant. HR is actively recruiting for all three positions, and will start interviewing applicants for the HR/Risk Manager presently.

A re-organization of HR/Risk, as a department, may consist of following in the ideal:

HR Department Head
HR Specialist
Risk Specialist
HR Assistant

The HR Assistant would be an additional position which could be considered during the upcoming budget process and with the input of the new department head. The duties shown on the chart would be assumed by the two specialists. The chart below provides the estimated budgetary impact of the current vacancies and various proposed options.

Current Budget		\$297,100	
Option 1	Existing Structure + family insurance	\$324,331	\$27K Impact
Option 2	Dept. Head + 2 Specialist	\$355,923	\$58K Impact
Option 3	Dept. Head = 2 Specialist, 1 Assistant	\$435,937	\$138K Impact

The figures stated above are estimates based upon the following assumptions:

- The employee is placed mid-range of the pay scale
- The employee will select family insurance, rather than individual
- The fiscal impact is for twelve months, representing the amount of budgetary impact for the next fiscal year.

Attachment (1)

Human Resources/Risk Management

HR/Risk Management Director

- Strategic Planning
- Succession Planning
- Change Management
- Employee/Labor Relations
- Engagement
- Insurance Renewals
- Administrative Consultation
- Mediations
- Total Rewards

Grade 41: \$91K - \$144K

HR Specialist

- Recruitment
- Benefits Administration
- Employee Events
- Training
- Reporting
- Personnel Actions

Grade 27: \$46k - \$70k

Risk Specialist

- Claim filing
- Incident Reporting
- Safety Program
- WC Audits
- Claim Investigation and Response

Grade 27: \$46k - \$70k

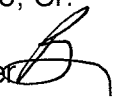
HR Assistant

- Personnel Files
- Employment Verifications
- Application Status Checks
- Phones/Walk-ins
- Payroll
- Purchasing/Accounts Payable
- General Administrative Assistance

Grade 24: \$39k-\$61k

Date: January 23, 2018

To: Mayor Tamara James
Vice Mayor Bill Harris
Commissioner Chickie Brandimarte
Commissioner Bobbie H. Grace
Commissioner Marco A. Salvino, Sr.

From: Robert Baldwin, City Manager 

Re: Recruitment and Selection of City Manager

For a few years I have been talking to City Commission members about changes made to the FRS by the Florida State Legislature, my being forced to enter the DROP, and my need to find an employer with an alternate pension plan. I further told this Commission that after the 2017 holidays I would bring forth a recommendation on recruiting and selecting a city manager.

The transition to a new city manager can be disruptive and difficult; however, if done appropriately the process can be completed very successfully without undue consternation. In order to do this, I believe the most successful recruitments are accomplished by engaging a professional management recruitment company to provide the City Commission with a turnkey process including City advertising to attract candidates, selection criteria and interview processes, and a variety of recommendations and input to bring you a qualified city manager. This is the same process the City of Dania Beach utilized during its last search for a city manager.

If the City Commission concurs, the City will immediately advertise for Letters of Interest from professional management recruitment companies to submit their qualifications to the City to conduct a recruitment and selection process for a new city manager. We should be able to bring a list of interested, qualified recruiters to you in February and the City Commission can make a selection to begin the recruitment process.

You are aware of the vacancies we are currently experiencing in Human Resources, and though I would not recommend the City do an in-house recruitment effort even in the best of times, such an effort would be particularly difficult at this time. It is typically better to avoid having staff involved in an in-house recruitment effort for the city manager for whom they will be working.

MEMORANDUM

Date: January 23, 2018

To: Tamara James, Mayor
Bill Harris, Vice Mayor
Chickie Brandimarte, Commissioner
Bobbie H. Grace, Commissioner
Marco A. Salvino, Sr., Commissioner

CC: Robert Baldwin, City Manager

From: Thomas J. Ansbro, City Attorney

Subject: Dania Beach Housing Authority; Board Member Appointments

The Housing Authority was created by the City Commission on February 26, 1976 (adoption of a Resolution). Pursuant to state law, the Mayor is authorized to appoint all members, but the City Commission must approve such appointments by at least a majority vote. The state law also requires that the appointments be staggered, similar to the way the terms for City Commission members are set by the Charter. All Authority members are appointed for four (4) year terms. Copies of applicable state laws are attached.

The City, by policy, requires Authority members to be City residents. As specified by state law, one member of the Authority (known as the “resident commissioner”) must be a person who is current in rent in a housing project, or is a person of low or very low income, who lives within the housing authority jurisdiction and is receiving a rent subsidy through a program administered by the Authority or a public housing agency that has jurisdiction for the same locality served by the Authority. The resident commissioner, however, does not need to be a City resident, per the state law.

Attached is a document entitled “Dania Beach Housing Authority” prepared by the City Clerk’s Office which outlines and summarizes the applicable state laws and describes the Authority’s membership which consists of seven (7) members.

Also attached is another document prepared by the City Clerk’s Office, entitled “Dania Beach Housing Authority Membership”. That document shows that then Mayor Salvino (Commissioner Salvino was Mayor from November 17, 2014 to November 21, 2016) appointed five (5) members while he was Mayor, because the terms of the members at the time while he was Mayor were set to expire. The document shows the name of each member, the date each was appointed, the four year term for each member and the name of Mayor Salvino, as the Mayor who appointed the members (all appointments were subject to a majority vote approval of the City Commission at City Commission meetings, which is shown as the “Date Appointed” for each member). Also

attached are copies of other similar recent Authority memberships. In one case, while Pat Flury was Mayor, she also appointed all seven members because she was the Mayor when appointments were due to be made.

Two of the Authority appointments require further explanation. Derrick Hankerson was appointed by Mayor Salvino on October 13, 2015 to fill the unexpired portion of the term for Mr. Craig Urbine. Mr. Urbine was appointed for the term extending from November 1, 2014 to October 31, 2018. Mr. Urbine moved out of the City and Mayor Salvino appointed Mr. Hankerson on October 13, 2015, to fill the rest of Mr. Urbine's term which expires October 31, 2018. When that term expires, Mayor James will have the ability to appoint a member for the term beginning November 1, 2018 and ending October 31, 2022 (if she does so before the new Mayor is elected and sworn to serve).

A similar situation arose with the appointment of Ms. Tiffany Carlisle, who was appointed as the "resident commissioner". Originally, Brenda Lowary was appointed to a seat on the Authority from March 1, 2013 to October 31, 2017. Ms. Lowary left that seat and Ms. Carlisle was appointed by then Mayor Salvino on September 27, 2016 to fill the unexpired portion of that term. This is the seat that Mayor James now has the ability to fill, since the vacancy occurred on October 31, 2017.

Consequently, then Mayor Salvino appointed five (5) members because the terms for all five (5) of those members expired during the time while he was Mayor. Those five board member positions are staggered, are expired over the two (2) year period while Mr. Salvino was Mayor. For the other two members, he appointed two persons to the unexpired portions of the terms of two members who each left the Board before their terms expired.

TJA/la

DANIA BEACH HOUSING AUTHORITY

(7 Members appointed by the Mayor and confirmed by the City Commission – 4 Year Term)

The City Commission adopted Resolution #172 creating the Housing Authority of the City of Dania on October 26, 1976. This action was taken in conformance with Florida State Statutes Chapter 421.04 (Creation of Housing Authorities).

PURPOSE

The purpose of the Housing Authority is to manage and operate its housing projects in an efficient manner.

MEMBERSHIP AND QUALIFICATIONS

The Authority shall consist of seven (7) members appointed by the Mayor, with the approval of the City Commission.

At least one member of the Authority shall be 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.

No member or officer of the Authority may be an officer or employee of the City of Dania Beach.

FINANCIAL DISCLOSURE

Members of the Authority are required to file a Financial Disclosure Form.

TERMS OF OFFICE

Members of the Authority shall serve staggered four (4) year terms.

If a vacancy occurs, the Mayor shall appoint a new representative, with the approval of the City Commission, within 60 days of the vacancy.

ADMINISTRATION OF THE AUTHORITY

Once created, the Housing Authority is governed by Florida State Statute Chapter 421, Part I.

RESOLUTION NO. 172

A RESOLUTION CREATING A DANIA HOUSING
AUTHORITY IN ACCORDANCE WITH FLORIDA
STATUTE SECTION 421.04; FINDING THAT
THERE IS A NEED FOR A HOUSING AUTHORITY
IN THE CITY OF DANIA.

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

Section 1. The City Commission of the City of Dania,
hereby creates a public body corporate and politic to be known as
the "Housing Authority" of the City of Dania, and find that there
is a need for such "Housing Authority" in the City of Dania in
that insanitary and unsafe inhabited dwelling accommodations exist
in the City and that there is a shortage of safe and sanitary dwelling
accommodations in Dania available to persons of low income at rentals
they can afford.

Section 2. That all resolutions or parts of resolutions,
ordinances or parts of ordinances, in conflict herewith are hereby
repealed to the extent of such conflict.

Section 3. This resolution shall take effect immediately
upon its passage and adoption.

PASSED and ADOPTED this 26th day of October, 1976.

Robert H. Lawrence
Mayor-Commissioner

ATTEST:

Wanda Mulliken
City Clerk-Auditor
APPROVED FOR FORM AND CORRECTIVENESS
By Robert H. Lawrence
City,
City of Dania, Fla.

The Florida Senate

2011 Florida Statutes

<u>Title XXX</u> SOCIAL WELFARE	<u>Chapter 421</u> PUBLIC HOUSING <u>Entire Chapter</u>	SECTION 04 Creation of housing authorities.
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421.04 Creation of housing authorities. —

(1) In each city, as herein defined, there is hereby created a public body corporate and politic to be known as the "Housing Authority" of the city; provided, however, that such authority shall not transact any business or exercise powers hereunder until or unless the governing body of the city by proper resolution shall declare that there is need for an authority to function in such city. The determination as to whether there is such need for an authority to function:

- (a) May be made by the governing body on its own motion; or
- (b) Shall be made by the governing body upon the filing of a petition signed by 25 residents of the city asserting that there is need for an authority to function in such city and requesting that the governing body so declare.

(2) The governing body may adopt a resolution declaring that there is need for a housing authority in the city shall find that:

- (a) Insanitary or unsafe inhabited dwelling accommodations exist in such city; or
- (b) There is a shortage of safe or sanitary dwelling accommodations in such city available to persons of low income at rentals they can afford. In determining whether dwelling accommodations are unsafe or insanitary said governing body may take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to the inhabitants of such dwelling accommodations, the size and arrangement of the rooms, the sanitary facilities, and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes.

(3) In any suit, action or proceeding involving the validity or enforcement of or relating to any contract of the authority, the authority shall be conclusively deemed to have become established and authorized to transact business and exercise its powers hereunder upon proof of the adoption of a resolution by the governing body declaring the need for the authority. Such resolution or resolutions shall be sufficient if it declares that there is such need for an authority and finds in substantially the foregoing terms, no further detail being necessary, that either or both of the above enumerated conditions exist in the city. A copy of such resolution duly certified by the clerk shall be admissible in evidence in any suit, action or proceeding.

History.—s. 4, ch. 17981, 1937; CGL 1940 Supp. 7100(3-d).

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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Select Year:

The 2017 Florida Statutes

[Title XXX](#)
SOCIAL WELFARE

[Chapter 421](#)
PUBLIC HOUSING

[View Entire Chapter](#)

421.05 Appointment, qualifications, and tenure of commissioners; hiring of employees.—

(1) When the governing body of a city adopts a resolution as aforesaid, the mayor, with the approval of the governing body, shall promptly appoint no fewer than five persons, and no more than seven persons, as commissioners of the authority created for such city. Three of the commissioners who are first appointed shall be designated to serve for terms of 1, 2, and 3 years respectively; the remaining commissioners shall be designated to serve for terms of 4 years each, from the date of their appointment. Thereafter, each commissioner shall be appointed as aforesaid for a term of office of 4 years, except that a vacancy shall be filled for the unexpired term by an appointment by the mayor with the approval of the governing body within 60 days after such vacancy occurs. Each housing authority created pursuant to this chapter shall have at least one commissioner who shall be a resident who is current in rent in a housing project or a person of low or very low income who resides within the housing authority's jurisdiction and is receiving rent subsidy through a program administered by the authority or public housing agency that has jurisdiction for the same locality served by the housing authority, which commissioner shall be appointed at the time a vacancy exists. In the case of an authority which has no completed project, no tenant-commissioner shall be appointed until 10 percent of the units in the first project of the authority have been occupied. The cessation of a tenant-commissioner's tenancy in a housing project or the cessation of rent subsidy shall remove such tenant-commissioner from office, and another person meeting the qualifications required for the office shall be appointed for the unexpired portion of the term. After all reasonable efforts have been made and documented, if the commissioners find that no housing project resident or rent subsidy recipient is available to serve as a tenant-commissioner, the existing vacancy shall then be filled through the normal appointment procedures set forth in this subsection. However, such normal appointment shall not preclude the requirement to exercise diligence in all succeeding vacancies to attempt to first appoint a tenant-commissioner until at least one tenant-commissioner has been appointed. No commissioner of an authority may be an officer or employee of the city for which the authority is created. A commissioner shall hold office until a successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk, and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner. A commissioner shall receive no compensation for his or her services but shall be entitled to the necessary expenses, including travel expenses, incurred in the discharge of his or her duties. The requirements of this subsection with respect to the number of commissioners of a housing authority apply without regard to the date on which the housing authority was created.

(2) The powers of each authority shall be vested in the commissioners thereof in office from time to time. A majority of the commissioners shall constitute a quorum of the authority for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the

authority upon a vote of a majority of the commissioners present, unless in any case the bylaws of the authority require a larger number. The mayor with the concurrence of the governing body shall designate the first chair from among the appointed commissioners, but when the office of the chair of the authority thereafter becomes vacant, the authority shall select a chair from among the commissioners. An authority shall also select from among the commissioners a vice chair, and it may employ a secretary, who shall be the executive director, technical experts, and such other officers, agents, and employees, permanent and temporary, as it may require and shall determine their qualifications, duties, and compensation. Accordingly, authorities are exempt from s. 215.425. An authority may call upon the chief law officer of the city or may employ its own counsel and legal staff for legal services. An authority may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

(3) Notwithstanding the limitation contained in subsection (1) on the number of commissioners of a housing authority, any housing authority that has more than seven commissioners on March 28, 1991, may maintain the same number of commissioners it had on March 28, 1991.

History.—s. 5, ch. 17981, 1937; CGL 1940 Supp. 7100(3-e); s. 1, ch. 59-413; s. 1, ch. 78-165; ss. 1, 2, ch. 80-357; s. 273, ch. 81-259; s. 1, ch. 84-250; s. 1, ch. 89-33; ss. 1, 2, ch. 91-6; s. 82, ch. 97-103; s. 14, ch. 2016-210.

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

=====					
NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO. __	COMMENTS
<u>POSITION #1 - original one year term and reappointing every 4 years)</u>					
Sophie Steele	11/9/2004	11/1/2004	10/31/2008	2004-197	McElyea
Sophie Steele	10/24/2000	11/1/2000	10/31/2004	2000-173	McElyea
Sophie Steele	09/26/2000	11/1/1996	10/31/2000	2000-155	McElyea
301 SE 6 Street Dania Beach, Florida 33004 Phone #922-2847					
(resigned 9/2000)					
Bobbie H. Grace	02/24/98	11/1/96	11/1/2000	23-98	Complete
110 NW 8 Avenue Dania, Florida 33004 Phone # 925-0209				4 Year Term) (REPLACED G.DALY)	
(deceased as of 2/98)					
Gloria Daly	10/08/96	11/1/96	11/1/2000	104-96	4 year term
	10/27/92	11/1/92	11/1/96	143-92	4 Year Term
800 N. W. 8th St.	11/14/89	11/1/89	11/1/92	124-89	4 Year Term
(Term corrected to end in 1992 to put 4 yr. terms back in sequence)					
Richard Jernigan	1	1/09/82	11/80	11/85	483 Replaced R. Howard
					term should have
					ended 11/84)
Robert Howard	03/11/81	11/80	11/1/84		
Robert (Bo) Donly	01/14/86	11/89		04-86	4 Year Term (term
209 S.E. 3rd Terrace					should have ended
					11/88
Gwendolyn Peoples	01/14/86	11/85	11/89	04-86	4 year term
Gwendolyn Peoples	07/23/85	11/81	11/85	29-85	4 Year Term
C/O Chamber/Commerce					(replaced C. McElyea)

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

=====					
NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
Charles McElyea	03/09/82	11/81	11/85	447	resigned 5/13/85) replaced by Gwen Peoples)
Charles McElyea	11/08/77	11/77	11/81		Year Term
Charles McElyea	03/22/77	11/76	11/77		(replaced Jean Cook)
Jean Cook 1	1/01/76	11/01/76	11/77	175	1 Year Term (re- placed by C.McElyea)

POSITION #2 (original 4 year term)

Glenda Clark	12/11/01	11/1/2001	10/31/2005	Mayor Flury
Glenda Clark	04/25/2000	11/1/97	11/1/2001	Mayor McElyea
5020 SW 28 Terrace				(COMPLETING 4 YEAR TERM HELD BY
Dania Beach, Florida 33312				CLARA RANDALL)
W: 739-4803				
P: 277-4906				
H: 921-2098				

(Removed by City Commission 3/23/2000-see meeting minutes)

Clara Randall	2/10/98	11/1/97	11/1/2001	4 year term-replaced Sullivan Rodriguez)
1165 W. Dania Bch. Blvd.				
Apt. #B				
Dania, Fl 33004				
Phone #356-2964				
921-6827				

(replaced by Clara Randall 2/10/98)

SULLIVAN RODRIGUEZ	11/23/93	11/1/93	11/1/97	190-93	4 Year Term-
Sullivan Rodriguez	01/12/93	11/93		08-93	4 Year Term
705 W. Dania Beach Blvd.					(to complete term of Annette Stone)
Dania, Fl 33004					

Annette Stone	02/27/91	11/93	4 Year Term (replaced S. Spates)
278 S.W. 7th St.			
P.O. Box 1308			
Dania, Fl 33004			

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
Sarah Spates 211 S. W. 2nd Terrace Dania, FL 33004	09/11/90		11/93	89-90	4 Year Term (replaced P. Davis)
Patricia Davis 70 N.W. 13th Ave. Apt. #1	11/14/89		11/93	25-89	4 Year Term (Resigned 11/90 ineligible participant)

POSITION #3 -original 2 year term appointments reappointing every 4 years thereafter)

CURRENT MEMBER:

Dr. Bennie M. Moultry 220 SW 11 Avenue Dania Beach, FL 33004 954-923-7400 797-4340 work	12/10/02	11/1/2002	11/1/2006	Mayor Chunn
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BARBARA BULLOCK 25 SW 15 Street Dania, Florida 33004 Phone# 920-1710 954-571-6875	11/24/98 1/10/95	11/1/98 11/1/94	11/1/2002 11/1/98	175-98 07-95 REPLACED V.Mae Peterman
---	---------------------	--------------------	----------------------	--

Veta Mae Peterman	10/23/90	11/1/90	11/1/94	104-90	4 year term
Veta Mae Peterman	11/11/86	11/1/86	11/1/90	56-86	
Veta Mae Peterman	10/26/82	11/1/82	11/1/86	482	
Veta Mae Peterman	10/24/78	11/1/78	11/1/82		4 Year Term
Veta Mae Peterman 608 W. Beach Blvd	11/01/76	11/1/76	11/01/78	175	2 Year Term

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

=====					
NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
<u>POSITION #4 - original 4 year term appointing 4 years)</u>					
Cari Kresa 649 E Sheridan Street #308 Dania Beach, FL 33004 Phone # 931-5869 920-8760	11/09/04	11/1/04	10/31/08	2004-197	Mayor McElyea
<u>Replaced by Cari Kresa (See Minutes for 11/09/04 Commission meeting)</u>					
THOMAS SETTE					
Thomas Sette	12/12/00	11/1/00	10/31/2004	#2000-204	Mayor McElyea
Thomas Sette	10/08/96	11/1/96	11/1/2000	104-96	Mayor Bertino
210 SE 3rd Terrace	10/27/92	11/1/92	11/1/96	143-92	
Dania, Fl 33004	10/25/88	11/1/88	11/1/92	58.1-88	
Phone# 920-2761	10/23/84	11/1/84	11/1/88	40-84	
	11/11/80	11/1/80	11/11/84		4 Year Term
	11/15/76	11/1/76	11/1/80		4 Year Term
Clarence Zenk	11/01/76	11/1/76	11/01/80	175	4 Year Term
					(declined-replaced by Tom Sette)
=====					

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

=====					
NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
POSITION #5 - Original 3 year term -4 years thereafter					
CURRENT MEMBER:					
BILL WINKELHOLZ	10/14/03	11/01/03	10/31/07		Mayor Anton
BILL WINKELHOLZ	11/23/99	11/1/99	11/1/2003		Mayor Bertino
BILL WINKELHOLZ	03/25/97	11/1/95	11/1/99		complete 4 yr
219 NE 2 Place					term J. Usifer
Dania, Fl 33004					
Phone #921-8757					
(resigned 3/97)					
JUDY USIFER	01/23/96	11/1/95	11/1/99	12-96	4 year term
205 SE 4th Terrace	02/25/92	11/1/91	11/1/95	29-92	4 Year Term
Dania, Fl 33004					
Phone# 922-7916					
William Winkelholz	10/27/87		11/91		RES61-87
William Winkelholz	07/24/84		11/87	29-84	4 Year term (prior
					term ended in 1983)
William Winkelholz	04/14/81		11/83		4 Year Term
219 NE 2 Terrace					(replaced Udell)
Helen Udell	09/80		11/83		(replaced Linda Ely)
195 NE 2 Street					(Resigned 3/24/81-
					replaced by Wm.
					Winkelholz)
Linda Ely	10/23/79		11/83		(resigned 9/1/80)
Raymond Walker	11/13/79	11/76	11/01/80		Replaced Sterling
					Collins
Sterling Collins	11/01/76	11/76	11/01/80	175	4 Year Term
Kurt Ely	11/01/76		11/01/79	175	3 Year Term
=====					

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

=====					
NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO__	COMMENTS
POSITION #6 –5/28/91 State Legislation allowed \2 added appointments- S.B.286					
Merita Mitchell	05/13/03	06/01/2003	06/01/2007		Mayor Anton
Merita Mitchell	06/08/99	06/01/99	06/01/2003	107-99	Mayor Bertino
Merita Mitchell	02/10/99	06/01/95	06/01/99	27-99	Mayor Cali
710 SW 2 Terrace Dania Beach, Florida 33004 Phone #920-4845					
(RESIGNED 1/11/99)					
(6)JUNE SILVERNALE 275 SW 9 STREET DANIA, FL 33004 PHONE# 922-8700		06/27/95	06/1/95	06/1/99	106-95 (REPLACED A. WINTERS)
ANN WINTERS 4531 SW 25 Terr Ft. Lauderdale, Fl 33312 989-0789	06/28/94	06/01/91	06/01/95	92-94	RES (COMPLETE TERM Sherie Coale- (resigned)
Sheri Coale 2756 SW 45 St. Ft. Laud., Fl 33312	06/11/91		06/95	62-91 4	Year Term (add. appt. re S.B.286)
Jay Fields P.O. Box 21343 Ft. Lauderdale, Fl 33335	05/28/91		06/95		4 Year Term (add. appt. re S.B.286) (resigned 6/6/91)
=====					

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
=====					
POSITION #7 - 5/28/91 State Legislation allowed \2 added appointments- S.B.286					
CURRENT MEMBER:					
Kathryn Philpart	05/13/03	06/01/2003	06/01/2007		Mayor Anton
Kathryn Philpart	04/10/01	06/01/99	05/31/2003		Mayor Flury
P.O.Box 1545					(replaced Ophelia Sanders)
216 SW 11 Ave					
Dania Beach, Florida 33004					
Phone #923-5476					
(Resigned 3/2001)					
Ophelia Sanders	02/22/2000	06/01/99	05/31/2003		Mayor Bertino
1341 SE 3 Avenue, #405					
Dania Beach, FI 33004					
(954) 925-6188 or					
922-1779					
(replaced by Ophelia Sanders 2/22/2000 sine he was not officially appointed for new term)					
Joel Azrikan	02/10/99	06/01/95	06/01/99	27-99	Mayor Cali
310 SE 4 Terrace					
Dania, FI 33004					
Phone# 922-8627					
293-3446					
(RESIGNED 1/11/99)					
Everette Rickman	09/10/96	6/1/95	06/1/99	85-96	Replaced
202 SW 3 Place					R.Zielinski)
Dania, Florida 33004					
Phone#922-8403					
RONALD ZIELINSKI	01/10/95	06/01/91	06/1/95	(TO COMPLETE TERM	
1518 SW 2 Avenue				of Barbara LaMarsh (resigned)	
Dania, FI 33004				(Linda Ramos never accepted	
925-2047				appointment)	
Linda Ramos	09/13/94		06/95	129-94	4 year term (to complete
248 SW 12th St.					term of Barbara LaMarche
Dania, FI 33004					Resigned)Linda Ramos
Phone: 921-4150					never accepted aptmt 9/93

DANIA HOUSING AUTHORITY BOARD

4 YEAR TERMS

PAST MEMBERS

NAME & ADDRESS	DATE APPT	TERM BEGINS	TERM EXPIRES	RESOL. __NO.__	COMMENTS
Barbara La Marche 4680 SW 32nd Ave. Ft. Lauderdale, FI 33312	07/28/92		06/95	101-92	4 Year Term (to complete term of Jerry Mordes-resigned)
Kristine Hill 3121 SW 44th St. Ft. Laud., FI 33312	05/12/92		06/95	75-92	4 Year Term (to complete term of Jerry Mordes/resigned) (could not accept the appointment)
Hugo Renda 230 SE 2nd St. Dania, FI 33004	03/10/92		06/95	39-92	4 Year Term Declined appointment to replace Jerry Mordes)
Jerry Mordes 2616 Griffin Rd. Ft. Laud., FI 33312	06/11/91		06/95	62-91	4 Year Term (add.appt. re: SB 286) (resigned 2/92)

HOUSING AUTHORITY BOARD CURRENT MEMBERS Wednesday, January 10, 2018

	Appointed Date	Term Began Date	Term Ends Date	Commissioner
=====				
Dania Housing Authority Merita Mitchell	May 13, 2003	June 1, 2003	May 31, 2007	Mayor Anton
710 SW 2 Terrace Dania Beach, FL 33004 920-4845				
=====				
Dania Housing Authority Bill Winkelholz	October 14, 2003	November 1, 2003	October 31, 2007	Mayor Anton
219 NE 2 Place Dania Beach, FL 33004 921-8757 OR 921-4428				
=====				
Dania Housing Authority Bennie M. Moultry	December 10, 2002	November 1, 2002	October 31, 2006	Mayor Chunn
220 SW 11 Avenue Dania Beach, FL 33004 923-7400				
=====				
Dania Housing Authority Kathryn Philpart	May 13, 2003	June 1, 2003	May 31, 2007	Mayor Anton
P.O. Box 1545 Dania Beach, FL 33004 923-5476				
=====				
Dania Housing Authority Glenda Clark	December 11, 2001	November 1, 2001	October 31, 2005	Mayor Flury
5020 SW 28 Terrace Dania Beach, FL 33312 739-4803, 277-4906, 921-2098				
=====				

HOUSING AUTHORITY BOARD
CURRENT MEMBERS
Wednesday, January 10, 2018

Appointed Date	Term Began Date	Term Ends Date	Commissioner
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=====

Dania Housing Authority

Cari Kresa

November 9, 2004	November 1, 2004	October 31, 2008	Mayor McElyea
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649 E. Sheridan Street #308
Dania Beach, FL 33004
931-5869
920-8760

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Dania Housing Authority

Sophie Steele

November 9, 2004	November 1, 2004	October 31, 2008	Mayor McElyea
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301 SE 6 Street
Dania Beach, FL 33004
922-2847

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DANIA BEACH HOUSING AUTHORITY BOARD MEMBERSHIP

Wednesday, January 10, 2018

Name/Address Phone Number	Date Appointed	Term	Mayor Appointment
Gracetta Wilkins 341 Phippen Road Dania Beach, FL 33004 954-923-4019	November 14, 2006	November 1, 2006 through October 31, 2010	Flury
Merita Mitchell 710 SW 2 nd Terrace Dania Beach, FL 33004 954-920-4845	May 13, 2003	June 1, 2003 through May 31, 2007	Anton
Kathryn Philpart PO Box 1545 Dania Beach, FL 33004 954-923-5476	May 13, 2003	June 1, 2003 through May 31, 2007	Anton
Bill Winkelholz 219 NE 2 nd Place Dania Beach, FL 33004 954-921-8757 954-921-4428	October 14, 2003	November 1, 2003 through October 31, 2007	Anton
Cari Kresa 905 Nature's Cove Road Dania Beach, FL 33004 954-931-5869 954-920-8760 carij@bellsouth.net	November 9, 2004	November 1, 2004 through October 31, 2008	McElyea
Sophie Steele 301 SE 6 th Street Dania Beach, FL 33004 954-922-2847	November 9, 2004	November 1, 2004 through October 31, 2008	McElyea
Paloma Miguel	March 27, 2007	November 1, 2005 through October 31, 2009	Anton

DANIA BEACH HOUSING AUTHORITY MEMBERSHIP

Wednesday, January 10, 2018

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) 954-665-1540 (Cell) Dh954@comcast.net	March 11, 2008	November 1, 2006 through October 31, 2010	Jones
Merita Mitchell 710 SW 2 nd Terrace Dania Beach, FL 33004 954-920-4845	April 10, 2007	June 1, 2007 through May 31, 2011	Anton
Kathryn Philpart 216 SW 11 Ave. Dania Beach, FL 33004 954-923-5476	April 10, 2007	June 1, 2007 through May 31, 2011	Anton
Bill Winkelholz 219 NE 2 nd Place Dania Beach, FL 33004 954-921-8757 954-921-4428	October 23, 2007	November 1, 2007 through October 31, 2011	Anton
Gloria Black 802 NW 3 rd Street Dania Beach, FL 33004 954-920-7159 (H) 954-831-1590 (W)	October 14, 2008	November 1, 2008 through October 31, 2012	Jones
John Daizovi 232 SE 6 th Street Dania Beach, FL 33004 954-922-9625 (H) 954-931-0148 (Cell)	October 14, 2008	November 1, 2008 through October 31, 2012	Jones
Terri Ward 245 NW 4 th Avenue, Apt. #1 Dania Beach, FL 33004 754-422-0179	October 14, 2008	November 1, 2005 through October 31, 2009	Jones

**DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Thursday, September 29, 2011**

Name/Address Phone Number	Date Appointed	Term	Mayor Appointment
Pat Rafacz 610 Trafalgar Court Dania Beach, FL 33004 954-921-8729	April 12, 2011	November 1, 2010 through October 31, 2014	Flury
Merita Mitchell 710 SW 2 nd Terrace Dania Beach, FL 33004 954-920-4845	April 12, 2011	June 1, 2011 through May 31, 2015	Flury
Bob Adams 330 SE 3 rd Terrace Dania Beach, FL 33004 954-925-3958 radams@bcpa.net	April 12, 2011	June 1, 2011 through May 31, 2015	Flury
Bill Winkelholz 219 NE 2 nd Place Dania Beach, FL 33004 954-921-8757 954-258-0728	September 13, 2011	November 1, 2011 through October 31, 2015	Flury
Gloria Black 802 NW 3 rd Street Dania Beach, FL 33004 954-920-7159 (H) 954-831-1590 (W)	October 14, 2008	November 1, 2008 through October 31, 2012	Jones
John Daizovi 232 SE 6 th Street Dania Beach, FL 33004 954-922-9625 (H) 954-931-0148 (Cell)	October 14, 2008	November 1, 2008 through October 31, 2012	Jones

**DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Thursday, September 29, 2011**

Betty Cooper 4073 SW 52 nd Street, #N Ft. Lauderdale, FL 33314 954-274-1394 Replaced by: Brenda Lowary 230 SW 7 th Street, #2 Dania Beach, FL 33004 954-367-6843 (H) 754-423-5325 (Cell)	November 10, 2009 September 13, 2011	November 1, 2009 through October 31, 2013	Castro Flury
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DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Thursday, October 25, 2012

Name/Address Phone Number	Date Appointed	Term	Mayor Appointment
Pat Rafacz 610 Trafalgar Court Dania Beach, FL 33004 954-921-8729	April 12, 2011	November 1, 2010 through October 31, 2014	Flury
Merita Mitchell 710 SW 2 nd Terrace Dania Beach, FL 33004 954-920-4845	April 12, 2011	June 1, 2011 through May 31, 2015	Flury
Bob Adams 330 SE 3 rd Terrace Dania Beach, FL 33004 954-925-3958 radams@bcpa.net	April 12, 2011	June 1, 2011 through May 31, 2015	Flury
Bill Winkelholz 219 NE 2 nd Place Dania Beach, FL 33004 954-921-8757 954-258-0728	September 13, 2011	November 1, 2011 through October 31, 2015	Flury
Gloria Black 802 NW 3 rd Street Dania Beach, FL 33004 954-920-7159 (H) 954-608-9305 (Cell)	October 23, 2012	November 1, 2012 through October 31, 2016	Flury
Ruth White 143 NW 7 th Avenue Dania Beach, FL 33004 954-927-8611	October 23, 2012	November 1, 2012 through October 31, 2016	Flury
Brenda Lowary 230 SW 7 th Street, #2 Dania Beach, FL 33004 954-367-6843 (H) 754-423-5325 (Cell)	September 13, 2011	November 1, 2009 through October 31, 2013	Flury

DANIA BEACH HOUSING AUTHORITY MEMBERSHIP

Wednesday, January 11, 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 Dilido Boulevard Miramar, FL 33023	September 27, 2016	November 1, 2013 through October 31, 2017	Salvino

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, January 11, 2018**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Batia Dayan 3774 SW 49 th Place Ft. Lauderdale, FL 33312 954-792-8211 – Work 917-755-5552 – Cell learnandsmile@yahoo.com	January 10, 2017	November 2016 through November 2020	Brandimarte
Sabrina V. Wilson 107 NW 14th Avenue Dania Beach, FL 33004 954-643-9362 954-921-0422 Bri317@yahoo.com	November 21, 2016	November 2016 through November 2018	James
Kala Gardner 609 SW 1st Street Dania Beach, FL 33004 754-551-4472 Klove23g@aol.com	November 21, 2016	November 2016 through November 2018	James
Bonnie Carlton 520 SE 12 th Street # 306 Dania Beach, FL 33004 954-629-6006 (Cell) 954-920-8847 (Home) Bcarlton917@gmail.com	November 21, 2016	November 2016 through November 2018	Salvino
		November 2014 through November 2018	Grace
		November 2016 through November 2020	Harris
		February 2013 through employment of City Manager	City Manager

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, January 11, 2018**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Principal Tracey Jackson 754-323-5150 tracy.jackson@browardschools.com Assistant Principal Maureen Keenan maureen.keenan@browardschools.com		February 2013 through	Ex-Officio Collins Elementary School
Principal Lewis Jackson 754-323-5350 lewis.jackson@browardschools.com Assistant Principal Leslie Phillips leslie.phillips@browardschools.com		February 2013 through	Ex-Officio Dania Beach Elementary School
Principal Valerie Harris 754-323-3800 valerie.harris@browardschools.com		February 2013 through	Ex-Officio Olsen Middle School
		February 2013 through	Ad-Hoc

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, January 11, 2018**

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
Thursday, January 11, 2018**

		November 2016 through November 2018	Alternate
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**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, January 11, 2018**

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
Thursday, January 11, 2018**

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
Thursday, January 11, 2018**

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
Richard Croker 186 NE 6th Court Dania Beach, FL 33004 954-662-4874	January 9, 2018	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris